



CITY OF CANNON BEACH

BEFORE THE DESIGN REVIEW BOARD OF THE CITY OF CANNON BEACH

IN THE MATTER OF A DESIGN REVIEW APPLICATION FOR
EXTERIOR RENOVATIONS TO THE CANNON BEACH
CONFERENCE CENTER AT 289 N. SPRUCE ST, PROPERTY
DESCRIPTION: MAP 51020CC, TAX LOT 100.
ZONE: RM

FINDINGS OF FACT,
CONCLUSIONS, AND
ORDER DRB 24-06

APPLICANT: David Bissett Architect PC
4788 Sheridan Dr.
Gearhart, OR 97138

David Bissett, on behalf of the Cannon Beach Conference Center, requested design review for exterior renovations to the Haven Building at 289 N. Spruce St. The application was reviewed against the criteria of Municipal Code, Chapter 17.44.080-17.44.100, Design Review Criteria.

The public hearing on the above-entitled matter was held before the Design Review Board on 4/18/2024 and the Design Review Board closed the public hearing and a decision was made at that meeting.

THE DESIGN REVIEW BOARD ORDERS that the application for the exterior renovations to the Haven Building of the Cannon Beach Conference Center is APPROVED WITH CONDITIONS and adopts the findings of fact, conclusions and conditions contained in the Findings of Fact and Conclusions of Law attached to this document. The effective date of this Order is 14 days following the signing of the Order.

This decision may be appealed to the City Council by an affected party by filing an appeal with the City Manager within 14 days of this date.

CANNON BEACH DESIGN REVIEW BOARD

4/23/2024
DATED: _____

DocuSigned by:
David Doering
72F6B6CD11E041C...

David Doering, Chair



CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

Cannon Beach Design Review Board

Findings of Fact and Conclusions of Law

DRB 24-06, DAVID BISSETT, APPLICANT, ON BEHALF OF CANNON BEACH CONFERENCE CENTER FOR EXTERIOR ALTERATIONS TO THE HAVEN BUILDING. THE PROPERTY IS LOCATED AT 289 N. SPRUCE ST. (TAXLOT 100, MAP 51020CC) IN A RESIDENTIAL MOTEL (RM) ZONE. THE APPLICATION WILL BE REVIEWED AGAINST THE CRITERIA OF MUNICIPAL CODE CHAPTER 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA.

Agenda Date: March 21, 2024
Continued to April 18, 2024

EXHIBITS

The following Exhibits are attached hereto as referenced.

“A” Exhibits – Application Materials

- A-5** Updated project narrative, submitted April 5, 2024;
- A-6** Revised project schematics, submitted April 5, 2024;
- A-7** Pre-construction arborist report, submitted April 5, 2024;
- A-8** Updated materials information, submitted April 5, 2024;

“C” Exhibits – Cannon Beach Supplements

- C-2** DRB 24-06 March 2024 Signed Orders and Findings of Fact

SUMMARY & BACKGROUND

The project is an exterior structural modification to the Coach House coffee area and its sunroom at the Haven Building of the Cannon Beach Conference Center. This item was introduced to the Design Review Board in March 2024 and during that hearing the Board moved to approve the exterior modifications to the Office/Registration entry and determined that additional information was required for the modifications to the Coach House area. Since that hearing the applicant has submitted additional information including an updated project description, revised schematics, and a pre-construction arborist evaluation.

APPROVAL CRITERIA

17.44 Design Review Standards and Requirements.

17.44.080 Site Design Evaluation Criteria.

The Design Review Board finds that the proposed revision to the Coach House will consist of a new irregularly shaped paved terrace that will be accessible from the sunroom by three new glass panel doors that will replace existing windows. The new terrace will connect the existing outdoor pedestrian system serving the Conference Center property.

17.44.090 Architectural Design Evaluation Criteria.

The Design Review Board finds that no changes to the overall shape, form, and color of the Haven Building are proposed as part of this project. The proposed structural modifications consist of the replacement of existing windows with new glass panel doors that will open onto a pedestrian terrace. As the subject building is not immediately adjacent to any properties not owned by the Conference Center, no impacts to other property owners or the City at large are anticipated as part of this proposal.

17.44.100 Landscape Design Evaluation Criteria.

The Design Review Board finds that the proposed terrace area will be constructed from cast concrete stone style pavers. Potted plants and outdoor seating will be added to the terrace. Existing planting beds and two trees in the immediate area will be retained, with two trees near the building in the footprint of the new terrace identified for removal.

DECISION AND CONDITIONS

Site Plan

Motion: Having considered the evidence in the record and upon a motion by Board member Ramey, seconded by Board member Claussen, the Cannon Beach Design Review Board voted to approve the site plan of the David Bissett application to for the Cannon Beach Conference Center Haven Building project at 289 N. Spruce St., DRB 24-06, as discussed at this public hearing.

