



Design Review Committee Meeting Agenda Monday, October 24, 2022, 4:00 PM Remote Meeting 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 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 and download the app or click "Join A Meeting" and use Meeting ID – 849 3454 9330

2. Or, from any device click <https://us06web.zoom.us/j/84934549330>

OPTION 2 - Join by phone (audio only): 1. Dial 877-853-5257 and enter meeting ID# 849 3454 9330

CALL TO ORDER

ROLL CALL

INTRODUCTIONS

MEETING ITEMS

1. Village at Camas Meadows Phase 3 Townhomes

Presenter: Lauren Hollenbeck, Senior Planner

CLOSE OF MEETING



STAFF REPORT

The Village at Camas Meadows Phase 3 Townhomes

Major Design Review (File no. DR22-06)

Consolidated File: MajMod22-01

Related File: SPRV21-03

<u>TO</u>	Design Review Committee
<u>FROM</u>	Lauren Hollenbeck, Senior Planner
<u>LOCATION</u>	SE intersection of NW Payne Street & NW Camas Meadows Drive Parcel Number 986046-759
<u>APPLICANT</u>	David Morse Toll Brothers Kirkland, WA 98033 425-825-5314

APPLICABLE LAW: This land use application submitted September 14, 2022 and resubmitted September 27, 2022. Site Plan Review approval was received August 31, 2021, so the applicable codes are those codes that were in at the time of Site Plan Review approval. Applicable Camas Municipal Code (CMC) chapters include Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review, and Chapter 18.55 Administrative Procedures.

Summary

The applicant is currently seeking design review approval for the construction of 103 front and alley loaded attached residential dwelling units within 21 townhome buildings, each containing 4 or 5-plexes. Other amenities include landscaping, pedestrian pathways and parking.

The site is located south of NW Camas Meadows Drive, east of NW Payne Street, west of NW McMaster Drive and north of single-family detached dwellings (i.e. Village at Camas Meadows Phase 2) zoned Multi-Family Residential (MF-18), including the subject property. The site is a grassy field that gradually slopes downwards from south to north.

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 Specific Multi-Family Design Principles and Guidelines

The standard and specific multi-family principles and guidelines for townhomes 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

Item 1.

 Camas Meadows

 Camas Meadows

PROJECT:
CAMAS MEADOWS TOWNS
 NW CAMAS MEADOWS DR.
 CAMAS, WASHINGTON

PREPARED BY:
TOLL BROTHERS

PREPARED BY:
STANDRIDGE INC.
 703 BROADWAY, SUITE 610
 VANCOUVER, WA 98660
 (360) 597-9240

STAMP:

PROJECT LEAD:

STANDRIDGE
 PLANNING | ENGINEERING | SURVEYING
 WWW.STANDRIDGEINC.COM

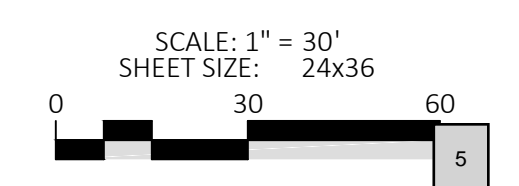
REV.	DATE	DESCRIPTION

PRELIMINARY SITE PLAN

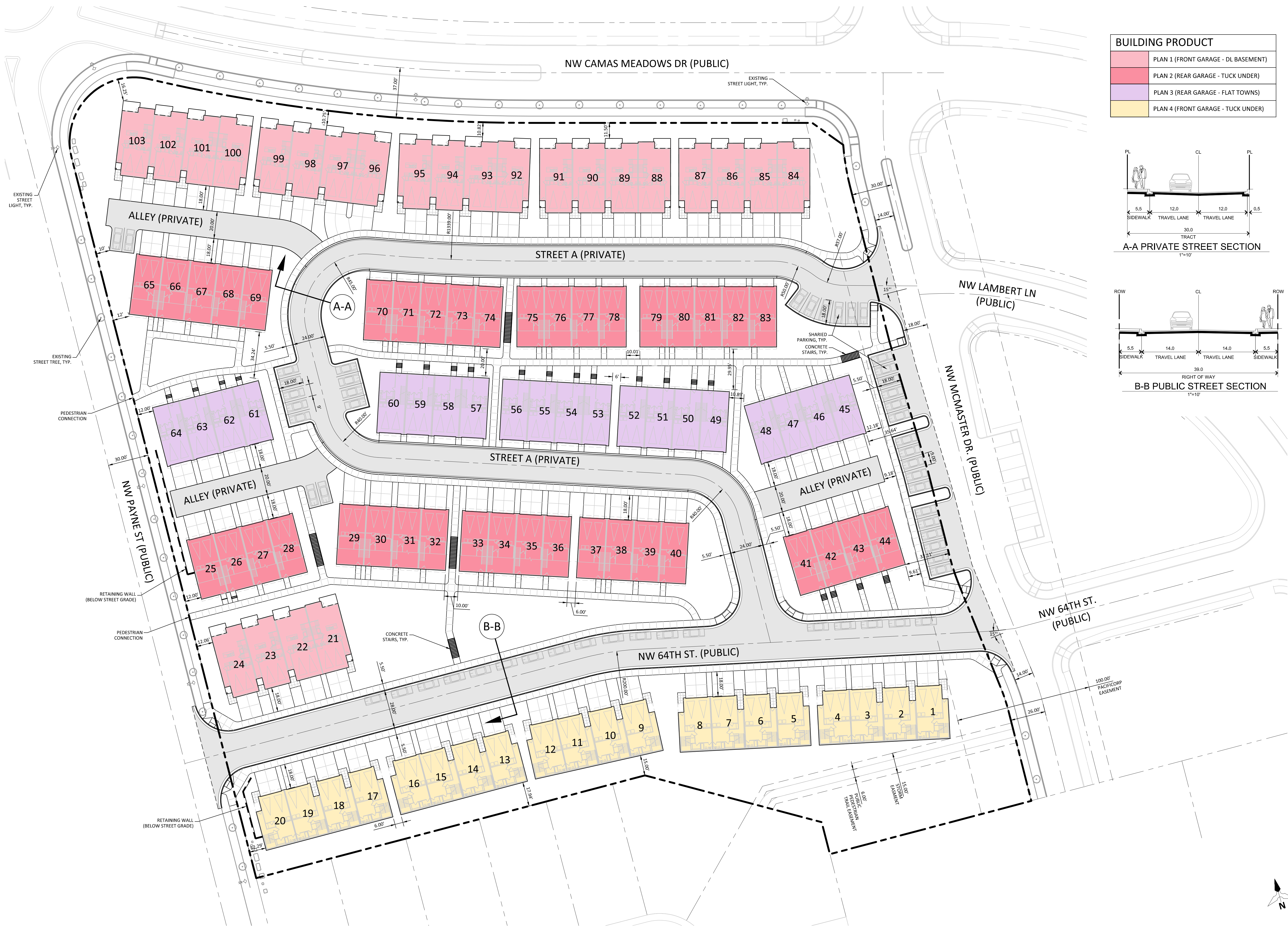
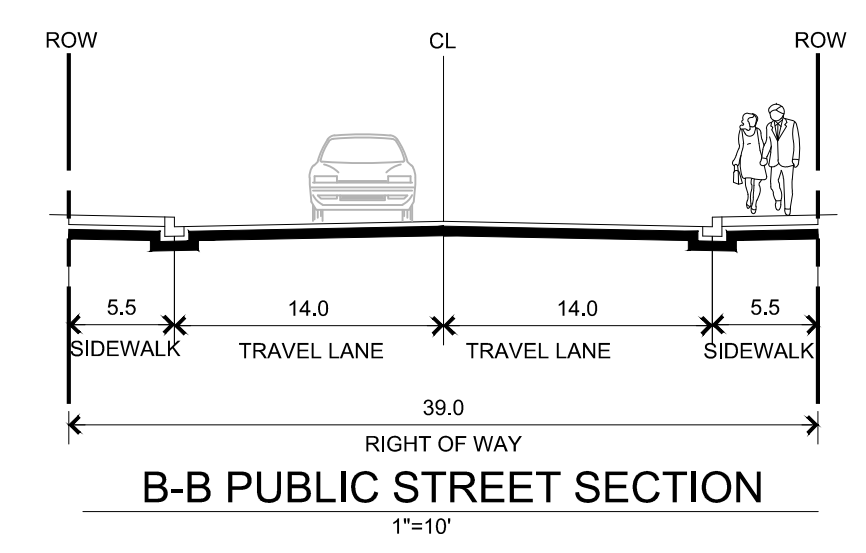
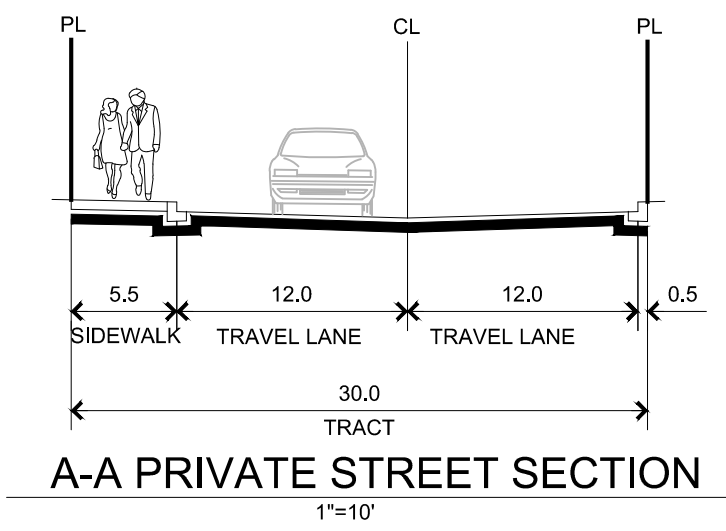
PROJECT NO.: TB1001
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 7/29/2022

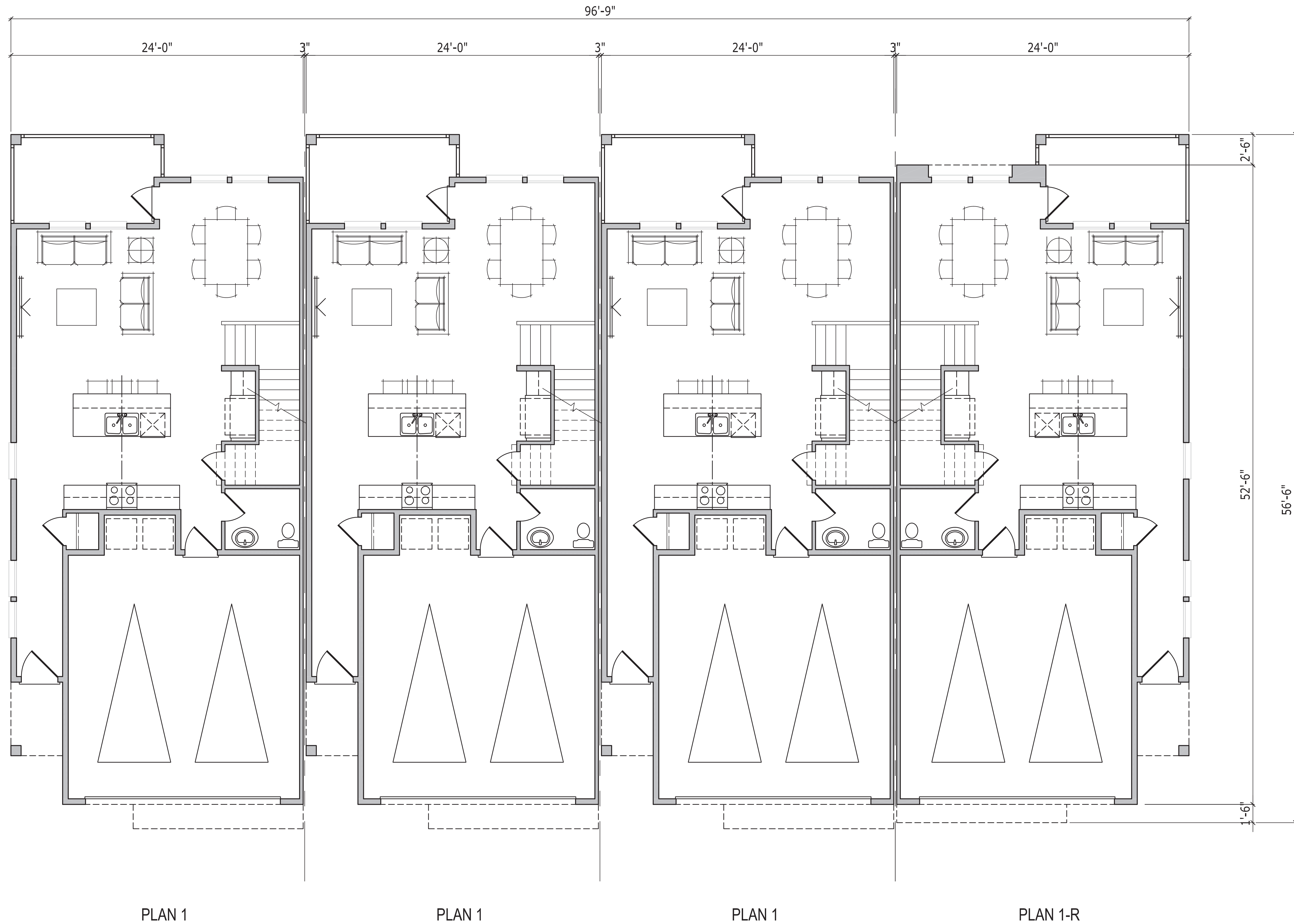
SHEET

C-03



BUILDING PRODUCT	
	PLAN 1 (FRONT GARAGE - DL BASEMENT)
	PLAN 2 (REAR GARAGE - TUCK UNDER)
	PLAN 3 (REAR GARAGE - FLAT TOWNS)
	PLAN 4 (FRONT GARAGE - TUCK UNDER)





PLAN 1

PLAN 1

PLAN 1

PLAN 1-R

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

FIRST FLOOR

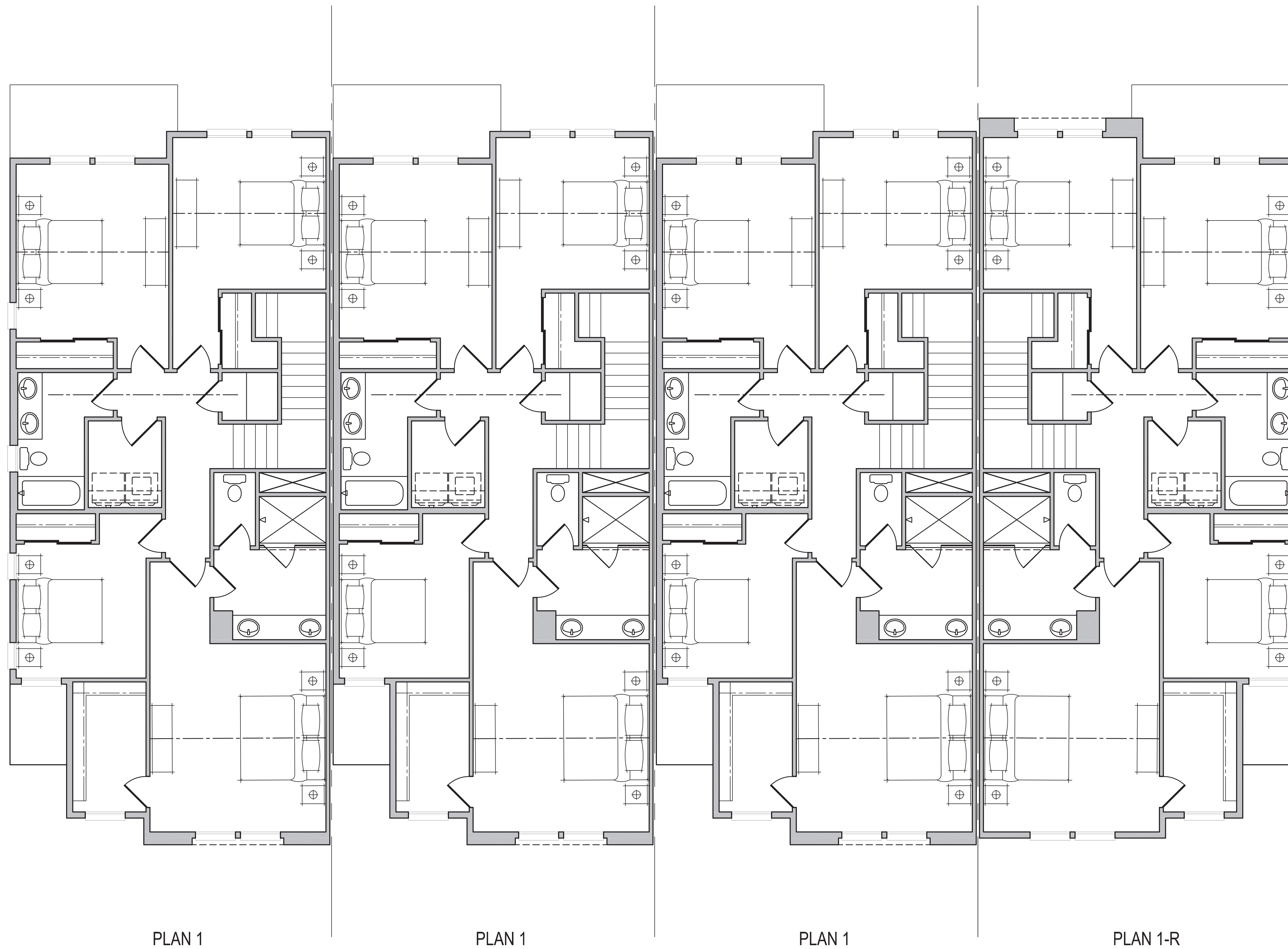
06-29-2022

A - 02

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 21-24 & 84-103)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

SECOND FLOOR

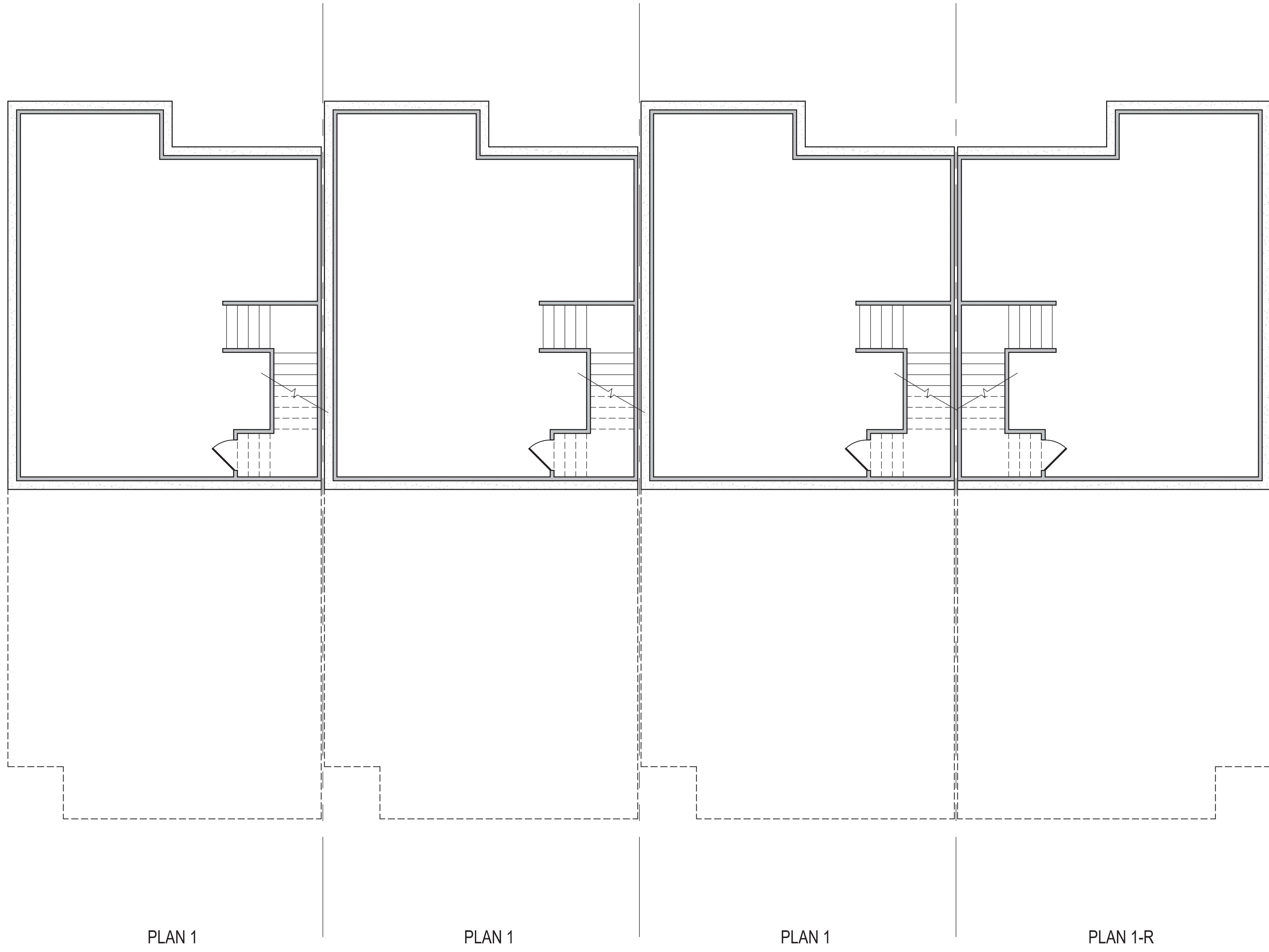
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A - 03

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 21-24 & 84-103)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PLAN 1

PLAN 1

PLAN 1

PLAN 1-R

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

BASEMENT

06-29-2022

A - 04

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 21-24 & 84-103)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PLAN 1-R

PLAN 1

PLAN 1

PLAN 1

FRONT ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

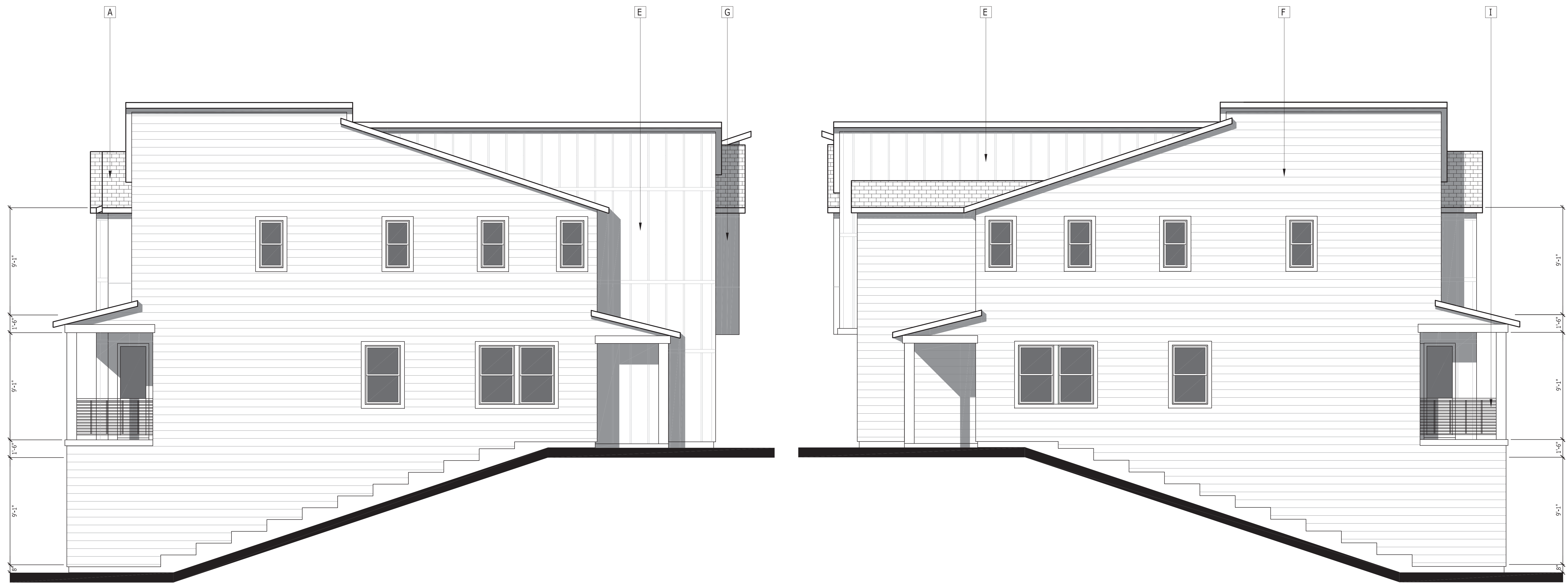
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A - 5

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 21-24 & 84-103)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



LEFT

RIGHT

SIDE ELEVATIONS

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

06-29-2022

A - 6

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 21-24 & 84-103)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PLAN 1-R

