CITY OF CANNON BEACH
AGENDA

Meeting: Design Review Board
Date: **Thursday, March 21, 2024**
Time: 6:00 pm
Location: Council Chambers

CALL TO ORDER, APPROVAL OF AGENDA AND MINUTES

1) **Approval of Agenda**

2) **Consideration of the Minutes for the Design Review Board Meetings of February 21, 2024.** *If the Design Review Board wishes to approve the minutes, an appropriate motion is in order.*

PUBLIC COMMENT

If you request to speak during a public hearing agenda item, your comments will be considered during the public hearing portion of the meeting when the public hearing item is considered by the Board.

NON-HEARING ITEMS

3) **DRB 24-05,** CONSIDERATION OF A FREESTANDING SIGNAGE APPLICATION,
DRB 24-05 Jen Dixon, applicant, on behalf of the Cannon Beach Library for freestanding signage. The property is located at 131 N. Hemlock St. (Taxlot 7301, Map 51019DD) in a Limited Commercial (C1) zone. The application will be a non-hearing item reviewed against the criteria of Municipal Code, Chapter 17.56, Signs.

4) **DRB 24-08,** CONSIDERATION OF A FREESTANDING SIGNAGE APPLICATION,
DRB 24-08 Friends of Haystack Rock application for freestanding signage. The property is located at 1190 S. Pacific St. (Taxlot 10200, Map 51030DA) is a Residential Motel (RM) zone. The application will be a non-hearing item reviewed against the criteria of Municipal Code, Chapter 17.56, Signs.

ACTION ITEMS

5) **Continuation of DRB 24-04 WRB Construction LLC**, on behalf of Tolovana Sands Condominiums, Application for exterior alterations to existing buildings. The property, 160 E. Siuslaw, TAXLOTS 51032CB70001, 70002, 70003, 70102, 70103, 70104, 70105, 70106, and 70201 consists of multiple owners within a homeowner's association and is 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.

6) **DRB 24-06** David Bisset, applicant, on behalf of Cannon Beach Conference Center for exterior alterations to existing structures and landscaping changes. 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.

7) **DRB 24-07** CIDA Inc., applicant, on behalf of the City of Cannon Beach for a new City Hall building. The property is located at 163 E. Gower St. (Taxlots 11900 and 12000, Map 51030AD) in a Limited Commercial (C1) zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080 – 17.44.100, Design Review Criteria.

DISCUSSION ITEMS

8) Good of the Order

9) ADJOURNMENT

Please note that agenda items may not be considered in the exact order listed, and all times shown are tentative and approximate. Documents for the record may be submitted to the Community Development Department prior to the meeting by email, fax, mail, or in person. Publications may be available in alternate formats and the meeting is accessible to the disabled. For questions about the agenda, or if you need special accommodations per the Americans with Disabilities Act (ADA), please contact Community Development at (503) 436-8054.

Posted: March 14, 2024

Public Comment: If you wish to provide public comment via Zoom for this meeting, please use the raise your hand Zoom feature. Except for a public hearing agenda item, all Public to be Heard comments will be taken at the time indicated on the agenda or at the discretion of the Chair for both agenda and non-Agenda items. If you are requesting to speak during a public hearing agenda item, please indicate the specific agenda item number as your comments will be considered during the public hearing portion of the meeting when the public hearing item is considered by the Board. It will be at the Chair's discretion to allow additional comment through Zoom at the time of the meeting.

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Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
February 21, 2024
6:00 p.m.
Council Chambers

Present: Chair Dave Doering and Board Members Anita Dueber, Michelle Valigura, and Harvey Claussen attended in person. Tim Ramey via Zoom

Excused: None

Staff: City Manager Bruce St. Denis, Community Development Director Steven Sokolowski, City Planner Robert St. Clair, and Administrative Assistant Tessa Pfund. Special Counsel Bill Kabeiseman

CALL TO ORDER

Chair Doering called the meeting to order at 6:00 pm.

1) Approval of Agenda

Doering requested to move item 7 to number 4 so the applicant would not have to sit through the entire meeting.

Motion: Dueber moved to approve the agenda as amended, Claussen seconded the motion.

Vote: Doering, Dueber, Valigura, and Claussen voted AYE; the vote was 4:0 in favor and the motion passed. Ramey was unable to vote due to technical difficulties.

2) Approval of minutes from the January 18, 2024, Design Review Board Meetings

Anita asked that a correction being made to page 4, where it reads Claussen instead of Doering. It was agreed.

Motion: Dueber moved to approve the minutes as amended; Claussen seconded the motion.

Vote: Doering, Dueber, Valigura, and Claussen voted AYE; the vote was 4:0 in favor and the motion passed. Ramey was unable to vote due to technical difficulties.

Chair Doering complimented the minutes for the January meeting recorded by Jen Barrett.

Chair Doering asked if Tim Ramey was coming tonight. Sokolowski shared that Mr. Ramey was on the way but was delayed by jury duty. Ramey is currently connected to this meeting via Zoom. Sokoloski then introduced Bill Kabeiseman to the board.

PUBLIC COMMENT

No comments

DRAFT

ACTION ITEMS

3) Public Hearing and Continuation of DRB 23-14

DRB 23-14, Scott Rochel applicant and property owner, to demolish old garage and rebuild new garage with an Accessory Dwelling Unit (ADU). The property is located at 279 Gulcana Ave (Tax Lot 04501, Map 51031AA) in a Residential Moderate Density (R1) Zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080-17.44.100, Design Review Criteria.

Chair Doering asked if anyone objected to the jurisdiction of the Design Review Board to hear this matter at this time. Doering asked if any Commission member believes he or she has a conflict of interest or personal bias. Doering asked if any Commission member had any ex parte contacts or made a site visit. Claussen shared that he visited the site to view the raising of a pole on the property per the request of an adjacent neighbor. Mr. Sokolowski unpacked what occurred on that day and why. Mr. Doering asked if there were additional correspondence on this matter, St. Clair said no.

Chair Doering asked if there was additional correspondence. St. Clair replied no.

Chair Doering opened the public hearing and stated that the pertinent criteria were posted; testimony and evidence must address those criteria or other applicable criteria; failure to raise an issue accompanied by statements or evidence sufficient to permit the decision makers to respond to the issue would preclude appeal based upon that issue; prior to the conclusion of the initial evidentiary hearing, any party may request that the hearing record remain open for at least seven days for the submission of additional testimony or evidence; persons who testify shall first receive recognition from the chair, state their full name and mailing address, and if appearing in a representative capacity, identify whom they represent

Chair Doering asked for a presentation from the applicant.

Scott Rochel, 1727 37th place Lynwood WA
Spoke via zoom. He thanked the board for their time and shared that he would be present to answer questions for the board.

Chair Doering asked for testimony from proponents. There were none.
Chair Doering asked for testimony from opponents. There were none.
Chair Doering asked for additional staff response. There were none.
Chair Doering asked for additional statements from the applicant or proponents. There were none.
Chair Doering moved the public hearing and for the board to consider the application.

Motion: Dueber moved to approve the application; Valigura seconded the motion.

Doering asked if there was any reason why the ADU could not be built 5' to the side, Claussen said he has the same question. Scott Rochel stated it would cost more for the gas lines, sewer and water hookup which are charged by the foot. It would also impact the lawn size. Claussen said he felt those costs were fairly minor. Doering asked if he would consider alterations. Rochel said he wants to use the plan at hand, and not make adjustments. Dueber shared that she did not see this neighbor's view as being significantly altered. Conversation then followed regarding how the applicant does have the option to build a two-story home at that location without having to go through the DRB for review. Dueber spoke in favor of the project and pointed out that the homeowner has been a considerate of the other neighbors. Board member Valigura added information from recent state bill which supported like developments. Rochel commented that if he moves the home to one side it will impede another neighbor's view. Conversation continued.

DRAFT

Doering reminded the board they had a motion to approve the application.

Vote: Doering, Dueber, Valigura, and Claussen, Ramey voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

Doering asked for a motion to approve architectural design.

Motion: Valigura moved to approve the architectural design; Dueber seconded the motion.

Vote: Doering, Dueber, Valigura, and Claussen, Ramey voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

Doering asked for a motion to approve landscape design. Dueber commented that she would like to know more about the landscaping. Rochel described the current plant landscape, and what his plans were for those in terms of transplanting them to a new location during construction. She was satisfied with Rochel's mindfulness of the desired landscape and stewardship of the plants.

