

After Recording, Return to:

Jordan Ramis, PC
James D. Howsley
1499 SE Tech Center Place Ste 380
Vancouver WA 98683

VEGETATION REMOVAL AND MAINTENANCE AGREEMENT AND COVENANT

Grantors: Pahlisch Homes Inc., a Washington corporation; City of Camas, a Washington municipal corporation

Grantees: City of Camas, a Washington municipal corporation; Pahlisch Homes Inc., a Washington corporation

Abbreviated Legal Description: Lake Hills Lots 51, and 52; City Parcel 986031877

Assessor's Tax Parcel ID#: 986035674 (City's parcel); 986035673 (Lake Hills Lot 51), and 986035674 (Lake Hills Lot 52)

Reference Nos. of Documents Released or Assigned: Development Agreement Lake Hills AF#4859715 (6/1/12)

An AGREEMENT and COVENANT, by and between the City of Camas ("City"), and Pahlisch Homes Inc., a Washington corporation ("Pahlisch" / "Owner"), is entered into, this _____ day of _____, 2016.

WHEREAS, Pahlisch owns real property located in Clark County, Washington (Lake Hills Lots 51 and 52 / "Pahlisch Property" / "subject property"), which property is more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference; and

WHEREAS, the City purchased approximately seven (7) acres currently identified as parcel 986031877 ("City Parcel") located to the north of the subject Property, as a part of a negotiated preservation transaction detailed in a 2012 Development Agreement ("Agreement") recorded as Clark County Auditor File No. 4859715 and effective for ten (10) years or as otherwise extended or terminated through mutual consent;

WHEREAS, the Agreement Section 5(I) provides, in relevant part, that the City in its sole discretion will moderate tree removal and pruning on the City Parcel based upon the assessment and direction of an arborist regarding northerly view sheds and corridors for certain

parcels, including the subject Property,

WHEREAS, an arborist report was generated in December 17, 2012 and a supplemental arborist report was generated in August 25, 2014; and

WHEREAS, the City issued correspondence dated October 3, 2014, setting forth certain terms and conditions related to the administration of the northerly view sheds and corridors for Lake Hills lots 49 through 52, including the subject Property. This correspondence provides, in relevant part, that the subject Property has a varying degree of tree coverage behind it to the north; and the City agrees to consider on a case-by-case basis the establishment of a view corridor which may be achieved through limited pruning and/or vegetation removal, subject to satisfaction of conditions summarized in the October 3, 2014 correspondence; and

WHEREAS, footprints and elevations have been established on lots 51 and 52, as depicted in **EXHIBIT B**, in a manner that provides sufficient basis for the City to move forward with initial view corridor considerations for lots 51 and 52;

WHEREAS, the Owners have submitted an assessment by a wetland biologist to the City addressing view corridor impacts to the functions and values of the City's wetland, attached hereto as **EXHIBIT C**; and

WHEREAS, an additional supplemental final arborist report was generated August 29, 2016 by GRO Outdoor Living, certified arborist Colton Chambers, PN6453-A, to provide specific tree removal recommendations and recommendations for northerly view accommodations for the subject property Lots 51 and 52, with said report attached hereto as **EXHIBIT D**, and

WHEREAS, mitigation plans for the tree removal recommendations for subject property Lots 51 and 52, as specified in the August 29, 2016 GRO Outdoor Living report, are attached hereto as **EXHIBIT E**; and

WHEREAS, Owners and the City agree that a view corridor serving the subject Property (Lake Hills Lots 51, and 52) is appropriate as depicted in **EXHIBIT F** as conditioned herein. Tree and vegetation removal and modification within the view corridor shall be pursuant to the GRO Outdoor Living reports and plans approved by the City and attached as exhibits to this Agreement and Covenant, and the terms and conditions associated with this view corridor shall be formalized through this Covenant and Agreement executed by the Owners and City;

NOW, THEREFORE, the City and Owners agree to the following terms and conditions, which shall constitute a covenant running with the Pahlisch Property and City Parcel, and agree that to the extent that this Agreement and Covenant and attached exhibits modify content in any previously executed Development Agreement(s) applicable to the Pahlisch Property, or City Property, regarding view corridor terms, the terms of this Agreement and Covenant and exhibits are binding, and the Parties agree to waive any contrary terms or provisions in any previously executed Development Agreements(s):

ARTICLE I

VEGETATION REMOVAL AND MAINTENANCE COVENANT

1. A view corridor is authorized to serve the subject Property Lots 51 and 52, subject to the terms and conditions herein.
2. The maximum dimensions of the view corridor are depicted on **EXHIBIT F**.
3. Within this view corridor, trees and vegetation may be modified and/or removed as listed in **EXHIBIT G**. This **EXHIBIT G** identifies each specific tree or other vegetation to be altered or removed. This identification includes the size and species of each tree or other vegetation, and includes only those trees for which removal or modification is the only alternative that will address hazard conditions and afford reasonable view possibilities, as detailed in the August 29, 2016 GRO Outdoor Living Report attached as **EXHIBIT D**. **All other vegetation within the view corridor will remain unaltered, except as otherwise explicitly provided in this Agreement and Covenant.**
4. Except as provided in **EXHIBIT G**, following completion of initial action to create the subject view corridor, no trees or vegetation upon the City Parcel (Clark County parcel 986035674) shall be modified or removed, except through explicit written proposals approved by the City based on specific identification of each tree or other vegetation to be altered or removed, including the size and species of each tree or other vegetation, alternatives considered and employed to minimize impact to the corridor area, and a supporting report by a certified arborist. Any subsequently approved plans shall be attached as addendum exhibits to this Agreement and Covenant. This procedure applies to future action to maintain view corridor conditions.
5. The modification and/or removal authorized herein avoids topping of coniferous trees and provides for selective trimming as opposed to topping of deciduous trees whenever possible.
6. The Owners agree to replace any trees removed from the City Tract (Clark County parcel 986035674) at a ratio of 2:1, provided that pruning, limbing or other modification short of actual removal shall not trigger this provision. The mitigation plans for Lots 51 and 52, attached as **EXHIBIT E**, are approved and satisfy the 2:1 mitigation requirement with respect to work defined on **EXHIBIT G**.
7. The Owners agree to provide reasonable advance notice to the City to enable the City to supervise any modification, removal and/or maintenance of any vegetation or trees within the corridor area.

Subject to general City regulations regarding hazard trees, nothing in this Covenant shall restrict or impair the Owners' ability to take action regarding hazard trees. In addition, Owners may present additional view corridor requests to the City for future consideration.

ARTICLE II
GENERAL PROVISIONS

2.1 The provisions of this Covenant are enforceable in law or equity by the City and Owners and their successors and assigns. In addition to any other remedies available to the City for enforcement of this covenant, compliance with this covenant is subject to the City's code enforcement authority pursuant to CMC 18.55.400, et seq.

2.2 This Covenant shall run with the land and be binding upon the City and Owners and their successors and assigns.

2.3 If any provision of this Covenant or the application of any provision to any person or circumstance is declared invalid, then the remainder of the Covenant, or the application of the provision to other persons or circumstances, shall not be affected.