PLAN 1

PLAN 1

PLAN 1

REAR ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

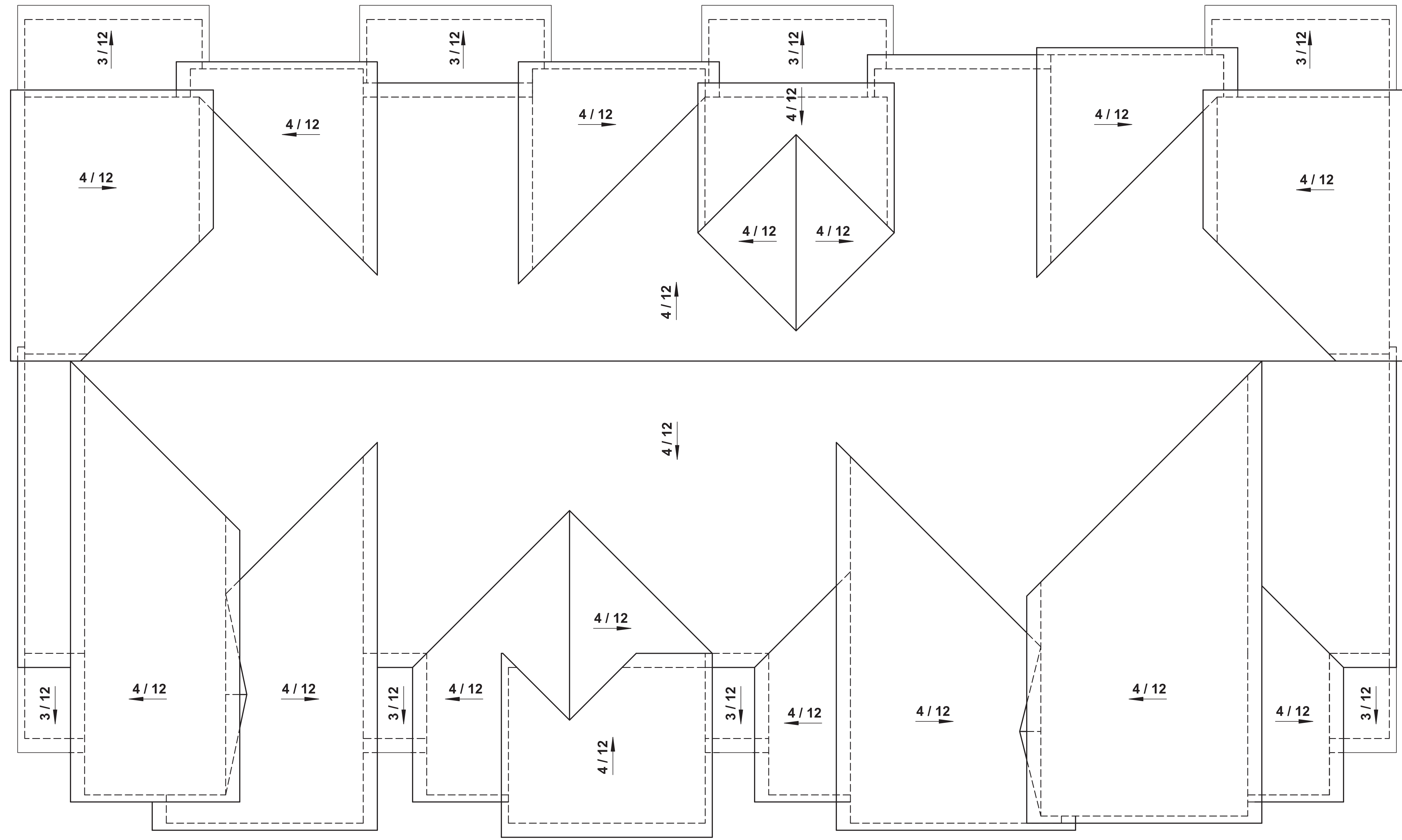
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A-7

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 21-24 & 84-103)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



ROOF PLAN

A G C D E B F



PLAN 1-R

PLAN 1

PLAN 1

PLAN 1

FRONT ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

MODERN

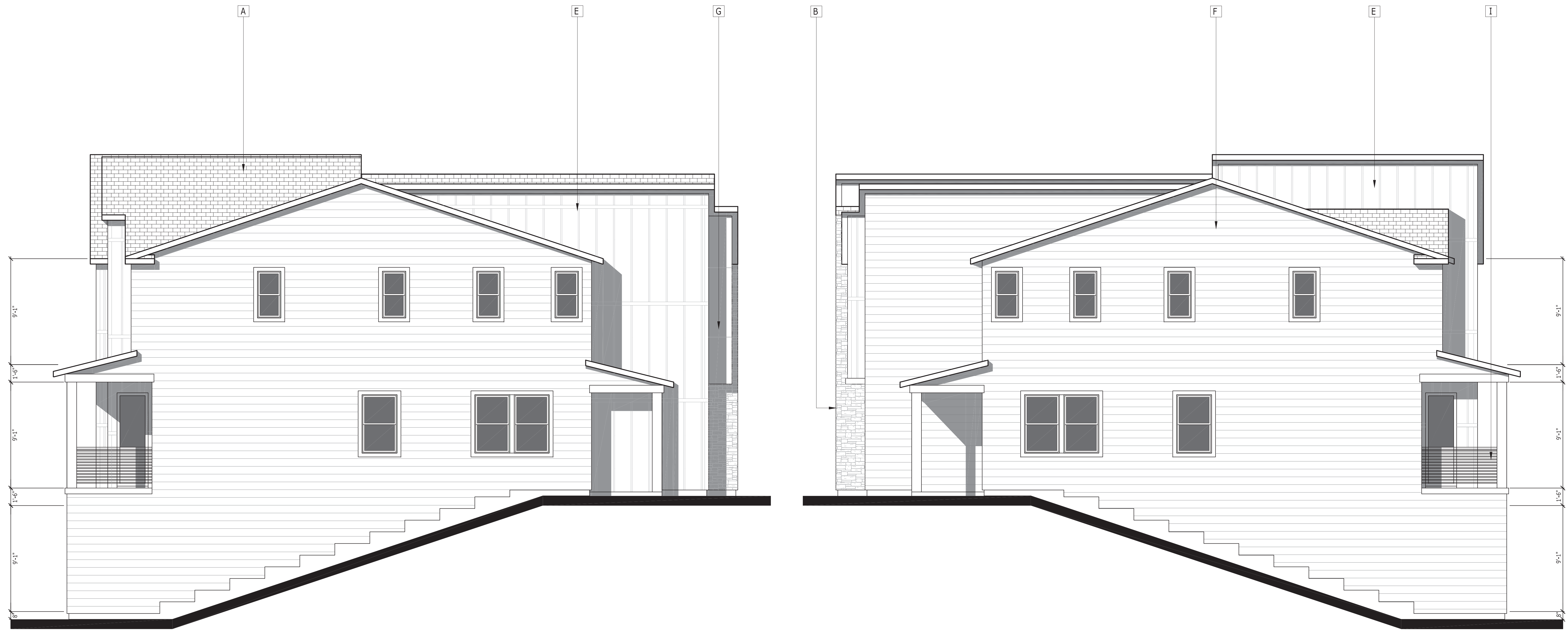
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A - 9

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 21-24 & 84-103)





LEFT

RIGHT

SIDE ELEVATIONS

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

MODERN

06-29-2022

A - 10

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 21-24 & 84-103)





PLAN 1-R

PLAN 1

PLAN 1

PLAN 1

REAR ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

MODERN

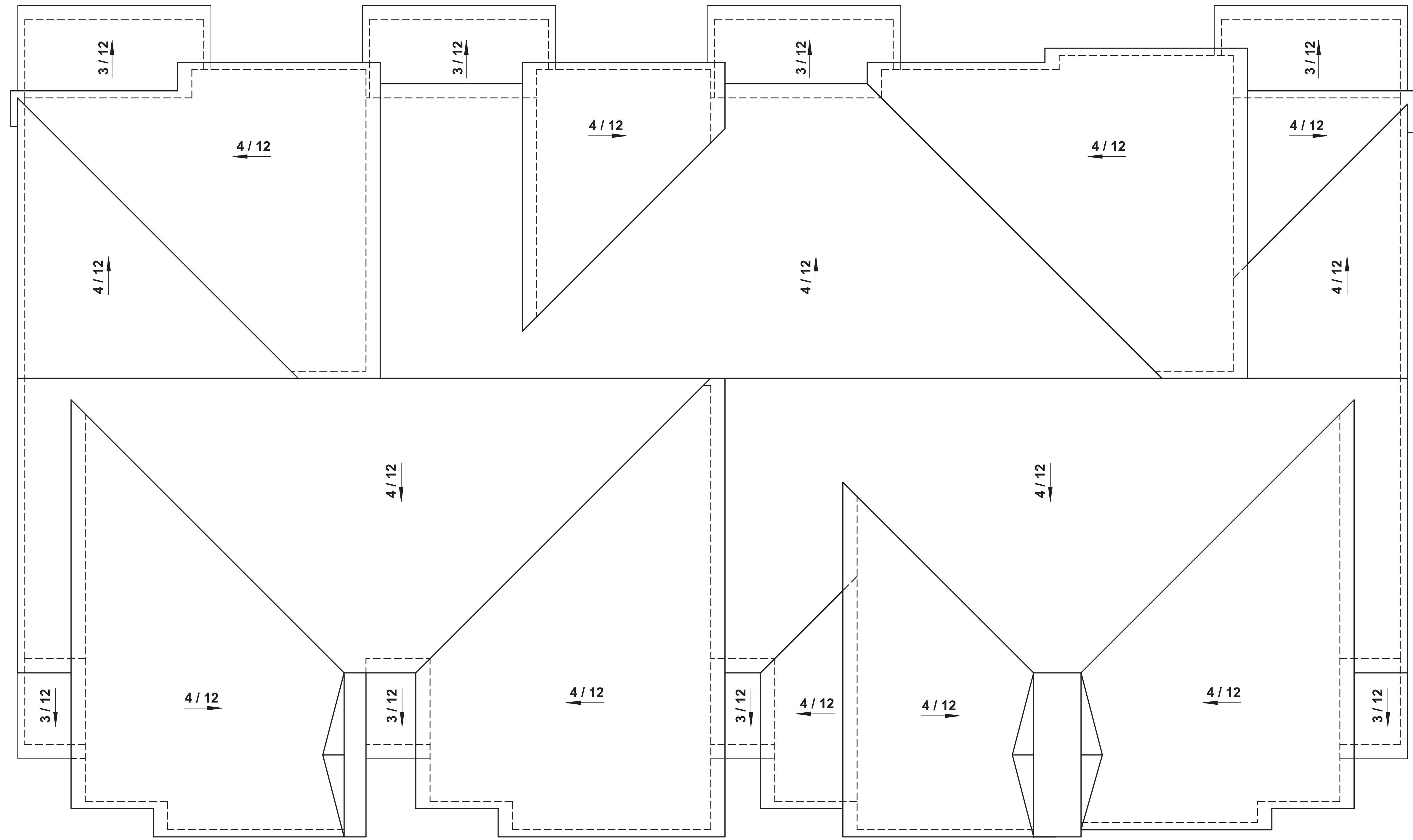
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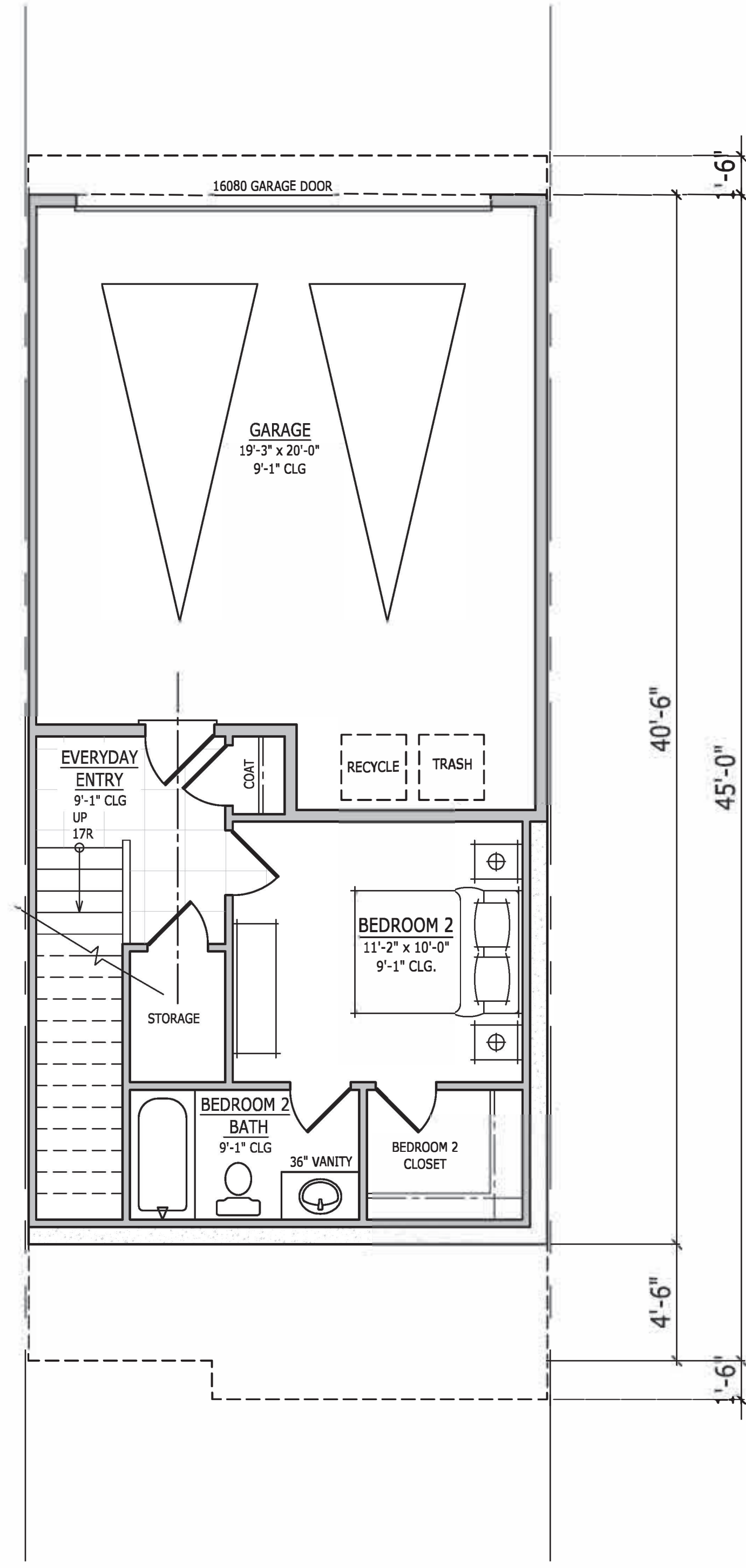
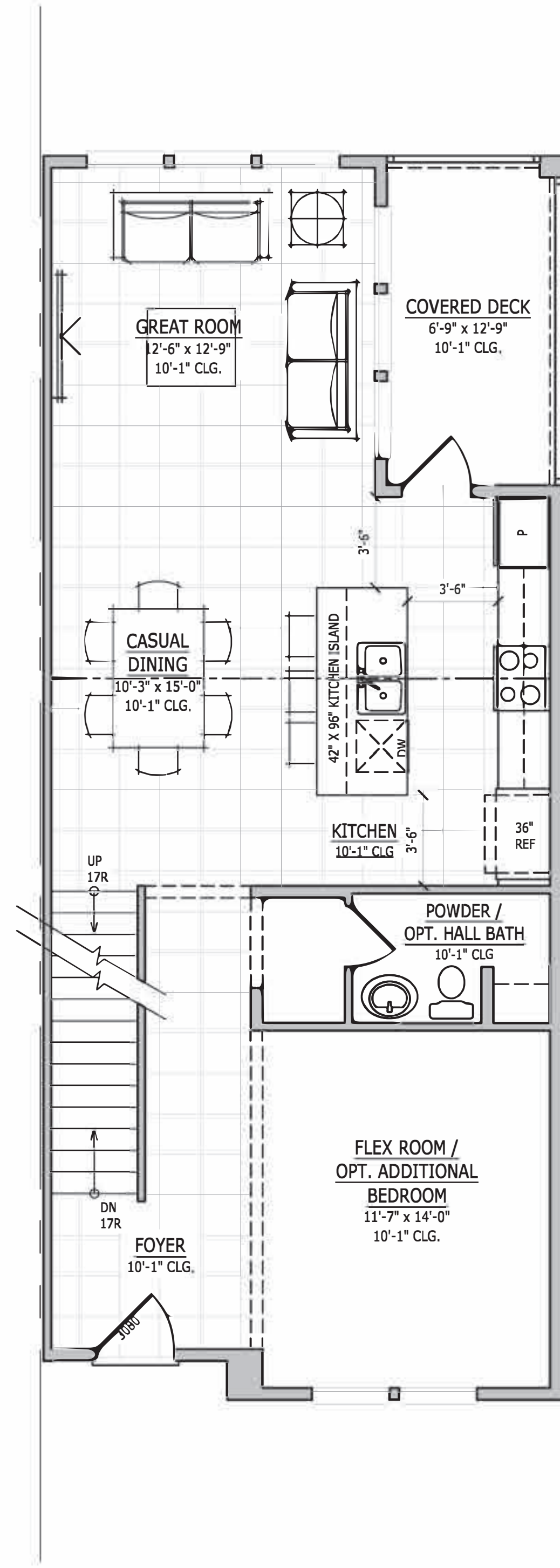
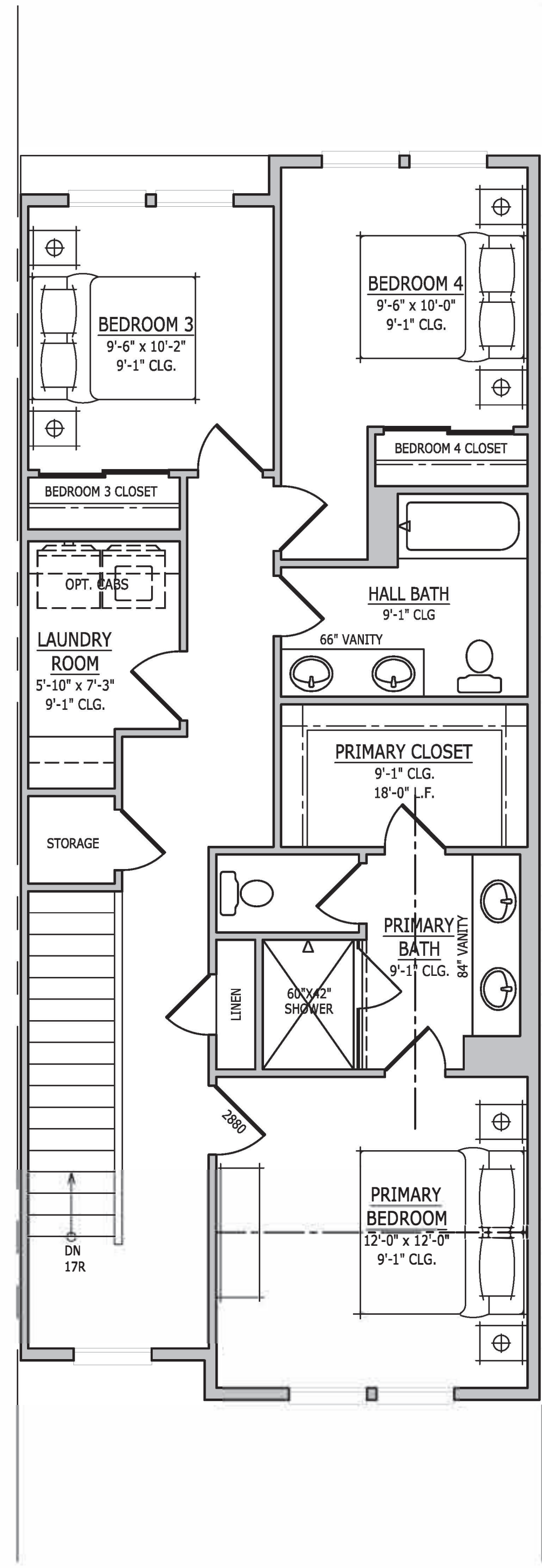
CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 21-24 & 84-103)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



ROOF PLAN



(TARGET = 1,800 SQ. FT.)

2,117 SQ.FT.

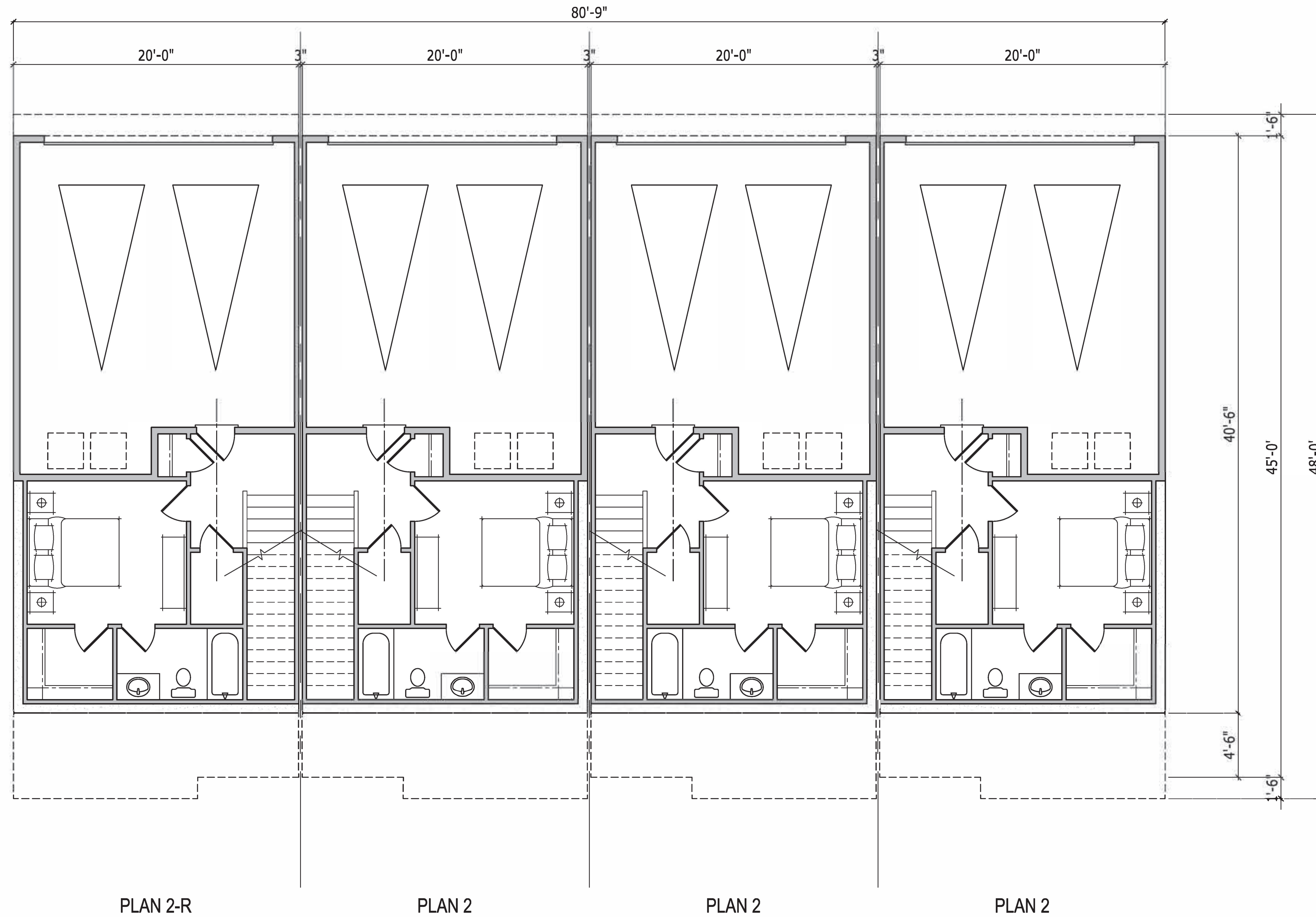
PLAN 2 (LOT 25-44 & 65-83)

CAMAS MEADOWS TOWNS - 20' x 45' ATTACHED ALLEY LOADED TUCK UNDER

CAMAS, WA

06-29-2022

A - 13



CAMAS MEADOWS TOWNS - 20' x 45' ATTACHED ALLEY LOADED TUCK UNDER

FIRST FLOOR

06-29-2022

A - 14

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 25-44 & 65-83)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



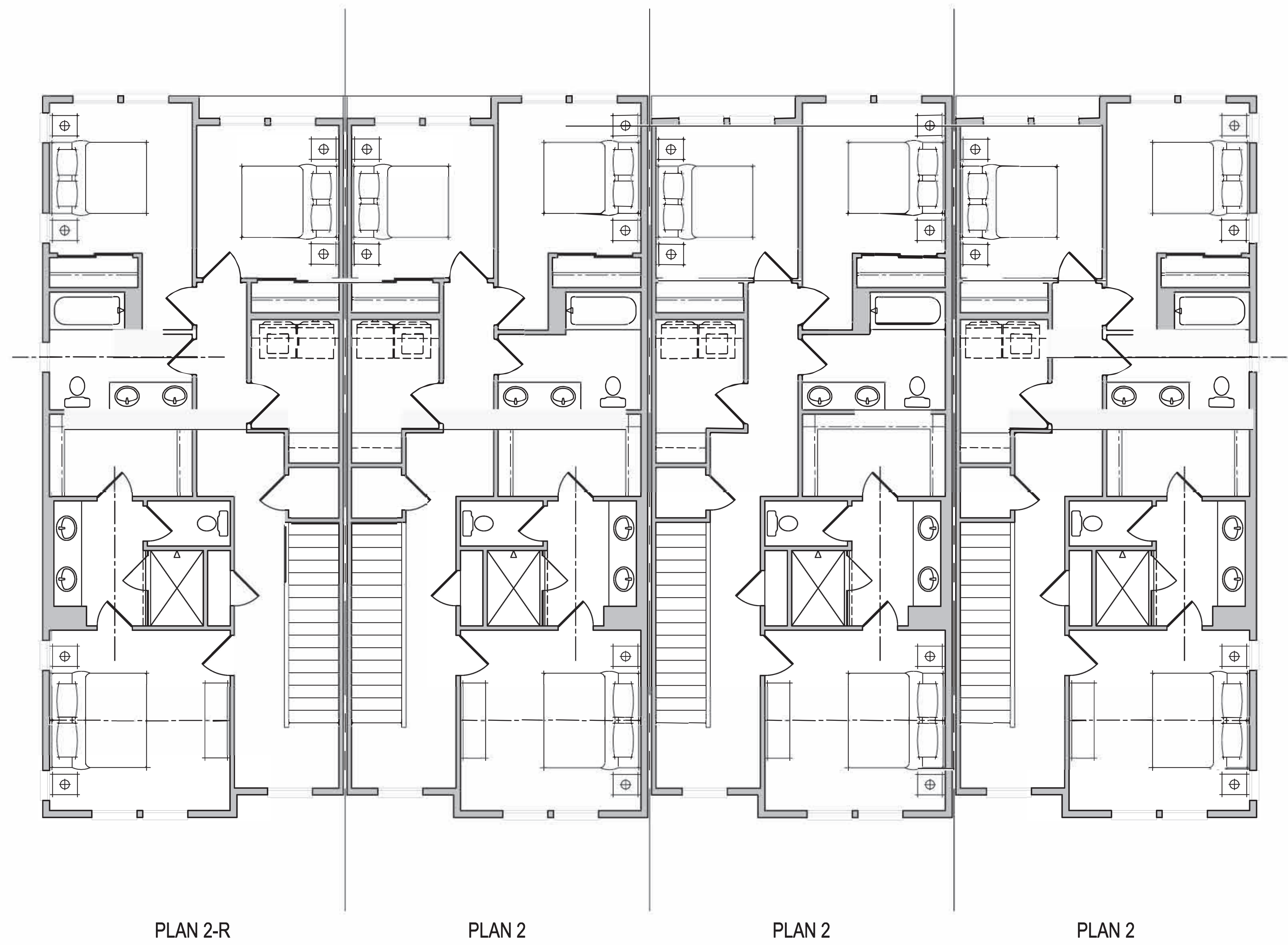
CAMAS MEADOWS TOWNS - 20' x 45' ATTACHED ALLEY LOADED TUCK UNDER SECOND FLOOR

06-29-2022 A - 15

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 25-44 & 65-83)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



