

Multifamily Tax Exemption – Application

Residential Target Area: **Downtown District**

Applicant Information

Applicant/Contact:: Ross Kelley Phone: 503-221-2900

Address: 3621 NW Yeon Ave. rkelley@wdcproperties.com

Street Address *E-mail Address*

Portland OR 97210

City *State* *ZIP Code*

Owner's Name: Camas PDX LLC Phone: 503-221-2900

E mail Address: rkelley@wdcproperties.com

- I authorize the applicant to make this application.
- I grant permission for city staff to conduct site inspections of the property.
- I acknowledge that there is potential tax liability when the project ceases to be eligible for multifamily tax exemptions per CMC Chapter 3.86.
- I affirm that the information provided with this application is true and accurate.

Property Owner Signature: _____

Date: _____

Property Information

Property Address: 608 NE Birch St. (NE Corner of 6th Ave. & Birch St.), 79865000, 79870000, 79900000 & 79910000

Camas, WA

Street Address *County Assessor # / Parcel #*

New Construction or Rehabilitation;

If rehabilitation, has building been vacant more than 12 months? Yes No

Description of Project

- Include the following with application:**
- Site plan; Floor plans; Elevation plans;
 - Pedestrian circulation (from site to 4th or 6th Avenues, as applicable);
 - Detailed project budget and financing plan; and Detailed operating projection

1. Gross Floor Area: 33,008 sf
2. Number of Residential Units (min. of four): 30
3. Number of stories: 3
4. Height of building: Building A = 41', Building B = 51'
5. Number of units for rent: 30
(For specified number of units, the lease period must exceed 30 days.)
6. Number of condominium or owner-occupied units: 0
7. Will any units qualify as affordable to low or moderate income households? Yes No
If yes, please describe: Like other affordable programs we have done in Clark County in recent years, we plan to make 20% of our units affordable at 115% Median Income. In these other affordable programs we have participated in, this has resulted in a 12 year tax abatement on all improvements.
8. Size of outdoor common area (if more than six units): 6,000 sf (on-site parking between Bldg. A and Bldg. B), & 1,700 sf (seating south of Bldg. A)
9. Number of off-street parking spaces: 19
Submittal must demonstrate that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.

Site Plan



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN ANY ORIGINAL DRAWING AND THESE DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY OF THE DOCUMENTS REFERRED TO BY THIS PLAN, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL, HAND-DRAWN DOCUMENTS SHALL PREVAIL.

PROJECT # 17-163
DATE: 11/19/2018

REVISIONS
DATE: 1/23/2019
CITY COMMENTS
DATE: 2/22/2019
CITY COMMENTS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE
NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

SHEET:
A1.01

SITE GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
4. REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE SLOPS OF FWA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
5. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS. SEE CIVIL.
6. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE PLAN LEGEND:

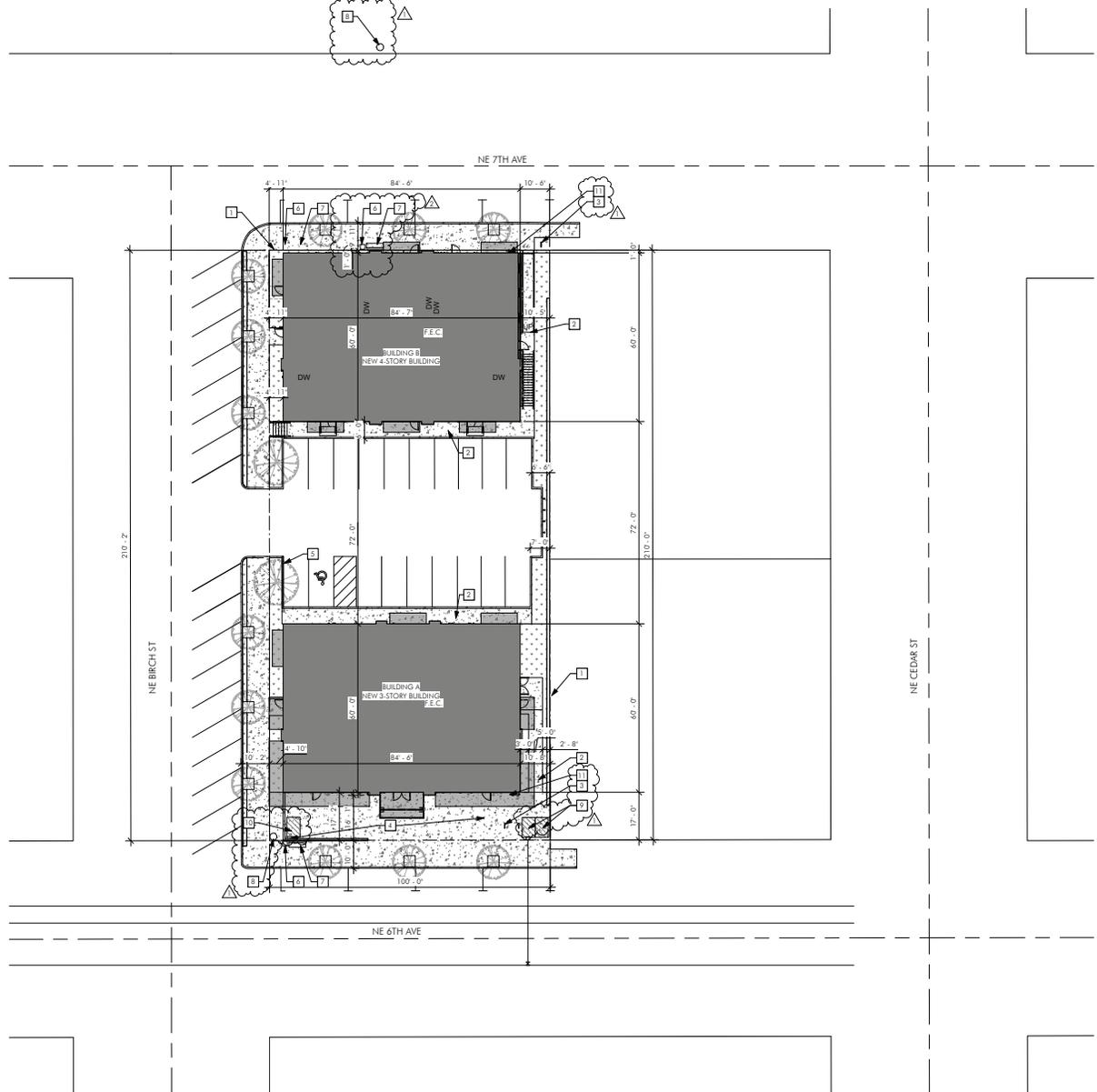
- BUILDING AREA
- BUILDING OVERHANG ABOVE
- LANDSCAPING
- CONCRETE FLOOR/SIDEWALK/PAD

SITE PLAN NOTES:

- PROPERTY LINE.
- CONCRETE WALKWAY, MIN 5' WIDTH TO ALL MAIN ENTRIES AND SITE AVENUES.
- BIKE RACKS. DESIGN TRIO, WILL CONTRIBUTE AS PUBLIC ART.
- PLAZA.
- RETAINING WALL TO BE NO TALLER THAN 6'. PROVIDE GAUDDRAL ABOVE.
- WASTE RECEPTACLE WITHIN R.O.W.
- BENCH WITHIN R.O.W.
- EXISTING FIRE FIDANT
- FIRE SERVICE VAULTS (6 X 8)
- GREASE INTERCEPTOR (6 X 12)
- FIRE DEPARTMENT CONNECTION

CITY REQUIREMENTS:

- PRIOR TO FABRICATION, PROVIDE A SAMPLE OF PUBLIC ART WORK (BIKE RACKS) FOR CITY REVIEW APPROVAL.
- PRIOR TO FABRICATION, PROVIDE WALL AND GAUDDRAL FENCING MATERIAL SAMPLE TO CITY CONSISTENT WITH CAMAS DOWNTOWN REVIEW MANUAL, PAGE 11.



1 SITE PLAN
0' 10' 20' 40' 60' 1" = 20'-0"



Floor Plans



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL DRAWING AND THESE DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS, RESOLVE THE MATTER ELECTRONICALLY OR OTHERWISE, THE ORIGINAL, SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2017-163
DATE: 11/19/2018

REVISIONS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE BLDG A
NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

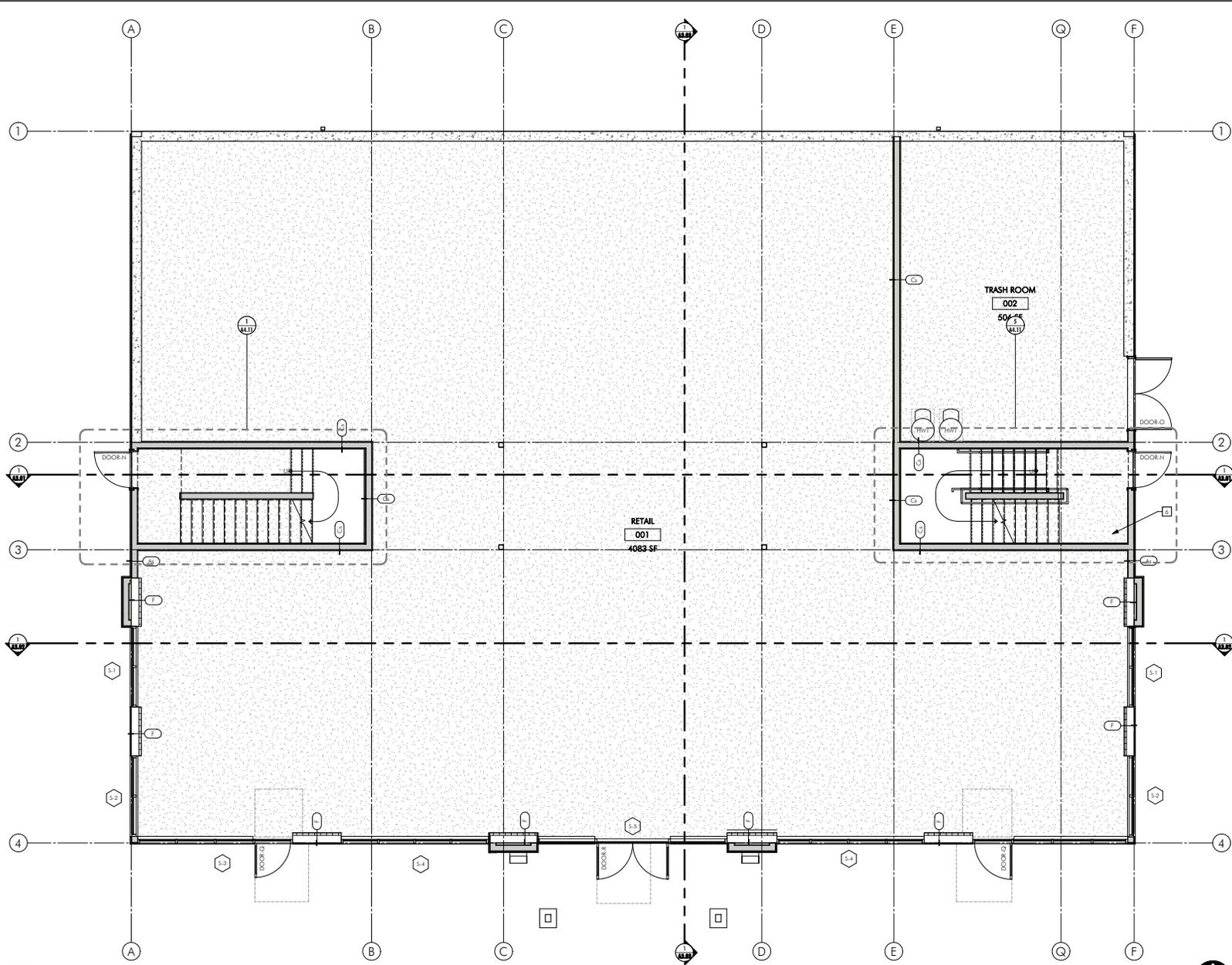
SHEET:
A1.22

PLAN LEGEND:

