Design Review Committee Meeting Agenda
Thursday, December 03, 2020, 5:00 PM
REMOTE PARTICIPATION

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting to enable the City to make reasonable accommodations to ensure accessibility (28 CFR 35.102-35.104 ADA Title 1.).

Participate in this virtual Meeting with the online ZOOM application and/or by phone.

OPTION 1 -- Join the virtual meeting from any device:

1. First-time ZOOM users, go to www.zoom.us
   - To download the free ZOOM Cloud Meetings app for your device
   - Or, click the Join Meeting link in the top right corner and paste
- https://zoom.us/j/91359898532
2. From any device click the meeting link
3. Enter your email and name, and then join webinar.
4. Wait for host to start the meeting.

OPTION 2 -- Join the virtual meeting from your phone (audio only):

1. Dial 877-853-5257
2. When prompted, enter meeting ID 91359898532#, and then ###

CALL TO ORDER

ROLL CALL

INTRODUCTIONS

MEETING ITEMS

1. SS Design Two Duplexes (DR20-04)
   Presenter: Madeline Sutherland, Assistant Planner
2. Lacamas Tech Business Park (DR20-03)
   Presenter: Lauren Hollenbeck, Senior Planner
3. Camas Professional Center (DR20-05)
   Presenter: Lauren Hollenbeck, Senior Planner

ADJOURNMENT

STAFF REPORT

DESIGN REVIEW COMMITTEE
DR20-04 SS Design Two Duplexes

To:	Design Review Committee
From:	Madeline Sutherland, Assistant Planner
Applicant:	SS Design 6161 NE HWY 99 #101a Vancouver, WA 98665
Location:	810 NW 7th Ave Parcel No. 85179000

APPLICABLE LAW: The application was submitted on September 16, 2020. 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 proposed two duplexes are located on approximately .31 acres of multi-family zoned property (MF-18), surrounded by multi-family residential zoned properties, at 810 NW 7th Ave in the SW ¼ of Section 10, Township 1 North, Range 3 East, of the Willamette Meridian.

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 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:
The Design Review Committee review the submitted materials, deliberate, and forward a recommendation to the Director for a final decision.

DESIGN REVIEW CHECKLIST: SS Design Two Duplexes (DR20-04)

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 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 outcropping's, forested areas and water bodies are retained.	
HISTORIC AND HERITAGE PRESERVATION				
Yes	No	NA	Principles and Guidelines	Comments
			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.	

Specific Principles and Guidelines

3. DUPLEX, TRIPLEX & FOUR-PLEX				
			Attached garages account for less than 50% of the front face of the structure. 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.	

Vicinity Map 810 NW 7th Ave

Legend

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

188.0 0 94.00 188.0 Feet

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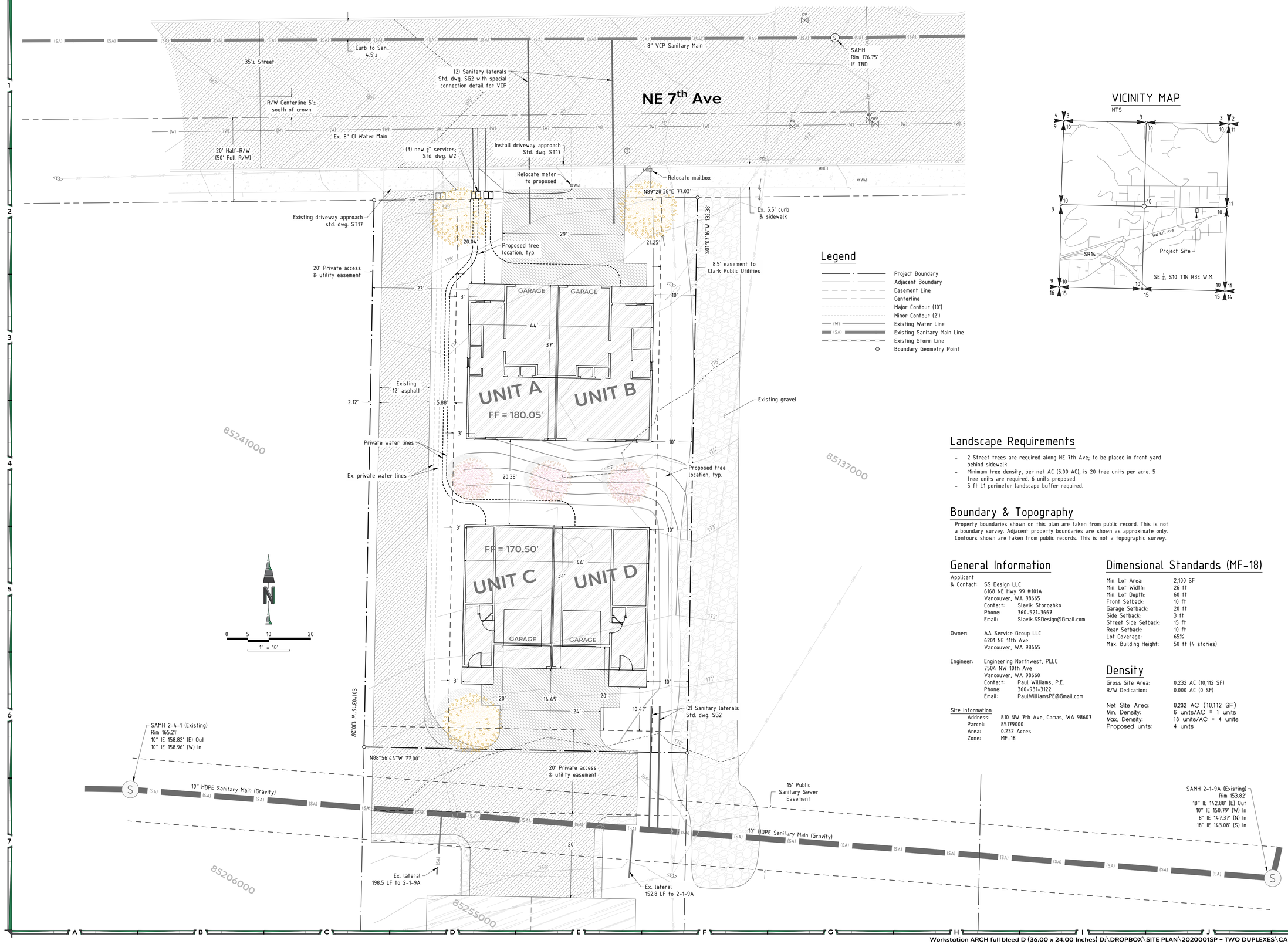
Clark County, WA. GIS - http://gis.clark.wa.gov

Notes:

C100



VICINITY MAP

NTS

Legend

- Project Boundary
- Adjacent Boundary
- Easement Line
- Centerline
- Major Contour (10')
- Minor Contour (2')
- (W) Existing Water Line
- (SA) Existing Sanitary Main Line
- Existing Storm Line
- Boundary Geometry Point

Landscape Requirements

- 2 Street trees are required along NE 7th Ave; to be placed in front yard behind sidewalk.
- Minimum tree density, per net AC (5.00 AC), is 20 tree units per acre. 5 tree units are required. 6 units proposed.
- 5 ft L1 perimeter landscape buffer required.

Boundary & Topography

Property boundaries shown on this plan are taken from public record. This is not a boundary survey. Adjacent property boundaries are shown as approximate only. Contours shown are taken from public records. This is not a topographic survey.

General Information

Applicant & Contact: SS Design LLC
6168 NE Hwy 99 #101A
Vancouver, WA 98665
Contact: Slavik Storozhko
Phone: 360-521-3667
Email: Slavik.SSDesign@Gmail.com

Owner: AA Service Group LLC
6201 NE 11th Ave
Vancouver, WA 98665

Engineer: Engineering Northwest, PLLC
7504 NW 10th Ave
Vancouver, WA 98660
Contact: Paul Williams, P.E.
Phone: 360-931-3122
Email: PaulWilliamsPE@Gmail.com

Site Information
Address: 810 NW 7th Ave, Camas, WA 98607
Parcel: 85179000
Area: 0.232 Acres
Zone: MF-18

Dimensional Standards (MF-18)

Min. Lot Area:	2,100 SF
Min. Lot Width:	26 ft
Min. Lot Depth:	60 ft
Front Setback:	10 ft
Garage Setback:	20 ft
Side Setback:	3 ft
Street Side Setback:	15 ft
Rear Setback:	10 ft
Lot Coverage:	65%
Max. Building Height:	50 ft (4 stories)

Density

Gross Site Area:	0.232 AC (10,112 SF)
R/W Dedication:	0.000 AC (0 SF)
Net Site Area:	0.232 AC (10,112 SF)
Min. Density:	6 units/AC = 1 units
Max. Density:	18 units/AC = 4 units
Proposed units:	4 units

Project: 2020001SP
Date: 9/16/2020
Drawn: NVS
Page: 2 of 3

Northwest Utilities
1-800-425-5555
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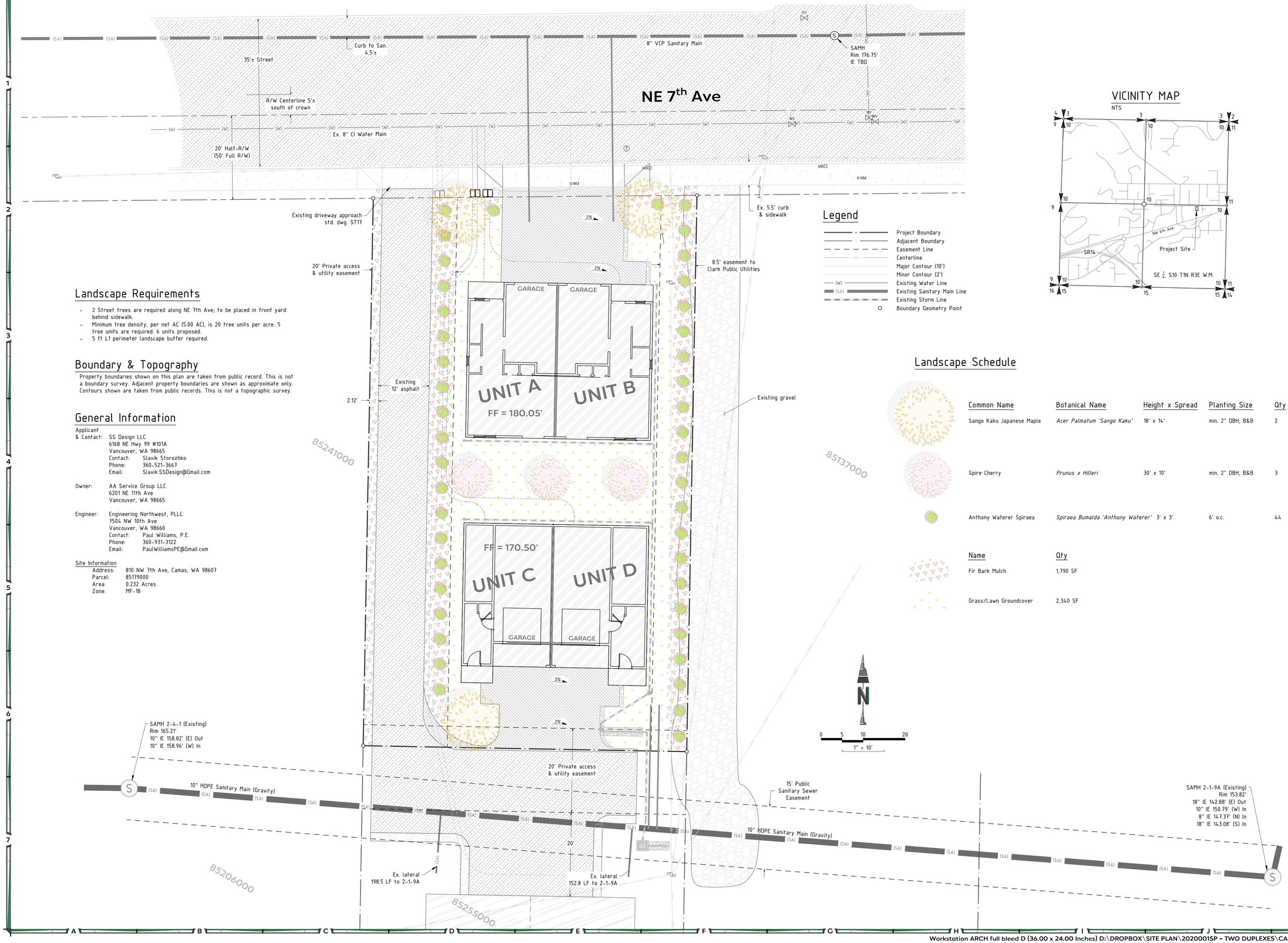
PRELIMINARY SITE PLAN

SS DESIGN TWO DUPLEXES

PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES 6/30/21

ENGINEERING NORTHWEST
CONSULTING ENGINEERS & PLANNERS
7504 NW 10TH AVE, VANCOUVER, WA 98665
(360) 931-3122

C300



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Vancouver, WA 98665

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7504 NW 10th Ave
Vancouver, WA 98660
Contact: Paul Williams, P.E.
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VICINITY MAP

NTS

Landscape Schedule

Common Name	Botanical Name	Height x Spread	Planting Size	Qty
Sango Kaku Japanese Maple	*Acer Palmatum 'Sango Kaku'*	18' x 14'	min. 2" DBH, B&B	2
Spire Cherry	*Prunus x Hilleri*	30' x 10'	min. 2" DBH, B&B	3
Anthony Waterer Spiraea	*Spiraea Bumalda 'Anthony Waterer'*	3' x 3'	6' o.c.	44

Name	Qty
Fir Bark Mulch	1,790 SF
Grass/Lawn Groundcover	2,340 SF

Project: 2020001SP
Date: 9/16/2020
Drawn: NVS
Page: 4 of 3

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PRELIMINARY LANDSCAPE PLAN

SS DESIGN TWO DUPLEXES

NOT FOR CONSTRUCTION
PRELIMINARY
80139
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
PAUL WILLIAMS

ENGINEERING NORTHWEST
CONSULTING ENGINEERS & PLANNERS
7504 NW 10TH AVE, VANCOUVER, WA 98665
(360) 931-3122

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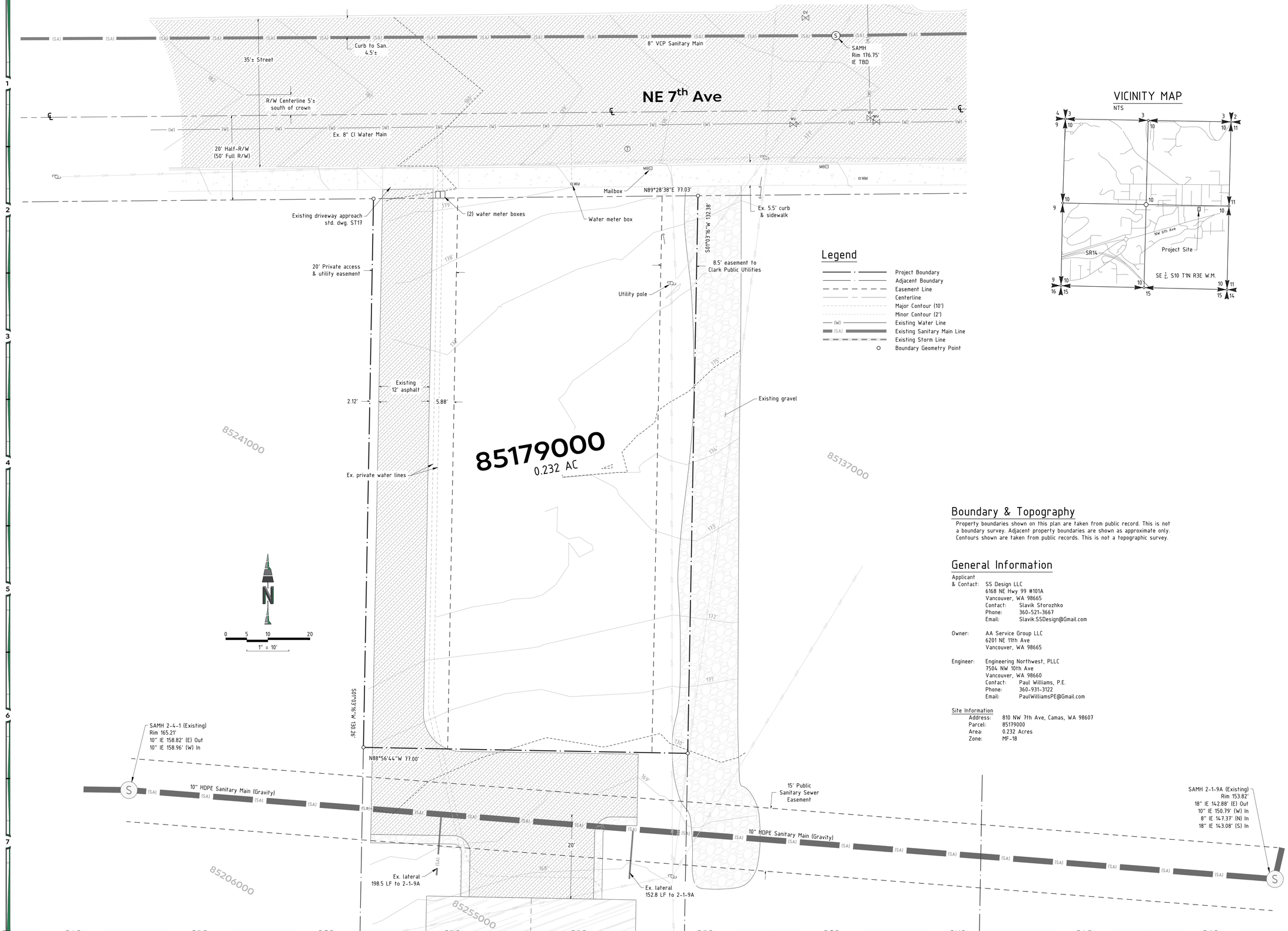

Legend

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VICINITY MAP

NTS

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Project: 2020001SP
Date: 9/16/2020
Drawn: NVS
Page: 1 of 3

Northwest Utilities
1-800-425-5555
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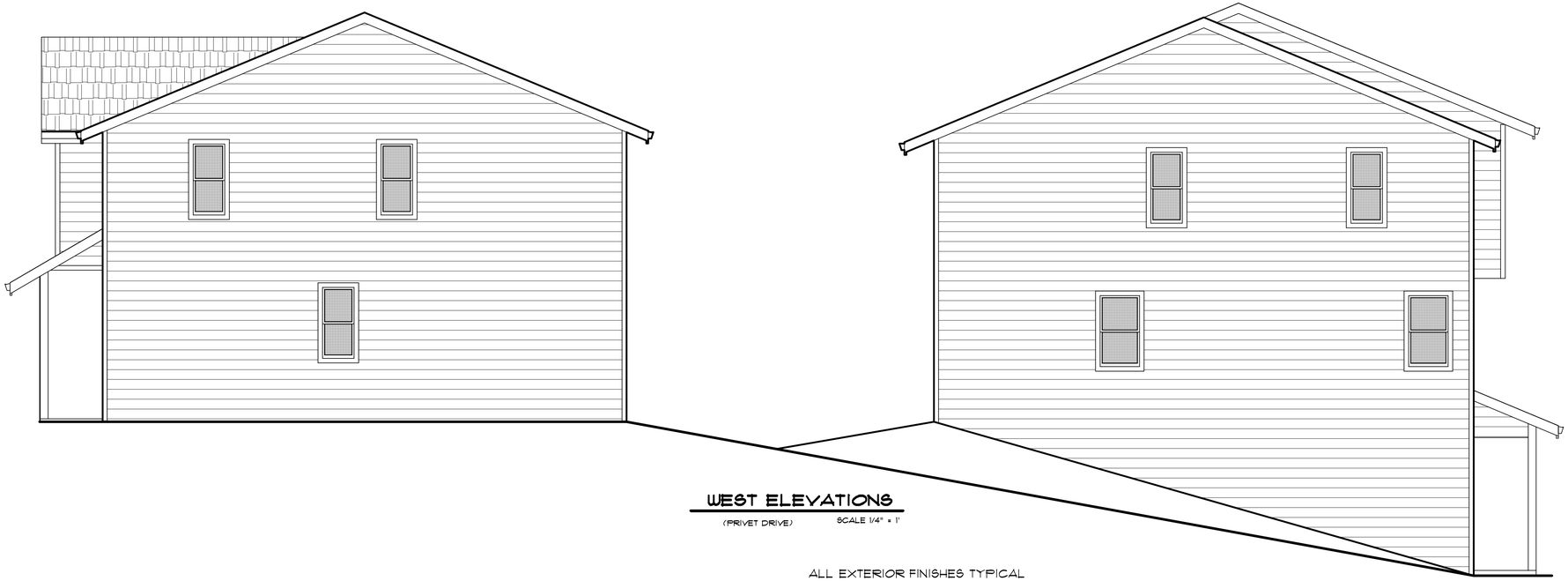
EXISTING CONDITIONS
SS DESIGN TWO DUPLEXES

NOT FOR CONSTRUCTION
PRELIMINARY
BRIAN A. WILLIAMS
STATE OF WASHINGTON
PAUL WILLIAMS
STATE OF WASHINGTON

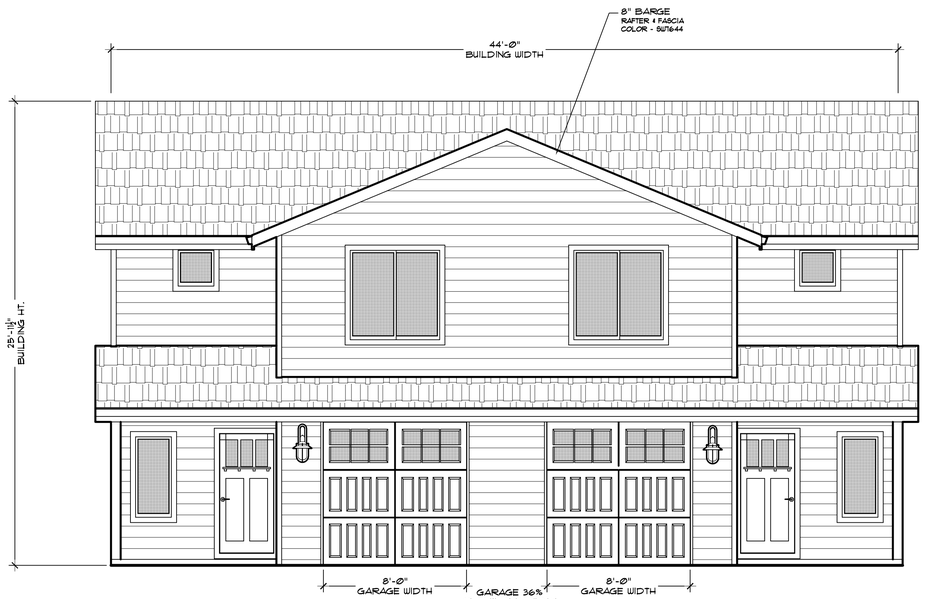
ENGINEERING NORTHWEST
CONSULTING ENGINEERS & PLANNERS
7504 NW 10TH AVE, VANCOUVER, WA 98665
(360) 931-3122



WEST ELEVATIONS

(PRIVET DRIVE) SCALE 1/4" = 1'

ALL EXTERIOR FINISHES TYPICAL
ALL ELEVATIONS



NORTH ELEVATION

(NW 7TH AVE) SCALE 1/4" = 1'

SOUTH ELEVATION

(PRIVET DRIVE) SCALE 1/4" = 1'

SS DESIGN
(360) 521-3667

A Proposed Project for:
CAMAS 4 UNIT
Parcel: 85179000
810 NW 7TH AVE, CAMAS
WA, 98607

SLAVIK 09.15.2020

NOTE:
CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
IT IS RESPONSIBILITY OF THE CONTRACTOR/ BUILDER TO CHECK FOR ERRORS ON THIS PLAN.
WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

A1.0

SSD JOB# 20-1062

CMC SECTION 18.19.050(A): Standard principles

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

Project is proposing 5-foot landscape buffer to include five onsite trees and two street trees, with shrubs and ground cover. Native vegitation and
plants proposed for this project.

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

There is no existing significant natural features on this 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.

Proposed dwellings will be constructed as traditional stick frame construction with gable type roofs and sitting concrete foundations. Building exteriors will be primarily of fiber cement lap siding with windows and corner trims, architectural asphalt shingles, and earth tone colors

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

Project is posposing traditionally built dwellings with sloping lot characteristics to enhance and blend with the surrounding building for a seamless appearance through the neighborhood.

CMC SECTION 18.19.050(3)(c)(i): Duplex, Triplex, and Four-plex

Garages shall account for less than fifty percent of the front face of the structure. Garage visible from the street shall have architectural features such as windows, to avoid a blank look

Proposed duples building will be around forty four feet in width and single car garages for each unit to make up ony 40%. In addition, the duplex facing NW 7th ave will have windows in the garage.