CAMAS MEADOWS TOWNS - 20' x 45' ATTACHED ALLEY LOADED TUCK UNDER

THIRD FLOOR

06-29-2022

A - 16

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 25-44 & 65-83)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PLAN 2-R

PLAN 2

PLAN 2

PLAN 2-R

FRONT ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

06-29-2022

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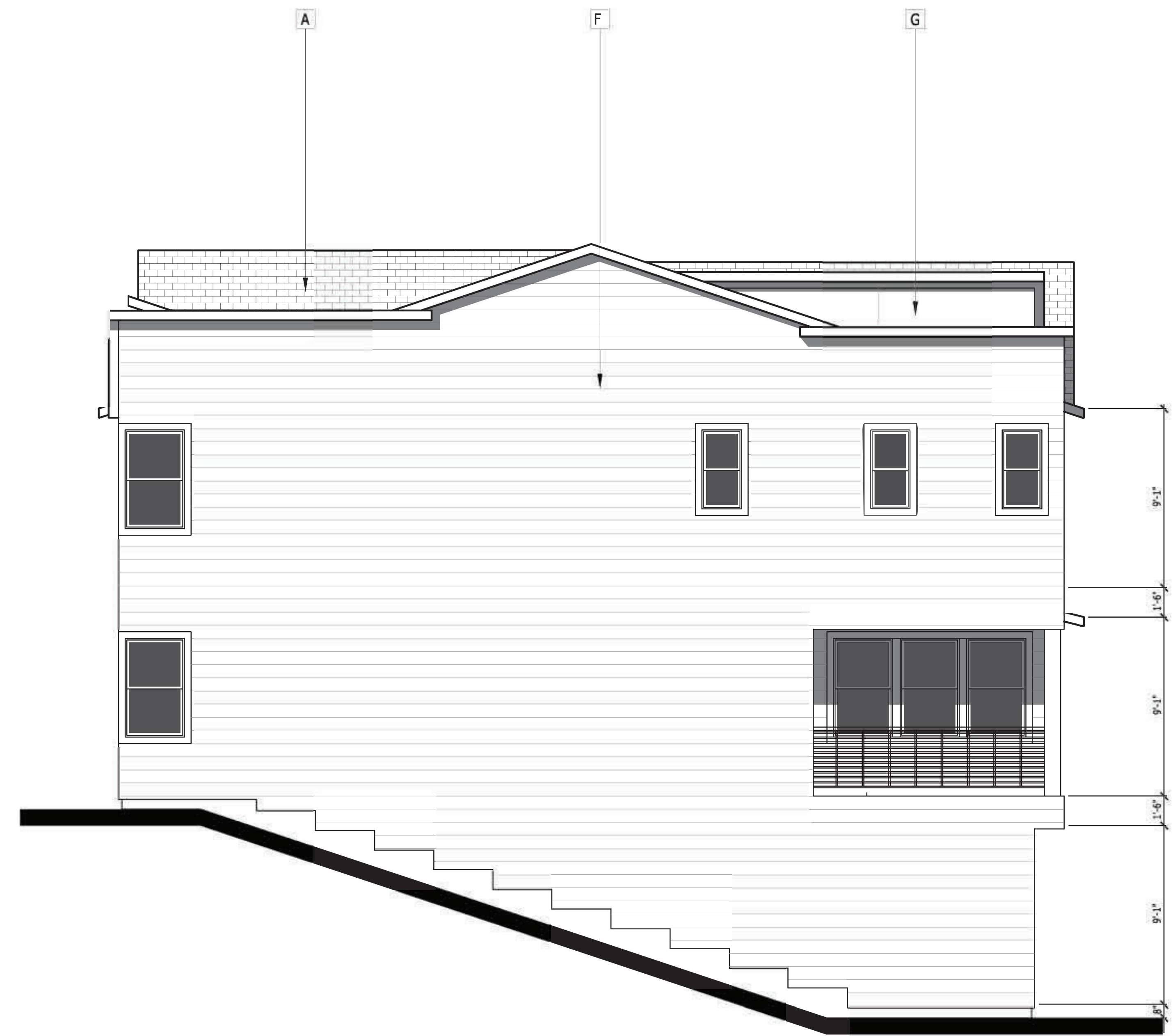
CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 25-44 & 65-83)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



LEFT



RIGHT

SIDE ELEVATIONS

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

06-29-2022

A - 18

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 25-44 & 65-83)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PLAN 2-R

PLAN 2

PLAN 2

PLAN 2-R

REAR ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

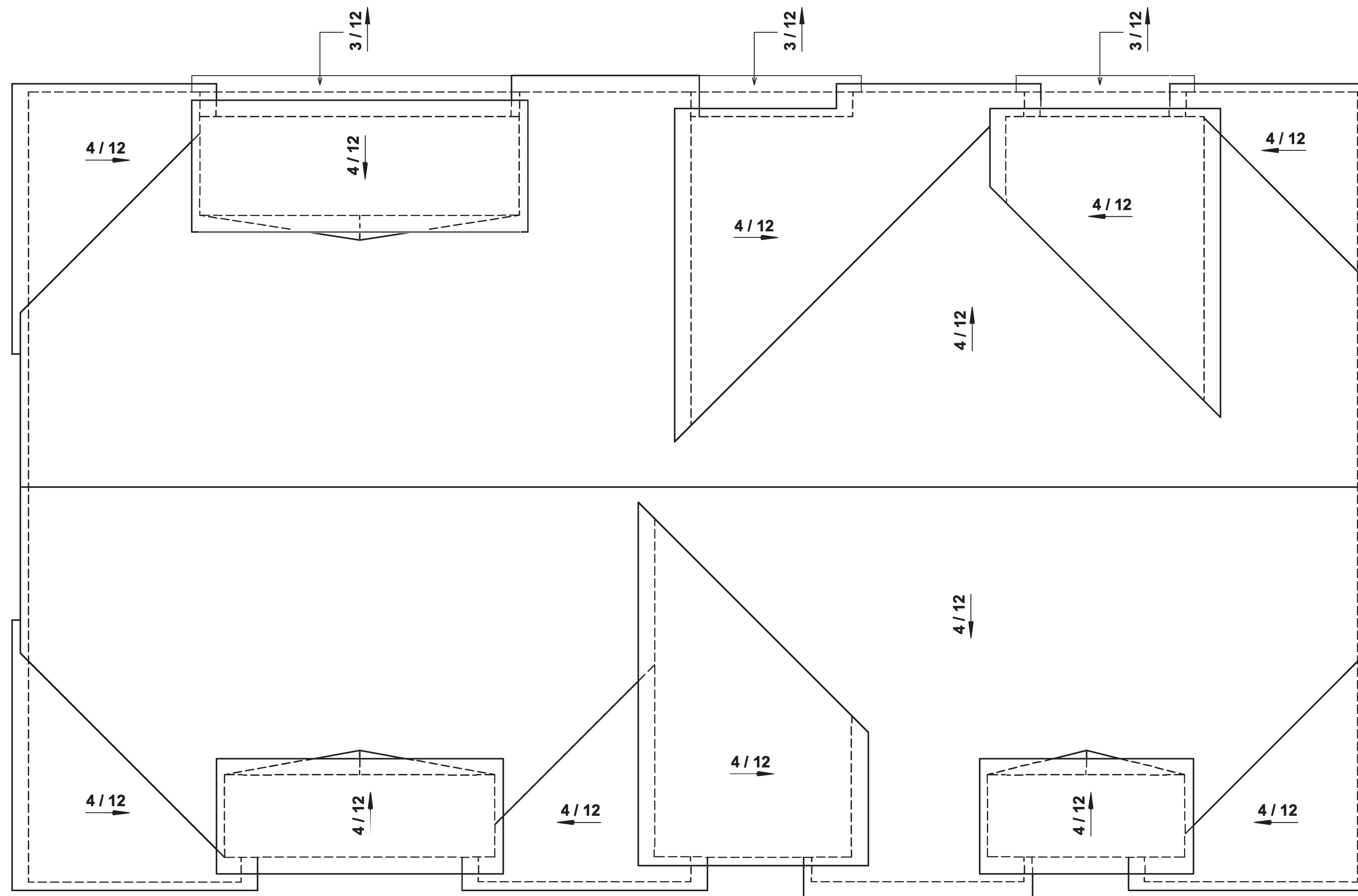
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A - 19

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 25-44 & 65-83)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



ROOF PLAN



PLAN 2-R

PLAN 2

PLAN 2

PLAN 2-R

FRONT ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

MODERN

06-29-2022

A - 21

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 25-44 & 65-83)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



LEFT



RIGHT

SIDE ELEVATIONS

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

MODERN

06-29-2022

A - 22

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 25-44 & 65-83)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



REAR ELEVATION

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. STONE VENEER
 - C. RECESSED WINDOW
 - D. LIGHT FIXTURE
 - E. BOARD AND BATTEN SIDING
 - F. LAP SIDING
 - G. HARDIE PANEL
 - H. METAL AWNING
 - I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

MODERN

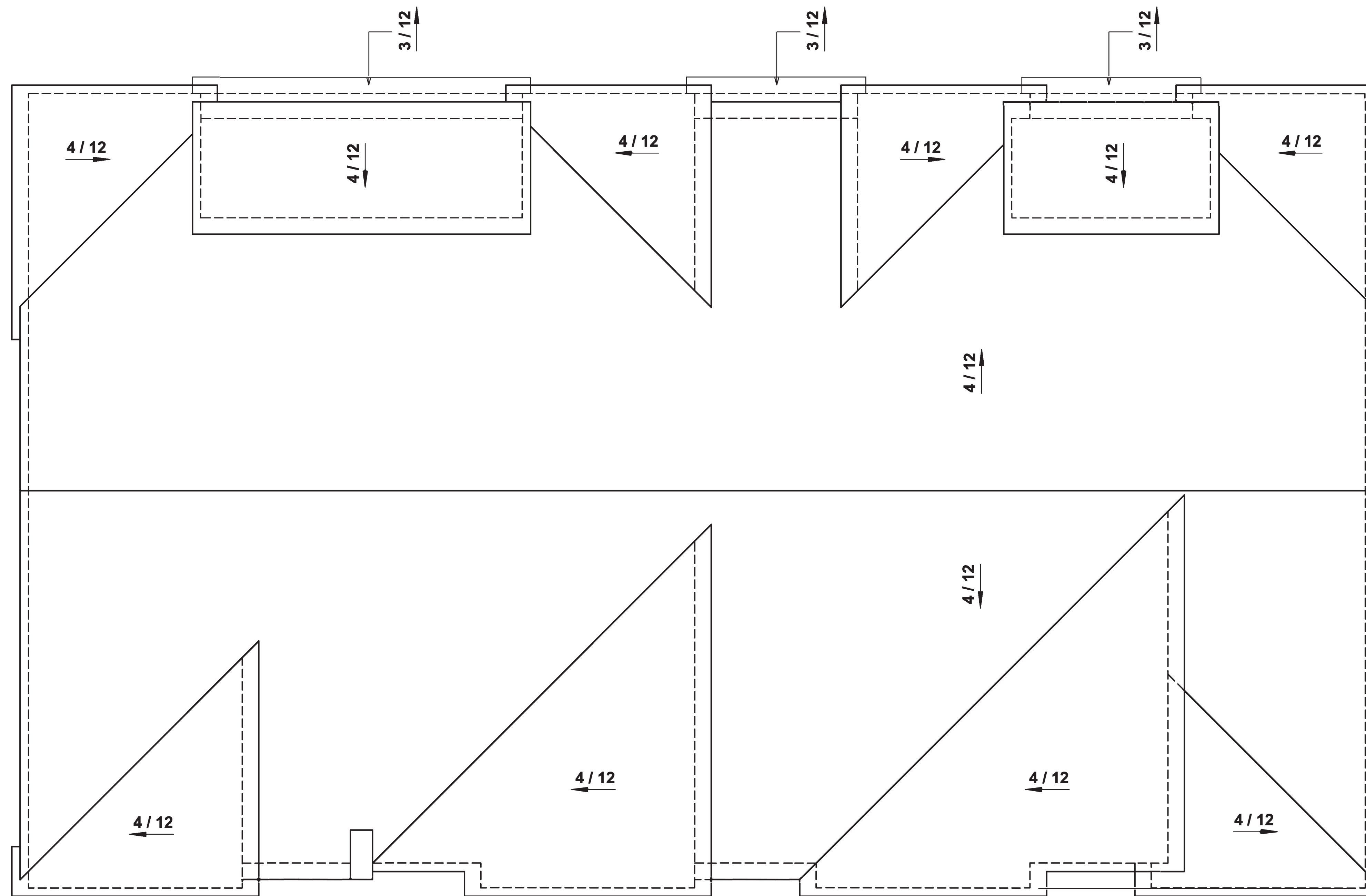
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A - 23

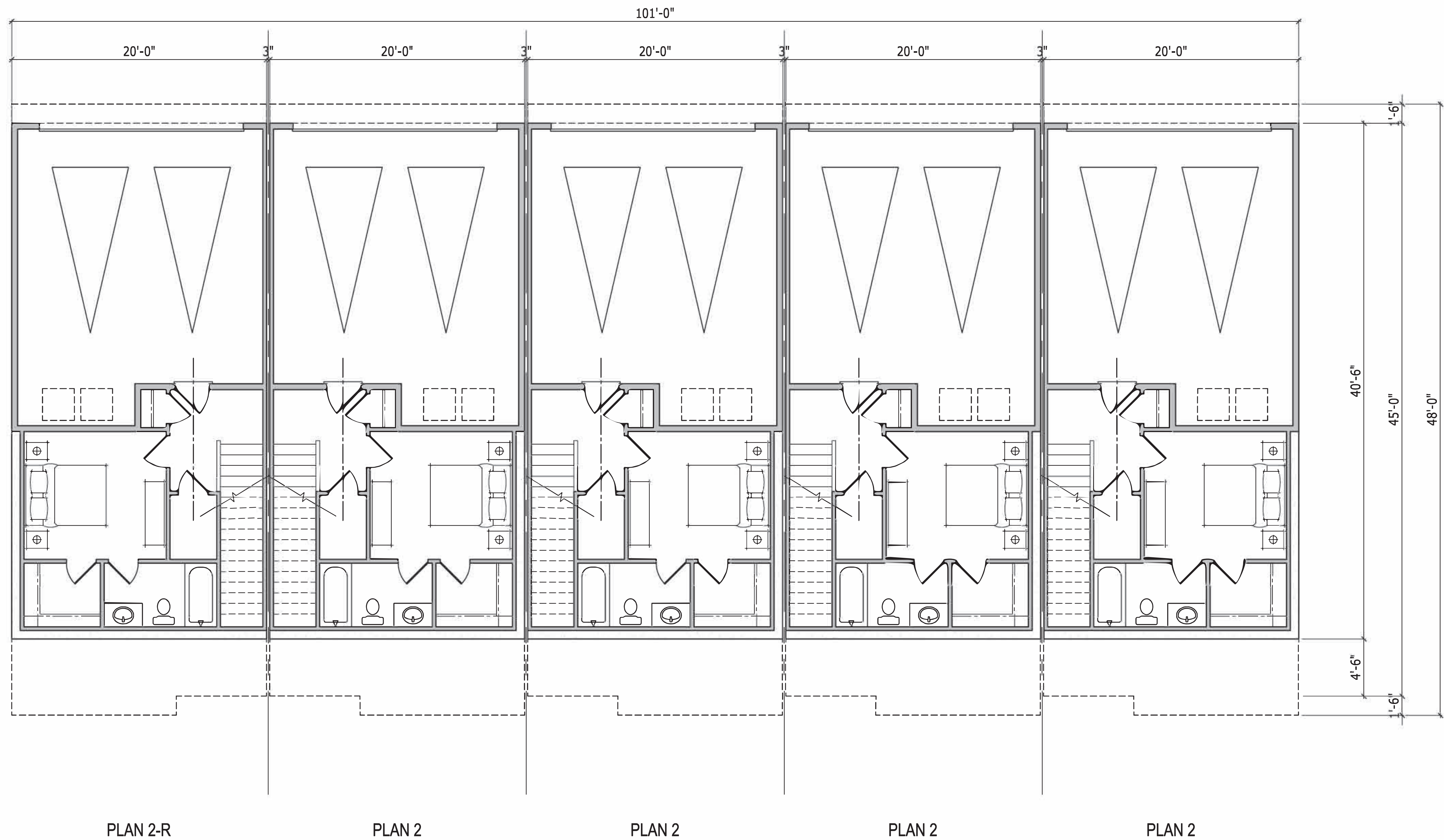
CAMAS, WA

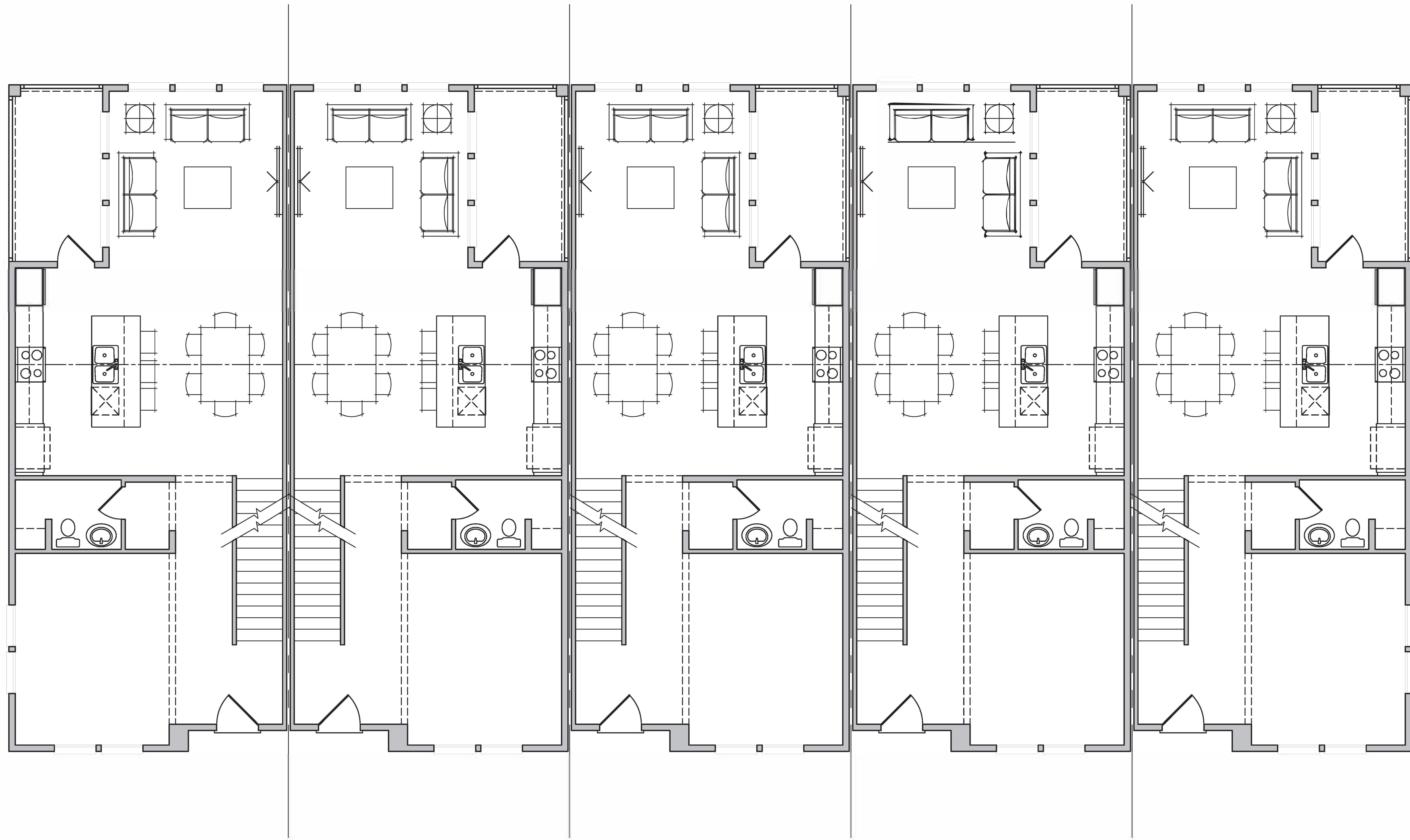
4 PLEX COMPOSITE BUILDING PLAN (LOT 25-44 & 65-83)





ROOF PLAN





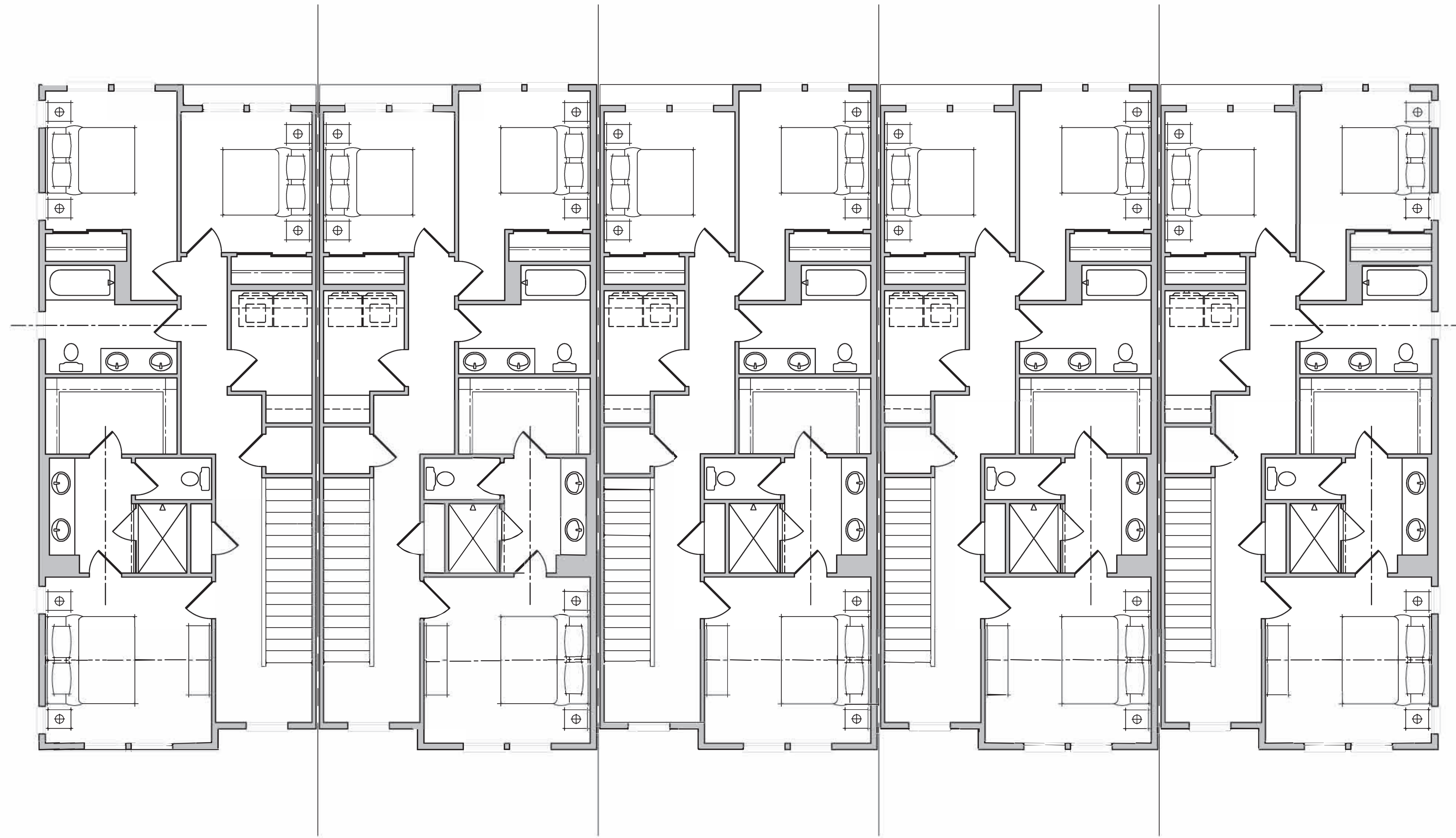
PLAN 2-R

PLAN 2

PLAN 2

PLAN 2

PLAN 2



PLAN 2-R

PLAN 2

PLAN 2

PLAN 2

PLAN 2



FRONT ELEVATION

- MATERIAL LEGEND
- A. CONCRETE FLAT TILE
 - B. STONE VENEER
 - C. RECESSED WINDOW
 - D. LIGHT FIXTURE
 - E. BOARD AND BATTEN SIDING
 - F. LAP SIDING
 - G. HARDIE PANEL
 - H. METAL AWNING
 - I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

