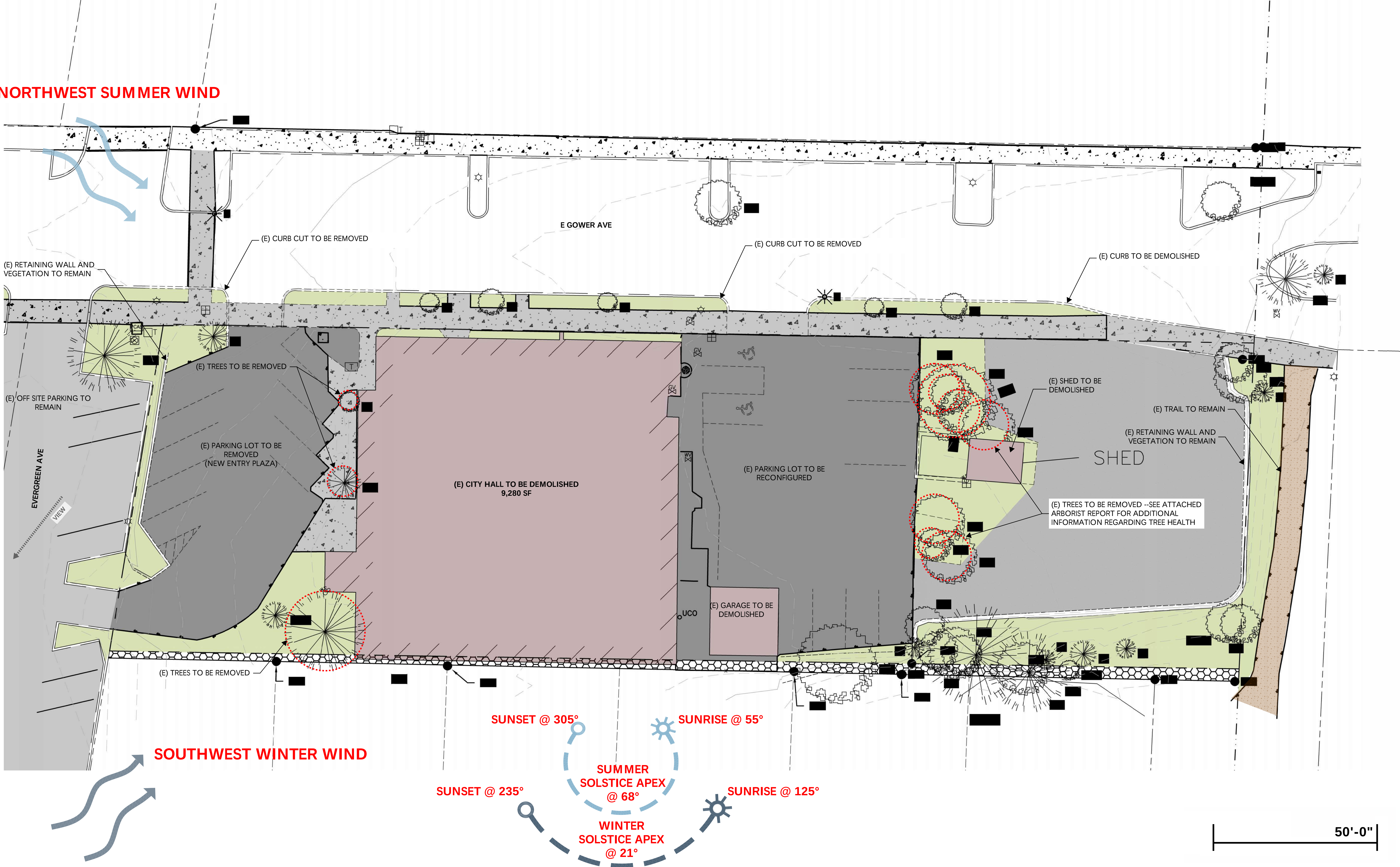


CANNON BEACH - CITY HALL

- A. COVER SHEET
- B. SITE ANALYSIS DIAGRAM
- C. SITE PHOTOGRAPHS
- D. SITE DEVELOPMENT PLAN
- E. LANDSCAPE PLAN
- F. ARCHITECTURAL DRAWINGS
- G. ARCHITECTURAL MODEL (DIGITAL RENDERINGS)
- H. ENERGY CONSERVATION MEASURES
- I. PROPERTY SURVEY