2.4 A copy of this Covenant will be recorded with the Clark County Auditor.

2.5 The City and Owners agree to the foregoing terms and conditions and specifications detailed on exhibits attached hereto, which shall constitute a covenant running with the Pahlisch Property and City Parcel, and agree that to the extent that this Agreement and Covenant and attached exhibits modify content in the any previously executed Development Agreement(s) or maps or schematics applicable to the Pahlisch Property or City Property regarding view corridors and associated vegetative management, the terms of this Agreement and Covenant are binding, and the Parties agree to waive any contrary terms or provisions in any previously executed Development Agreements(s) and maps and schematics.

//

IN WITNESS WHEREOF, Developer executes this Covenant this _____ day of _____, 2016.

Pahlisch Homes, Inc.

By: _____
 Name: _____
 Title: _____

STATE OF WASHINGTON)
) ss.
 COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the _____ of PAHLISCH HOMES, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2016.

 Notary Public for the State of Washington
 My Commission Expires: _____

City of Camas

By: _____

Name: _____

Title: _____

STATE OF WASHINGTON)

) ss.

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the _____ of the CITY OF CAMAS, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this ___ day of _____, 2016.

Notary Public for the State of Washington
My Commission Expires: _____

APPROVED AS TO FORM:

EXHIBIT LIST – INDEX

EXHIBIT A – FULL LEGAL DESCRIPTION: PAHLISCH PROPERTY (51 AND 52)

EXHIBIT B – HOUSING FOOTPRINT AND ELEVATION

EXHIBIT C – WETLAND BIOLOGIST REPORT

**EXHIBIT D – FINAL AUGUST 29, 2016 GRO OUTDOOR LIVING ARBORIST
REPORT FOR LOTS 51 AND 52**

**EXHIBIT E – FINAL SEPTEMBER 8, 2016 GRO OUTDOOR LIVING ARBORIST
MITIGATION PLANS FOR LOTS 51 AND 52**

EXHIBIT F – MAP OF VIEW CORRIDOR

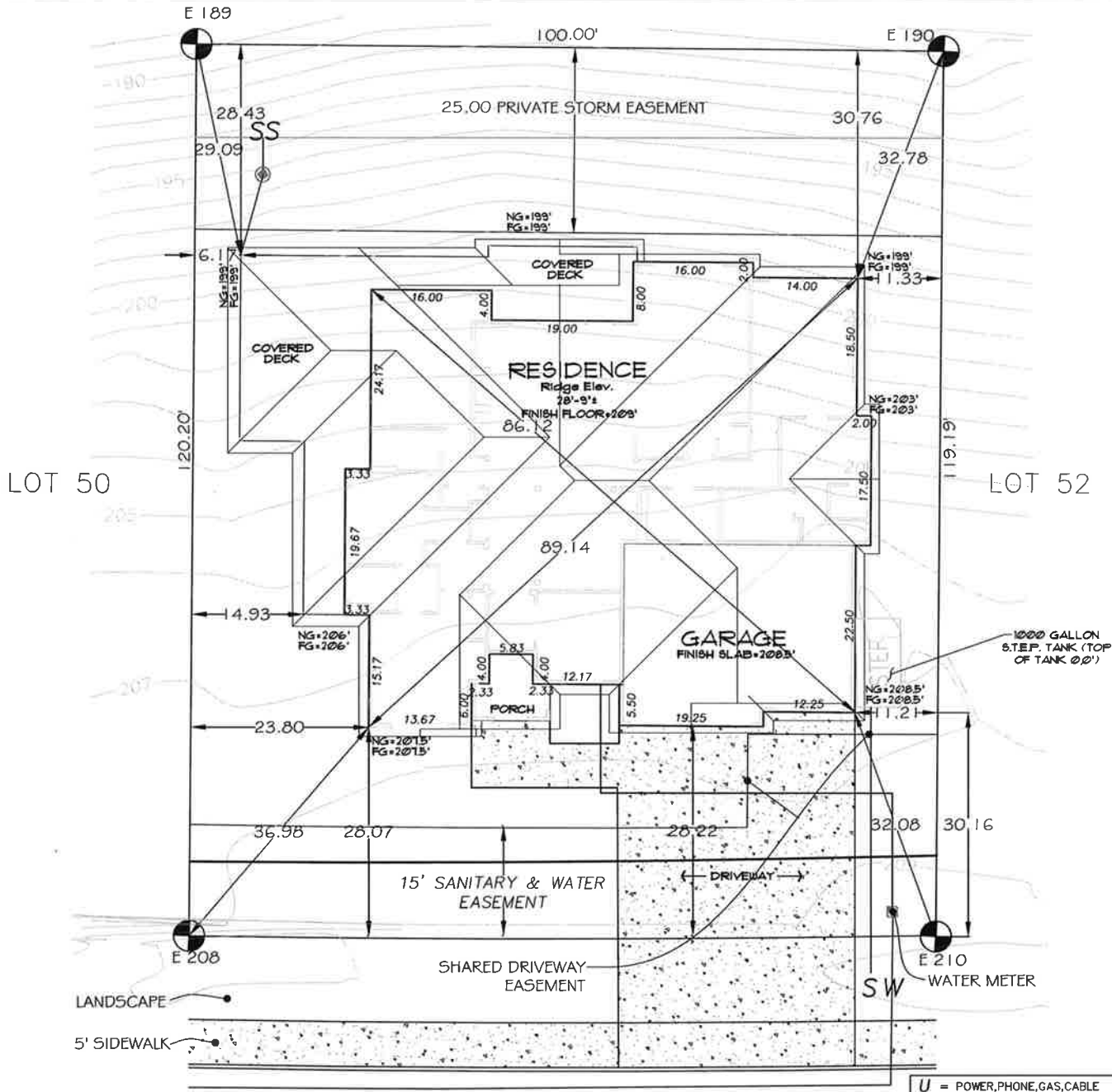
**EXHIBIT G – SPECIFIC LISTS OF TREES IDENTIFIED BY NUMBER: APPROVED
FOR MODIFICATION OR REMOVAL**

EXHIBIT A – LEGAL DESCRIPTION: PAHLISCH PROPERTY (LOTS 51 AND 52)

LEGAL DESCRIPTION

Lot(s) 51 & 52, LAKE HILLS, according to the plat thereof, recorded in Volume 311 of Plats, Page 760, records of Clark County, Washington.

EXHIBIT B – HOUSING FOOTPRINT AND ELEVATION



Lot Sq. Ft. = 11,999 sq. ft.
 Foot Print Sq. Ft. = 4,688 sq. ft.
 % Lot Coverage = 39.07%
 Total Impervious Surface = 5,764 sq. ft.

U = POWER,PHONE,GAS,CABLE
 4S = 4" SEWER LINE
 1W = 1" WATER LINE
 SW = STORM WATER
 = DOWNSPOUT/RAINDRAINS TO STORM SEWER

NW LAKE RD.

Pahlisch Homes
 63088 NE 18TH STREET, SUITE 100
 BEND, OREGON 97701
 PH: (541) 385-6762 FAX: (541) 385-6742

Lot # Lot 51 Lake Hills
 Address: TBD NW Lake Road
 Plan Name: Silverleaf 3-P-3031-1
 Date: 8.4.15

Scale: 1" = 20'

* DRIVEWAY, WALK, AND PATIO LAYOUTS ARE FOR REFERENCE ONLY AND NOT INTENDED TO BE THE EXACT DEPICTION OF THE FINAL PRODUCT
 * EXACT UTILITY CONNECTIONS AT RESIDENCE MAY VARY PER BUILDER'S DISCRETION

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THIS PLAN WAS DESIGNED TO MEET THE REQUIREMENTS OUTLINED UNDER THE APPLICABLE CODE SECTION R602.10 (2012 IRC) WALL BRACING. THIS PLAN MAY HAVE RECEIVED LIMITED ENGINEERING TO ACCEPT SPECIFIC LATERAL, SEISMIC OR WIND LOADS IN AREAS THAT DO NOT COMPLY WITH THIS CODE SECTION. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DELAYS OR DAMAGE DUE TO LACK OF LATERAL ENGINEERING. CONSULT A LICENSED ENGINEER FOR ADDITIONAL LATERAL REQUIREMENTS IF NEEDED.