06-29-2022

A - 28

CAMAS, WA

5 PLEX COMPOSITE BUILDING PLAN (LOT 25-44 & 65-83)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



LEFT



RIGHT

SIDE ELEVATIONS

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

06-29-2022

A - 29

CAMAS, WA

5 PLEX COMPOSITE BUILDING PLAN (LOT 25-44 & 65-83)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PLAN 2-R

PLAN 2

PLAN 2

PLAN 2

PLAN 2

REAR ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

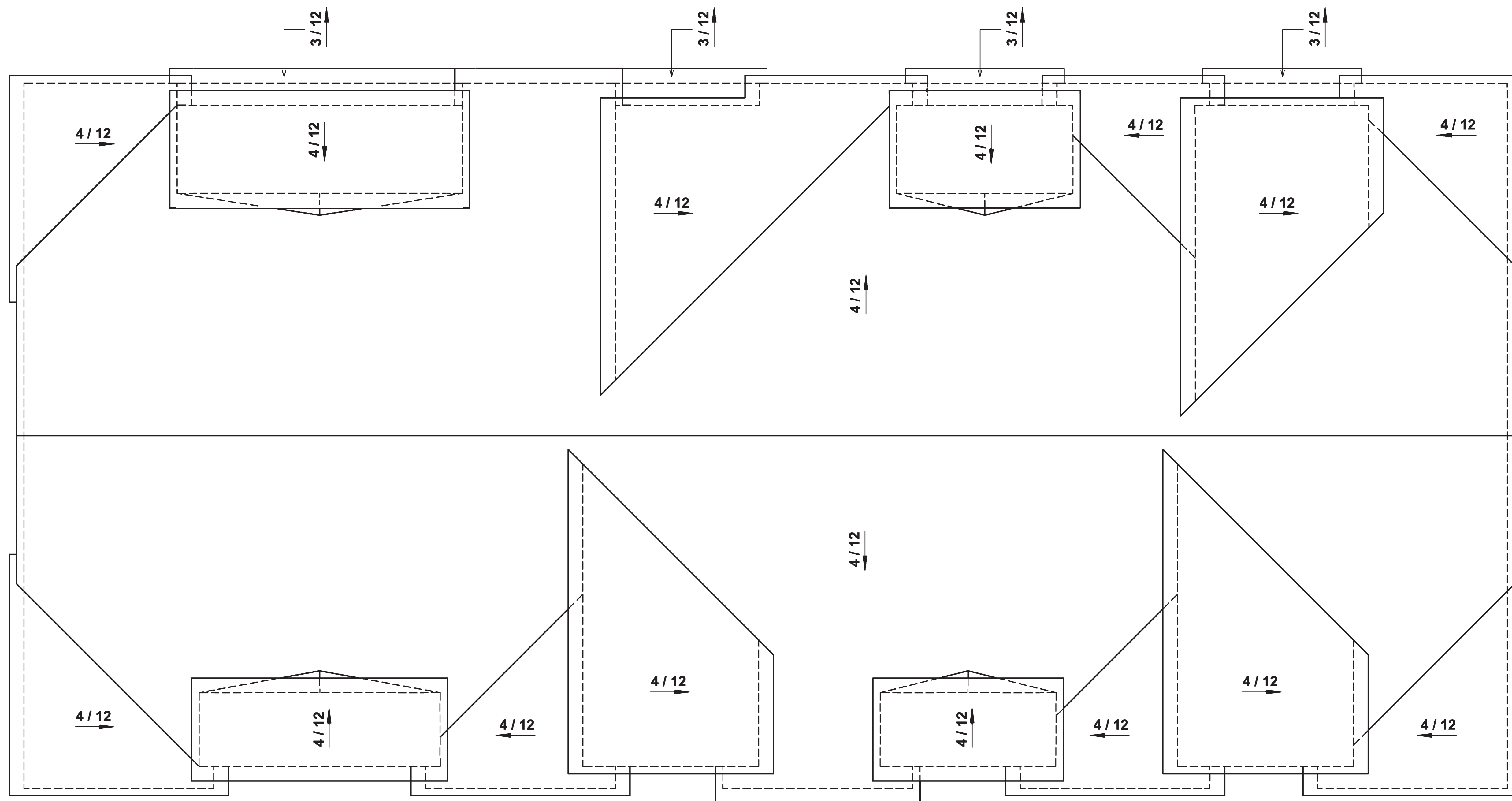
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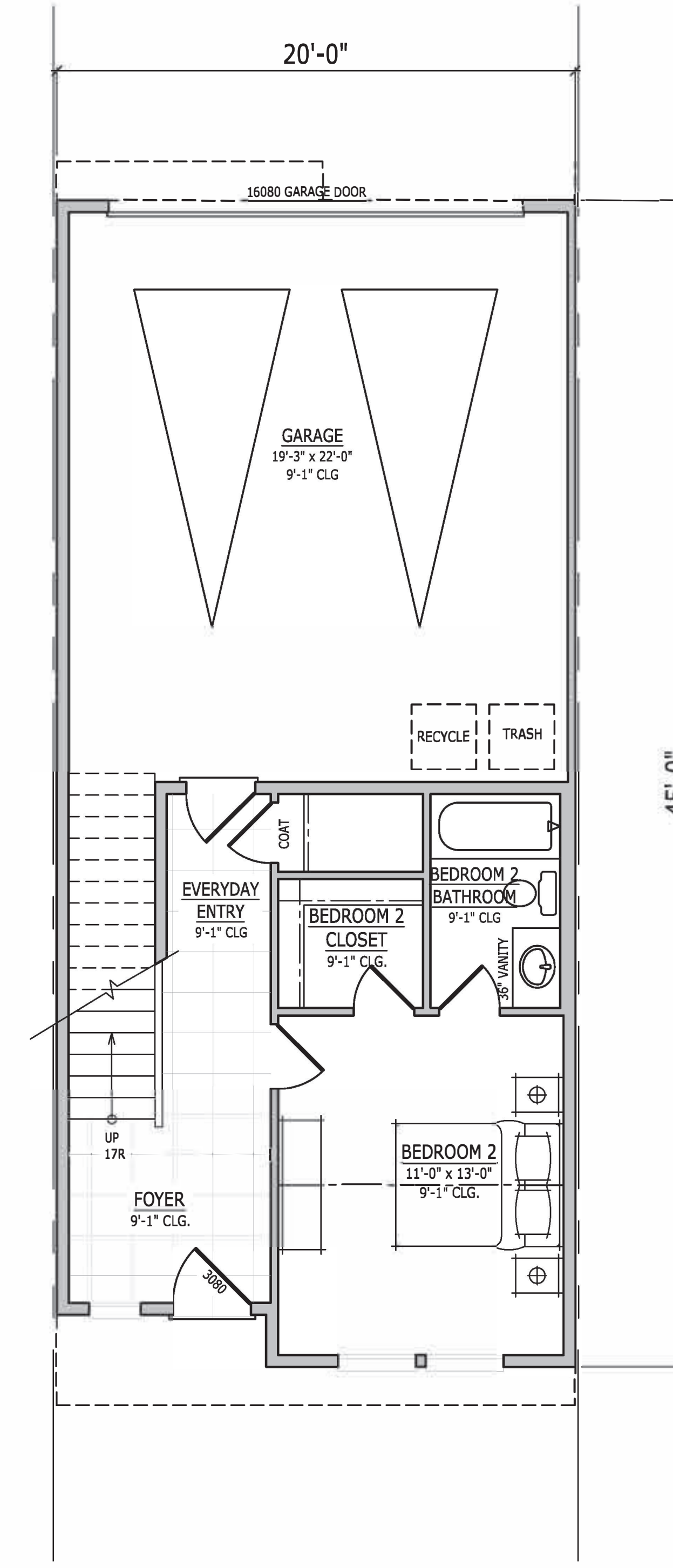
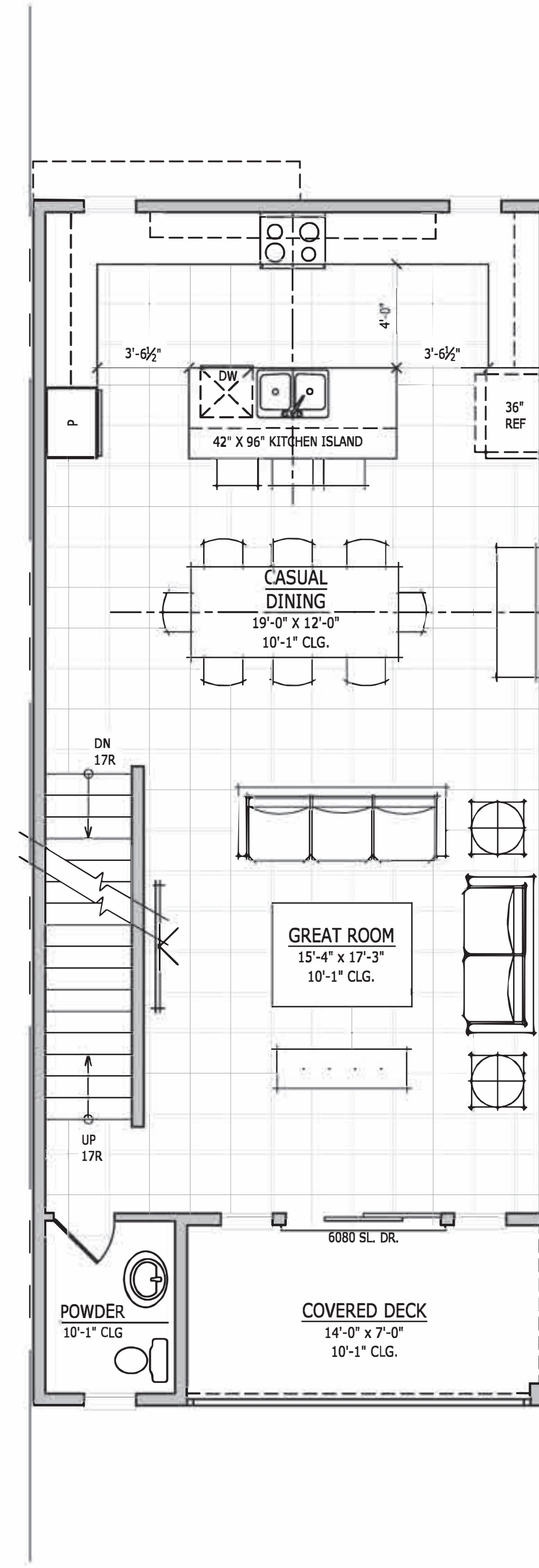
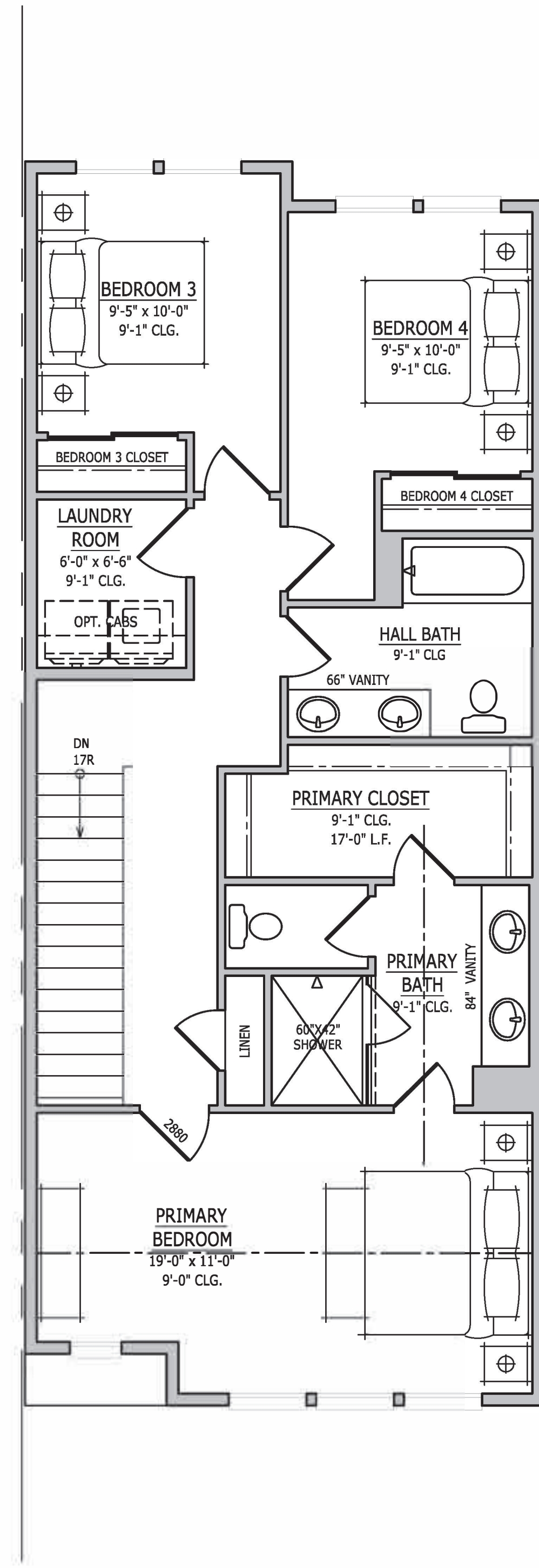
CAMAS, WA

5 PLEX COMPOSITE BUILDING PLAN (LOT 25-44 & 65-83)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



ROOF PLAN



(TARGET = 1,800 SQ. FT.)

2,152 SQ.FT.

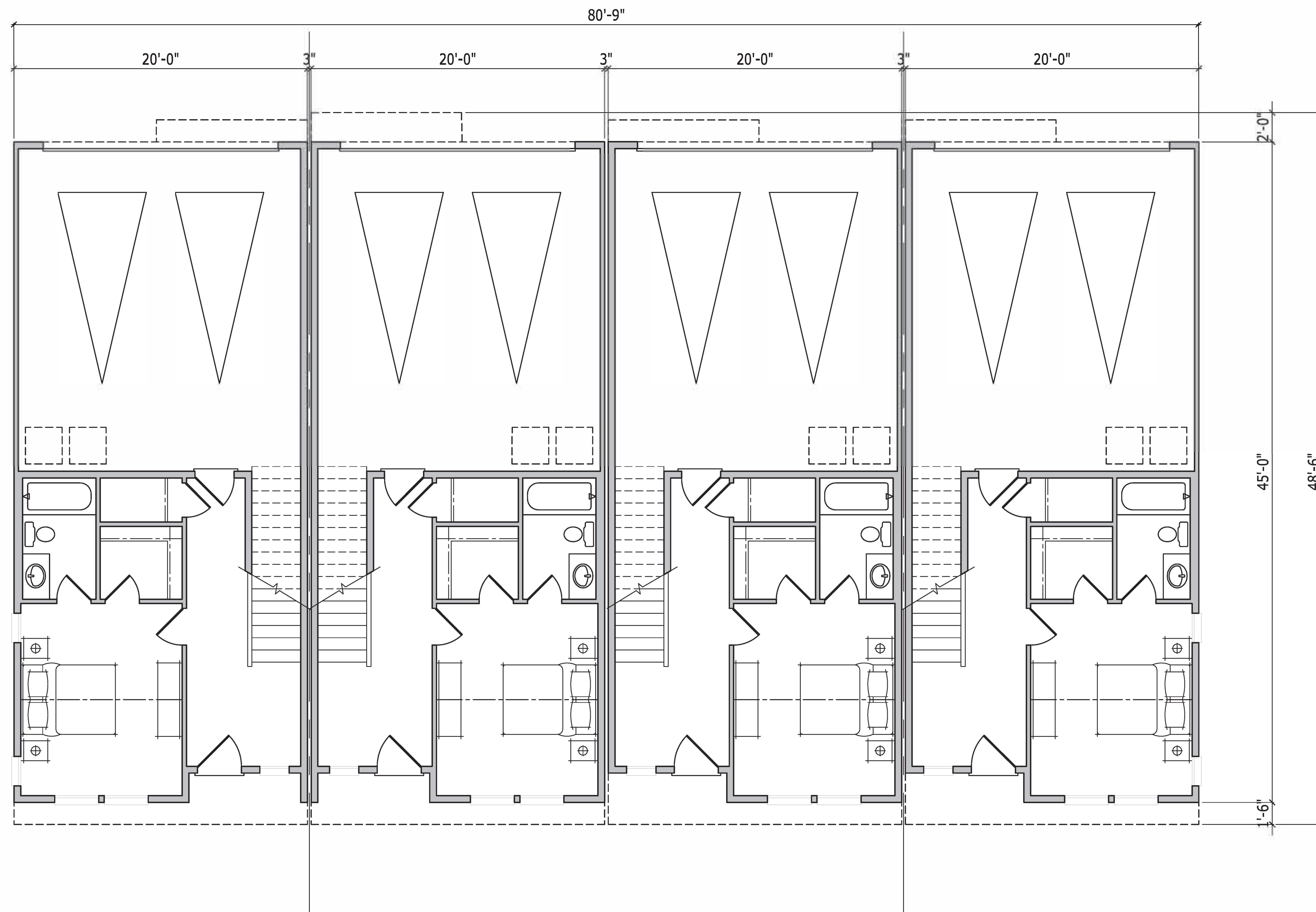
PLAN 3 (LOT 45-64)

CAMAS MEADOWS TOWNS - 20' x 45' ATTACHED ALLEY LOADED

CAMAS, WA

06-29-2022

A - 32



PLAN 3-R

PLAN 3

PLAN 3

PLAN 3

CAMAS MEADOWS TOWNS - 20' x 45' ATTACHED ALLEY LOADED

FIRST FLOOR

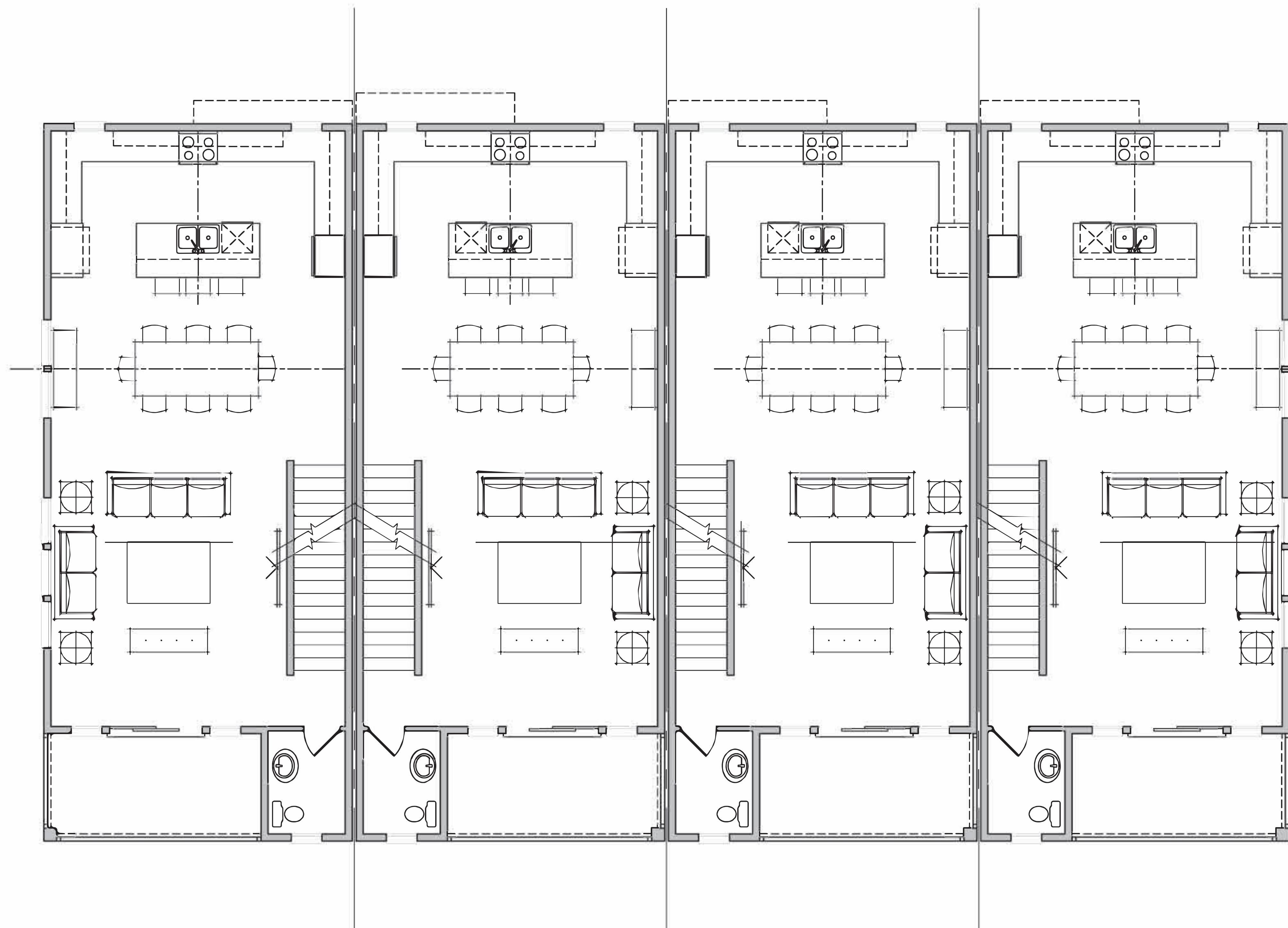
06-29-2022

A - 33

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 45-64)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

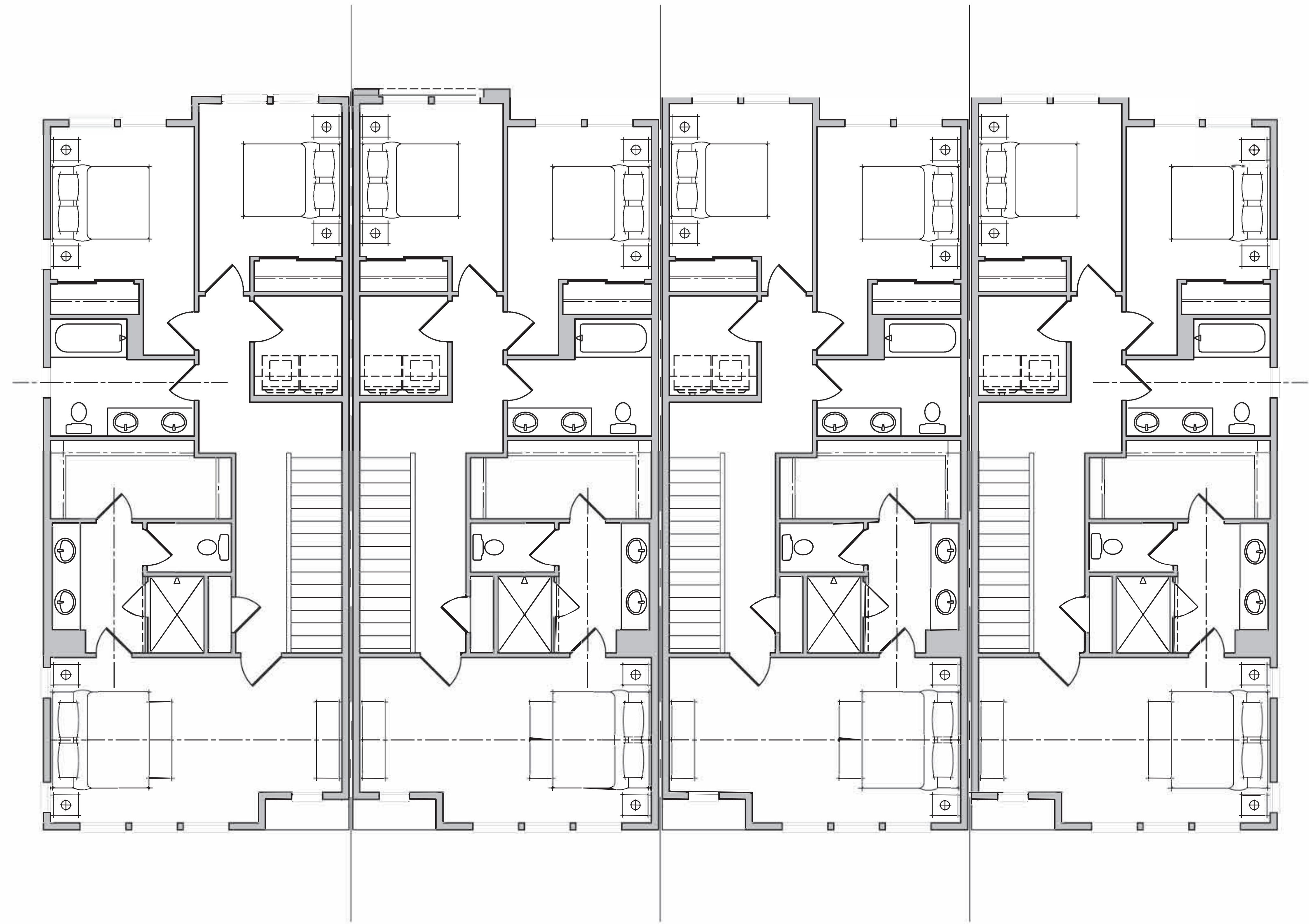


PLAN 3-R

PLAN 3

PLAN 3

PLAN 3



PLAN 3-R

PLAN 3

PLAN 3

PLAN 3



PLAN 3-R

PLAN 3

PLAN 3

PLAN 3-R

FRONT ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

06-29-2022

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CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 45-64)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



LEFT



RIGHT

SIDE ELEVATIONS

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

06-29-2022

A - 37

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 45-64)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



REAR ELEVATION

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. STONE VENEER
 - C. RECESSED WINDOW
 - D. LIGHT FIXTURE
 - E. BOARD AND BATTEN SIDING
 - F. LAP SIDING
 - G. HARDIE PANEL
 - H. METAL AWNING
 - I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

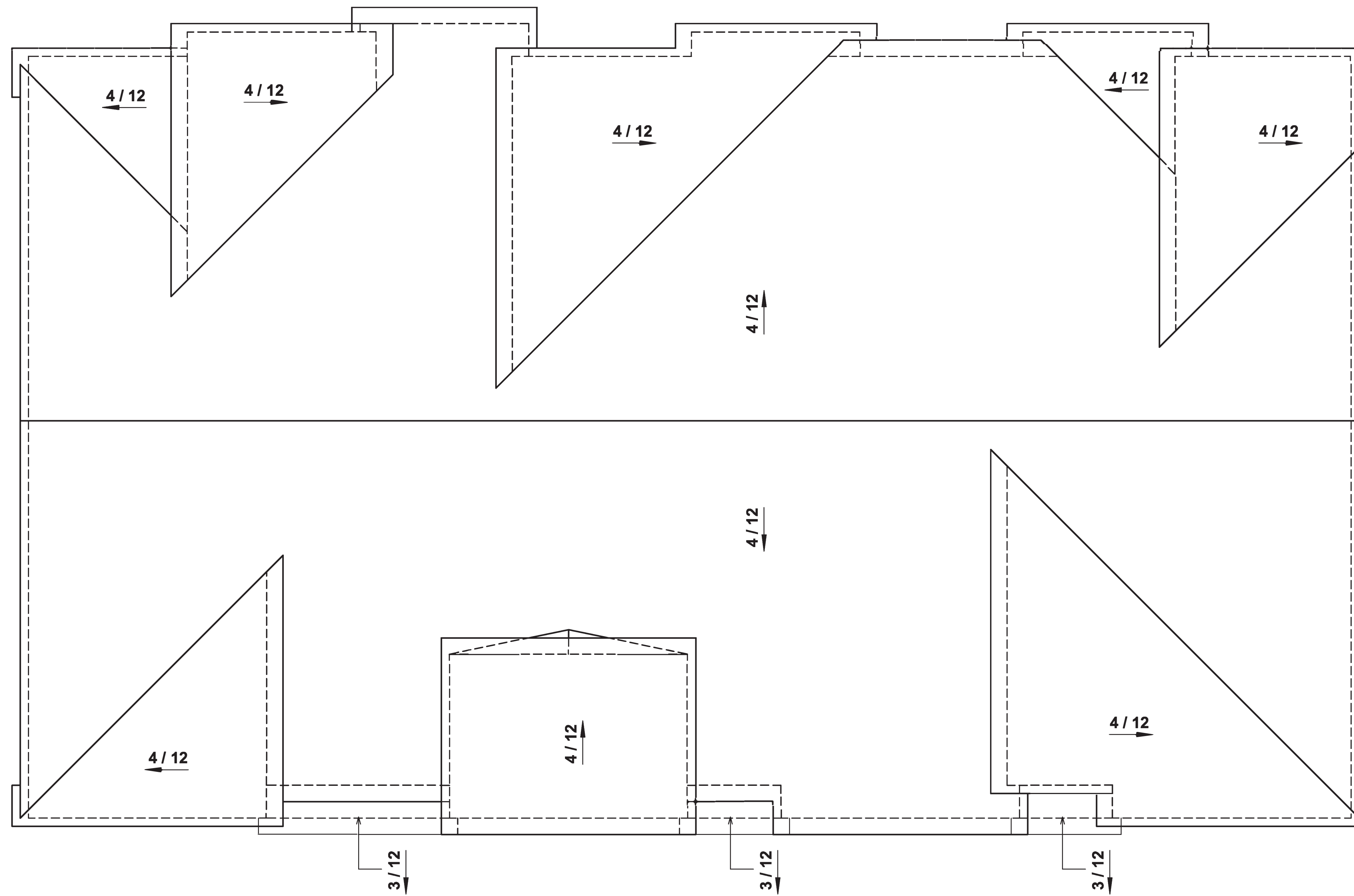
CONTEMPORARY

06-29-2022 A - 38

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 45-64)