Motion: Valigura moved to approve the architectural design; Claussen seconded the motion.

Vote: Doering, Dueber, Valigura, and Claussen, Ramey voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

Dave Doering took a moment to introduce Mr. Tim Ramey, the new DRB member who arrived a few moments after the meeting started due to a jury duty delay. Mr. Ramey apologized and explained why he was late. He shared that he was listening in via zoom, so he has been able to follow all that has transpired.

4) Public Hearing and Continuation of DRB 24-02

DRB 24-02 Glen Miller applicant, on behalf of the Cannon Beach Conference Center, to remove and replace existing siding and install new siding. The property is located at 288 Hemlock St (Tax Lot 02700, Map 51019DD) in a Residential Motel (RM) Zone.

Chair Doering asked if anyone objected to the jurisdiction of the Design Review Board to hear this matter at this time. Doering asked if any Commission member believes he or she has a conflict of interest or personal bias. Doering asked if any Commission member had any ex parte contacts or made a site visit. Board members commented that they walk by the site all the time.

Chair Doering asked for the staff report. St. Clair read the staff report, noting DRB is only reviewing the architectural design criteria.

Chair Doering opened the public hearing and stated that the pertinent criteria were posted; testimony and evidence must address those criteria or other applicable criteria; failure to raise an issue accompanied by statements or evidence sufficient to permit the decision makers to respond to the issue would preclude appeal

based upon that issue; prior to the conclusion of the initial evidentiary hearing, any party may request that the hearing record remain open for at least seven days for the submission of additional testimony or evidence; persons who testify shall first receive recognition from the chair, state their full name and mailing address, and if appearing in a representative capacity, identify whom they represent

Chair Doering asked for testimony from the applicant.

Glen Miller, Maintenance Manager for Cannon Beach Conference Center, PO Box 943
Glen shared that at the last board meeting they liked the material but had questions about paint color that corresponded with the other buildings. Mr. Miller invited Mr. Lawrie to come forward and share how they've responded to the boards' comments last month.

Jamie Lawrie 288 N Spruce
Jamie Lawrie presented a color and texture board for the DRB to review. Lawrie unpacked the sample colors and texture provided and directed the board to the items in their packet for additional information, and he provided a physical example of the proposed design. Lawrie expressed that they wanted to take the DRB's advice and make some changes but keep the look similar to what they currently have. Lawrie thanked the board for their time and invited questions. Doering posed questions relating to the paint colors. Dueber asked how people felt about the belly band, conversation followed as to the look and color.

Chair Doering asked for testimony from proponents. There were none.
Chair Doering asked for testimony from opponents. There were none.

St. Clair pointed out that O'Neal raised his hand on Zoom. He raised it after the board closed the public testimony to the previous item. Conversation followed as to whether the board allow him to speak to the board. It was suggested that they close this item before the board addresses Mr. O'Neal.

Chair Doering asked for additional staff response. There were none.
Chair Doering asked for additional statements from the applicant or proponents. There were none.

Chair Doering closed the hearing, and then asked if there was a motion to approve the architectural plans.

Motion: Ramey moved to approve the architectural plans; Claussen seconded the motion.

Vote: Doering, Dueber, Valigura, Ramey and Claussen voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

Doering asked about Mr. O'Neal raised hand on Zoom, Sokoloski shared he is allowed to let him speak, but there isn't necessarily anything that can be done to change the motion at this point. The board allowed Mr. O'Neal to speak. Mr. O'Neal shared that there were problems with the Zoom call. Mr. St. Clair addressed a few items relating to the requirements of public comments during a DRB meeting. O'Neal proceeded to share what he would like to see happen with DRB 23-14, and his story of what occurred on Zoom earlier. Sokolowski thanked him for his time and comments, and let him know that the plans were approved, but a notice will be sent out regarding how to appeal.

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5) Public Hearing and Continuation of DRB 24-03

DRB 24-03 Jay Orloff of Tolovana Designs LLC applicant, on behalf of Patrick/Dave LLC, to build a new detached multi-family development with detached garages. The property is located at Forest Lawn and Hemlock Streets (Tax Lot 04100, Map 51030DA) in a Residential Medium Density (R2) Zone.

Chair Doering asked if anyone objected to the jurisdiction of the Design Review Board to hear this matter at this time. Doering asked if any Commission member believes he or she has a conflict of interest or personal bias. Doering asked if any Commission member had any ex parte contacts or made a site visit. Board members declared their site visits.

Chair Doering asked for the staff report. Sokolowski shared the recent approval of CU 23-04 by the Planning Commission, which is associated with this development. Sokolowski then shared the conditions of approval applied to CU 23-14 by the Planning Commission.

Chair Doering asked if there was additional correspondence. Sokolowski shared that today comments were received from Mike Bates and Jamie Lerma. Both correspondences were forwarded to the board by email, and printed copies were presented to the board. Conversation followed regarding the content and impact of the correspondence. Sokolowski proceeded to explain the situation at hand, and the layout of the property by utilizing the visual aid shared on page 80 of the DRB packet. Dueber posed questions regarding the sales and restrictions associated with condominiums and duplexes, Mr. Kabeiseman responded. Conversation followed regarding zoning and restrictions for the property at hand. As the property is in an R2 Zone it cannot have more than two dwelling units, and the garage cannot be turned into an ADU.

Chair Doering opened the public hearing and stated that the pertinent criteria were posted; testimony and evidence must address those criteria or other applicable criteria; failure to raise an issue accompanied by statements or evidence sufficient to permit the decision makers to respond to the issue would preclude appeal based upon that issue; prior to the conclusion of the initial evidentiary hearing, any party may request that the hearing record remain open for at least seven days for the submission of additional testimony or evidence; persons who testify shall first receive recognition from the chair, state their full name and mailing address, and if appearing in a representative capacity, identify whom they represent

Chair Doering asked for testimony from the applicant.

Jamie Lerma, on behalf of the applicant, PO Box 825
Lerma provided an abbreviated history of the attempted development of this property. The feeling now, with the alterations, is that this has been a joint project with the Planning Commission, as they've been working with their feedback for some time. Jamie addressed Mr. Bates' letter, making note that Commissioner Bates recused himself twice now on this matter. Lerma unpacked the setback requirements for this property and made note of the unusual shape of the lot which adds layers of challenges. He then addressed the Tree Removal Permits in question, and the process as it stands. Lerma continued to address Commissioner Bates' letter. Lerma feels that the letter was asking the DRB to disregard the PC's decision, and Lerma asks that the DRB not do that.

Jay Orloff Tolovana design PO Box 563
Orloff proceeded to address Mr. Bates' letter item by item. Orloff highlighted items that he submitted to the packet for the board to review. Orloff shared that they have plans to plant five Sitka spruces on the property, and used visual adds submitted to the packet to review the proposed landscape plans. Dueber posed questions for Mr. Orloff. Doering asked questions regarding parking and the driveway, Orloff answered.

Chair Doering asked for testimony from proponents. There were none.

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Chair Doering asked for testimony from opponents.

Jan Siebert-Wahrmund PO Box 778
She is concerned if more than one house can be allowed to be built on one cannon beach lot of records. How is this following the code? How is a development with three buildings considered the same as the one house our code allows on a wetland lot of record. Why is an asphalt driveway needed here? Where are the bioswale drawings. Shouldn't they be included in this DRB application after the Planning Commission made it a requirement? Has our city arborist weighed in on the trees? It is essential that our city arborist share his professional and unbiased advice rather than the applicant's. How can this application be complete. She asked that we make absolutely sure that all of the setbacks are appropriate. Jan proceeded to pose questions regarding parking and landscaping. Jan asked that we apply our zoning ordinance as it is written.

Rosey Dorsey, PO Box 524
Her home was constructed in 2011, and she has recently become a full-time resident. Ms. Dorsey had questions concerning the setback and if the plans reflect what needs to happen. Ms. Dorsey expressed concern regarding the removal of trees near her property line that might impact on her property's stability. The study offered is from 2022 says it's based on the perimeter of the property, not within the property. Her home is adjacent and lower, and she wants to make sure her property will be safe.

