



**Design Review Committee Meeting Agenda  
Wednesday, January 12, 2022, 5:00 PM  
REMOTE PARTICIPATION**

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*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 so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)*

**To Participate Remotely:**

**OPTION 1 -**

1. Go to [www.zoom.us](http://www.zoom.us) and download the app or click "Join A Meeting" and use Meeting ID – 98758960260
2. Or, from any device click <https://zoom.us/j/98758960260>

**OPTION 2 - Join by phone (audio only):**

1. Dial 877-853-5257 and enter meeting ID# 98758960260

**CALL TO ORDER**

**ROLL CALL**

**INTRODUCTIONS**

**MEETING ITEMS**

1. Camas RV Park (File No. DR21-07)  
Presenter: Lauren Hollenbeck, Senior Planner
2. Vom Baur Fourplex (File No. DR21-01)  
Presenter: Madeline Sutherland, Planner

**ADJOURNMENT**



**STAFF REPORT**

Camas RV Park

Major Design Review (DR21-07)

Related File: SPRV21-05

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TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION NW 38<sup>th</sup> Avenue, west of NW Parker Street  
Parcel No. 986028-434

APPLICANT David Lugliani  
Camas Resort, LLC  
(360) 607-4035

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**APPLICABLE LAW:** This land use application submitted October 5, 2021 is vested to the land use regulations and development standards in effect on the effective date of the Camas Municipal Code (CMC) Title 16 Environment, 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, and Chapter 18.19 Design Review. The recorded Amendment to Covenant Rezone Agreement (recording number 5884778) is also applicable.

**Summary**

The applicant is currently seeking design review approval for the construction of a Recreational Vehicle campground with 98 RV pads, 24 cabins, a recreation center, offices, pool, a restroom/laundry facility, a family park, and a dog park. The site is north of NW 38<sup>th</sup> Avenue and west of NW Parker Street, behind Camas-Washougal fire station no. 42. Access is provided from NW Parker Street.

The subject property is zoned Light Industrial (LI) including the properties immediately to the north. Property to the south is zoned Regional Commercial (RC), to the east is zoned Open Space (OS) and to the west is zoned Business Park (BP) located in Clark County with an Urban Holding-20 overlay zone.

The site has rolling topography and is heavily vegetated to include several trees. A stream runs north-south at the western end of the project site and is encompassed by wetlands at the north and south ends.

### **Purpose**

Design Review is required per Exhibit B, footnote 6 of the Amendment to Covenant Rezone Agreement. 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 Specific Commercial & Mixed Use Design Principles and Guidelines**

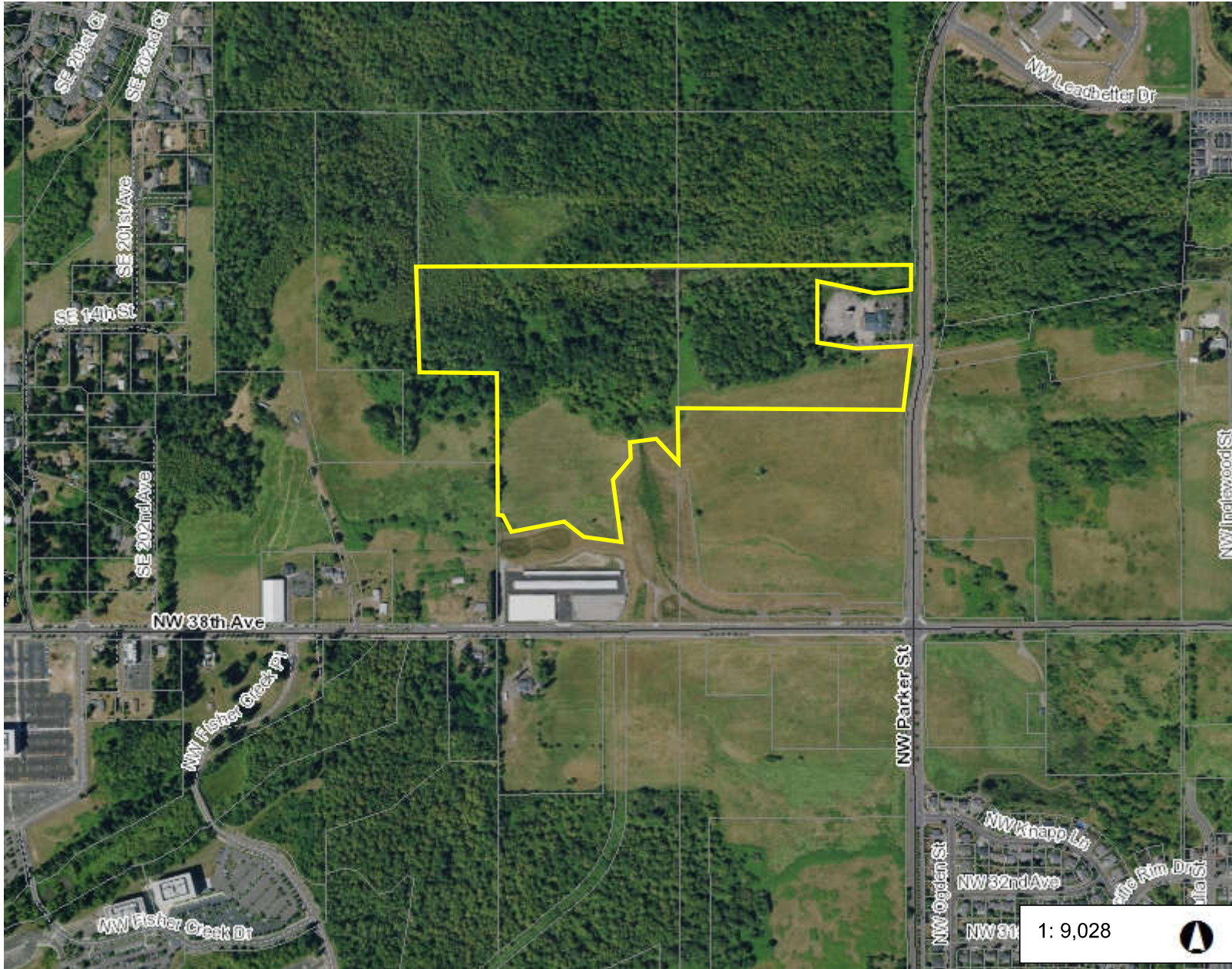
The standard and specific commercial & mixed uses principles and guidelines are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.**