Architectural

Motion: Having considered the evidence in the record and upon a motion by Board member Claussen, seconded by Board member Ramey, the Cannon Beach Design Review Board voted to approve the architectural plan of the David Bissett application to for the Cannon Beach Conference Center Haven Building project at 289 N. Spruce St., DRB 24-06, as discussed at this public hearing.

Landscape Plan

Motion: Having considered the evidence in the record and upon a motion by Board member Ramey, seconded by Board member Claussen, the Cannon Beach Design Review Board voted to approve the landscape plan of the David Bissett application to for the Cannon Beach Conference Center Haven Building project at 289 N. Spruce St., DRB 24-06, as discussed at this public hearing subject to the following conditions:

1. City arborist review of the two trees identified for removal prior to permit issuance.
2. Replanting of removed trees required using native species.

Notice of Approval

17.44.140 Final approval expiration.

The final approval of a design review plan shall be void after one year of the date of approval unless a building permit has been obtained. (Ord. 90-3 § 15)



Cannon Beach Design Review Board

Findings of Fact and Conclusions of Law

DRB 24-06, DAVID BISSETT, APPLICANT, ON BEHALF OF CANNON BEACH CONFERENCE CENTER FOR EXTERIOR ALTERATIONS TO THE HAVEN BUILDING. THE PROPERTY IS LOCATED AT 289 N. SPRUCE ST. (TAXLOT 100, MAP 51020CC) IN A RESIDENTIAL MOTEL (RM) ZONE. THE APPLICATION WILL BE REVIEWED AGAINST THE CRITERIA OF MUNICIPAL CODE CHAPTER 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA.

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STATEMENT OF INTENT

DESIGN REVIEW APPLICATION

Cannon Beach Conference Center

289 N. Spruce St. Cannon Beach, OR. 97110

April 5, 2024 (Updated)

Overview:

The proposed design is limited to specific exterior and interior improvements to the existing Haven Building at Cannon Beach Conference Center (CBCC) located at 289 N. Spruce St., Cannon Beach, OR. 97110. The work scope is divided into two areas of the Haven Building.

First, are minor upgrades to the existing Office/Registration Entry facing west towards Spruce and Third Streets. This involves removing some existing windows and replacing them with new fiberglass glass panel double doors, hardware and replacing a single door with a new window. A new gable roof extension at this entry is proposed to both give visual identity, added weather protection and nice entry feature (open frame heavy timber style and details per drawings). Accent shingle siding around the entry doors are proposed. Paver stones are proposed at the parking space in front of the new doors to also help identify and accent the entry for visitors and interest to the building. Minor electrical and interior trim and finishes are proposed at the areas of work noted – refer to the design drawings and project information provided. This part of the proposed work has been reviewed and approved by the CB Design Review Board (see sheet A2.1).

Second, there are minor upgrades to the existing Coach House Coffee area and connecting Sunroom that faces south towards an existing interior landscaped area between other buildings. The coffee and food service is limited to serving conference guests only. This work involves removing some existing windows and installing new fiberglass glass panel doors, ADA/Egress hardware and replacing an existing door with a new window. A new paver stone terrace is proposed just outside the new doors to make a better connection between the coffee area and the outdoors, making a nicer small gathering and sitting area for conference guests. The paver stones proposed for the new terrace are Western Interlock, Leiden Collection, Milana Modern stone style and pattern in the Cambridge Blend color (gray tones). These paver stones come in mixed sizes to form an interesting pattern. The steps and coping edge trim will be Western Interlock, Murata Step Block in Charcoal color to provide a dark gray accent edge and visible step color transition for safety. The low south edge wall to accommodate the existing grade change (24" max at south edge) will be Western Interlock, Gradino Wall Block, in the Cambridge Blend color to match the terrace pavers. The existing grass on the south side of the new terrace will be removed and flush grade concrete brick pavers in a herringbone pattern will be installed to accommodate the existing utility vaults and match up with existing concrete walkway edges. The new paver terrace will be flush with the existing floor line of the Coach House sunroom where glass panel French doors are proposed to replace the existing windows (ADA & Egress compliant per building code). Since the terrace is 24" max above existing grade on the south edge, no railing is required or proposed – the perimeter steps will accommodate the existing grade slope and transition from 1 step (2 risers) on the east and west sides of the terrace to 2 and 3 steps (3 to 4 risers) as