NORTHWEST SUMMER WIND



SOUTHWEST WINTER WIND

SUNSET @ 305°

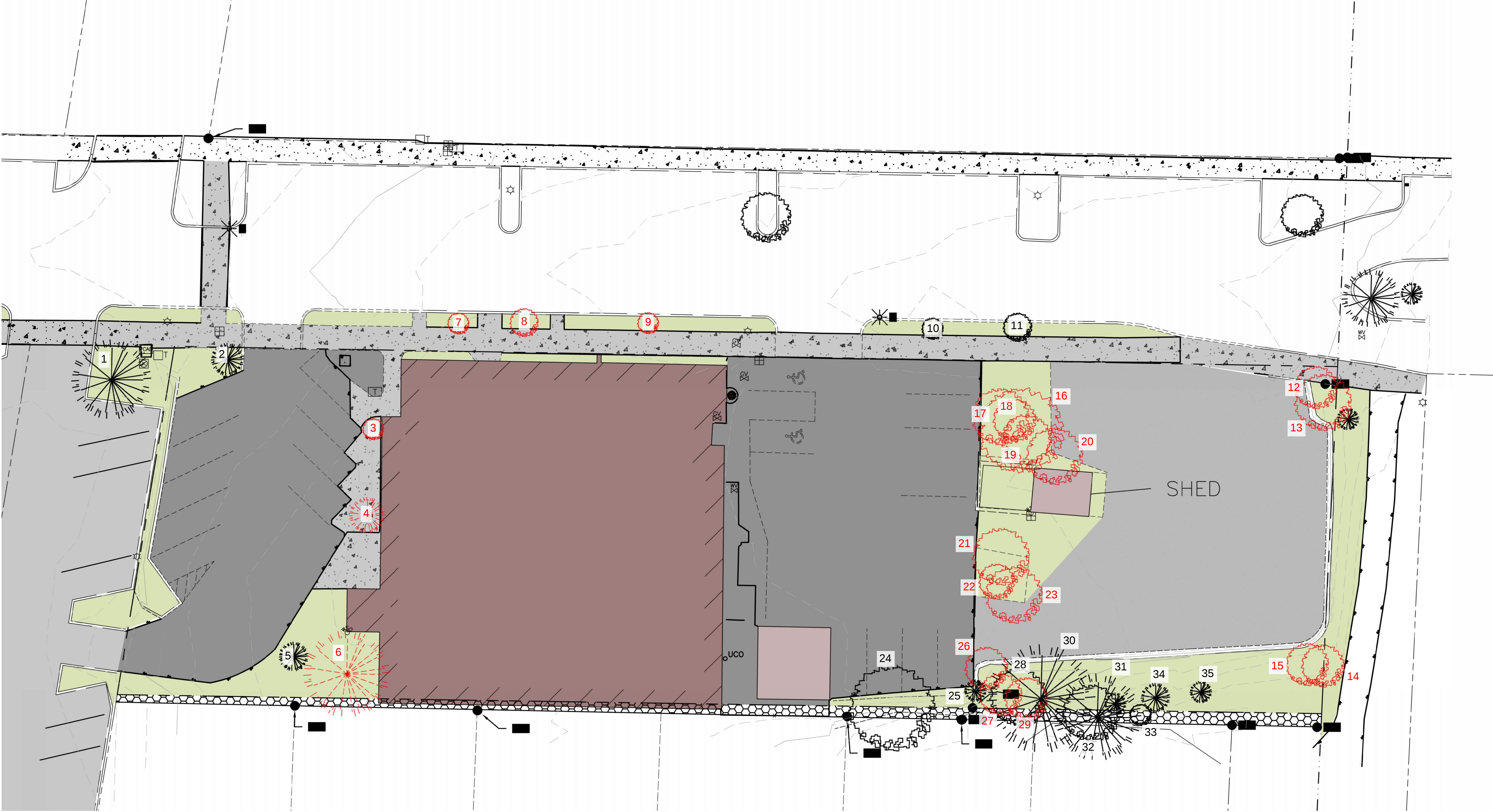
SUNRISE @ 55°

SUNSET @ 235°

SUNRISE @ 125°

SUMMER
SOLSTICE APEX
@ 68°

WINTER
SOLSTICE APEX
@ 21°





EXISTING CITY HALL FRONT FACE



EXISTING WEST PARKING LOT ENTRANCE FROM GOWER



EXISTING ACCESSIBLE PARKING - WEST PARKING LOT



EXISTING WEST PARKING LOT + COUNCIL CHAMBER ENTRANCE



EXISTING WEST PARKING LOT



EXISTING EAST PARKING LOT



EXISTING CITY HALL + GARAGE



ACCESSIBLE EAST PARKING LOT ENTRANCE



EXISTING EAST PARKING LOT



EXISTING CITY HALL + GOWER ACCESS TO EAST PARKING LOT



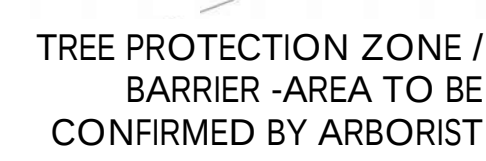
EXISTING GOWER FACADE



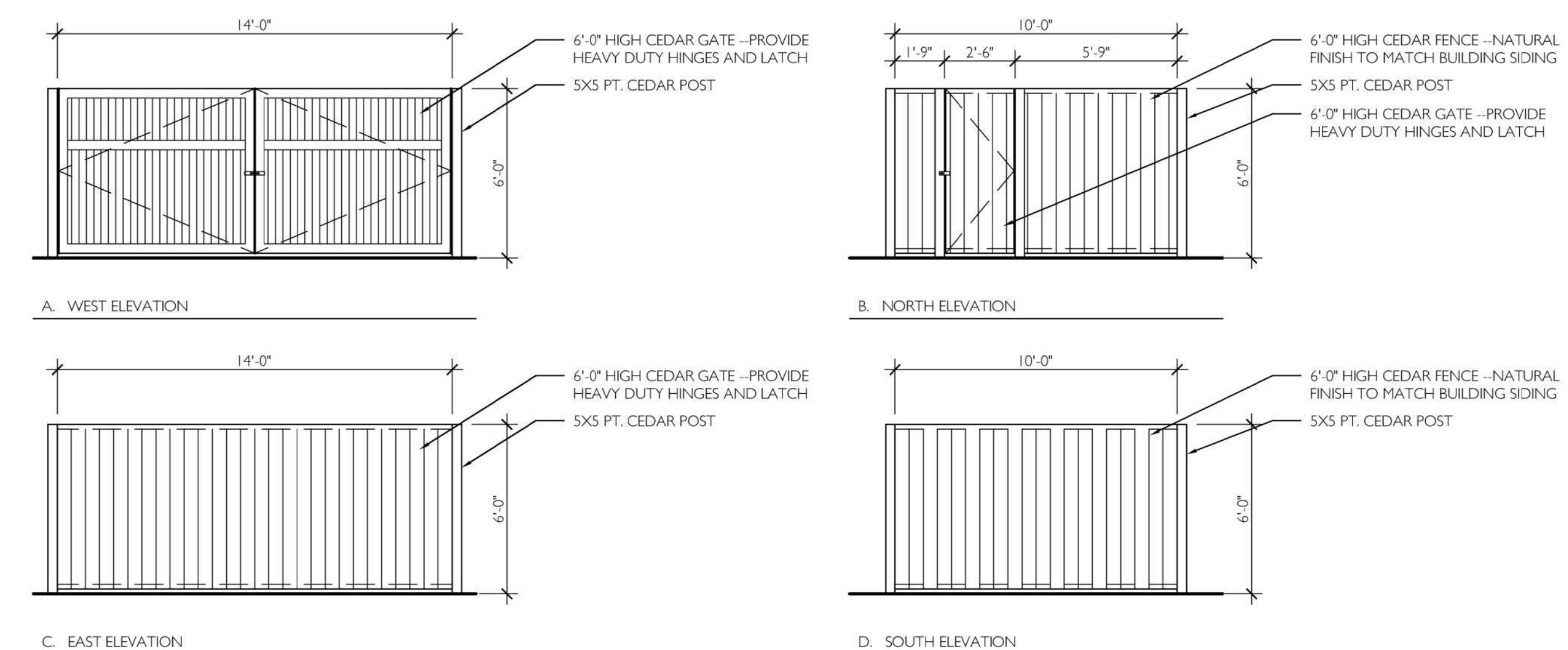
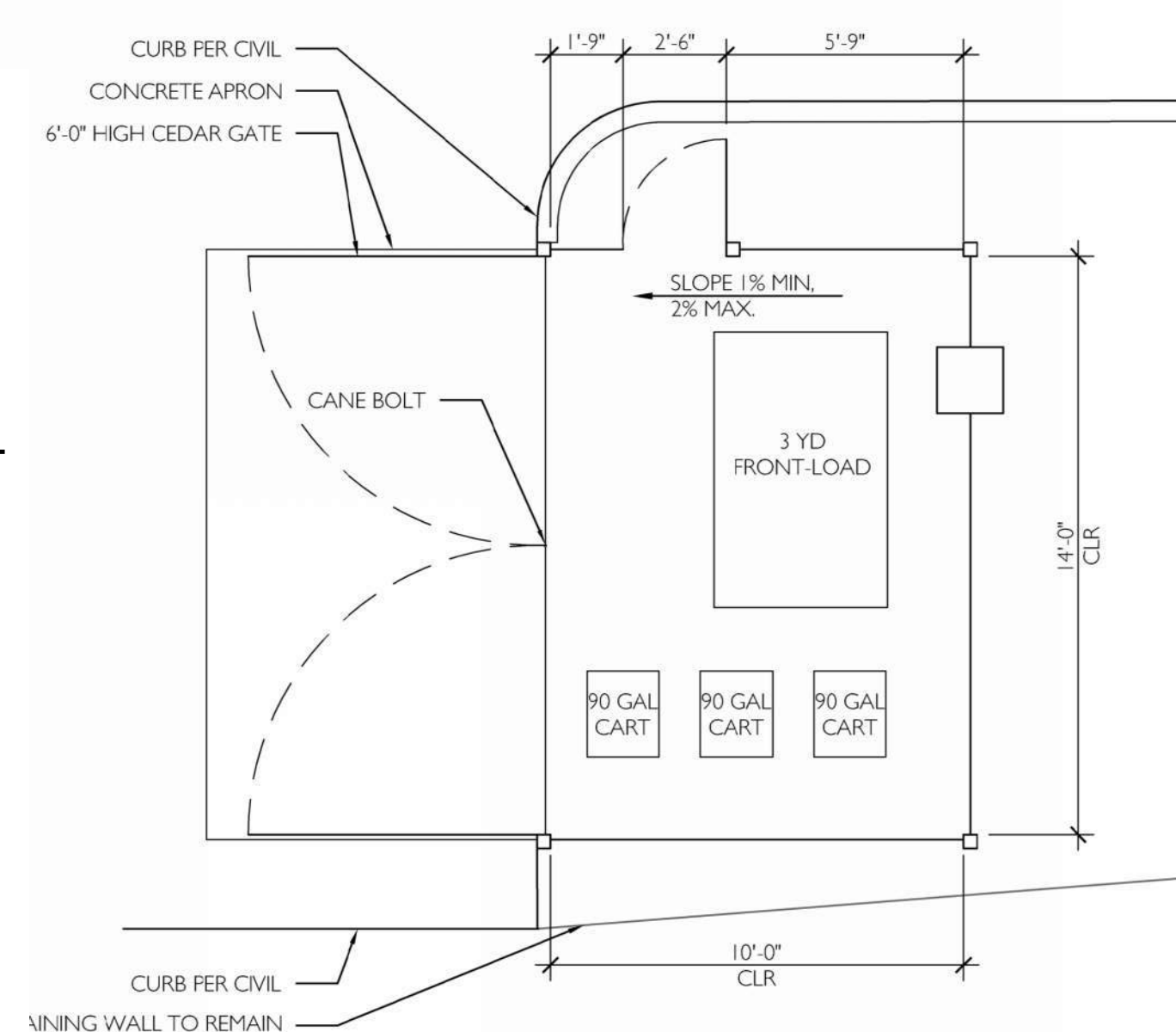
EXISTING GOWER FACADE + WEST PARKING LOT ENTRANCE