- NOTE: SEE C.O. 01 AND C.O. 02 FOR ADA CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.
- WASHER-DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS. COMBO UNIT IN THE 'A' UNITS, STACKED IN ALL OTHER UNITS.
 - 2-BURNER ELECTRIC STOVE TOP.
 - REFRIGERATOR.
 - VANITY MOUNTED LAVATORY.
 - SINGLE COMPARTMENT S.S. KITCHEN SINK.
 - FLOOR MOUNTED FLUSH TANK TOILET.
 - RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
 - RECESSED ELECTRICAL PANEL.
 - EXIT LIGHT: INTEGRAL EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL. MAX 5 WATTS AT SIGN.
 - EMERGENCY EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL.
 - SMOKE DETECTOR C/W SOUNDER BEACON.

FLOOR PLAN NOTES:

- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- 18" WIDE x 40" DEEP CLEAR FLOOR SPACE ON PULL SIDE OF ENTRY DOORS.
- CLOSET ROD AND SHELF.
- ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- STACKED WASHER/DRYER UNIT.
- FIRE RISER LOCATED UNDERNEATH EAST STAIR.



1 BUILDING A - FIRST FLOOR PLAN
1/4" = 1'-0"

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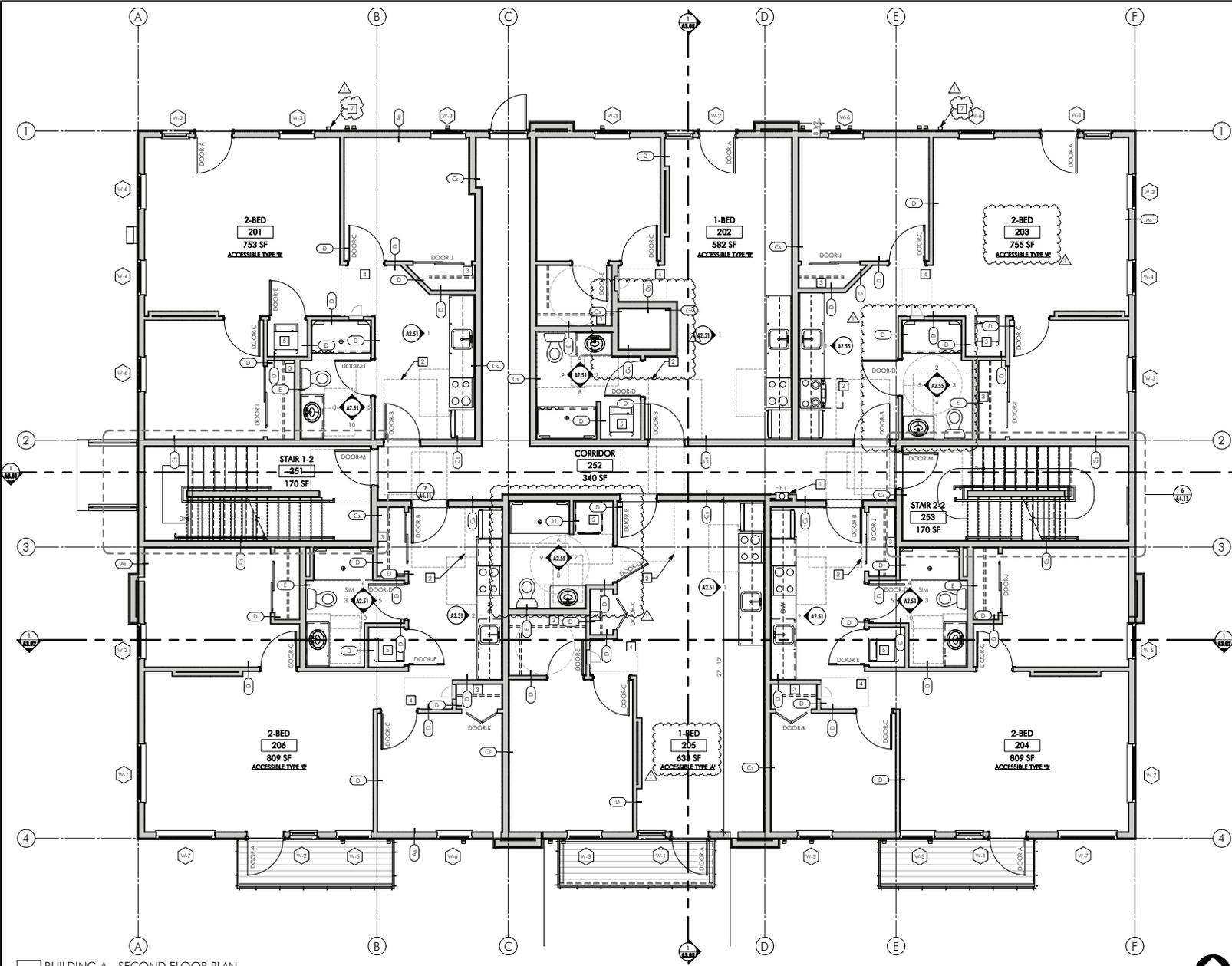
PLAN LEGEND:

NOTE: SEE G2.01 AND G2.02 FOR ADA CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.

- WASHER-DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS, COMBO UNIT IN THE 'A' UNITS, STACKED IN ALL OTHER UNITS.
- 2-BURNER ELECTRIC STOVE TOP.
- REFRIGERATOR.
- VANITY MOUNTED LAVATORY.
- SINGLE COMPARTMENT S.S. KITCHEN SINK.
- FLOOR MOUNTED FLUSH TANK TOILET.
- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- RECESSED ELECTRICAL PANEL.
- EXIT LIGHT: INTEGRAL EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL. MAX 5' WATS AT SIGN.
- EMERGENCY EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL.
- SMOKE DETECTOR C/W SOUNDER BEACON.

FLOOR PLAN NOTES:

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- 18" WIDE x 40" DEEP CLEAR FLOOR SPACE ON PULL SIDE OF ENTRY DOORS.
- CLOSET ROD AND SHELF.
- ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- STACKED WASHER/DRYER UNIT.
- FIRE RISER LOCATED UNDERNEATH EAST STAIR.
- DOWNSPOUT. ROUTE TO SEWER DRAIN LINE.



1 BUILDING A - SECOND FLOOR PLAN
1/4" = 1'-0"



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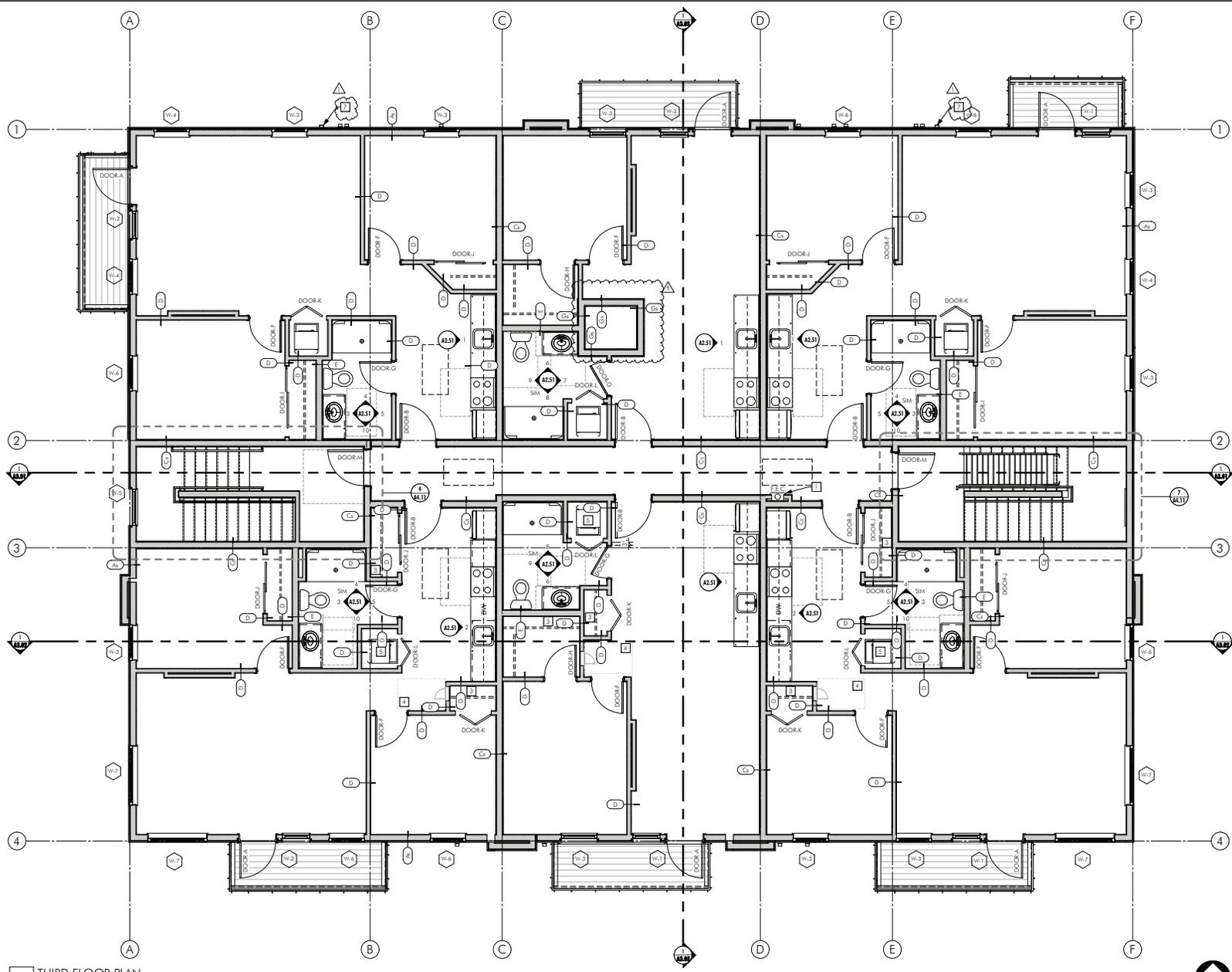
PLAN LEGEND:

NOTE: SEE GD 01 AND GD 02 FOR ADA CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.