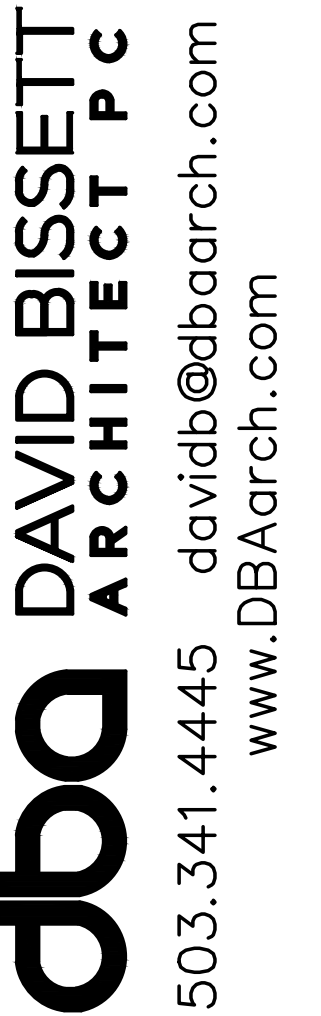
the steps wrap around the southeast edge of the terrace to provide a continuous and comfortable transition from the terrace to existing walkways and connection to the other buildings and outdoor circulation.

There are (4) existing trees and some small planting bed and grass in the area where the new terrace is proposed. Two of these trees are damaging the foundation (cracking concrete) and provide an existing safety hazard and both the existing building and guests using the outdoor areas – thus, they are proposed to be removed. A certified arborist has been engaged to provide a site visit, tree inspection and assessment of the tree condition. Two other trees that are not tight to the building are proposed to remain. One of the existing trees to remain will have a flush terrace tree grate to accommodate the trunk and root system. The other existing tree to remain will have a modified planting bed (bark mulch) on the southwest corner outside the new terrace area. There are some minor changes to an existing interior wall and some electrical repairs proposed to the interior of this area – refer to the design drawings and project information provided.

The proposed total cost of the project is expected not to exceed \$200,000 and expected to commence as soon as city approvals are completed.

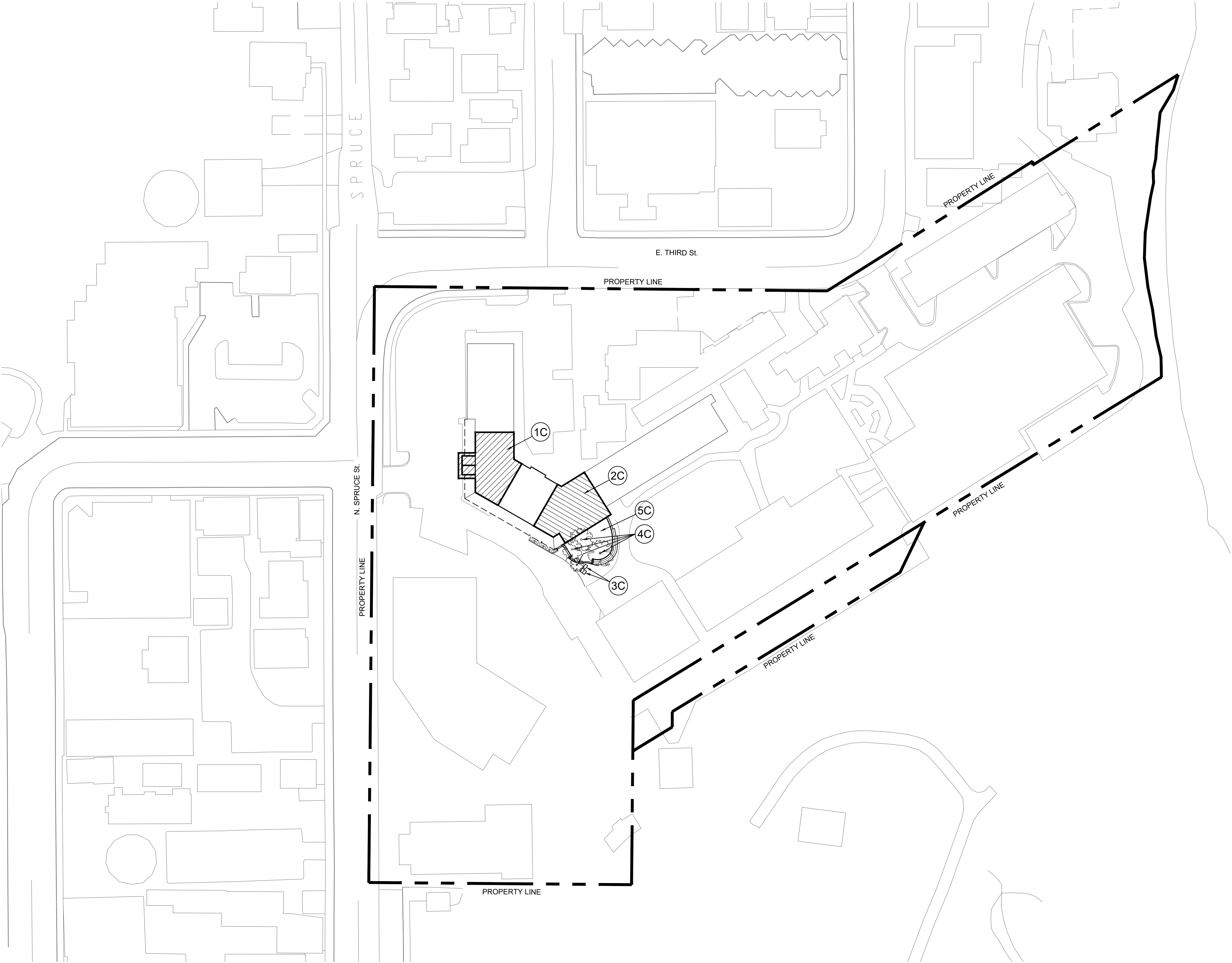
Drawings depicting the proposal are provided. Site plans include existing buildings, parking, landscaped areas showing the information needed for this limited scope work for this proposal are provided. Tree locations are shown as well as photographs and other pertinent information to explain the proposed work intended. An architectural model and energy conservation measures are not applicable to this proposal. Property Survey information is provided. Planning information is provided on the cover sheet of the drawings. Product information is provided and exterior materials and finishes are noted on the drawings provided. An Arborist Report and Tree Removal Application are provided with this submittal.