Dana Caldwell, PO Box 1305
She called this a three-year debacle, and a large issue in this community, especially for those who live on Forest Lawn. She is thankful that we are where we are now, but she wanted it to be clear that this wasn't really a collaboration with the Planning Commission so much as a response from the community/neighbors. She commented that she would like to see Lerma reducing the parking by 2, and that the parking pad not be paved. She also liked the proposal for more landscaping. As for the setback, she's still confused and would like the DRB to make a formal finding, and make it clear where the front, back and side yards are. She closed by thanking the committee for their time.

Chair Doering asked for additional staff response. There was none.

Chair Doering asked if the applicant would like to make additional statements.

Jay Orloff came forward to address questions relating to wetland delineation, the elk, and geological reports. Jay shared that the owner would be open to the gravel parkway as a condition of approval. Doering asked how they would do that, Jay said they would like to have those four spots, but that will be up to the DRB's decision.

Chair Doering closed the public hearing and moved for the board to discuss the application of DRB 24-03.

The board proceeded to discuss the application, specifically highlighting the gravel driveway and number of parking spots. Dueber expressed interest in reducing the parking for the development as it only requires four spots, and the garage will provide two. She would like to preserve Forest Lawn as much as she can, and hopes this will be the last development in that neighborhood. The hope is that this will be a compromise for those involved. Kabeiseman was consulted as to how to proceed. He shared that once they have a consensus and make a motion with conditions.

Doering asked to entertain a motion that we approve the plan with the condition that the parking be limited to two spots on a gravel or permeable drive.

Motion: Claussen moved to approve the plans with a condition that the parking be reduced by two and on permeable drive; Ramey seconded the motion.

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Vote: Doering, Dueber, Valigura, Ramey, and Claussen voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

Motion: Valigura moved to approve the architectural design; Ramey seconded the motion.

Vote: Doering, Dueber, Valigura, Ramey, and Claussen voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

Chair Doering led the board to discuss the landscaping. The board proceeded to discuss the tree removals on the lot. Doering asked clarifying questions of Jay Orloff to ascertain how many trees were to be replanted on the lot. Conversation followed. Jay Orloff, upon answering a question posed by Chair Doering, realized he misspoke when he said they plan to plant 7 Sitka spruces, that he meant to say Shore Pines. Conversation followed relating to the landscaping and decisions made by the Planning Commission.

Motion: Ramey moved to approve the landscape design incorporating the January 11, 2024 report; Valigura seconded the motion.

Vote: Doering, Dueber, Valigura, Ramey, and Claussen voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

6) DRB 24-04, WRB Construction LLC, on behalf of Tolovana sands condominiums, application for exterior alterations to existing buildings. The property, 160 E. Siuslaw, taxlots 51032CB70001, 70002, 70003, 70102, 70103, 70104, 70105, 70106, and 70201 consists of multiple owners within a homeowner's association and is 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.

Chair Doering asked if anyone objected to the jurisdiction of the Design Review Board to hear this matter at this time. Doering asked if any Commission member believes he or she has a conflict of interest or personal bias. Doering asked if any Commission member had any ex parte contacts or made a site visit. Board members declared their site visits.

Chair Doering asked for the staff report. St. Claire read the staff report.

Chair Doering asked if there was additional correspondence. There were none.

Chair Doering opened the public hearing and stated that the pertinent criteria were posted; testimony and evidence must address those criteria or other applicable criteria; failure to raise an issue accompanied by statements or evidence sufficient to permit the decision makers to respond to the issue would preclude appeal based upon that issue; prior to the conclusion of the initial evidentiary hearing, any party may request that the hearing record remain open for at least seven days for the submission of additional testimony or evidence; persons who testify shall first receive recognition from the chair, state their full name and mailing address, and if appearing in a representative capacity, identify whom they represent

Chair Doering asked for testimony from the applicant.

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Brian Mullen, WRB Construction 12705 SW Herman Rd Tualatin, OR 97062
Mr. Mullen spoke as a representative of the HOA for this remodel, and apologized for the black and white plans that were dropped off, he did not realize the board didn't have color copies. Mr. Mullen described the proposed plans and explained that the property has been neglected for some time and has patches of dry rot which require immediate attention. The construction team has done their best to patch up the property, but they need to make additional improvements as soon as possible. They have a goal to make the property uniform and up to date. They are open to hearing comments on the coloring and plans.

Questions were posed to Mr. Mullen to regarding the color of grey being used on the buildings, and how it would match with the decks and trim. At this time there are alterations planned for the decks. Sokolowski commented that without knowing what colors the siding will be, he is not comfortable with the plans. Conversation ensued. The use of shake siding was brought into question. Ramey mentioned that the trouble with shingles is the cost. Valigura commented that they are not here to consider cost, but design. Conversation followed. Ramey offered positive reviews of the proposed product, based upon another home in town. Mullen commented that the neighboring homes also use hardie plank, not shingles. Mullen commented that shingles could increase their cost by three times that of their proposed hardie plank material. Conversation ensued. Mullen asked when he could come back to present before the board. Sokolowski answered that the next meeting will be at the end of March. Suggestions for the March presentation were offered.

Chair Doering asked for testimony from proponents.

Burke Snow, 3946 SW Coronado Street, Portland OR 97209
Appeared via Zoom as an owning member of the complex. Mr. Snow shared that the owners are terrified of the cost of this project, and the fact that they are likely to uncover more problems that will run up the cost. They wanted the hardie plank, as it has been proved to last for some time and require less maintenance which is ideal for a small HOA. They did consider the cedar shake, but they could not afford the price tag. They are anxious for the building and their financial standing.

Ramey asked it if was okay for them to proceed with construction without putting on the siting, and to return for the siting review next month. Sokoloski said that no building permit can be considered until the DRB approves the application. Conversation followed.

Heather Hammel 525 August Hills Dr., Crescent Minnesota 55947
Appeared via Zoom as a member of the HOA, and apologized for the last-minute notice. They are mostly all new members to this HOA and are trying their best to get these buildings to look like they belong to Cannon Beach. They are currently in disrepair. Additional comments and history of the property's situation were shared. Ms. Hammel said the property was inspected before their purchase in 2022, but it did not show this level of disrepair.

Mr. Snow returned to Zoom to explain they had been given bad advice and ordered the materials believing they could get started on the project. He reminded the board they are limited financially, and that the property has low visibility to the public.

Conversation followed amongst the board members. Claussen and Ramey expressed sympathy for the situation and would move to approve the roofing and hardie plank for them to proceed. However, they are not ready to approve color as they don't know what the color is.

Motion: Claussen moved to approve the roofing and materials; Ramey seconded the motion.

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The motion was paused as questions were posed and conversation ensued. Kabeiseman sorted through the requirements and asked them to amend the motion to reflect the conditions.

Motion: Claussen moved to approve the application with the condition that the applicant must return for approval of colors, design of the gables, and siding materials; Valigura seconded the motion.

Vote: Doering, Dueber, Valigura, Ramey, and Claussen voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

Mr. Mullen asked for clarification on what the board would like to see in their next meeting from him.

Chair Doering asked for a motion for the chair to sign the appropriate orders.

So moved by Ramey; seconded by Claussen.

Vote: Doering, Dueber, Valigura, Ramey, and Claussen voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

DISCUSSION ITEMS

Chair Doering asked if their items to discuss. Dueber asked if there was an update from the Council regarding the wording for signage. Sokolowski said there was a brief discussion.

7) Good of the Order

8) ADJOURNMENT

Chair Doering adjourned the meeting at 8:58 p.m.

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Tessa Pfund, Community Development and Planning Department Administrator

DRAFT

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

Cannon Beach Design Review Board

Staff Report:

DRB 24-05, NON-HEARING CONSIDERATION OF A FREESTANDING SIGNAGE APPLICATION, JEN DIXON ON BEHALF OF CANNON BEACH LIBRARY AT 131 N. HEMLOCK ST., TAXLOT 51019DD07301

Agenda Date: March 21, 2024 **Prepared By**: Community Development Department

GENERAL INFORMATION

DISCLOSURES

Any disclosures (i.e. conflicts of interest, site visits or ex parte communications)?

EXHIBITS

The following Exhibits are attached hereto as referenced.