PURSUANT TO THE FEDERAL COPYRIGHT ACT, THESE PLANS, FULL OR PARTIAL, CONTAIN THIS COPYRIGHT NOTICE. ANY REPRODUCING, TRACING, REPRODUCTION OR REUSE OF THESE PLANS BY ANYONE IS PROHIBITED. ACCORDINGLY, THESE PLANS MAY NOT BE USED BY ANYONE WITHOUT THE WRITTEN PERMISSION FROM PAHLISCH HOMES, INC.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL CEMENTBOARD AT ALL WATER SPLASH AREAS TO MINIMUM 1" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 80 CFM (MIN) INTERMITTENT OR 20 CFM (MIN) CONTINUOUS FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND/OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE IC LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

BUILDING THIS PLAN ON SITE CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE PLANS MAY REQUIRE MODIFIED FOUNDATION AND FRAMING DETAILS. THE CONTRACTOR MUST REVIEW SPECIFIC SITE CONDITIONS WITH THIS OFFICE BEFORE CONSTRUCTION.

FRAMING SPECIFICATIONS (UNLESS NOTED OTHERWISE)

FRAMING LUMBER:
JOIST / RAFTERS DF-L 2" OR AS NOTED ON PLANS, SOLID BULK # 2 INTERVALS (MAX) 1' # ALL BEARINGS 4 BINS PER SECTION 4.41 OF THE NDS.
TOP PLATE HP 2 (MIN) AS NOTED ON PLANS
STUDS 4x, 6x 4 GLULAM BEAMS
SHEATHING MATERIALS:
ROOF SHEATHING 1/4" OSB APPROVED MATERIAL (UNO.)
WALL SHEATHING 1/4" OSB APPROVED MATERIAL (UNO.)
FLOOR SHEATHING MAIN - 1/4" OSB APPROVED MATERIAL (UNO.) OTHERS - 3/4" OSB APPROVED MATERIAL (UNO.)

HARDWARE: ALL SPECIFIED HARDWARE TO BE SIMPSON STRONG-TIE® OR EQUIVALENT.

NAILING SPECIFICATIONS ON PLANS AND DETAILS ARE AS FOLLOWS (UNLESS NOTED OTHERWISE)

8d = #131' x 3 1/2" (COMMON)
OR #131' x 2 1/2" (COLLATED)
16d = #148' x 3" (COMMON)
OR #131' x 3" (COLLATED)
16d = #162' x 3 1/2" (COMMON)
RAFTERS/JOIST TO PLATE TOE-NAIL 1/2" (2) 16d
SOLE PLATE TO JOIST OR BULKY FACE-NAIL 1/2" 16d # 16' o.c.
TOP PLATE TO STUD END-NAIL 1/2" (2) 16d
STUD TO SOLE PLATE END-NAIL 1/2" (2) 16d
STUD TO STUD FACE-NAIL 1/2" 16d # 24' o.c.
DBL TOP PLATES FACE-NAIL 1/2" 16d # 24' o.c.
TOP PLATE SPLICES (24" OFFSET MIN) FACE-NAIL 1/2" (2) 16d OR (8) 16d
DBL 2x HEADER FACE-NAIL 1/2" 16d # 24' o.c.
CEILING JOISTS TO PLATE TOE-NAIL 1/2" (3) 16d
CONT. HEADER TO STUD TOE-NAIL 1/2" (4) 16d
CEILING JOISTS, LAPS OVER PARTITIONS FACE-NAIL 1/2" (3) 16d
CEILING JOISTS TO PARALLEL RAFTERS FACE-NAIL 1/2" (3) 16d
RAFTER TO PLATE TOE-NAIL 1/2" (2) 16d
1" BRACE TO EA. STUD AND PLATE TOE-NAIL 1/2" (2) 16d OR 2 STAPLES, 1/8" x 3-1/4" 16d # 24' o.c.
2" PLANKS (2) 16d # EA. DIRG.
1/4" ROOF 4 WALL SHEATHING WALL EDGES 8d # 6' o.c.
ROOF EDGES 8d # 6' o.c.
INTERMEDIATE (FIELD) 8d # 2' o.c.
EDGES 8d # 6' o.c.
3/4" SUBFLOOR INTERMEDIATE (FIELD) 8d # 2' o.c.
EDGES 8d # 6' o.c.
1-1/8" SUBFLOOR INTERMEDIATE (FIELD) 16d # 2' o.c.
EDGES 16d # 6' o.c.
2x MULTIPLE JOISTS INTERMEDIATE (FIELD) 16d # 2' o.c.
FACE-NAIL 16d # 6' o.c. (STAGGERED) + (2) = EA. END OR SPLICE

FOUNDATION SPECIFICATIONS (UNLESS NOTED OTHERWISE)

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

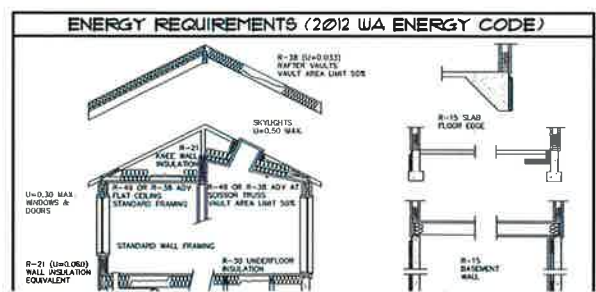
CONCRETE STRENGTH: 3500 PSI = 28 DAYS FOR ALL SLABS. (ADD 5% - 7% AIR ENTRAINMENT TO THE PSI REQUIREMENT FOR SLABS EXPOSED TO THE WEATHER). 3000 PSI = 28 DAYS FOR ALL OTHER CONDITIONS. MAXIMUM SLUFF: 4" (DESIGN BASED ON 2800 PSI, SPECIAL INSPECTION NOT REQUIRED)

USE ASTM A-65 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE.

DO NOT BACKFILL FOUNDATION WALLS UNTIL (EXCLUDING RETAINING WALLS). MAIN FLOOR AND WALL DIAPHRAGMS ARE IN PLACE AND FULLY NAILED. FOUNDATION WALLS HAVE BEEN CAST AND CURED FOR 28 DAYS.