### **Recommendation**

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



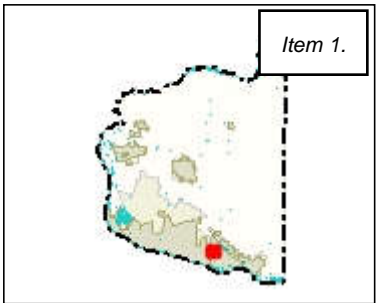
# Vicinity Map



### Legend

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

### Notes:

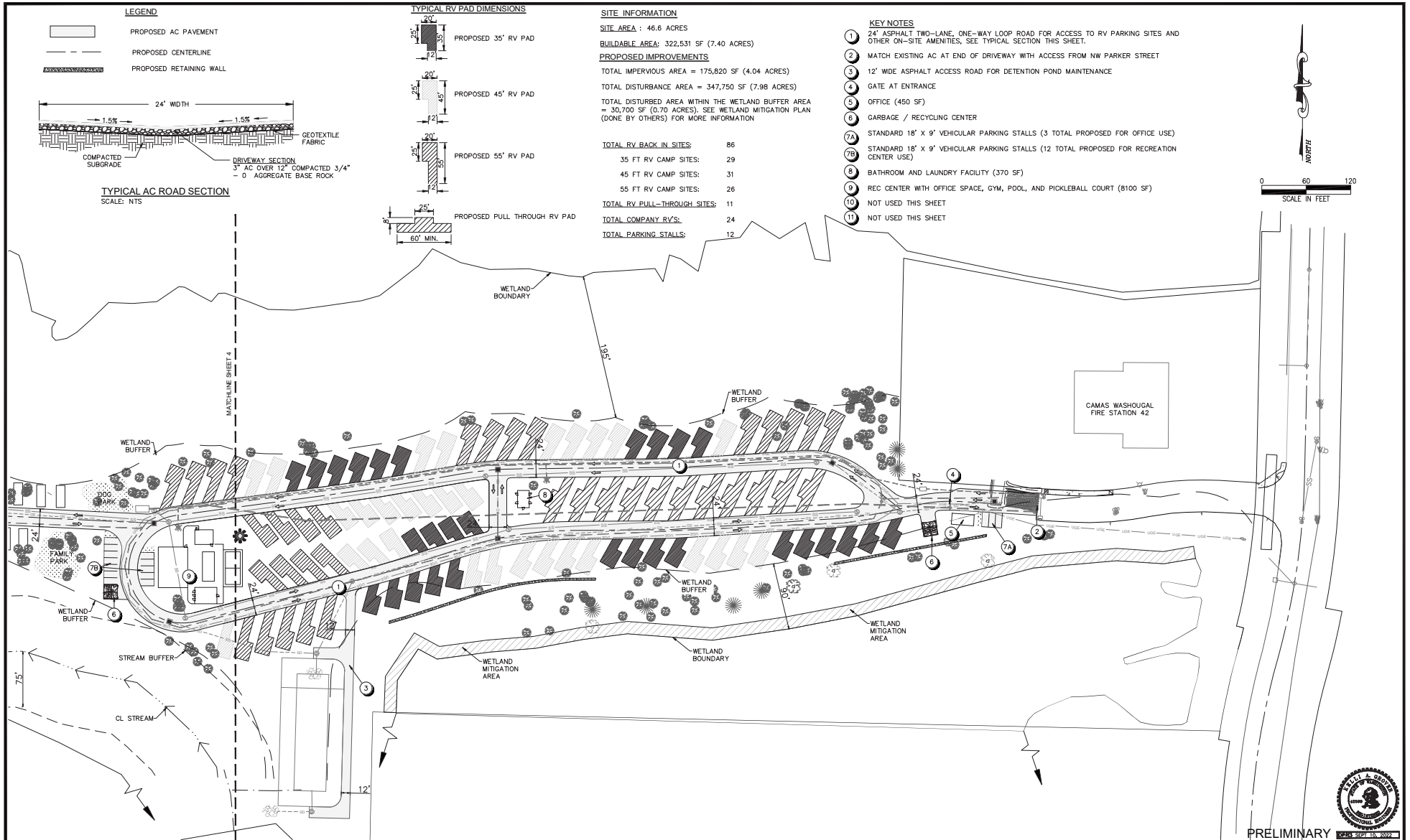


1,504.7      0      752.33      1,504.7 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark 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.





DATE:	NO.	REVISION
DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: AUGUST 2021	
PROJECT NO. E20-093		

**FIRWOOD**  
DESIGN GROUP

399 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 FAX: (503) 668-3788

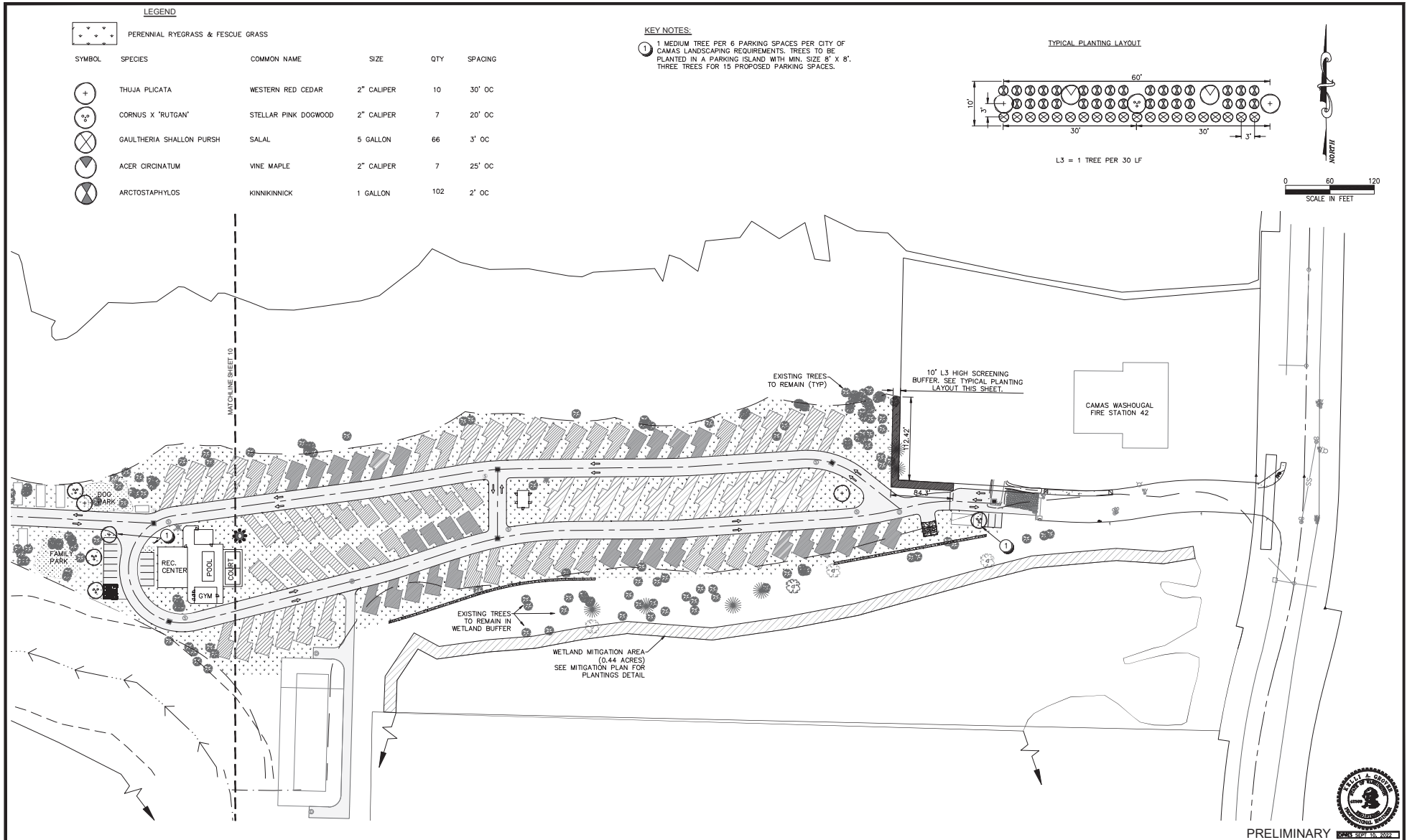
DAVID LUGLIANI  
16420 SE MCGILLRAY BLVD  
VANCOUVER, WA 98683

COMPOSITE SITE PLAN (1)  
AIRBROOK RV SITE DEVELOPMENT PLAN

PRELIMINARY

3  
13



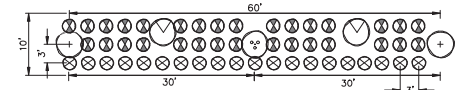


LEGEND

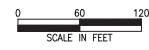
SYMBOL	SPECIES	COMMON NAME	SIZE	QTY	SPACING
	PERENNIAL RYEGRASS & FESCUE GRASS				
	THUJA PLICATA	WESTERN RED CEDAR	2" CALIPER	10	30' OC
	CORNUS X "RUTGAN"	STELLAR PINK DOGWOOD	2" CALIPER	7	20' OC
	GAULTHERIA SHALLON PURSH	SALAL	5 GALLON	66	3' OC
	ACER CIRGINATUM	VINE MAPLE	2" CALIPER	7	25' OC
	ARCTOSTAPHYLOS	KINKKINNICK	1 GALLON	102	2' OC

**KEY NOTES:**  
 1. 1 MEDIUM TREE PER 6 PARKING SPACES PER CITY OF CAMAS LANDSCAPING REQUIREMENTS. TREES TO BE PLANTED IN A PARKING ISLAND WITH MIN. SIZE 8' X 8'. THREE TREES FOR 15 PROPOSED PARKING SPACES.