ROOF PLAN



PLAN 3-R

PLAN 3

PLAN 3

PLAN 3-R

FRONT ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

MODERN

06-29-2022

A - 40

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 45-64)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



LEFT



RIGHT

SIDE ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

MODERN

06-29-2022

A - 41

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 45-64)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



REAR ELEVATION

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. STONE VENEER
 - C. RECESSED WINDOW
 - D. LIGHT FIXTURE
 - E. BOARD AND BATTEN SIDING
 - F. LAP SIDING
 - G. HARDIE PANEL
 - H. METAL AWNING
 - I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

MODERN

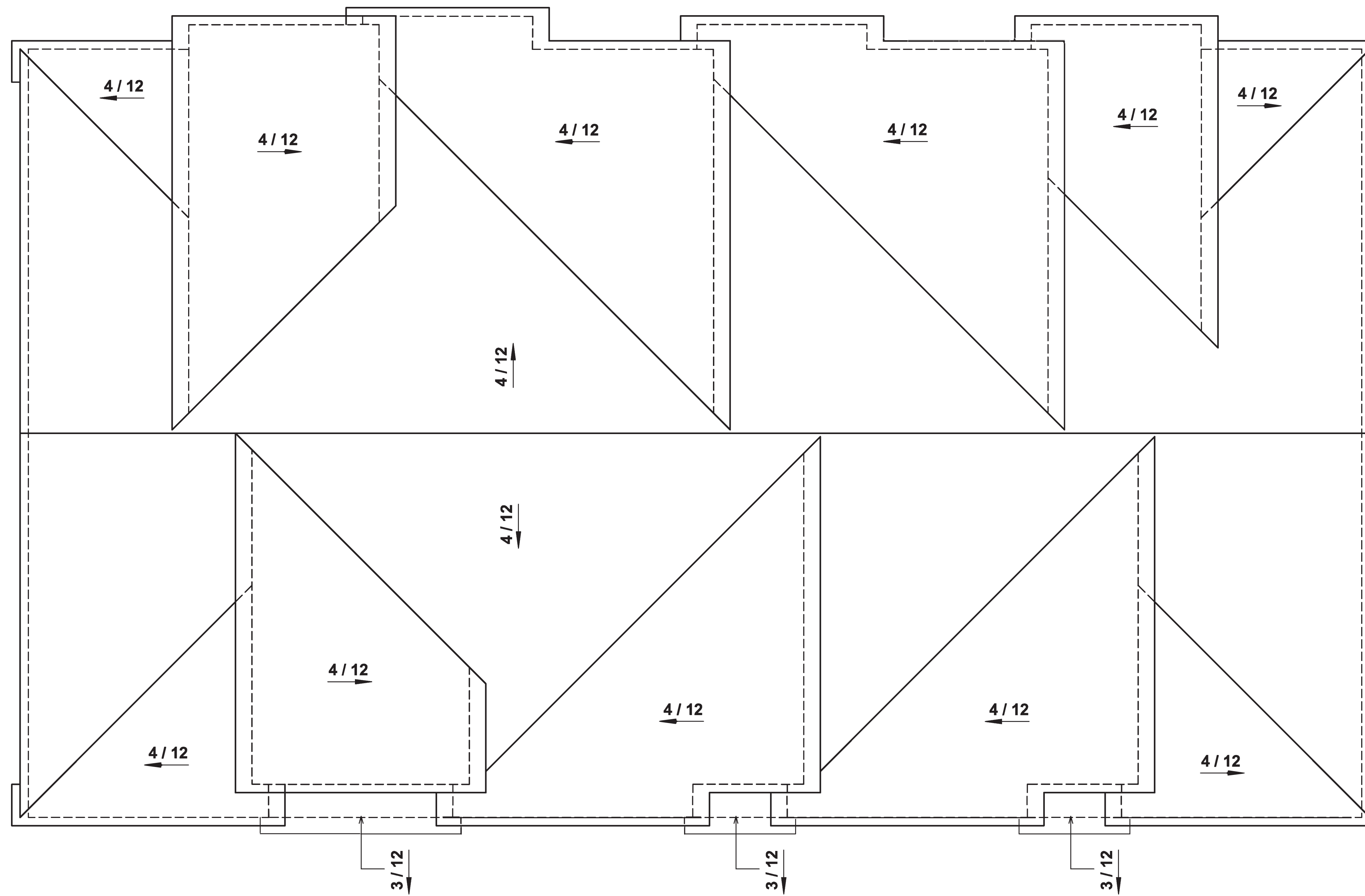
06-29-2022

A - 42

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 45-64)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



ROOF PLAN

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

MODERN

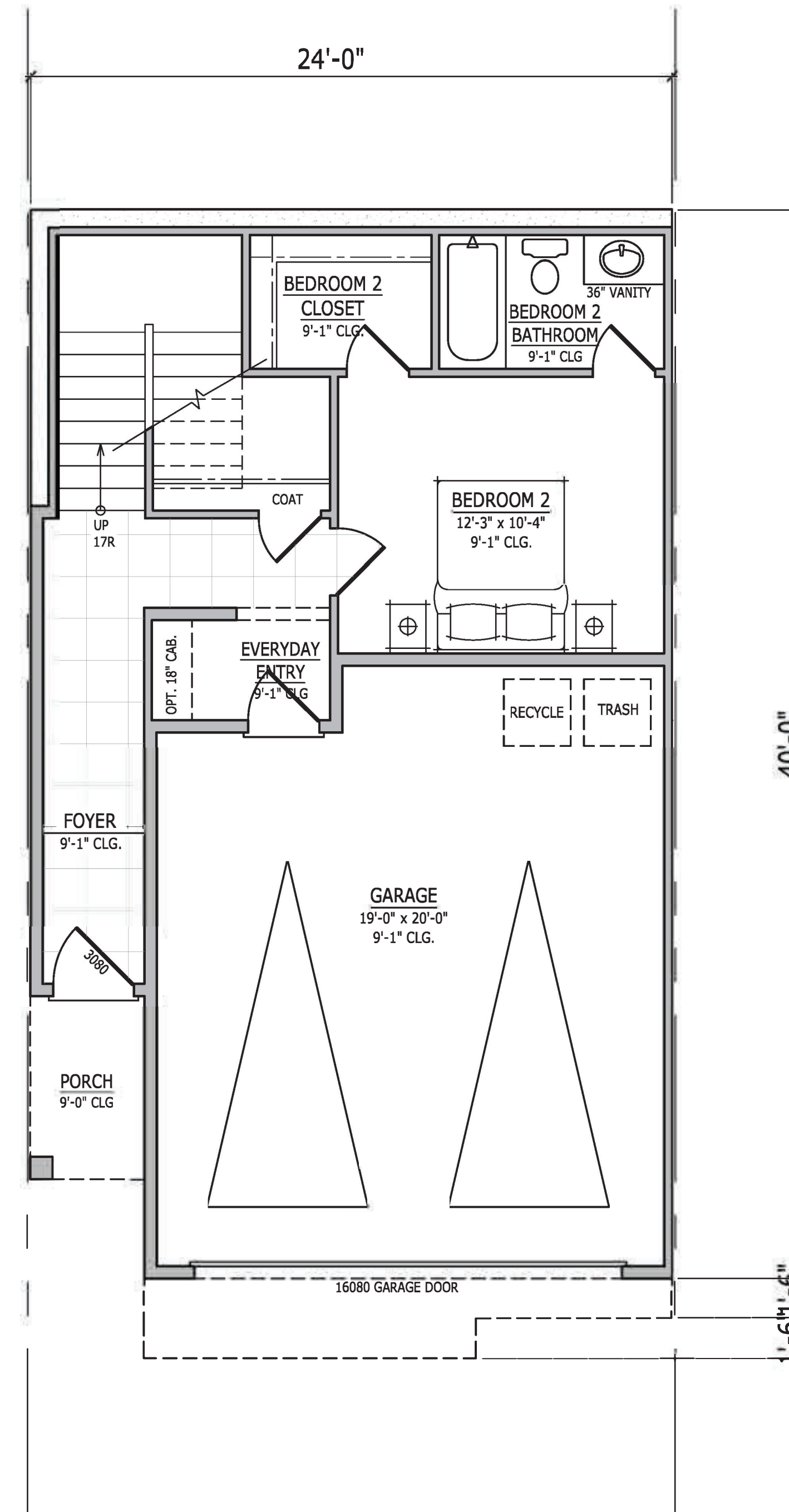
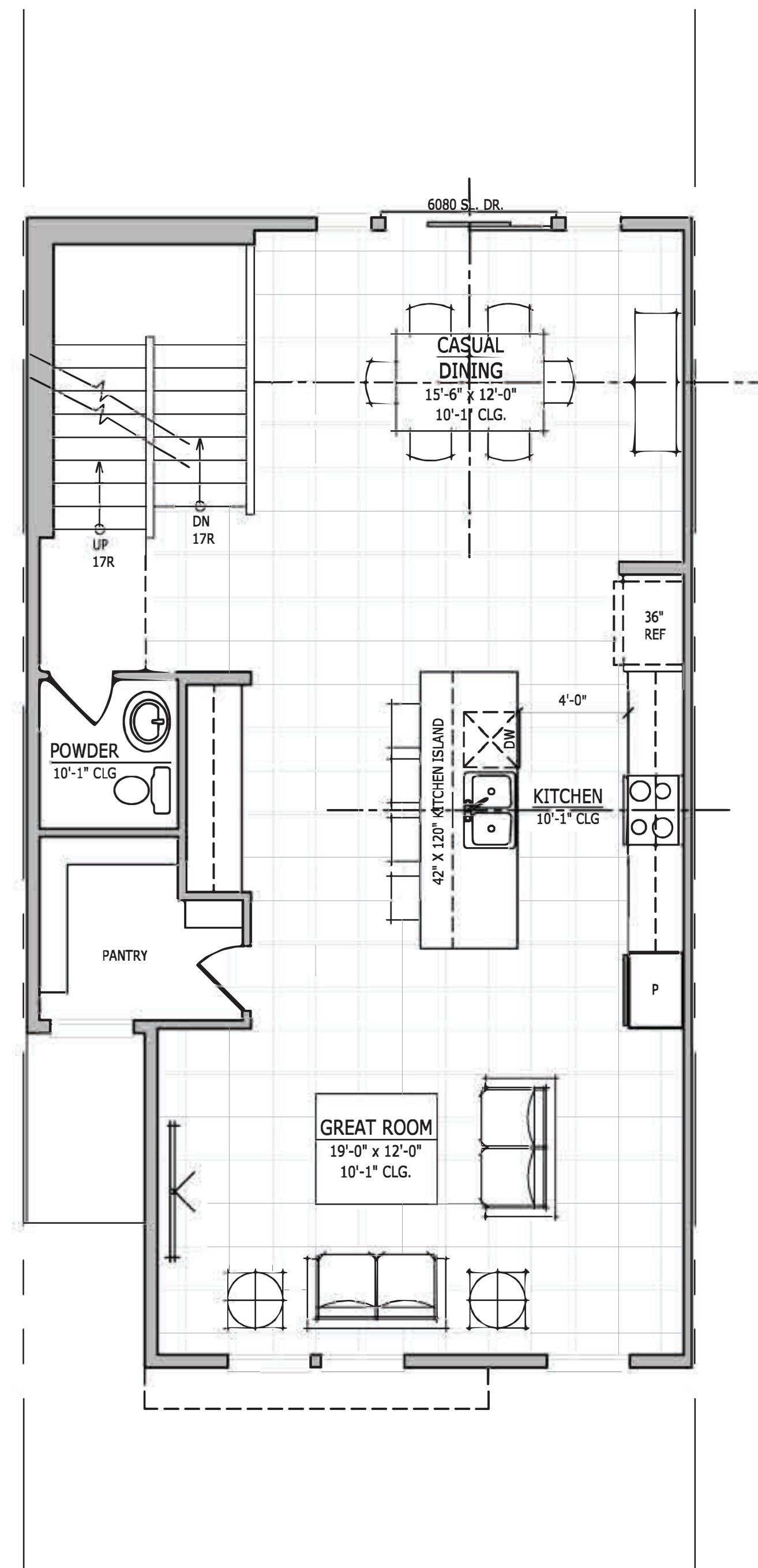
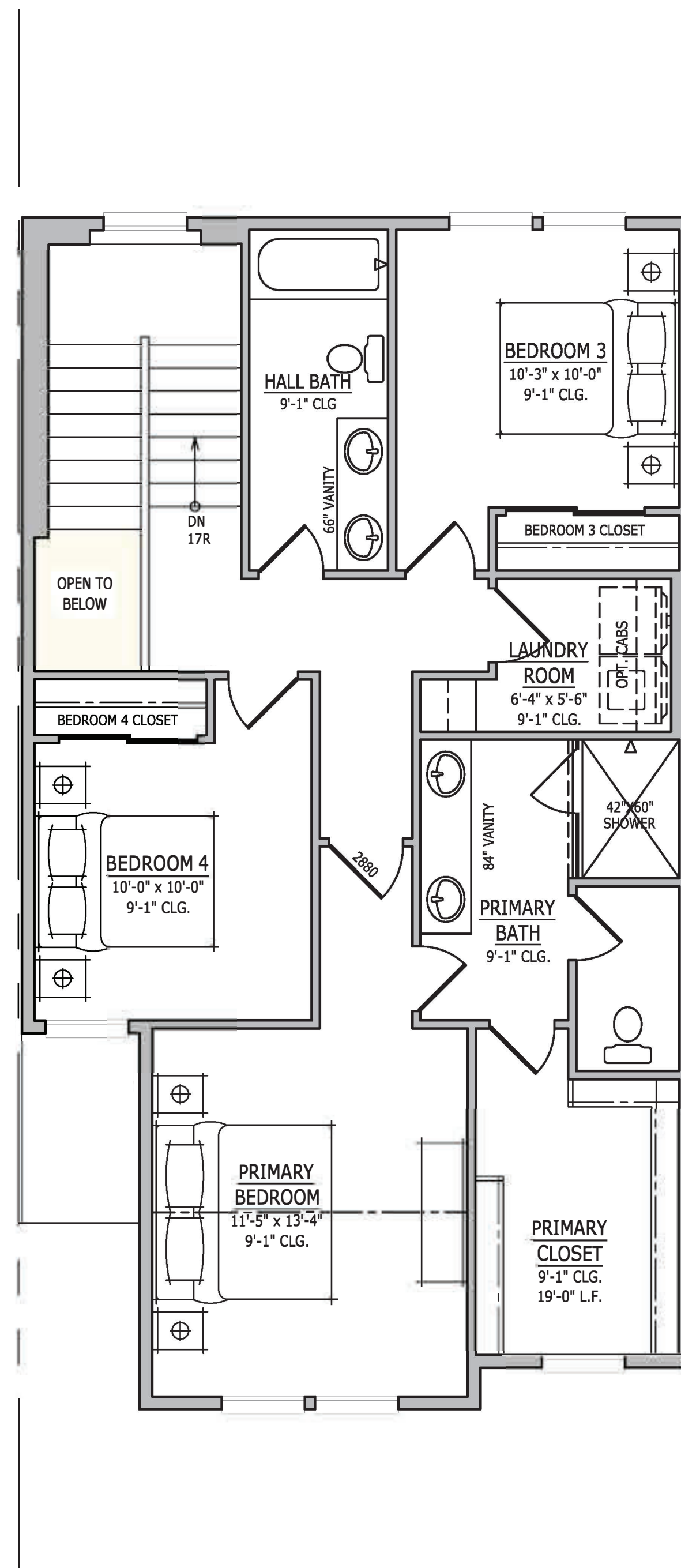
06-29-2022

A - 43

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 45-64)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

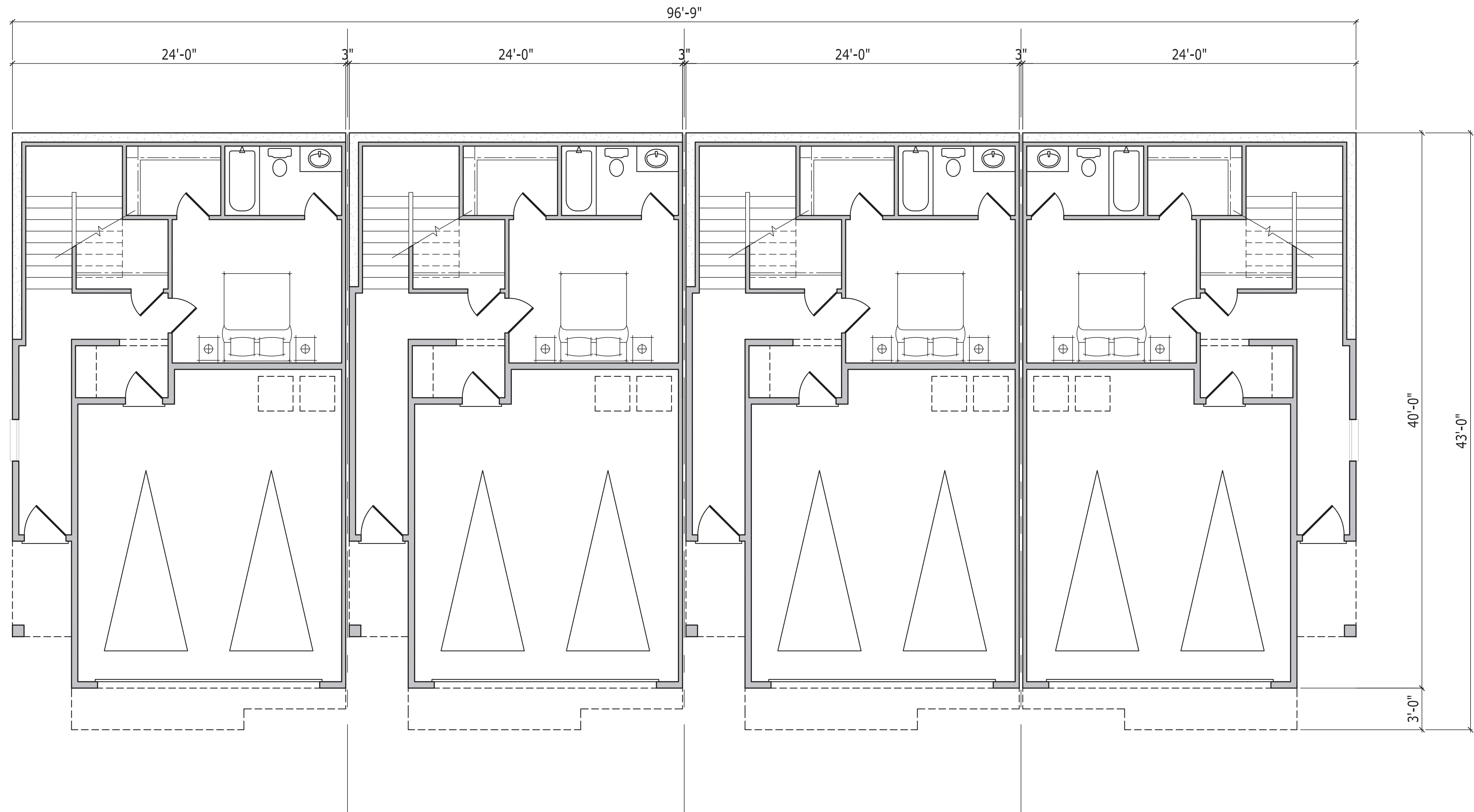


(TARGET = 2,000 SQ. FT.)
 2,281 SQ.FT.
 PLAN 4 (LOT 1-20)

CAMAS MEADOWS TOWNS - 24' x 40' ATTACHED FRONT LOADED TUCK UNDER
 CAMAS, WA

06-29-2022 A - 44





PLAN 4

PLAN 4

PLAN 4

PLAN 4-R

CAMAS MEADOWS TOWNS - 24' x 40' ATTACHED FRONT LOADED TUCK UNDER

FIRST FLOOR

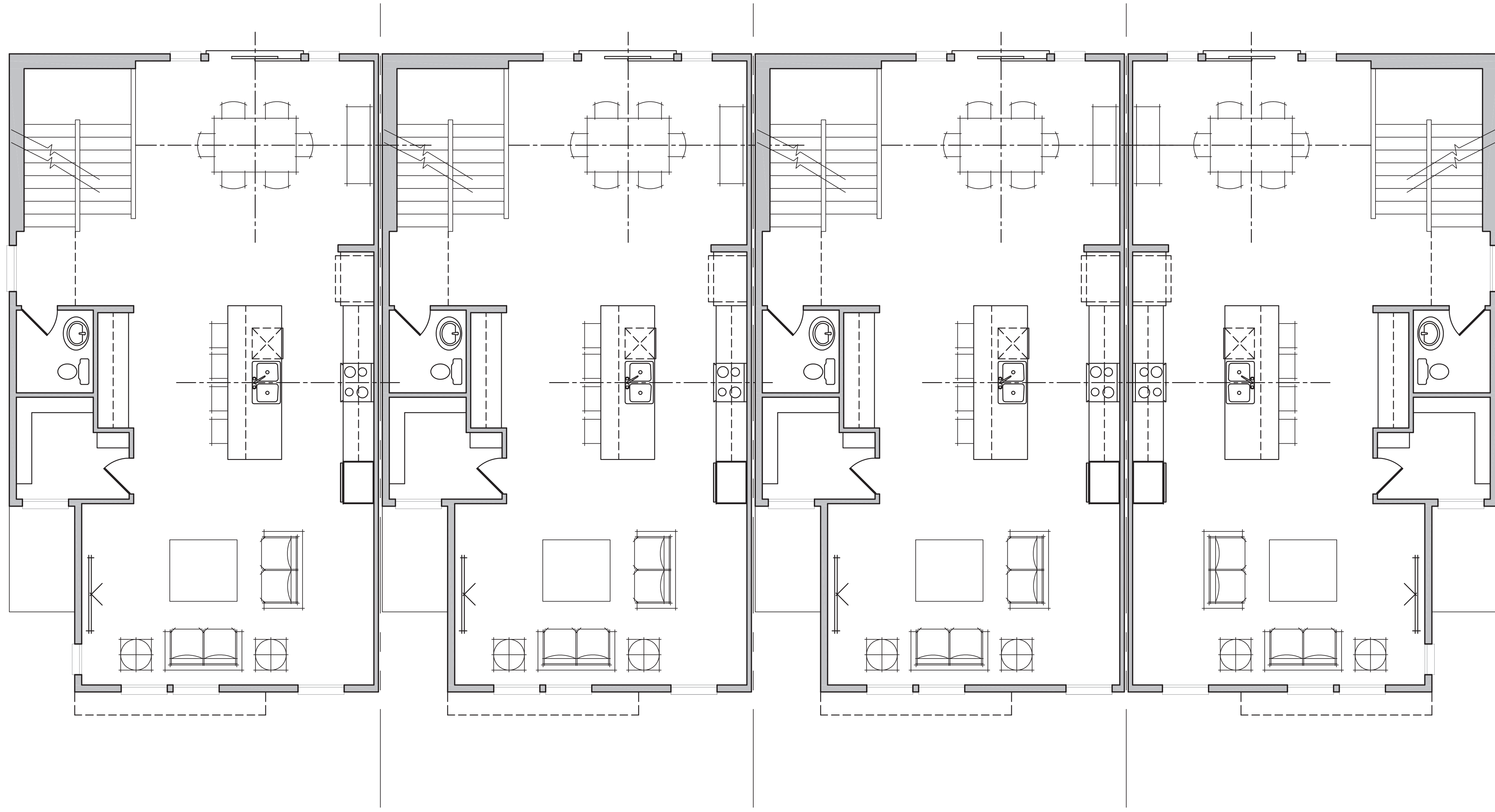
06-29-2022

A - 45

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 1-20)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PLAN 4