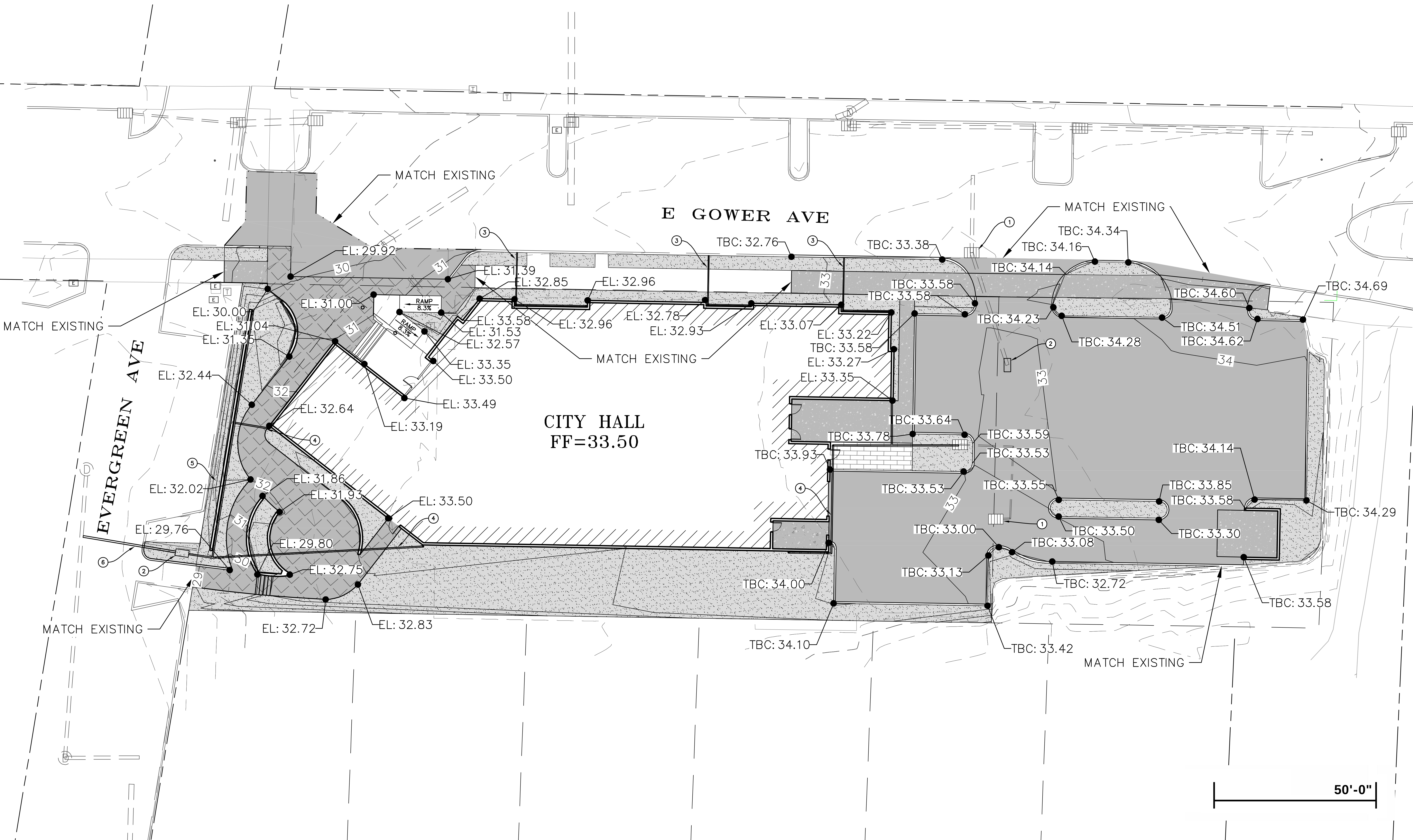


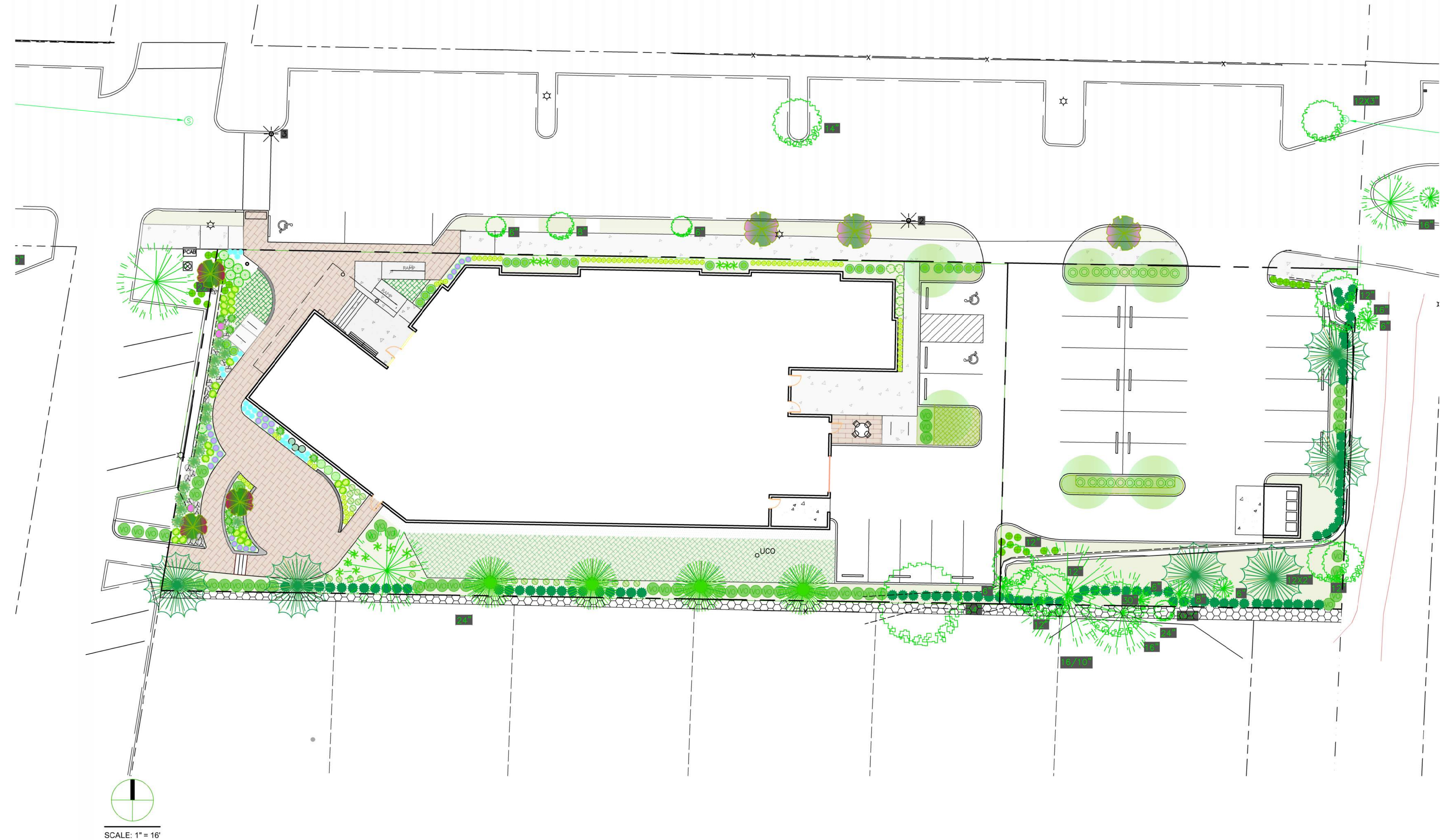
EXISTING GOWER FACADE + EAST PARKING LOT ENTRANCE



MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF







PLANT LIST
QUAN BOTANICAL NAME COMMON NAME SIZE COMMENT

TREES

4	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	6' HT. BAB	NATIVE TREE
6	PICEA SITKA	SITKA SPRUCE	6' HT. BAB	NATIVE TREE
3	PRUNUS SERRULATA	JAPANESE FLOWERING CHERRY	2" CAL. BAB	
6	ZELKOYA SERRATA	JAPANESE ZELKOYA	2" CAL. BAB	

SHRUBS

3	Berberis thunbergii	ATRO.	CRIMSON PYGMY	2 GAL.	
44	BUXUS MICROPHYLLA	"WINTER GIFT"	WINTER GEM LITTLELEAF BOXWOOD	2 GAL.	
6	CISTUS PURPUREUS		PURPLE ROCK ROSE	2 GAL.	
4	ESCALONIA 'NEWPORT DWARF'		NEWPORT DWARF ESCALLONIA	2 GAL.	
28	GAULTHERIA SHILLON		SALAL	1 GAL.	NATIVE
93	MAHONIA AQUIFOLIUM		OREGON GRAPE	2 GAL.	NATIVE
28	MAHONIA NERVOSEA		DWARF OREGON GRAPE	1 GAL.	NATIVE
14	PINUS MUGO		MUGO PINE	3 GAL.	
3	SAMBUCUS RACEMOSA		RED ELDERBERRY	5 GAL.	NATIVE
6	SPIRAEA x BUNALDA 'GOLDFOUNDED'		GOLDFOUNDED SPIREA	2 GAL.	
58	VACCINIUM OVATUM		EVERGREEN HUCKLEBERRY	3 GAL.	NATIVE