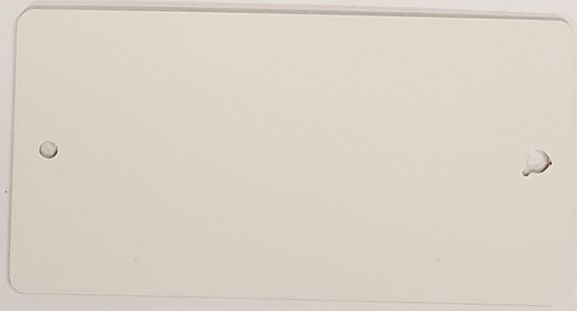
ROOFING CertainTeed Nickel Grey

Khaki Brown

SIDING

HardiePlank

Monterey Taupe



WINDOWS

Sierra Pacific Windows

Linen 032

STAFF REPORT

Lacamas Tech Business Park
Major Design Review (DR20-03)

Relates Files: SPRV20-02

TO	Design Review Committee
FROM	Lauren Hollenbeck, Senior Planner
LOCATION	7021 NW Friberg-Strunk Street Parcel Nos. 176180000, 176178000, 17616000, 176175000
APPLICANT	Kevin DeFord NG Development PO Box 61962 Vancouver, WA 98666

APPLICABLE LAW: The application was submitted on 4/14/2020 with subsequent resubmittals. 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, Chapter 18.37 Business Park and Chapter 18.55 Administrative Procedures.

Summary

The applicant is currently seeking design review approval for the construction of a business park with six (6) buildings totaling 118,669 square feet. The site fronts NW Friberg-Strunk Street where vehicular access is provided from via three (3) separate driveways. Pedestrian connections link the site with the existing sidewalk along NW Friberg-Strunk. Landscaping is focused at the perimeter of the site, at the front of buildings facing the right-of-way, and throughout the parking area.

The entire site is zoned Business Park (BP). The BP zone also flanks the site immediately to the north and south. To its west is the City of Vancouver with existing residential uses and to its east is NW Friberg-Strunk Street. The site is flat and contains wetlands. Vegetation includes several trees and 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 Design Review Manual and Camas Municipal Code (CMC). 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 specific 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.**

CMC Chapter 18.37 Business Park Standards

The Design Review Committee recommendations shall also be based on the architectural design standards of CMC Chapter 18.37 Business Park Standards.

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
Lacamas Tech (DR20-03)

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 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 outcropping’s, forested areas and water bodies are retained.	
HISTORIC AND HERITAGE PRESERVATION				
Yes	**No**	**NA**	**Principles and Guidelines**	**Comments**
			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: The design review committee recommendations shall be based on the architectural design standards specific to CMC Chapter 18.37 Business Park Standards (see below).				
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 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.	

CMC Chapter 18.37 Business Park Standards

Architectural Design Standards CMC 18.37.030				
BUILDING MATERIALS				
Yes	**No**	**NA**	**Development standards**	**Comments**
			A minimum of 75% of the walls visible from the ROW (excluding glass) shall be indigenous such as cedar, wood logs, brick, stone, rusticated block or comparable modular masonry are preferred. New materials that convey the texture, scale, color and finish similar to these natural products will be considered where appropriate. Large blank walls facing the right of way are prohibited.	
			Secondary materials such a metal siding may be used as accents and may compose 25% of the walls visible from the ROW (excluding glass).	
			Prefabricated metal buildings or structures are not permitted.	
			Glare reduction. All glazing must be low-reflective (i.e. tinted or tilted glass).	
			Use muted earth tone colors for building and roof materials.	
			Bright colors are only appropriate for accents.	
			A minimum of 75% of the exterior walls seen from the public ROW shall have muted tones.	
BUILDING MASSING AND SCALE				
Yes	**No**	**NA**	**Development standards**	**Comments**
			Provide a human scale to the primary entrance.	

			Express the position of each floor in the external design of the building by changing materials between floors, or use an expression line, or articulate structural elements.	
			Avoid large panelized products or extensive featureless surfaces.	
ROOF FORM: Incorporate at least 2 of the following:				
Yes	**No**	**NA**	**Development standards**	**Comments**
			A flat roof with a parapet that screens rooftop equipment from view;	
			A cornice or molding to define the top of a parapet;	
			Overhang eaves;	
			Sloping roofs with a minimum pitch of 4:12; and/or	
			Multiple roof planes.	
MECHANICAL EQUIPMENT				
Yes	**No**	**NA**	**Development standards**	**Comments**
			All vents, flues or other protrusions through the roof, less than sixteen inches in diameter need not be screened from view, but must be painted or treated to blend with the color of the background. All such vents, flues, or other protrusions through the roof, more than sixteen inches in diameter shall be considered mechanical equipment and shall be screened from view.	
REFUSE/STORAGE				
Yes	**No**	**NA**	**Development standards**	**Comments**
			Refuse areas and service/storage areas are to be located under cover, and/or not visible from the public ROW or adjacent properties.	
FENCING				
Yes	**No**	**NA**	**Development standards**	**Comments**
			A wrought-iron fence, vinyl-coated chain link, masonry, stone or a combination, may be up to six feet high along the front property line or within the front yard setback.	
			Security fencing shall be compatible with landscaping of the entire site. Evergreen plant material will be located adjacent to security fencing, and shall provide a vegetation screen when mature.	

DESIGN REVIEW CHECKLIST

LIGHTING				
Yes	**No**	**NA**	**Development standards**	**Comments**
			Lighting shall be directed to the interior of the site and shielded from adjacent properties. Building lighting is to be concealed and indirect.	

Vicinity Map

Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

752.3 0 376.17 752.3 Feet

1984_Web_Mercator_Auxiliary_Sphere
County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Parking

General Office =	1 per 250 square feet of gross floor area
Sports Club =	1 per 260 square feet of gross floor area
Office Park =	1 per 400 square feet of gross floor area
Research and development =	1 per 500 square feet of gross floor area
LI/BP general office =	1 per employee peak plus 15%
LI/BP research =	1 per employee peak + 10%

PHASING ORDER & PHASING PLAN
(SEE SHEET BLA 22)

PHASE A AND PHASE B UNDERGROUND, UTILITIES, & SITE IMPROVEMENTS MUST BE CONSTRUCTED FIRST AND CONCURRENTLY (TO CREATE BUILDING PAD READY LOTS FOR BUILDING #1 AND #2.) FOLLOWED BY PHASE C, AND FINALLY PHASE D.

OR ALTERNATIVELY ALL PHASES MAY BE CONSTRUCTED CONCURRENTLY.

AFTER ALL SITE IMPROVEMENTS AND PAD ARE FINISHED AND APPROVED FOR PHASE, THEN THE BUILDING CONSTRUCTION MAY COMMENCE ON THAT PHASE.

18.11.020 - Design.

The design of off-street parking shall be as follows:

A. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city.
B. Backout Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
C. Parking Spaces—Access and Dimensions. Adequate provisions shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles.
   1. Off-street parking space dimensions shall be as follows or as otherwise approved by the director:
      a. Standard spaces shall be a minimum of nine feet in width;
      b. Standard spaces shall be a minimum of eighteen feet in length.
   2. Aisle width dimensions shall be as follows or as otherwise approved by the director:
      a. One-way aisle width shall be fifteen feet;
      b. Two-way aisle width shall be twenty-four feet.
D. Small Car Parking Spaces. A maximum of thirty percent of the total required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation "compacts only." Spaces designed for small cars may be reduced in size to a minimum of eight feet in width and fifteen feet in length. Where feasible, all small car spaces shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.

PHASE A BLDG #1/PARKING INFO

BUILDING #1 AREA =	15150 SF
PARKING REQUIRED:	
1 PER 250 SF GENERAL OFFICE =	61 SPACES
1 PER 260 SF SPORTS CLUB =	59 SPACES
1 PER 400 SF OFFICE PARK =	38 SPACES
TOTAL SPACES PROVIDED =	49 SPACES
EXTRA BIKE/MO.CYCLE SPACES =	2 SPACES

PHASE B BLDG #2/PARKING INFO

BUILDING #2 AREA =	24624 SF
PARKING REQUIRED:	
1 PER 250 SF GENERAL OFFICE =	98 SPACES
1 PER 260 SF SPORTS CLUB =	95 SPACES
1 PER 400 SF OFFICE PARK =	62 SPACES
TOTAL SPACES PROVIDED =	83 SPACES
EXTRA BIKE/MO.CYCLE SPACES =	11 SPACES

PHASE C BLDG #3&#4/PARKING INFO

BUILDING #3 AREA =	15810 SF
BUILDING #4 AREA =	24506 SF
TOTAL BUILDING AREA =	40316 SF
PARKING REQUIRED:	
1 PER 250 SF GENERAL OFFICE =	162 SPACES
1 PER 260 SF SPORTS CLUB =	155 SPACES
1 PER 400 SF OFFICE PARK =	101 SPACES
TOTAL SPACES PROVIDED =	84 SPACES
EXTRA BIKE/MO.CYCLE SPACES =	13 SPACES

PHASE D BLDG #5&#6/PARKING INFO

BUILDING #5 AREA =	17840 SF
BUILDING #6 AREA =	20739 SF
TOTAL BUILDING AREA =	38579 SF
PARKING REQUIRED:	
1 PER 250 SF GENERAL OFFICE =	155 SPACES
1 PER 260 SF SPORTS CLUB =	149 SPACES
1 PER 400 SF OFFICE PARK =	97 SPACES
TOTAL SPACES PROVIDED =	43 SPACES
EXTRA BIKE/MO.CYCLE SPACES =	4 SPACES

SEE SHEET LC 08 FOR PARKING ISLAND PLAN

SITE & ALL PHASES PARKING INFO

TOTAL BUILDING AREA =	118669 SF
PARKING REQUIRED:	
1 PER 250 SF GENERAL OFFICE =	475 SPACES
1 PER 260 SF SPORTS CLUB =	456 SPACES
1 PER 400 SF OFFICE PARK =	297 SPACES
TOTAL SPACES PROVIDED =	259 SPACES
SPACE/SF PROVIDED =	1 SPACE/458 SF
SPACES/1000 SF =	2.2 SPC/1000 SF
*COMPACT SPACES =	15 SPACES (5.8%)
EXTRA BIKE/MO.CYCLE SPACES =	30 SPACES

* COMPACT & PARALLEL SPACES ARE INCLUDED IN "TOTAL SPACES PROVIDED". BIKE SPACES ARE NOT INCLUDED IN "TOTAL SPACES PROVIDED".

ORIGINAL LOT AREA INFO BEFORE BLA

LOT #	APN	AREA (SF)	AREA (AC)
29	176175-000	72182	1.657
30	176176-000	45691	1.049
32	176178-000	44293	1.017
34	176180-000	162774	3.737
TOTAL EX. SITE (BEFORE BLA)		324940	7.460

ZONING INFO

SITE ZONING - BP (BUSINESS PARK), PER CMC 18.37
DIMENSIONS PER 18.09.030
15' MINIMUM FRONT YARD SETBACK
15' MINIMUM SIDE YARD SETBACK
50' MINIMUM REAR YARD SETBACK

SITE TO HAVE THE OPTION OF SECURE GATED ENTRIES FOR ALL OR A PORTION OF THE SITE.

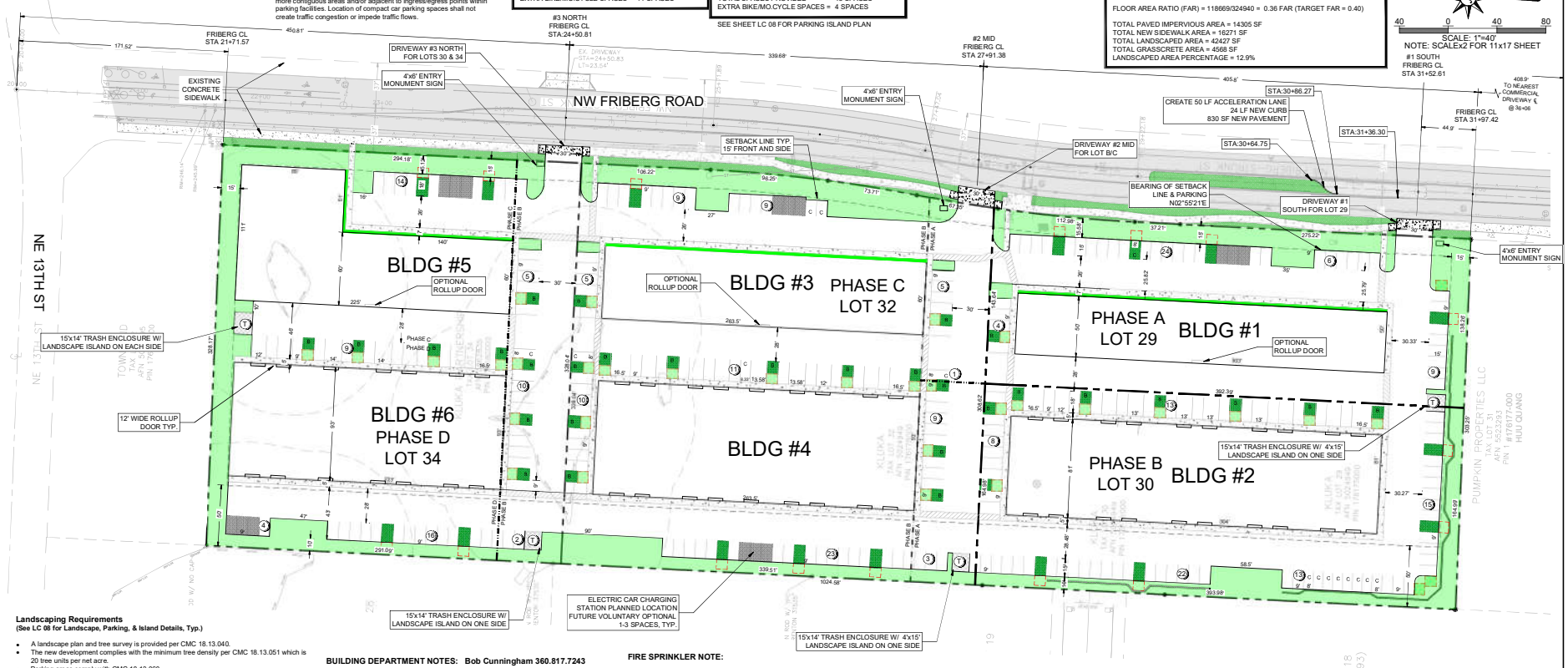
BLA - PROPOSED LOTS AFTER BLA - TABLE 22

LOT #	AFN	PHASE	AREA (SF) AFTER BLA	AREA (AC) AFTER BLA	% LANDSCAPE COVERAGE	% BLDG COVERAGE
29	176175-000	A	54391	1.249	14.4%	27.9%
30	176176-000	B	64868	1.489	11.6%	38.0%
32	176178-000	C	109665	2.518	9.9%	36.8%
34	176180-000	D	96016	2.204	14.0%	40.2%
TOTAL FINAL SITE (AFTER BLA)			324940	7.460	12.3%	36.3%

GENERAL AREA INFO

FLOOR AREA RATIO (FAR) = 118669/324940 = 0.36 FAR (TARGET FAR = 0.40)

TOTAL PAVED IMPERVIOUS AREA = 14305 SF
TOTAL NEW SIDEWALK AREA = 16271 SF
TOTAL LANDSCAPED AREA = 42427 SF
TOTAL GRASSCRETE AREA = 4568 SF
LANDSCAPED AREA PERCENTAGE = 12.9%



Landscaping Requirements
(See LC 08 for Landscape, Parking, & Island Details, Typ.)

- A landscape plan and tree survey is provided per CMC 18.13.040.
- The new development complies with the minimum tree density per CMC 18.13.051 which is 20 tree units per net acre.
- Parking areas comply with CMC 18.13.060.
- The West perimeter require ten feet of L2 landscaping, and the south and north perimeter require ten feet of L1 landscaping at a minimum per CMC 18.13.055.
- The width of landscape islands varies from 8' to 4' as shown on the plans. An equivalent square footage area of landscape island has been added and shown to compensate for any areas with islands less than 8' x 8'.
- Parking lots shall include a site average minimum ratio of one tree per six parking spaces.
- No more than fifteen parking spaces shall be located in a row without a landscaped diamond or bump-out front island.

Sign Permit

Regulations for monument and electronic message board signs can be found in CMC 18.15.040(B)(8) & (B)(12). For Businesses located back off the street a monument sign for addresses will be required.

Electric Vehicle Charging Infrastructure

Section 427—Electric vehicle charging infrastructure. 427.1 Scope. The provisions of this section shall apply to the construction of new buildings serving Group B, Group R-1 hotel and motel only, and Group R-2 occupancies. 427.2 Required electric vehicle charging infrastructure. Where parking is provided, five percent of parking spaces shall be provided with electric vehicle charging infrastructure in compliance with Sections 427.3, 427.4 and 427.5. When the calculation of percent served results in a fractional parking space, the applicant shall round up to the next whole number.

BUILDING DEPARTMENT NOTES: Bob Cunningham 360.817.7243

- All buildings to be sprinklered.
- The structures will be reviewed under the most current building codes as adopted by The State of Washington.
- A code analysis and plans shall be prepared by an architect licensed by the State of Washington. The code analysis shall address types of occupancy, type of construction, building height, allowable area, fire separation distance, Fire Life Safety elements and the ADA requirements.
- The structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
- The new structure shall comply with the Washington Energy Code for building insulation, mechanical equipment, lighting, etc… All commercial energy forms shall be prepared by a licensed professional in accordance with section C103 of The Washington Energy Code.
- Plumbing and mechanical construction documents shall be prepared by a design professional licensed by the State of Washington.
- A set of detailed plans for commercial kitchen equipment, ventilation equipment, the type 1 hood and suppression systems shall be prepared by a design professional licensed by the State of Washington.
- If applicable a properly sized grease interceptor is required.
- Review and approval from the Clark County Health Department.
- Any fire suppression and or fire alarm systems shall be in accordance with IBC and other applicable code standards, all fire suppression and or fire alarm systems shall be reviewed & permitted through the Camas Fire Marshal's office.

FIRE SPRINKLER NOTE:

1. All buildings to be sprinklered.

FIRE MARSHAL NOTES:

Depending on the "use" of the buildings the following permits may apply.

1. Site plan review by the Fire Marshals Office (FMO) is required.
   a. New Construction Permit with the FMO 2 sets of drawings, cut sheets and any explanatory material/information to help facilitate the FMO review.
   b. NFPA 24 Fire Main Underground. "MINIMUM LEVEL U" license required
   c. NFPA 13 Fire Sprinkler. Washington State Licensed fire sprinkler contractor.
   d. NFPA 72 Fire Alarm. NICET III for design and NICET II for acceptance testing.
   e. NFPA 17A Commercial Cooking Hood Extinguishing System. WA state Licensed Contractor.
   f. NFPA 110 Emergency Generator if installed.
   g. NFPA 510 Emergency Radio if needed.
   h. C02 if Dewar tanks are installed.
   i. Other permits may apply.
2. Contact the Fire Marshal's office at 360-834-6191 for the permit submittal process. Fire Marshal Permit Applications are available at http://www.cityofcamas.us/images/DOCS/FIRE/FMO/FORMS/firepermitapp17.pdf Or the Permit Application can be picked up at the FMO located at 605 NE 3rd Ave.
3. To request permit inspections, contact the Fire Marshal's Office via Camas Connect. Otherwise please call our inspection line at 360-834-6191 x1.
4. All buildings to be sprinklered.

LEGEND:

	PROPERTY LINE
	PHASE LINE
C	COMPACT PARKING SPACE
P	PARALLEL PARKING SPACE
B	BIKE/MOTORCYCLE PARKING SPACE
9	PARKING SPACE COUNT IN GROUP
T	TRASH ENCLOSURE

SEE SHEET LC 08 FOR PARKING ISLAND PLAN

KESSI ENGINEERING
CONSULTING
PLANNING PROJECT MANAGEMENT
CIVIL ENGINEERING
6400 NE HWY 99 #G-169 VANCOUVER, WA 98665
(360)991-9300 Email:info@kessiconsulting.com
www.kessiconsulting.com
KESSI ENGINEERING & CONSULTING

REVISIONS 1 2 3 4 5

DRAWN BY: P.H.
DESIGNED BY: J.K.
CHECKED BY: J.K.

DATE: 11/10/2020

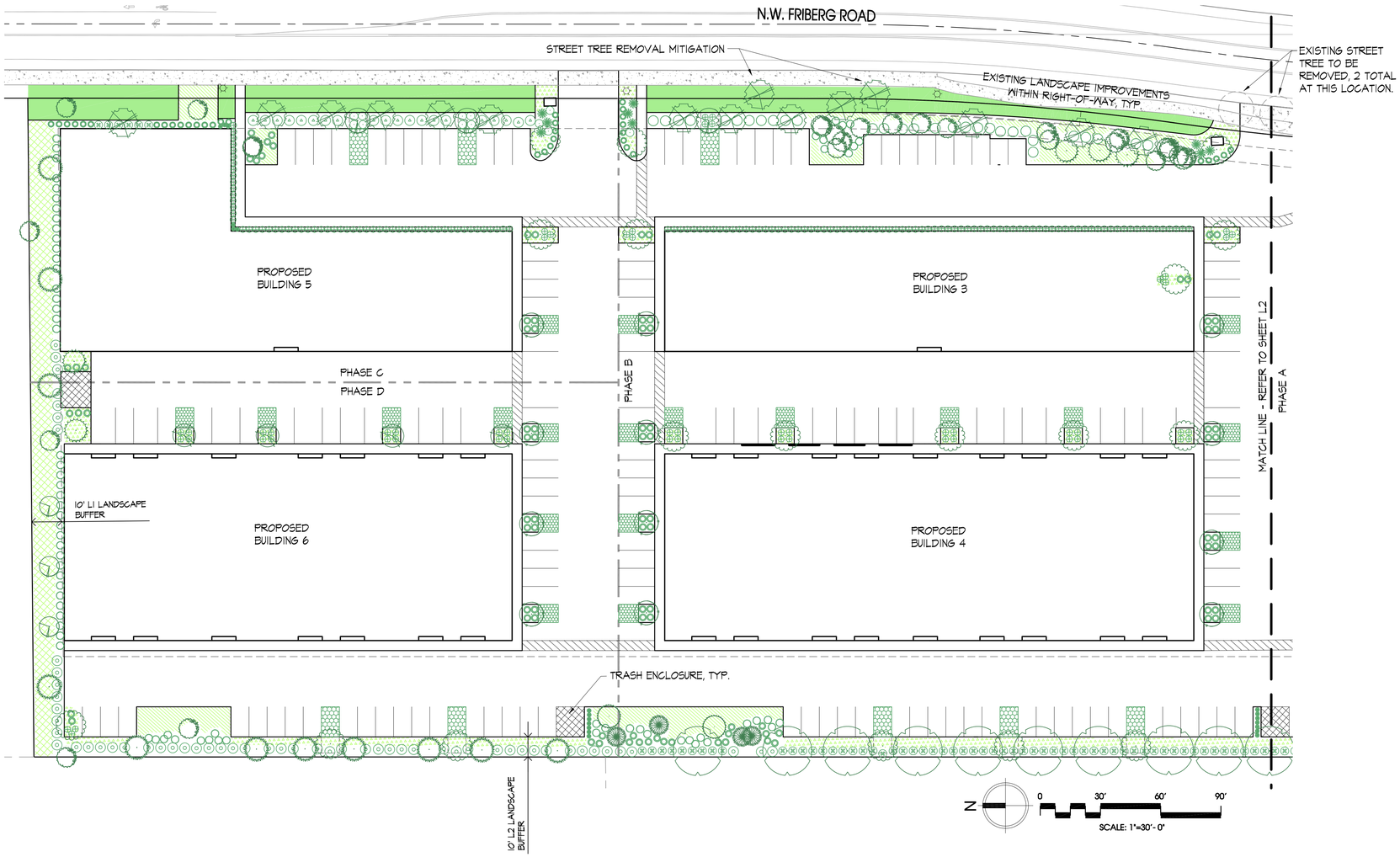
PROJECT #145
DATE: 11/10/2020

LACAMAS CREEK TECH CENTER

SITE PLAN

LC01

EXHIBIT 3



TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY	TREE UNITS
	EXISTING TREE TO BE RETAINED. REFER TO TREE PLAN (SHT TP) FOR MORE INFO.	REFER TO TREE PLAN	REFER TO TREE PLAN	170
	ACER CIRCINATUM / VINE MAPLE	4' ht. Min.	6	0
	ACER GRANDIDENTATUM / ROCKY MOUNTAIN GLOW MAPLE	2" Cal. Min.	21	21
	CHAMAECYPARIS NOOTKATENSIS / WEEPING ALASKA CEDAR	6' ht. Min.	7	7
	CORNUS FLORIDA / EASTERN DOGWOOD	2" Cal. Min.	10	10
	LIRIODENDRON TULIPIFERA / TULIP TREE	2" Cal. Min.	26	26
	PARROTIA PERSICA 'RUBY VASE' / PERSIAN PARROTIA	2" Cal. Min.	15	15
	PYRUS CALLERYANA 'CAPITAL' / CAPITAL PEAR	2" Cal. Min.	18	18
	QUERCUS ROBUR 'FASTIGIATA' / COLUMNAR ENGLISH OAK	2" Cal. Min.	24	24
	THUJA PLICATA 'HOGAN' / HOGAN WESTERN RED CEDAR	6' ht. Min.	11	11
			TOTAL TREE UNITS	302

SHRUB & GROUND COVER LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY*
	CORNUS ALBA 'BAILHALO' / IVORY HALO DOGWOOD	5 GAL. min.	16
	GAULTHERIA SHALLON / SALAL	1 GAL. min.	106
	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL HOLLY	1 GAL. min.	27
	ILEX X MESERVEAE 'BLUE BOY' / BLUE BOY HOLLY	5 GAL. min.	66
	ILEX X MESERVEAE 'BLUE GIRL' / BLUE GIRL HOLLY	5 GAL. min.	30
	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX PRIVET	5 GAL. min.	92
	MAHONIA REPENS / CREEPING MAHONIA	1 GAL. min.	170
	MYRICA CALIFORNICA PACIFIC WAXMYRTLE	5 GAL. min.	78
	NANDINA DOMESTICA 'GULF STREAM' / HEAVENLY BAMBOO	5 GAL. min.	314
	PRUNUS LUSITANICA / PORTUGESE LAUREL	5 GAL. min.	56
	VIBURNUM DAVIDII / DAVIDII VIBURNUM	1 GAL. min.	38
GROUNDCOVER & ORNAMENTAL GRASSES			
	ARCTOSTAPHYLOS UVA URSI 'MASS.' / MASSACHUSETTS KINICKINNICK	1 GAL. min.	30" O.C. max.
	COTONEASTER DAMMERI 'LOWFAST' / LOWFAST COTONEASTER	1 GAL. min.	30" O.C. max.
	RUBUS CALYCINOIDES / CREEPING RASPBERRY	1 GAL. min.	24" O.C. max.
	TURF, SEED, OR SOD PER OWNER		
	GRASSCRETE TURFBLOCK PLANTED W/ TURF (SEED)		

* QUANTITIES NOTED ARE FOR ENTIRE PROJECT. FINAL SPECIES & QUANTITIES TO BE DETERMINED AT FINAL DESIGN

TREE UNIT SUMMARY

SITE AREA	7.46± AC
REQUIRED TREE UNITS / ACRE	20
TOTAL REQUIRED TREE UNITS	149
EXISTING TREE UNITS RETAINED	170
TREE UNITS PROPOSED TO PLANT	132
TREE UNITS PROVIDED	302

REFER TO SHEET L2 FOR ADDITIONAL NOTES AND DETAILS

Item 2.