TYPICAL PLANTING LAYOUT





L3 = 1 TREE PER 30 LF



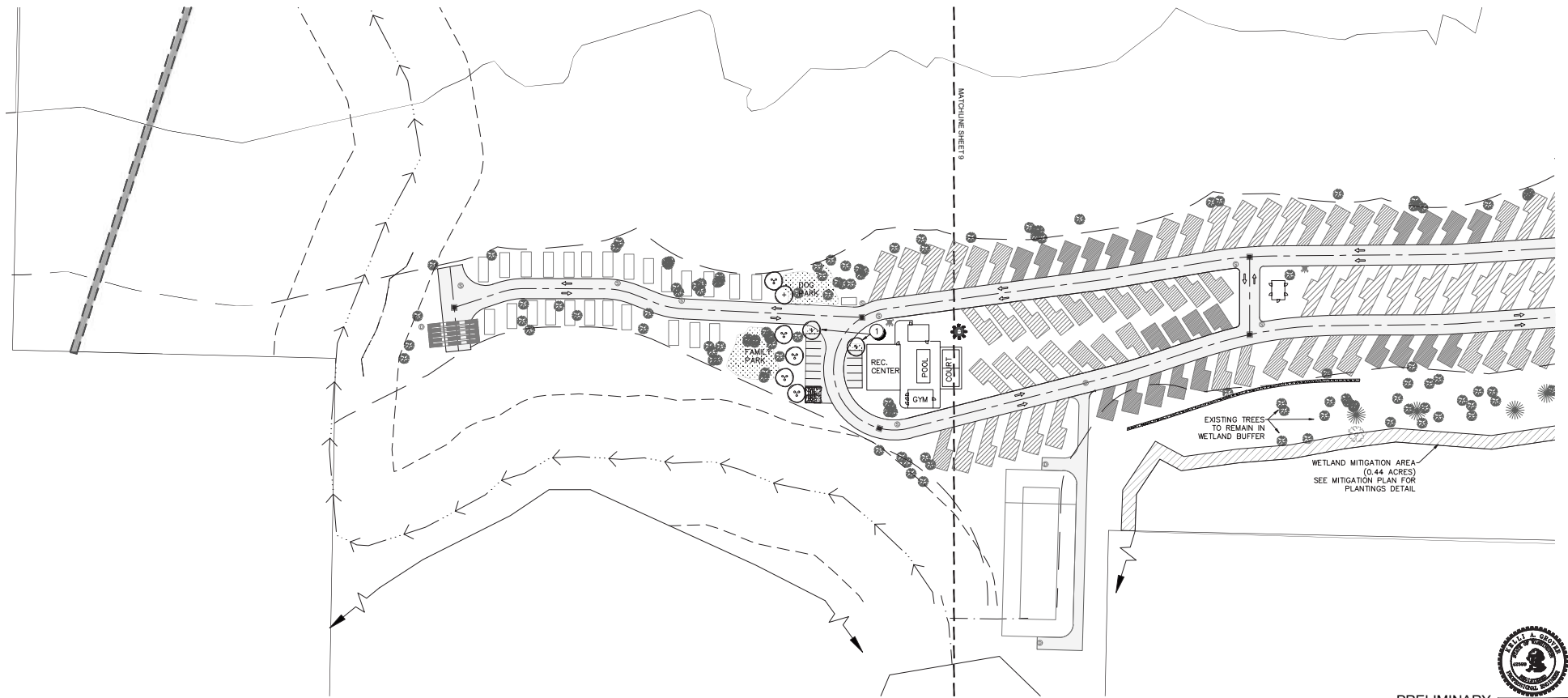
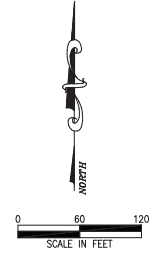
	DRAWN: _____	DESIGNED: _____	CHECKED: _____		399 EAST HISTORIC COLUMBIA RIVER HIGHWAY TROUTDALE, OREGON 97060 BUS. (503) 668-3737 FAX: (503) 668-3788	DAVID LUGLIANI 16420 SE MCGILLRAY BLVD VANCOUVER, WA 98683	TREE PRESERVATION & LANDSCAPE PLAN (1) AIRBROOK RV SITE DEVELOPMENT PLAN	9
DATE: _____	NO. _____	REVISION _____	PROJECT NO. E20-093					PRELIMINARY

LEGEND

-  PROPOSED LANDSCAPE TREE 1
-  PROPOSED LANDSCAPE TREE 2

KEY NOTES:

- 1 1 MEDIUM TREE PER 6 PARKING SPACES PER CITY OF CAMAS LANDSCAPING REQUIREMENTS. TREES TO BE PLANTED IN A PARKING ISLAND WITH MIN. SIZE 8' X 8'. THREE TREES FOR 15 PROPOSED PARKING SPACES.



PRELIMINARY

DATE:	NO.	REVISION

DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: AUGUST 2021	
PROJECT NO. E20-093		



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS. (503) 668-3737 FAX: (503) 668-3788

DAVID LUGLIANI  
16420 SE MCGILLRAY BLVD  
VANCOUVER, WA 98683

TREE PRESERVATION & LANDSCAPE PLAN (2)  
AIRBROOK RV SITE DEVELOPMENT PLAN

10  
13





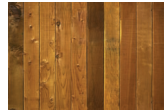
SIDING TO BE  
4" VERTICAL CEDAR  
STAINED SMOKE GRAY



ACCENT SIDING  
TO BE HARDIE PANEL



ROOFING TO BE  
ASPHALT SHINGLE



ALL DECKS AND EXPOSED  
ACCENT POSTS TO BE STAINED  
CLEAR CEDAR



ACCENT ROOFING  
TO BLACK METAL

CONCEPTUAL RENDERING AND MATERIALS PALETTE  
RENDERING AND MATERIALS ARE TO PROVIDE AN IDEA AND INTENTION FOR DESIGN



**AIRBROOK RV RESORT**

FILE NAME :  
XXXX-X-XX-XX  
DRAWN BY:  
E DRAFTING  
SCALE :  
PLOT DATE :  
8/10/2021  
9:08:40 AM

Written dimensions on these drawings shall have precedence over verbal dimensions. Contractor shall assume responsibility for all dimensions and conditions of the job. The drawings must be noticed and consent to any variations from dimensions set forth herein. The type of exterior finish, the insulation and waterproofing details are all to be the full responsibility of the contractor. This Designer assumes no responsibility for the integrity of the building envelope. This document is the property of E Drafting Corp. No reuse or reproduction is allowed without the written consent from E Drafting Corp.

**SHEET**  
Material  
Board

**AO.1**



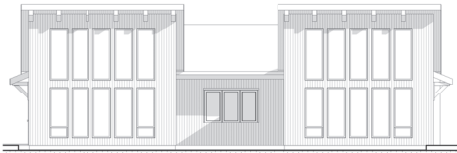
**AIRBROOK RV RESORT**

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 XXXX-X-XX-XX  
 DRAWN BY :  
 E DRAFTING  
 SCALE :  
 PLOT DATE :  
 8/10/2021  
 9:08:40 AM

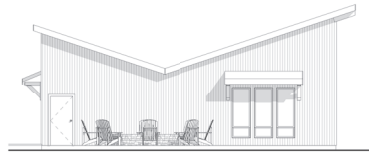
Written dimensions on these drawings shall have precedence over verbal dimensions. Contractor shall assume responsibility for all dimensions and conditions of the job. The drawings must be noticed and consent to any variations from dimensions set forth herein. The type of exterior finish, the installation and waterproofing details are all to be the full responsibility of the manufacturer. This Designer assumes no responsibility for the integrity of the building envelope. This document is the property of E Drafting Corp. No reuse or reproduction is allowed without the written consent from E Drafting Corp.