GROUND COVER AND PERENNIALS

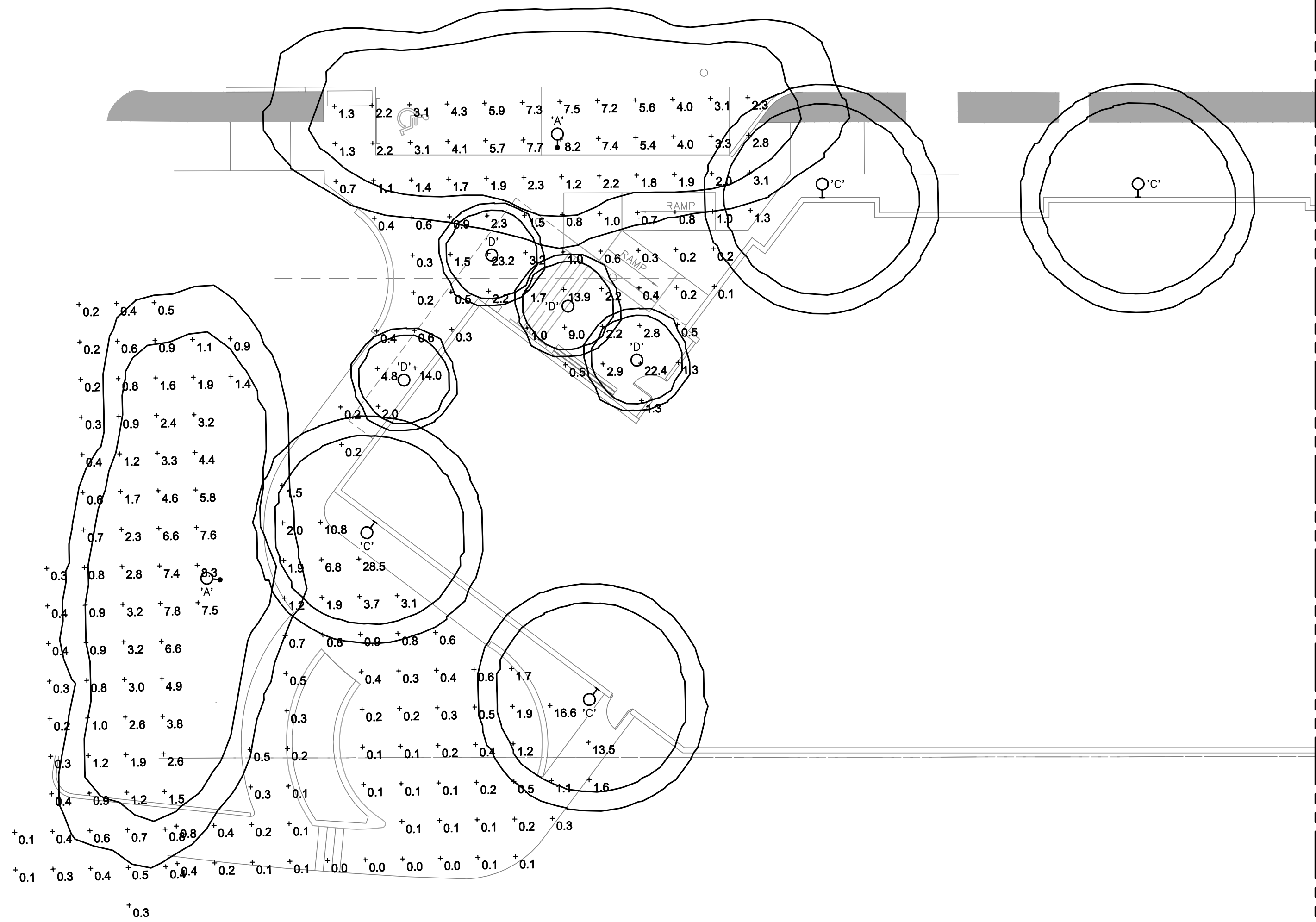
78	CAREX MORROWII		GOLD JAPANESE SEDGE	1 GAL.	
18	HELIOTROPIS CHOCOLATE	SEPPERS	IRRESISTIBLE BLUE OAT GRASS	1 GAL.	
23	LAVENDULA ANGUSTIFOLIA		ENGLISH LAVENDER	2 GAL.	
15	POLYSTICHUM PLUMITUM		SWORD FERN	1 GAL.	NATIVE
9	ROSEMARY		ROSEMARY	2 GAL.	
24	SANTOLINA CHAMASCOPARESSUS		LAVENDER-COTTON	1 GAL.	
840	ARCTOSTAPHYLOS UVA-URSI		KINKINNICK	4" POTS 18" O.C.	NATIVE

LEGEND

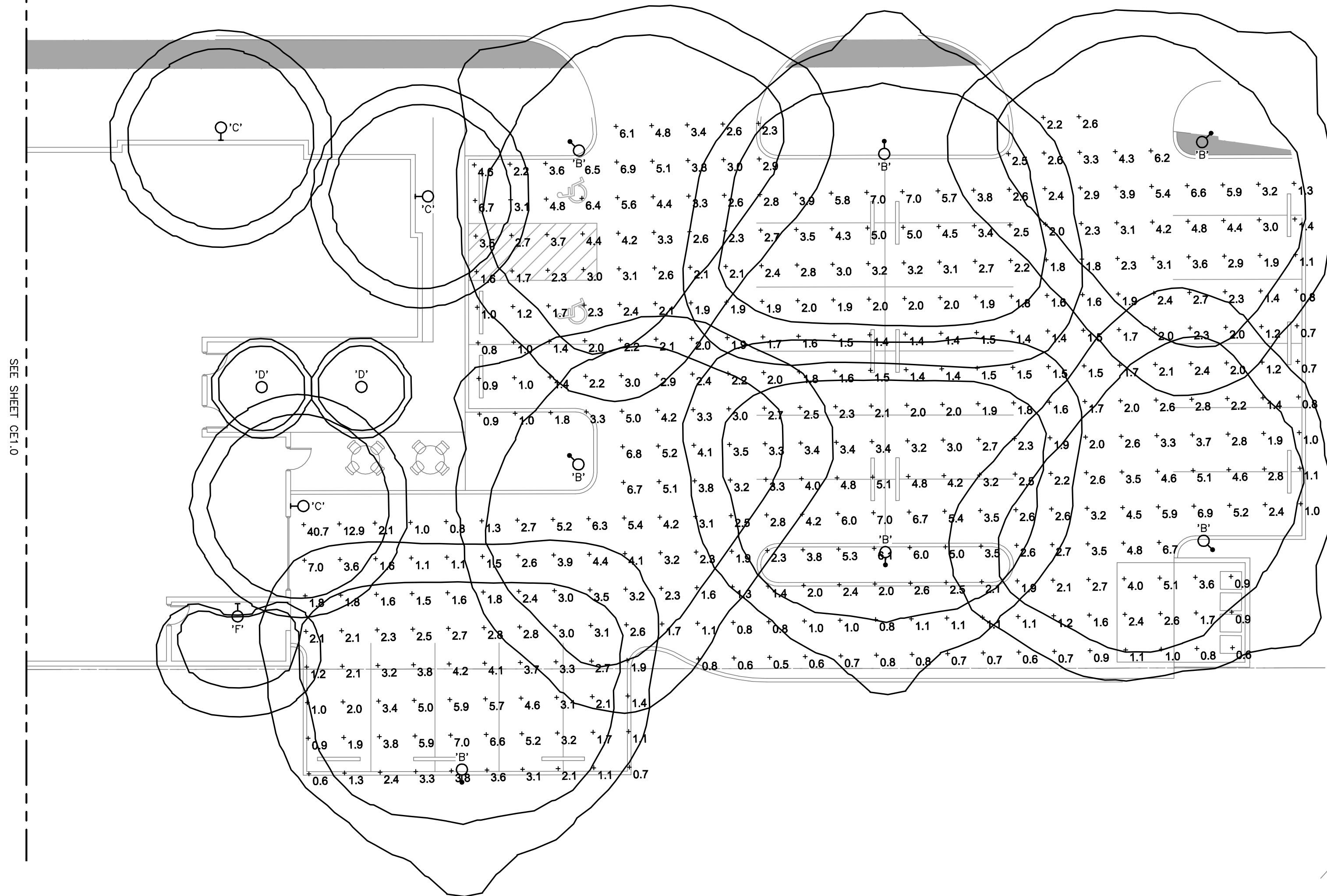
- ROCKS
- EXISTING TREES
- GRAVEL SURFACE
- PAVERS 2465 S.F.

GENERAL NOTES

- PROVIDE ONE PERSON WHO WILL BE PRESENT AT ALL TIMES DURING THE WORK AND WHO IS FAMILIAR WITH PLANT MATERIALS, NATIVE PLANT REQUIREMENTS, AND GOOD HORTICULTURAL PRACTICE.
- INSTALL UNDER GROUND AUTOMATIC IRRIGATION ZONED TO BE REDUCED ONCE PLANTS ARE ESTABLISHED AND LATER USED DURING EXTENDED SUMMER HEAT.
- PLACE BARK MULCH AROUND ALL PLANTING AREAS.
- REMOVE ALL INVASIVE MATERIAL ESPECIALLY HIMALAYAN BLACKBERRIES EVERYWHERE ON SITE.
- SEE SHEET L2 FOR PLANTING NOTES AND DETAILS.



SEE SHEET CE1.1



SEE SHEET CE1.0

GENERAL NOTES

- INNER LUMINAIRE ISO CURVE INDICATES 1.0 FOOT CANDLE. OUTER LUMINAIRE ISO CURVE INDICATES 0.5 FOOT CANDLES.
- FOOT CANDLE ISO CURVES ARE SHOWN AS A SINGLE FIXTURE CONTRIBUTION WITH SET VALUES. THE ISO CURVE VALUES MAY NOT MATCH THE CALCULATION PLANE VALUES, SINCE THE CALCULATION PLANE CAN BE A CONTRIBUTION FROM MORE THAN ONE LUMINAIRE.
- SEE PAGE CE1.1 FOR LUMINAIRE SCHEDULE.