"A" Exhibits – Application Materials

A-1 Sign permit application with image of proposed signage, received January 26, 2024

A-2 Signage color information email, received March 1, 2024

"B" Exhibits – Agency Comments

None received as of this writing;

"C" Exhibits – Cannon Beach Supplements

C-1 DRB 24-05 Completeness determination letter, dated March 1, 2023

"D" Exhibits – Public Comment

None received as of this writing;

SUMMARY & BACKGROUND

The applicant requests design review approval for the replacement of existing free-standing signage at the Cannon Beach Library at 131 N. Hemlock St., a property in the Limited Commercial (C1) zone. The location of the requested signage will be on an existing wooden support frame along the S. Hemlock St. frontage.

APPROVAL CRITERIA

Approval criteria are in the signage regulations of Chapter 17.56 of the Municipal Code. These are excerpted below.

17.56.030(A)(1) Regulations – Generally, Sign Face Area

The area of sign faces enclosed in frames or cabinets is determined by the outer dimensions of the frame or cabinet surrounding the sign face. Sign area does not include foundations, supports, and other essential structures which do not serve as a backdrop or bother to the sign. Only one side of a double-faced sign is counted in measuring the sign face area.

Staff Comment: The proposed sign will measure 60 inches tall by 22.25 inches wide. This equates to an area of approximately 9 square feet.

17.56.030(B) Regulations – Generally; Height of Signs

No freestanding, projecting or awning sign, including support structures, shall be more than sixteen feet in height. The overall height of a sign or sign-supporting structure is measured from the existing grade directly below the sign to the highest point of the sign or sign-supporting structure.

Staff Comment: The maximum height above grade of the sign and its support frame is approximately 8 feet.

17.56.030(F) Regulation – Generally; Sign Lettering

The maximum letter height shall be twelve inches.

Staff Comment: The maximum letter height will be approximately 4.5 inches.

17.56.030(J)(2) Regulations – Generally; Materials

Signs shall be constructed of wood or have a wood exterior, or be painted or etched on a window or be part of an awning. Signs consisting of other materials must be approved by the Design Review Board.

Staff Comment: Application materials indicate that the sign will be constructed from cedar with hand carved lettering. No alternative materials are proposed are proposed with this application. The sign will use natural wood coloring, a black border and black lettering, and multi-colored wooden blocks along the bottom border that will represent books. Pantone colors of the bottom border blocks have not been provided; however Exhibit A-2 contains an image of the book blocks with colors including black, white, yellow, red, green, and two shades of blue.

17.56.040(A)(1)(a) Regulations – Base Zone; C1, C2 and RM Zone Sign Requirements

The total square footage of all signage associated with a lot shall not exceed one square foot of sign face area per lineal foot of site frontage.

Staff Comment: The subject property is a 5,000 square foot lot measuring 50 x 100 feet. The site frontage along S. Hemlock St. is 50 feet in length. The maximum allowable amount of signage is 36 square feet with 24 square feet being freestanding.

17.56.040(A)(2) Regulations – Base Zone; Freestanding Signs

Each lot is permitted one freestanding sign per site frontage. The maximum sign face for a freestanding sign is twenty-four square feet.

Staff Comment: The proposed signage will be the only free-standing signs on the S. Hemlock St. frontage, no other free-standing signage is proposed.

DECISION

Motion: Having considered the evidence in the record and upon a motion by Board Member (Name), seconded by Board Member (Name), the Cannon Beach Design Review Board voted to (approve/approve with conditions/deny) the free-standing signage application of Jen Dixon, on behalf of Cannon Beach Library, at 133 N. Hemlock St., DRB# 24-05.

Site Location – 133 N. Hemlock St.

Exhibit A-1

CITY OF CANNON BEACH

DESIGN REVIEW BOARD APPLICATION

Please fill out this form completely. Please type or print.

Applicant Name: Jen Dixon, Manager, Cannon Beach Library
Mailing Address: PO Box 486
Cannon Beach, OR 97110
Email Address: info@cannonbeachlibrary.org
Telephone: 503-436-1391

Property-Owner Name: Cannon Beach Library
(if other than applicant)
Mailing Address: PO Box 486
Cannon Beach, OR 97110
Telephone: 503-436-1391
Property Location: 131 N Hemlock St
(street address)
Map No.: _____ Tax Lot No.: _____

Project Description:

The large west-facing sign in front of the library had been down for well over year while it was being restored. There were several issues with the sign and the artist was unable to finish the project. The board found a local replacement of the outdoor Cannon Beach Library sign. The artist will. Build, hand-carve, letter, and seal a double-sided sign from solid cedar in the artist's preferred style and with the spirit of

Please see the back of this sheet for Design Review submittal requirements for site analysis diagram, site development plan, landscape plan and architectural plans which must be included with this application.

Application Fees:	**Minor Modification:**	**$50**
	Major Modification, partial review:	**$200**
	Major Modification, full review:	**$600**

Applicant Signature: Jennifer Dixon Date: 2/2/2024

Property Owner Signature: _____ Date: _____

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

For Staff Use Only:

Received on: _____ By: _____
Fee Paid: _____ Receipt No.: _____

(Last revised March 2021)

Exhibit A-1

From:	info@cannonbeachlibrary.org
To:	Planning Group
Cc:	Bernt Phyllis
Subject:	ATTN DRB: CB Library Large Sign Restoration
Date:	Friday, February 2, 2024 12:14:41 PM
Attachments:	image003.png

Dear Design Review Board:

My name is Jen Dixon, and I'm the Manager of the Cannon Beach Library. This initial email is to make you all aware of an ongoing sign project at the library, and to inquire about any additional steps we might, or might not, need to take.

As you all may have noticed, the large west-facing sign in front of the library has been down for well over a year while it was being restored by an artist in Astoria. There were several issues with the condition of the sign, and in the end the artist was unable to finish the project. The board has found a local wood-working artist to finish the project. Partly because of the problems with the original materials, and partly because of this artist's talents, the project has morphed into a full rebuild, versus a restoration. A rough concept drawing of the new sign is attached, as is a photo of the "original" sign, for reference.

We have currently contracted the artist to build, hand-carve, letter, and seal a double-sided sign from solid cedar and in the artist's preferred style, with the spirit of the library and the town in mind. The final design elements have been agreed upon by the artist and the library board. The design is very much in the same vein as the original sign, however the solid cedar should give the sign a more organic feel, be easier to maintain, last much longer, and weather beautifully. The carved lettering will give the sign more dimension and is designed to feel airier. The restored book spine panels will be brightly painted on the bottom portion of the sign.

We were comfortable moving forward when the project was restoring the sign to the original condition, but at this point we thought we should reach out. Our question is: does this need full design review, or is this something we can work out in-house? (I should mention that this project is time sensitive for us, as we have donors who have been good-spirited and are patiently awaiting the finished product.)

I look forward to your response, and thank you for your time.