Respectfully Submitted,
David Bissett Architect PC
AIA / NCARB



Cannon Beach
CONFERENCE CENTER

Revisions	
Drawn By TA	Checked By DB
Object Number	
Issue Date April 5, 2024	
Drawing File Name CBCC	
Sheet Number	



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

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL REVIEW ALL SITE CONDITIONS AND CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES IN THE PROPOSED WORK TO THE ARCHITECT IMMEDIATELY. PROCEED ONLY AFTER WRITTEN CLARIFICATIONS ARE SUBMITTED.

KEY NOTES:

- 1C HAVEN BLDG. - ENTRY UPGRADE. SEE A2.1
- 2C HAVEN BLDG. - COACH HOUSE UPGRADE. SEE A2.2 & A2.3
- 3C EXISTING POWER BOX, UTILITY VAULT TO REMAIN
- 4C EXISTING TREES - (2) TO BE REMOVED & (2) TO REMAIN. SEE ARBORIST REPORT.
- 5C NEW OUTDOOR TERRACE - CAST CONCRETE STONE STYLE PAVERS, STEPS AND EDGE - SEE MFR. CUT SHEET A2.3.



dba DAVID BISSETT
ARCHITECT PC
503.341.4445 davidb@dbaarch.com
www.DBAarch.com

SITE PLAN
CANNON BEACH
CONFERENCE CENTER
289 N. Spruce
CANNON BEACH, OR 97110



Revisions

Drawn By TA	Checked By DB
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Project Number

Issue Date
April 5, 2024

Drawing File Name

CBCC

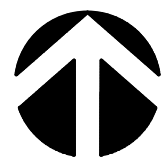
Sheet Number

A1.1

REVIEW SET



1 AERIAL SITE PLAN
A1.2 NTS



GENERAL NOTES:

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AERIAL SITE PLAN

CANNON BEACH
CONFERENCE CENTER
289 N. Spruce
CANNON BEACH, OR 97110

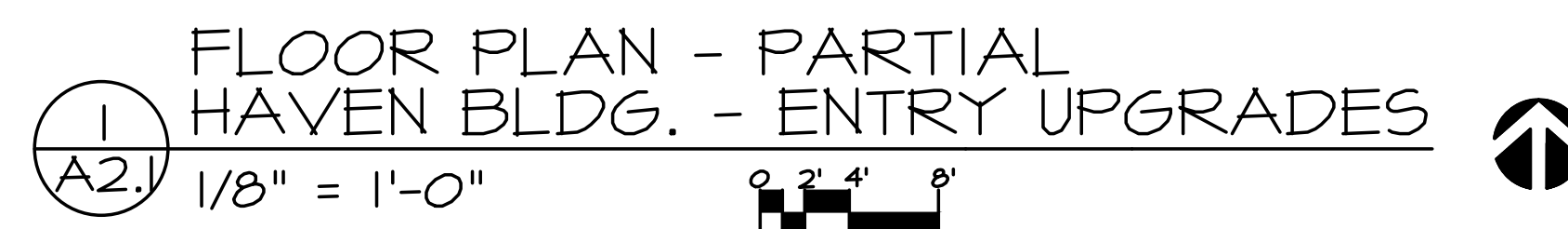
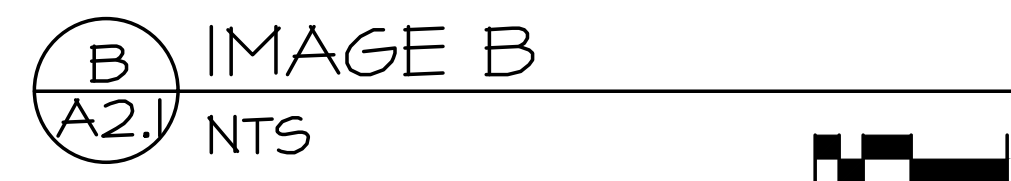
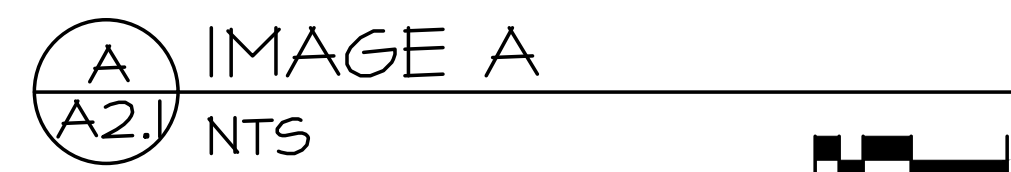