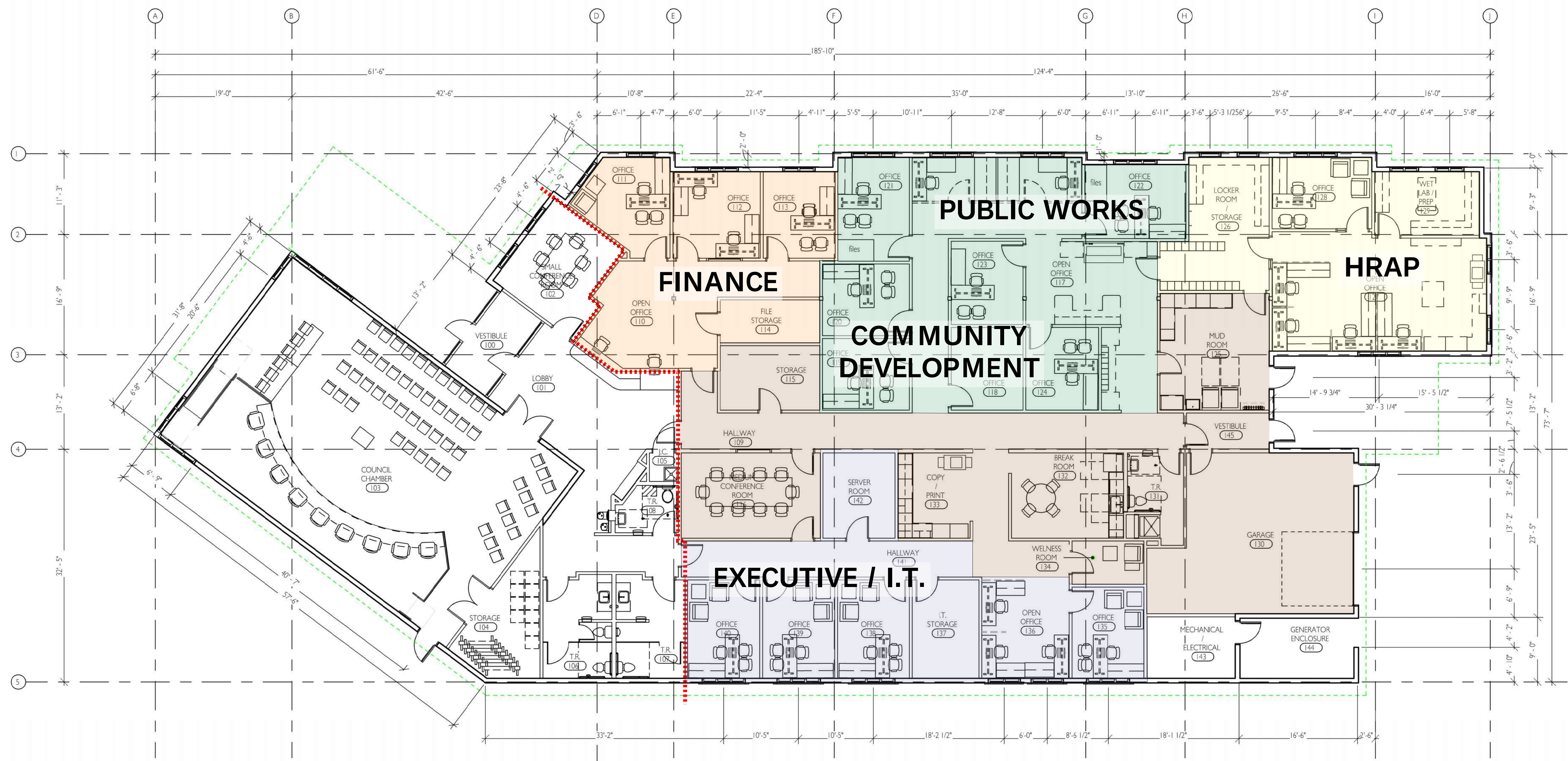
SYMBOL LEGEND

-  POLE MOUNTED LUMINAIRE
-  WALL MOUNTED LUMINAIRE
-  CANOPY LUMINAIRE

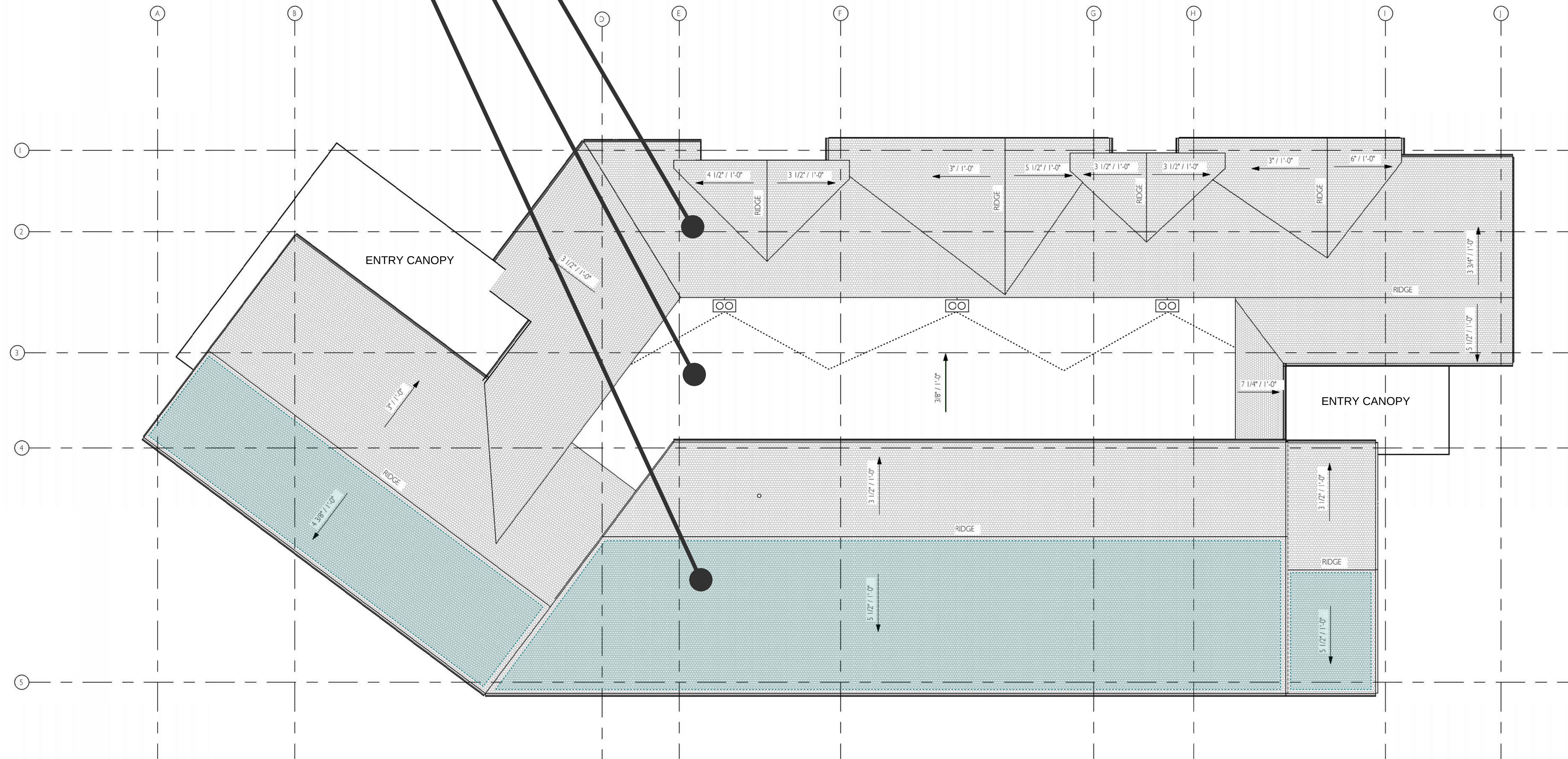
LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP	WATTAGE
A	POST TOP LED AREA LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 6273 LM, 80 CRI, 0-10 DIMMING, FROSTED LENS, B2-U0-G0, MARINE GRADE BODY & HARDWARE, TYPE 2 DISTRIBUTION, 10KV SURGE SUPPRESSOR	LIGMAN LIGHTING OR APPROVED EQUAL	UHAM-20021-53W-T2-W30-01-120/277V-DIM-F	LED	53 W
B	POST TOP LED AREA LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 6273 LM, 80 CRI, 0-10 DIMMING, FROSTED LENS, B2-U0-G0, MARINE GRADE BODY & HARDWARE, TYPE 4 DISTRIBUTION, 10KV SURGE SUPPRESSOR	LIGMAN LIGHTING OR APPROVED EQUAL	UHAM-20021-53W-T4-W30-01-120/277V-DIM-F	LED	53 W
C	WALL MOUNT LED LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 7027 LM, 80 CRI, 0-10 DIMMING, FROSTED LENS, MARINE GRADE BODY & HARDWARE, WIDE DISTRIBUTION, 10KV SURGE SUPPRESSOR, MOUNT 9.5' ABOVE GROUND	LIGMAN LIGHTING OR APPROVED EQUAL	UHAM-30011-53W-W-W30-01-120/277V-DIM-F	LED	53 W
D	CONAPY MOUNTED LED LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 220-240 V INPUT, 455 LM, CLEAR TOUGHENED GLASS LENS, VERY WIDE DISTRIBUTION	LIGMAN LIGHTING OR APPROVED EQUAL	NI-80042-A-VW-01	LED	7.5W
F	WALL MOUNT LED LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 220-240V INPUT, 769 LM, TOUGHENED LINEAR SPREAD GLASS LENS, TYPE G DISTRIBUTION, MOUNT 8' ABOVE GROUND	LIGMAN LIGHTING OR APPROVED EQUAL	EC-40571-G-01	LED	23W
POLE	13' ROUND STRAIGHT ALUMINUM POLE, 5" SHAFT DIAMETER, 0.188" THICK, 2.99? x 3.5? TENON BLACK POWDER COAT FINISH, DIE-CAST BASE COVER	LIGMAN LIGHTING OR APPROVED EQUAL	APD-RSA-5018-13?-5? DIA .188?-SC76-01	-	-