**SHEET**  
 Color  
 Renderings

**A0.2**



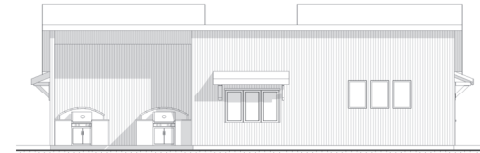
**Main Front**  
1/8" = 1'-0"



**Main Left Side**  
1/8" = 1'-0"



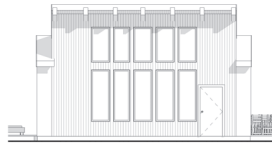
**Main Right Elevation**  
1/8" = 1'-0"



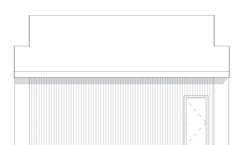
**Main Rear**  
1/8" = 1'-0"



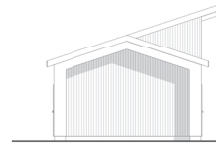
**Office Front**  
1/8" = 1'-0"



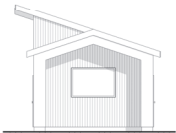
**Office Left**  
1/8" = 1'-0"



**Office Right**  
1/8" = 1'-0"



**Rear Office**  
1/8" = 1'-0"



**Laundry Front Elevation**  
1/8" = 1'-0"



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



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



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



**Gym Front**  
1/8" = 1'-0"



**Main Left Side**  
1/8" = 1'-0"



**Gym Right**  
1/8" = 1'-0"



**Rear Gym**  
1/8" = 1'-0"



**AIRBROOK RV RESORT**

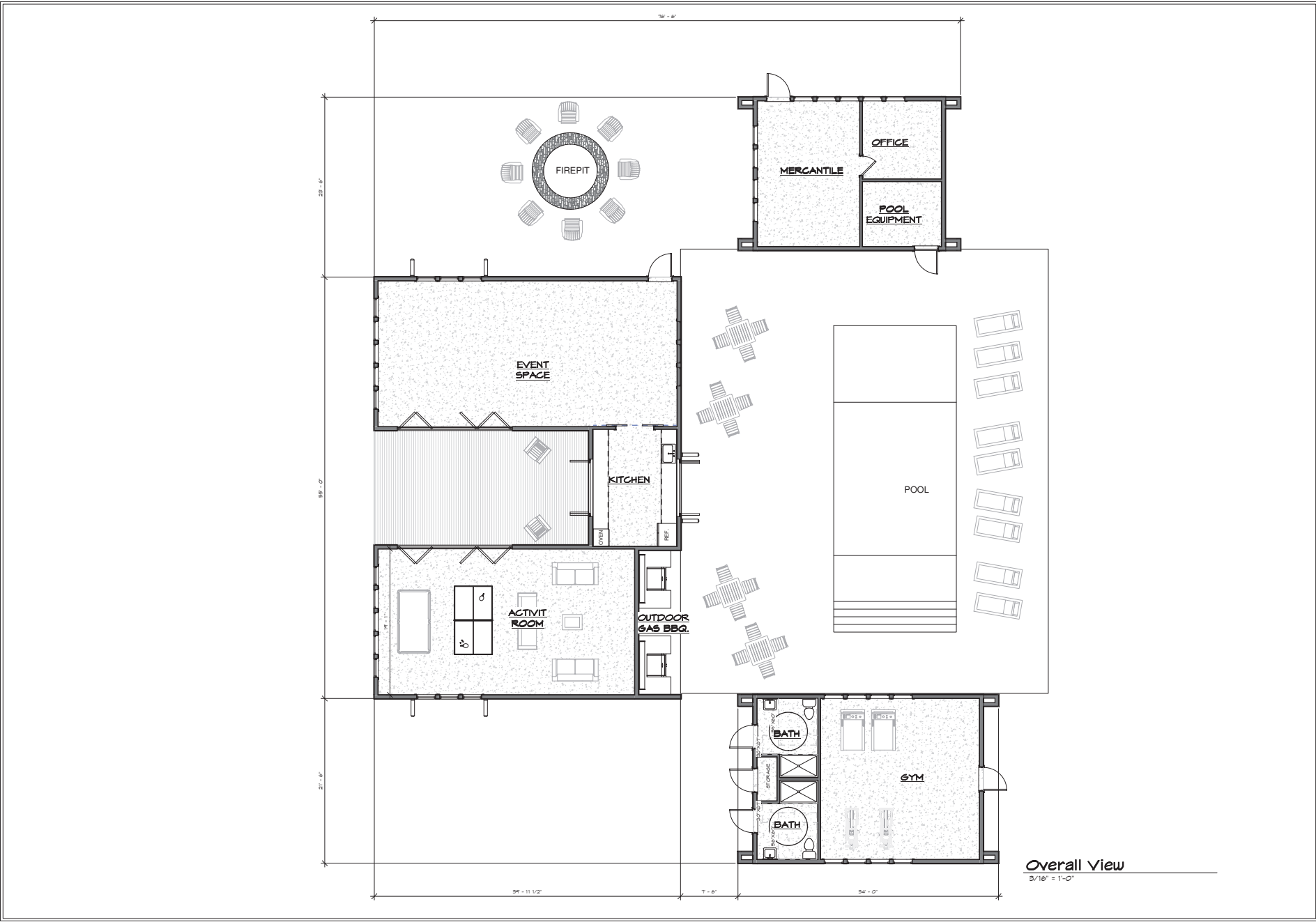
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DRAWN BY :  
E DRAFTING  
SCALE :  
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PLOT DATE :  
8/10/2021  
9:08:46 AM

Written dimensions on these drawings shall have precedence over unannotated dimensions. Contractor shall assume responsibility for all dimensions and conditions of the job. The drawings must be notified and consent to any variations from dimensions and work herein. The type of exterior finish, the materials and waterproofing details are all to be the full responsibility of the owner/builder. This Designer assumes no responsibility for the integrity of the building envelope. This document is the property of E Drafting Corp. No reuse or reproduction is allowed without the written consent from E Drafting Corp.

**SHEET**  
Building Elevations

**A1**





**AIRBROOK RV RESORT**

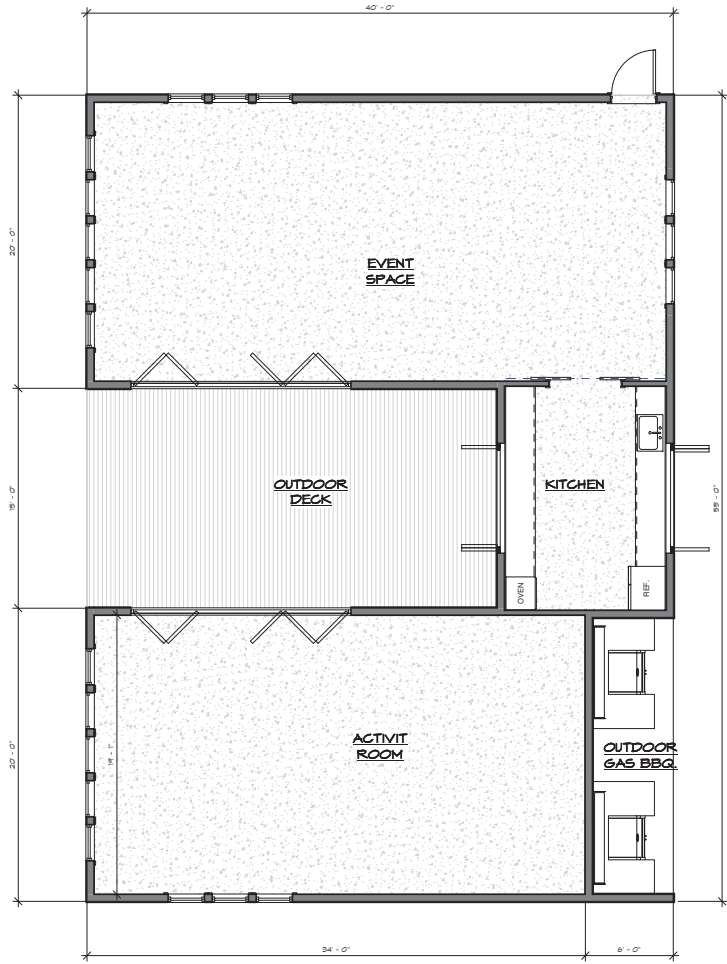
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 DRAWN BY : E DRAFTING  
 SCALE : 3/16" = 1'-0"  
 PLOT DATE : 8/10/2021 4:08:48 AM