Revisions

Drawn By TA	Checked By DB
Project Number	
Issue Date April 5, 2024	
Drawing File Name CBCC	
Sheet Number	

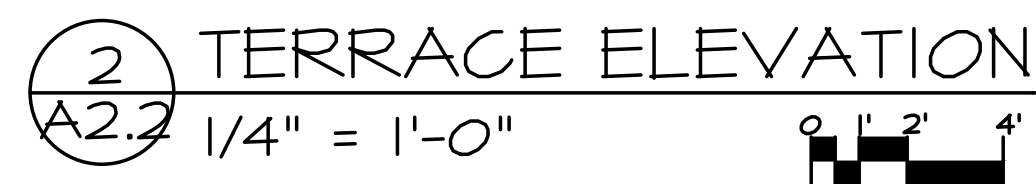
A1.2

REVIEW SET



REVIEW SET





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A
A2.3
PAVERS
NTS

WESTERN INTERLOCK - MILANA MODERN STONE
LEIDEN COLLECTION
CAMBRIDGE BLEND COLOR



D
A2.3
STEPS
NTS

WESTERN INTERLOCK - MURATA STEP BLOCK (& COPING TRIM EDGE)
CHARCOAL COLOR



E
A2.3
WALL BLOCK
NTS

WESTERN INTERLOCK - GRANDINO WALL BLOCK
CAMBRIDGE BLEND COLOR



B
A2.1
SIDE IMAGE
NTS



C
A2.1
FRONT IMAGE
NTS



I
A2.3
DECK LANDSCAPE PLAN
1/4" = 1'-0"

GENERAL NOTES:

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KEY NOTES: - COACH HOUSE

- 1 (2) TREE'S REMOVED
2 (2) TREE'S TO REMAIN
3 NEW OUTDOOR TERRACE - CAST CONCRETE STONE STYLE PAVERS, STEPS AND EDGE. - SEE MFR. CUT SHEET.
4 EXISTING POWER BOX, UTILITY VAULT TO REMAIN
5 EXISTING CONC. SIDEWALK TO REMAIN
6 REMOVE TURF GRASS AND REPLACE W/ FLUSH GRADE PAVERS TO MATCH EXISTING HERRING BONE LAYOUT.
7 POTTED PLANTS
8 EXISTING PLANTING BED TO REMAIN
9 4'x4' FLUSH TREE GRATE @ EXISTING TREE
10 PATIO FURNITURE



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DECK LANDSCAPE PLAN

CANNON BEACH
CONFERENCE CENTER
289 N. Spruce
CANNON BEACH, OR 97110



Revisions

Drawn By TA	Checked By DB
Project Number	
Issue Date April 5, 2024	
Drawing File Name CBCC	
Sheet Number	

A2.3

REVIEW SET



Cannon Beach arborist pre-construction report

Client: Cannon Beach Conference Center c/o David Bissett
Site: 289 N Spruce Street
Tax/map: 51020CC00100
Contact: (503) 341-4445 davidb@dbaarch.com
Date: 3-22-2024
Pages: 1-7

There are two shore pined that are planted in such a confined way that their roots appear to be cracking the foundation of the building as well as the sidewalk just to their south. The Cannon Beach Conference Center plans a remodel which includes the changing of windows on the Sun Room adjacent to the Coach House into double doors. In the space just outside these double doors are the 2 above mentioned shore pines which if left would impede pedestrian traffic as well as restrict full opening of the doors. For these reasons I recommend that the two shore pines be removed. Please see additional photos, map and architectural site plan. There are nearby trees a bit further from the building which are planned to be retained.

Austin Wienecke

ISA Board Certified Master Arborist PN-5890B
Certified Tree Climber Trainer USFS
ISA Tree Risk Assessment trained
General Manager: Arbor Care Tree Specialists Inc.
503-791-0853 austin@arborcarenw.com



A handwritten signature in blue ink that reads "Austin Wienecke".