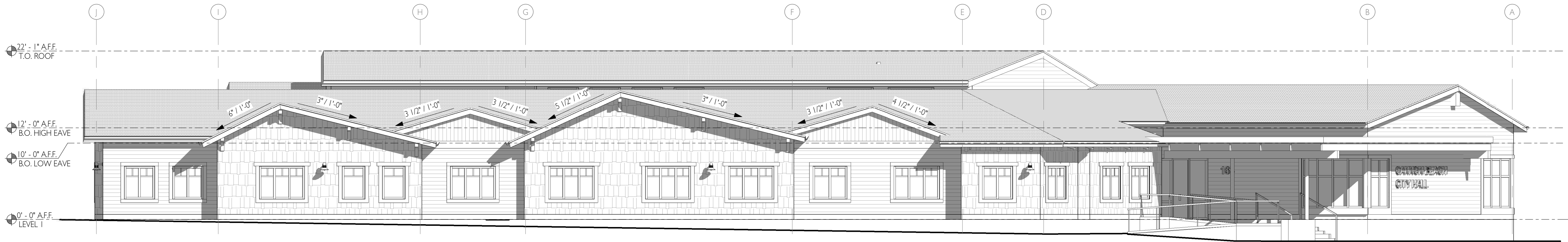
BUILDING TOTAL: 10,465 SF
PRIMARY: 9,865 SF
UNCONDITIONED STORAGE: 600 SF



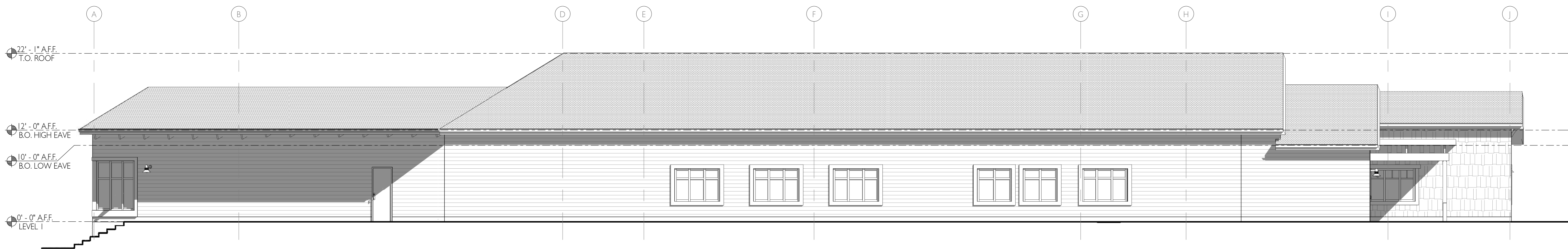
FLOOR PLAN
1/8" = 1'-0"



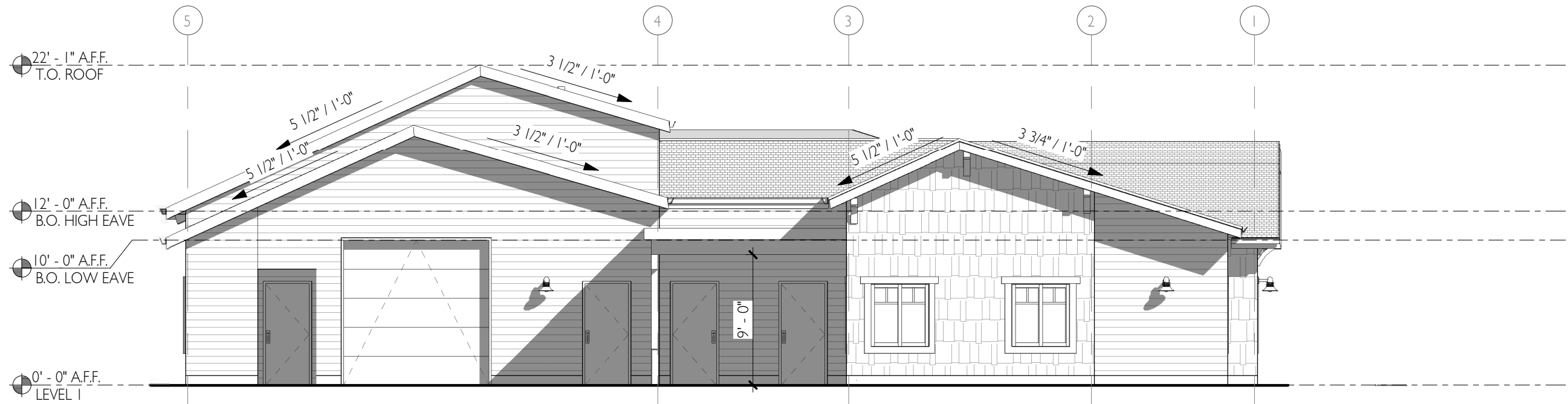
ROOF PLAN
1/8" = 1'-0"