- WASHER-DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS. COMBOS UNIT IN TYPE 'A' UNITS, STACKED IN ALL OTHER UNITS.
- 2-BURNER ELECTRIC STOVE TOP.
- REFRIGERATOR.
- VANITY MOUNTED LAVATORY.
- SINGLE COMPARTMENT S.S. KITCHEN SINK.
- FLOOR MOUNTED FLUSH TANK TOILET.
- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- RECESSED ELECTRICAL PANEL.
- EXIT LIGHT. INTEGRAL EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL. MAX 5 WATTS AT SIGN.
- EMERGENCY EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL.
- SMOKE DETECTOR C/W SOUNDER BEACON.

FLOOR PLAN NOTES:

- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- 18" WIDE x 48" DEEP CLEAR FLOOR SPACE ON PULL SIDE OF ENTRY DOORS.
- CLOSET ROD AND SHELF.
- ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- STACKED WASHER/DRYER UNIT.
- FIRE RISER LOCATED UNDERNEATH EAST STAIR.
- DOWNSPOUT. ROUTE TO SEWER DRAIN LINE.



1 THIRD FLOOR PLAN
1/4" = 1'-0"

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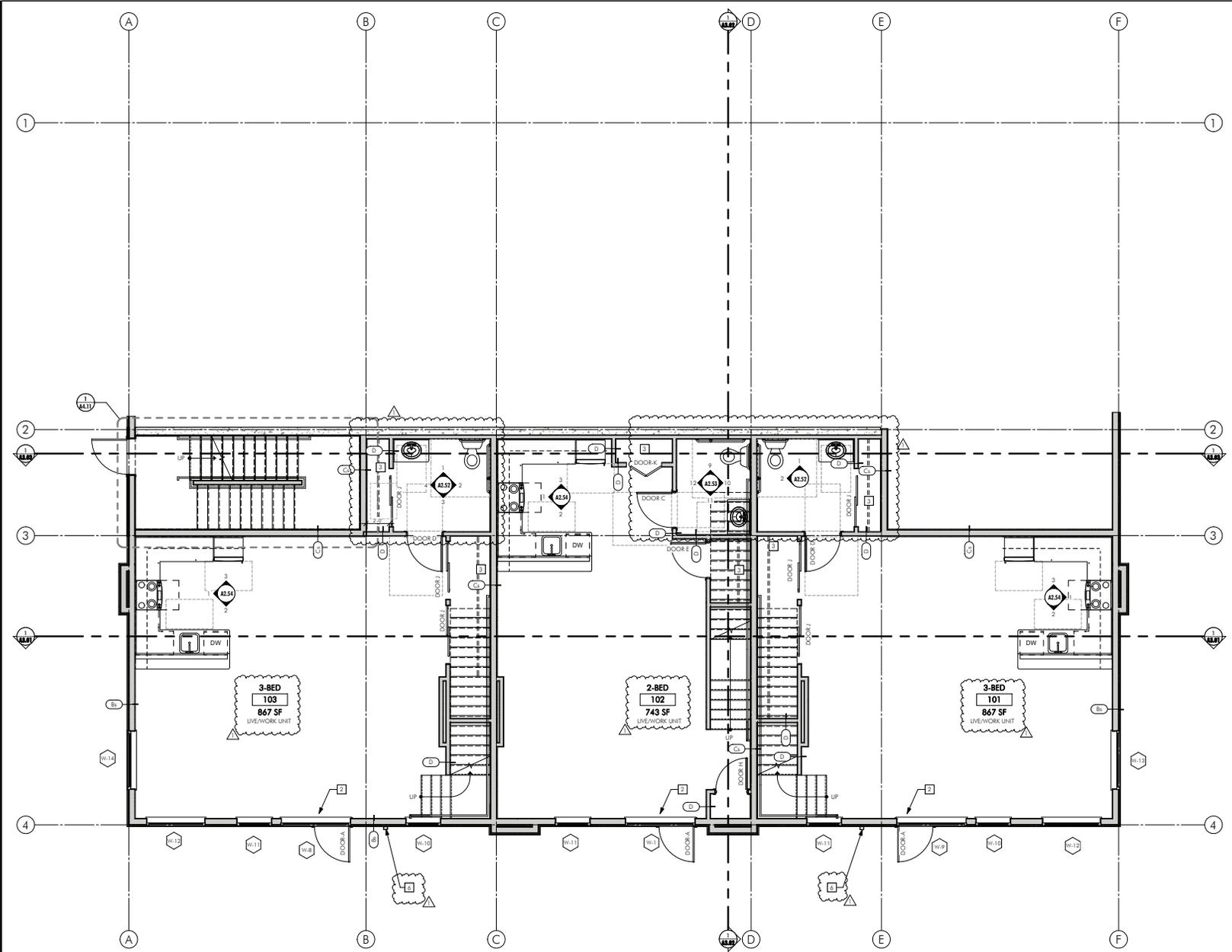
PLAN LEGEND:

NOTE: SEE G2.01 AND G2.02 FOR MIN. CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.

- WASHER-DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS. COMBO UNIT IN TYPE 'A' UNITS; STACKED IN ALL OTHER UNITS.
- 2-BURNER ELECTRIC STOVE TOP.
- REFRIGERATOR.
- VANITY MOUNTED LAVATORY.
- SINGLE COMPARTMENT S.S. KITCHEN SINK.
- FLOOR MOUNTED FLUSH TANK TOILET.
- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- RECESSED ELECTRICAL PANEL.
- EXIT LIGHT. INTEGRAL EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL. MAX 5 WATTS AT SIGN.
- EMERGENCY EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL.
- SMOKE DETECTOR C/W SOUNDER BEACON.

FLOOR PLAN NOTES:

- 1 RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- 2 18" WIDE x 60" DEEP CLEAR FLOOR SPACE ON PULL SIDE OF ENTRY DOORS.
- 3 CLOSET ROD AND SHELF.
- 4 ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- 5 FIRE RISER LOCATED UNDERNEATH EAST STAIR.
- 6 DOWNSPOUT ROUTE TO SEWER DRAIN LINE.



01 LEVEL 1 NOTE PLAN
1/4" = 1'-0"

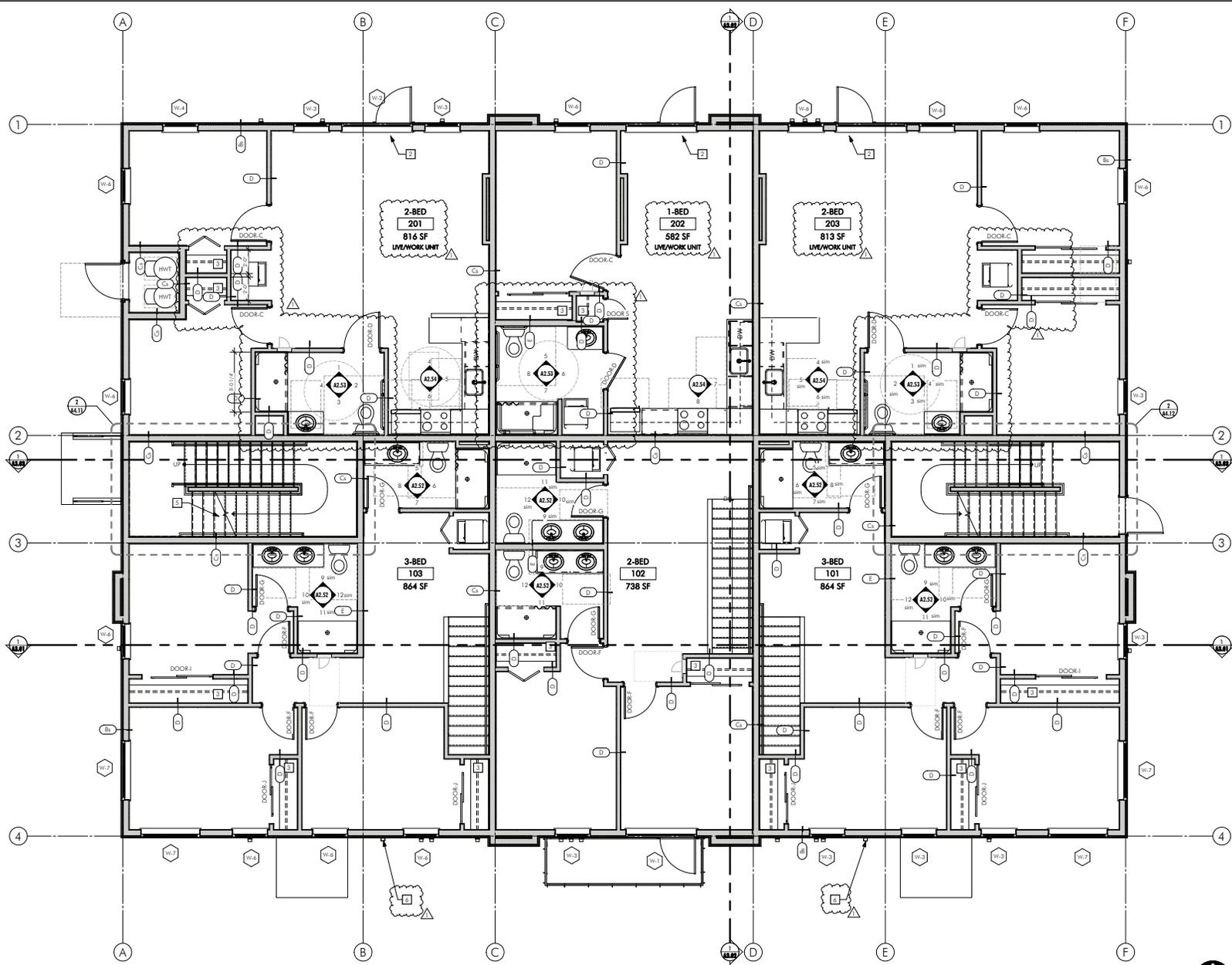
PLAN LEGEND:

NOTE: SEE G2.01 AND G2.03 FOR MIN. CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.