DESIGN LIVE LOADS:
ROOF: 20 PSF
FLOOR: 40 PSF
GARAGE FLOOR: 50 PSF OR 2000# FT. LOAD ON 6" SQ.
EXTERIOR DECKS: 40 PSF
STAIRS: 40 PSF

SOIL BEARING CAPACITY (ASSUMED): 500 PSF



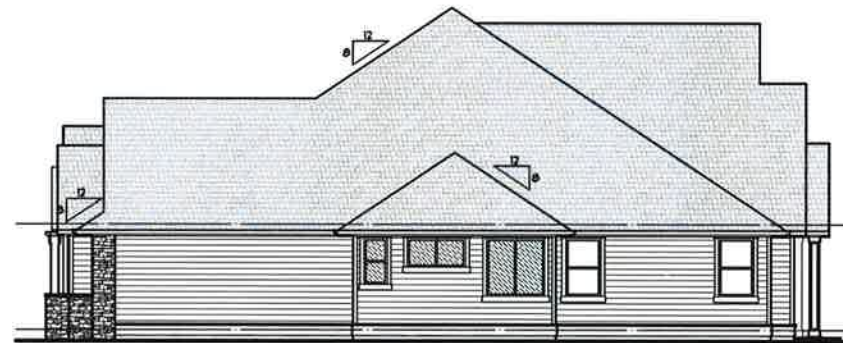
FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

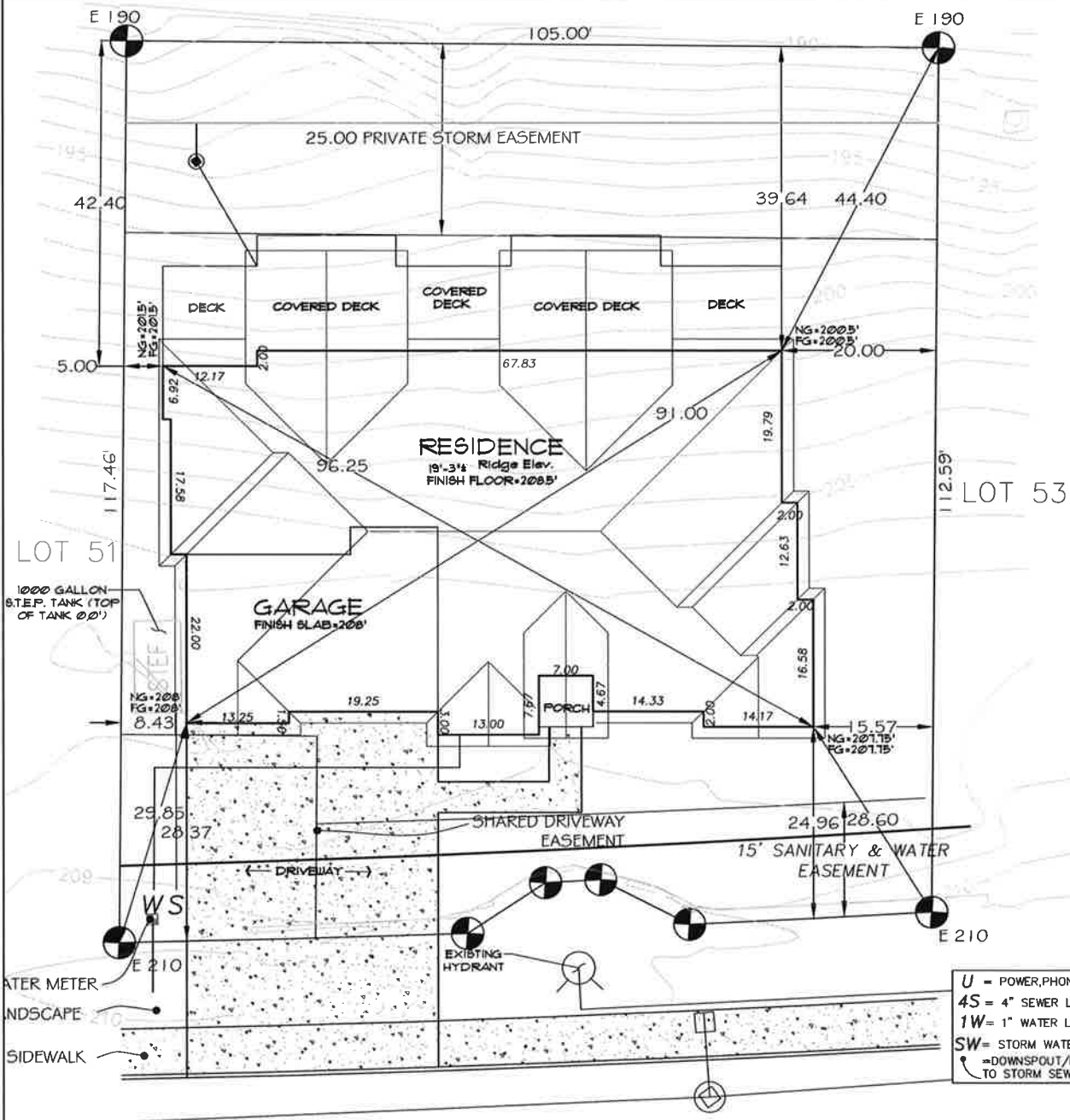
1/4" = 1'-0"

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PAHLISCH HOMES INC.

63088 N.E. 18TH STREET, SUITE 100, BEND, OR 97701 (541) 385-6762 FAX (541) 385-6742 www.pahlischhomes.com

SILVERLEAF P logo with a house silhouette and the number 1. Below it, a table showing area requirements: MAIN LEVEL 3031 SQ.FT., GARAGE 738 SQ.FT., COVERED FRONT PORCH 16 SQ.FT., COVERED DECK 101 SQ.FT., TOTAL 3906 SQ.FT.



Lot Sq. Ft. = 11,999 sq. ft.
 Foot Print Sq. Ft. = 4,895 sq. ft.
 % Lot Coverage = 40.80%
 Total Impervious Surface = 5,269 sq. ft.

NW LAKE RD.

Pahlisch Homes
 63088 NE 18TH STREET, SUITE 100
 BEND, OREGON 97701
 PH: (541) 385-6762 FAX: (541) 385-6742

Lot # Lot 52 Lake Hills
 Address: TBD NW Lake Road
 Plan Name: Addison 3-P-3069-1
 Date: 8.4.15

Scale: 1"=20'

* DRIVEWAY, WALK, AND PATIO LAYOUTS ARE FOR REFERENCE ONLY AND NOT INTENDED TO BE THE EXACT DEPICTION OF THE FINAL PRODUCT
 * EXACT UTILITY CONNECTIONS AT RESIDENCE MAY VARY PER BUILDER'S DISCRETION

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THIS PLAN WAS DESIGNED TO MEET THE REQUIREMENTS OUTLINED UNDER THE APPLICABLE CODE SECTION R602.10 (2009 IRC) WALL BRACING. THIS PLAN MAY HAVE RECEIVED LIMITED ENGINEERING TO ACCEPT SPECIFIC LATERAL, BENDING OR WIND LOADS IN AREAS THAT DO NOT COMPLY WITH THIS CODE SECTION. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DELAYS OR DAMAGE DUE TO LACK OF LATERAL ENGINEERING. CONSULT A LICENSED ENGINEER FOR ADDITIONAL LATERAL REQUIREMENTS IF NEEDED.

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INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL CEMENTBOARD AT ALL WATER SPLASH AREAS TO MINIMUM 1" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 80 CFM (MIN) INTERMITTENT OR 20 CFM (MIN) CONTINUOUS FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND/OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESURE TREATED.

BUILDING THIS PLAN ON SITE CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE PLANS MAY REQUIRE MODIFIED FOUNDATION AND FRAMING DETAILS. THE CONTRACTOR MUST REVIEW SPECIFIC SITE CONDITIONS WITH THIS OFFICE BEFORE CONSTRUCTION.