1 BUILDING ELEVATION - NORTH
A2.1 1/8" = 1'-0"

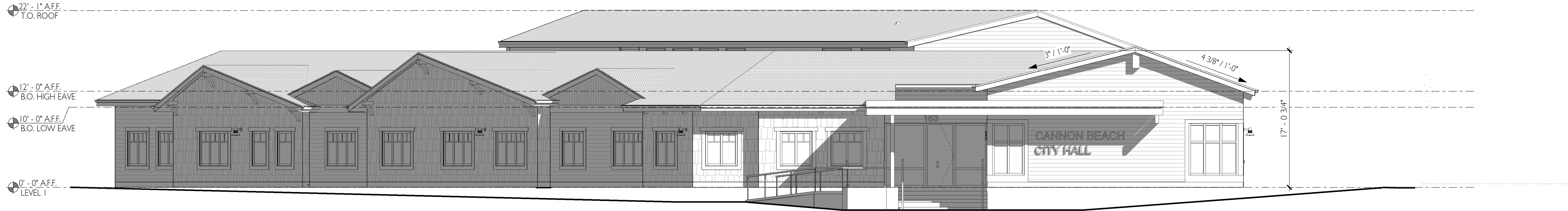


2 BUILDING ELEVATION - SOUTH
A2.1 1/8" = 1'-0"

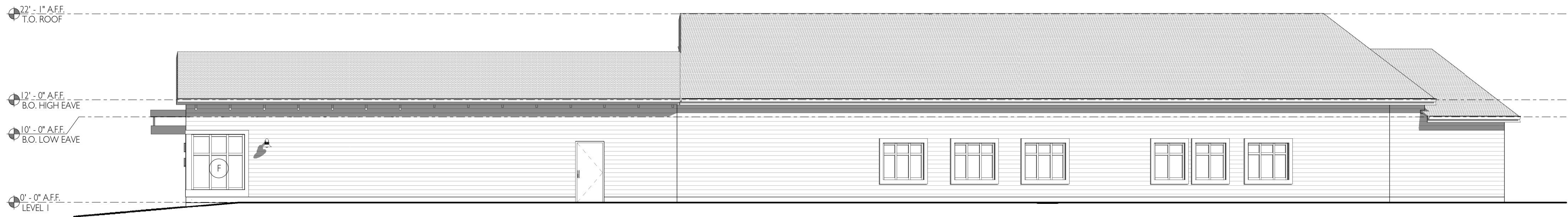


3 BUILDING ELEVATION - EAST
A2.1 1/8" = 1'-0"

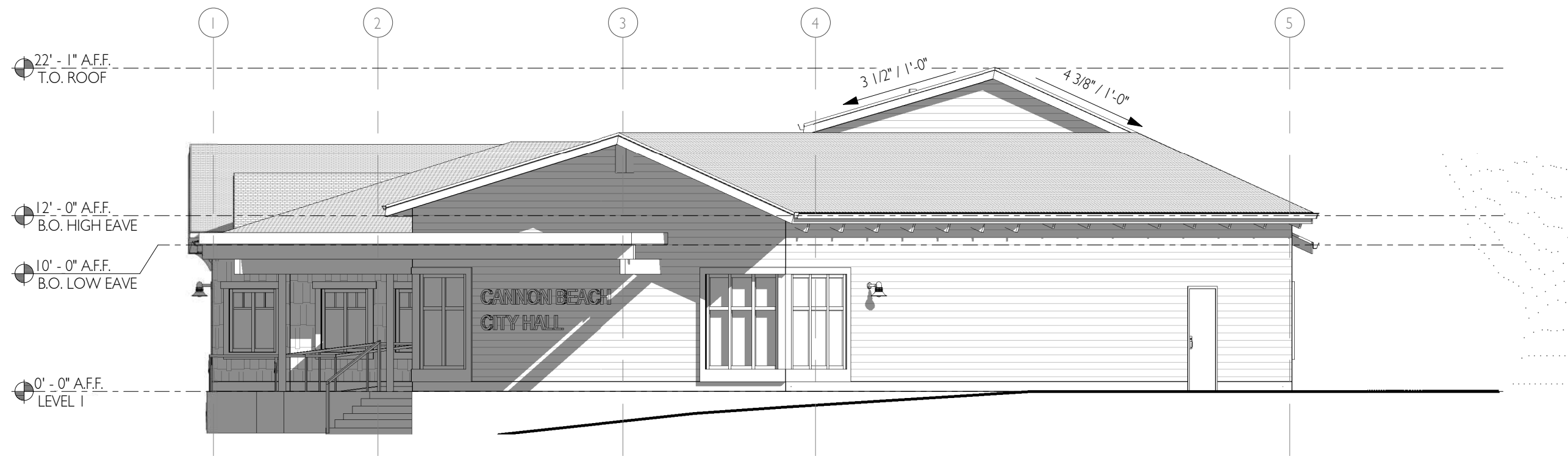
ELEVATION MATERIAL LEGEND						
HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	LS-1	HORIZONTAL CEDAR SIDING	---	---	UNTREATED / NATURAL	
	LS-2	HORIZONTAL CEDAR SIDING			DARK BROWN STAIN	
	SHK-1	SHAKE				



1 BUILDING ELEVATION - NORTHWEST
A2.2 1/8" = 1'-0"



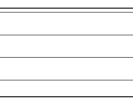
2 BUILDING ELEVATION - SOUTHWEST
A2.2 1/8" = 1'-0"



3 BUILDING ELEVATION - WEST
A2.2 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

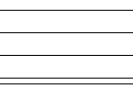
HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
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LS-1

HORIZONTAL
CEDAR SIDING

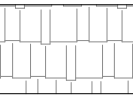
UNTREATED / NATURAL



LS-2

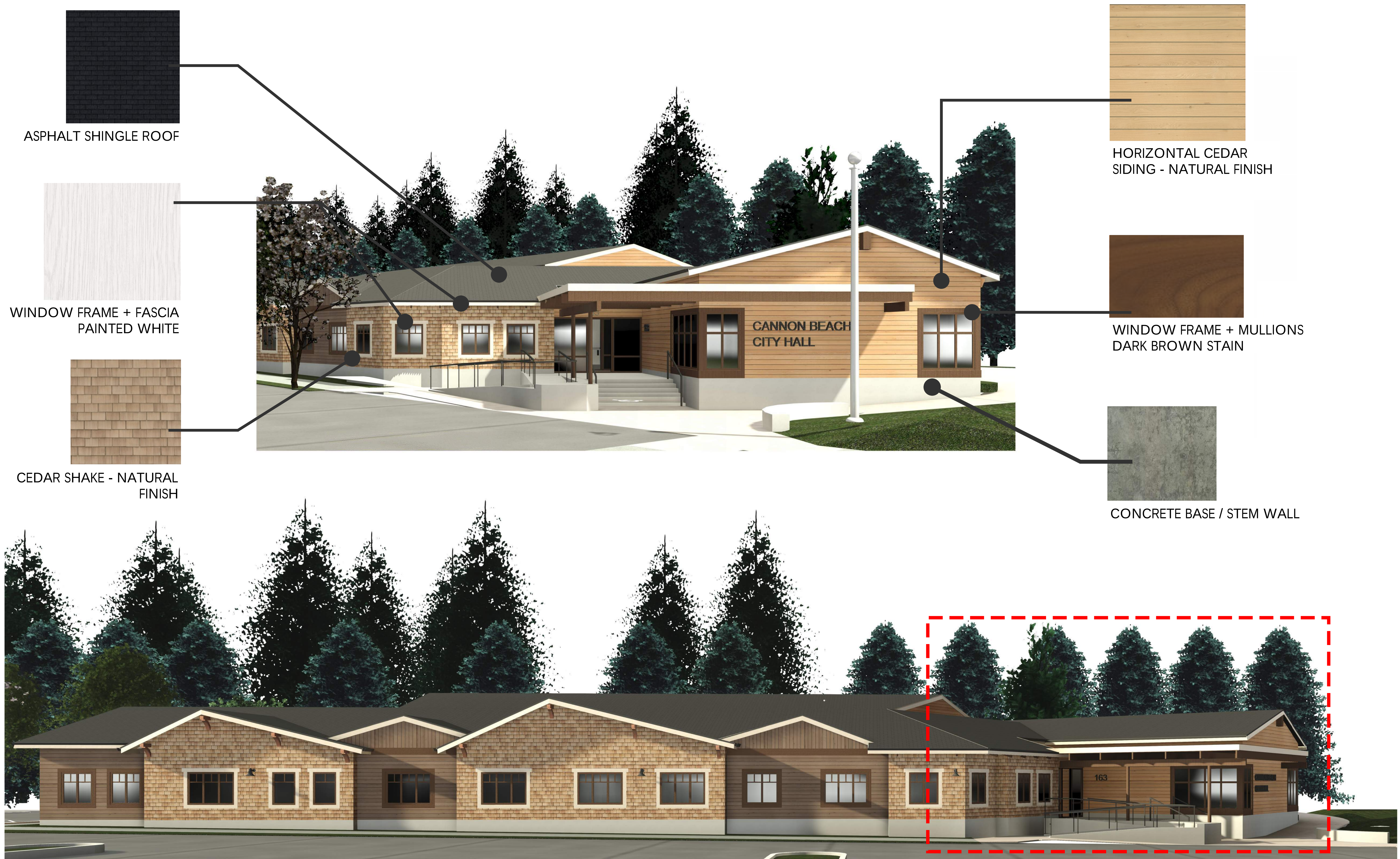
HORIZONTAL
CEDAR SIDING

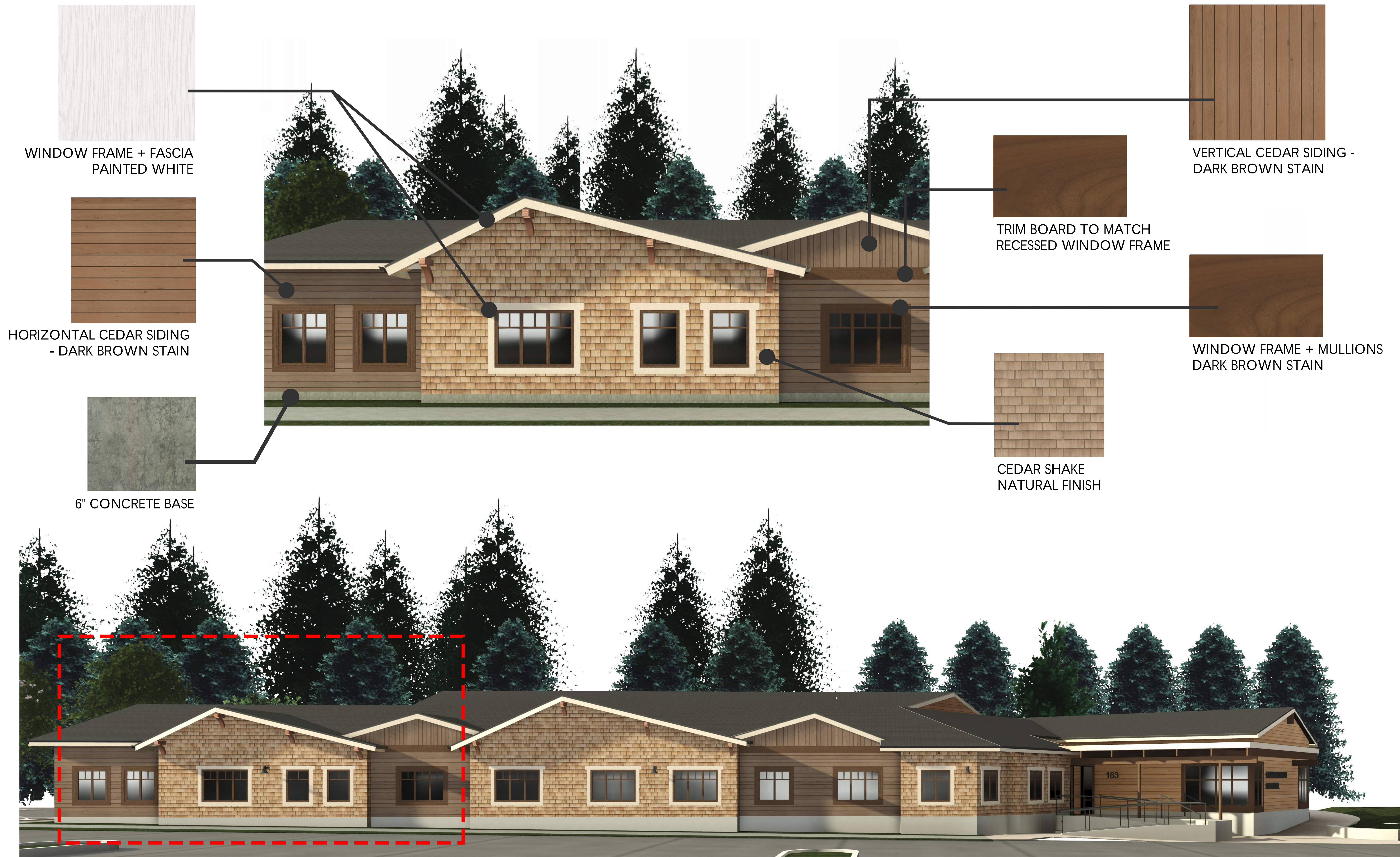
DARK BROWN STAIN



SHK-1

SHAKE







BUILDING MOUNTED SIGNAGE

BLACK LETTERS @ 12"