Planning Solutions, Inc.

Creating Solutions to Complex Issues

4400 NE 77th Avenue
Suite 275
VANCOUVER, WA 98662
VOICE: 360-750-9000 FAX: 360-713-6102
www.planningsolutionsinc.com

PRELIMINARY NOT FOR CONSTRUCTION SUBJECT TO APPROVAL

CHRISTOPHER A. GEHLMANN LICENSE NO. 60 EXPIRES ON 02/20/2021

LACAMAS CREEK TECH CENTER

NW FRIBERG ROAD
Camas, Washington

DRAWN: VH/CB	CHECKED: CB
SCALE: 1" = 30'-0"	DATE: 02.28.20
JOB #: 19-1484	
ISSUED FOR: PLR	

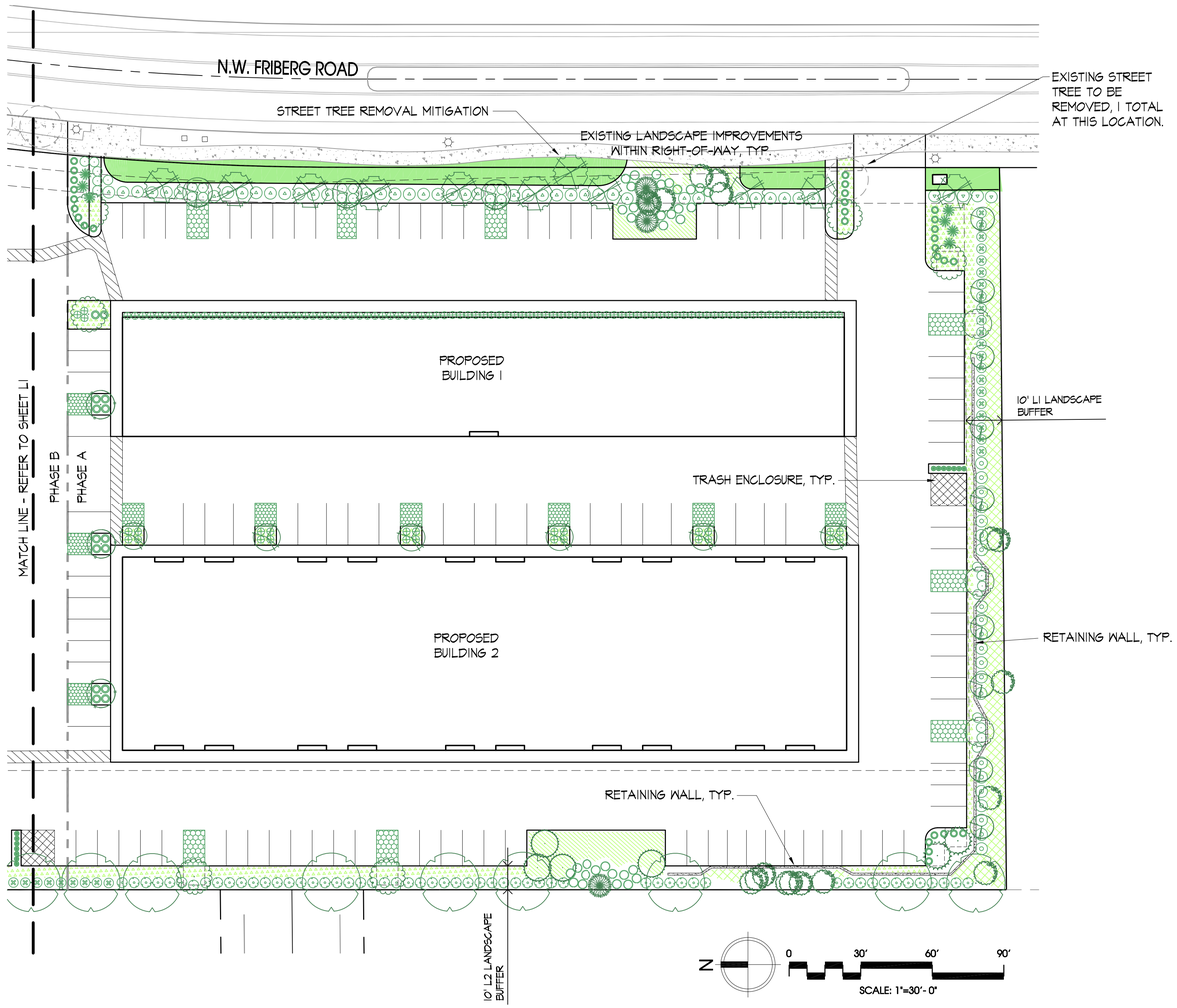
REVISIONS:
1. City Comments 05-08-20
2. Rev Plan 10.02.20
3. Rev Plan 11-16-20
4.
5.
6.

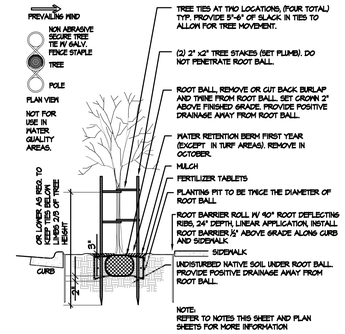
SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

SHEET #:

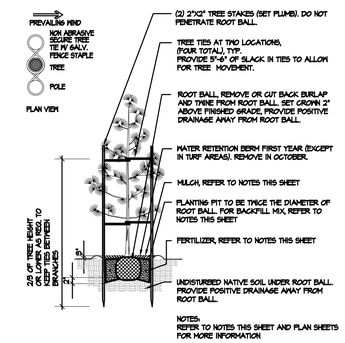
L1

SHEET 2 OF 3

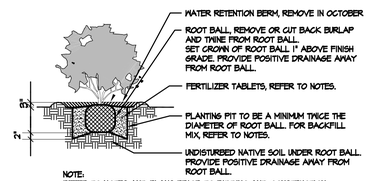




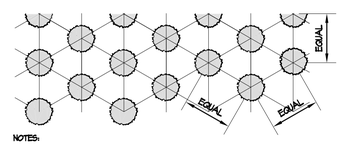
A B & B Tree Planting Detail
Not To Scale — SECTION / PLAN VIEW



B B & B Tree Planting Detail: Evergreen under 8' Height
Not To Scale — SECTION / PLAN VIEW



C B & B Shrub Planting Detail
Not To Scale — SECTION



NOTES:

ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.

GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED.

D Ground Cover Planting Detail
Not To Scale — PLAN VIEW

TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY	TREE UNITS
	EXISTING TREE TO BE RETAINED. REFER TO TREE PLAN (SHT TP) FOR MORE INFO.	REFER TO TREE PLAN	REFER TO TREE PLAN	170
	ACER CIRCINATUM / VINE MAPLE	4' ht. Min.	6	0
	ACER GRANDIDENTATUM / ROCKY MOUNTAIN GLOW MAPLE	2" Cal. Min.	21	21
	CHAMAECYPARIS NOOTKATENSIS / WEEPING ALASKA CEDAR	6' ht. Min.	7	7
	CORNUS FLORIDA / EASTERN DOGWOOD	2" Cal. Min.	10	10
	LIRIODENDRON TULIPIFERA / TULIP TREE	2" Cal. Min.	26	26
	PARROTIA PERSICA 'RUBY VASE' / PERSIAN PARROTIA	2" Cal. Min.	15	15
	PYRUS CALLERYANA 'CAPITAL' / CAPITAL PEAR	2" Cal. Min.	18	18
	QUERCUS ROBUR 'FASTIGIATA' / COLUMNAR ENGLISH OAK	2" Cal. Min.	24	24
	THUJA PLICATA 'HOGAN' / HOGAN WESTERN RED CEDAR	6' ht. Min.	11	11
			TOTAL TREE UNITS	302

SHRUB & GROUND COVER LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY*
	CORNUS ALBA 'BAILHALO' / IVORY HALO DOGWOOD	5 GAL. min.	16
	GAULTHERIA SHALLON / SALAL	1 GAL. min.	106
	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL HOLLY	1 GAL. min.	27
	ILEX X MESERVEAE 'BLUE BOY' / BLUE BOY HOLLY	5 GAL. min.	66
	ILEX X MESERVEAE 'BLUE GIRL' / BLUE GIRL HOLLY	5 GAL. min.	30
	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX PRIVET	5 GAL. min.	42
	MAHONIA REPENS / CREEPING MAHONIA	1 GAL. min.	170
	MYRICA CALIFORNICA PACIFIC WAXMYRTLE	5 GAL. min.	78
	NANDINA DOMESTICA 'GULF STREAM' / HEAVENLY BAMBOO	5 GAL. min.	314
	PRUNUS LUSITANICA / PORTUGESE LAUREL	5 GAL. min.	56
	VIBURNUM DAVIDII / DAVIDII VIBURNUM	1 GAL. min.	38
GROUNDCOVER & ORNAMENTAL GRASSES			
	ARCTOSTAPHYLOS UVA URSI 'MASS.' / MASSACHUSETTS KINIKKINNICK	1 GAL. min.	30" O.C. max.
	COTONEASTER DAMMERI 'LOWFAST' / LOWFAST COTONEASTER	1 GAL. min.	30" O.C. max.
	RUBUS CALYCINOIDES / CREEPING RASPBERRY	1 GAL. min.	24" O.C. max.
	TURF, SEED, OR SOD PER OWNER		
	GRASSCRETE TURFBLOCK PLANTED W/ TURF (SEED)		

* QUANTITIES NOTED ARE FOR ENTIRE PROJECT. FINAL SPECIES & QUANTITIES TO BE DETERMINED AT FINAL DESIGN

PLANTING NOTES

1. ALL BOUNDARIES, EASEMENTS, UTILITIES AND LEGAL ENCUMBRANCES TO BE CONFIRMED WITH OWNER PRIOR TO BEGINNING WORK. PROPERTY LINES AND SURVEY INFORMATION PROVIDED BY KESSI ENGINEERING INC.
2. IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE OWNER'S REAL PROPERTY.
3. THE LANDSCAPE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES AND WETLANDS.
4. THIS PLAN SHALL BE INSTALLED TO MEET ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES.
5. THIS PLAN SHALL BE CONSIDERED PRELIMINARY UNTIL APPROVED BY ALL GOVERNING AGENCIES. IMPLEMENTATION OF THIS PLAN SHALL NOT PROCEED UNTIL ISSUANCE OF ALL RELATED PERMITS.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY, THE PLAN SHALL GOVERN.
7. ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.
8. THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO PERFORMING ANY EXCAVATION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S WORK, AT NO ADDITIONAL COST TO THE OWNER. CONTACT ALL UTILITY PROVIDERS SERVING THE SITE AREA 48 HOURS PRIOR TO ANY EXCAVATION.
9. ALL PLANT MATERIALS SHALL MATCH SPECIFICATIONS PER SPECIES AND SHALL COMPLY WITH ANSI Z60.1 'STANDARD FOR NURSERY STOCK'.
10. THE CONTRACTOR SHALL ADHERE TO THE WASHINGTON ASSOCIATION OF NURSERYMEN'S GUIDELINES FOR PLANTING PRACTICES.
11. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING ELEMENTS ON AND OFF SITE, RESULTING FROM THE CONTRACTOR'S WORK.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE VIABILITY OF ALL PLANT MATERIAL FOR 2 YEARS AFTER COMPLETION OF PLANTING. DISEASED, DYING, OR DEAD PLANT MATERIAL SHALL BE REPLACED BY THE CONTRACTOR DURING THE TWO YEAR PERIOD AND MAINTAINED FOR AN ADDITIONAL 2 YEAR PERIOD.
13. IMMEDIATELY UPON BID AWARD, CONTRACTOR SHALL SECURE THE PLANT MATERIALS AS SPECIFIED FROM AVAILABLE SOURCES. IN THE EVENT THAT PLANT MATERIALS ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTION FOR PLANT MATERIAL WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
14. TOP DRESS ALL SHRUB AND GROUND COVER AREAS (NOT LAWN) WITH 3" OF FIR BARK MULCH. SUBMIT SAMPLE TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
15. TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT SITE REQUIREMENTS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
16. THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANTING PITS HAVE POSITIVE DRAINAGE. PLANT PITS FULLY FLOODED WITH WATER SHALL DRAIN WITHIN (12) HOURS OF FILLING.
17. FINISH GRADE SHALL BE SET TO ALLOW POSITIVE DRAINAGE
18. ROTOTILL 2" OF COMPOST INTO ALL PLANTED AREAS.
19. INCORPORATE PEAT INTO THE ROOT ZONE OF RHODODENDRONS, AZALEAS AND OTHER ACID LOVING PLANTS.
20. INCORPORATE 10-20-20 FERTILIZER INTO THE ROOT ZONE OF ALL NEW PLANTINGS.
21. RONSTAR, OR APPROVED EQUAL, PREEMERGENT HERBICIDE TO BE APPLIED TO ALL PLANTED AREAS PER MANUFACTURERS INSTRUCTIONS.
22. EXISTING VEGETATION TO BE SPRAYED WITH ROUNDUP, OR APPROVED EQUAL, PER MANUFACTURERS INSTRUCTIONS. SUFFICIENT TIME SHALL BE GIVEN TO ALLOW EXISTING MATERIAL TO DIE. REMOVE EXISTING 2T. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TURF PLANTED WITHIN THE RIGHT OF WAY.
23. GROWN LAWN AREAS AND GRADE TO PROVIDE POSITIVE DRAINAGE.
24. ROLL LAWN AREA TO INSURE PROPER COMPACTION TO MINIMIZE SETTLING.
25. AMEND SOIL IN LAWN AREAS WITH 80 LBS. OF DOLOMITE LIME AND 40 LBS. OF 10-20-20 SLOW RELEASE FERTILIZER OR EQUIVALENT. PROVIDE A 3" LAYER OF SANDY LOAM TOPSOIL FOR LAWN AND BED AREA.
26. SEED LAWN AREAS WITH GRASS SEED MANUFACTURER'S RECOMMENDATIONS. COVER SEED WITH FINE MULCH APPLIED WITH ROLLER OR HYDROSEED.
27. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TURF PLANTED WITHIN THE RIGHT OF WAY.
28. PLANT MATERIAL SHALL BE PLANTED W/ ROOT CROWN 1" ABOVE FINISHED GRADE TO ALLOW POSITIVE DRAINAGE AWAY FROM CROWN.
29. STAKE ALL TREES OVER 6 FT. IN HEIGHT PER DETAILS ON THIS SHEET.
30. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
31. ALL PLANTING SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM.
32. ALL PLANT MATERIALS FURNISHED ARE TO BE HEALTHY, UNIFORMLY BRANCHED AND WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS.
33. ALL PLANT MATERIALS FURNISHED ARE TO BE FREE FROM DEAD OR BROKEN BRANCHES, LICHENS, SCARS, BROKEN BARK OR WOUNDS. ALL PLANT MATERIALS WILL BE INSECT, WEED, AND DISEASE FREE ACCORDING TO THE REQUIREMENTS OF THE WASHINGTON STATE DEPARTMENT OF AGRICULTURE FOR NURSERY PLANT MATERIALS SOLD FOR WHOLESALE OR RETAIL. ALL PRUNING WOUNDS MUST BE WELL HEALED WITH NO EVIDENCE OF DECAY.
34. FIELD CONFIRM ALL SITE CONDITIONS, AREAS AND SIZES PRIOR TO BIDDING & CONSTRUCTION. DO NOT SCALE FROM PLANS.

IRRIGATION NOTE

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP AND/OR SPRAY IRRIGATION SYSTEM. REFER TO CIVIL ENGINEERING PLANS FOR WATER SOURCE.

REQUIRED MAINTENANCE PRUNING

PRUNING OF DECIDUOUS TREES SHALL BE PERFORMED ON NEWLY PLANTED DECIDUOUS TREES PURSUANT TO THE FOLLOWING SCHEDULE AND STANDARDS.
A. YEAR 1. ONLY DEAD, BROKEN OR CROSSING BRANCHES SHALL BE PRUNED WHEN THE TREE IS PLANTED.
B. YEAR 2. A CLASS I PRUNE, PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS, SHALL BE PERFORMED DURING YEAR TWO. THE PURPOSE OF THIS PRUNING IS TO ESTABLISH PROPER SCAFFOLD BRANCHING, RAISE THE CROWN FOR ROAD/SIDEWALK CLEARANCE, AND REMOVE ANY DEAD, DYING OR CROSSING BRANCHES.
YEAR 3 - A CLASS I PRUNE, PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS, SHALL BE PERFORMED DURING YEAR THREE. THE PURPOSE OF THIS PRUNING IS TO CONTINUE TO ESTABLISH THE PROPER SCAFFOLD BRANCHING, CONTINUE TO RAISE THE CROWN FOR ROAD AND SIDEWALK CLEARANCE, AND TO REMOVE ANY DEAD, DYING OR CROSSING BRANCHES.
CONIFER TREES. PRUNING/SHEARING SHALL BE PERFORMED ON NEWLY PLANTED CONIFER TREES ACCORDING TO THE FOLLOWING SCHEDULE AND STANDARDS.
A. YEAR 1 - ONLY DEAD AND BROKEN BRANCHES AND/OR DOUBLE LEADERS SHALL BE PRUNED WHEN THE TREE IS PLANTED.
B. YEAR 2 - DEPENDING ON SPECIES, THE TREE SHALL BE PRUNED/SHEARED TO ENCOURAGE ONE CENTRAL LEADER. LOWER BRANCHES SHALL BE PRUNED AS NEEDED TO PROVIDE CLEARANCE.
C. YEAR 3 - DEPENDING ON SPECIES, THE TREE SHALL BE PRUNED/SHEARED TO ENCOURAGE ONE CENTRAL LEADER. LOWER BRANCHES SHALL BE PRUNED AS NEEDED TO PROVIDE CLEARANCE.

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PRELIMINARY NOT FOR CONSTRUCTION SUBJECT TO APPROVAL
CHRISTOPHER A. GAUMANN LICENSE NO. 2021 EXPIRES ON 02/20/2021

LACAMAS CREEK TECH CENTER

NW FRIBERG ROAD
Camas, Washington

DRAWN: VH/GB	CHECKED: GB
SCALE: 1" = 30'-0"	DATE: 02.28.20
JOB #: 19-1484	

ISSUED FOR: PLR

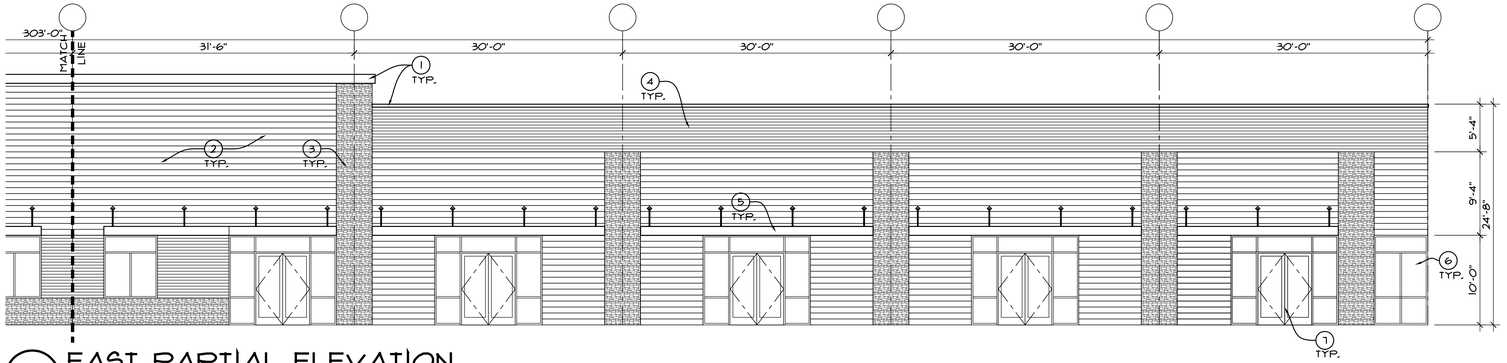
REVISIONS:
1. City Comments 05-08-20
2. Rev Plan 10.02.20
3. Rev Plan 11-16-20
4.
5.
6.

SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

SHEET #:
L2

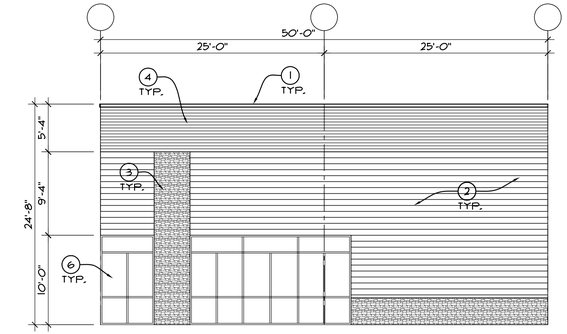
SHEET 3 OF 3

EXHIBIT 4



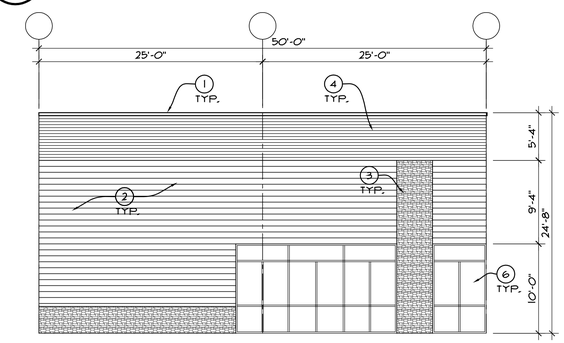
2 EAST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"



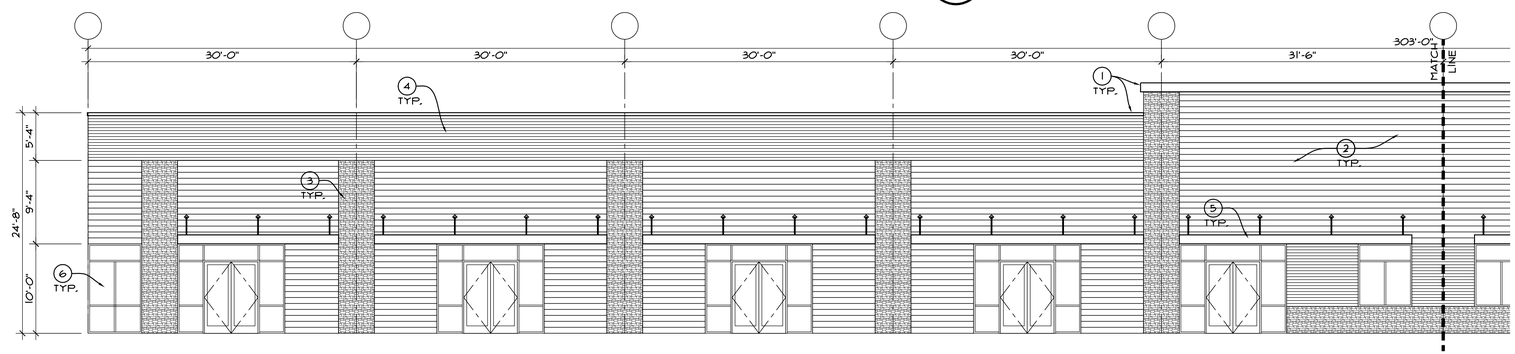
1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



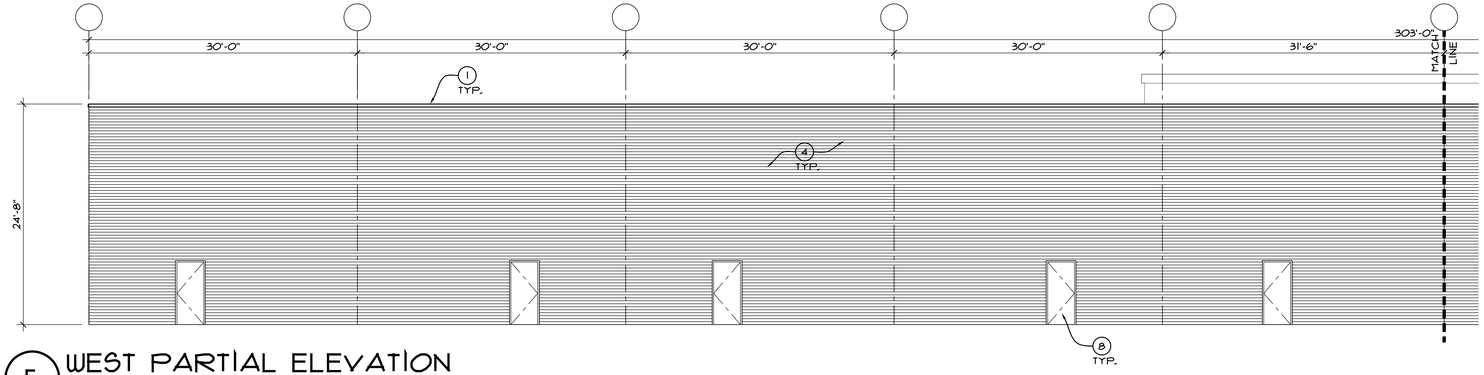
4 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



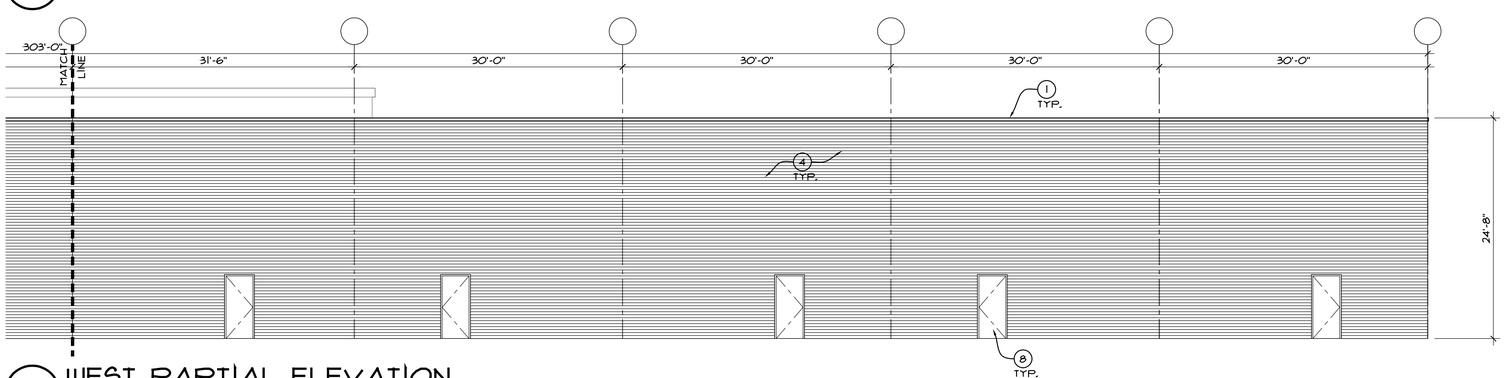
3 EAST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"



5 WEST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"



6 WEST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"

KEYNOTES

1. PRE-FINISHED METAL COPING
2. CEDAR SIDING
3. STONE VENEER
4. PERCEPTION PANEL
5. NEW STEEL CANOPY, PAINTED
6. ALUMINUM STOREFRONT
7. ALUMINUM STOREFRONT ENTRY
8. HOLLOW METAL DOOR, PAINTED

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KLUKA PARTNERSHIP

LACAMAS CREEK TECH CENTER

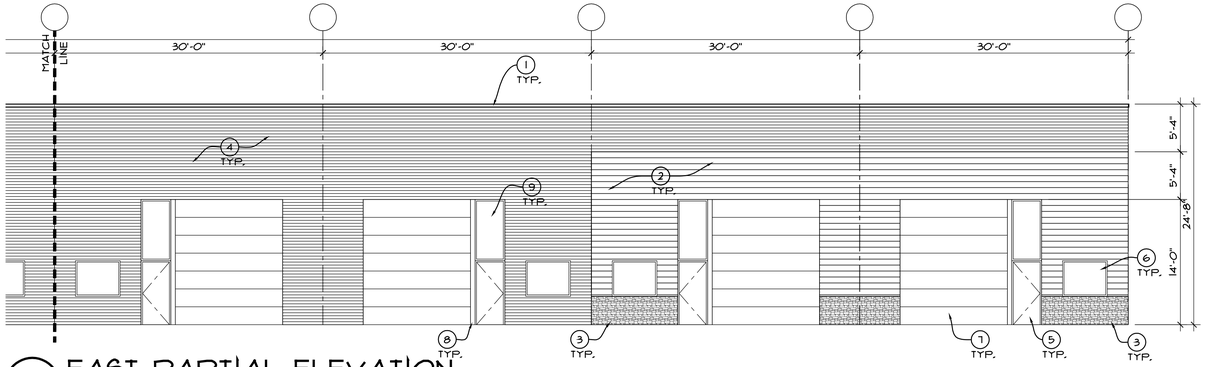
NW FRIBERG STRUNK ST
CAMAS, WA 98607

BUILDING ONE ELEVATIONS

PROJECT #: 20081
FILE #: 20081-A301.dwg
DATE: SEPTEMBER 21, 2020

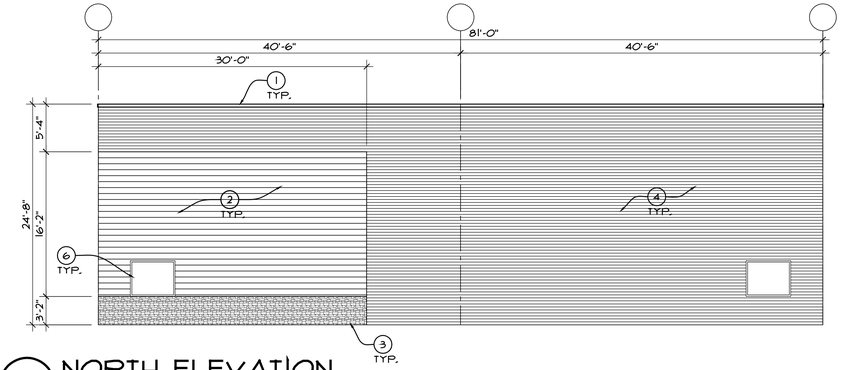
REVISIONS:

A301



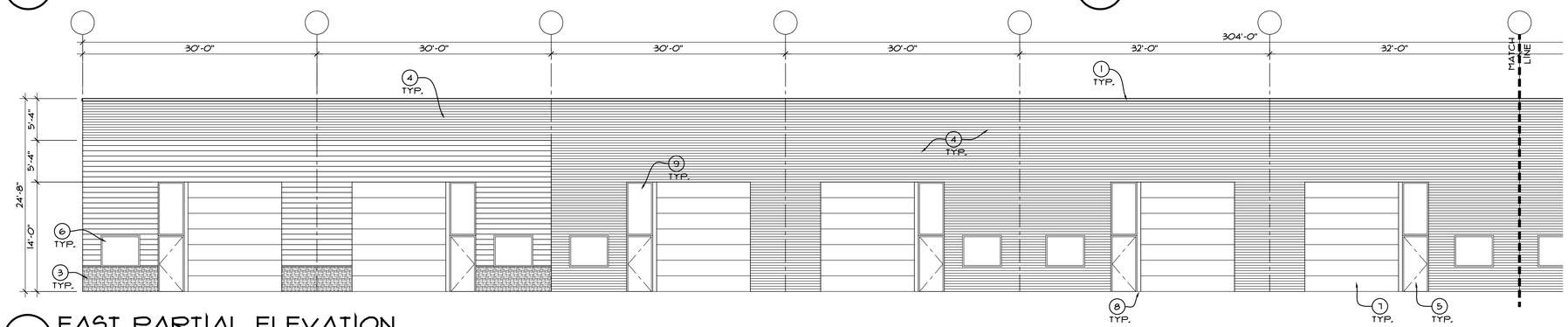
2 EAST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 EAST PARTIAL ELEVATION

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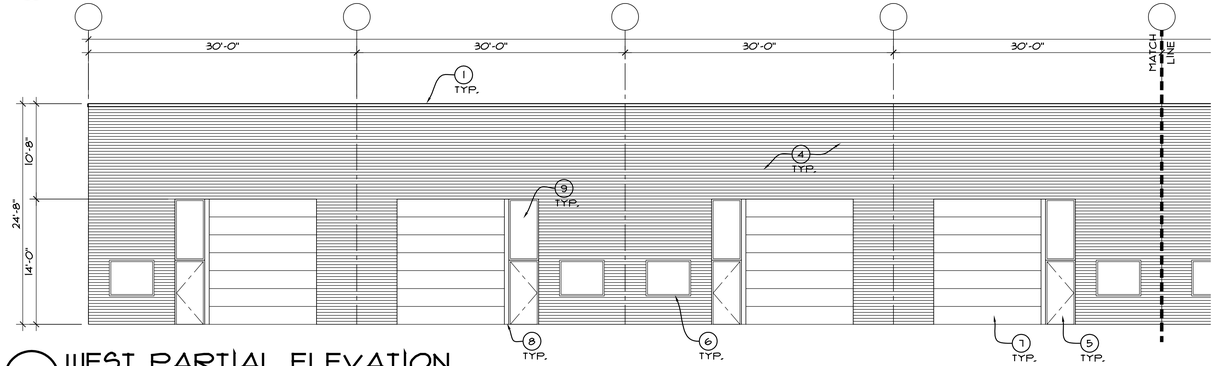
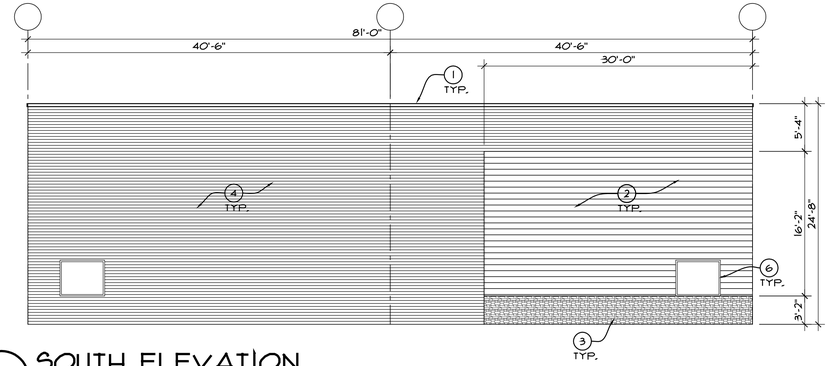


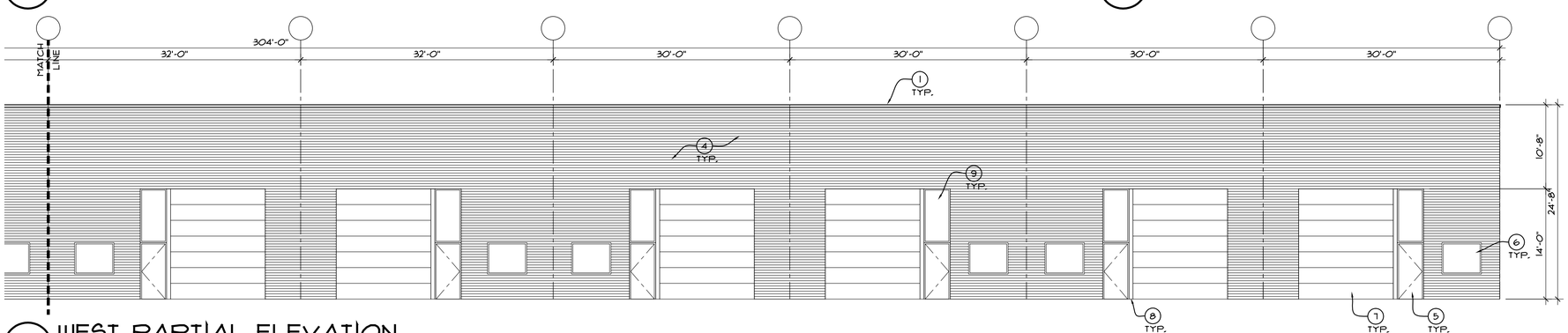
5 WEST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



6 WEST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"

KEYNOTES

1. PRE-FINISHED METAL COPING
2. CEDAR SIDING
3. STONE VENEER
4. PERCEPTION PANEL
5. HOLLOW METAL DOOR, PAINTED
6. WINDOW
7. OVERHEAD DOOR
8. HSS JAMB, PAINTED
9. HM TRANSOM

JOHANSSON WING ARCHITECTS, PC

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KLUKA PARTNERSHIP

LACAMAS CREEK TECH CENTER

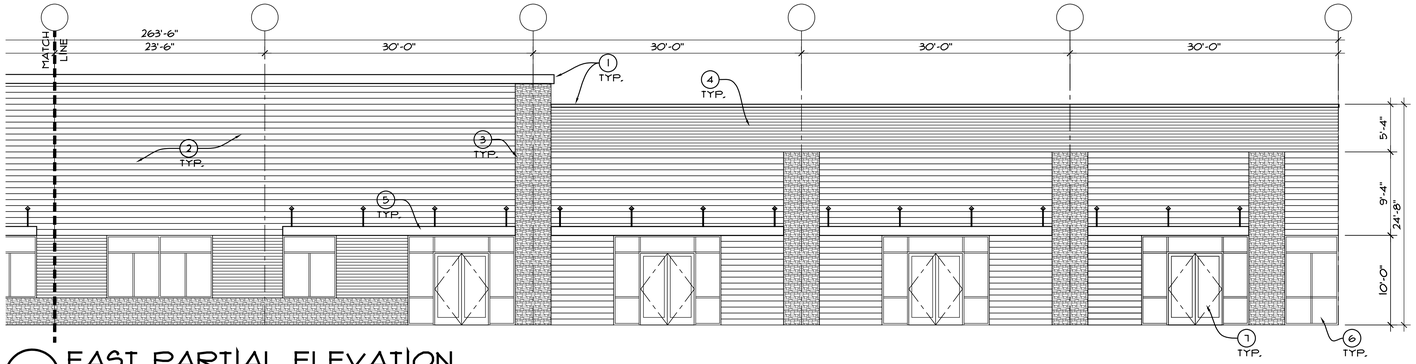
NW FRIBERG STRUNK ST
CAMAS, WA 98607

BUILDING TWO ELEVATIONS

PROJECT #: 20081
FILE #: 20081-A301.dwg
DATE: SEPTEMBER 21, 2020

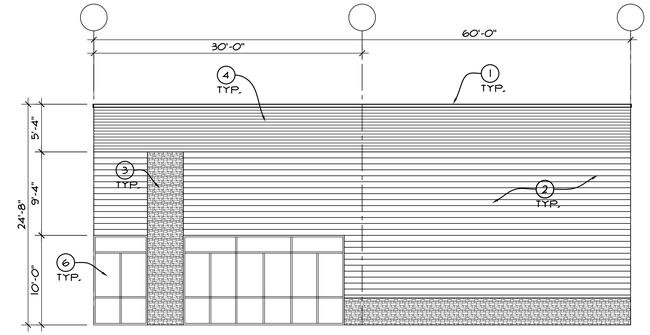
REVISIONS:

A302



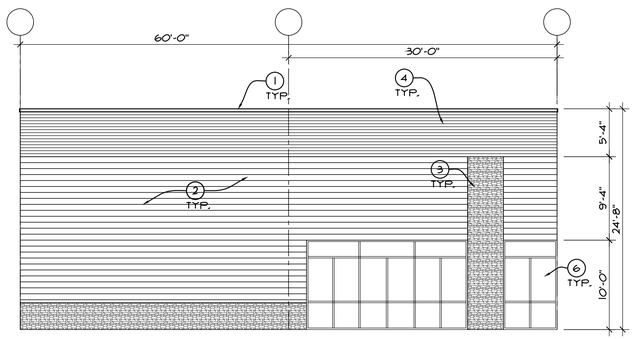
2 EAST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"



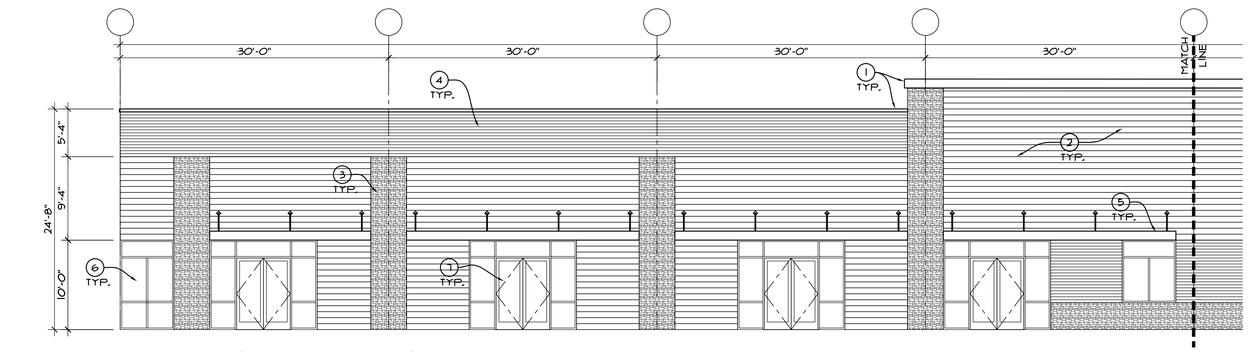
1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



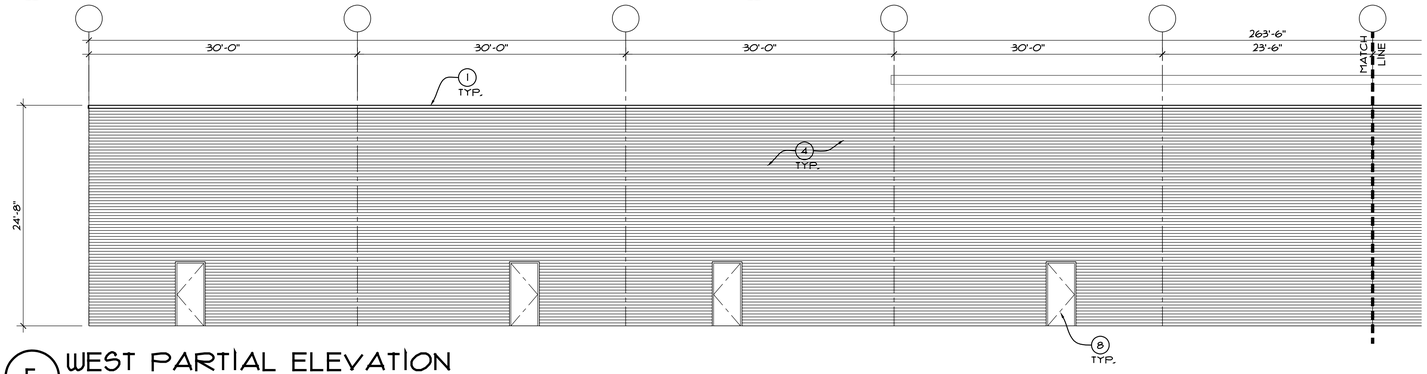
4 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



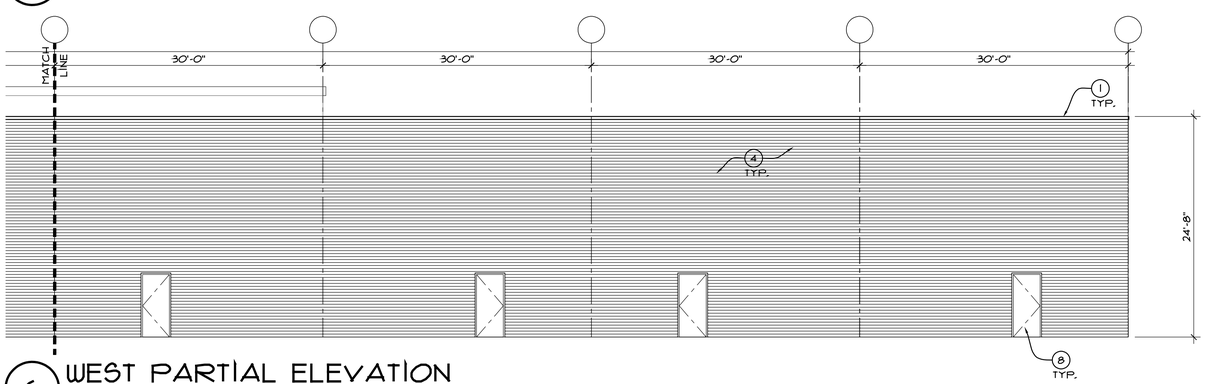
3 EAST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"



5 WEST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"



6 WEST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"

KEYNOTES

1. PRE-FINISHED METAL COPING
2. CEDAR SIDING
3. STONE VENEER
4. PERCEPTION PANEL
5. NEW STEEL CANOPY, PAINTED
6. ALUMINUM STOREFRONT
7. ALUMINUM STOREFRONT ENTRY
8. HOLLOW METAL DOOR, PAINTED

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KLUKA PARTNERSHIP

LACAMAS CREEK TECH CENTER

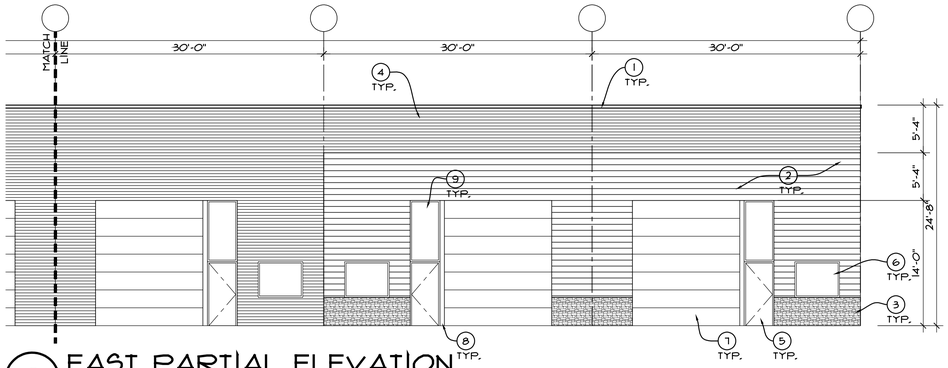
NW FRIBERG STRUNK ST
CAMAS, WA 98607

BUILDING THREE ELEVATIONS

PROJECT #: 20081
FILE #: 20081-A301.dwg
DATE: SEPTEMBER 21, 2020

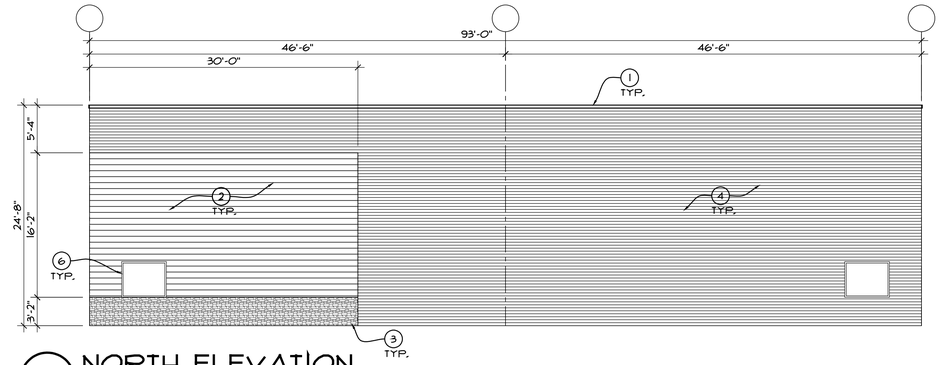
REVISIONS:

A303



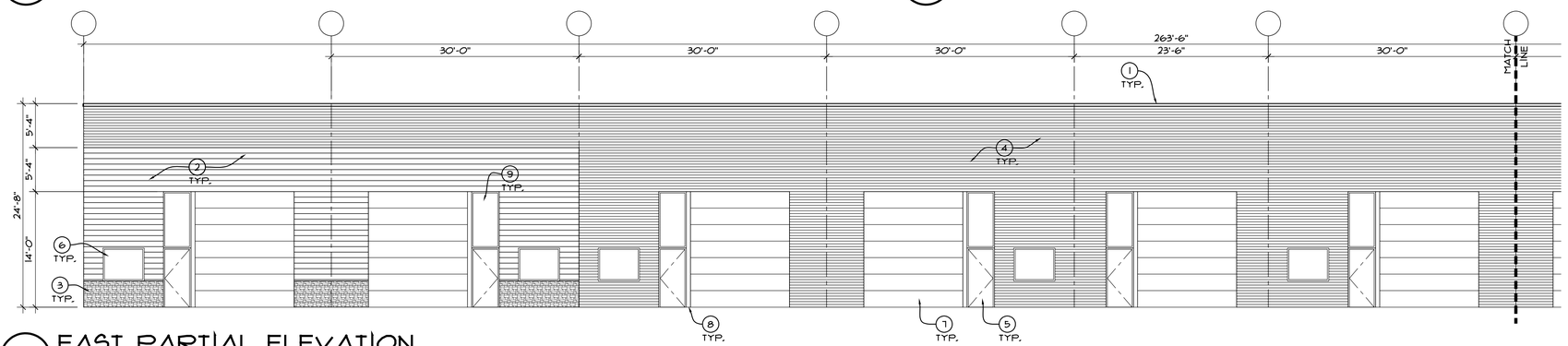
2 EAST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"