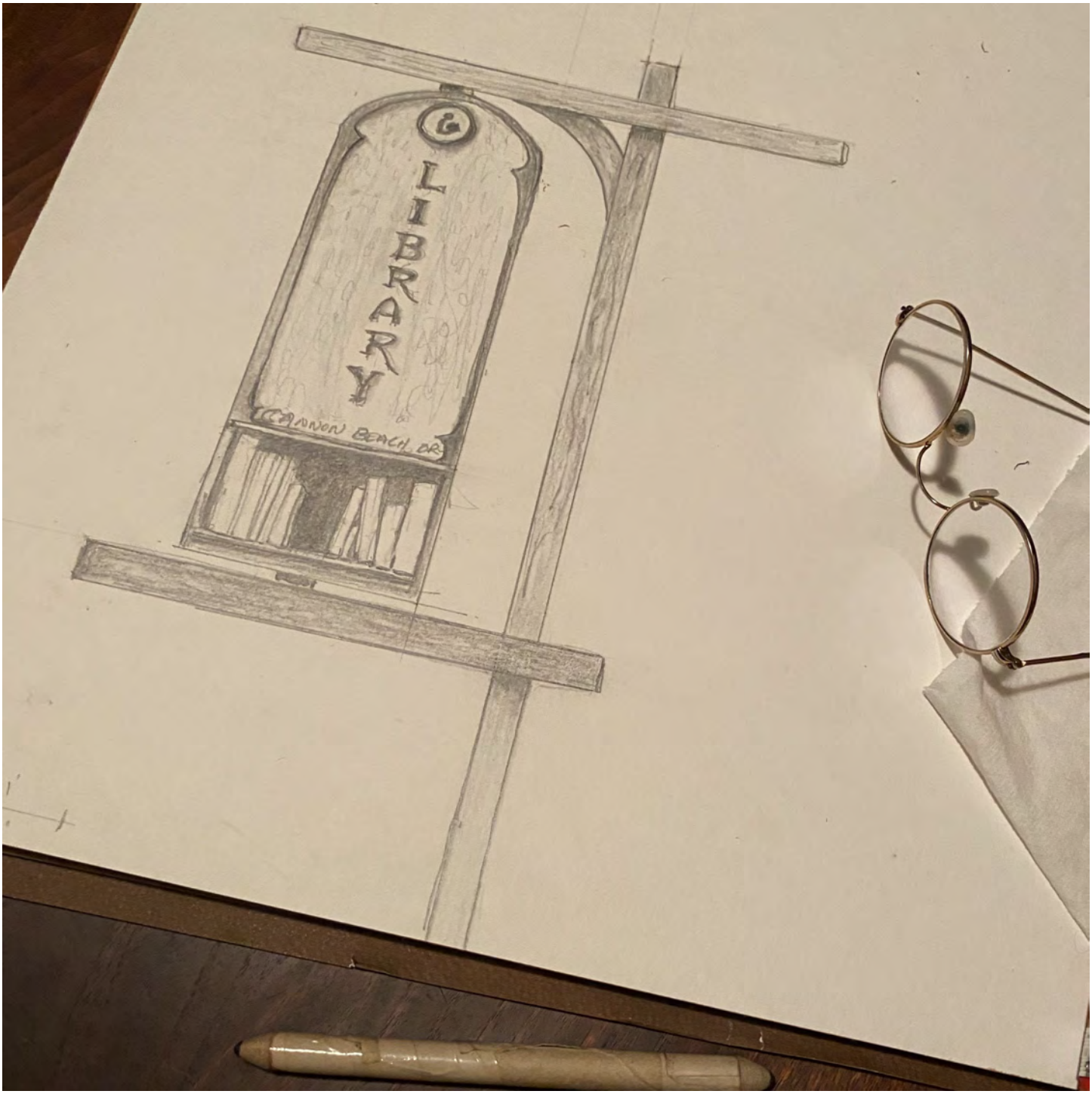
Jen

Jen Dixon, Library Manager
Cannon Beach Library
www.cannonbeachlibrary.org

Email: info@cannonbeachlibrary.org
Phone: 503-436-1391
131 N Hemlock St/PO Box 486
Cannon Beach, OR 97110


LAWNDALE BEACH
LIBRARY

Exhibit A-1


LIBRARY
CANNON BEACH, OR

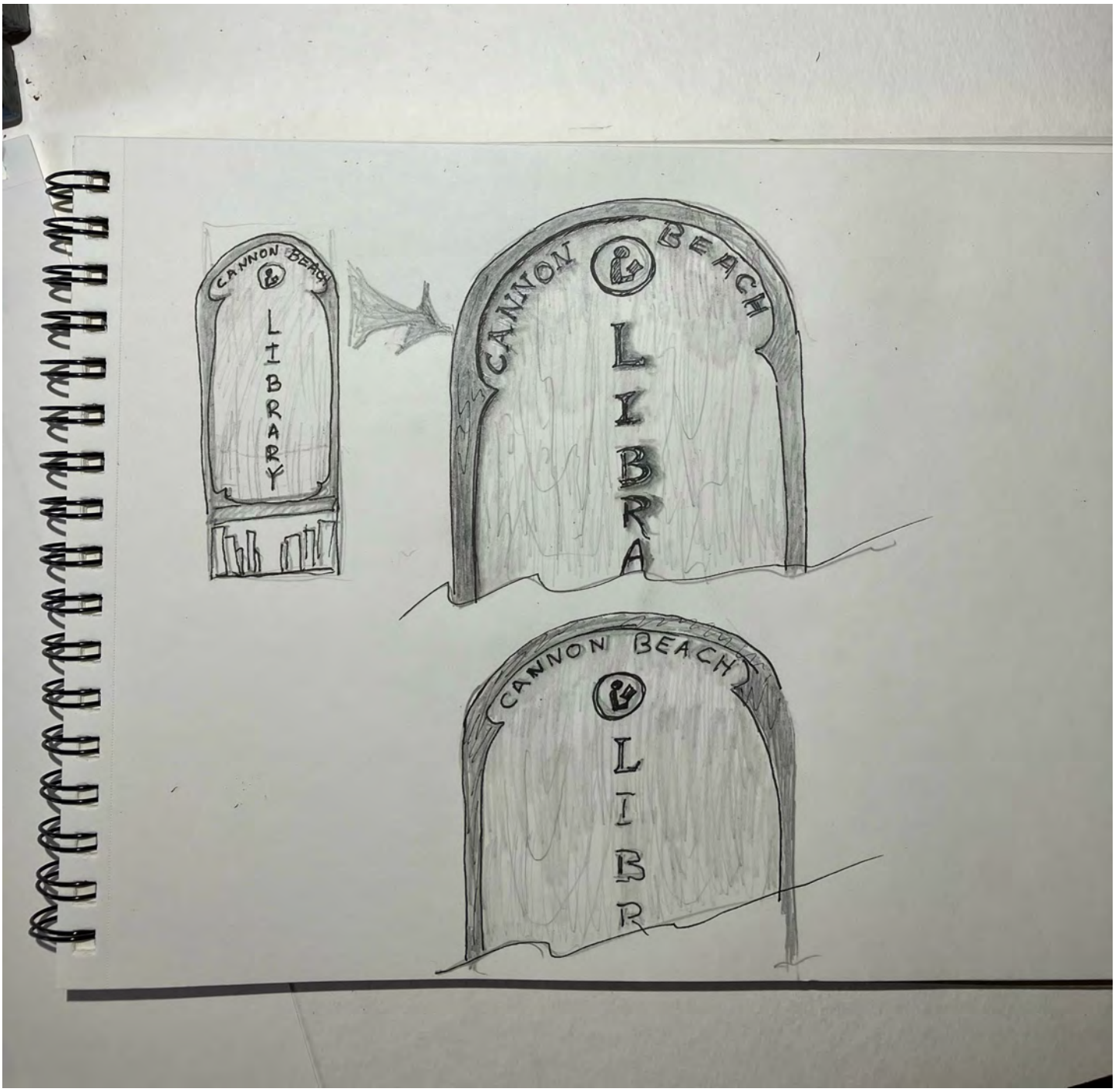

CANNON BEACH
LIBRARY
CANNON BEACH
LIBRA
CANNON BEACH
LIBR

Exhibit A-1

CITY OF CANNON BEACH
SIGN PERMIT APPLICATION

Please fill out this form completely. Please type or print. Sign Permit #: _____

Applicant Name: CANNON BEACH Library - Jen Dixon, Manager
Mailing Address: PO Box 486
Cannon Beach, OR 97110
Email Address: info@cannonbeachlibrary.org
Telephone: (503) 436-1391
Business Name: Cannon Beach Library
Telephone: (503) 436-1391
Location Address: 486 Hemlock ST
Map No.: _____ Tax Lot No.: _____

Sign Description

Is sign freestanding? ☒ Yes ☐ No *(Freestanding signs must be approved by the Design Review Board.)*

Is business part of a mall? ☐ Yes ☒ No How many businesses in mall? _____

Lineal Feet of Business Frontage *(see definition on reverse side)*: 39.5 FT

Lineal Feet of Site Frontage *(see definition on reverse side)*: 82.5 FT

Proposed Sign Dimensions: **Attach scale drawing, showing all structural elements.**

Total square feet of sign face area: 10 ft² (5 FT x 2 FT) Largest letter height: app. 6 FT from ground

Sign height from ground: 7 ft 2 in

Colors: Natural cedar, classic color paint to enhance lettering, colorful book spines

Materials used in sign: Natural carved Cedar

Location of sign on property: west facing Hemlock ST in same location as previous sign on existing sign post

Attach size and dimensions of all other signs located on building or property pertaining to this business.
no other signage

Application Fees:
Base Sign Fee $50
Building Permit $118.72*
Freestanding Fee $50

* Minimum fee, may be higher

Applicant Signature: _____ Date: 2/9/24
Property Owner Signature: _____ Date: _____