Written dimensions on these drawings shall have precedence over unannotated dimensions. Contractor shall assume responsibility for all dimensions and conditions of the job. The contractor must be notified and consent to any variations from dimensions set forth herein. The type of exterior finish, the materials and waterproofing details are all to be the full responsibility of the contractor. This Designer assumes no responsibility for the integrity of the building envelope. This document is the property of E Drafting, Inc. No reuse or reproduction is allowed without the written consent from E Drafting, Inc.

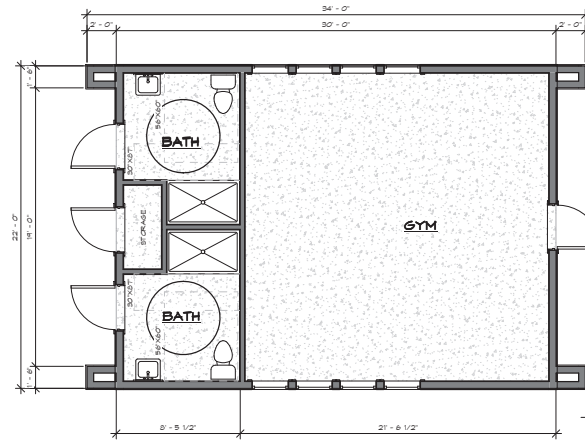
**SHEET**  
Floor Plans

**A3**

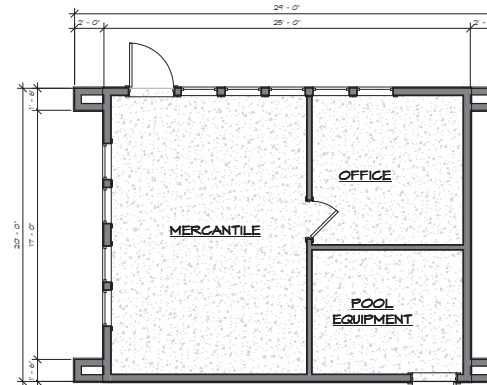




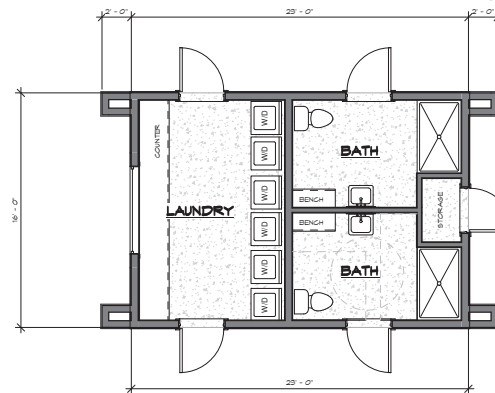
**Event Space Floor Plan**  
1/4" = 1'-0"



**Gym Floor Plan**  
1/4" = 1'-0"



**Gym Floor Plan**  
1/4" = 1'-0"



**Laundry Floor Plan**  
1/4" = 1'-0"



**AIRBROOK RV RESORT**

FILE NAME :  
XXXX-X-XX-XX  
DRAWN BY:  
E DRAFTING  
SCALE :  
1/4" = 1'-0"  
PLOT DATE :  
8/10/2021  
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**SHEET  
FLOOR  
PLANS**

**A3.1**



Community Development Department  
616 NE Fourth Avenue Camas, WA 98607

## Design Review Checklist- DR21-34 Camas RV Park

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	

## DESIGN REVIEW CHECKLIST

Item 1.

			the use from adjoining less intense uses including parking.	
			Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	
			Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit.	
			Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	
			Street lighting (poles, lamps) is substantially similar or architecturally more significant than other street lighting existing on the same street and do not conflict with any City approved street lighting plans for the street.	
			Parking and building lighting is directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.	
			Outdoor furniture samples are consistent with the overall project design.	
			Existing trees over 6" dbh that are not required to be removed to accommodate the proposed development are retained and incorporated into the landscape plan.	
			Rock outcroppings, forested areas and water bodies are retained.	
<b>HISTORIC AND HERITAGE PRESERVATION</b>				
<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Principles and Guidelines</b>	<b>Comments</b>
			The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project promote the historic heritage of the site or surrounding area.	

# DESIGN REVIEW CHECKLIST

Item 1.

## Specific Principles and Guidelines

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



## DESIGN REVIEW CHECKLIST

Item 1.

			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.	

## STAFF REPORT

DESIGN REVIEW COMMITTEE

DR21-01 Vom Baur Fourplex

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To:	Design Review Committee	Date: January 5, 2022
From:	Madeline Sutherland, Planner	
Applicant:	James Hall 640 NW 19 <sup>th</sup> Ave Camas, WA 98607	
Location:	124 SE Everett St Parcel No. 89235000	

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**APPLICABLE LAW:** The application was submitted on January 29, 2021. 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 proposal includes the construction of three additional units to an existing single-family residence, totaling four units. The site is located on approximately .21 acres of Mixed Use zoned property (MX) at 124 SE Everett St in the SE ¼ of Section 11, Township 1 North, Range 3 East, of the Willamette Meridian. The site is surrounded by other Mixed Use zoned properties.

### PURPOSE:

Design Review is required under CMC Chapter 18.19 and 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 reviews the submitted materials, deliberates, and forwards a recommendation to the Director for a final decision.





## Narrative for Vom Baur Four-Plex

Property Owner's: Cory and Kendal Vom Baur

Property Address: 124 SE Everett ST. Camas WA, 98607

Prepared by: James Hall, Sustainable Zen LLC, 971-219-5249, 640 NW 19<sup>th</sup> Ave, Camas WA, 98607

### Project Description:

The property owners are proposing to add three units to an existing single family residence at 124 SE Everett St. in Camas, Washington in Clark County. The additional units will be attached to the rear, North East side, of the existing home. The new addition will consist of three units. The first, unit A, will be a ground level, 2 bedroom, 1 bath unit, approximately 842 square feet. The second and third, units B and C, will both be two levels and sit above unit A. Units B and C will mirror each other and will be 2 bedrooms and 1 ½ bath. They will be approximately 807 square feet each.

### Existing Site Conditions:

The existing site is a 9,062 square foot lot in a mixed use zoned area close to downtown Camas. The site is relatively flat with several trees on the property. The existing house is a 1920's ranch, approximately 1092 square feet, with an unfinished basement. There is an existing garage, attached to the home, which will be removed with the project. The property is larger than a majority of lots in the neighborhood which lends itself to further development. The lot neighbors homes on the North West and North East sides and borders railroad tracks and SR500 on the South side. Public utilities currently provide for the property and will continue to do so with the additional units.

### CMC 18.43.050(A-F):

The project meets criteria for a conditional use permit by the following:

- Licensed professionals in the state of Washington have and will continue to be used in all aspects of this project, from design and engineering to construction services. Ensuring a safe structure be built and that no harm comes to the public welfare or vicinity.
- The additional units will bring new tenants and patrons to the downtown Camas area. The project provides infill to an existing downtown Camas lot while maintaining the original architecture of the existing home.
- Proper design for parking and traffic has been taken in the project design to prevent congestion or overwhelming the neighborhood. The new units design in modest and will not impose on the

general feel of the neighborhood. Similar three story structures have been erected in the vicinity. See 203 SE Franklin St.