FRAMING SPECIFICATIONS (UNLESS NOTED OTHERWISE)

FRAMING LISTS:
JOIST / RAFTERS: DF-1, 2 OR AS NOTED ON PLANS, SOLID BULKS @ 8' INTERVALS (MAX) @ ALL BEARINGS & ENDS PER SECTION 4.41 OF THE IBC.
TOP PLATE: 2x4 (MIN) AS NOTED ON PLANS
STUDS: 4x4 GULI-LAM BEAMS
SHEATHING MATERIALS:
 ROOF SHEATHING: 1/2" OSB APPROVED MATERIAL (UNO)
 WALL SHEATHING: 1/2" OSB APPROVED MATERIAL (UNO)
 FLOOR SHEATHING: MAIN - 1/2" OSB APPROVED MATERIAL (UNO); OTHERS - 3/4" OSB APPROVED MATERIAL (UNO)
HARDWARE: ALL SPECIFIED HARDWARE TO BE SIMPSON STRONG-TIES OR EQUIVALENT.

NAILING SPECIFICATIONS ON PLANS AND DETAILS ARE AS FOLLOWS (UNLESS NOTED OTHERWISE)

NAILING SCHEDULE:
 RAFTER/JOIST TO PLATE: TOE-NAIL 1/2" (2) 16d
 SOLE PLATE TO JOIST OR BULK: FACE-NAIL 1/2" 16d @ 16" o.c.
 TOP PLATE TO STUD: END-NAIL 1/2" (2) 16d
 STUD TO SOLE PLATE: TOE-NAIL 1/2" (3) 16d
 STUD TO STUD: FACE-NAIL 1/2" 16d @ 24" o.c.
 DEL TOP PLATES: FACE-NAIL 1/2" 16d @ 24" o.c.
 TOP PLATE SPLICES (3/4" OFFSET MIN): FACE-NAIL 1/2" (2) 16d OR (8) 16d
 DEL 2x HEADER: FACE-NAIL 1/2" 16d @ 24" o.c.
 CEILING JOISTS TO PLATE: TOE-NAIL 1/2" (3) 16d
 CONT. HEADER TO STUD: TOE-NAIL 1/2" (4) 16d
 CEILING JOISTS, LAMB OVER PARTITIONS: FACE-NAIL 1/2" (3) 16d
 CEILING JOISTS TO PARALLEL RAFTERS: FACE-NAIL 1/2" (3) 16d
 RAFTER TO PLATE: TOE-NAIL 1/2" (2) 16d
 P BRACE TO EA. STUD AND PLATE: FACE-NAIL 1/2" (2) 16d OR 2 STAPLES, 1/16" x 3/4" 16d @ 24" o.c.
 BUILT-UP CORNER STUDS: (2) 16d @ EA. DIR.
 2" PLANKS: WALL EDGES 8d @ 6" o.c.
 1/2" ROOF 4 WALL SHEATHING: ROOF EDGES 8d @ 6" o.c.
 3/4" SUBFLOOR: INTERMEDIATE (FIELD) 8d @ 12" o.c.
 1-1/8" SUBFLOOR: EDGES 8d @ 6" o.c.
 2x MULTIPLE JOISTS: INTERMEDIATE (FIELD) 16d @ 24" o.c.
 FACE-NAIL 16d @ 24" o.c. (STAGGERED) @ (2) @ EA. END OR SPLICE

FOUNDATION SPECIFICATIONS (UNLESS NOTED OTHERWISE)

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADE.

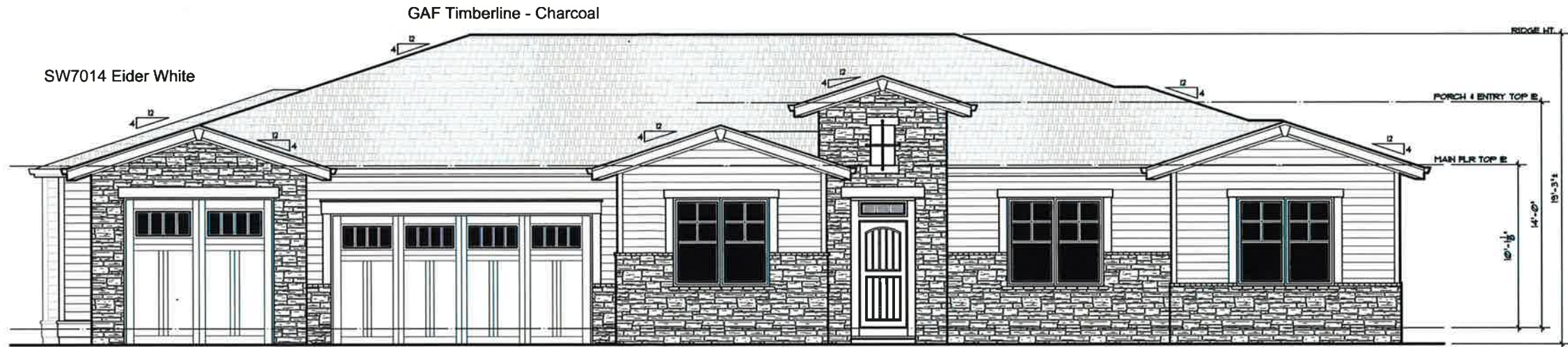
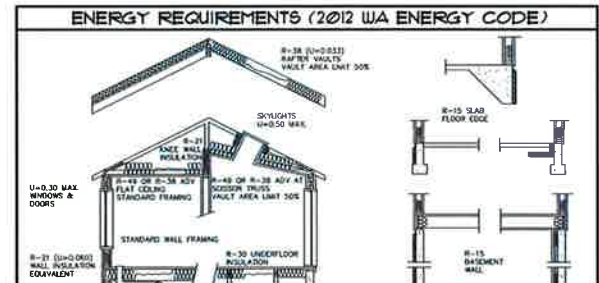
CONCRETE STRENGTH:
 3500 PSI @ 28 DAYS FOR ALL SLABS. (ADD 5%-7% AIR ENTRAINMENT TO THE PSI REQUIREMENT FOR SLABS EXPOSED TO THE WEATHER).
 3000 PSI @ 28 DAYS FOR ALL OTHER CONDITIONS.
 MAXIMUM SLURRY: 4" (DESIGN BASED ON 2500 PSI, SPECIAL INSPECTION NOT REQUIRED)

USE ASTM A-65 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE.

DO NOT BACKFILL FOUNDATION WALLS UNTIL (EXCLUDING RETAINING WALLS). MAIN FLOOR AND WALL DIAPHRAGMS ARE IN PLACE AND FULLY NAILED. FOUNDATION WALLS HAVE BEEN CAST AND CURED FOR 28 DAYS.

DESIGN LIVE LOADS:
 ROOF: 20 PSF
 FLOOR: 40 PSF
 GARAGE FLOOR: 50 PSF OR 2000# FT. LOAD ON 6' SQ.
 EXTERIOR DECKS: 40 PSF
 STAIRS: 40 PSF

SOIL BEARING CAPACITY (ASSUMED): 500 PSF



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



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



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



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

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ADDISON P

MAIN LEVEL	3069 SQFT.
TOTAL	3069 SQFT.
GARAGE	726 SQFT.
COVERED FRONT PORCH	48 SQFT.
COVERED PATIO	419 SQFT.
UNCOVERED PATIO	543 SQFT.