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

Continue of Reverse Side

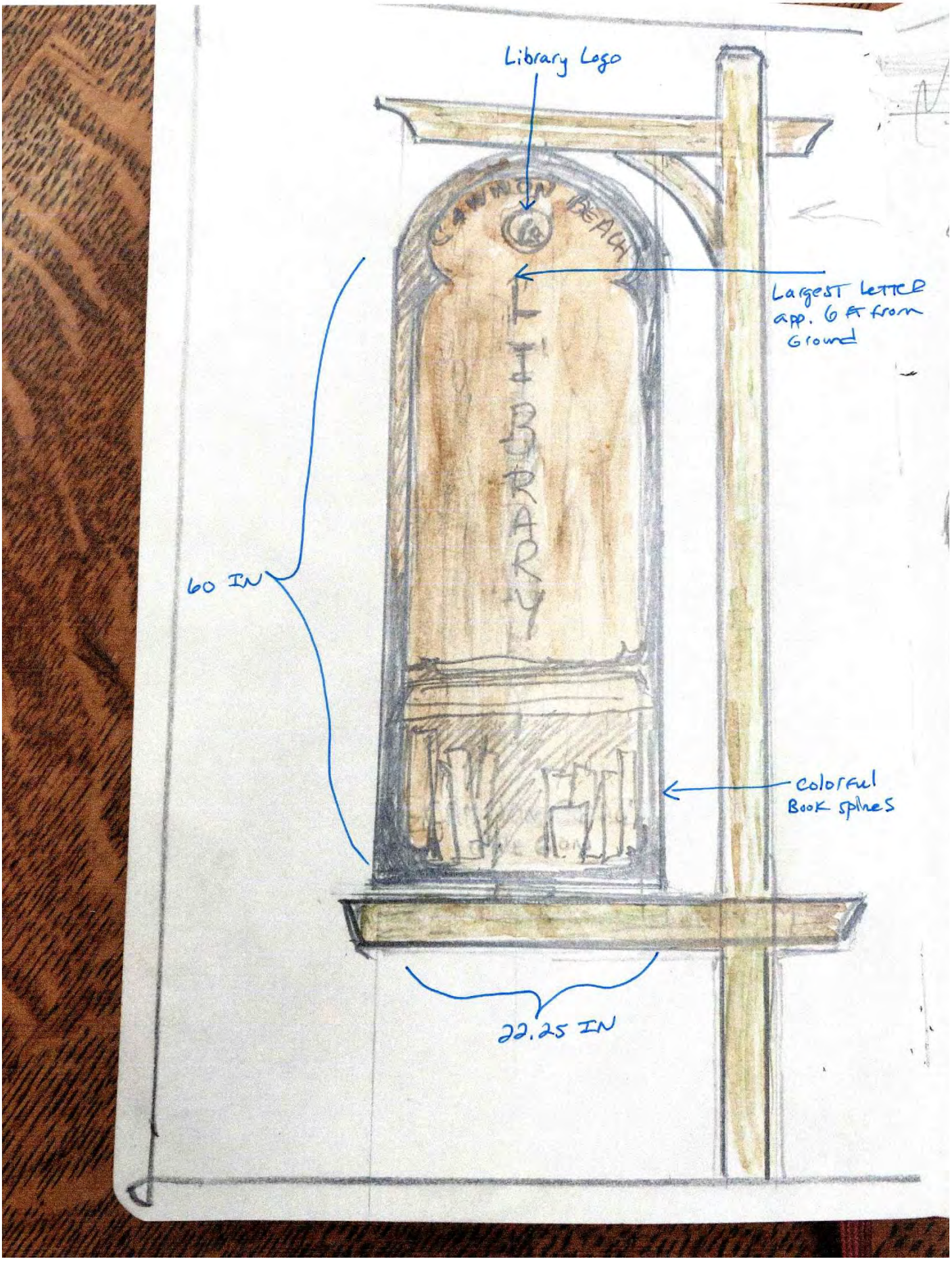
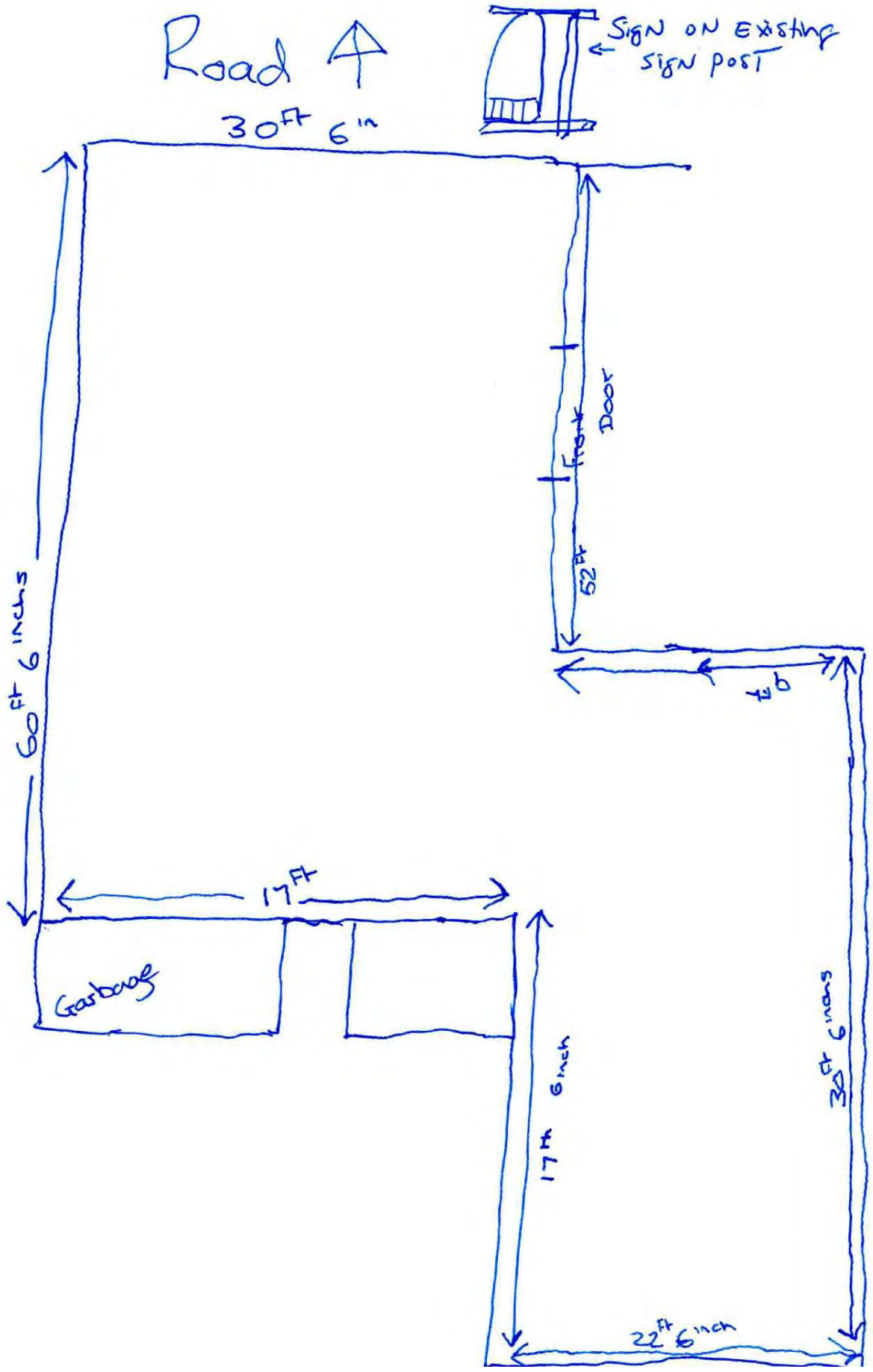

Library Logo
LAWNDALE BEACH
LIBRARY
Largest Letter app. 6 ft from Ground
60 IN
Colorful Book Spines
22.25 IN

Exhibit A-1


Road
SIGN ON EXISTING SIGN POST
30 Ft 6 in
Front Door
52 Ft
4 ft
60 Ft 6 inchs
17 Ft
Garbage
17 Ft 6 inch
30 Ft 6 inchs
22 Ft 6 inch

City of Cannon Beach
PO Box 368
Cannon Beach OR 97110 503-436-1581

Receipt No: 25.030277 Feb 26, 2024

Cannon Beach Library

Previous Balance:	.00
Planning Dept DRB App - 131 N Hemlock St	50.00
Planning Dept Sign Permit App - 131 N Hemlock	50.00
Total:	100.00
Check Check No: 8548	100.00
Payor: Cannon Beach Library	
Total Applied:	100.00
Change Tendered:	.00

Duplicate Copy
02/26/2024 1:35 PM

Exhibit A-2

Robert St. Clair

From: info@cannonbeachlibrary.org
Sent: Friday, March 1, 2024 11:07 AM
To: Robert St. Clair
Subject: CB Library Sign Info Needed
Attachments: IMG_5405.JPG; IMG_5435.JPG; IMG_5436.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Robert,
A note from our artist, in regards to your query about the letter height and coloring of the library sign:

The largest letters on the sign spell 'Library' and each letter is under 4.5 inches in height. Other than natural wood that ages and finishes to inhibit aging, black is the only color. The book titles/spines are many colors - the same book titles that have been on the sign the past many years, are being restored to be the same as they were.