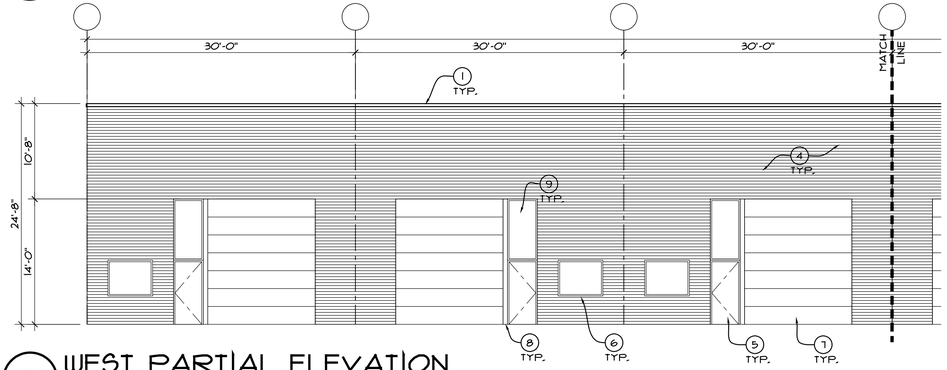
1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



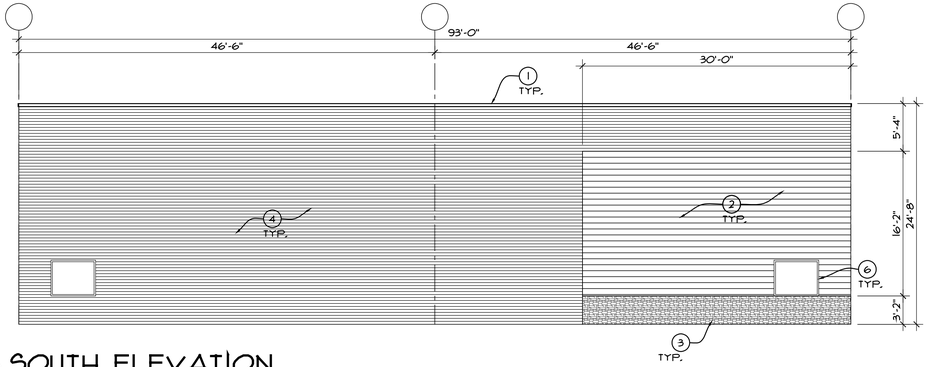
3 EAST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"



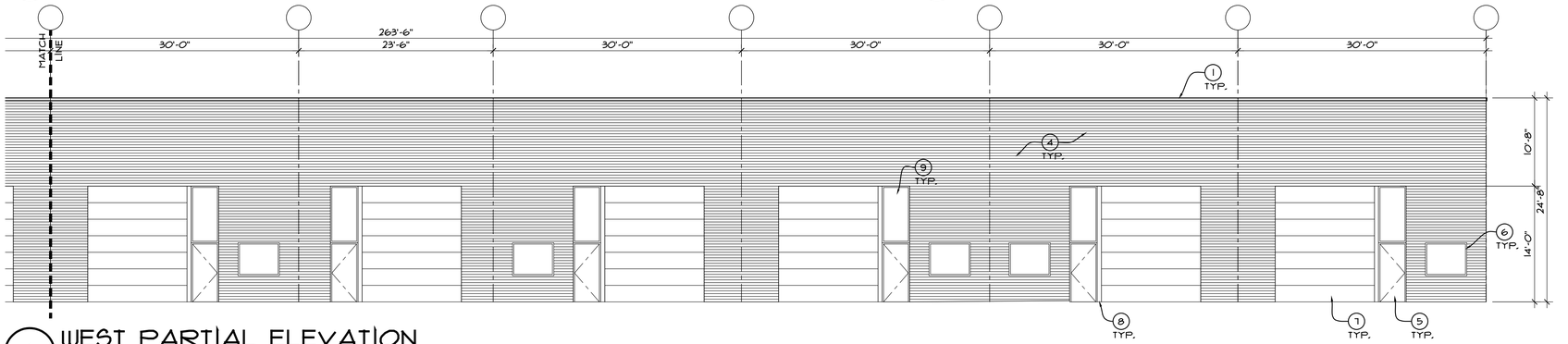
5 WEST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



6 WEST PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"

KEYNOTES

1. PRE-FINISHED METAL COPING
2. CEDAR SIDING
3. STONE VENEER
4. PERCEPTION PANEL
5. HOLLOW METAL DOOR, PAINTED
6. WINDOW
7. OVERHEAD DOOR
8. HSS JAMB, PAINTED
9. HM TRANSOM

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KLUKA PARTNERSHIP

LACAMAS CREEK TECH CENTER

NW FRIBERG STRUNK ST
CAMAS, WA 98607

BUILDING FOUR ELEVATIONS

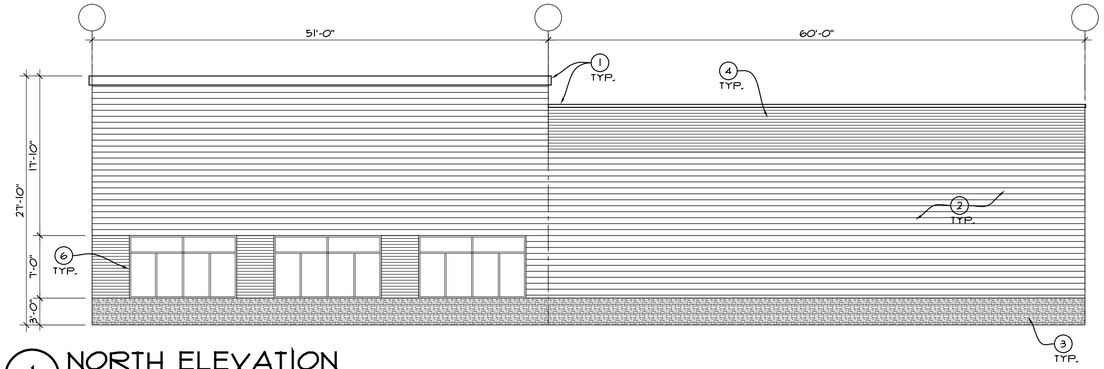
PROJECT #: 20081
FILE #: 20081-A301.dwg
DATE: SEPTEMBER 21, 2020

REVISIONS:

A304

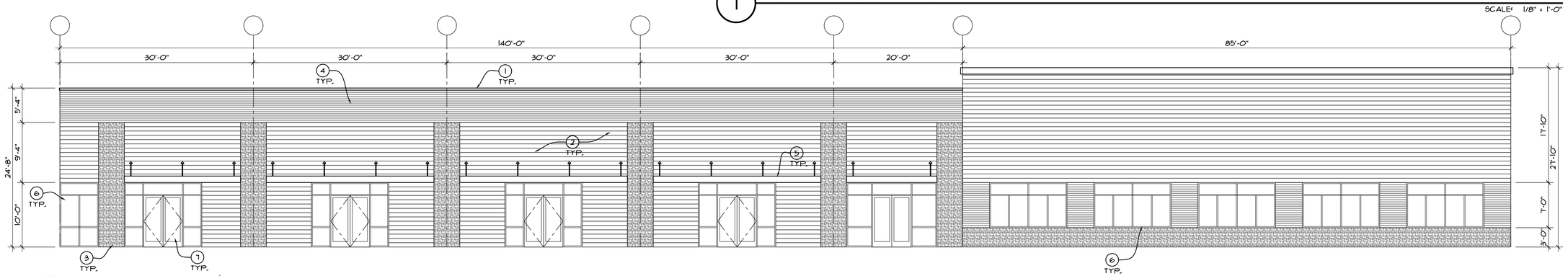
KEYNOTES

1. PRE-FINISHED METAL COPING
2. CEDAR SIDING
3. STONE VENEER
4. PERCEPTION PANEL
5. NEW STEEL CANOPY, PAINTED
6. ALUMINUM STOREFRONT
7. ALUMINUM STOREFRONT ENTRY
8. HOLLOW METAL DOOR, PAINTED



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



2 EAST ELEVATION

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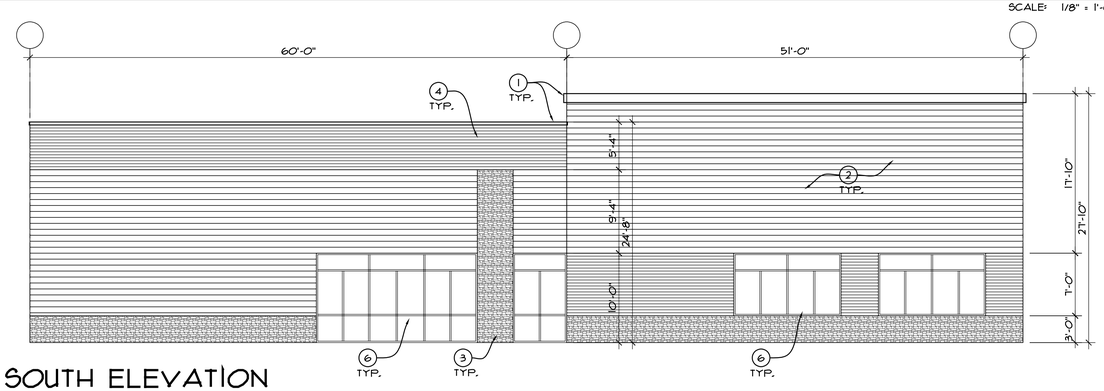

3 SOUTH ELEVATION

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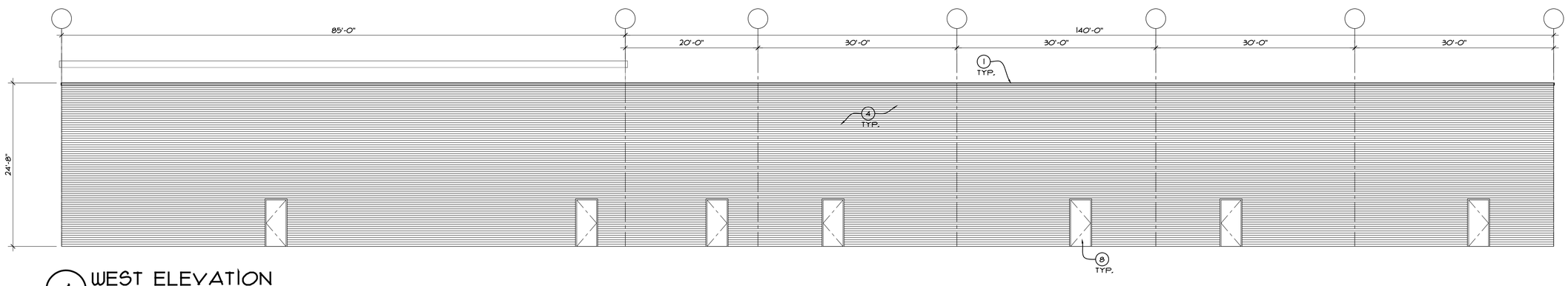

4 WEST ELEVATION

SCALE: 1/8" = 1'-0"

JOHANSSON WING ARCHITECTS, PC

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KLUKA PARTNERSHIP

LACAMAS CREEK TECH CENTER

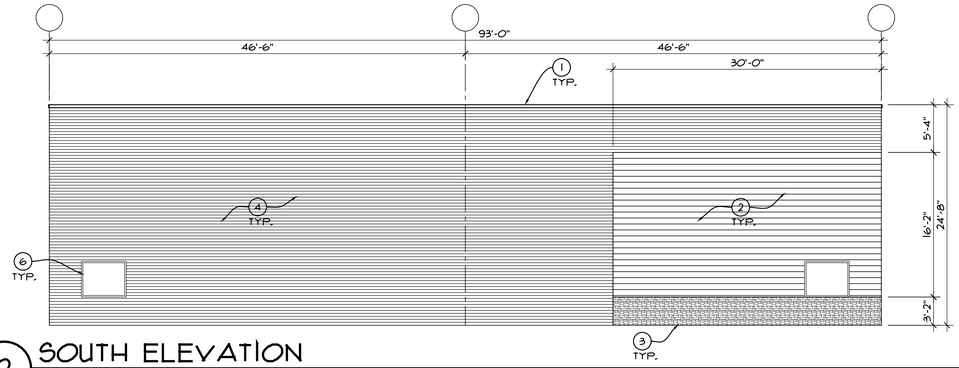
NW FRIBERG STRUNK ST
CAMAS, WA 98607

BUILDING FIVE ELEVATIONS

PROJECT #: 20081
FILE #: 20081-A301.dwg
DATE: SEPTEMBER 21, 2020

REVISIONS:

A305



2 SOUTH ELEVATION

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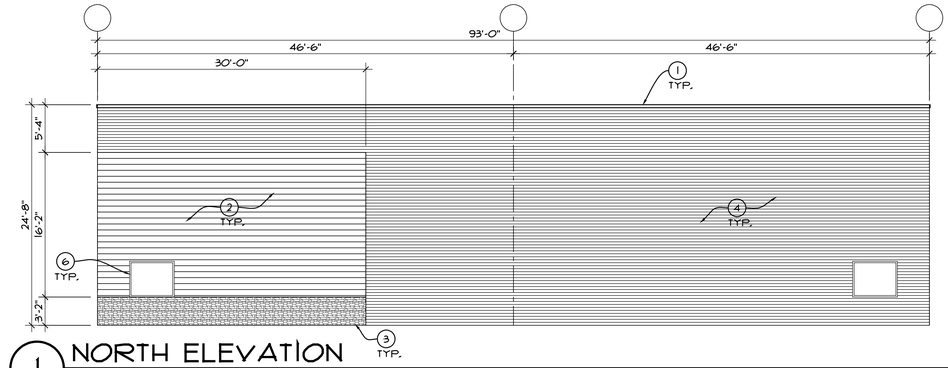
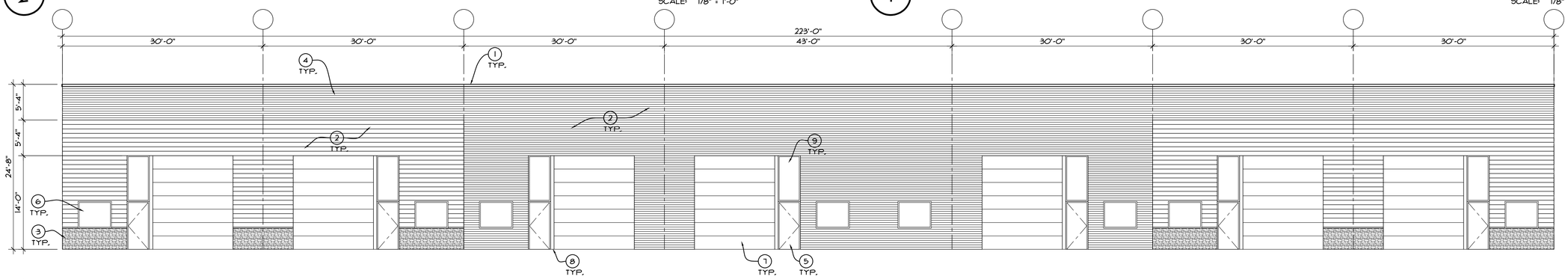


1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 EAST ELEVATION

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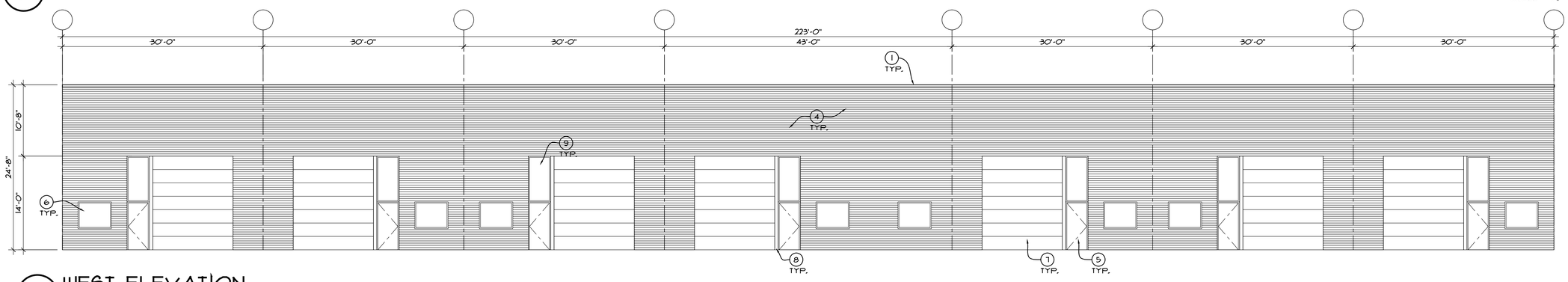

4 WEST ELEVATION

SCALE: 1/8" = 1'-0"

KEYNOTES

1. PRE-FINISHED METAL COPING
2. CEDAR SIDING
3. STONE VENEER
4. PERCEPTION PANEL
5. HOLLOW METAL DOOR, PAINTED
6. WINDOW
7. OVERHEAD DOOR
8. HSS JAMB, PAINTED
9. HM TRANSOM

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KLUKA PARTNERSHIP

LACAMAS CREEK TECH CENTER

NW FRIBERG STRUNK ST
CAMAS, WA 98607

BUILDING SIX ELEVATIONS

PROJECT #: 20081
FILE #: 20081-A301.dwg
DATE: SEPTEMBER 21, 2020

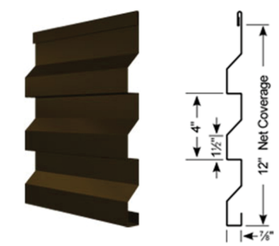
REVISIONS:

A306

COPING & FLASHING

CEDAR SIDING

PERCEPTION PANELS



ALUMINUM STOREFRONT ENTRY

ALUMINUM STOREFRONT WINDOW

STEEL CANOPY

STONE VENEER

MATERIAL & COLOR BOARD

MT1 - PREFINISHED BLACK PERCEPTION PANELS

MT2 - PREFINISHED BLACK COPING & FLASHING

AL1 - BLACK ANODIZED ALUMINUM STOREFRONT

GL2 - VISION GLAZING

ST1 - STONE VENEER

WD1 - CEDAR SIDING

EXHIBIT 6

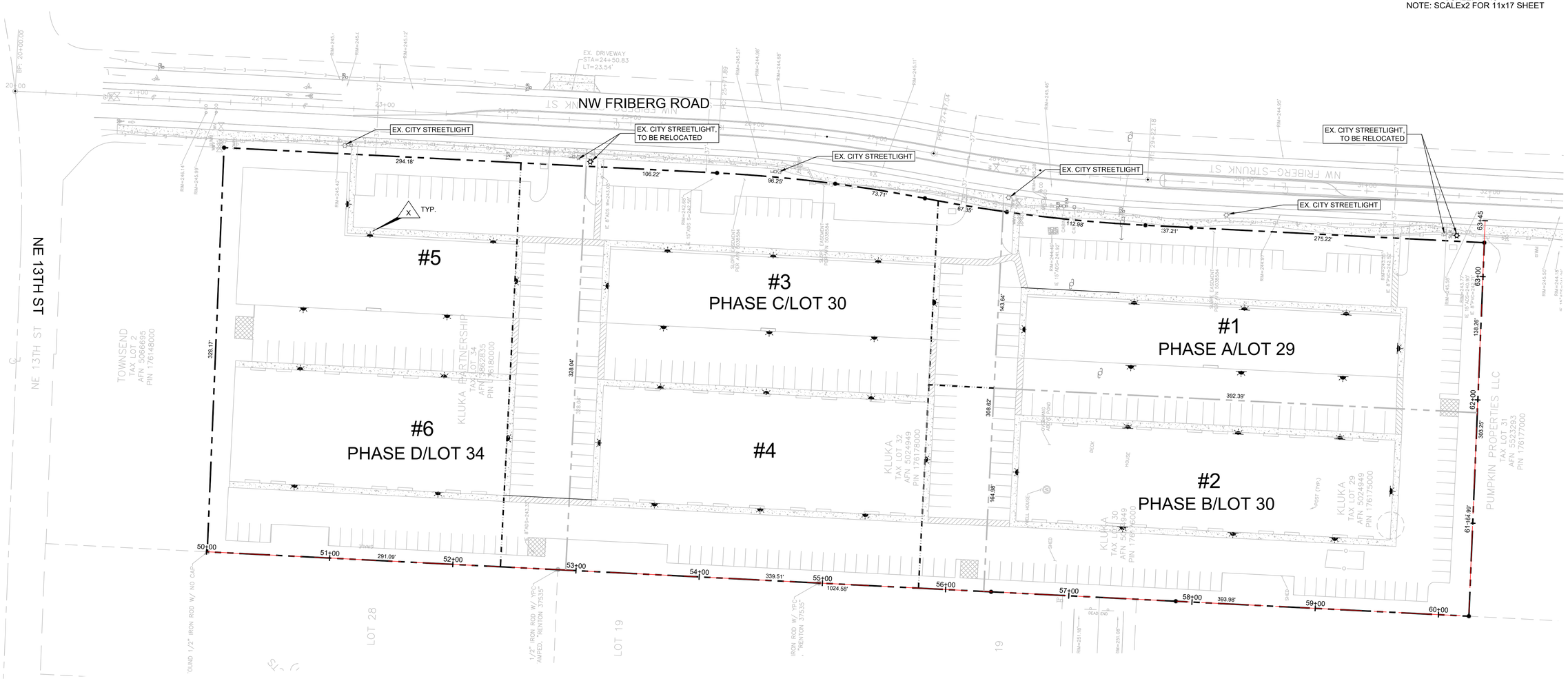
Item 2.

LUMINAIRE LIGHTING SUMMARY											
SYMBOL	LABEL	QUANTITY	MANUFACTURER	MODEL CATALOG NUMBER	DESCRIPTION	LAMP	# LAMPS	FILENAME	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
	A	TBD	LEOTEK ELECTRONICS USA LLC 1955 LUNDY AVE., SAN JOSE, CA 95131	EC7-20M2-MV-WW-3-GY-700 S	LEOTEK ELECTRONICS - POLE ARM MOUNT ROADWAY LUMINAIRE. PRODUCT ID: EC7-20M2-MV-WW-3-GY-700 S OR EQUIVALENT		TBD	EC7-20M2-MV-WW-3-XX--700 S.IES	716	1	177

SITE LIGHTING SUMMARY										
SYMBOL	LABEL	QTY	LIGHT MANUFACTURER	LIGHT CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	WATTAGE	DISTRIBUTION
	S	0	LITHONIA LIGHTING	DSX1 LED 30C 1000 40K T3M MVOLT HS MA	DSX1 LED WTH (1) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD, FOR MAST ARM MOUNTING	LED	1	7341	104	TYPE III, SHORT, BUG RATING: B1 - U0 - G2
	X	50	LITHONIA LIGHTING	DSX1 LED 30C 1000 40K T3M MVOLT HS MA	DSX1 LED WTH (1) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD, FOR WALL MOUNTING	LED	1	7341	104	TYPE III, SHORT, BUG RATING: B1 - U0 - G2
	Y	0	LITHONIA LIGHTING	DSX1 LED 30C 1000 40K T3M MVOLT HS MA	DSX1 LED WTH (1) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD, FOR MAST ARM MOUNTING (BULL HORN)	LED	1	7341	208	TYPE III, SHORT, BUG RATING: B1 - U0 - G2
	Z	0	LITHONIA LIGHTING	DSX1 LED 30C 1000 40K T3M MVOLT HS MA	DSX1 LED WTH (1) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD, FOR MAST ARM MOUNTING (TWIN)	LED	1	7341	208	TYPE III, SHORT, BUG RATING: B1 - U0 - G2

EXISTING STREET LIGHTING NOTE:

- FOR ANY OF THE EXISTING 2 OF 6 STREET LIGHTS TO BE RELOCATED AT THE 3 DRIVEWAY ENTRANCES BY MORE THAN 10' FROM EXISTING LOCATION, A LIGHTING ANALYSIS WILL BE PROVIDED WITH FINAL ENGINEERING APPROVAL.



40 0 40 80

SCALE: 1"=40'
NOTE: SCALEx2 FOR 11x17 SHEET

KESSI ENGINEERING
CONSULTING
PLANNING PROJECT MANAGEMENT
CIVIL ENGINEERING
6400 NE HWY 99 #G-169 VANCOUVER, WA 98665
(360)991-9300 Email:info@kessiconsulting.com
www.kessiconsulting.com

KESSI ENGINEERING & CONSULTING

REVISIONS
1
2
3
4
5

DRAWN BY: P.H.
DESIGNED BY: J.K.
CHECKED BY: J.K.