EXHIBIT C – WETLAND BIOLOGIST REPORT



October 5, 2016

Mr. Scott Melton
Pahlisch Homes, Inc.
11818 S.E. Mill Plain Road, Ste. 203
Vancouver, WA 98684

RE: Lake Hills, Camas, Washington – Site Corridor Tree Cutting

Mr. Melton,

As per your request, The Resource Company, Inc. (TRC) has evaluated the potential wetland impacts for cutting trees on the City's property to provide view corridors for Lots 51 and 51 of the Lake Hills subdivision. Lots 51 and 52 are located at 3035 and 3025 N.W. Lake Road, respectively. As you are aware, these lots are situated on a ridge adjacent to N.W. Lake Road and overlook parcel 986031-877 (approx. 7 ac.) which is owned by the City of Camas (City). This parcel is predominantly forested and contains a forested wetland that is situated near the center of the property. It is my understanding that the City is concerned about potential impacts to this wetland due to the proposed tree cutting and pruning.

The assessment was conducted based on the tree cutting information that you provided, wetland information that TRC has in its files from previous work conducted on the properties and an on-site visit. The information provided by you indicates that 14 trees greater than 6" diameter breast height (dbh) will be cut for the view corridor for the two lots. Six of the trees proposed for cutting are red alder (*Alnus rubra*) and eight are big-leaf maple (*Acer macrophyllum*) ranging in size from 8" to 24" dbh. I overlaid the view corridor cutting plan on a wetland and buffer graphic and determined that four trees (red alder) are within the delineated wetland area, nine within the associated wetland buffer and one outside of the wetland buffer. Typically, the primary function of trees within wetlands is to provide habitat for animal diversity and food chain function for a range of micro- and macro invertebrates, birds, amphibians, reptiles, and small mammals. This function is enhanced as trees age, deteriorate and become snags and large woody debris providing additional habitat. Therefore, it is my recommendation that the trees be cut at least five (5) feet above the ground surface. The cut part of the tree should be allowed to fall within the existing forest. Doing these two actions will provide snags and large woody debris within the wetland and its associated buffer which will enhance the existing habitat function of these critical areas. In addition, the view corridors proposed for the tree cutting contain sufficient large trees that provide shade and a predominantly closed

canopy cover. The removal of the 14 trees will not substantially change the canopy cover within the wetland and its associated buffer. It is my opinion that the removal of the 14 trees identified within the view corridor map provided by you will not significantly impact the wetland on the City's property. If the cutting is conducted as recommended above, it may actually provide enhanced wildlife function within the wetland and its associated buffer.

Should you have any questions or need more information, please contact me.

Regards,


Kevin L. Grosz, P.W.S.
President

**EXHIBIT D – FINAL AUGUST 29, 2016 GRO OUTDOOR LIVING ARBORIST REPORT
FOR LOTS 51 AND 52**



August 29, 2016

To Whom It May Concern,

This letter is regarding multiple trees within a City of Camas tract of land bordering the Lake Hills subdivision. These trees have been proposed to be removed to provide sight corridors for lots 51 and 52 of this development. The proposed removals are part of a tree plan which labels them as follows-

#3372 Red alder, #3382, Red alder, #3388 Bigleaf maple, #3389 Red alder, #3390 Red alder, #3461 Red alder, #3469 Bigleaf maple, #3471 Bigleaf maple, #4681 Red alder, #4722 Bigleaf maple, #4723 Bigleaf maple, #4730 Bigleaf maple, #4732 Bigleaf maple, #4737 Bigleaf maple, #4738 Bigleaf maple, #4739 Bigleaf maple, #4758 Bigleaf maple

These trees have all grown within a stand of mature fir trees that have been recently thinned out. This has left this undergrowth of deciduous trees exposed to elements they are not used to.

Smaller trees growing in completion with larger trees have a harder time reaching for light from above, thus altering their growth pattern. This has the tendency to create taller, more slender trunks, with a weakened integrity. All of the trees listed above have misshaped canopies and are unbalanced.

Given the altered environment that has been provided for these trees, it is my opinion and recommendation that they be removed. They could be considered a potential hazard to any foot traffic moving through these areas. During my site visit on 8/31/16, I observed, directly nearby to these areas, a fallen Bigleaf maple very similar to many of the proposed trees listed above. The tree had failed due to wind exposure for what is likely the result of reasons listed above. Please note that this occurred within the last month, as it was still standing upon my previous site visit, approximately thirty days earlier. During my recent site visit I took some photos of the failed tree. These should be attached with this letter.

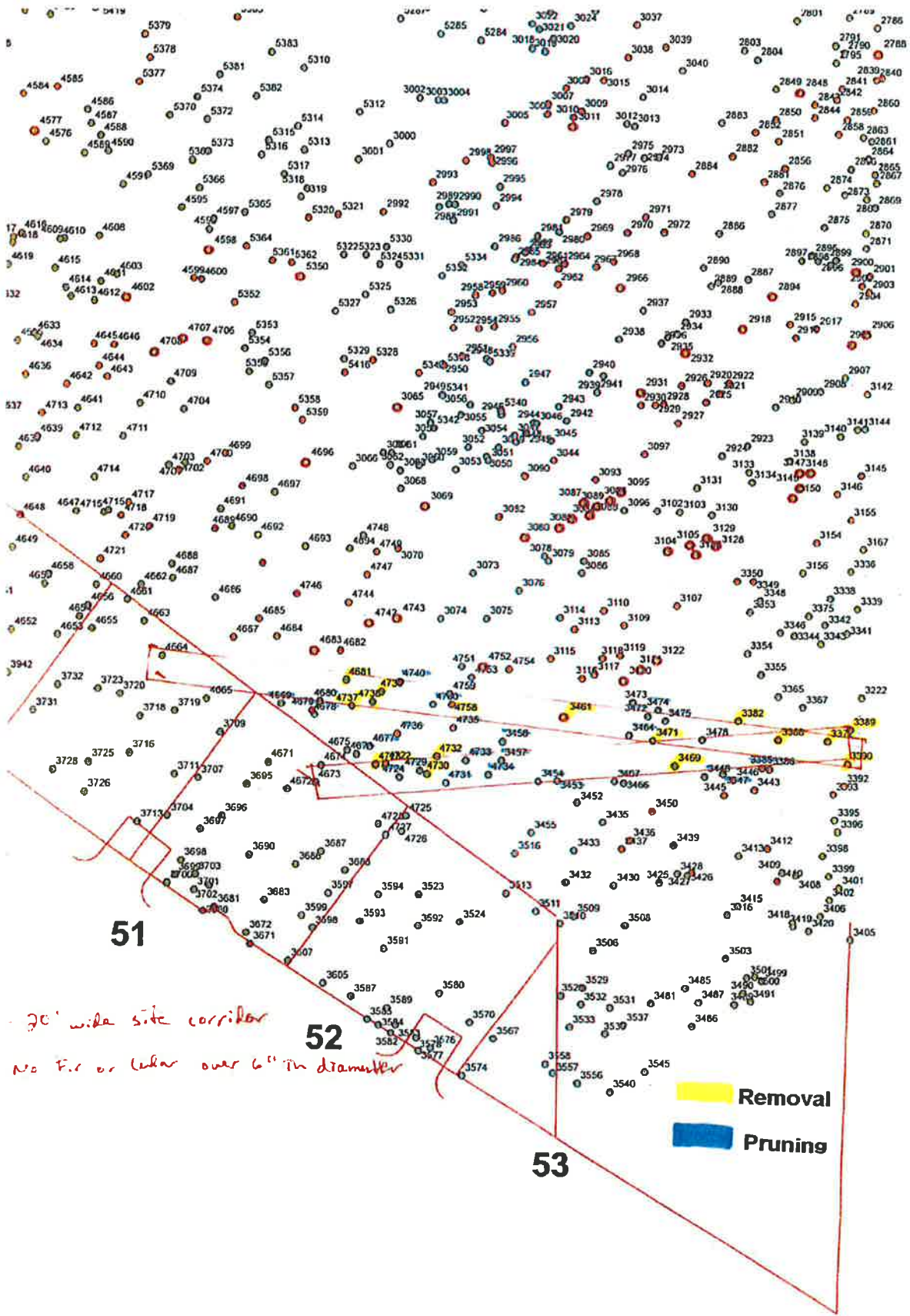
Removal of the proposed trees should not have any effect on the mature surrounding trees. Most all of the trees listed above have canopies of which do not breach the lower canopy heights of the mature (to be retained) conifers, thus providing them with no additionally helpful wind screen. It could be argued, that removal of the proposed trees, would allow for an additional nutrient supply for the retained trees, adding to their health and vigor.