- WASHER/DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS. COMBO UNIT IN TYPE 'A' UNITS. STACKED IN ALL OTHER UNITS.
- 2-BURNER ELECTRIC STOVE TOP.
- REFRIGERATOR.
- VANITY MOUNTED LAVATORY.
- SINGLE COMPARTMENT S.S. KITCHEN SINK.
- FLOOR MOUNTED FLUSH TANK TOILET.
- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
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- EMERGENCY EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL.
- SMOKE DETECTOR C/W SOUNDER BEACON.

FLOOR PLAN NOTES:

- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- 18" WIDE x 60" DEEP CLEAR FLOOR SPACE ON PULL SIDE OF ENTRY DOORS.
- CLOSET ROD AND SHELF.
- ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- FIRE RISER LOCATED UNDER/EAST STAIR.
- DOWNSPOUT. ROUTE TO SEWER DRAIN LINE.



1 02 LEVEL 2 NOTE PLAN
1/4" = 1'-0"



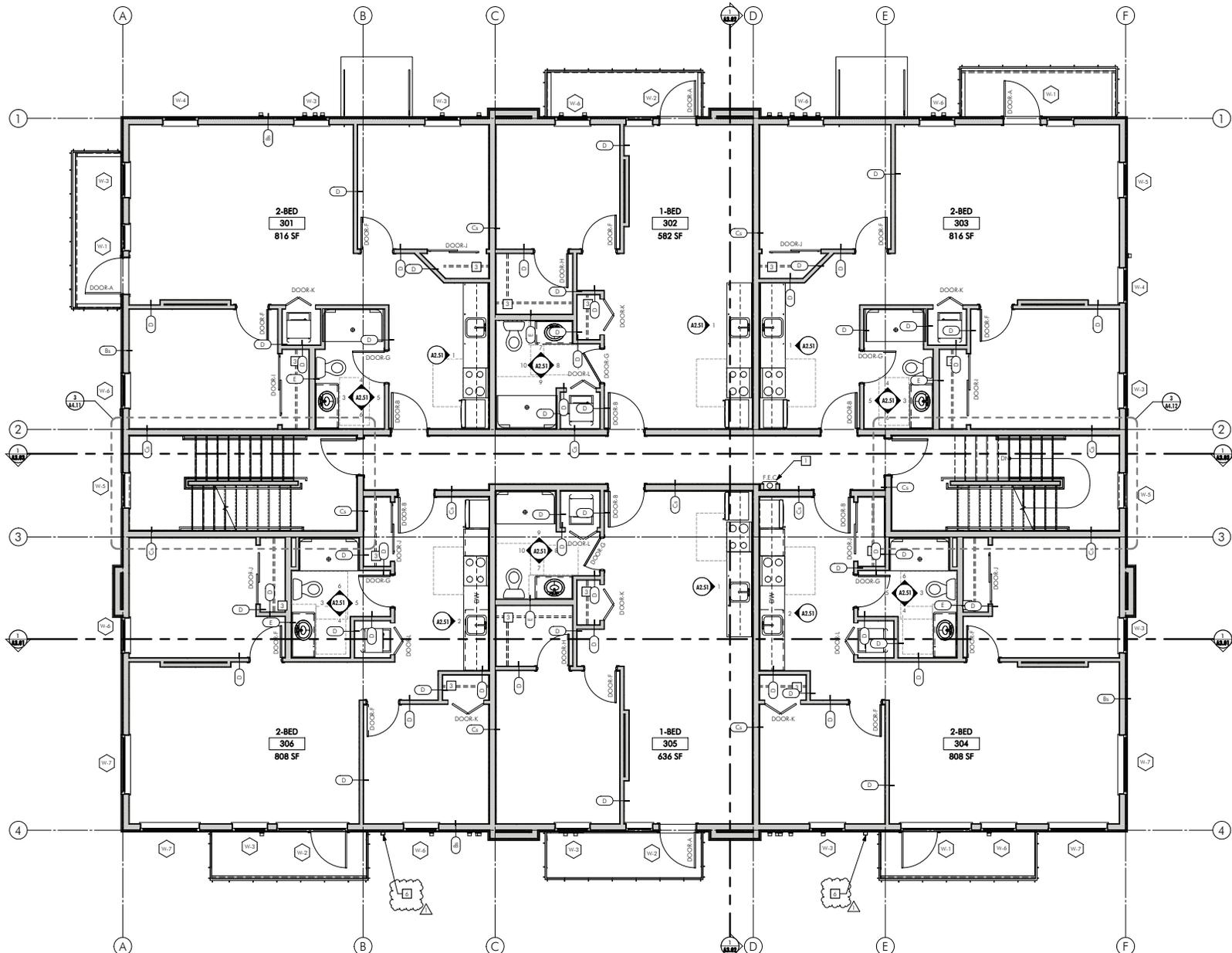
PLAN LEGEND:

NOTE: SEE G2.01 AND G2.02 FOR ADA CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.

- WASHER-DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS. COMBIO UNIT IN TYPE 'A' UNITS, STACKED IN ALL OTHER UNITS.
- 2-BURNER ELECTRIC STOVE TOP.
- REFRIGERATOR.
- VANITY MOUNTED LAVATORY.
- SINGLE COMPARTMENT S.S. KITCHEN SINK.
- FLOOR MOUNTED FLUSH TANK TOILET.
- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- RECESSED ELECTRICAL PANEL.
- EXIT LIGHT. INTEGRAL EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL. MAX 5 WATTS AT SIGN.
- EMERGENCY EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL.
- SMOKE DETECTOR C/W SOUNDER BEACON.

FLOOR PLAN NOTES:

- RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
- 18" WIDE x 60" DEEP CLEAR FLOOR SPACE ON PULL SIDE OF ENTRY DOORS.
- CLOSET ROD AND SHELF.
- ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
- FIRE RISER LOCATED UNDERNEATH EAST STAIR.
- DOWNSPOUT ROUTE TO SEWER DRAIN LINE.



1 03 LEVEL 3 NOTE PLAN
1/4" = 1'-0"



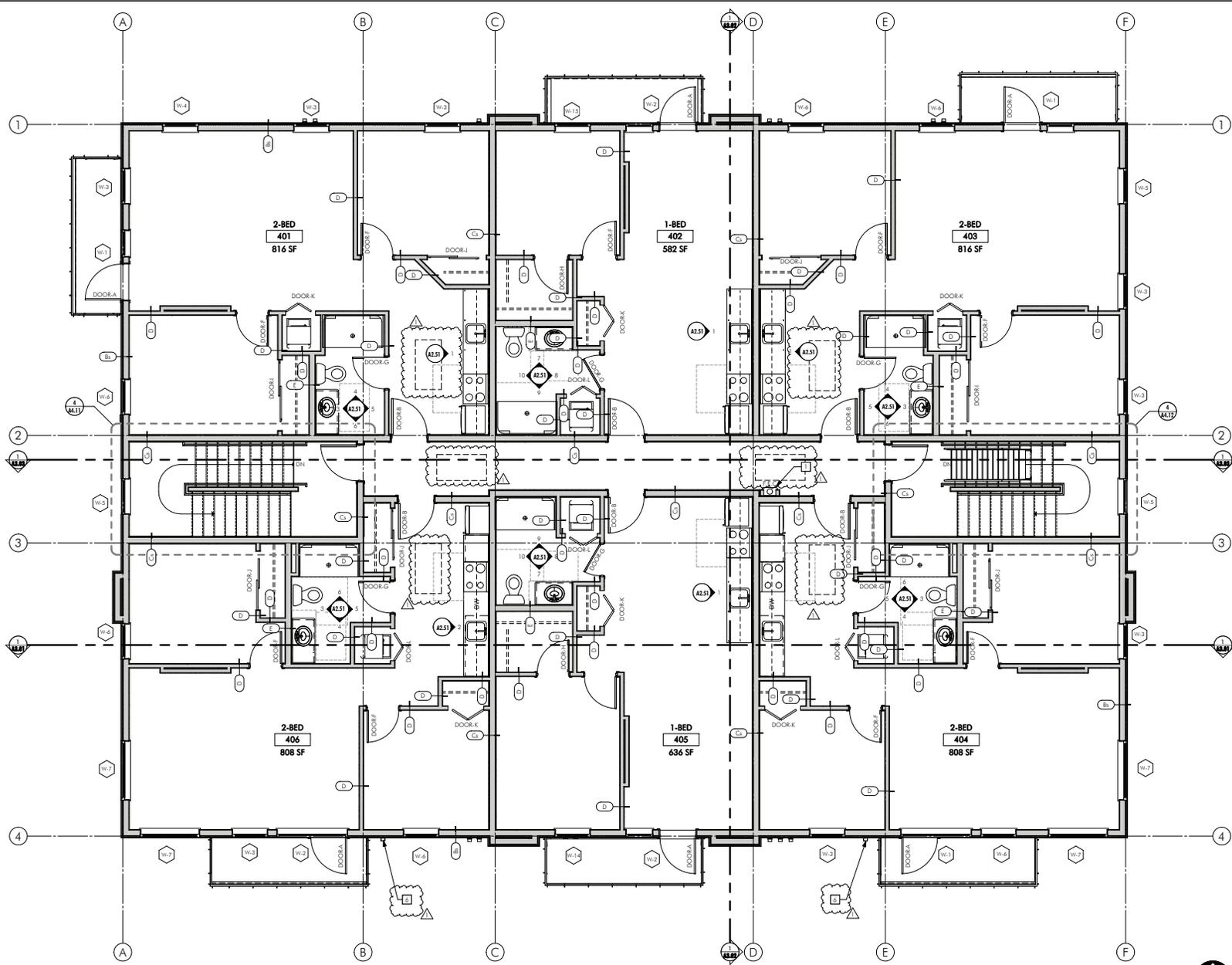
PLAN LEGEND:

NOTE: SEE GD 01 AND GD 02 FOR ADA CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.