JAMES KESSI STATE OF WASHINGTON 24935 PROFESSIONAL ENGINEER
DATE: 11/10/2020

PROJECT #145
DATE: 11/10/2020

LACAMAS CREEK TECH CENTER

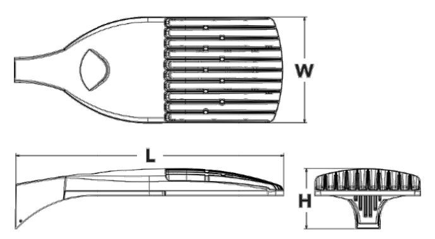
SITE LIGHTING PLAN

LC09

D-Series Size 1
LED Area Luminaire

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®X or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information
EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) **Rotated optics** 60C 60 LEDs (two engines)[1]	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4] 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[7] RPUMBA Round pole universal mounting adaptor[7] **Ordered and shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (see accessories)[8]

Control options		Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (controls ordered separate)[9] PER5 Five-wire receptacle only (controls ordered separate)[9,10] PER7 Seven-wire receptacle only (controls ordered separate)[9,10] DMG 0-10V dimming extend out back of housing for external control (Leads exit fixture)[11] DS Dual switching[12,13] PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[14,15] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[14,15] PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[14,15] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[14,15]	BL30 Bi-level switched dimming, 30%[13,16] BL50 Bi-level switched dimming, 50%[13,16] PNMTDD3 Part night, dim till dawn[17] PNMT5D3 Part night, dim 5 hrs[17] PNMT6D3 Part night, dim 6 hrs[17] PNMT7D3 Part night, dim 7 hrs[17] FAO Field adjustable output[18]	**Shipped installed** HS House-side shield[19] WTB Utility terminal block[20] SF Single fuse (120, 277, 347V)[5] DF Double fuse (208, 240, 480V)[5] L90 Left rotated optics[1] R90 Right rotated optics[1] BS Bird spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information Cont.

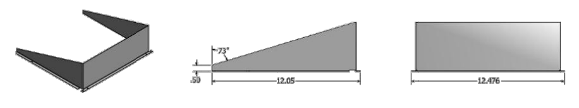
Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[21]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[21]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[21]
DSHORT SBK U	Shorting cap[21]
DSX1EGS DDBXD U	External glare shield
DSX1HS 30C U	House-side shield for 30 LED unit[19]
DSX1HS 40C U	House-side shield for 40 LED unit[19]
DSX1HS 60C U	House-side shield for 60 LED unit[19]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)[22]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[7]

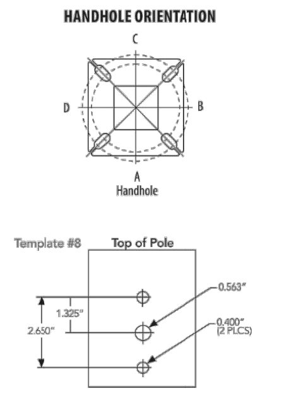
For more control options, visit DTL and ROAM online.

NOTES
1 Rotated optics available with 60C only.
2 AMBPC is not available with BLC, LCCO or RCCO.
3 Not available with HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Not available in 30C 530mA or 60C 530mA with DS. Not available with BL30, BL50 or PNMT options.
7 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
8 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
10 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
11 DMG option for 347V or 480V requires 1000mA.
12 40C or 60C required. Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7 WTB, PIR or PIRH.
13 Requires (2) separately switched circuits.
14 Reference Motion Sensor table on page 3.
15 Reference PER table on page 3 to see functionality.
16 Not available with 347V, 480V, PNMT, DS, PIR1FC3V or PIRH1FC3V. For PER5 or PER7, see PER Table on page 3.
17 Not available with 347V, 480V, DS, BL30, BL50, PIR1FC3V or PIRH1FC3V. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
18 Not available with other controls options
19 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
20 WTB not available with DS.
21 Requires luminaire to be specified with PER option. See PER Table on page 3.
22 For retrofit use only.

External Glare Shield



Drilling



Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290			
2-7/8"	AST25-190	AST25-280	AST25-290			
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @120 require round pole top/tenon.

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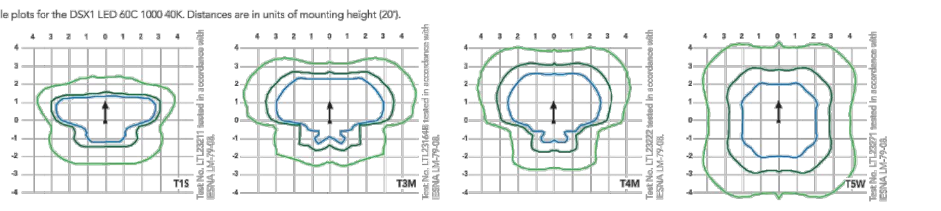
Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.98	0.96	0.91
	DSX1 LED 60C 700			
	1.0	0.99	0.99	0.99

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)	Wire 4/Wire5	PER7 (7 wire)	Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

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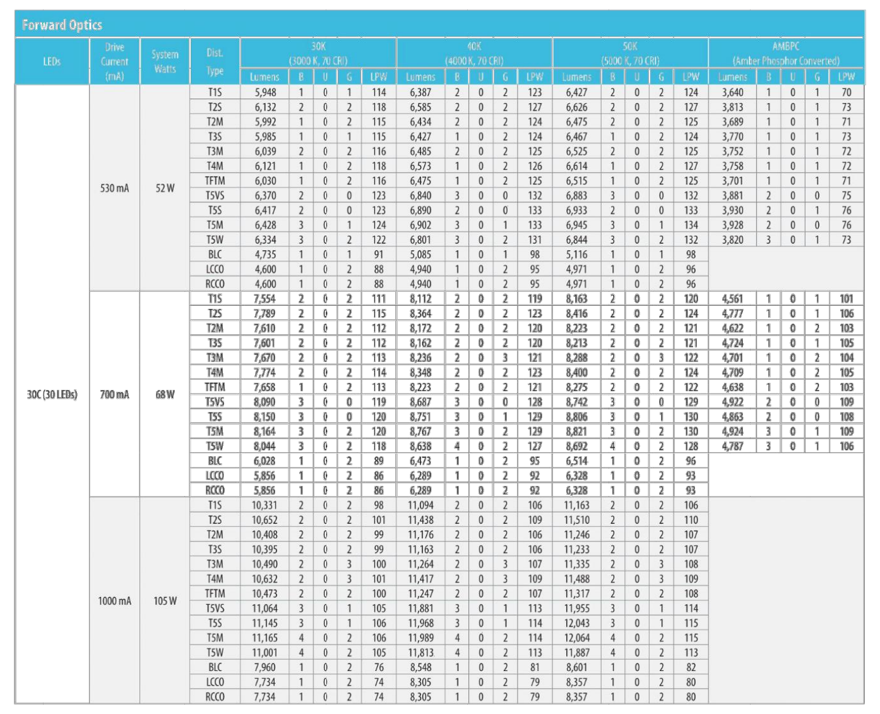
Performance Data Cont.

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.



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Performance Data Cont.

Lumen Output
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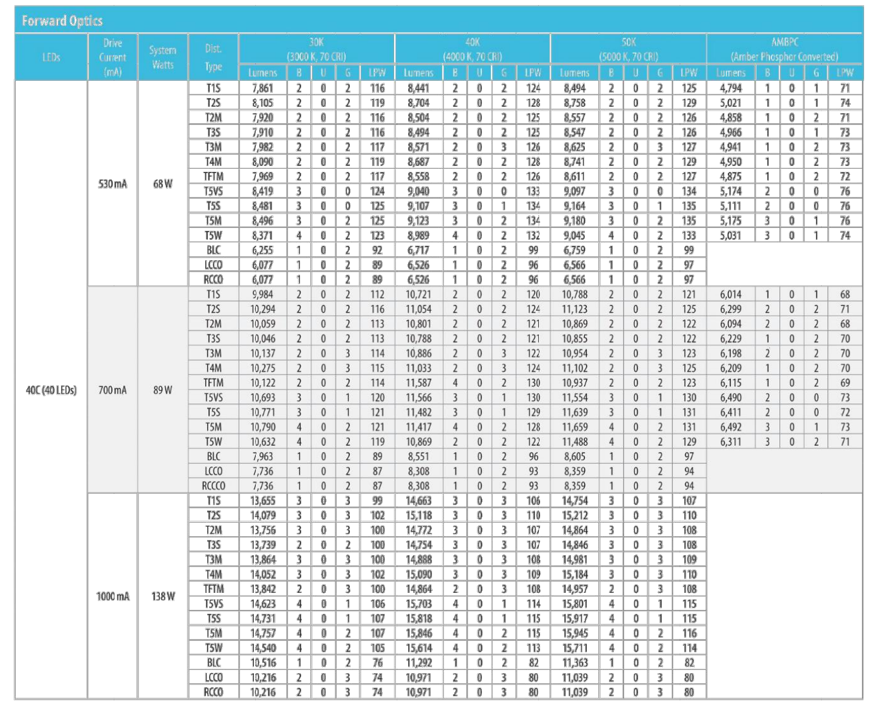

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Performance Data Cont.

Lumen Output
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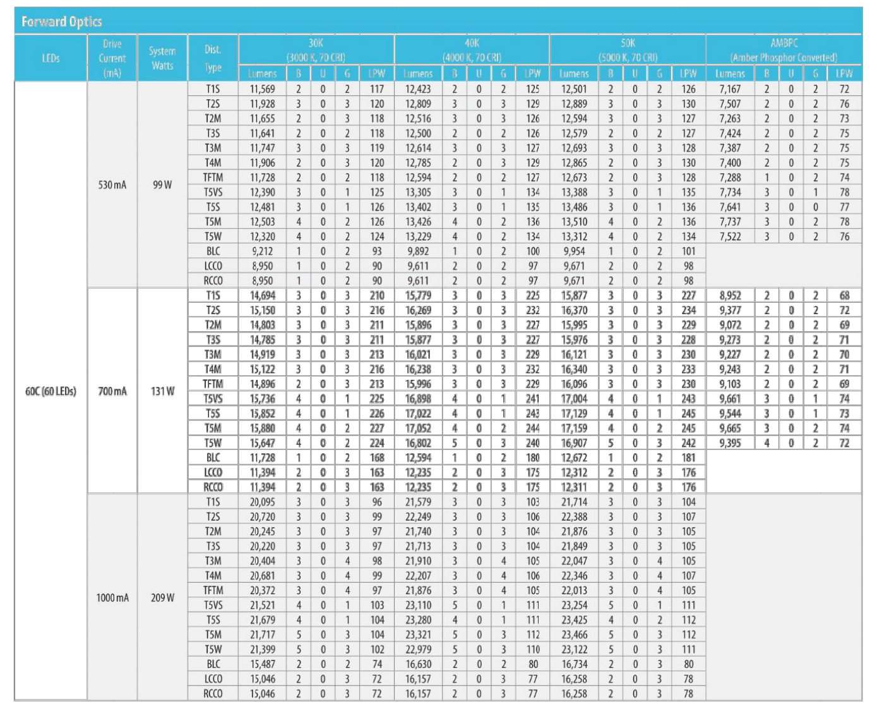
Forward Optics



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Performance Data Cont.

Lumen Output
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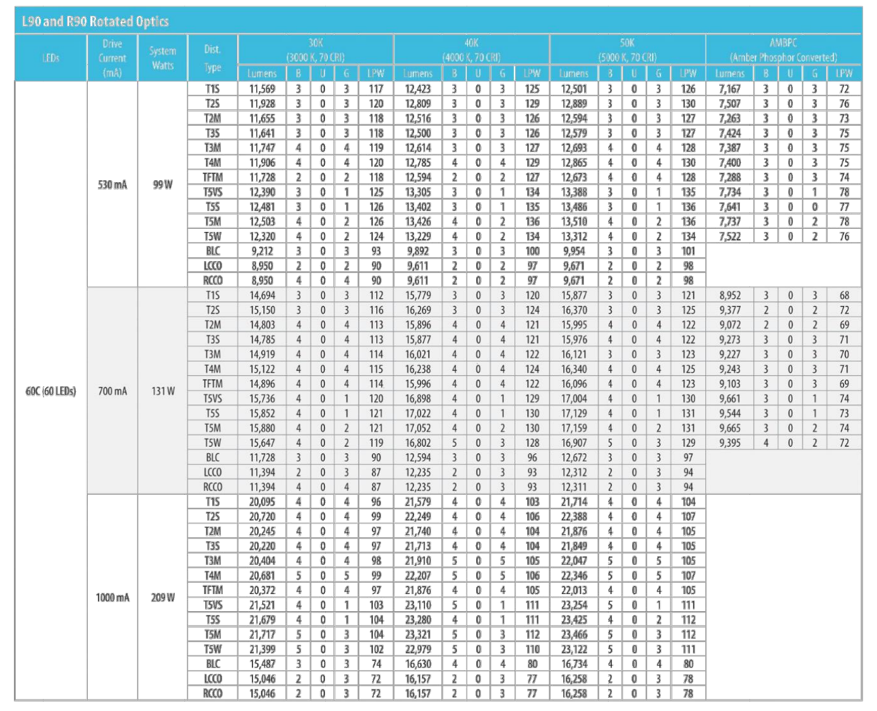
L90 and R90 Rotated Optics



FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) or optional 3000 K (70 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L99/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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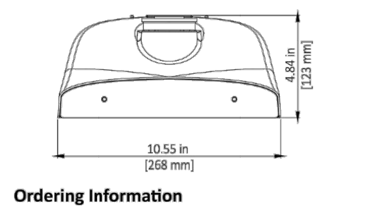
LEOTEK LITE-ON GROUP

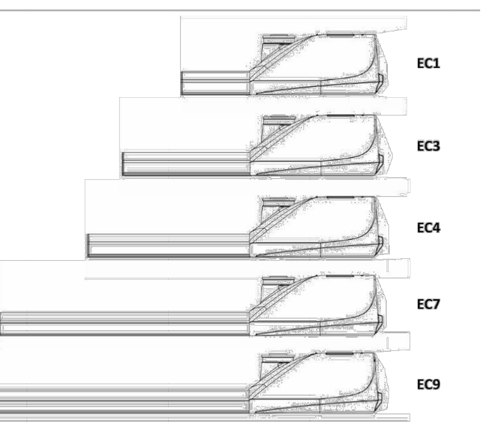
ECobra-head™ LED Street Light
EC

Project
Type
Catalog No.

Luminaire Data

	L	Weight	EPA
EC1	16.1 in [409 mm]	10.8 lb [4.9 kg]	0.40 ft²
EC3	20.8 in [528 mm]	12.7 lb [5.8 kg]	0.45 ft²
EC4	23.5 in [597 mm]	14.0 lb [6.3kg]	0.48 ft²
EC7	30.6 in [777 mm]	19.3 lb [8.8 kg]	0.57 ft²
EC9	35.4 in [899 mm]	21.3 lb [9.7kg]	0.63 ft²





Ordering Information
Sample Catalog No. EC1 4M MV NW 2 GY 700 PCR5 WL

Product & No. & Type of LEDs	Voltage	Nominal Color Temperature	Distribution	Finish[1]	Drive Current[2]	Options
EC1 4M **EC1 6M** **EC3 10M** **EC4 14M** **EC7 18M** **EC7 20M** **EC7 24M** **EC9 30M**	**MV** 120-277V **HV** 347-480V	**WW** 3000K **NW** 4000K **CW** 5000K	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**GY** Gray **DB** Dark Bronze **BK** Black	**350** 350mA **530** 530mA **700** 700mA **1A**[3] 1A	**FDC**[4] Fixed Drive Current **LPCR** Less Photocontrol Receptacle **PCR5**[5] 5-wire PC Receptacle **PCR7**[5] 7-wire PC Receptacle **PCR5-CR**[6] Control Ready 5-wire PC Receptacle **PCR7-CR**[6] Control Ready 7-wire PC Receptacle **SC** PCR Shorting Cap **WL** Utility Wattage Label **DSC** Door Safety Cable

Notes:
1 Gray, Dark Bronze, and Black standard finish; consult factory for other finishes.
2 Factory set drive current, field adjustable standard. Refer to performance data on page 2. Consult factory if wattage limits require a special drive current.
3 1A drive current available with EC1 4M only.
4 Non-field adjustable, fixed drive current. Specify required drive current. Not available with PCR5CR or PCR7CR options.
5 Field-adjustable current selector included. Wireless node dimming is disabled, field changeable connectors included to enable dimming with PCR5/7
6 Control-ready wiring at factory for wireless node dimming. Default maximum drive current (700mA or 1A) must be specified.
7 Flush mounted house side shield. Shield cuts light off at 1/2 mounting height behind luminaire.
8 Flush mounted cul-de-sac shield. Shield cuts light off at 1/2 mounting height behind luminaire and 1-1/2 mounting height on either side of luminaire.
9 Specify Color (GY, DB, BK)
10 Specify MV (120-277V) or HV (347V-480V)

Accessories*	
HSS[7]	House Side Shield, Snap-On
CSS[8]	Cul-De-Sac Side Shield, Snap-On
SPB[9]	Square Pole Horizontal Arm Bracket
RPB[9]	Round Pole Horizontal Arm Bracket
PTB[9]	Pole Top Tenon Horizontal Arm Bracket
WB[9]	Wall Horizontal Arm Bracket
BSK	Bird Deterrent Spider Kit
PC[10]	Twist Lock Photocontrol
LLPC[10]	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap

*Accessories are ordered separately and not to be included in the catalog number

Assembled in the U.S.A. c UL us LISTED ida INTERNATIONAL DARK-SKY ASSOCIATION APPROVED

EC_v121815. Specifications subject to change without notice.

LEOTEK LITE-ON GROUP

ECobra-head™ LED Street Light EC

Luminaire Specifications

Housing
Die cast aluminum housing with universal two-bolt slip fitter mounts to 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter mast arm. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2001 Normal Application, Bridge & Overpass. Mounting has leveling adjustment from + 5° to -5° in 2.5°. Electrical components are accessed without tools and are mounted on removable power door with stainless steel latches. Standard rubber wildlife guard conforms to mast arm with no gaps.

Light Emitting Diodes
Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

Optical Systems
Micro-lens optical systems produce IESNA Type 2, Type 3, Type 4 or Type 5 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield (HSS) cuts light off at 1/2 mounting height behind luminaire. Optional Cul-de-sac shield (CSS) cuts light off at 1 mounting height on each side of luminaire. Both HSS and CSS can be field installed without tools.

Electrical
Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR5-CR or PCR7-CR options). Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA.

Controls
3-Wire photocontrol receptacle is standard. ANSI C136.41 5-wire (PCR5) or 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish
Housing receives a fade and abrasion resistant polyester powder coat finish. Finish tested to withstand 3000 hours in salt spray exposure per ASTM B117. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention. Aluminum extruded components are anodized.

Listings/Ratings/Labels
Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ qualified 120-277V product. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C. Assembled in the U.S.A

Photometry
Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty
10-year limited warranty is standard on luminaire and components.

Performance Data
See next page

EC_v121815. Specifications subject to change without notice.

LEOTEK LITE-ON GROUP

ECobra-head™ LED Street Light EC

Performance Data
All data nominal, consult factory for IES files or LM-79 reports.

			Type 2			Type 3		
No. of LEDs & Type	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm)	Efficacy (Lm/W)	BUG Rating	Delivered Lumens (Lm)	Efficacy (Lm/W)	BUG Rating
EC1 4M	350*	19	1900	100	B1 U0 G1	1800	95	B1 U0 G1
	450	23	2300	100	B1 U0 G1	2200	96	B1 U0 G1
	530	27	2700	100	B1 U0 G1	2500	93	B1 U0 G1
	700	35	3300	94	B1 U0 G1	3100	89	B1 U0 G1
	1000	55	4700	86	B1 U0 G1	4900	89	B1 U0 G1
EC1 6M	350	29	3000	103	B1 U0 G1	2900	100	B1 U0 G1
	530	42	4100	98	B1 U0 G1	4000	95	B1 U0 G1
	700	54	5000	93	B1 U0 G1	5000	93	B1 U0 G1
EC3 10M	350	40	4700	118	B1 U0 G1	4500	113	B1 U0 G1
	530	63	6500	103	B2 U0 G2	6500	103	B1 U0 G1
	700	87	8300	95	B2 U0 G2	8300	95	B2 U0 G1
EC4 14M	350	65	6800	105	B2 U0 G2	6800	105	B1 U0 G1
	530	98	9400	96	B2 U0 G2	9400	96	B2 U0 G2
	700	130	11700	90	B2 U0 G2	11700	90	B2 U0 G2
EC7 18M	350	82	8700	106	B2 U0 G2	8600	105	B2 U0 G2
	530	122	12000	98	B2 U0 G2	11900	98	B2 U0 G2
	700	163	15000	92	B2 U0 G2	14800	91	B2 U0 G2
EC7 20M	350	90	9700	108	B2 U0 B2	9600	107	B2 U0 G2
	530	137	13300	97	B3 U0 G3	13200	96	B2 U0 G2
	700	180	16700	93	B3 U0 G3	16500	92	B3 U0 G2
EC7 24M	350	109	11600	106	B3 U0 G3	11500	106	B2 U0 G2
	530	165	16000	97	B3 U0 G3	15800	96	B2 U0 G2
	700	215	20000	93	B3 U0 G3	19700	92	B3 U0 G3
EC9 30M	350	130	14000	108	B3 U0 G3	13800	106	B3 U0 G2
	530	198	19300	97	B3 U0 G3	19100	96	B3 U0 G2
	700	260	24000	92	B3 U0 G3	23700	91	B3 U0 G3

Note:
* DLC qualification for EC1 4M at 350mA limited to 120-240V

EC_v121815. Specifications subject to change without notice.

KESSI ENGINEERING
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CIVIL ENGINEERING
CONSULTING
PROJECT MANAGEMENT

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KESSI ENGINEERING & CONSULTING

REVISIONS
1
2
3
4
5

DRAWN BY: P.H.
DESIGNED BY: J.K.
CHECKED BY: J.K.

JAMES R. KESSI 34935
DATE: 11/10/2020

PROJECT #145
DATE: 11/10/2020

LACAMAS CREEK TECH CENTER
SITE LIGHTING DETAILS

LC10

Design Review Narrative
Lacamas Tech (DR20-03)

This document is to serve as a narrative for the design review for the Lacamas Tech development project. The project is located at 7021 NE Friberg Strunk Street Camas, WA 98607. Parcel #'s 176180000,176178000, 17616000, 176175000. Project is located north of Union High School and south of NE 13th St on west side of NE Friberg-Strunk St. Applicant is proposing a business park site plan on a site totaling approximately 7.46 acres across 4 parent parcels, these parcels are to be boundary line adjusted to serve the proposed site plan layout. Applicant proposes these applications be reviewed concurrently per CMC 18.55.020(B). Please note that each lot is proposed as its own phase as shown on submitted plans. Project proposes 6 buildings totaling 118699sf, parking, and landscaping. Project is proposing 3 access's to Friberg-Strunk Street to provide access to the site, the applicant has worked with City of Camas Staff to come up with this entrance layout. Project will extend public utilities as needed to serve the site from existing utility stubs.

The intention of this project is to provide affordable small business incubator space available for a wide range of uses, as allowed under the City of Camas Business Park (BP) zone. Retail or similar uses needing higher visibility spaces are anticipated in buildings along the frontage of Friberg-Strunk Street, with spaces available to accommodate local small businesses needs of varying sizes throughout the rest of the site.

Below are responses to the City of Camas Design Review Checklist, applicants responses can be found under the "comments" column:

Responses to Standard Principles and Guidelines

ARCHITECTURE				
Yes	**No**	**NA**	**Principles and Guidelines**	**Comments**
X			Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality.	Project will only use corrugated materials if they are aesthetically pleasing and well-integrated into the design. Please see materials list and rendering for conceptual plan. Project is proposing the appropriate use of aesthetically pleasing corrugated materials, in line with other developments within the immediate vicinity, and will make use of natural tones to further integrate the proposed buildings into the landscape.
X			Buildings walls or fences visible from roadways are articulated in order to avoid a blank look.	Buildings on the site have been set back to follow the curvature of the road and are not simply lined up in a straight line. Please see sheet LC01 site plan for layout of buildings. Building façades include changes in material and stone veneer design elements that are slightly articulated rather than flat faced. Additionally, the buildings fronting the ROW have stepped parapets to add visual interest and avoid a blank look.