In short, I believe these trees to be good candidates for removal.

These are my findings and recommendations based on my knowledge and experience as a certified arborist through the International Society of Arboriculture (ISA)

Sincerely,

Colton Chambers
Certified Arborist PN6453-A



30' wide site corridor
 no F.C. or cedar over 6" in diameter

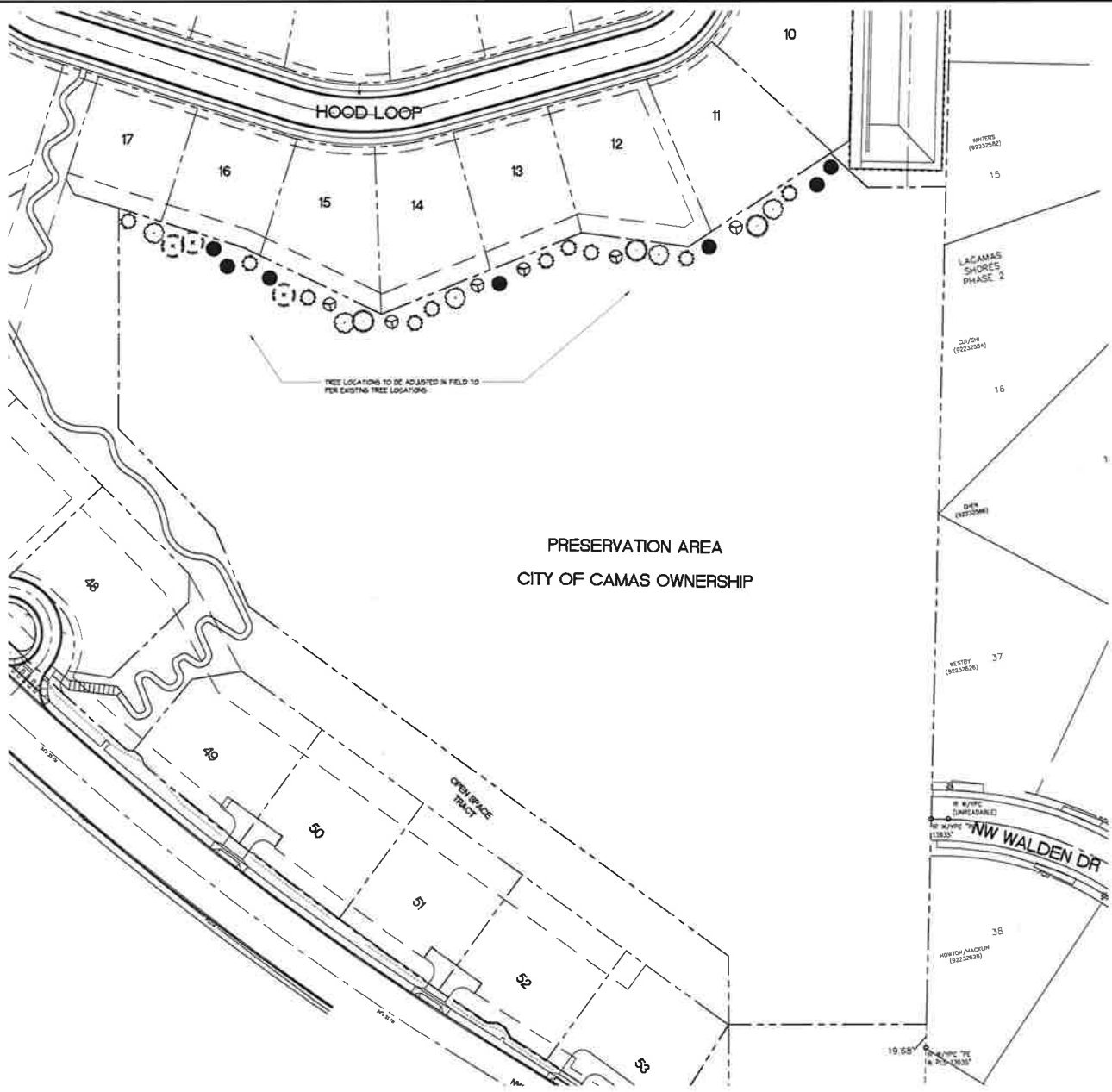
Removal
 Pruning







**EXHIBIT E – FINAL SEPTEMBER 8, 2016 GRO OUTDOOR LIVING ARBORIST
MITIGATION PLANS FOR LOTS 51 AND 52**



TREE LEGEND			
SYMBOL	BOTANICAL /COMMON NAME	SIZE	QUANTITY
	ACER CIRCINATUM / VINE MAPLE	1" CAL. mh.	8
	ACER SACCHARUM 'BALISTA' / FALL FIESTA MAPLE	2" CAL. mh.	9
	CALOCEDRUS DECURRENS / INCENSE CEDAR	7-8" mh.	9
	PINUS NIGRA / AUSTRIAN BLACK PINE	7-8" mh.	10
	THUJA PLICATA / WESTERN RED CEDAR	7-8" mh.	3
	TSUGA HETEROPHYLLA / WESTERN HEMLOCK	7-8" mh.	3
TOTAL			34

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 www.grooutdoorliving.com

STATE OF WASHINGTON
 REGISTERED
 LANDSCAPE ARCHITECT
 CHRISTOPHER A. BALMANN
 LICENSE NO. 635
 EXPIRES ON 02/29/2017



PROJECT NAME:
**Pahlisch Homes
 Lake Hills Tree Mitigation**
 Camas, Washington
 Tree Planting Plan