I've attached a photo of the book titles/spines that are being restored for reference. Please let me know if this is sufficient. Thank you!
Jen

Jen Dixon, Library Manager
Cannon Beach Library
www.cannonbeachlibrary.org

"At the Heart of Cannon Beach Since 1927"

Email: info@cannonbeachlibrary.org
Phone: 503-436-1391
131 N Hemlock St/PO Box 486
Cannon Beach, OR 97110

1


How doers
get more do
Rachel Carson
The
ESSENTIAL BRADBURY
Susanna Clarke
PORTRAITURE · C.F. TUNNICLIFFE
X 16
/ S12

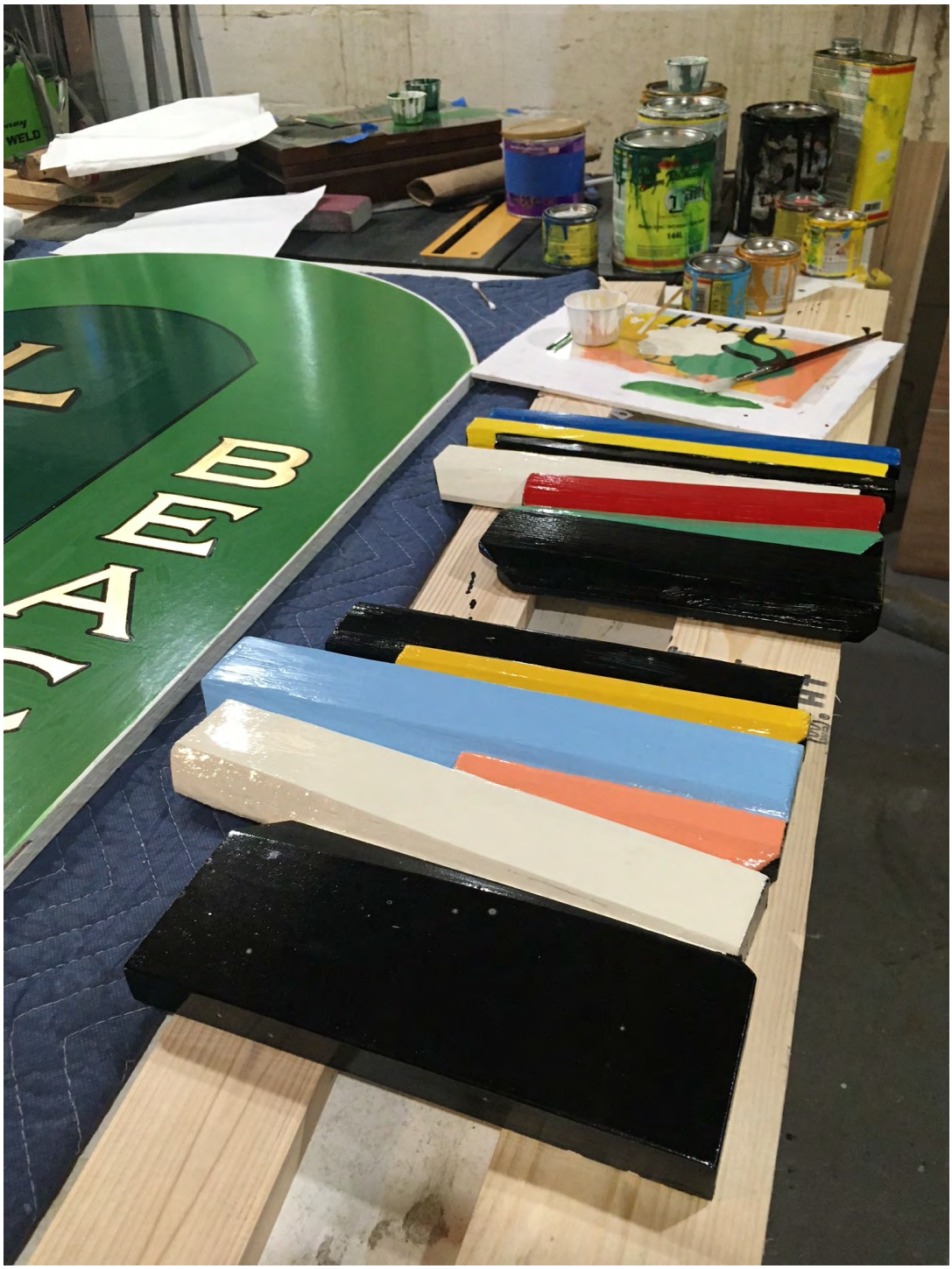


Exhibit C-1

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

March 1, 2024

Jen Dixon
Cannon Beach Library
P.O. Box 486
Cannon Beach, OR 97110

RE: Completeness Determination for Design Review at 131 N. Hemlock St. (File: DRB 24-05)

Dear Ms. Dixon:

Your application for Design Review for new freestanding signage at the Cannon Beach Library was received on February 26, 2024 and found to be complete on February 29, 2024. The City has 120 days to exhaust all local review, that period ends on Friday June 28, 2024. The Design Review Board will review this application as a non-hearing item during its regularly scheduled meeting on Thursday March 21, 2024, you may participate in person or by Zoom.

The materials received with this application include:

- Design Review application form with project description
- Sign permit application with project description

Please be aware that the determination of a complete application is not a decision or a guarantee of outcome for the application.

Please feel free to contact my office at (503) 436-8053, or by email at stclair@ci.cannon-beach.or.us if you have questions regarding this application matters.

Sincerely,

Robert St. Clair
Planner

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

Cannon Beach Design Review Board

Staff Report:

DRB 24-08, NON-HEARING CONSIDERATION OF A FREESTANDING SIGNAGE APPLICATION, ANGELA BENTON ON BEHALF OF FRIENDS OF HAYSTACK ROCK, AT 1190 S. PACIFIC ST., TAXLOT 51030AD10200

Agenda Date: March 21, 2024 **Prepared By**: Community Development Department

GENERAL INFORMATION

DISCLOSURES

Any disclosures (i.e. conflicts of interest, site visits or ex parte communications)?

EXHIBITS

The following Exhibits are attached hereto as referenced.

"A" Exhibits – Application Materials

A-1 Sign permit application with project description and schematics, received February 16, 2024

A-2 Vesta Hospitality support letter, received February 16, 2024

"B" Exhibits – Agency Comments

B-1 U.S. Fish and Wildlife Service comment, received February 16, 2024

B-2 City of Cannon Beach Haystack Rock Awareness Program comment, received February 16, 2024

"C" Exhibits – Cannon Beach Supplements

C-1 DRB 24-08 Completeness determination letter, dated March 1, 2024

C-2 Site Photos, dated March 7, 2024

"D" Exhibits – Public Comment

None received as of this writing;

SUMMARY & BACKGROUND

The applicant requests design review approval for the replacement of existing free-standing signage belonging to Friends of Haystack Rock at the intersection of Ecola Ct. and W. Gower Ave, 1190 S. Pacific St. The property is owned by the Stevens Investment Company and managed by Vesta Hospitality as part of the Wayfarer Restaurant and Surfsand Resort property which is located in the Residential Motel (RM) zone. The proposed signage is intended to replace two existing interpretative panels that provide information about tidepools and local wildlife to both residents and visitors on a high traffic beach access.