- This project will utilize existing conditions to help bring revitalization to the downtown Camas area in support of the comprehensive plan of the city of Camas.

CMC 18.18.060:

The project meets criteria for approval of the site plans by the following:

- As stated, this project supports the city of Camas' comprehensive plan by utilizing an existing lot to provide additional units and tenants through infill of the downtown Camas area. While the property does not sit within the designated downtown Camas area, it does border this and will provide new patrons to the efforts of the city within that area.
- Appropriate measures will be taken to provide utilities to the new units.
- Parking, sanitation and mail services will all be addressed within the scope of the project.
- Site and building development and design have taken into consideration fire safety and access to the property and it's residents in case of emergency.

CMC 18.19.050(A)(1-4):

The project meets criteria for approval of the design review by the following:

- Measures have been taken to minimize total non-permeable area and promote natural vegetation as able. Tree removal will be minimized at the building site and during construction to maintain the general landscape of the lot and area.
- The design will be modest but provide an appealing blend of the old house and new units. Materials, colors and design features will create a "finished" look to the property and its' appearance.
- There are no specific historic or heritage elements to the site but by keeping the existing home intact and revitalized through exterior improvements, the project will not only create three new units but raise the appeal of the existing home.

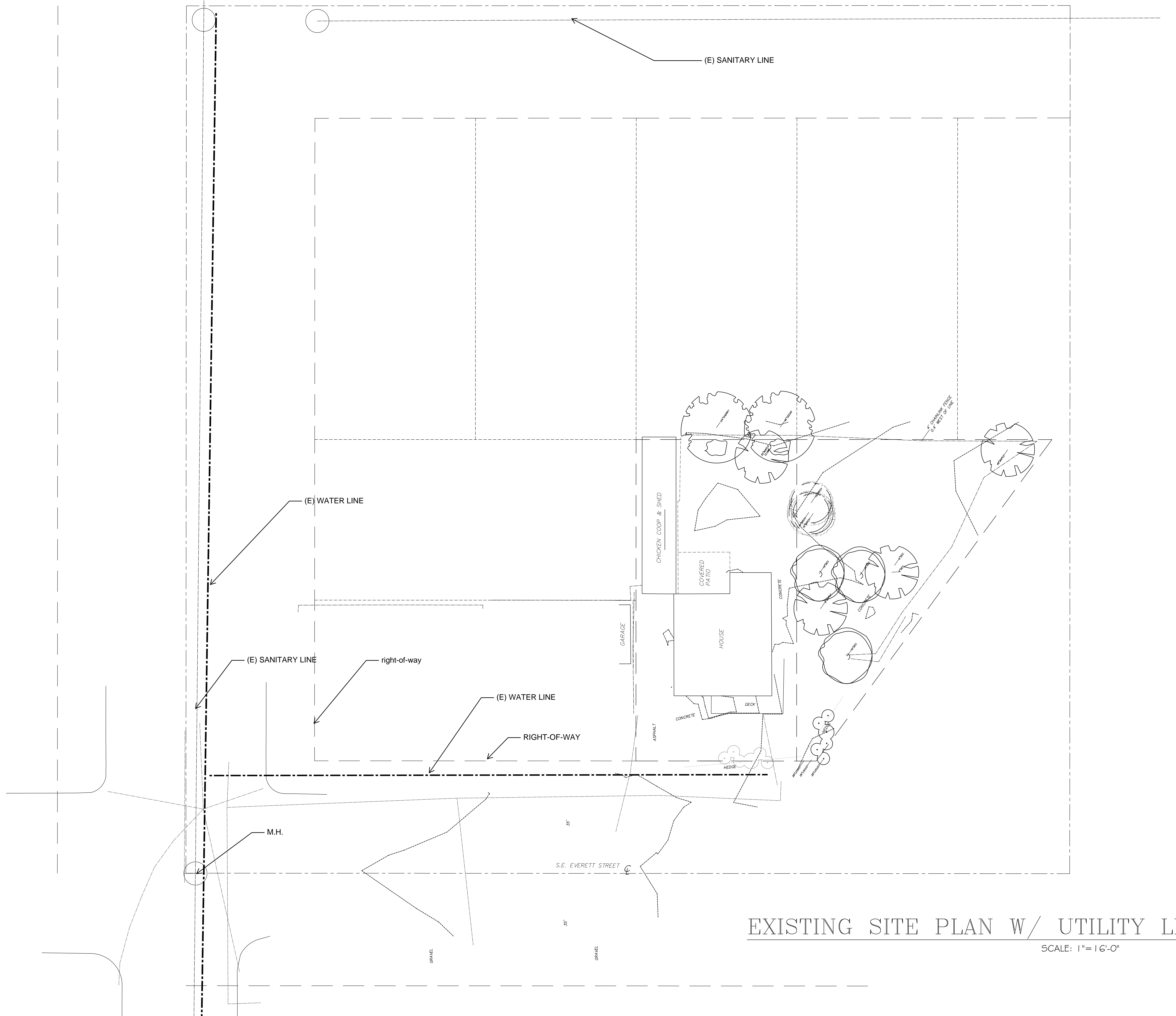
CMC 18.19.050(B)(3)(c):

The project meets criteria for Duplex, Triplex and Four-Plex design specifics by the following:

- There will be no garages on the site, therefor there will be no impact on the design.

Thank you for your time and consideration.





EXISTING SITE PLAN W/ UTILITY LINES  
 SCALE: 1"=16'-0"

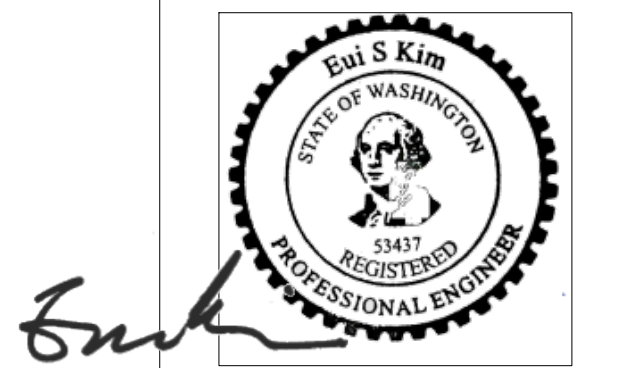
**E KIM ENG. & DESIGN**  
 CIVIL & STRUCTURE DESIGN