PLAN 4

PLAN 4

PLAN 4-R

CAMAS MEADOWS TOWNS - 24' x 40' ATTACHED FRONT LOADED TUCK UNDER SECOND FLOOR

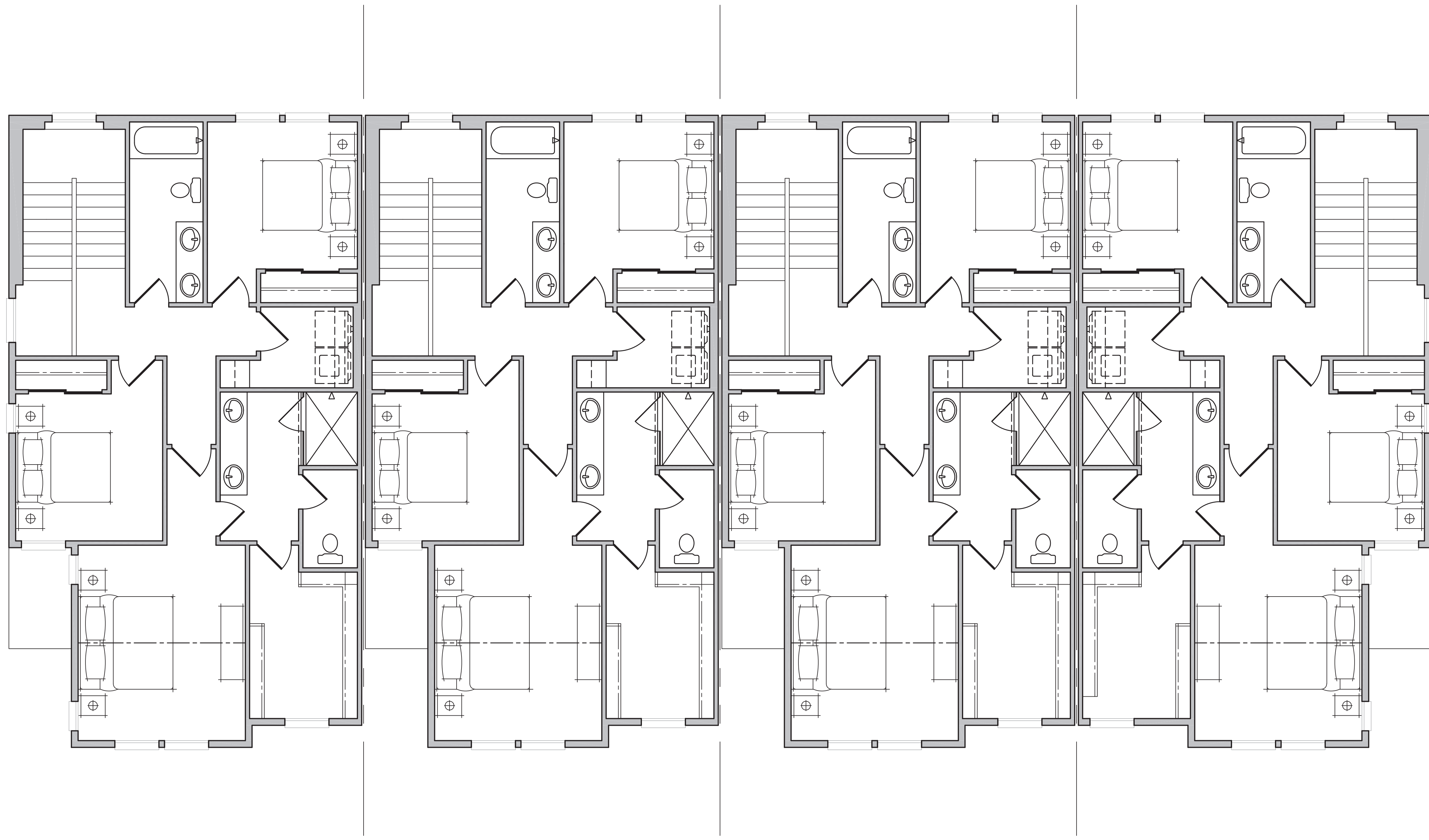
06-29-2022

A - 46

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 1-20)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PLAN 4

PLAN 4

PLAN 4

PLAN 4-R

CAMAS MEADOWS TOWNS - 24' x 40' ATTACHED FRONT LOADED TUCK UNDER

THIRD FLOOR

06-29-2022

A - 47

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 1-20)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PLAN 4

PLAN 4

PLAN 4

PLAN 4-R

FRONT ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

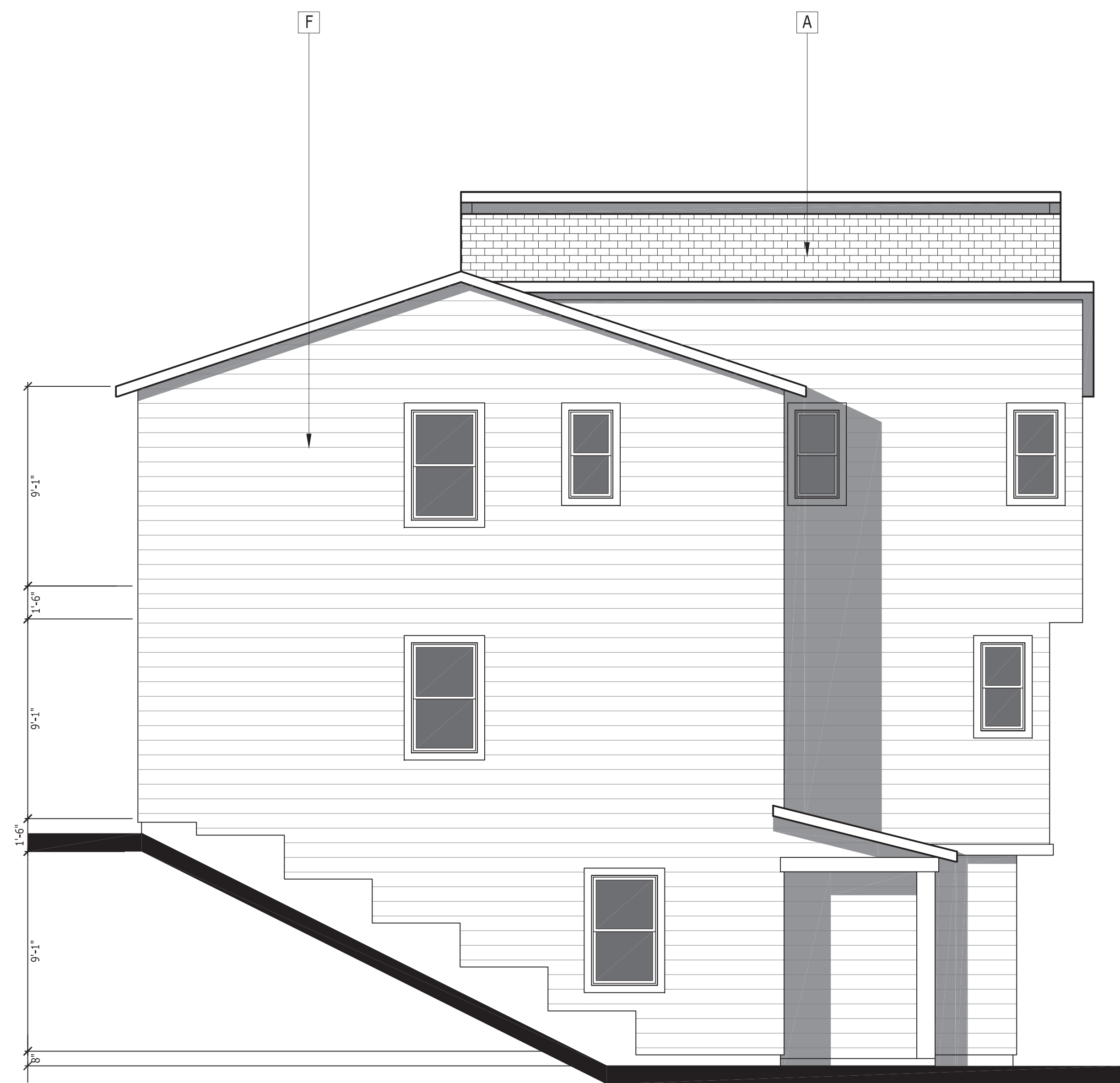
06-29-2022

A - 48

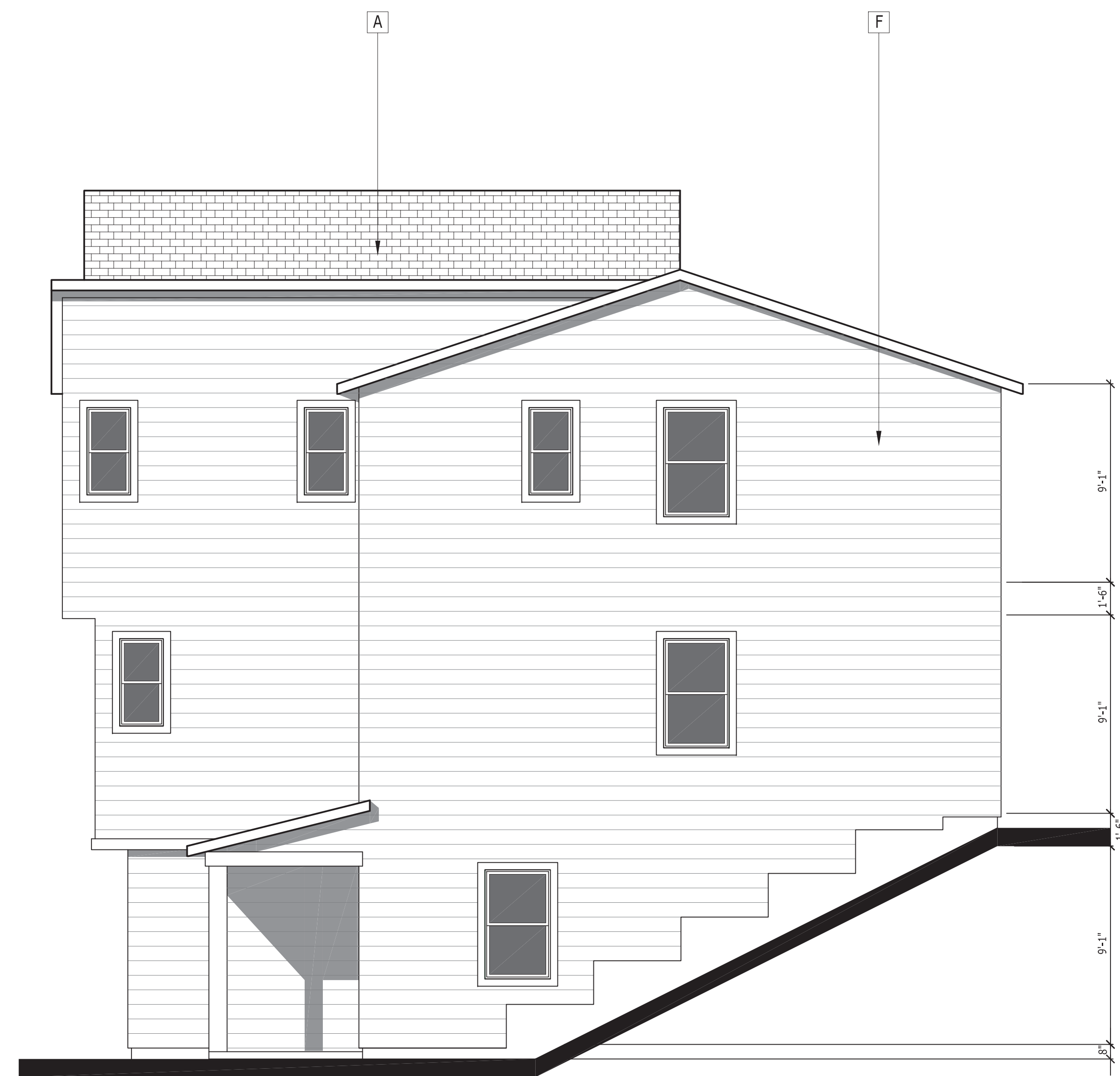
CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 1-20)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



LEFT



RIGHT

SIDE ELEVATIONS

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

06-29-2022

A - 49

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 1-20)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PLAN 4-R

PLAN 4

PLAN 4

PLAN 4

REAR ELEVATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

CAMAS MEADOWS TOWNS - 24' x 50' ATTACHED FRONT LOADED

CONTEMPORARY

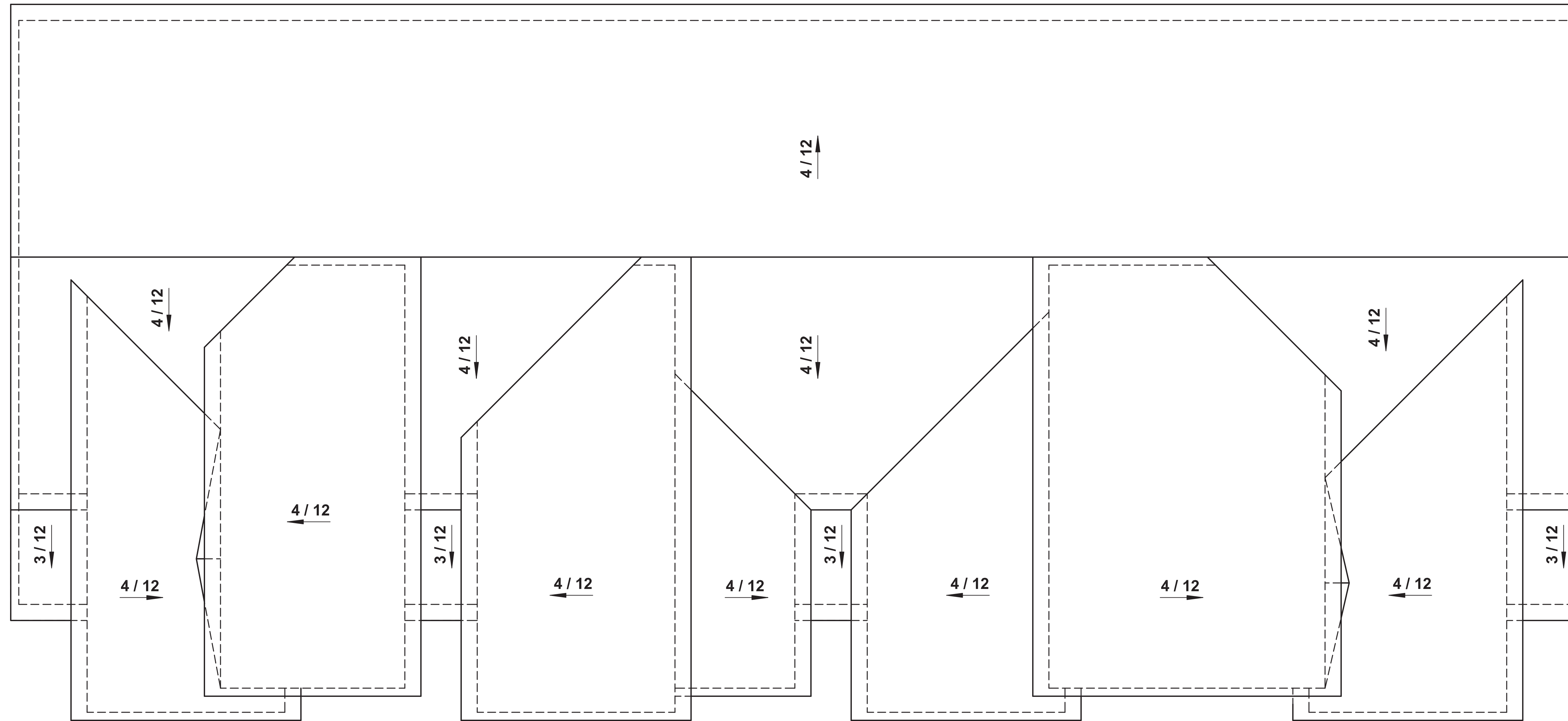
06-29-2022

A - 50

CAMAS, WA

4 PLEX COMPOSITE BUILDING PLAN (LOT 1-20)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



ROOF PLAN



A E F D B G

PLAN 4

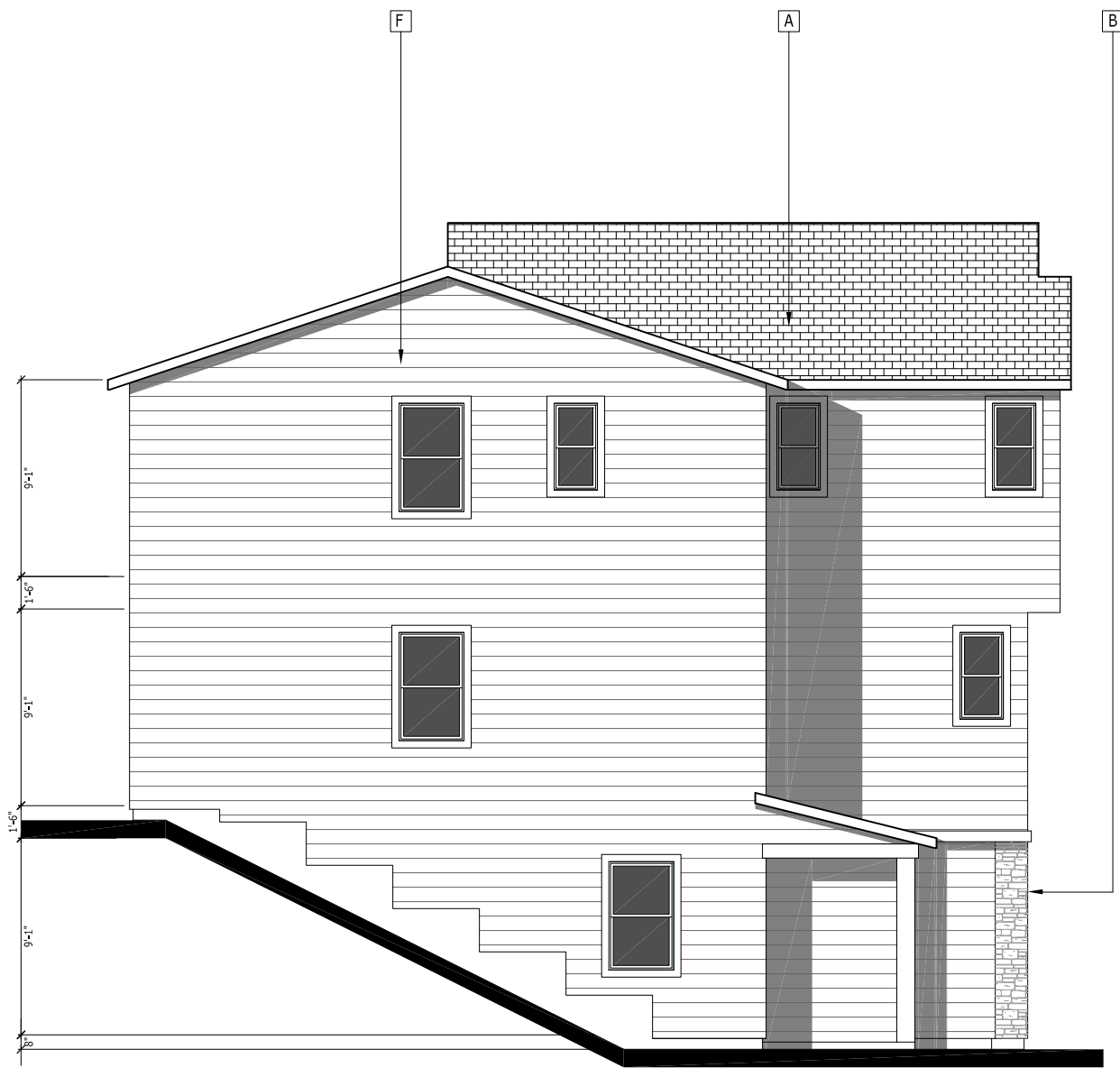
PLAN 4

PLAN 4

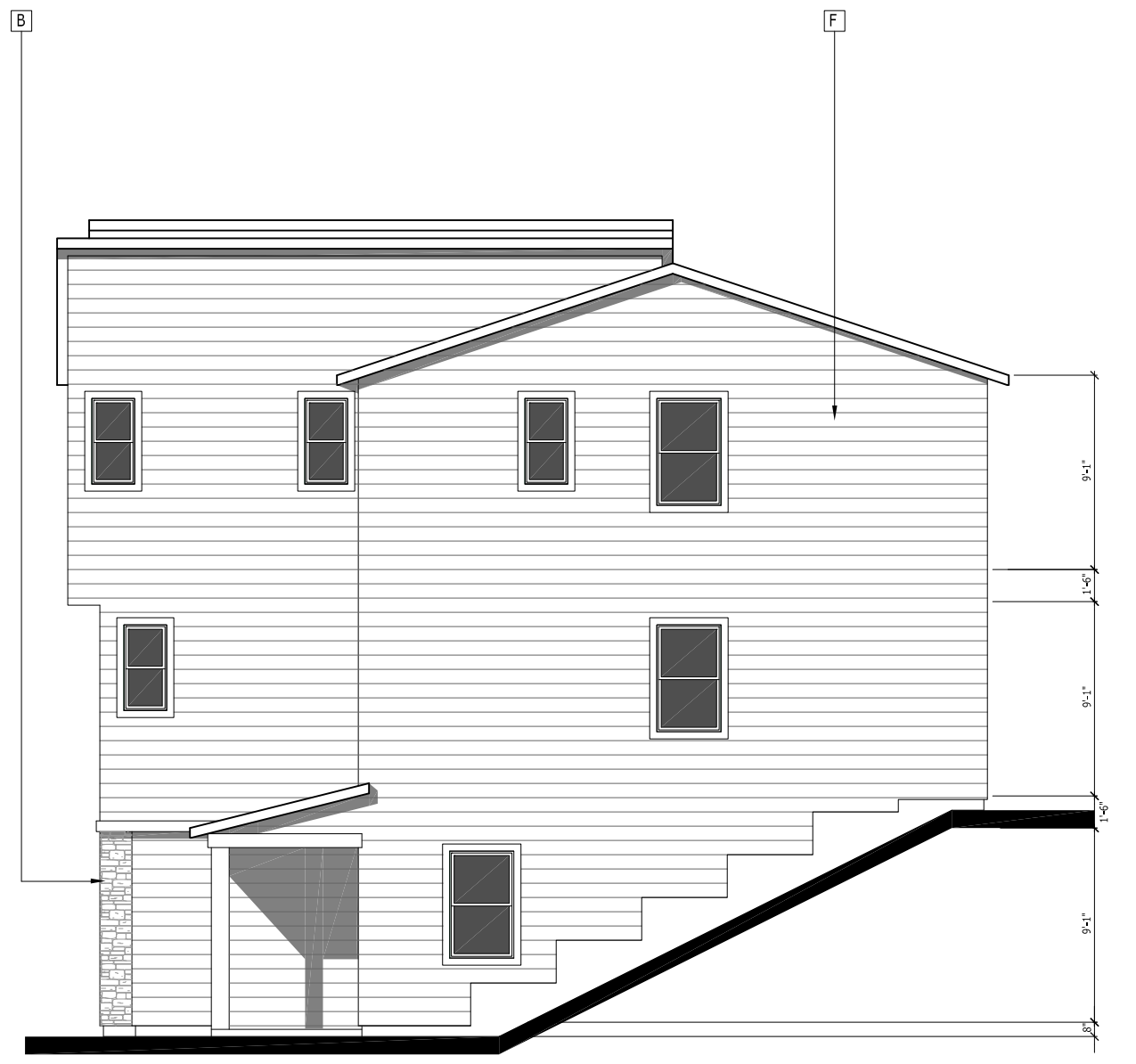
PLAN 4-R

FRONT ELEVATION

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. STONE VENEER
 - C. RECESSED WINDOW
 - D. LIGHT FIXTURE
 - E. BOARD AND BATTEN SIDING
 - F. LAP SIDING
 - G. HARDIE PANEL
 - H. METAL AWNING
 - I. METAL RAILING



LEFT



RIGHT

SIDE ELEVATIONS

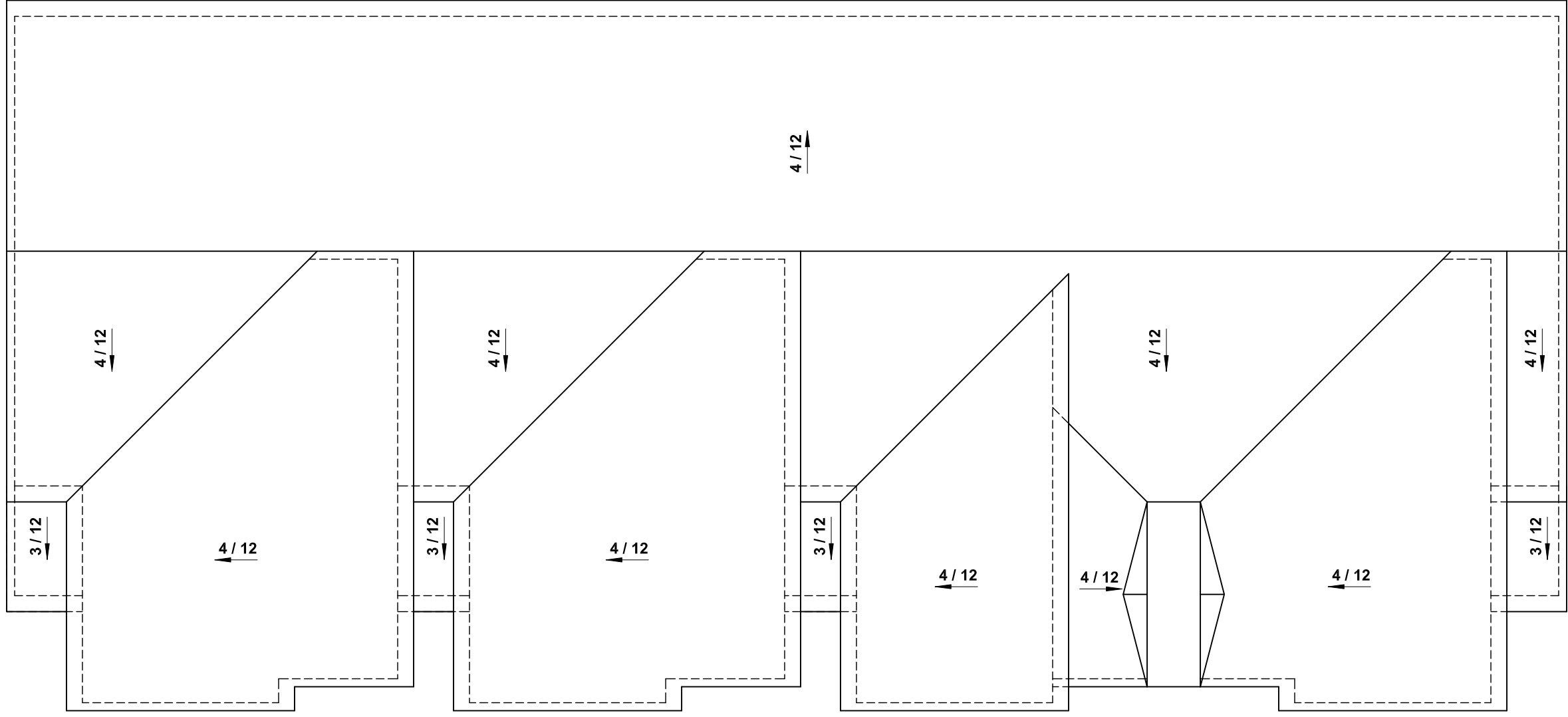
MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STONE VENEER
- C. RECESSED WINDOW
- D. LIGHT FIXTURE
- E. BOARD AND BATTEN SIDING
- F. LAP SIDING
- G. HARDIE PANEL
- H. METAL AWNING
- I. METAL RAILING