Shore pines



Location of foundation and sidewalk cracking





Location of foundation and sidewalk cracking





Tree proximity to foundation



Quote Name: Cannon Beach Conference Center
Customer: JSA
Payment Terms:
Sales Representative: Nicole Keller **Mobile:**
nicole.keller@parr.com
Weighted Average: U-Factor: .29, SHGC: 0.2, VT: .35

Quote Number: SQPASZ003728_1
Created Date: 2/1/2024
Modified Date: 2/12/2024
PO Number:
Total Windows: 1
Total Doors: 8
Total Sq Ft: 330.00
Total Perim Ft: 228
Est. Delivery: _____

Comments:

For warranty information please visit www.milgard.com/warranty/

Billing Information

Name: JSA
Address:

Phone:
Fax:
Email:

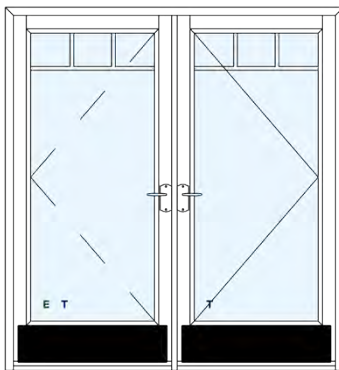
Shipping Information

Name:
Address:

Phone:
Fax:
Email:

Line: 1 **Location:** ENTRY OFFICE/LOBBY
Quantity: 3 Ultra C650, 3945U, OS2P2, 1 3/8" Setback, Ext Frost / Int White, U-Factor: .29, SHGC: .19, VT: .33, **PG:**
No Rating

Flat, Ext Frost/Int White, 13 1/4" Valance 6W1H
Hinge Finish: Satin Nickel
Handle Finish: Ext Satin Nickel/Int Satin Nickel
Keyed Alike Locks
Low Profile Sill
ADA Prep Package
Custom Size
Argon Gas Filled
Foam fill Frame
Tariff



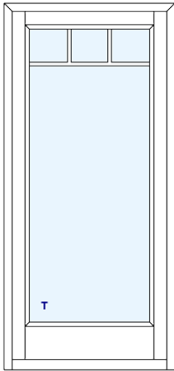
Model = Outswing Two Panel
Size = Net Frame: 73 3/8" x 79 1/2"
Handing = Passive / Active
Energy Star Zone(s) = None
Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered with Gray Foam Spacer
Glazing = Dual Glaze with Argon
Grids = Flat, Ext Frost / Int White, 13 1/4" Valance 6W1H
Wall = 4 9/16" Wall Condition, 0" Primed Jamb Extension
Hardware = Madrona Handle, Ext Satin Nickel, Int Satin Nickel, Satin Nickel Hinge Finish, Keyed Alike
Other Options = ADA Compliant Sill, Low Profile Sill, ADA Prep Package, Glazing Policy: Glazed and Panel In
Screen = None
Ratings = STC: 28, OITC: 24, PG: No Rating
Clear Opening = W 65 5/8" x H 75 1/2" Sq. Ft. 34.41, Egress: Yes
Calculations = Unit Area (Sq. Ft.): 41, Unit Perimeter (nominal in lineal ft): 27'
Other Ratings = CPD: MIL-A-278-05770-00001

Viewed From Exterior

Customer Approval: _____

Exhibit A-8

Line: 2 **Location:** LOBBY SIDELITES
Quantity: 2 Ultra C650, 3645U, OS1P0, 1 3/8" Setback, Ext Frost / Int White, U-Factor: .28, SHGC: .19, VT: .34
Flat, Ext Frost/Int White, 13 1/4" Valance 3W1H
Argon Gas Filled
Foam fill Frame
Tariff

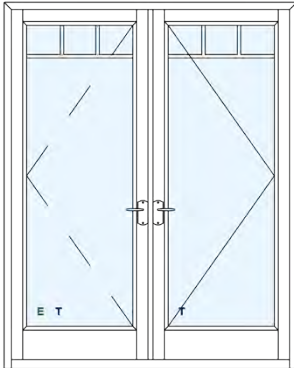


Model = Outswing One Panel
Size = RO: 37 9/16" x 80"
Net Frame: 37 1/16" x 79 1/2"
Handing = Fixed
Energy Star Zone(s) = South Central; Southern
Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered with Gray Foam Spacer
Glazing = Dual Glaze with Argon
Grids = Flat, Ext Frost / Int White, 13 1/4" Valance 3W1H
Wall = 4 9/16" Wall Condition, 0" Primed Jamb Extension
Other Options = Standard Sill, Glazing Policy: Glazed and Panel In
Ratings = STC: 30, OITC: 25, PG: LC-PG30
Calculations = Unit Area (Sq. Ft.): 21, Unit Perimeter (nominal in lineal ft): 20'
Other Ratings = CPD: MIL-A-246-15455-00001