37325 8th Ave S  
 FEDERAL WAY, WA 98003  
 PHONE: (818) 321-4243

REVISIONS


PROJECT TITLE :  
 MULTI FAMILY RESIDENCE  
 Mr. Cory Vom Baur  
 124 SE EVERETT ST  
 CAMAS, WA 98607

SCALE : AS INDICATED  
 DATE : OCTOBER 25, 2020  
 JOB NO : 230-20



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SHEET NO.  
 C-00

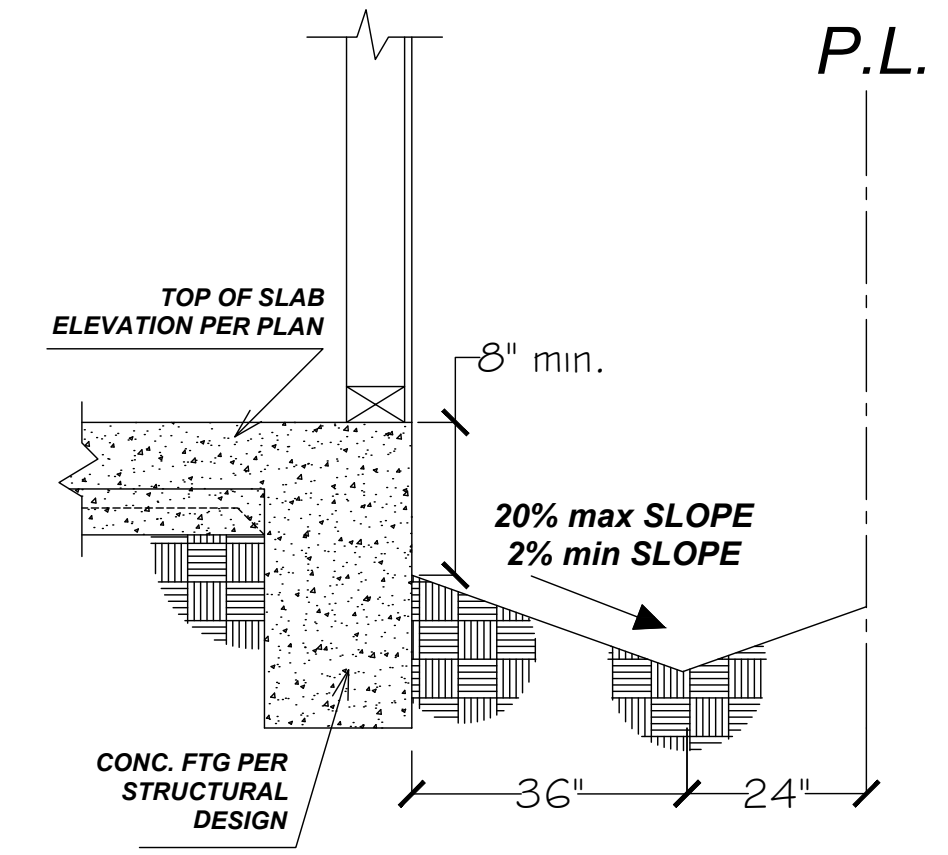


# PROJECT NAME: ALTERATION LEVEL3-NEW 3-STORY SFD E

## PROJECT ADDRESS: 124 SE EVERETT ST, CAMAS, WA 98607

### DRAINAGE NOTES

1. REPLACE EXISTING DRAINAGE TOWARD RETAINING WALL.
2. PROVIDE NEW MIN. SLOPE 2%.

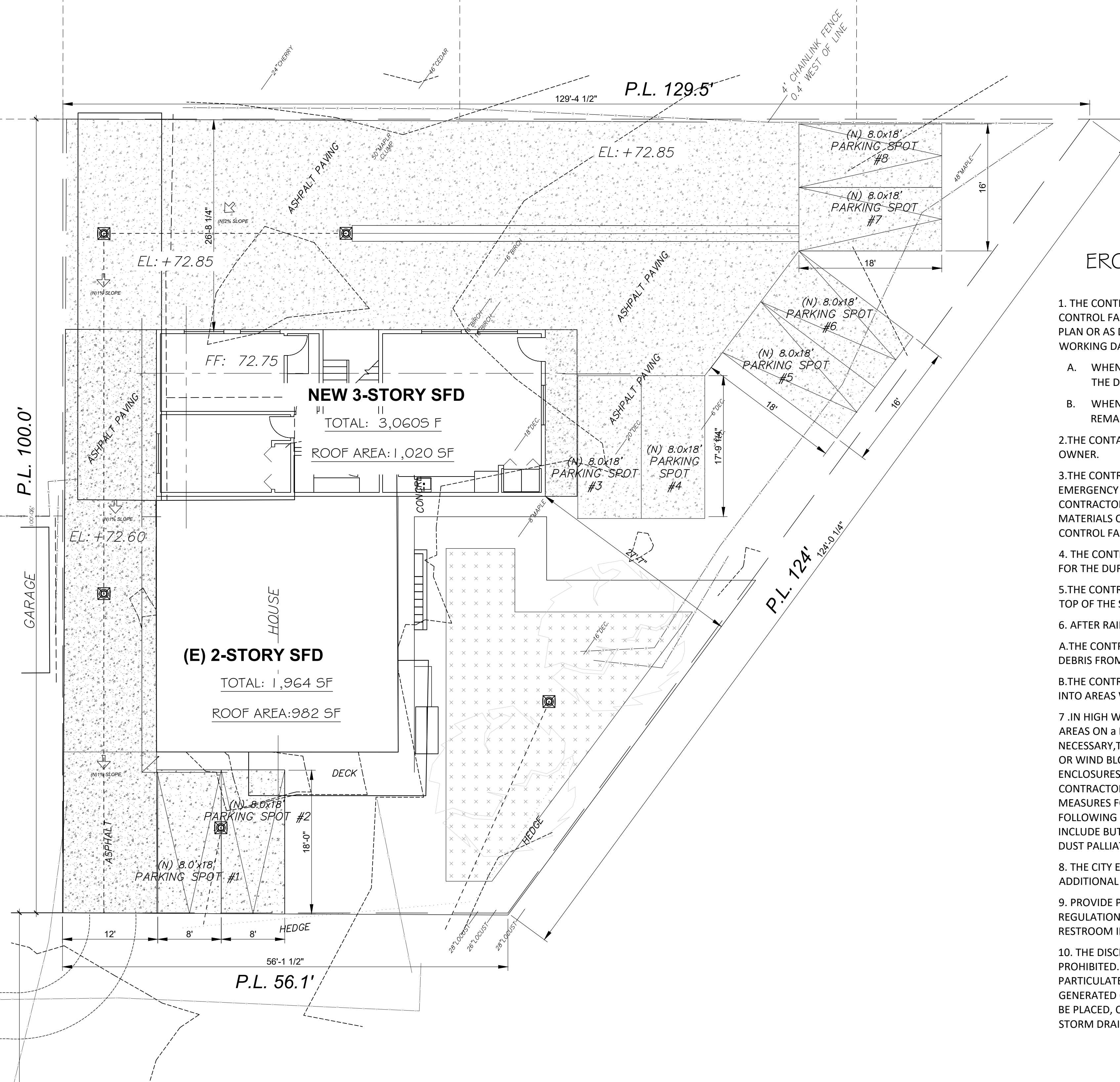


### GRADING NOTES

1. EXCAVATION BELOW EXISTING FINISH GRADE ARE FOR FOOTING FOR THE CONSTRUCTION OF A BUILDING ONLY AND WILL BE AUTHORIZED BY A BUILDING PERMIT.
2. ANY CUT OR FILL SHALL NOT EXCEED 50 CUBIC YARDS OF MATERIAL NOR EXCEED ONE FOOT IN DEPTH OR HEIGHT.
3. IF MORE THAN 50 CUBIC YARDS OF CUT AND FILL IS BEING MOVED ON THE PROJECT SITE A GRADING PERMIT SHALL BE REQUIRED FROM THE PUBLIC WORKS DEPARTMENT.
4. IF CUT/FILL IS LESS THAN 50 CUBIC YARDS: EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE. APPROPRIATE BMPs FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHOULD FALL A MIN. OF 6" WITHIN THE FIRST 10 FT (5%) WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE (CRC R401.3).
6. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING (CRC R401.3 EXCEPTION).
7. WE, THE DESIGNER, ENGINEER, CONTRACTOR AND PROPERTY OWNER(S) OF A PROJECT HEREIN THE ATTACHED SET OF DRAWINGS, UNDERSTAND THAT SAID INFORMATION WILL BE A BASIS FOR SUBSEQUENT CITY ACTION ON THE PROJECT PROPOSED AND DESCRIBED HEREON.

### EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL EROSION CONTROL FACILITIES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN OR AS DIRECTED BY THE CITY ENGINEER AT THE END OF EACH WORKING DAY.
  - A. WHENEVER THE 5-DAY RAIN PROBABILITY EXCEEDS 40% BETWEEN THE DATES OF OCTOBER 15 AND APRIL (RAIN SEASON).
  - B. WHENEVER THE DAILY RAIN PROBABILITY EXCEEDS 50% THE REMAINDER OF THE YEAR AND APRIL 15 (RAINY SEASON).
2. THE CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL IS THE OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EMERGENCY WORK CREW AT ALL TIMES DURING THE RAINY SEASON THE CONTRACTOR SHALL STOCKPILE THE NECESSARY EROSION CONTROL MATERIALS ON SITE TO FACILITATE RAPID INSTALLATION OF EROSION CONTROL FACILITIES.
4. THE CONTRACTOR SHALL CONSTRUCT DESILTING FACILITIES AS NECESSARY FOR THE DURATION OF THE PROJECT.
5. THE CONTRACTOR SHALL TAKE MEASURE TO PREVENT RUNOFF OVER THE TOP OF THE SLOPES.
6. AFTER RAIN STORM:
  - A. THE CONTRACTOR SHALL REMOVE ALL SILT, STANDING WATER, AND DEBRIS FROM EROSION CONTROL FACILITIES.
  - B. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT PUBLIC ACCESS INTO AREAS WHERE STANDING WATER POSES A POTENTIAL HAZARD.
7. IN HIGH WIND AREAS THE CONTRACTOR SHALL WATER SPRAY GRADED AREAS ON A DAILY BASIS TO CONTROL DUST OR WINDY PERIODS, WHEN NECESSARY, THE CONTRACTOR SHALL TAKE MEASURES TO CONTROL DUST OR WIND BLOWN DEBRIS BY INSTALLING DEBRIS FENCES, ADDITIONAL TRASH ENCLOSURES, CHEMICAL LAND TREATMENT, GEOMATS, ETC. THE CONTRACTOR SHALL IMPLEMENT LONG TERM WIND EROSION CONTROL MEASURES FOR ANY AREA THAT IS NOT IMPROVED IN A MANNER FOLLOWING GRADING LONG TERM WIND EROSION CONTROL MEASURES INCLUDE BUT NOT LIMITED TO: PERIMETER WALLS, WIND BARRIERS, SOIL DUST PALLIATIVES, SOIL MATS, HYDROSEEDING AND IRRIGATION SYSTEM.
8. THE CITY ENGINEER RESERVES THE RIGHT TO REQUIRE ALTERNATIVE OR ADDITIONAL EROSION CONTROL FACILITIES AS HE DEEMS NECESSARY.
9. PROVIDE PORTABLE TOILET AND HAND WASH STATION PER OSHA REGULATIONS OR PROVIDE ACCESS FOR CONSTRUCTION WORKERS TO RESTROOM INSIDE THE HOUSE.
10. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITE OR CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.



SITE & GRADING PLAN  
SCALE: 1/8" = 1'-0"

### PROJECT INFORMATION

<b>PROJECT:</b>	NEW HOUSE ADDITION AND GRADING
<b>PROJECT LOCATION:</b>	124 SE EVERETT ST, CAMAS WA
<b>PIN #:</b>	89-235-000
<b>COUNTY:</b>	CLARK COUNTY
<b>LEGAL DESCRIPTION:</b>	
<b>OWNER:</b>	VOM BAUR CORY J # VOM BAUR KENDALE E
<b>DESIGNER &amp; CIVIL ENGINEER:</b>	EUI S KIM, PE ekim1234@gmail.com

E KIM ENG. & DESIGN  
CIVIL & STRUCTURE DESIGN

37325 8th Ave S  
FEDERAL WAY, WA 98003  
PHONE: (818) 321-4243

REVISIONS

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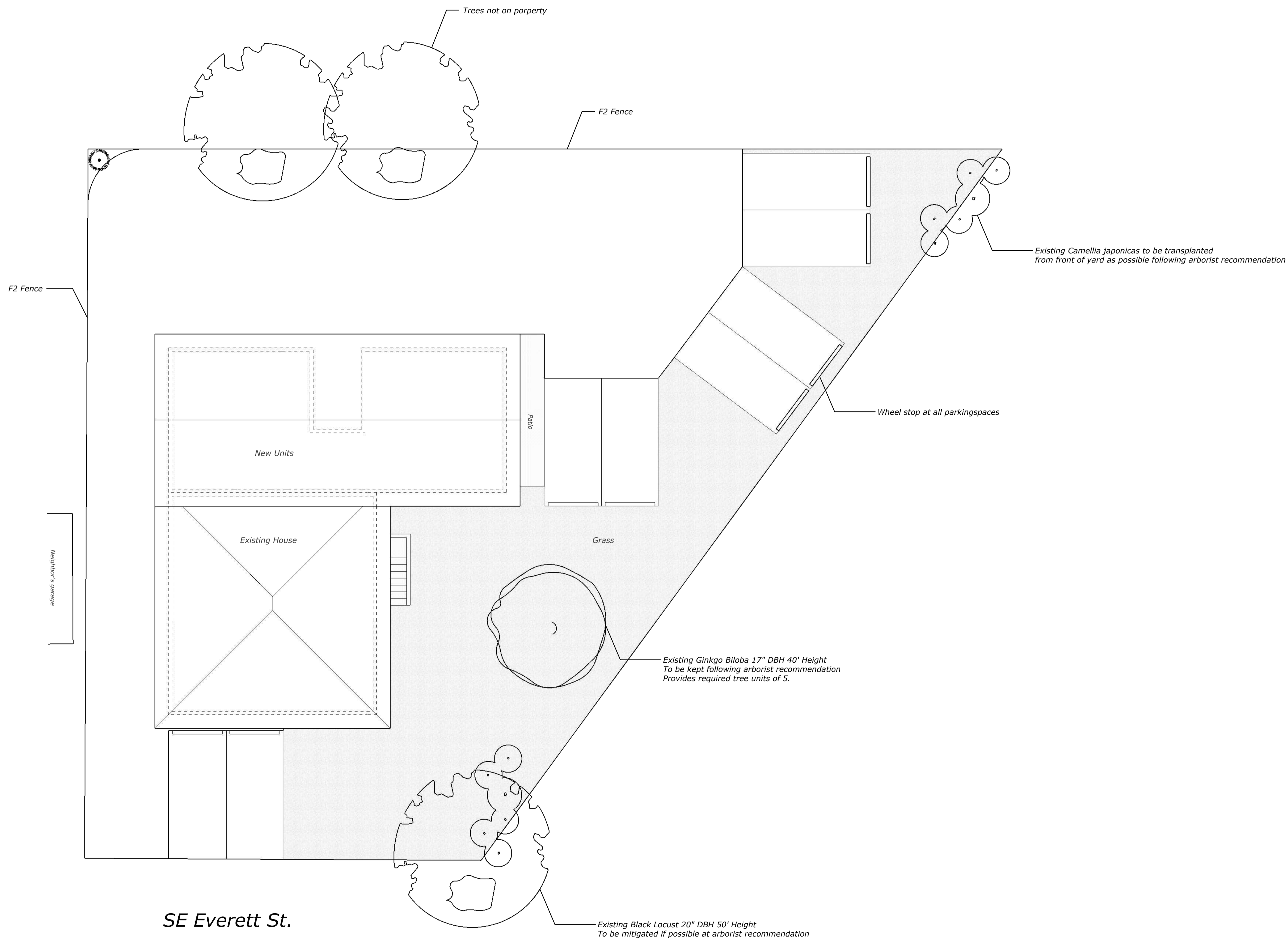


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SHEET NO.

C-01





Tree Calculation: 0.21 Acres x 20 tree units/acre = 4.2 tree units



Southwest Elevation  
1/4" = 1'



Northwest Elevation  
1/4" = 1'



*Northeast Elevation*  
*1/4" = 1'*



*Southeast Elevation*  
*1/4" = 1'*



Colors and Materials



- Sherwin Williams 7662 "Evening Shadow" and 6235 "Foggy Day"
- Darker roof shingle
- Hardie Plank siding
- New siding to the existing house to match the addition



## DESIGN REVIEW CHECKLIST: Vom Baur Fourplex (DR21-01)

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 a 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 outcroppings, forested areas and water bodies are retained.	
<b>HISTORIC AND HERITAGE PRESERVATION</b>				
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

<b>3. DUPLEX, TRIPLEX &amp; FOUR-PLEX</b>				
			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.	