-  WASHER-DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS. COMBO UNIT IN TYPE 'A' UNITS, STACKED IN ALL OTHER UNITS.
-  2-BURNER ELECTRIC STOVE TOP.
-  REFRIGERATOR.
-  VANITY MOUNTED LAVATORY.
-  SINGLE COMPARTMENT S.S. KITCHEN SINK.
-  FLOOR MOUNTED FLUSH TANK TOILET.
-  RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
-  RECESSED ELECTRICAL PANEL.
-  EXIT LIGHT, INTEGRAL EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL. MAX 5 WATTS AT SIGN.
-  EMERGENCY EGRESS LIGHTING. PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL.
-  SMOKE DETECTOR C/W SOUNDER BEACON.

FLOOR PLAN NOTES:

-  RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
-  18" WIDE, 48" DEEP CLEAR FLOOR SPACE ON FULL SIDE OF ENTRY DOORS.
-  CLOSET ROD AND SHELF.
-  ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.
-  FIRE RISER LOCATED UNDERNEATH EAST STAIR.
-  DOWNSPOUT. ROUTE TO SEWER DRAIN LINE.



1 04 LEVEL 4 NOTE PLAN
1/4" = 1'-0"



Elevation Plans



IN ALL EVENT CONTRACTS ARE SUPERSEDED BY THE ORIGINAL DRAWING AND SPECIFICATIONS PREPARED BY THE ARCHITECTS AND THEIR CONSULTANTS, AND ANY OTHER DOCUMENTS REFERENCED BY THIS ARCHITECTURAL OR CHEMICAL. THE ORIGINAL WORK AND SEALS DOCUMENTS SHALL GOVERN.

PROJECT # 2017-163
DATE: 11/19/2018

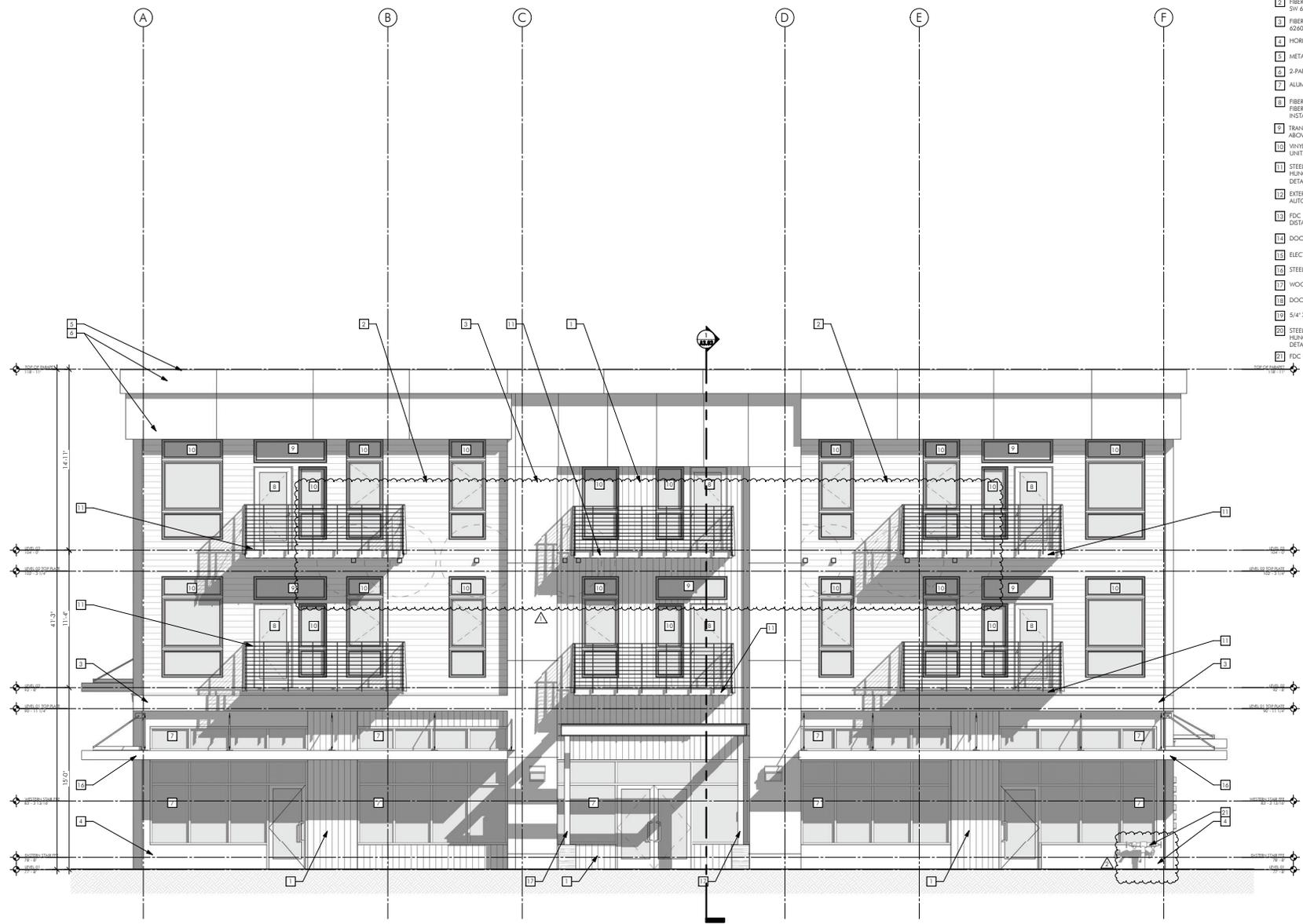
REVISIONS
 1-23-2019
 DATE: CITY COMMENTS
 2-22-2019
 DATE: CITY COMMENTS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE BLDG A
 NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

SHEET:
A2.01

ELEVATION NOTES:

- 1 VERTICAL WOOD SIDING W/ 6" EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6536 SERIOUS GRAY
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6260 UNIQUE GRAY
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2X6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 36W LED, 3,350 LUMENS WITH AUTO LIGHT CONTROL, CREE LED #E-WP60303NZ.
- 13 FDC LOCATION WITH SIGNAGE, SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL.
- 17 WOOD AND STEEL CANOPY.
- 18 DOOR TO TRASH ENCLOSURE.
- 19 5/4" X 5 1/2" FIBER CEMENT TRIM BOARD.
- 20 STEEL FRAMED BALCONY WITH 2X6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 2.
- 21 FDC CONNECTION.



1 BUILDING A- SOUTH ELEVATION
 1/4" = 1'-0"



IN ALL EVENT CONSULTS ARE DISCOVERED
BY THE DESIGN TEAM AND THESE
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS AND ANY COPY OF
THE DOCUMENTS REPRODUCED BY ANY MEANS
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
FORMS AND THESE DOCUMENTS SHALL GOVERN.

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DATE: 11/19/2018

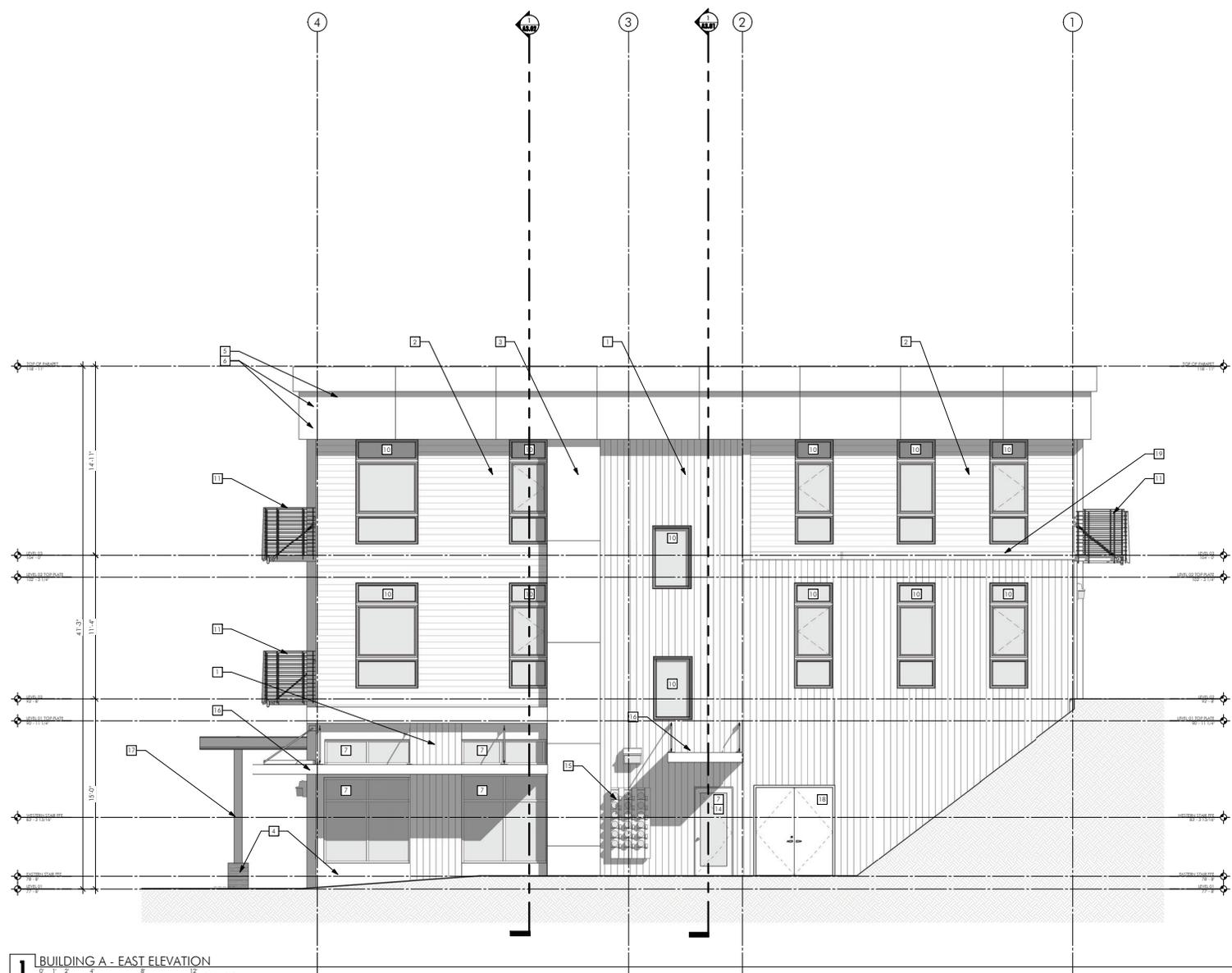
REVISIONS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE BLDG A
NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

SHEET:
A2.02

ELEVATION NOTES:

- 1 VERTICAL WOOD SIDING W/ 6" EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6256 SERIOUS GRAY
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6260 UNIQUE GRAY
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING FINISHES FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 3xW LED, 3,350 LUMENS WITH AUTO LIGHT CONTROL. CREE LED #E-WP6030Z.
- 13 FDC LOCATION WITH SIGNAGE, SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL.
- 17 WOOD AND STEEL CANOPY.
- 18 DOOR TO TRASH ENCLOSURE.
- 19 5/4" X 1/2" FIBER CEMENT TRIM BOARD
- 20 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING FINISHES FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 2.