Viewed From Exterior

Customer Approval: _____

Line: 3 **Location:** CAFE COACH HOUSE
Quantity: 3 Ultra C650, 3665U, OS2P2, 1 3/8" Setback, Ext Frost / Int White, U-Factor: .28, SHGC: .19, VT: .34
Flat, Ext Frost/Int White, 13 1/4" Valance 6W1H
Hinge Finish: Satin Nickel
Handle Finish: Ext Satin Nickel/Int Satin Nickel
Keyed Alike Locks
6 9/16" Wall Condition, 2" Jamb Extension
Argon Gas Filled
Foam fill Frame
Tariff



Model = Outswing Two Panel
Size = Call Out: 6076
Net Frame: 71 1/2" x 89 1/2"
Handing = Passive / Active
Energy Star Zone(s) = South Central; Southern
Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered with Gray Foam Spacer
Glazing = Dual Glaze with Argon
Grids = Flat, Ext Frost / Int White, 13 1/4" Valance 6W1H
Wall = 6 9/16" Wall Condition, 2" Primed Jamb Extension
Hardware = Madrona Handle, Ext Satin Nickel, Int Satin Nickel, Satin Nickel Hinge Finish, Keyed Alike
Other Options = Standard Sill, Glazing Policy: Glazed and Panel In
Screen = None
Ratings = STC: 30, OITC: 25, PG: LC-PG45
Clear Opening = W 63 3/4" x H 85 1/2" Sq. Ft. 37.85, Egress: Yes
Calculations = Unit Area (Sq. Ft.): 45, Unit Perimeter (nominal in lineal ft): 28'
Other Ratings = CPD: MIL-A-246-15455-00001

Viewed From Exterior

Customer Approval: _____

Exhibit A-8

Line: 4 **Location:** WINDOW

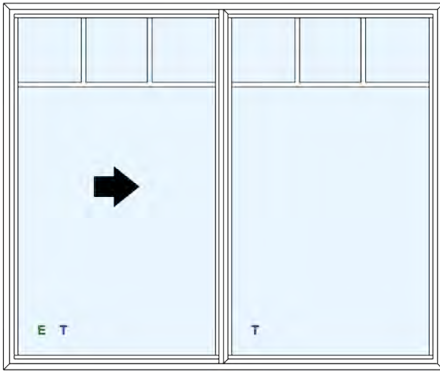
Quantity: 1 Ultra C650, 3110U, HV, 1 3/8" Setback, Ext Frost / Int White, U-Factor: .30, SHGC: .26, VT: .49

1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered

Flat, Ext Frost/Int White, 13 1/4" Valance 6W1H

Argon Gas Filled

Tariff



Viewed From Exterior

Model = Half Vent

Size = Call Out: 6050

Net Frame: 71 1/2" x 59 1/2"

Handing = XO

Energy Star Zone(s) = None

Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered with Gray Foam Spacer

Glazing = Dual Glaze with Argon

Grids = Flat, Ext Frost / Int White, 13 1/4" Valance 6W1H

Hardware = White, Positive Action Lock

Screen = Standard with Fiberglass Mesh

Ratings = STC: 29, OITC: 23, PG: R-PG30

Clear Opening = W 32 1/8" x H 57 5/16" Sq. Ft. 12.79, Egress: Yes

Calculations = Unit Area (Sq. Ft.): 30, Unit Perimeter (nominal in lineal ft): 23'

Other Ratings = CPD: MIL-A-158-05763-00002

Customer Approval: _____

Line: 5 **Location:** DELIVERY

Quantity: 1 Delivery Charge



Customer Approval: _____



PARR LUMBER CO - HILLSBORO #2
21700 NW Wagon Way
HILLSBORO, OR 97124
503-531-7277



Submitted By: _____

Accepted By: _____

Date: _____

For warranty information please visit www.milgard.com/warranty/

Please note that actual NFRC energy values may vary from those reported in CTB Quote Plus due to variations that may occur during the manufacturing process. In most cases variations will be minimal. Please contact your Milgard location with questions or concerns regarding this potential variation.

Painted Vinyl Note: For stucco applications, please follow the Milgard Stucco Tape Guidelines
https://www.milgard.com/sites/default/files/u/u57666/stucco_taping_guidelines_0920.pdf.

Handing is viewed from outside looking in.