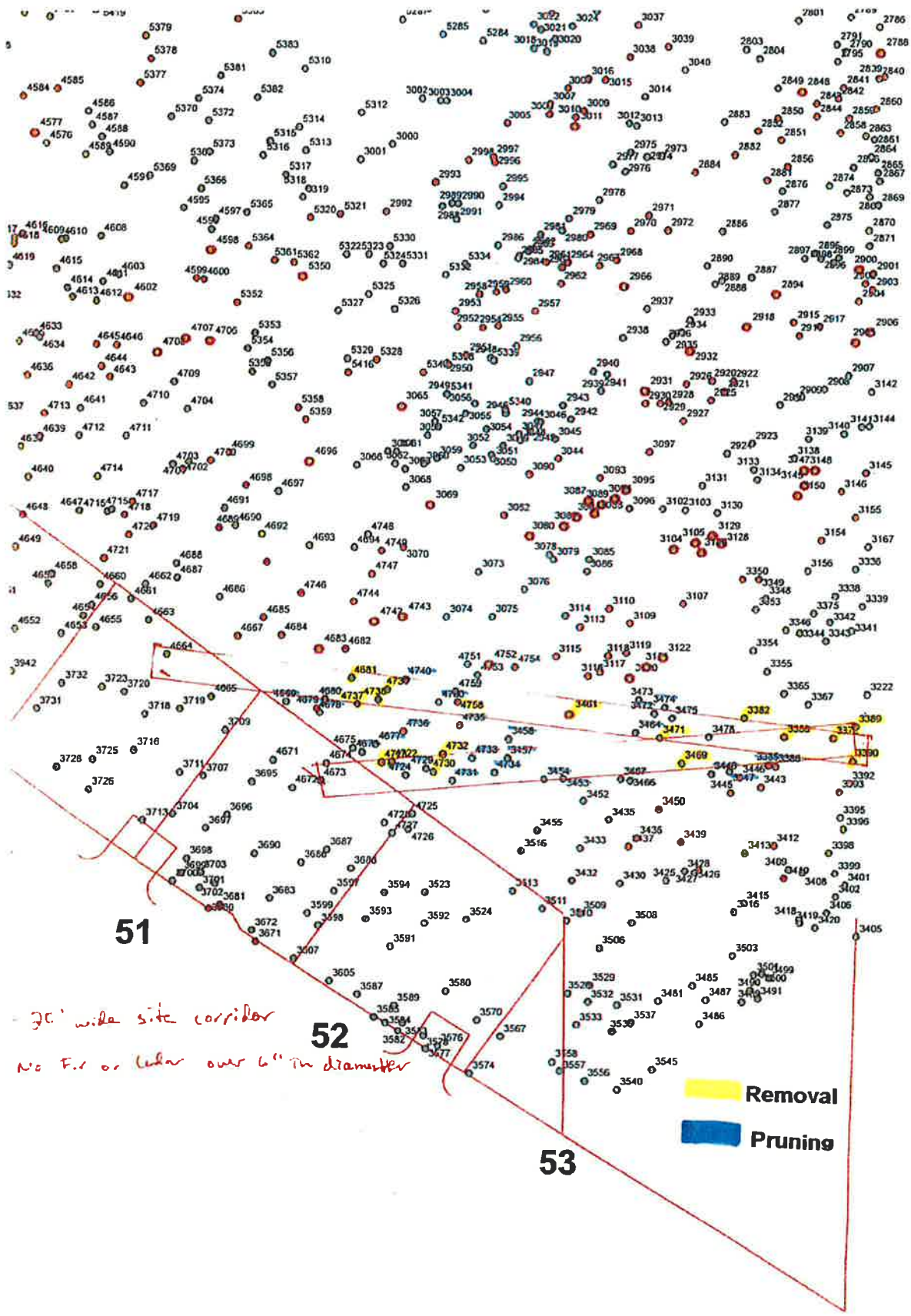
DRAWN: CB	CHECKED: CB
SCALE: 1"=40'	DATE: 4/23/16

REVISIONS:

DISTRICT NAME:

L1

EXHIBIT F – MAP OF VIEW CORRIDOR



30' wide site corridor
 No F.O. or Cedar over 6" in diameter

Removal
Pruning

**EXHIBIT G – SPECIFIC LISTS OF TREES IDENTIFIED BY NUMBER: APPROVED FOR
MODIFICATION OR REMOVAL**

Lake Hills Lots 51 52 Tree #'s for Planned Removal

	No.	Common Name	Species Name	DBH	C-Rad
1	3372	red alder	<i>Alnus rubra</i>	8	14
2	3382	red alder	<i>Alnus rubra</i>	16	14
3	3388	bigleaf maple	<i>Acer macrophyllum</i>	16	12
4	3389	red alder	<i>Alnus rubra</i>	2x14	9
5	3390	red alder	<i>Alnus rubra</i>	10	6
6	3461	red alder	<i>Alnus rubra</i>	14	14
7	3469	bigleaf maple	<i>Acer macrophyllum</i>	8	10
8	3471	bigleaf maple	<i>Acer macrophyllum</i>	6	6
9	4681	red alder	<i>Alnus rubra</i>	16	10
10	4722	bigleaf maple	<i>Acer macrophyllum</i>	6	8
11	4723	bigleaf maple	<i>Acer macrophyllum</i>	24	13
12	4730	bigleaf maple	<i>Acer macrophyllum</i>	6	6
13	4732	bigleaf maple	<i>Acer macrophyllum</i>	8	15
14	4737	bigleaf maple	<i>Acer macrophyllum</i>	12	12
15	4738	bigleaf maple	<i>Acer macrophyllum</i>	14	13
16	4739	bigleaf maple	<i>Acer macrophyllum</i>	18	15
17	4758	bigleaf maple	<i>Acer macrophyllum</i>	10	6

Lake Hills Lots 51 and 52 Tree #'s for Possible Pruning

	No.	Common Name	Species Name	DBH	C-Rad
1	3385	big leaf maple	Acer macrophyllum	6	2
2	3386	big leaf maple	Acer macrophyllum	16	14
3	3447	red alder	Alnus rubra	10	9
4	3448	red alder	Alnus rubra	8	8
5	3453	douglas fir	Pseudotsuga menziesii	16	10
6	3454	douglas fir	Pseudotsuga menziesii	44	16
7	3457	douglas fir	Pseudotsuga menziesii	12	12
8	3458	big leaf maple	Acer macrophyllum	14	12
9	3464	douglas fir	Pseudotsuga menziesii	12	10
10	3466	red alder	Alnus rubra	12	12
11	3467	big leaf maple	Acer macrophyllum	18	15
12	3472	douglas fir	Pseudotsuga menziesii	14	10
13	3474	western red cedar	Thuja plicata	12	10
14	3475	western red cedar	Thuja plicata	16	13
15	4669	douglas fir	Thuja plicata	38	15
16	4676	douglas fir	Thuja plicata	32	14
17	4677	douglas fir	Thuja plicata	16	10
18	4678	douglas fir	Thuja plicata	14	9
19	4679	douglas fir	Thuja plicata	30	14
20	4680	douglas fir	Pseudotsuga menziesii	16	13
21	4724	douglas fir	Pseudotsuga menziesii	28	14
22	4729	douglas fir	Pseudotsuga menziesii	12	12
23	4731	douglas fir	Pseudotsuga menziesii	8	10
24	4733	douglas fir	Pseudotsuga menziesii	12	8
25	4734	douglas fir	Pseudotsuga menziesii	10	11
26	4735	big leaf maple	Acer macrophyllum	12	12
27	4736	big leaf maple	Acer macrophyllum	8	10
28	4740	douglas fir	Pseudotsuga menziesii	20	16
29	4760	douglas fir	Pseudotsuga menziesii	6	8