VISIBLE AT DISTANCE OF 300' +/- ACCORDING TO INFORMATION PROVIDED BY THE UNITED STATES SIGN COUNCIL (USSC)



ADDITIONAL ADA PARKING IN RIGHT OF WAY
(2) PARKING STALLS WITH ACCESSIBLE ACCESS TO BUILDING ENTRANCE AND COURTYARD



VIEW UP GOWER TOWARDS BUILDING ENTRANCE



STAFF ENTRANCE AT EAST SIDE OF BUILDING

ENERGY CONSERVATION STRATEGIES & MEASURES

SITE

Site lighting design and fixtures will comply with International Dark Sky criteria, including limits on glare and color temperature.
On-site, below grade storm water treatment facilities to filter rainwater prior to discharge into public system to improve water quality
Native and resilient site landscaping to limit additional water use.

BUILDING

The building will be all electric, with no regular reliance on natural gas: building resiliency to be provided by an on-site diesel generator
Traditional, renewable wood-framing and exterior finish materials with insulation and a high performance glazing system
Building envelope features rain screen system behind exterior cladding for enhanced building performance
Low emitting interior finishes and furniture and Energy Star compliant appliances

INTERIOR LIGHTING

Increased daylighting provided through clerestories and interior relites, in order to bring natural light into the building core.
High-efficiency LED lighting throughout to comply with latest energy code requirements, including occupancy sensors with automatic on/off and daylight harvesting

HVAC (High performance, efficient heating, cooling and ventilation system)

Variable Refrigerant Flow (VRF) with Dedicated Outside Air System (DOAS) and energy recovery
Dedicated mini split system with 18 SEER in server room
The DOAS is a dedicated ventilation system designed to condition outdoor air during ventilation. DOAS handles ventilation and the VRF system handles cooling and heating. VRF system moves conditioned refrigerant directly to each zone's indoor unit

PLUMBING

High efficiency electric heat pump water heater
Domestic plumbing piping, both cold and hot water with code compliant insulation and low-flow fixtures and fittings

RENEWABLE ENERGY

Electrical service installed to support future electric vehicle charging station - 20% of parking to be "EV Ready"
1.5% of building budget dedicated to solar photo-voltaic (PV) system per Oregon Green Energy Technology

PROJECT GOALS:

Avoid harmful chemicals, provide excellent ventilation, acoustic comfort, and quality indoor and outdoor lighting

Provide renewable energy via solar panels

Prevent waste through construction diversion and recycling materials

Limit indoor and outdoor water use - review measures to improve site water quality

Use energy efficient systems

Limit reliance on fossil fuels

TOPOGRAPHIC SURVEY

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 30
SECTION 29 TOWNSHIP 05 NORTH, RANGE 10 WEST
WILLAMETTE MERIDIAN, CITY OF CANNON BEACH, CLATSOP
COUNTY, OREGON

LEGEND:

- PARKING STRIPES
- ROAD STRIPING
- FLOW LINE CURB
- STANDARD CURB
- EDGE OF CONCRETE
- WALL-TOE
- WATER
- STORM SEWER
- GAS
- ELECTRIC
- NATURAL GAS LINE
- FENCE
- BUILDING
- SANITARY SEWER
- TOE OF SLOPE
- TOP OF SLOPE
- BUILDING OVERHANG
- BUILDING DECK
- EDGE OF LANDSCAPING
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- TELEPHONE
- BUILDING HATCH
- CONCRETE HATCH
- FOUND MONUMENT
- GAS VALVE
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- CONTROL
- SIGN
- HANDICAP PARKING
- MAILBOX
- STORM CLEANOUT
- STORM AREA DRAIN
- STORM CATCH BASIN
- STORM MANHOLE
- STORM ROOF DRAIN
- LIGHT-LAMP POST
- POWER CABINET
- POWER METER
- SANITARY SEWER MANHOLE
- UNKNOWN VAULT
- UNKNOWN RISER
- UNKNOWN JUNCTION BOX
- UNKNOWN MANHOLE
- UNKNOWN CLEANOUT
- TREE - DECIDUOUS
- TREE - CONIFER
- TELEPHONE RISER
- TELEPHONE VAULT
- WATER METER
- WATER VALVE

NOTES:

- THERE EXISTS A GAP BETWEEN THE PORTION OF BLOCK 7 DESCRIBED IN THE DEEDS FOUND IN BOOK 333, PAGE 637 AND BOOK 620, PAGE 583, AND THE DIVISION OF BLOCK 7 & 8 OF CANONA BEACH, BOOK 11, PAGE 2. VARIOUS SURVEY DOCUMENTS HAVE RECORDED THIS AREA OVER TIME AND IS DEPICTED IN THE HATCHURED AREA SHOWN SOUTH OF THE SUBJECT PROPERTY BOUNDARY.

HORIZONTAL DATUM (BASIS OF BEARINGS):

NAD83(2011) ON STATIC GPS OBSERVATIONS ON POINT 1, PROCESSED THROUGH OPUS.
OREGON NORTH 3601, SCALED TO GROUND AROUND POINT 1, WITH A SCALE FACTOR OF 1.00002381547097.
INTERNATIONAL FOOT

POINT 1 - N45°53'23.16412" W123°57'41.46912"

VERTICAL DATUM:

NAVD88 BASED ON STATIC GPS OBSERVATIONS ON POINT 1, PROCESSED THROUGH OPUS

FOUND MONUMENTS TABLE				
POINT NO.	NORTHING	EASTING	DESCRIPTION	
100	829343.83	7321193.50	FOUND 5/8 INCH IRON ROD W/ DESTROYED YPC UP 0.8'	
101	829346.25	7321228.63	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "PLS1205" UP 0.5'	
102	829437.04	7321327.46	FOUND 5/8 INCH IRON ROD W/ DESTROYED YPC DOWN 1.5' IN CLAY PIPE	
103	829500.54	7321333.60	FOUND BRASS SCREW & WASHER UNREADABLE	
104	829500.29	7321331.43	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "HLB OTAK INC" UP 0.1'	
105	829340.85	7321325.16	FOUND 5/8 INCH IRON ROD W/ DESTROYED YPC DOWN 0.9'	
106	829341.43	7321301.31	FOUND 5/8 INCH IRON ROD NO CAP UP 0.4'	
107	829154.75	7321317.71	FOUND 3-1/4 INCH BRASS CAP STAMPED "CLATSOP CO SURVEYOR TSN R10W 1/4 S30 S29 LS 954 1988" FLUSH IN CONCRETE	
108	829343.00	7321225.72	FOUND 1 INCH IRON PIPE UP 0.5'	
109	829342.92	7321225.48	FOUND 5/8 INCH IRON ROD W/ DESTROYED YPC UP 0.5'	
110	829505.89	7321014.51	FOUND NAIL W/ WASHER UNREADABLE	
111	829604.59	7321030.79	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "HLB INC" FLUSH IN ASPHALT	
112	829346.85	7321038.72	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "PE 6510???" DOWN 1.2'	
113	829345.54	7321089.89	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "K FOESTE LS 849" DOWN 0.1'	
114	829451.12	7320802.86	FOUND 2-1/2 INCH BRASS CAP STAMPED "INT PT CANONA BEACH LS 1979 1990" FLUSH IN CONCRETE	

CONTROL POINTS TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	829387.20	7320920.42	27.09	SET SPIKE
2	829455.78	7321202.58	32.71	SET MAG NAIL W/ WASHER STAMPED "SF LANDS CONTROL"
3	829480.57	7321020.28	28.92	SET MAG NAIL
6	829263.50	7321328.16	38.36	SET MAG NAIL
8	829222.06	7320952.70	26.65	SET MAG NAIL W/ WASHER STAMPED "SF LANDS CONTROL"

S&F Land Services
Land Surveying & Remote Sensing

901 NW CARLON AVE, SUITE 3
BEND, OR 97703
(541) 797-0954

EMAIL: INFO@SFLANDS.COM

DATE: SEPT. 27, 2023 JOB NO.: 2023-092-24 FIELD: MB/EH DRAWN: JU/DR CHECKED: MF

SURVEY FOR:

**RED PLAINS
PROFESSIONAL, INC.**

A PORTION OF THE SE 1/4 OF THE NE 1/4
OF SECTION 30 TOWNSHIP 05 NORTH,
RANGE 10 WEST

WILLAMETTE PRINCIPAL MERIDIAN,
CITY OF CANNON BEACH, CLATSOP COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON

JUNE 08, 2009

MATTHEW J. FAULKNER

75618LS

RENEWS: 12/31/23

SURVEY