ADDITIONAL INFORMATION:



CITY OF CANNON BEACH

BEFORE THE DESIGN REVIEW BOARD OF THE CITY OF CANNON BEACH

IN THE MATTER OF A DESIGN REVIEW APPLICATION FOR
EXTERIOR RENOVATIONS TO THE CANNON BEACH
CONFERENCE CENTER AT 289 N. SPRUCE ST, PROPERTY
DESCRIPTION: MAP 51020CC, TAX LOT 100.
ZONE: RM

FINDINGS OF FACT,
CONCLUSIONS, AND
ORDER DRB 24-06

APPLICANT: David Bissett Architect PC
4788 Sheridan Dr.
Gearhart, OR 97138

David Bissett, on behalf of the Cannon Beach Conference Center, requested design review for exterior renovations to the Haven Building at 289 N. Spruce St. The application was reviewed against the criteria of Municipal Code, Chapter 17.44.080-17.44.100, Design Review Criteria.

The public hearing on the above-entitled matter was held before the Design Review Board on 3/21/2024 and the Design Review Board closed the public hearing and a decision was made at that meeting.

THE DESIGN REVIEW BOARD ORDERS that the application for the exterior renovations to the Haven Building of the Cannon Beach Conference Center is APPROVED WITH CONDITIONS and adopts the findings of fact, conclusions and conditions contained in the Findings of Fact and Conclusions of Law attached to this document. The effective date of this Order is 14 days following the signing of the Order.

This decision may be appealed to the City Council by an affected party by filing an appeal with the City Manager within 14 days of this date.

CANNON BEACH DESIGN REVIEW BOARD

DATED: 3/28/2024

DocuSigned by:
David Doering
72F6B6CD11F041C...

David Doering, Chair



CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

Cannon Beach Design Review Board

Findings of Fact and Conclusions of Law

DRB 24-06, DAVID BISSETT, APPLICANT, ON BEHALF OF CANNON BEACH CONFERENCE CENTER FOR EXTERIOR ALTERATIONS TO THE HAVEN BUILDING. THE PROPERTY IS LOCATED AT 289 N. SPRUCE ST. (TAXLOT 100, MAP 51020CC) IN A RESIDENTIAL MOTEL (RM) ZONE. THE APPLICATION WILL BE REVIEWED AGAINST THE CRITERIA OF MUNICIPAL CODE CHAPTER 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA.

Agenda Date: March 21, 2024

EXHIBITS

The following Exhibits are attached hereto as referenced.

“A” Exhibits – Application Materials

- A-1** Design Review Application DRB#24-06, submitted February 26, 2024;
- A-2** Project Narrative, submitted February 26, 2024;
- A-3** Project Schematics, submitted February 26, 2024;
- A-4** Materials Information, submitted February 26, 2024

“C” Exhibits – Cannon Beach Supplements

- C-1** DRB 24-06 Completeness Determination Letter, dated March 1, 2024;

SUMMARY & BACKGROUND

The proposed project consists of making structural modifications to the Haven Building of the Canon Beach Conference Center. The first upgrade involves the Office/Registration entry, this will include exchanging the location of doors and windows serving this space, adding a gabled roof extension, and adding new accent shingle siding around the new entry doors. The second upgrade will consist of improvements to the Coach House coffee area and its sunroom. This work will be limited to improvements to doors and windows in that area. Additional work such as interior and electrical upgrades will also be part of this project.

APPROVAL CRITERIA

17.44 Design Review Standards and Requirements.

17.44.090 Architectural Design Evaluation Criteria.

The Design Review Board finds that the application consists of two parts: changes to entry area and check in offices of the Haven Building shown on Sheet A2.1 of Exhibit C-3 and changes to fenestration of the Haven Building-Coach House where windows would be replaced with doors as shown on Sheet A2.2 of Exhibit C-3.

The Board finds that the first part of this application meets the applicable criteria of the Municipal Code.

The Board finds that the second part of the application has been modified to remove landscaping changes including the installation of a new terrace which the proposed doors would open on to. The applicant's intent was to have the changes in landscaping reviewed separately in a different application. The Board was unable to find that the revised proposal, consisting only of replacing windows with exit doors, would satisfy the applicable criteria of the Municipal Code and requested that additional information be provided by the applicant regarding the proposed improvement and any landscaping changes that may be necessitated by this change.

DECISION AND CONDITIONS

Architectural

Motion: Having considered the evidence in the record and upon a motion by Board member Ramey, seconded by Board member Valigura, the Cannon Beach Design Review Board voted to approve the architectural plan of the David Bissett application to for the Cannon Beach Conference Center Haven Building project at 289 N. Spruce St., DRB 24-06, as discussed at this public hearing subject to the following conditions:

1. The work approved by this decision is limited to the Haven Building entry upgrades shown on Sheet A2.1 of Exhibit A-3.
2. The proposed changes to fenestration at the Haven Building-Coach House shown on Sheet A2.2 of Exhibit A-3 are not approved by this decision and require further review by the Design Review Board.

Notice of Approval

17.44.140 Final approval expiration.

The final approval of a design review plan shall be void after one year of the date of approval unless a building permit has been obtained. (Ord. 90-3 § 15)