1 BUILDING A - EAST ELEVATION
1/4" = 1'-0"



IN ALL EVENT CONTRACTS ARE SUPERSEDED BY THE ORIGINAL DRAWING AND THESE DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS AND ANY COPY OF THE DOCUMENTS REPRODUCED BY ANY MEANS, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL, SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

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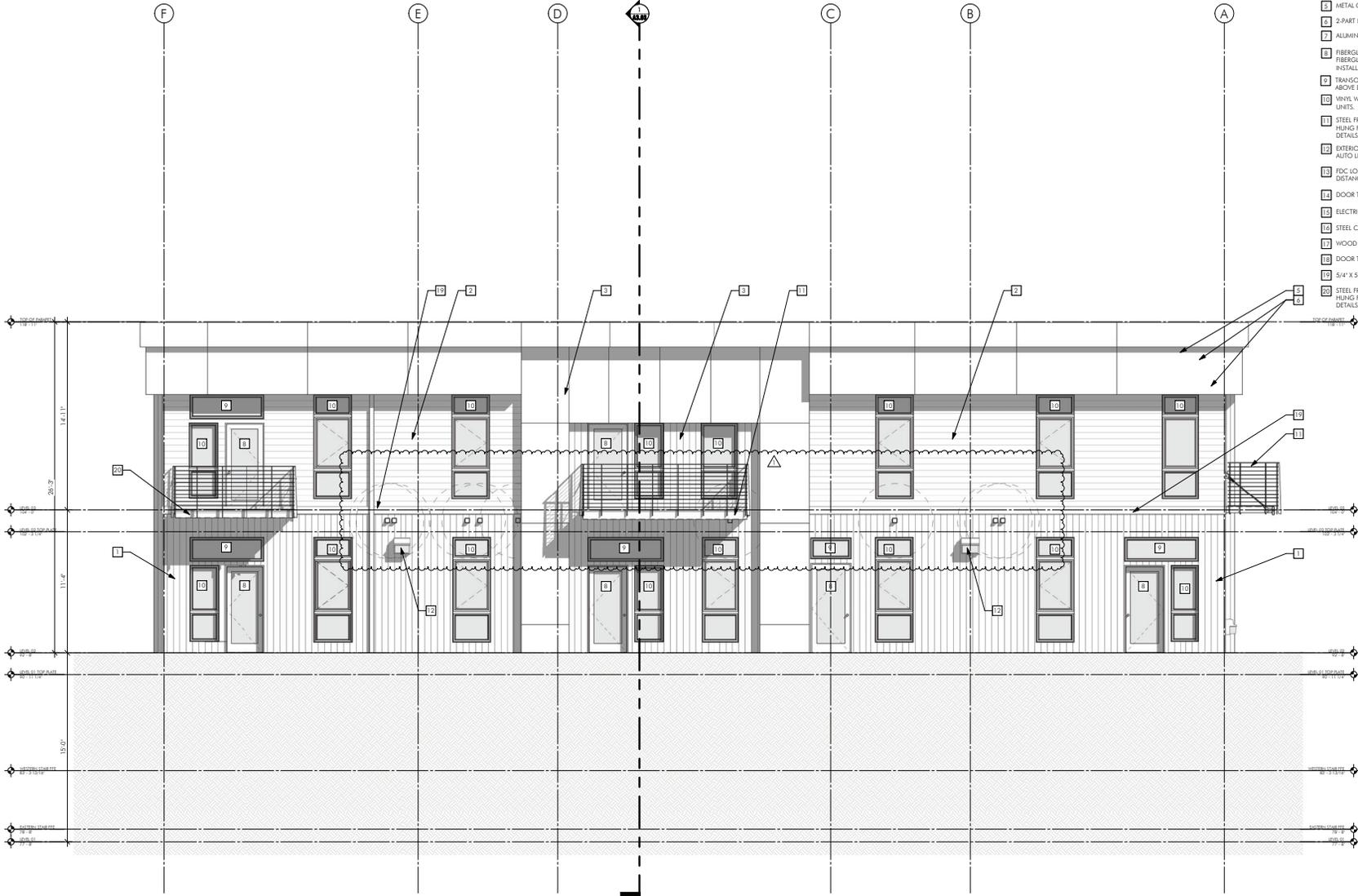
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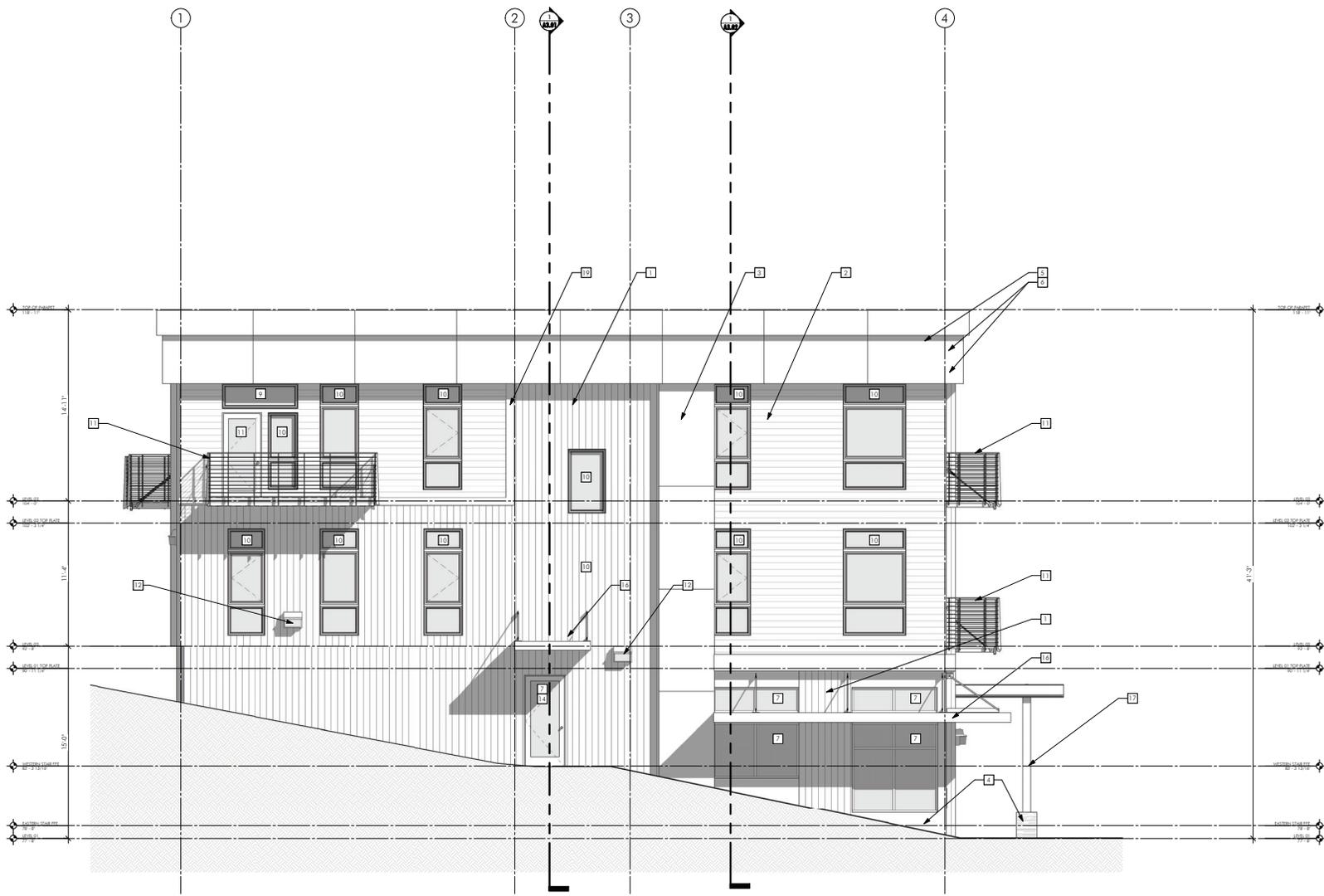
SHEET:
A2.03

ELEVATION NOTES:

- 1 VERTICAL WOOD SIDING W/ 6" EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6256 SERIOUS GRAY
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6260 UNIQUE GRAY
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 36W LED, 3,350 LUMENS WITH AUTO LIGHT CONTROL. CREE LED #E-WR6030N2.
- 13 FDC LOCATION WITH SIGNAGE, SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL.
- 17 WOOD AND STEEL CANOPY.
- 18 DOOR TO TRASH ENCLOSURE.
- 19 5/4" X 5 1/2" FIBER CEMENT TRIM BOARD
- 20 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 2.



1 BUILDING A - NORTH ELEVATION
1/4" = 1'-0"



ELEVATION NOTES:

- 1 VERTICAL WOOD SIDING W/ 6" EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6256 SERIOUS GRAY.
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6260 UNIQUE GRAY.
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSCOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH Z66 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON A5-46, BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 36W LED, 3,350 LUMENS WITH AUTO LIGHT CONTROL, CREE LED #E-WP6032NZ.
- 13 FDC LOCATION WITH SIGNAGE, SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL.
- 17 WOOD AND STEEL CANOPY.
- 18 DOOR TO TRASH ENCLOSURE.
- 19 5/4" X 5 1/2" FIBER CEMENT TRIM BOARD.
- 20 STEEL FRAMED BALCONY WITH Z66 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON A5-46, BALCONY TYPE 2.