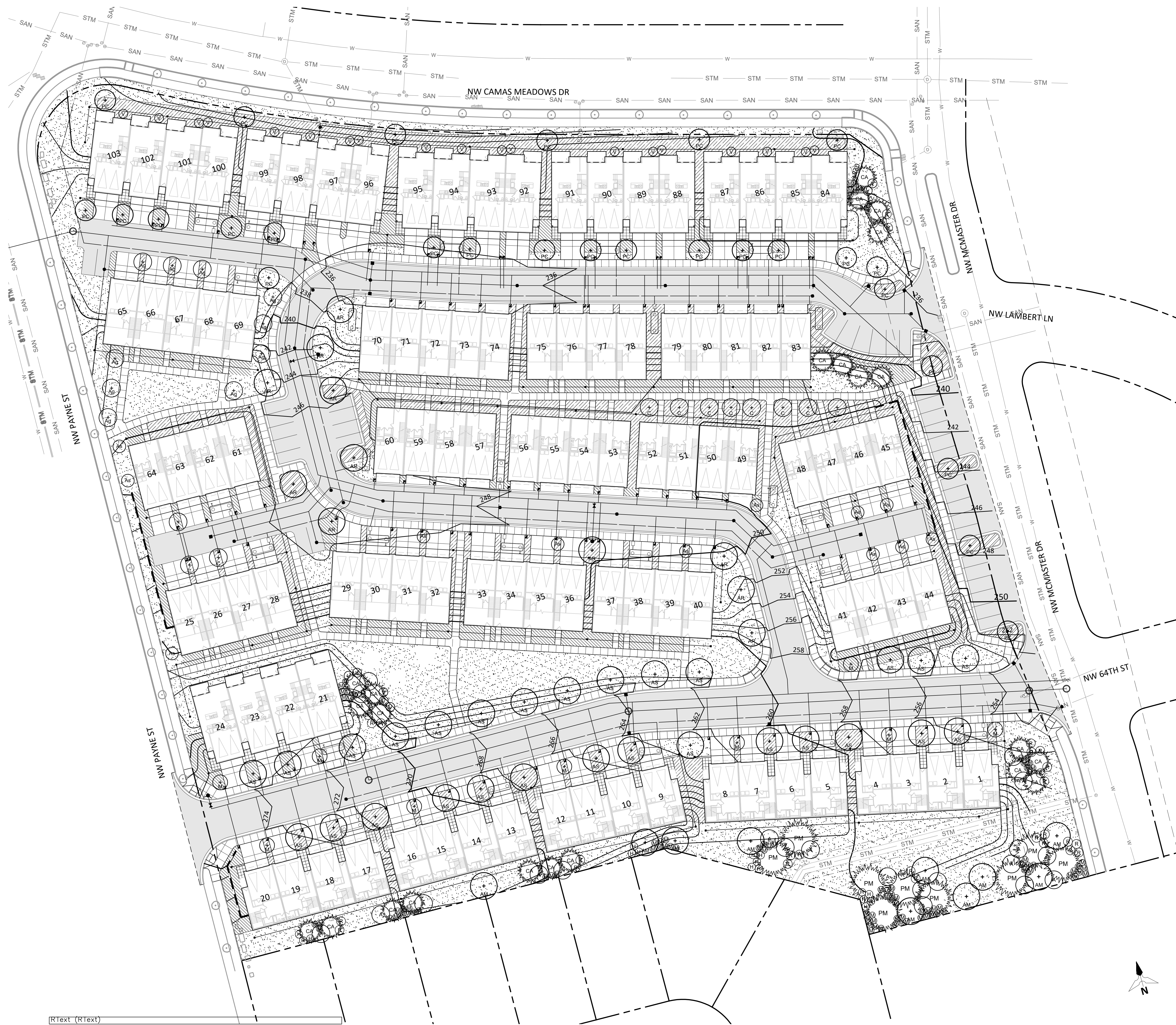


REAR ELEVATION

- MATERIAL LEGEND
- A. CONCRETE FLAT TILE
 - B. STONE VENEER
 - C. RECESSED WINDOW
 - D. LIGHT FIXTURE
 - E. BOARD AND BATTEN SIDING
 - F. LAP SIDING
 - G. HARDIE PANEL
 - H. METAL AWNING
 - I. METAL RAILING



ROOF PLAN



PLANTING LEGEND

- TREES:
- ACER MACROPHYLLUM/ BIGLEAF MAPLE
 - ACER RUBRUM 'FRANKSRED'/ RED SUNSET MAPLE
 - ACER SACCHARUM 'BARRET COLE'/ APOLLO MAPLE
 - ACER SACCHARUM 'LEGACY'/ LEGACY MAPLE
 - AMELANCHIER ALNIFOLIA/ PACIFIC SERVICEBERRY
 - AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'/ AUTUMN BRILLIANCE SERVICEBERRY
 - CORNUS 'EDDIE'S WHITE WONDER'/ FLOWERING DOGWOOD
 - MALUS TSCHONOSKII/ CHONOSUKI CRABAPPLE
 - PYRUS CALLERYANNA 'AUTUMN BLAZE'/ AUTUMN BLAZE PEAR
 - CALOCEDRUS DECURRENS/ INCENSE CEDAR
 - PSEUDOTSUGA MENZIESII/ DOUGLAS FIR
- LARGER (NATIVE) SHRUBS:
- ACER CIRCINATUM/ VINE MAPLE
 - HOLODISCUS DISCOLOR/ OCEAN SPRAY
 - MAHONIA AQUIFOLIUM/ TALL OR GRAPE
 - RIBES SANGUINEUM/ RED-FLOWERING CURRANT
- SHRUBS AND GROUNDCOVER AREAS (SEE PLANT LIST):
- MOSTLY SHADE EXPOSURE (XXX SF)
 - MOSTLY SUNNY EXPOSURE (XXX SF)
 - PARKING LOT INTERIOR & BUFFER (XXX SF)
 - LAWN SEED (XXX SF)

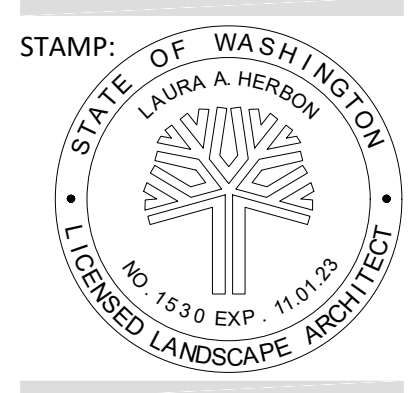
GENERAL SHEET NOTES

1. PROPOSED LANDSCAPE TO BE INSTALLED PRIOR TO OCCUPANCY.
2. REFER TO PLANT LIST ON SHEET L2 FOR PLANT MATERIAL SIZES, CONDITIONS AND TYPICAL SPACING. REFER TO DETAILS ON SHEET L2 FOR MATERIALS AND EXECUTION DETAIL.
3. LANDSCAPE CONTRACTOR TO PROVIDE DESIGN-BUILD IRRIGATION SYSTEM FOR ALL PROPOSED NEW LANDSCAPE AREAS. COORDINATE WATER SOURCE AND METER WITH OWNER AND CITY.
4. WHERE TREES ARE CLOSER THAN 5' FROM PROPOSED PAVEMENT, INSTALL ROOT BARRIERS PER CITY OF CAMAS LANDSCAPE DETAILS.
5. IN NEW LANDSCAPE AREAS PLACE 6-INCH DEPTH OF TOPSOIL, AND 2" DEPTH OF COMPOST, AND ROTO-TILL TO A DEPTH OF 8-INCHES PRIOR TO PLANTING.
6. FOLLOWING PLANT INSTALLATION COVER ALL PLANT BEDS WITH A MINIMUM OF 3" OF BARK MULCH. REFER TO SHEET L2 FOR SPECIFICATIONS.

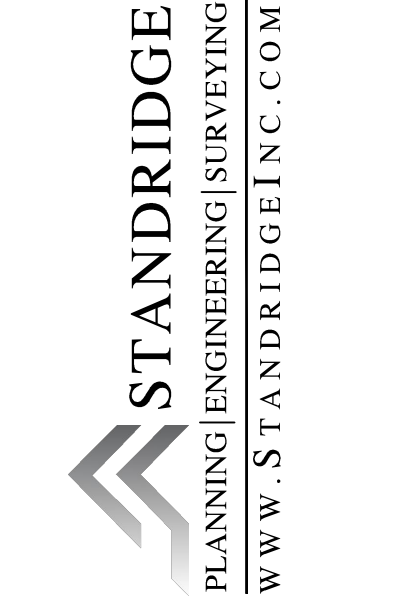
PROJECT:
CAMAS MEADOWS TOWNS
 NW CAMAS MEADOWS DR.
 CAMAS, WASHINGTON

PREPARED FOR:
TOLL BROTHERS

PREPARED BY:
Laura Herbon
 Landscape Architect LLC
 laura@herbonlandarch.com



PROJECT LEAD:



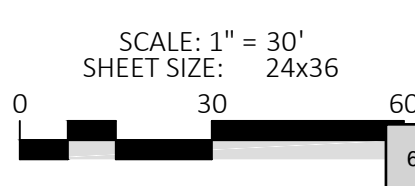
REV. DATE DESCRIPTION

PRELIM. LANDSCAPE PLAN

PROJECT NO.: TB1001
 DESIGN BY: LAH
 REVIEWED BY: LAH
 DATE: 6/17/2022

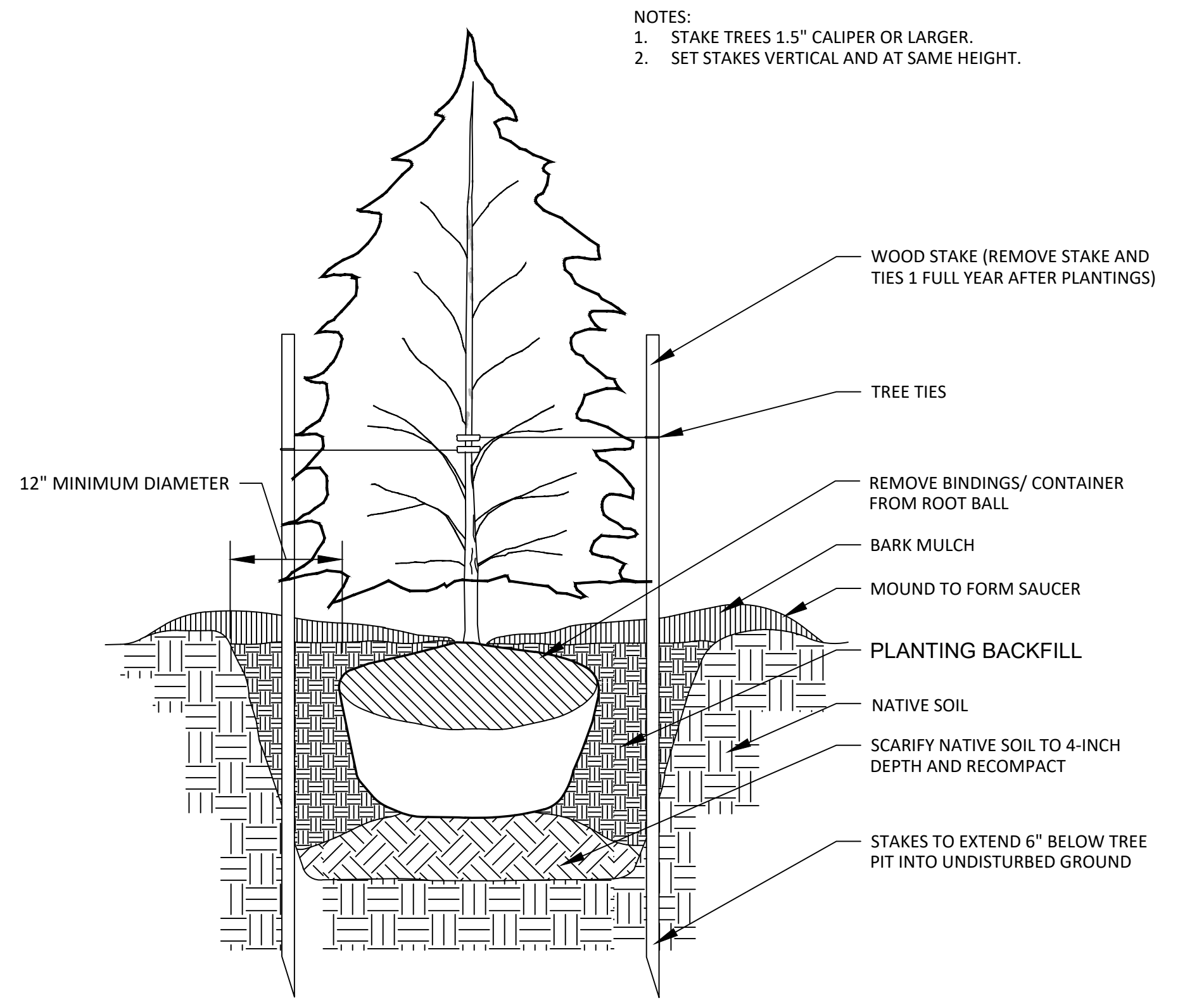
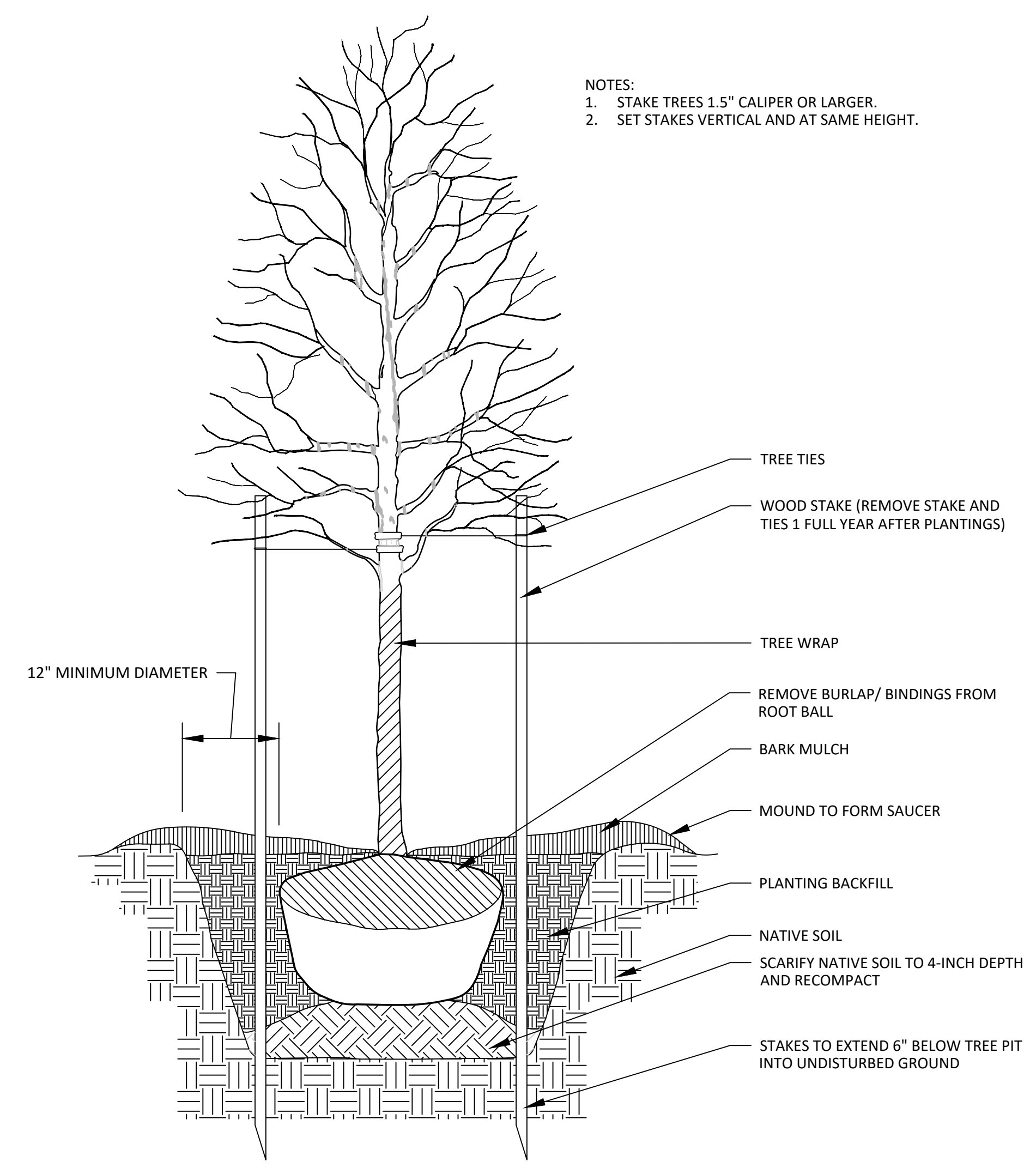
SHEET

L1



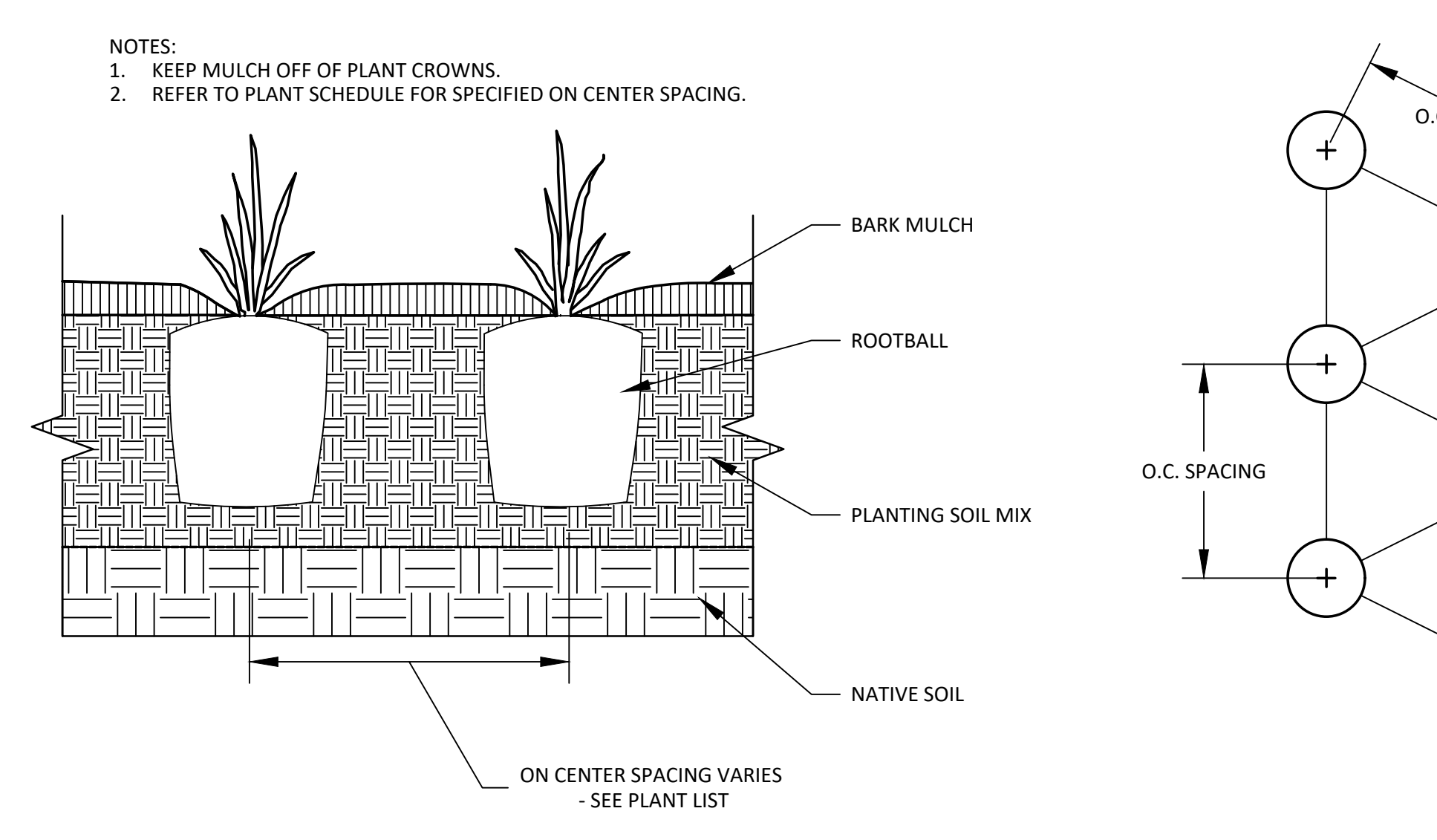
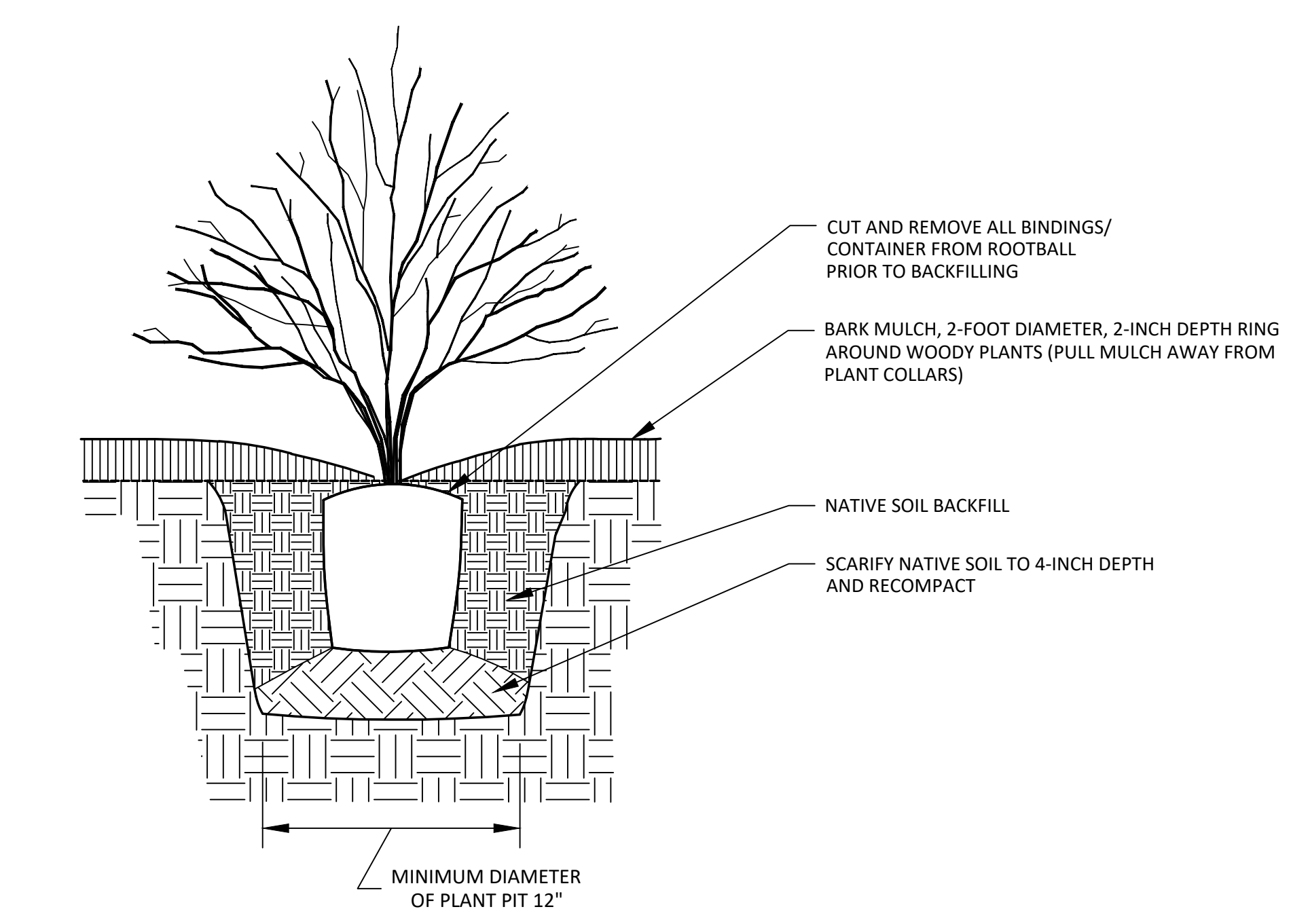
[RText (RText)]