X			The use of bold colors has been avoided unless used as minor accents.	Project will make use of natural colors, bold or bright colors will not be used. Please see materials and colors list.
X			Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences.	Large landscaping areas with tree and other landscaping plantings as well as the retention of existing trees between the proposed project and neighboring properties will help mitigate these areas, please see submitted landscape plan LC08.
LANDSCAPING AND SCREENING				
Yes	**No**	**NA**	**Principles and Guidelines**	**Comments**
X			Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible.	Wherever possible, significant trees have been preserved on-site per city of Camas municipal code, landscape trees are also proposed to be planted throughout the site. Total tree count is well in excess of the requirements. Landscape plantings will be limited to those listed on the City of Camas species list and will include low maintenance native species. Please See submitted Landscape plan and tree plan.
X			Trees planted along streetscapes with overhead power lines include only those trees identified on the City's Tree list.	Trees in relevant areas will be planted according to City requirements for species. Please see proposed landscape plan planting list.
X			Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including parking.	Large landscaping buffer areas are proposed to abut neighboring properties to buffer between zoning. In addition, plant materials which provide screening have been selected for these areas. Please see submitted Landscape plan.
X			Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	Fencing will be integrated with the landscaping, fencing materials will be limited to those allowed under City of Camas requirements.
X			Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit.	Future tenant-installed signage will be required to be installed in accordance with City of Camas requirements and avoid bright colors and require placement to avoid vandalism.
X			Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	Proposed lighting will comply with City of Camas requirements for angled design and will not produce glare. All exterior lighting on site will be installed with the appropriate shielding to prevent glare. Please see submitted lighting plan sheet LC09.
X			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.	Street lighting along the public street frontage where previously installed as part of the Friberg Road improvement project. Any additional street lighting will be installed to be substantially similar, but no new street lighting is expected. Please see submitted lighting plan sheet LC09.
X			Parking and building lighting is directed away from surrounding properties through the use of hooding,	Appropriate hooding/shielding will be installed on all parking and building lighting. Please see submitted lighting plan sheet LC09.

			shielding, siting and/or landscaping.	
X			Outdoor furniture samples are consistent with the overall project design.	Any outdoor furniture will be consistent with the site design, making use of natural materials where possible. Proposed picnic tables will be made of natural materials. No other outdoor furniture is proposed. Please see picnic areas on sheet LC08.
X			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.	Existing trees have been retained; project has been modified in working with city staff to accommodate additional existing trees where possible. Please see arborist tree plan and arborist report.
		X	Rock outcropping's, forested areas and water bodies are retained.	Not Applicable.
HISTORIC AND HERITAGE PRESERVATION				
Yes	**No**	**NA**	**Principles and Guidelines**	**Comments**
X			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.	The name Lacamas Tech is intended to highlight the surrounding natural wonders within the Camas community such as Lacamas Lake and Lacamas Creek. Picnic tables have been added into areas strategically placed to allow future tenants to enjoy the existing trees and landscaped areas.

Specific Principles and Guidelines

COMMERCIAL & MIXED USES				
ARCHITECTURE: The design review committee recommendations shall be based on the architectural design standards specific to CMC Chapter 18.37 Business Park Standards (see below).				
LANDSCAPING & SCREENING				
Yes	**No**	**NA**	**Principles and Guidelines**	**Comments**
X			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.	The project has been designed to make maximum efficient use of its lighting; the majority of the projects lighting will be provided by exterior building lighting which will serve as the primary outdoor lighting source. Please see submitted lighting plan LC09
X			Parking spaces are clustered in small groupings and separated by landscaping to create a pedestrian friendly, park like environment.	Applicant has worked extensively with staff to provide both the required maneuvering space needed by future tenants as well as landscape areas, thus creating a park like atmosphere. This has been achieved throughout the site by providing parking area landscaping with trees and alternative

				parking surfaces. These elements work together to minimize the visual impact of paved areas. Please see sheets LC01 and LC08.
STREETSCAPE				
Yes	**No**	**NA**	**Principles and Guidelines**	**Comments**
X			On-site parking areas are located to the interior of the development unless site development proved prohibitive.	The development has provided a limited amount of the total parking at the front of the site in order to prevent the front of the site from effectively becoming the rear, as tenants and customers are forced to drive to the back of the buildings. The applicant has worked with city staff to come up with a compromise as is shown on submitted plans.
X			Parking areas are screened with landscaping.	All parking areas are surrounded by landscaping as well as existing trees. Please see submitted landscape plan.
X			Buildings are placed close to streets and roads unless site constraints made it impossible or characteristics of the surrounding properties already developed made it incompatible. Otherwise, retail frontage setbacks do not exceed 25 feet from back of curb.	Due to the location of this site at the edge of city limits with relatively low residential density, there is a limited potential for pedestrian traffic to and from the site. In an effort to create an atmosphere that demonstrates to passing traffic that the site is open for business and encourage store fronts to face the existing public street, parking has been placed at the front of the site. These parking areas will be landscaped, and pedestrian access will be provided. Please see Sheet LC01 for proposed layout.
X			Window and door placement provides a high degree of transparency at the lower levels of the building and maximize visibility of pedestrian active uses.	The frontage of the proposed buildings is proposed to make use of glass to maximize visibility for future businesses. Please see submitted building elevations.
X			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.	The project has been designed to accommodate a wide variety of uses within a single cohesive design.
X			Watering system will maintain proposed landscaping for a period to ensure that plants are well established.	All landscaping will be properly irrigated and maintained.
		X	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.	Project is not proposing new streets.

CMC Chapter 18.37 Business Park Standards

DESIGN REVIEW CHECKLIST

Architectural Design Standards CMC 18.37.030				
BUILDING MATERIALS				
Yes	**No**	**NA**	**Development standards**	**Comments**
X			A minimum of 75% of the walls visible from the ROW (excluding glass) shall be indigenous such as cedar, wood logs, brick, stone, rusticated block or comparable modular masonry are preferred. New materials that convey the texture, scale, color and finish similar to these natural products will be considered where appropriate. Large blank walls facing the right of way are prohibited.	Project is proposing natural materials to make up the majority of the frontage visible facades. Please see submitted elevations and materials list.
X			Secondary materials such a metal siding may be used as accents and may compose 25% of the walls visible from the ROW (excluding glass).	Secondary materials will make up no more than 25% of the exterior walls visible from the ROW. Please see submitted elevations and building materials list.
X			Prefabricated metal buildings or structures are not permitted.	Project is not proposing prefabricated buildings.
X			Glare reduction. All glazing must be low-reflective (i.e. tinted or tilted glass).	All glass will be installed in accordance with glare reduction requirements.
X			Use muted earth tone colors for building and roof materials.	Project is proposing natural tones for all buildings. Please see submitted colors list.
X			Bright colors are only appropriate for accents.	Project is not proposing any bright colors.
X			A minimum of 75% of the exterior walls seen from the public ROW shall have muted tones.	Buildings fronting the public ROW will make use of natural material siding with natural tone accents. Buildings not fronting the ROW will make use of natural tone colors. Please see submitted colors and materials lists.
BUILDING MASSING AND SCALE				
Yes	**No**	**NA**	**Development standards**	**Comments**
X			Provide a human scale to the primary entrance.	Please see dimensioned plan and example rendering.
		X	Express the position of each floor in the external design of the building by changing materials between floors, or use an expression line, or articulate structural elements.	Project is proposing single-level buildings
X			Avoid large panelized products or extensive featureless surfaces.	Project has been designed with the intention to avoid featureless facades.
ROOF FORM: Incorporate at least 2 of the following:				
Yes	**No**	**NA**	**Development standards**	**Comments**
X			A flat roof with a parapet that screens rooftop	1. Project is proposing flat roofs, any future equipment installed on

			equipment from view;	roofs will be obscured from view by parapets.
X			A cornice or molding to define the top of a parapet;	2. A Cornice is proposed along all frontage buildings.
X			Overhang eaves;	3. Eaves/canopies will be installed to overhang above the building entrances.
		X	Sloping roofs with a minimum pitch of 4:12; and/or	
		X	Multiple roof planes.	
MECHANICAL EQUIPMENT				
Yes	**No**	**NA**	**Development standards**	**Comments**
X			All vents, flues or other protrusions through the roof, less than sixteen inches in diameter need not be screened from view, but must be painted or treated to blend with the color of the background. All such vents, flues, or other protrusions through the roof, more than sixteen inches in diameter shall be considered mechanical equipment and shall be screened from view.	Any potential protrusions will be appropriately screened.
REFUSE/STORAGE				
Yes	**No**	**NA**	**Development standards**	**Comments**
X			Refuse areas and service/storage areas are to be located under cover, and/or not visible from the public ROW or adjacent properties.	Refuse areas can be seen on submitted plans and will be both screened and covered, as well as located away from the ROW. Please see Sheet LC01 for locations.
FENCING				
Yes	**No**	**NA**	**Development standards**	**Comments**
X			A wrought-iron fence, vinyl-coated chain link, masonry, stone or a combination, may be up to six feet high along the front property line or within the front yard setback.	Future fencing installed will meet the requirements laid out here and will either be wrought iron style or coated chain link. Fencing will be black in color to better blend in amongst proposed landscaping.
X			Security fencing shall be compatible with landscaping of the entire site. Evergreen plant material will be located adjacent to security fencing, and shall provide a vegetation screen when mature.	Security fencing will be integrated into the on-site landscaping for a seamless look.
LIGHTING				
Yes	**No**	**NA**	**Development standards**	**Comments**
X			Lighting shall be directed to the interior of the site and shielded from adjacent properties. Building lighting is to be concealed and indirect.	All lighting will be appropriately positioned and screened to reduce glare. Please see submitted lighting plan Sheet LC09.

STAFF REPORT

Camas Professional Center
Major Design Review (DR20-05)
Related File: SPRV20-03

TO	Design Review Committee
FROM	Lauren Hollenbeck, Senior Planner
LOCATION	3571 NW Camas Meadows Drive Parcel No. 966043-916
APPLICANT	Eric Lanciault EL, A (360) 798-3801

APPLICABLE LAW: A development agreement was recorded for this property March 28, 2016 and therefore this land use application submitted September 18, 2020 is vested to the land use regulations and development standards in effect on the effective date of the recorded development agreement to include the 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, Chapter 18.37 Business Park and Chapter 18.55 Administrative Procedures.

Summary

The applicant is currently seeking design review approval for the construction of a 2-story 20,000 square foot medical office building. The site fronts NW Camas Meadows Drive where vehicular access is provided. Landscaping is focused at the perimeter of the site and throughout the parking area.

The subject property and properties bordering all its sides are zoned Business Park (BP) except Camas Meadows Drive, which abuts the site to the west. The project site is part of the approved Parklands at Camas Meadows Mixed Use Master Plan development agreement, which is comprised of both residential and commercial/business uses. As such, commercial/business uses are planned to the northwest and south and single-family residential lots are planned to the north and east of the subject site.

The subject property is relatively flat and slopes downwards at its property lines to the residential lots. Vegetation consists of grass with no trees.

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 Design Review Manual and Camas Municipal Code (CMC). 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 specific 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.**

CMC Chapter 18.37 Business Park Standards

The Design Review Committee recommendations shall also be based on the architectural design standards of CMC Chapter 18.37 Business Park Standards.

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
Camas Professional Center (DR20-05)

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 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 outcropping’s, forested areas and water bodies are retained.	
HISTORIC AND HERITAGE PRESERVATION				
Yes	**No**	**NA**	**Principles and Guidelines**	**Comments**
			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: The design review committee recommendations shall be based on the architectural design standards specific to CMC Chapter 18.37 Business Park Standards (see below).				
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 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.	

CMC Chapter 18.37 Business Park Standards

Architectural Design Standards CMC 18.37.030				
BUILDING MATERIALS				
Yes	**No**	**NA**	**Development standards**	**Comments**
			A minimum of 75% of the walls visible from the ROW (excluding glass) shall be indigenous such as cedar, wood logs, brick, stone, rusticated block or comparable modular masonry are preferred. New materials that convey the texture, scale, color and finish similar to these natural products will be considered where appropriate. Large blank walls facing the right of way are prohibited.	
			Secondary materials such a metal siding may be used as accents and may compose 25% of the walls visible from the ROW (excluding glass).	
			Prefabricated metal buildings or structures are not permitted.	
			Glare reduction. All glazing must be low-reflective (i.e. tinted or tilted glass).	
			Use muted earth tone colors for building and roof materials.	
			Bright colors are only appropriate for accents.	
			A minimum of 75% of the exterior walls seen from the public ROW shall have muted tones.	
BUILDING MASSING AND SCALE				
Yes	**No**	**NA**	**Development standards**	**Comments**
			Provide a human scale to the primary entrance.	

			Express the position of each floor in the external design of the building by changing materials between floors, or use an expression line, or articulate structural elements.	
			Avoid large panelized products or extensive featureless surfaces.	
ROOF FORM: Incorporate at least 2 of the following:				
Yes	**No**	**NA**	**Development standards**	**Comments**
			A flat roof with a parapet that screens rooftop equipment from view;	
			A cornice or molding to define the top of a parapet;	
			Overhang eaves;	
			Sloping roofs with a minimum pitch of 4:12; and/or	
			Multiple roof planes.	
MECHANICAL EQUIPMENT				
Yes	**No**	**NA**	**Development standards**	**Comments**
			All vents, flues or other protrusions through the roof, less than sixteen inches in diameter need not be screened from view, but must be painted or treated to blend with the color of the background. All such vents, flues, or other protrusions through the roof, more than sixteen inches in diameter shall be considered mechanical equipment and shall be screened from view.	
REFUSE/STORAGE				
Yes	**No**	**NA**	**Development standards**	**Comments**
			Refuse areas and service/storage areas are to be located under cover, and/or not visible from the public ROW or adjacent properties.	
FENCING				
Yes	**No**	**NA**	**Development standards**	**Comments**
			A wrought-iron fence, vinyl-coated chain link, masonry, stone or a combination, may be up to six feet high along the front property line or within the front yard setback.	
			Security fencing shall be compatible with landscaping of the entire site. Evergreen plant material will be located adjacent to security fencing, and shall provide a vegetation screen when mature.	

DESIGN REVIEW CHECKLIST

LIGHTING				
Yes	**No**	**NA**	**Development standards**	**Comments**
			Lighting shall be directed to the interior of the site and shielded from adjacent properties. Building lighting is to be concealed and indirect.	

Vicinity Map

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

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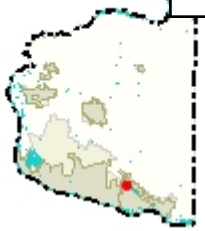
Item 3.

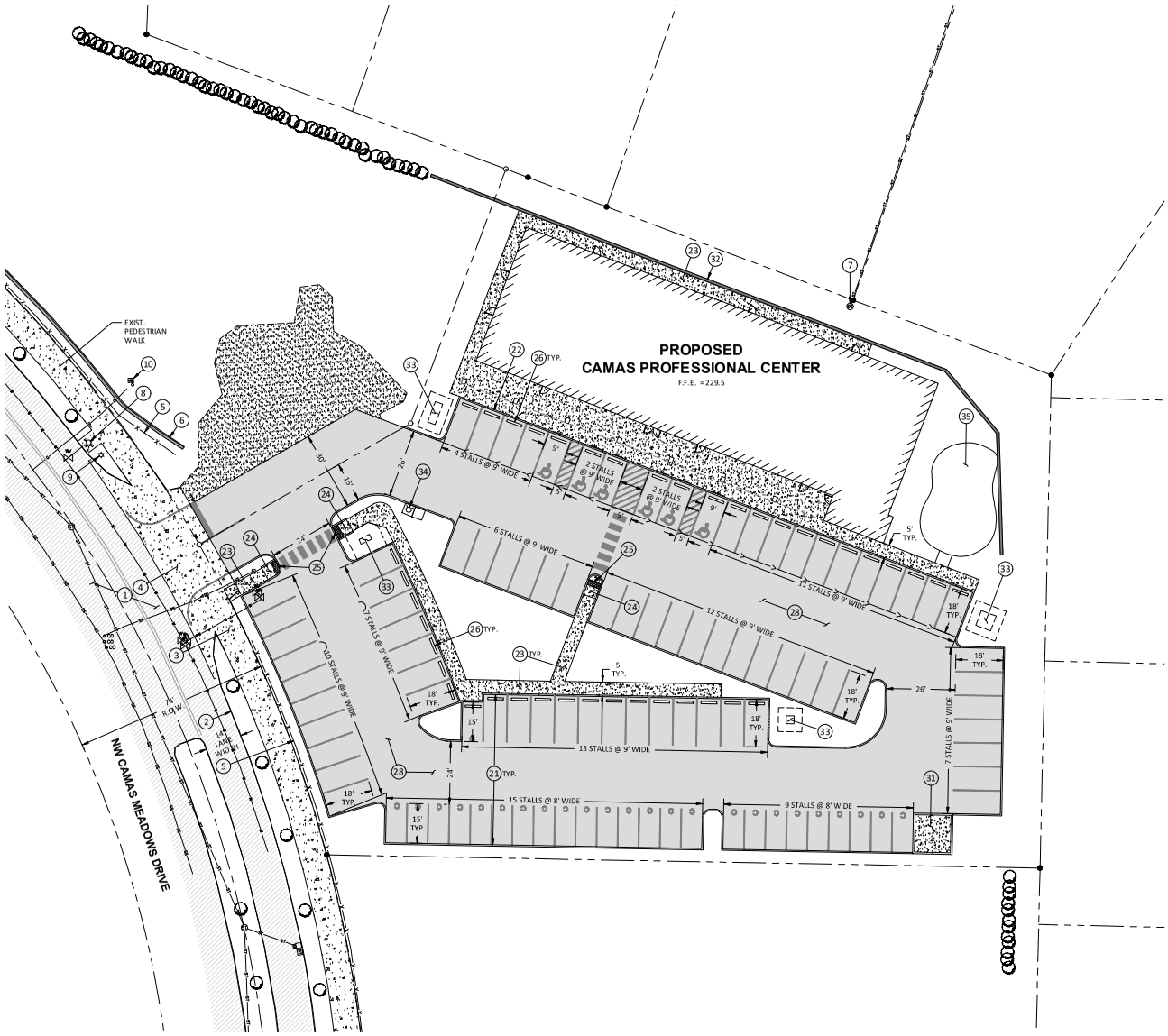


Legend

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

Notes:

EXHIBIT 2



Harper Houf Peterson Righellis Inc.
ENGINEERS ◆ PLANNERS
LANDSCAPE ARCHITECTS ◆ SURVEYORS
1220 Main Street, Suite 150, Vancouver, WA 98660
phone: 360.750.1131 www.hhpr.com fax: 360.750.1141

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. PROTECT EXISTING ASPHALT.
2. PROTECT EXISTING CURB.
3. PROTECT EXISTING SIDEWALK.
4. PROTECT EXISTING DRIVEWAY APRON.
5. PROTECT EXISTING FENCE.
6. PROTECT EXISTING WALL.
7. PROTECT EXISTING STORM MANHOLE.
8. PROTECT EXISTING FIRE HYDRANT.
9. PROTECT EXISTING LIGHT POLE.
10. PROTECT EXISTING UTILITY STRUCTURE.
21. CONSTRUCT STANDARD CURB PER DETAIL, SHEET C5.01.
22. CONSTRUCT FLUSH CURB PER DETAIL, SHEET C5.01.
23. CONSTRUCT CONCRETE SIDEWALK PER DETAILS, SHEET C5.01.
24. CONSTRUCT ADA RAMP PER DETAIL STXX, SHEET C5.0X.
25. INSTALL DETECTABLE WARNING PER DETAIL, SHEET C5.01.
26. INSTALL CONCRETE WHEEL STOP PER DETAIL, SHEET C5.01.
28. CONSTRUCT HMA AUTOMOBILE SURFACE PER SECTION, SHEET C5.01.
31. TRASH/RECYCLE ENCLOSURE AREA (193.6 SF). CONSTRUCT CONCRETE PAD PER CEMENT CONCRETE REFUSE AREA SECTION, SHEET C5.0X SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
32. RETAINING WALL. SEE STRUCTURAL PLANS AND SHEET XX FOR ADDITIONAL INFORMATION.
33. BIORETENTION FACILITY. SEE SHEET C4.01 FOR ADDITIONAL INFORMATION.
34. FIRE HYDRANT. SEE SHEET C4.02 FOR ADDITIONAL INFORMATION.
35. OUTDOOR BREAK AREA. SEE LANDSCAPE PLANS AND SHEET XX FOR ADDITIONAL INFORMATION.

PROPERTY INFORMATION:

PROPERTY INFORMATION:
1. PARCEL NUMBERS: 986043-916
LOCATED IN SW 1/4 SECTION 28, T2N, R3E, W.M.
SITE ADDRESSES:
3517 NW CAMAS MEADOWS DR.
CAMAS, WA 98607
2. TOTAL SITE AREA = 1.419 ACRES
3. SITE ZONING = BP
4. ENVIRONMENTAL INFORMATION:
PARCEL CONTAINS NO WATER COURSE.
PARCEL CONTAINS NO FLOOD PLAINS.
PARCEL CONTAINS NO WETLANDS.
PARCEL CONTAINS NO UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS.
PARCEL CONTAINS NO SPECIES HABITAT BUFFER.
PARCEL CONTAINS NO KNOWN HISTORICAL, OR CULTURAL RESOURCES.
5. UTILITIES:
WATER DISTRICT: CAMAS
SEWER DISTRICT: CAMAS
6. FIRE DISTRICT: CAMAS WASHOUGAL FD

STANDARD PARKING STALLS	69
COMPACT PARKING STALLS	25
ADA PARKING STALLS	6
TOTAL PARKING STALLS	100

SUMMARY TABLE

PARCEL: 986043-916

TOTAL SITE AREA ~ 1.419 ACRES

BLDG SIZE = 20,000 SF

BUILDING COVERAGE = 14.99%

IMPERVIOUS AREA = 47,170 SF

IMPERVIOUS COVERAGE = 76.31%

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SUITE 302
VANCOUVER, WASHINGTON
98683
v. 360.798.3801

MASSAAD ENGINEERING GROUP INC.
6775 SW 111TH AVENUE
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BEAVERTON, OREGON
97008
v. 503.486.5387

KEVIN D. BACHELDER
STATE OF WASHINGTON
40481
REGISTERED PROFESSIONAL ENGINEER
10/XX/2020

REVISIONS	DATE

ENGINEERING PLAN REVIEW - 10/XX/2020

CAMAS PROFESSIONAL CENTER
3517 NW CAMAS MEADOWS DR.
CAMAS, WA 98607

ISSUE DATE: 10.XX.2020
JOB NUMBER: 810

SITE PLAN

C0.00

Item 3.

EXHIBIT 3

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
●	Acer circinatum / Vine Maple	B & B	6`	as shown	16
●	Acer platanoides `Crimson Sentry` / Crimson Sentry Norway Maple	B & B	2" cal	as shown	8
●	Calocedrus decurrens / Incense Cedar	B & B	6`	as shown	23
●	Liriodendron tulipifera `Fastigiatum` / Pyramidal Tulip Poplar	B & B	6`	as shown	5
●	Nyssa sylvatica `Afterburner` / Afterburner Tupelo	B & B	2" cal	as shown	4
●	Quercus robur fastigiata / Pyramidal English Oak	B & B	2" cal	as shown	7
●	Thuja plicata `Hogan` / Hogan Cedar	B & B	6`	as shown	17
SHRUBS	**BOTANICAL / COMMON NAME**	**CONTAINER**	**SPREAD**	**SPACING**	**QTY**
●	Cornus alba `Ivory Halo` TM / Tatarian Dogwood	2 gal	12"-15"	4` o.c.	62
●	Ilex x meserveae `Blue Boy` TM / Blue Boy Holly	2 gal	15"-18"	4` o.c.	12
●	Ilex x meserveae `Blue Girl` TM / Blue Girl Holly	2 gal	15"-18"	4` o.c.	38
●	Mahonia repens / Creeping Mahonia	1 gal	12"-15"	3` o.c.	64
●	Physocarpus capitatus / Pacific Ninebark	2 gal	15"-18"	as shown	2
✱	Polystichum munitum / Western Sword Fern	1 gal	10"-12"	3` o.c.	16
●	Symphoricarpos albus / Common White Snowberry	2 gal	12"-15"	4` o.c.	29
●	Thuja occidentalis `Emerald` / Emerald Arborvitae	B & B	4`-5`	3` o.c.	42
SHRUB AREAS	**BOTANICAL / COMMON NAME**	**CONTAINER**	**SPREAD**	**SPACING**	**QTY**
🟩	Cotoneaster apiculatus / Cranberry Cotoneaster	1 gal	12"-15"	6` o.c.	160
GROUND COVERS	**BOTANICAL / COMMON NAME**	**CONTAINER**	**SPREAD**	**SPACING**	**QTY**
🟩	BIO-RETENTION FACILITY				718 sf
	Carex obnupta / Slough Sedge 15%	1"x6" nursery plug		8" o.c.	252
	Carex stipata / Sawbeak Sedge 15%	1"x6" nursery plug		8" o.c.	252
	Deschampsia cespitosa / Tufted Hair Grass 15%	1"x6" nursery plug		8" o.c.	252
	Juncus effusus / Soft Rush 15%	1"x6" nursery plug		8" o.c.	252
	Juncus ensifolius / Swordleaf Rush 15%	1"x6" nursery plug		8" o.c.	252
	Juncus patens / California Gray Rush 15%	1"x6" nursery plug		8" o.c.	252
	Scirpus microcarpus / Small-fruited Bulrush 10%	1"x6" nursery plug		8" o.c.	168
🟩	WILD STRAWBERRIES				986 sf
	-				986 sf
🟩	Arctostaphylos uva-ursi `Massachusetts` / Massachusetts Kinnikinnick	1 gal	6"-12"	30" o.c.	155
SEED	**BOTANICAL / COMMON NAME**	**CONTAINER**	**SPREAD**	**SPACING**	**QTY**
🟩	Seed Mix City of Portland Native 50/50 Mix / PT 452 City of Portland Native 50/50 Mix	seed			1,961 sf

0 10 20 40
SCALE: 1" = 20'-0"

STATE OF WASHINGTON
JAMES ANTHONY CLARK
NO. 778 EXP. 05/30/2022
LICENSED LANDSCAPE ARCHITECT
PRELIMINARY
11/12/20

Clark
Land Design, pllc
Land Use Planning
Landscape Architecture
Development Consulting
9901 NE 7th Avenue, Suite A-214 | Vancouver, WA 98685 | 360.921.4445 | jclark@clarklanddesign.com