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PROJECT # 2017-163
DATE: 11/19/2018

REVISIONS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE BLDG A
NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

SHEET:
A2.04

1 BUILDING A - WEST ELEVATION
1/4" = 1'-0"

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PROJECT # 2017-163
DATE: 1/23/2019

REVISIONS
DATE: 1-23-2019
CITY COMMENTS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE BLDG B
NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

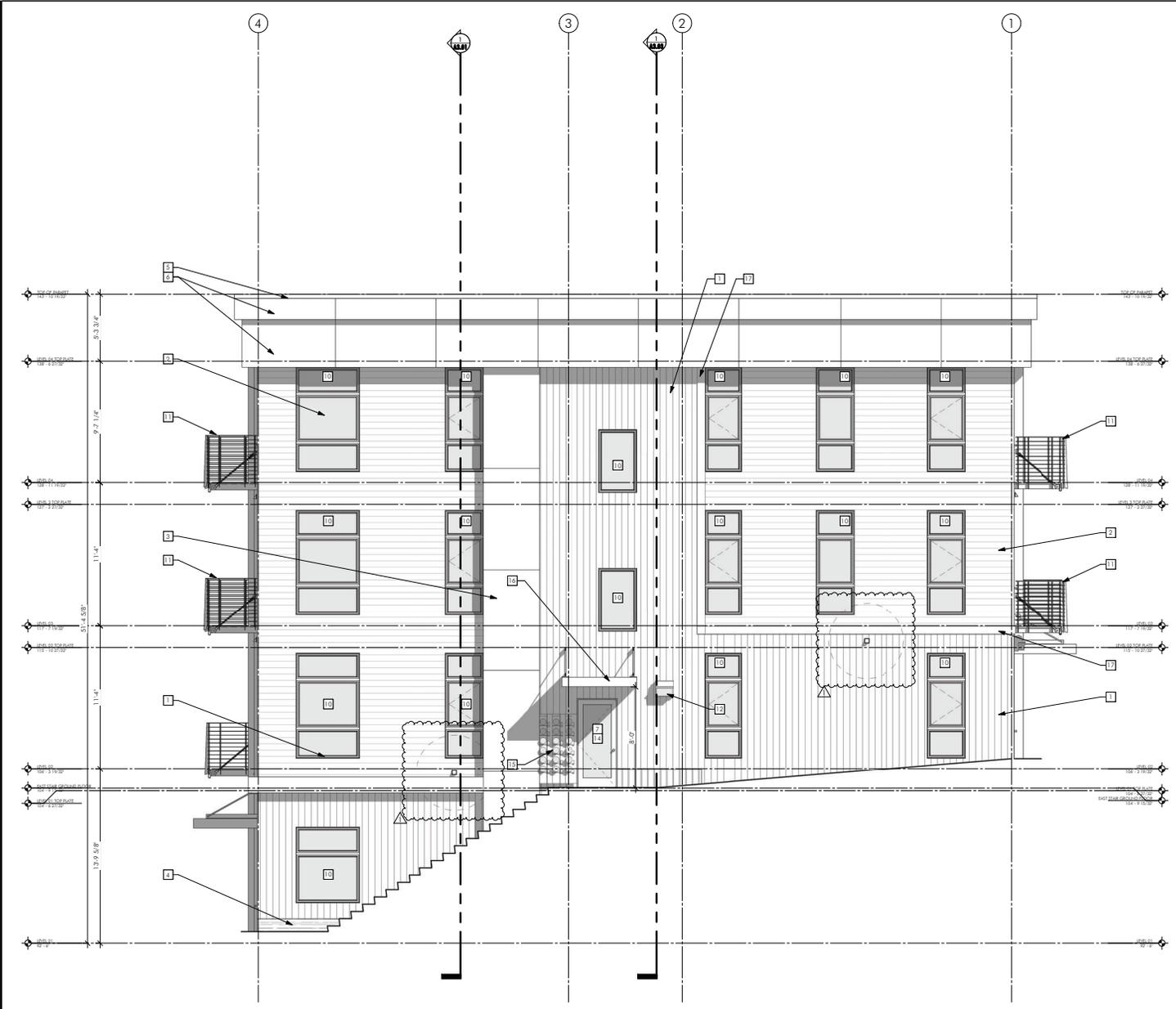
SHEET:
A2.01

ELEVATIONS NOTES:

- 1 VERTICAL WOOD SIDING W/ 6" EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6256 SERIOUS GRAY
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6250 UNIQUE GRAY
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS 46. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 30W LED, 3,250 LUMENS WITH AUTO LIGHT CONTROL, CEE LED #E-WR6L03N2.
- 13 FDC LOCATION WITH SIGNAGE, SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL ABOVE ENTRIES.
- 17 5/4" X 1/2" FIBER CEMENT TRIM BOARD
- 18 DOOR TO BOILER ROOM.



1 BUILDING B - SOUTH ELEVATION
1/4" = 1'-0"



1 BUILDING B - EAST ELEVATION
 1/4" = 1'-0"

ELEVATIONS NOTES:

- 1 VERTICAL WOOD SIDING W/ 6" EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6256 SERVICIOUS GRAY.
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6260 UNIQUE GRAY.
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSCOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-66. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 36W LED, 3,350 LUMENS WITH AUTO LIGHT CONTROL, CREE LED #E-WP66030Z.
- 13 FDC LOCATION WITH SIGNAGE. SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL ABOVE ENTRIES.
- 17 5/4" X 5 1/2" FIBER CEMENT TRIM BOARD.
- 18 DOOR TO BOILER ROOM.

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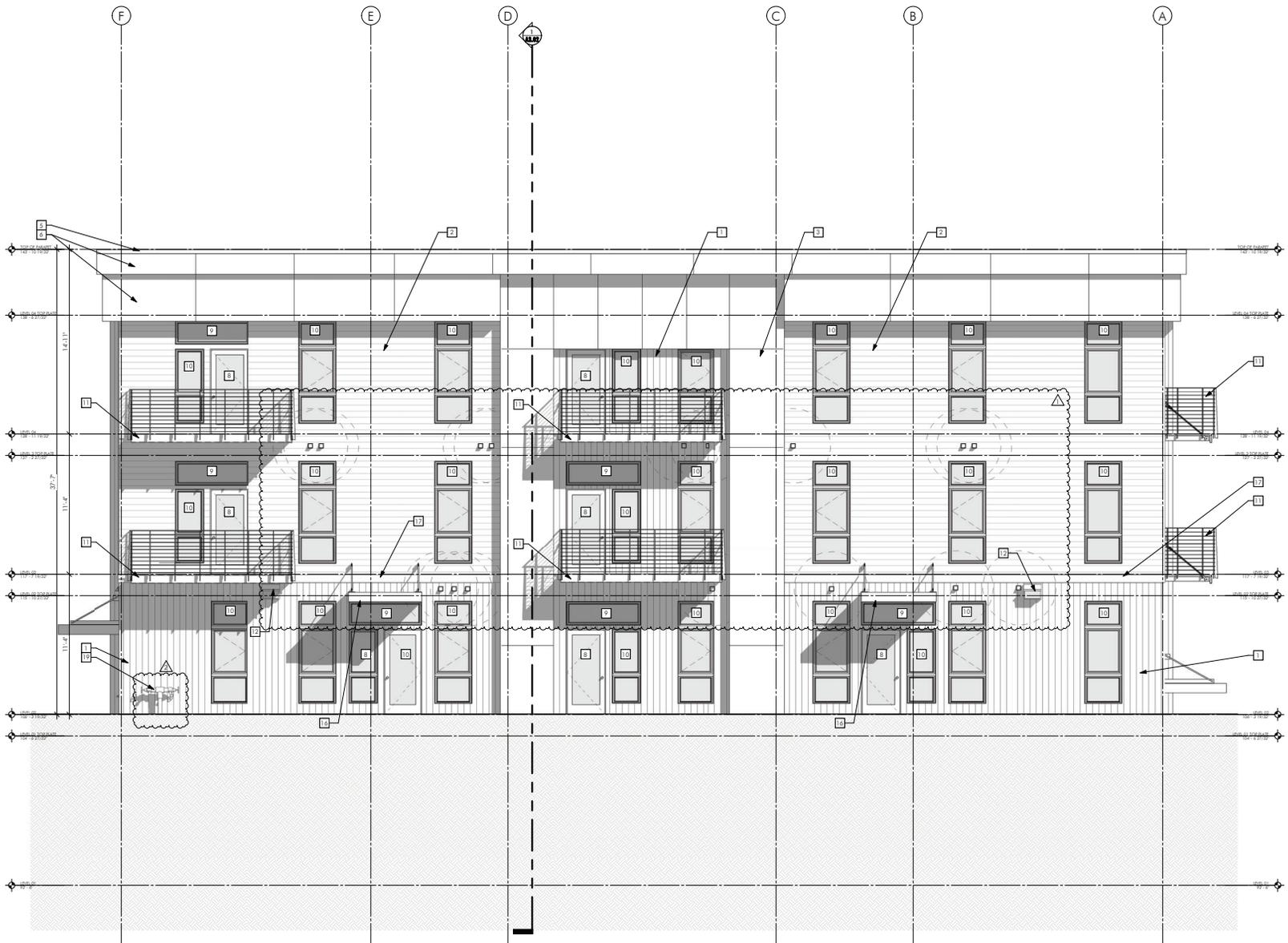
PROJECT # 2017-163
 DATE: 1/23/2019
 REVISIONS
 DATE: 1-23-2019
 CITY COMMENTS

NEW DEVELOPMENT FOR:
CAMAS MIXED-USE BLDG B
 NE CORNER OF 6TH AVE. AND BIRCH ST. - CAMAS, WA

SHEET:
A2.02

ELEVATIONS NOTES:

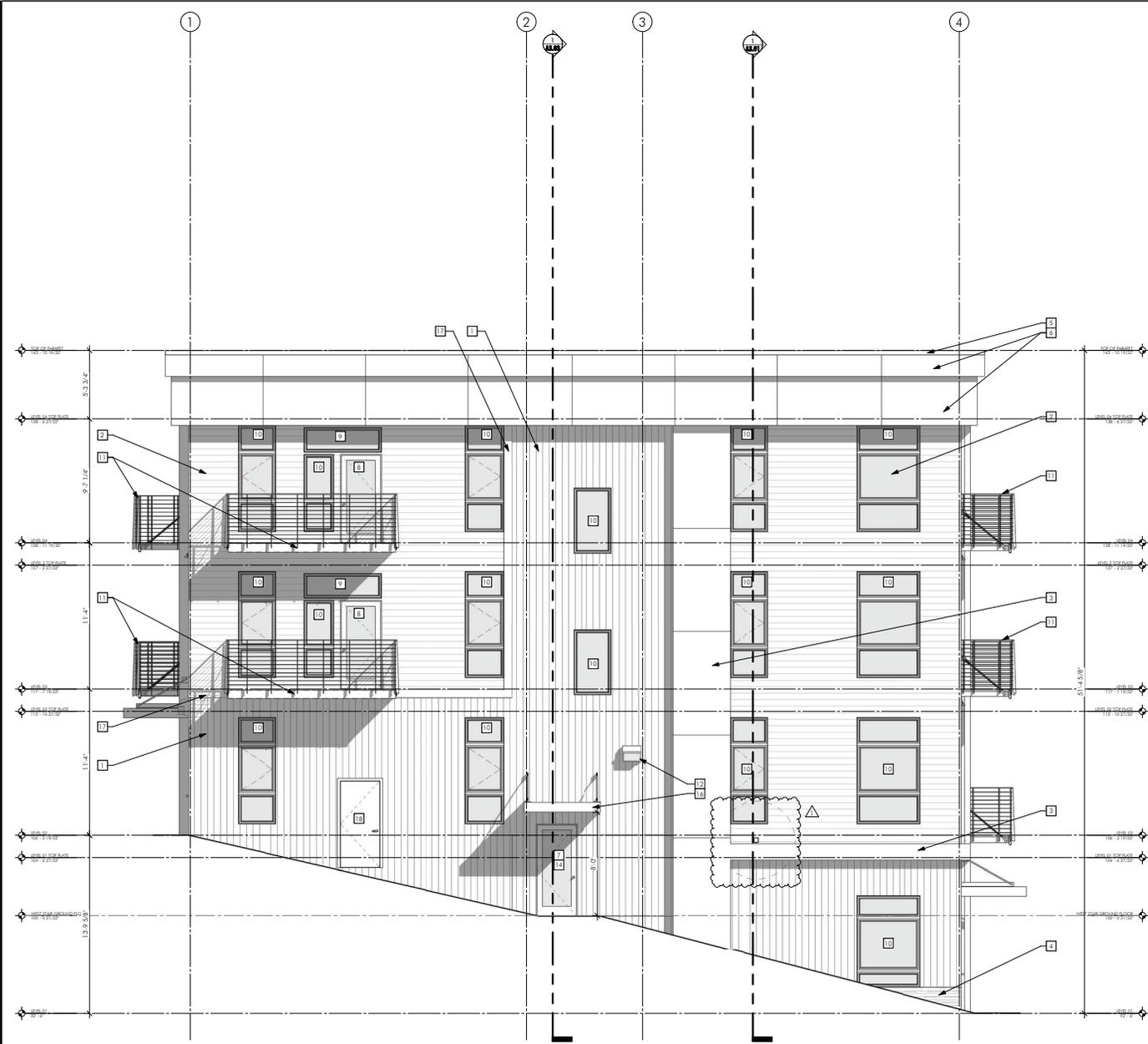
- 1 VERTICAL WOOD SIDING W/ 6' EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 7" REVEAL. PAINT COLOR: SW 6256 SERIOUS GRAY
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6250 UNIQUE GRAY
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS-46. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 30W LED, 3.250 LUMENS WITH AUTO LIGHT CONTROL. CREE LED #E-W96L02NH.
- 13 FDC LOCATION WITH SIGNAGE. SEE C1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL ABOVE ENTRIES.
- 17 5/4" X 5 1/2" FIBER CEMENT TRIM BOARD
- 18 DOOR TO BOILER ROOM.
- 19 FIRE DEPARTMENT CONNECTION.



1 BUILDING B - NORTH ELEVATION
1/4" = 1'-0"

ELEVATIONS NOTES:

- 1 VERTICAL WOOD SIDING W/ 6' EXPOSURE. STAIN: NATURAL.
- 2 FIBER CEMENT LAP SIDING, 2" REVEAL. PAINT COLOR: SW 6256 SERIOUS GRAY
- 3 FIBER CEMENT PANEL SIDING. PAINT COLOR: SW 6260 UNIQUE GRAY
- 4 HORIZONTAL BOARD-FORMED CONCRETE.
- 5 METAL CAP AT TOP OF CORNICE.
- 6 2-PART FIBER CEMENT PANEL CORNICE.
- 7 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 8 FIBERGLASS CLAD ENTRY OR PATIO DOOR IN FIBERGLASS CLAD WOOD FRAMES WITH NAIL FIN INSTALLATION FEATURE.
- 9 TRANSOM LITE IN FIXED VINYL WINDOW FRAME ABOVE DOOR.
- 10 VINYL WINDOW ASSEMBLY WITH INSULATING GLASS UNITS.
- 11 STEEL FRAMED BALCONY WITH 2x6 CEDAR DECKING HUNG FROM WALL PER STRUCTURAL DETAIL AND DETAILS ON AS 46. BALCONY TYPE 1.
- 12 EXTERIOR LIGHT W/ 30W LED, 3.250 LUMENS WITH AUTO LIGHT CONTROL, CREE LED #E-WR6L03N1Z.
- 13 FDC LOCATION WITH SIGNAGE, SEE C.1.02 FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 14 DOOR TO EXIT STAIR.
- 15 ELECTRICAL SERVICE AND METER BASES.
- 16 STEEL CANOPY HUNG FROM WALL ABOVE ENTRIES.
- 17 5/4" X 1/2" FIBER CEMENT TRIM BOARD
- 18 DOOR TO BOILER ROOM.



1 BUILDING B - WEST ELEVATION
1/4" = 1'-0"

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Detailed Project Budget and Financing Plan

Camas
Units 30

6/05/2018

PHASE 1

100 Site Work

101 Demo/Trees	\$10,000.00
103 Retain wall/Excavate	\$70,000.00
112 Utilities	\$60,000.00
113 Sewer Tap	\$10,000.00

200 Foundation

202 Footings/Foundation	\$140,000.00
203 <u>Underground Plumbing</u>	\$60,000.00

Sub-total Phase 1 \$350,000.00

PHASE 2

300 Rough Structure

301 Lumber- Rough	\$250,000.0
Hardware-Rough	w/301
302 Carpentry-Rough	\$180,000.00
303 Trusses/Roof reinforcement	w/301
Trusses-Labor	w/302

400 Roofing, Siding, Windows/Door

401 Windows & Exterior Doors	\$80,000.00
403 Roofing	\$60,000.00
404 Siding	\$160,000.00
405 <u>Gutter & Downspouts</u>	\$5,000.00

Sub-total Phase 2 \$735,000.00

PHASE 3

500 Rough Finishes

501 Plumbing/Radon-Rough	\$60,000.00
502 Electrical-Rough	\$80,000.00
503 Bathroom/Dryer/Micro Venting-Rough	\$20,000.00
504 Fire Sprinklers- Rough	\$68,000.00
506 Fire Alarm- Rough	\$15,000.00
507 Internal Insulation	\$55,000.00
508 Drywall	\$225,000.00

Specialties/Landseape

509 Decks	\$6,000.00
511 Landscape	\$10,000.00
<u>512 Fences & Gates</u>	<u>\$6,500.00</u>

Subtotal Phase 3 \$523,000.00

PHASE 4

600 Finishes

601 Millwork Labor	\$35,000.00
602 Interior Doors & Millwork	\$60,000.00
603 Electrical Finish-Labor	\$36,000.00
604 Electrical Finish-Fixtures	\$36,000.00
605 Plumbing Finish-Labor	\$32,000.00
606 Plumbing Fixtures	\$32,000.00
607 Fire Sprinkler- Finish	\$3,200.00
608 Fire Alarm- Finish	\$2,500.00
609 Hardware Finish/Blinds	\$6,300.00
610 Cabinets	\$75,000.00
611 Flooring	\$90,000.00
612 Countertops	\$33,000.00
613 Mirrors	\$6,000.00
615 Painting-Interior	\$33,000.00
616 Painting-Exterior	\$48,000.00
620 <u>Appliances</u>	\$64,000.00

Sub-total Phase 4 \$592,000.00

Total Hard costs **\$2,200,000.00**

TOTAL \$2,200,000 .00

Camas

Q3 - 2018

Details:

Site (sq. ft.)	20,000
Building (sq. ft.)	30,420
Buildings (#)	2
Floors	3
Units/Bedrooms	30/50

COSTS:

Land	\$559,500
Site/Demo/Excavate/closing	\$190,000
street/sidewalks/civil	\$130,000
Hard Shell & interiors	\$2,200,000
Permits	\$170,000
Insurance	\$45,500
Soft costs	\$200,000
Developer fee	\$280,000
A & E	\$100,000
Leasing/Marketing	\$50,000
GC/Supervision	\$160,000
Overhead and Admin.	\$120,000
Temporary Facilities	\$40,000
Contigency	\$105,000
Lender/fee/inspections	\$50,000
<u>Total</u>	\$4,400,000

INCOME

<u>Gross Income</u>	<u>Unit #/SF</u>	<u>\$</u>	<u>Total</u>
One bedrooms	10	\$1,100	\$132,000
Two bedrooms	20	\$1,450	\$348,000
Retail	4,118 SF	\$2.00/SF	\$98,832
Utility Surcharge (\$55)			\$19,800
Total Gross Income			\$598,632
Vacancy (4%)			(\$23,945)
Expenses (23%)			(\$132,178)
NOI			\$442,509

Detailed Operating Projection

Camas Apartments
Annual Proforma as Stabilized

<u>Projected Income</u>	<u>Monthly</u>	<u>Annual</u>	
Rents			
One-Bedrooms (10) @ \$1100/mo	11,000	132,000	
Two-Bedrooms (20) @ \$1450/mo	29,000	348,000	
Retail - 4118 SF @ \$2/SF/mo	8,236	98,832	
Utility Charges \$55/unit	1,650	19,800	
Average Vacancy 4%	(1,995)	(23,940)	
Gross Income	47,891	574,692	
<u>Estimated Annual Expenses</u>			
Property Management	1,916	22,992	4.00%
Leasing Fees	750	9,000	1.57%
Screening Fees	150	1,800	0.31%
Professional Services	250	3,000	0.52%
Office Supplies & Postage	75	900	0.16%
Website	150	1,800	0.31%
Marketing & Advertising	200	2,400	0.42%
Repair & Maintenance	1,120	13,440	2.34%
Maintenance Supplies	425	5,100	0.89%
Turnover Reserves	500	6,000	1.04%
Capital Reserves	300	3,600	0.63%
Janitorial	500	6,000	1.04%
Landscaping	350	4,200	0.73%
Utilites (Common Area Electricity, Water/Sewer, Trash)			0.00%
Electricity	750	9,000	1.57%
Garbage/Recycling	550	6,600	1.15%
Water/Sewer	900	10,800	1.88%
Alarm Monitoring	100	1,200	0.21%
Pest Control	90	1,080	0.19%
Property Taxes	1,500	18,000	3.13%
Insurance	420	5,040	0.88%
Total Expenses	10,996	131,952	22.96%
Net Operating Income	36,895	442,740	
Annual Net Operating Income		442,740	