ABBR.	BOTANICAL NAME - COMMON NAME	QUANTITY	SIZE / CONDITION	SPACING
TREES				
AM	ACER MACROPHYLLUM - BIGLEAF MAPLE	10	2" CAL./ B&B - CONT.	AS SHOWN
AR	ACER RUBRUM 'FRANKSRED' - RED SUNSET MAPLE	11	2" CAL./ B&B - CONT.	AS SHOWN
As	ACER SACCHARUM 'BARRET COLE' - APOLLO MAPLE	12	2" CAL./ B&B - CONT.	AS SHOWN
AS	ACER SACCHARUM 'LEGACY' - LEGACY MAPLE	28	2" CAL./ B&B - CONT.	AS SHOWN
A	AMELANCHIER ALNIFOLIA - PACIFIC SERVICEBERRY	21	2" CAL./ B&B - CONT.	AS SHOWN
Ag	AMELANCHIER X GRAND 'AUTUMN BRILLIANCE' - AB SERVICEBERRY	10	2" CAL./ B&B - CONT.	AS SHOWN
C	CORNUS 'EDDIES WHITE WONDER' - FLOWERING DOGWOOD	11	2" CAL./ B&B - CONT.	AS SHOWN
M	MALUS TSCHONOSKII - FLOWERING CRABAPPLE	9	2" CAL./ B&B - CONT.	AS SHOWN
PC	PYRUS CALLERYANNA 'AUTUMN BLAZE' - AUTUMN BLAZE PEAR	27	2" CAL./ B&B - CONT.	AS SHOWN
CA	CALOCEDRUS DECURRENS - INCENSE CEDAR	24	5'-6" HGT. CONT.	AS SHOWN
PS	PSEUDOTSUGA MENZIESII - DOUGLAS FIR	9	5'-6" HGT. CONT.	AS SHOWN
LARGER (NATIVE) SHRUBS				
V	ACER CIRCINATUM - VINE MAPLE	XX	5'-6" HGT. CONT.	6' O.C.
H	HOLODISCUS DISCOLOR - OCEAN SPRAY	XX	5 GAL. CONT.	5' O.C.
M	MAHONIA AQUIFOLIUM - TALL OREGON GRAPE	XX	2 GAL. CONT.	4' O.C.
R	RIBES SANGUINEUM - RED-FLOWERING CURRANT	XX	5 GAL. CONT.	6' O.C.
GENERAL SITE SHRUBS				
	ABELIA X CHINENSIS 'ROSE CREEK' - ROSE CREEK ABELIA	XX	2 GAL. CONT.	42" O.C.
	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' - DK BLUEBEARD	XX	2 GAL. CONT.	36" O.C.
	GAULTHERIA SHALLON - SALAL	XX	2 GAL. CONT.	42" O.C.
	ILEX CRENATA 'COMPACTA' - JAPANESE HOLLY	XX	2 GAL. CONT.	30" O.C.
	MAHONIA AQUIFOLIUM 'COMPACTA' - COMPACT OREGON GRAPE	XX	1 GAL. CONT.	42" O.C.
	PHILADELPHUS LEWISII - MOCK ORANGE	XX	5 GAL. CONT.	4.5' O.C.
	PIERIS JAPONICA 'CAVATINE' - DWARF PIERIS	XX	1 GAL. CONT.	36" O.C.
	PIERIS JAPONICA 'PRELUDE' - PRELUDE PIERIS	XX	1 GAL. CONT.	36" O.C.
	RHAPHIOLEPIS INDICA 'BALLERINA' - BALLERINA HAWTHORN	XX	2 GAL. CONT.	36" O.C.
	RHAPHIOLEPIS UMBELLATA VAR MINOR - DWARF INDIA HAWTHORN	XX	2 GAL. CONT.	36" O.C.
	RHODODENDRON 'JEAN MARIE' - JEAN MARIE RHODODENDRON	XX	5 GAL. CONT.	5' O.C.
	RHODODENDRON 'UNIQUE' - UNIQUE RHODODENDRON	XX	5 GAL. CONT.	5' O.C.
	SARCOCOCCA HOOKERANA V. HUMILIS - SWEET BOX	23	1 GAL. CONT.	36" O.C.
	SPIRAEA BUMALDA 'ANTHONY WATERER' - AW SPIRAEA	XX	2 GAL. CONT.	36" O.C.
	SPIRAEA JAPONICA 'MAGIC CARPET' - MAGIC CARPET SPIRAEA	XX	2 GAL. CONT.	36" O.C.
	SYMPHORICARPOS ALBUS - SNOWBERRY	49	1 GAL. CONT.	42" O.C.
	VACCINIUM OVATUM - EVERGREEN HUCKLEBERRY	XX	5 GAL. CONT.	4' O.C.
	VIBURNUM DAVIDII - DAVID VIBURNUM	XX	2 GAL. CONT.	4' O.C.
GROUNDCOVERS/ PERENNIALS				
	ARCTOSTAPHYLOS UVA URSI - KINNICKINNICK	XX	1 GAL. CONT.	30" O.C.
	BERBERIS TUNBERGII 'CRIMSON PYGMY' - CRIMSON PYGMY BARBERRY	XX	1 GAL. CONT.	36" O.C.
	BLECHNUM SPICANT - DEER FERN	XX	1 GAL. CONT.	30" O.C.
	DESCHAMPSIA CESPITOSA - TUFTED HAIRGRASS	XX	1 GAL. CONT.	30" O.C.
	MAHONIA REPENS - CREEPING OREGON GRAPE	XX	1 GAL. CONT.	30" O.C.
	HELICOTRICHON SEMPERVIRENS - BLUE OAT GRASS	XX	1 GAL. CONT.	30" O.C.
	POLYPODIUM GLYCYRHIZA - LICORICE FERN	XX	1 GAL. CONT.	30" O.C.
	POLYSTICHUM MUNITUM - SWORDFERN	XX	1 GAL. CONT.	36" O.C.
	OPHIPOGON PLANISCAPUS 'NIGRESCENS' - BLK MONDO GRASS	XX	1 GAL. CONT.	30" O.C.
	RUBUS CALCYNOIDES - TAIWAN CREEPER	XX	1 GAL. CONT.	36" O.C.
	LAWN MIX - SEEDING RATE: 8-10 LBS PER 1000 SF	XX,XXX SF		
	HOBBS & HOPKINS SUN MIX (PNW RYE - FESCUE MIX)			
	SUNMARK SEEDS SUN MIX (RYE - FESCUE MIX)			
	PORTLAND NURSERY SUN MIX (PNW RYE - FESCUE MIX)			



1 CALIPERED DECIDUOUS TREE PLANTING
NTS

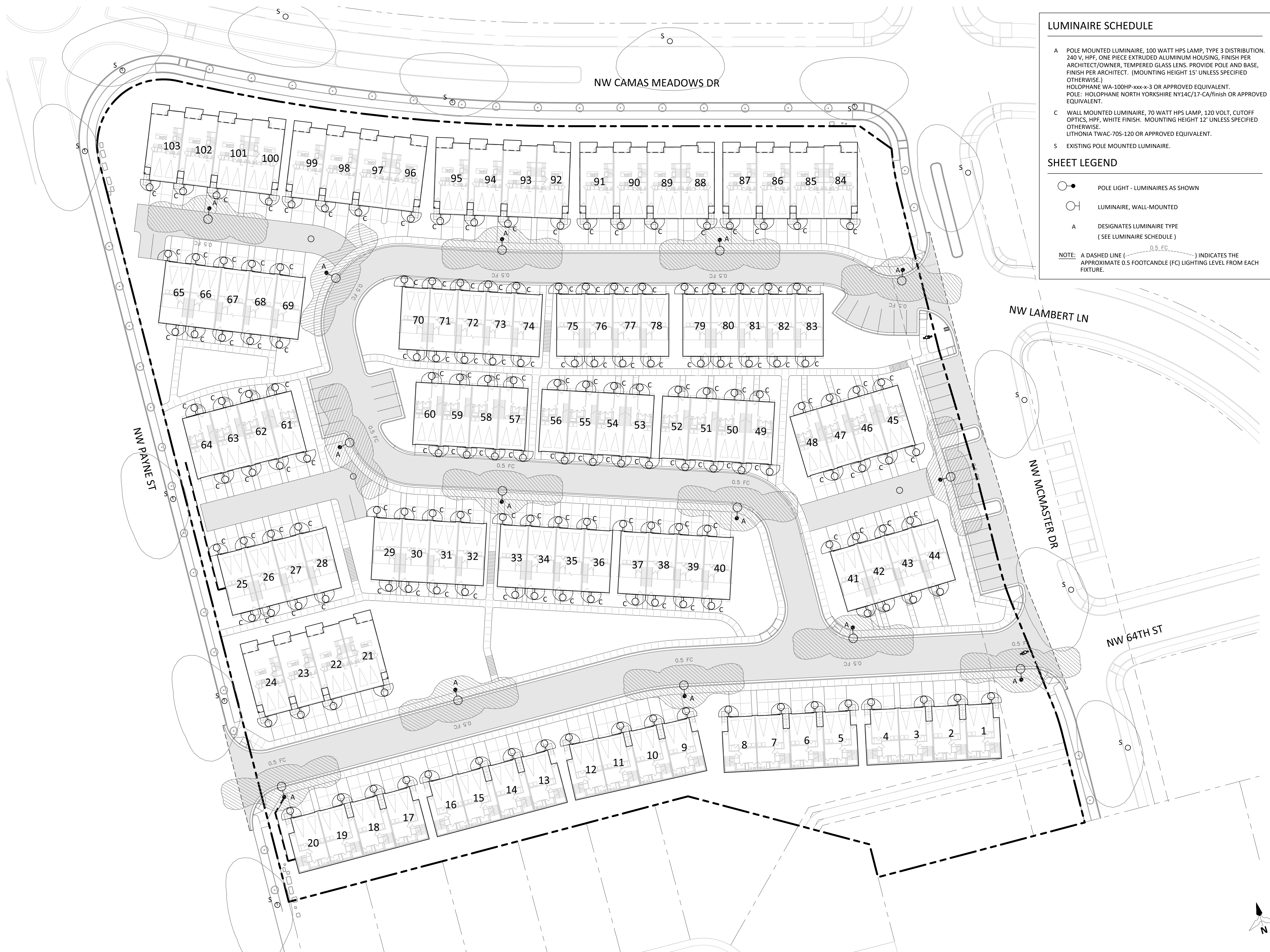
2 CONIFER TREE PLANTING
NTS



3 CONTAINER PLANTING
NTS

4 GROUNDCOVER PLANTING
NTS

[RText (RText)]



LUMINAIRE SCHEDULE

- A POLE MOUNTED LUMINAIRE, 100 WATT HPS LAMP, TYPE 3 DISTRIBUTION, 240 V, HPF, ONE PIECE EXTRUDED ALUMINUM HOUSING, FINISH PER ARCHITECT/OWNER, TEMPERED GLASS LENS. PROVIDE POLE AND BASE, FINISH PER ARCHITECT. (MOUNTING HEIGHT 15' UNLESS SPECIFIED OTHERWISE.)
HOLOPHANE WA-100HP-xxx-x-3 OR APPROVED EQUIVALENT.
POLE: HOLOPHANE NORTH YORKSHIRE NY14C/17-CA/finish OR APPROVED EQUIVALENT.
- C WALL MOUNTED LUMINAIRE, 70 WATT HPS LAMP, 120 VOLT, CUTOFF OPTICS, HPF, WHITE FINISH. MOUNTING HEIGHT 12' UNLESS SPECIFIED OTHERWISE.
LITHONIA TWAC-70S-120 OR APPROVED EQUIVALENT.
- S EXISTING POLE MOUNTED LUMINAIRE.

SHEET LEGEND

- POLE LIGHT - LUMINAIRES AS SHOWN
- LUMINAIRE, WALL-MOUNTED
- A DESIGNATES LUMINAIRE TYPE (SEE LUMINAIRE SCHEDULE)

NOTE: A DASHED LINE (---) INDICATES THE APPROXIMATE 0.5 FOOTCANDLE (FC) LIGHTING LEVEL FROM EACH FIXTURE.

PROJECT:
CAMAS MEADOWS TOWNS
NW CAMAS MEADOWS DR.
CAMAS, WASHINGTON

PREPARED FOR:
TOLL BROTHERS

PREPARED BY:
STANDRIDGE INC.
703 BROADWAY, SUITE 610
VANCOUVER, WA 98660
(360) 597-9240

STAMP:

PROJECT LEAD:
STANDRIDGE
PLANNING | ENGINEERING | SURVEYING
WWW.STANDRIDGEINC.COM

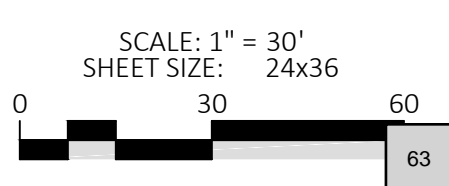
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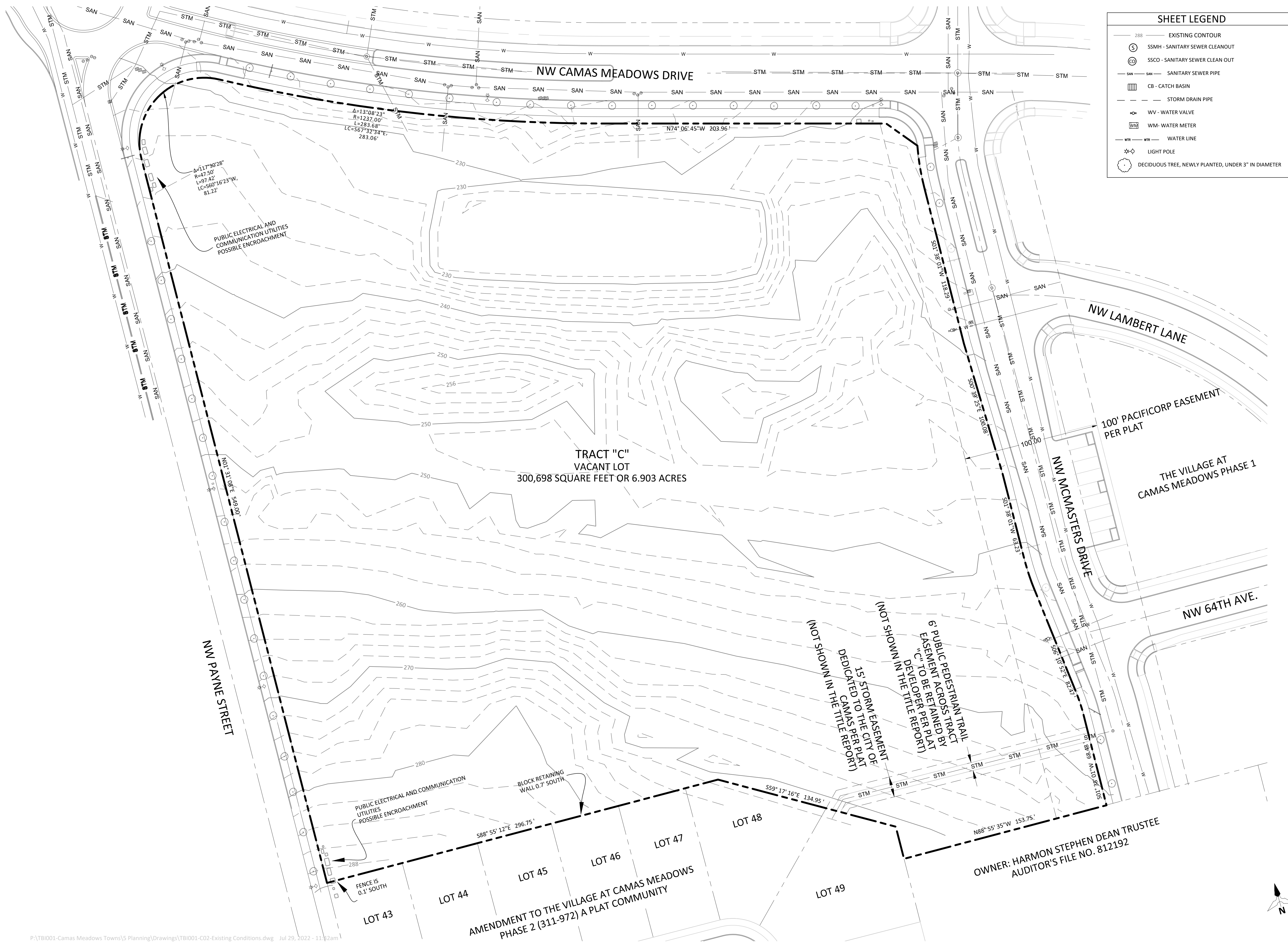
PRELIMINARY LIGHTING PLAN

PROJECT NO.: TB1001
DESIGN BY: CDB
REVIEWED BY: LKS
DATE: 7/29/2022

SHEET

C-08





SHEET LEGEND

- 288 — EXISTING CONTOUR
- SSMH - SANITARY SEWER CLEANOUT
- SSCO - SANITARY SEWER CLEAN OUT
- SAN — SANITARY SEWER PIPE
- CB - CATCH BASIN
- STORM DRAIN PIPE
- WV - WATER VALVE
- WM - WATER METER
- WTR — WATER LINE
- Light Pole Symbol — LIGHT POLE
- Deciduous Tree Symbol — DECIDUOUS TREE, NEWLY PLANTED, UNDER 3" IN DIAMETER

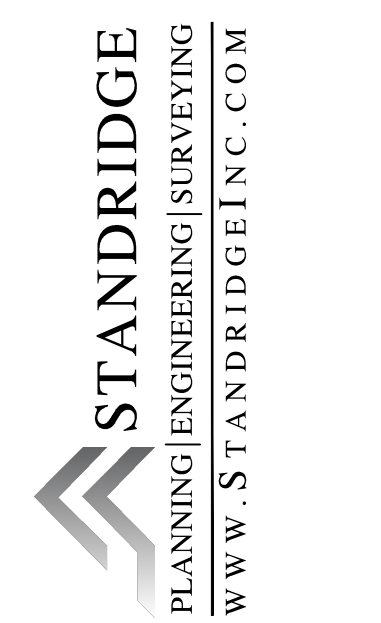
PROJECT:
CAMAS MEADOWS TOWNS
 NW CAMAS MEADOWS DR.
 CAMAS, WASHINGTON

PREPARED FOR:
TOLL BROTHERS

PREPARED BY:
STANDRIDGE INC.
 703 BROADWAY, SUITE 610
 VANCOUVER, WA 98660
 (360) 597-9240

STAMP:

PROJECT LEAD:



REV. DATE DESCRIPTION

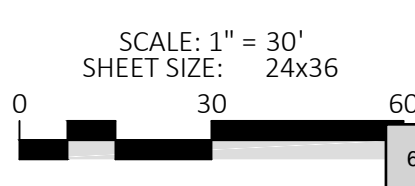
REV.	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN

PROJECT NO.: TB1001
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 7/29/2022

SHEET

C-02





Design Review Checklist for The Village at Camas Meadows Ph 3 Townhomes

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.	
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

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Specific Principles and Guidelines

MULTI-FAMILY				
Yes	No	NA	Principles and Guidelines	Comments
1. TOWNHOMES AND ROWHOUSES				
			All on-site parking areas (excluding driveways & garages) are screened with landscaping. Width of driveway is minimized and front yard landscaping is maximized.	
			Buildings are brought up to the road to help define traffic/pedestrian movements.	
			Structures abutting or located in single family residentially zoned areas are designed to mitigate size and scale differences when appropriate.	
			Walls are articulated in order to avoid a blank look and provide a sense of scale including a minimum solid to void ratio of 70%/30%.	
			Detachable garages are located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.	
			Attached garages account for less than 50% of the front face of the structure (as measured by lineal footage).	
			Garages visible from the street are articulated by architectural features, such as windows, to avoid a blank look.	
			Green belts are used to separate different uses whenever possible.	
			Vertical intensity of landscaping increases as the height of the structure increases.	
2. DUPLEX, TRIPLEX & FOUR-PLEX				
			Corner lots are preferred, and include fronts oriented to the street (In other words, each unit faces a street).	

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		Attached garages account for less than 50% of the front face of the structure (as measured by lineal footage).	
		Garages visible from the street are articulated by architectural features, such as windows, to avoid a blank look.	
		Buildings provide a complementary façade that faces the public right of way, and is the primary entrance to a unit or multiple units, unless impracticable.	



Community Development Department
616 NE Fourth Avenue Camas, WA 98607

Design Review Checklist for The Village at Camas Meadows Phase 3

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
X			Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality.	Building designs included with this proposal have a “finished,” sound, durable, and permanent appearance. Banned materials have been avoided and are not included with this proposal.
X			Buildings walls or fences visible from roadways are articulated in order to avoid a blank look.	Wall surfaces, materials, rooflines, and colors articulate the exterior surfaces are included with this proposal to distinctively provide a sense of uniqueness and scale.
X			The use of bold colors has been avoided unless used as minor accents.	This proposal includes a palette of complimentary colors with wide range of light and dark contrast. The color selection highlights the buildings’ modulations and materials to help create a unique sense of place.
X			Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences.	The site is zoned Multi-Family Residential (MF-18) and abuts single-family residential zoning to the south. Perimeter landscaping is included with this proposal in order to differentiate and smooth the transition between higher density to lower density residential structures. Buildings included in this proposal are approximately ten feet (10’) below the code maximum and elevations are broken up to and provide scaled down massings.

DESIGN REVIEW CHECKLIST

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LANDSCAPING AND SCREENING				
Yes	No	N/A	Principles and Guidelines	Comments
X			Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible.	Vegetation for landscaping includes native, low maintenance plantings. There are no existing trees on the site.
		X	Trees planted along streetscapes with overhead power lines include only those trees identified on the City's Tree list.	There are no existing or overhead power lines, therefore this standard does not apply.
X			Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including parking.	Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses to the south and between the off-street parking adjacent to NW McMaster Drive and the dwelling units on site.
		X	Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	No fencing is included with this proposal; therefore this standard is not applicable.
X			Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit.	Signage included with this proposal is limited to address numbers for the building unit exterior. Should community identity and wayfinding signs be included with this proposal, they will be designed to conform to the overall building aesthetic and landscaping. All signage included with this proposal shall be vandal resistant.
		X	Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	No landscape lighting is proposed, therefore this standard does not apply.
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 included in this proposal have been designed to be substantively similar to other street lighting existing in the area and do not conflict with any City approved street lighting plans.
X			Parking and building lighting are directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.	Site and building lighting shall be designed to minimize light bleed-off and to minimize impact to the environment.
		X	Outdoor furniture samples are consistent with the overall project design.	None is included with this proposal now.
		X	Existing trees over 6" dBh that are not required to be removed to accommodate the proposed development	The site is devoid of existing trees, therefore this standard does not apply.

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			are retained and incorporated into the landscape plan.	
		X	Rock outcroppings, forested areas and water bodies are retained.	N/A

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.	There are no historic or heritage resources at the site, therefore these preservation standards do not apply to the proposal.

Specific Principles and Guidelines

MULTI-FAMILY				
Yes	No	NA	Principles and Guidelines	Comments
1. TOWNHOMES AND ROWHOUSES				
X			All on-site parking areas (excluding driveways & garages) are screened with landscaping. Width of driveway is minimized, and front yard landscaping is maximized.	Screening is included with the landscaping for the off-street parking area adjacent to NW McMaster Drive.
X			Buildings are brought up to the road to help define traffic/pedestrian movements.	Pedestrians are directed. Private road and sidewalks are defined in conjunction with building location to help direct vehicle and pedestrian movements.
X			Structures abutting or located in single family residentially zoned areas are designed to mitigate size and scale differences when appropriate.	Single-family residential zoned property abuts the property to the south. Views will be maintained for the SFR as the existing grades place the single-family residential homes above the site.
			Walls are articulated in order to avoid a blank look and provide a sense of scale including a minimum solid to void ratio of 70%/30%.	Walls included with this proposal have been articulated to avoid a blank look with the provision of a solid to void ratio which meets or exceeds the minimum 70%/30%.
		X	Detachable garages are located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.	Attached garages are included with this proposal, therefore this standard does not apply.
X			Attached garages account for less than 50% of	Garages are artfully integrated into the front elevation and represent less

DESIGN REVIEW CHECKLIST

Item 1.

			<p>the front face of the structure.</p>	<p>than 50% of the area of the front face of the structure. The following table includes the actual areas.</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="7">Garage to Façade Ratio</th> </tr> <tr> <th>Units</th> <th>Page</th> <th>Garage Area</th> <th># of Garages</th> <th>Total Garage Area</th> <th>Area of Elevation</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>21-24, 84-103</td> <td>6</td> <td>128</td> <td>4</td> <td>512</td> <td>2686</td> <td>19%</td> </tr> <tr> <td>21-24, 84-103</td> <td>10</td> <td>128</td> <td>4</td> <td>512</td> <td>2617</td> <td>20%</td> </tr> <tr> <td>25- 45, 55-83</td> <td>20</td> <td>128</td> <td>4</td> <td>512</td> <td>3168</td> <td>16%</td> </tr> <tr> <td>25-45, 55-83</td> <td>24</td> <td>128</td> <td>4</td> <td>512</td> <td>3128</td> <td>16%</td> </tr> <tr> <td>25-45, 55-83</td> <td>31</td> <td>128</td> <td>5</td> <td>640</td> <td>3986</td> <td>16%</td> </tr> <tr> <td>46-65</td> <td>39</td> <td>128</td> <td>4</td> <td>512</td> <td>3177</td> <td>16%</td> </tr> <tr> <td>46-65</td> <td>43</td> <td>128</td> <td>4</td> <td>512</td> <td>3117</td> <td>16%</td> </tr> <tr> <td>1-20</td> <td>49</td> <td>128</td> <td>4</td> <td>512</td> <td>3499</td> <td>15%</td> </tr> <tr> <td>1-20</td> <td>53</td> <td>128</td> <td>4</td> <td>512</td> <td>3470</td> <td>15%</td> </tr> </tbody> </table>	Garage to Façade Ratio							Units	Page	Garage Area	# of Garages	Total Garage Area	Area of Elevation	%	21-24, 84-103	6	128	4	512	2686	19%	21-24, 84-103	10	128	4	512	2617	20%	25- 45, 55-83	20	128	4	512	3168	16%	25-45, 55-83	24	128	4	512	3128	16%	25-45, 55-83	31	128	5	640	3986	16%	46-65	39	128	4	512	3177	16%	46-65	43	128	4	512	3117	16%	1-20	49	128	4	512	3499	15%	1-20	53	128	4	512	3470	15%
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X			<p>Garages visible from the street are articulated by architectural features, such as windows, to avoid a blank look.</p>	<p>Each garage contains a contemporary panel door with window, architectural trim, and a wall sconce. All of these features which complements the contemporary aesthetic of the building.</p>																																																																													
	X		<p>Green belts are used to separate different uses whenever possible.</p>	<p>There is only one use associated with this proposal, therefore this standard does not apply.</p>																																																																													
	X		<p>Vertical intensity of landscaping increases as the height of the structure increases.</p>	<p>Due to the level of landscaping required for the site as well as the grading differential, vertical intensity is not included with this proposal.</p>																																																																													

Village of Camas Meadows Ph III (DR22-06)

Index of Exhibits

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Exhibit No.	Title/Description	Document Date
1	Vicinity Map	
2	Preliminary Site Plan	7/29/22
3	Plan 1 Floor Plans & Elevations	6/29/22
4	Plan 2 Floor Plans & Elevations	6/29/22
5	Plan 2 5-Plex Floor Plans & Elevations	6/29/22
6	Plan 3 Floor Plans & Elevations	6/29/22
7	Plan 4 Floor Plans & Elevations	6/29/22
8	Preliminary Landscape Plan	6/17/22
9	Preliminary Plant List & Details	6/17/22
10	Preliminary Lighting Plan	7/29/22
11	Existing Conditions Plan	7/29/22
12	Design Review Checklist	
13	Design Review Checklist Applicant's Responses	