CAMAS PROFESSIONAL CENTER

3517 NW CAMAS MEADOWS DR.
CAMAS, WA 98607

811
Know what's below.
Call before you dig.

SHEET TITLE
LANDSCAPE PLAN

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DATE	ISSUE
09/04/2020	PRELIM

REVISION

DRAWN BY JAC
CHECKED BY JAC

JOB #: 1.20.027

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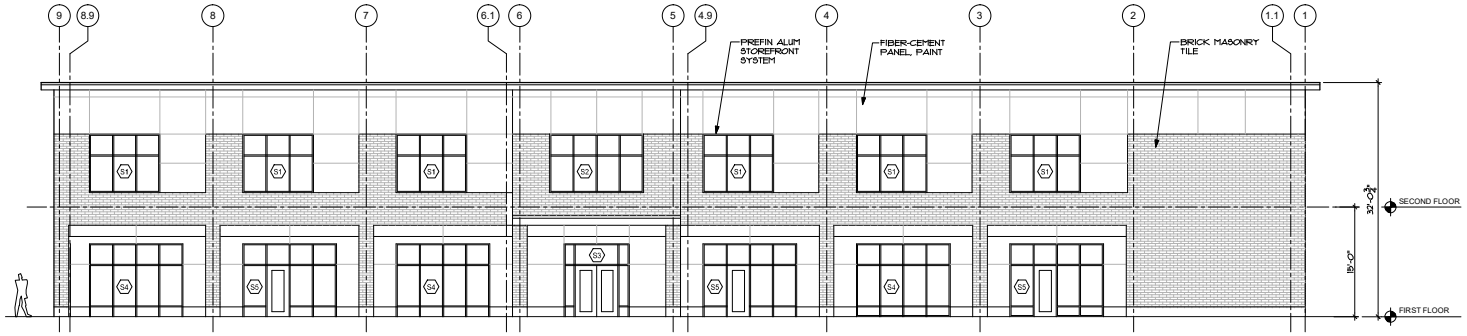

1 SOUTH ELEVATION
1/8" = 1' - 0"
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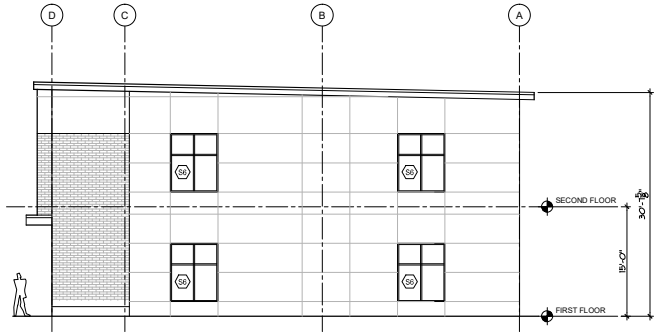

3 EAST ELEVATION
1/8" = 1' - 0"
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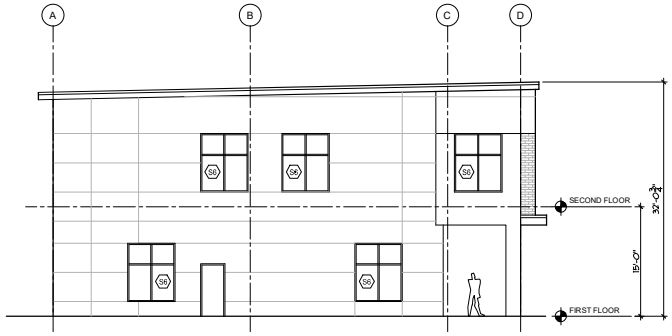

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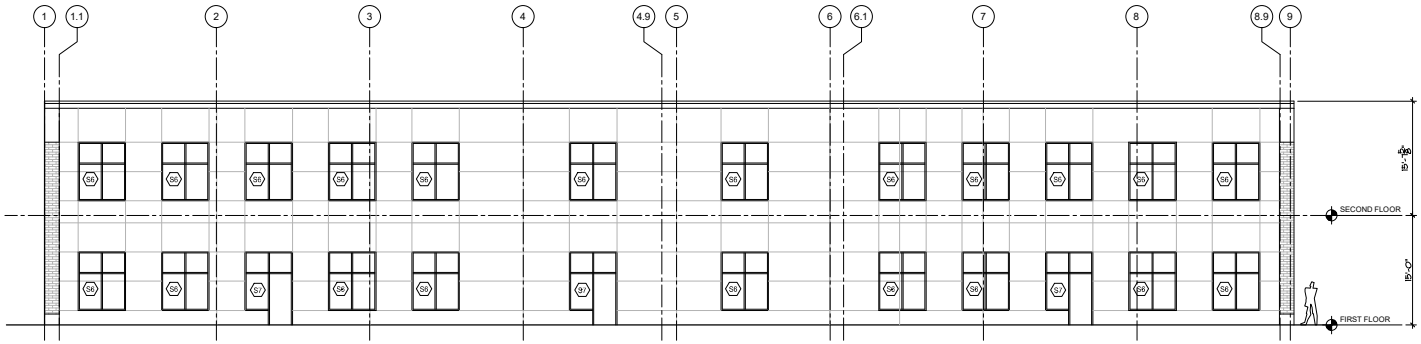

4 NORTH ELEVATION
1/8" = 1' - 0"
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EXPIRES: 01.20.22
SIGNED: xx.xx.xx

REVISIONS	DATE

PROGRESS SET - 8/29/2020

CAMAS PROFESSIONAL CENTER

3517 NW CAMAS MEADOWS DRIVE
CAMAS, WA 98607

ISSUE DATE: 08.29.2020
JOB NUMBER: 810

EXTERIOR ELEVATIONS

A3.01


CAMAS
Professional Center


GAMAS
Professional Center


GRIMES
Professional Center

Item 3.

D-Series Size 2

LED Area Luminaire

Catalog Number

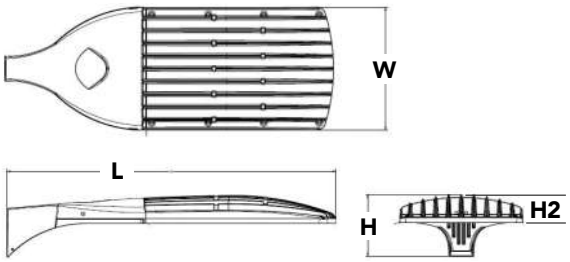
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.1 ft² (0.10 m²)
Length:	40″ (101.6 cm)
Width:	15″ (38.1 cm)
Height 1:	7-1/4″ (18.4 cm)
Height 2: (max):	3.5″
Weight:	36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series

DSX2 LED

LEDs

Forward optics

P1	P5 [1]
P2	P6
P3	P7 [1]
P4	P8 [1]

Rotated optics

P10 [2]	P13 [1,2]
P11 [2]	P14 [1,2]
P12 [2]	

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I Short (Automotive)
T2S	Type II Short
T2M	Type II Medium
T3S	Type III Short
T3M	Type III Medium
T4M	Type IV Medium
TFTM	Forward Throw Medium
T5VS	Type V Very Short [3]
T5S	Type V Short [3]
T5M	Type V Medium [3]
T5W	Type V Wide [3]
BLC	Backlight control [4]
LCCO	Left corner cutoff [4]
RCCO	Right corner cutoff [4]

Voltage

MVOLT [5]
120 [6]
208 [6]
240 [6]
277 [6]
347 [6]
480 [6]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting [7]
WBA	Wall bracket [3]
SPUMBA	Square pole universal mounting adaptor [8]
RPUMBA	Round pole universal mounting adaptor [8]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [9]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled [10]
PIRHN	Network, Bi-Level motion/ambient sensor [11]
PER	NEMA twist-lock receptacle only (no controls) [12]
PER5	Five-wire receptacle only (no controls) [12,13]
PER7	Seven-wire receptacle only (no controls) [12,13]
DMG	0-10V dimming extend out back of housing for external control (no controls) [14]
DS	Dual switching [15,16]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc [17]
PIRH1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [17]
FAO	Field Adjustable Output [18]

Other options

Shipped installed

HS	House-side shield [19]
SF	Single fuse (120, 277, 347V) [6]
DF	Double fuse (208, 240, 480V) [6]
L90	Left rotated optics [2]
R90	Right rotated optics [2]
HA	50°C ambient operations [1]

Shipped separately

BS	Bird spikes [20]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Ordering Information

Accessories

Ordered and shipped separately.

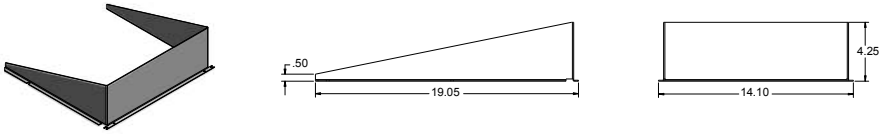
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [21]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [21]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [21]
DSHORT SBK U	Shorting cap [23]
DSX2HS 80C U	House-side shield for 80 LED unit [19]
DSX2HS 90C U	House-side shield for 90 LED unit [19]
DSX2HS 100C U	House-side shield for 100 LED unit [19]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [22]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [9]
DSX2EGS (FINISH) U	External glare shield

For more control options, visit DTL and ROAM online.

NOTES
1 HA not available with P5, P7, P8, P13, and P14.
2 P10, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
7 Suitable for mounting to round poles between 3.5" and 12" diameter.
8 Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
9 Must order fixture with SPA option.Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
10 Must be ordered with PIRHN. Sensor cover only available in dark bronze, black, white or natural aluminum color.
11 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
12 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
13 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. .
14 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
15 Requires (2) separately switched circuits with isolated neutrals.
16 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P10.
17 Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
18 Reference controls options table on page 4.
19 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information.
20 Must be ordered with fixture for factory pre-drilling.
21 Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
22 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

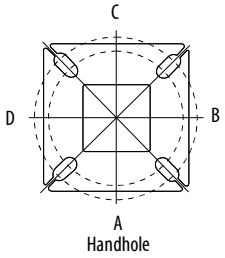
Options

EGS - External Glare Shield

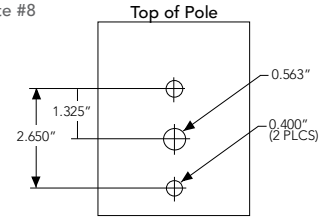


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 LED	1.100	2.200	2.120	3.300	2.850	4.064

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

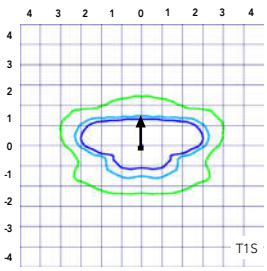
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 2 homepage.

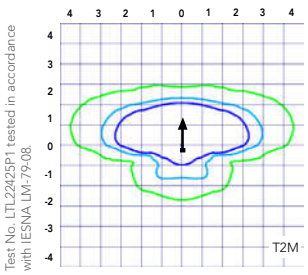
Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Test No. LTL22425P1 tested in accordance with IESNA LM-79-08.



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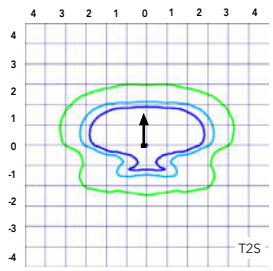

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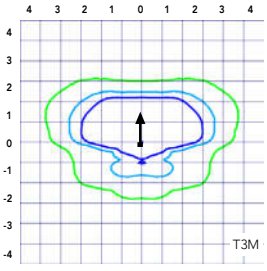

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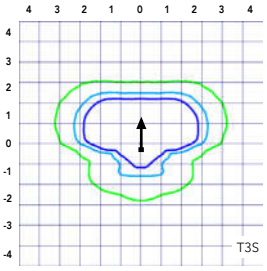

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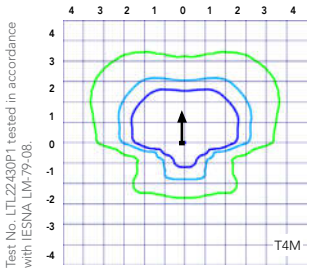

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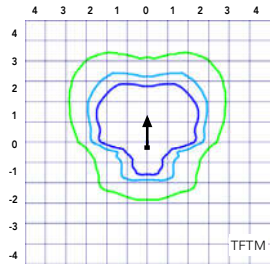

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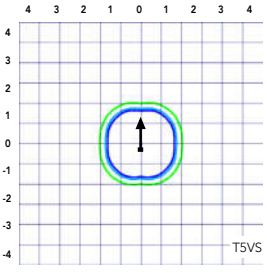

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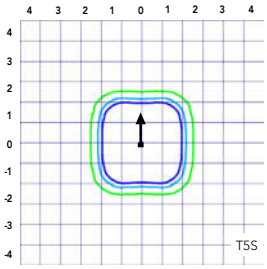

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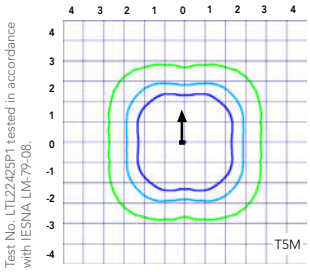

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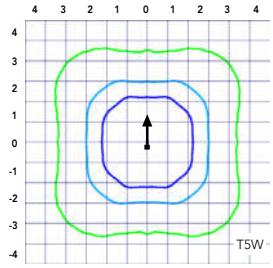

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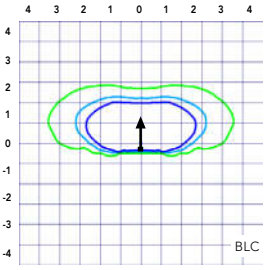

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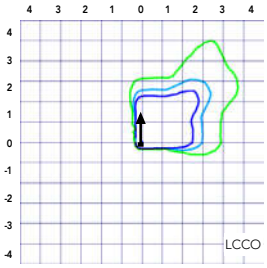

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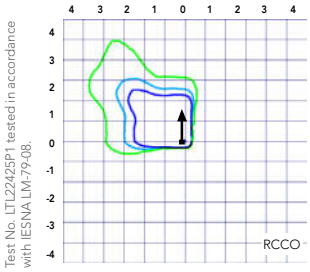

Test No. LTL22434P1 tested in accordance with IESNA LM-79-08.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptical	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	530	**P1**	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134
				TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137
				T5VS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142
				T5W	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
80	700	**P2**	185W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132
				T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131
				T2M	22,396	3	0	3	121	24,127	3	0	3	130	24,432	3	0	3	132
				T3S	21,690	3	0	4	117	23,366	3	0	4	126	23,662	3	0	4	128
				T3M	22,342	3	0	4	121	24,068	3	0	4	130	24,373	3	0	4	132
				T4M	21,857	3	0	4	118	23,545	3	0	4	127	23,844	3	0	4	129
				TFTM	22,328	3	0	4	121	24,054	3	0	4	130	24,358	3	0	4	132
				T5VS	23,222	5	0	1	126	25,016	5	0	1	135	25,333	5	0	1	137
				T5S	23,241	4	0	2	126	25,037	4	0	2	135	25,354	4	0	2	137
				T5M	23,182	5	0	3	125	24,974	5	0	3	135	25,290	5	0	3	137
				T5W	23,030	5	0	4	124	24,810	5	0	4	134	25,124	5	0	4	136
				BLC	18,307	2	0	3	99	19,721	2	0	3	107	19,971	2	0	3	108
				LCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
				RCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
80	850	**P3**	217W	T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132
				T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129
				TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132
				T5VS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137
				T5W	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108
				LCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
80	1050	**P4**	270W	T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125
				T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125
				T2M	31,089	3	0	4	115	33,491	3	0	4	124	33,915	3	0	4	126
				T3S	30,108	4	0	4	112	32,435	4	0	5	120	32,845	4	0	5	122
				T3M	31,014	3	0	4	115	33,410	3	0	4	124	33,833	3	0	4	125
				T4M	30,340	3	0	5	112	32,684	3	0	5	121	33,098	3	0	5	123
				TFTM	30,995	3	0	5	115	33,390	3	0	5	124	33,812	3	0	5	125
				T5VS	32,235	5	0	1	119	34,726	5	0	1	129	35,166	5	0	1	130
				T5S	32,261	5	0	2	119	34,754	5	0	2	129	35,194	5	0	2	130
				T5M	32,180	5	0	4	119	34,667	5	0	4	128	35,105	5	0	4	130
				T5W	31,969	5	0	4	118	34,439	5	0	5	128	34,875	5	0	5	129
				BLC	25,412	2	0	4	94	27,376	2	0	4	101	27,722	2	0	4	103
				LCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76
				RCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	1250	**P5**	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117
				TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120
				T5VS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125
				T5S	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125
				T5M	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124
				T5W	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98
				LCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
100	1050	**P6**	343W	T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120
				T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120
				T2M	37,979	4	0	4	111	40,913	4	0	4	119	41,431	4	0	4	121
				T3S	36,780	4	0	5	107	39,623	4	0	5	116	40,124	4	0	5	117
				T3M	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120
				T4M	37,063	4	0	5	108	39,927	4	0	5	116	40,433	4	0	5	118
				TFTM	37,863	3	0	5	110	40,789	4	0	5	119	41,305	4	0	5	120
				T5VS	39,379	5	0	1	115	42,422	5	0	1	124	42,959	5	0	1	125
				T5S	39,411	5	0	2	115	42,456	5	0	2	124	42,993	5	0	2	125
				T5M	39,311	5	0	4	115	42,349	5	0	4	123	42,885	5	0	4	125
				T5W	39,053	5	0	5	114	42,071	5	0	5	123	42,604	5	0	5	124
				BLC	31,043	3	0	4	91	33,442	3	0	4	97	33,865	3	0	4	99
				LCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
100	1250	**P7**	398W	T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117
				T3S	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114
				T3M	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117
				T5VS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122
				T5S	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122
				T5M	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121
				T5W	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
100	1350	**P8**	448W	T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115
				T2S	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115
				T2M	45,797	4	0	4	106	49,336	4	0	5	114	49,960	4	0	5	116
				T3S	44,352	4	0	5	103	47,779	4	0	5	111	48,384	4	0	5	112
				T3M	45,686	4	0	5	106	49,216	4	0	5	114	49,839	4	0	5	116
				T4M	44,693	4	0	5	104	48,147	4	0	5	112	48,756	4	0	5	113
				TFTM	45,657	4	0	5	106	49,186	4	0	5	114	49,808	4	0	5	116
				T5VS	47,485	5	0	1	110	51,155	5	0	1	119	51,802	5	0	1	120
				T5S	47,524	5	0	3	110	51,196	5	0	3	119	51,844	5	0	3	120
				T5M	47,404	5	0	4	110	51,067	5	0	5	118	51,713	5	0	5	120
				T5W	47,093	5	0	5	109	50,732	5	0	5	118	51,374	5	0	5	119
				BLC	37,434	3	0	5	87	40,326	3	0	5	94	40,837	3	0	5	95
				LCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71
				RCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90	530	**P10**	156W	T1S	20,145	4	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141
				T2S	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140
				T2M	20,391	4	0	4	131	21,967	4	0	4	141	22,245	4	0	4	143
				T3S	19,719	4	0	4	126	21,242	4	0	4	136	21,511	4	0	4	138
				T3M	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140
				TFTM	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143
				T5VS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144
				T5S	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143
				T5M	20,477	5	0	3	131	22,059	5	0	3	141	22,338	5	0	3	143
				T5W	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	4	142
				BLC	16,846	4	0	4	108	18,148	4	0	4	116	18,378	4	0	4	118
				LCCO	12,032	2	0	3	77	12,961	2	0	3	83	13,125	2	0	3	84
				RCCO	12,016	4	0	4	77	12,944	4	0	4	83	13,108	4	0	4	84
90	700	**P11**	207W	T1S	25,518	4	0	4	123	27,490	4	0	4	133	27,837	4	0	4	134
				T2S	25,371	5	0	5	123	27,331	5	0	5	132	27,677	5	0	5	134
				T2M	25,829	4	0	4	125	27,825	4	0	4	134	28,177	4	0	4	136
				T3S	24,977	5	0	5	121	26,907	5	0	5	130	27,248	5	0	5	132
				T3M	25,814	5	0	5	125	27,809	5	0	5	134	28,161	5	0	5	136
				T4M	25,327	5	0	5	122	27,284	5	0	5	132	27,629	5	0	5	133
				TFTM	25,981	5	0	5	126	27,989	5	0	5	135	28,343	5	0	5	137
				T5VS	26,164	5	0	1	126	28,185	5	0	1	136	28,542	5	0	1	138
				T5S	25,943	4	0	2	125	27,948	5	0	2	135	28,302	5	0	2	137
				T5M	25,937	5	0	3	125	27,941	5	0	3	135	28,295	5	0	3	137
				T5W	25,704	5	0	4	124	27,691	5	0	4	134	28,041	5	0	4	135
				BLC	21,339	4	0	4	103	22,988	4	0	4	111	23,279	4	0	4	112
				LCCO	15,240	2	0	4	74	16,418	2	0	4	79	16,626	2	0	4	80
				RCCO	15,220	5	0	5	74	16,396	5	0	5	79	16,604	5	0	5	80
90	850	**P12**	254W	T1S	29,912	4	0	4	118	32,223	4	0	4	127	32,631	5	0	4	128
				T2S	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128
				T2M	30,277	4	0	4	119	32,616	5	0	5	128	33,029	5	0	5	130
				T3S	29,278	5	0	5	115	31,540	5	0	5	124	31,940	5	0	5	126
				T3M	30,259	5	0	5	119	32,597	5	0	5	128	33,010	5	0	5	130
				T4M	29,688	5	0	5	117	31,982	5	0	5	126	32,387	5	0	5	128
				TFTM	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131
				T5VS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132
				T5S	30,411	5	0	2	120	32,761	5	0	2	129	33,176	5	0	2	131
				T5M	30,404	5	0	3	120	32,753	5	0	4	129	33,168	5	0	4	131
				T5W	30,131	5	0	4	119	32,459	5	0	4	128	32,870	5	0	4	129
				BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107
				LCCO	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77
				RCCO	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77
90	1200	**P13**	344W	T1S	38,768	5	0	5	113	41,764	5	0	5	121	42,292	5	0	5	123
				T2S	38,545	5	0	5	112	41,523	5	0	5	121	42,049	5	0	5	122
				T2M	39,241	5	0	5	114	42,273	5	0	5	123	42,808	5	0	5	124
				T3S	37,947	5	0	5	110	40,879	5	0	5	119	41,396	5	0	5	120
				T3M	39,218	5	0	5	114	42,249	5	0	5	123	42,783	5	0	5	124
				T4M	38,478	5	0	5	112	41,451	5	0	5	120	41,976	5	0	5	122
				TFTM	39,472	5	0	5	115	42,522	5	0	5	124	43,060	5	0	5	125
				T5VS	39,749	5	0	1	116	42,821	5	0	1	124	43,363	5	0	1	126
				T5S	39,415	5	0	2	115	42,461	5	0	2	123	42,998	5	0	2	125
				T5M	39,405	5	0	4	115	42,450	5	0	4	123	42,988	5	0	4	125
				T5W	39,052	5	0	5	114	42,069	5	0	5	122	42,602	5	0	5	124
				BLC	32,419	5	0	5	94	34,925	5	0	5	102	35,367	5	0	5	103
				LCCO	23,154	3	0	5	67	24,943	3	0	5	73	25,259	3	0	5	73
				RCCO	23,124	5	0	5	67	24,910	5	0	5	72	25,226	5	0	5	73
90	1400	**P14**	405W	T1S	42,867	5	0	5	106	46,180	5	0	5	114	46,764	5	0	5	115
				T2S	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115
				T2M	43,390	5	0	5	107	46,743	5	0	5	115	47,335	5	0	5	117
				T3S	41,959	5	0	5	104	45,201	5	0	5	112	45,773	5	0	5	113
				T3M	43,365	5	0	5	107	46,716	5	0	5	115	47,307	5	0	5	117
				T4M	42,547	5	0	5	105	45,834	5	0	5	113	46,414	5	0	5	115
				TFTM	43,646	5	0	5	108	47,018	5	0	5	116	47,614	5	0	5	118
				T5VS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118
				T5S	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	3	117
				T5M	43,572	5	0	4	108	46,939	5	0	4	116	47,533	5	0	4	117
				T5W	43,181	5	0	5	107	46,518	5	0	5	115	47,107	5	0	5	116
				BLC	35,847	5	0	5	89	38,617	5	0	5	95	39,106	5	0	5	97
				LCCO	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69
				RCCO	25,569	5	0	5	63	27,544	5	0	5	68	27,893	5	0	5	69

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

STANDARD CONTROLS
The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

EL,A

File No.: 3B2

Date: 11.16.2020

To: City of Camas

Attn: Design Review Committee

Project: Camas Professional Center

Re.: Design Meeting

Narrative

The proposed Camas Professional Center is a two-story, 20,000 square foot structure. The site is accessed from NE Camas Meadows Drive from the south. Commercial lots are located both east and west of the site. The north portion of the site overlooks a residential development and the grade is approximately 20 feet higher than this development.

The building is intended for medical office uses.

The building's aesthetics feature brick, aluminum storefront and silver metal panels on the front (south) façade facing NE Camas Meadows Drive. The remainder of the building is to be painted Hardie Panel with a look similar to stucco.

The site features 100 parking spaces, a pedestrian access to NE Camas Meadows Drive, and a staff garden area to the East. Parking is screened from adjacent properties with plantings complying with City of Camas requirements. A sign is proposed at the driveway entrance along NE Camas Meadows Drive.

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