APPROVAL CRITERIA

Approval criteria are in the signage regulations of Chapter 17.56 of the Municipal Code. These are excerpted below.

17.56.030(A)(1) Regulations – Generally, Sign Face Area

The area of sign faces enclosed in frames or cabinets is determined by the outer dimensions of the frame or cabinet surrounding the sign face. Sign area does not include foundations, supports, and other essential structures which do not serve as a backdrop or bother to the sign. Only one side of a double-faced sign is counted in measuring the sign face area.

Staff Comment: The proposed signage will consist of three panels that each measure 3 feet wide by 2 feet high for a total of 18 square feet not including the support structure. The signage would be single sided and face westward toward Ecola Ct.

17.56.030(B) Regulations – Generally; Height of Signs

No freestanding, projecting or awning sign, including support structures, shall be more than sixteen feet in height. The overall height of a sign or sign-supporting structure is measured from the existing grade directly below the sign to the highest point of the sign or sign-supporting structure.

Staff Comment: Application materials indicate that the sign panels and their support structure would have a maximum height above grade of 72 inches or 6 feet.

17.56.030(F) Regulation – Generally; Sign Lettering

The maximum letter height shall be twelve inches.

Staff Comment: The maximum letter height will be less than two inches.

17.56.030(J)(2) Regulations – Generally; Materials

Signs shall be constructed of wood or have a wood exterior, or be painted or etched on a window or be part of an awning. Signs consisting of other materials must be approved by the Design Review Board.

Staff Comment: Application materials indicate that the sign panels will be manufactured from a high pressure laminate and the support structure will be recycled high density polyethylene (HDPE). Use of non-wooden sign panels is necessary because of the design of the panels which consists of text, images, and artwork that would be impractical to produce on a wooden sign. Additionally, the replacement signage will be funded by a grant that allows the applicant to select from a catalog of pre-designed interpretive panels. This funding source does not provide for customization of design and materials.

The replacement panels would be similar to the existing signage in terms of design and appearance. Exhibit C-2 consists of photos of the existing signage and shows that these panels are a non-wood product affixed to two pieces of plywood.

The applicant proposes to use HDPE instead of wood for the support structure as that is considered to be a more resilient material in a coastal environment. Exhibit B-1 is a letter from the U.S. Fish and Wildlife Service recommending use of this material as that agency has found that pressure treated wood requires frequent replacement in marine environments.

17.56.040(A)(1)(a) Regulations – Base Zone; C1, C2 and RM Zone Sign Requirements

The total square footage of all signage associated with a lot shall not exceed one square foot of sign face area per lineal foot of site frontage.

Staff Comment: The subject property has three frontages facing Ecola Ct., W. Gower St., and S. Pacific St. respectively. The frontage along Ecola Ct is 217 feet which allows the maximum square footage for signage on that frontage to be 24 square feet.

17.56.040(A)(2) Regulations – Base Zone; Freestanding Signs

Each lot is permitted one freestanding sign per site frontage. The maximum sign face for a freestanding sign is twenty-four square feet.

Staff Comment: The proposed signage would be the only signage on the Ecola Ct. frontage. There is a second freestanding sign for the Wayfarer Restaurant along the S. Pacific St. frontage that is approximately 12 square feet.

DECISION

Motion: Having considered the evidence in the record and upon a motion by Board Member (Name), seconded by Board Member (Name), the Cannon Beach Design Review Board voted to (approve/approve with conditions/deny) the free-standing signage application of Angela Benton, on behalf of Friends of Haystack Rock, at 1190 S. Pacific St., DRB# 24-08.

Site Location – 1190 S. Pacific St.

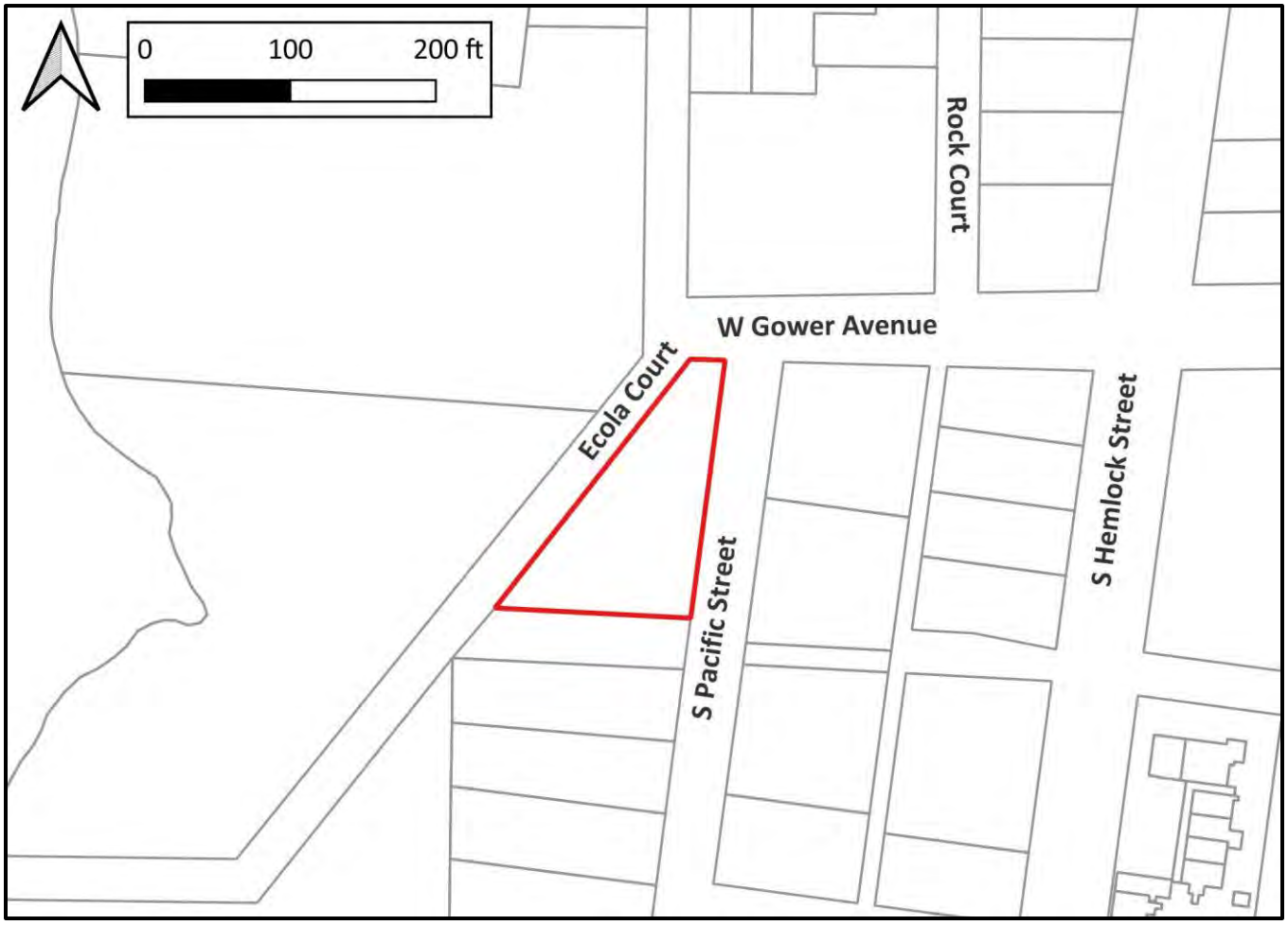


Exhibit A-1

CITY OF CANNON BEACH

City of Cannon Beach
Finance Department
FEB 16 2024
Received

DESIGN REVIEW BOARD APPLICATION

Please fill out this form completely. Please type or print.

Applicant Name: Friends of Haystack Rock
Mailing Address: PO Box 1222
Cannon Beach, OR 97110
Email Address: fohrap@gmail.com
Telephone: Angela Benton 571-455-3522

Property-Owner Name: Vesta Hospitality
(if other than applicant)
Mailing Address: 15605 SE Mill Plain Blvd, Unit E
Vancouver, WA 98684
Telephone: Linh DePledge, Director of Brand Communications, 503-437-508
Property Location: SE corner of Ecola Ct + W Gower Ave
(street address)
Map No.: 51030 AD Tax Lot No.: 10200

Project Description: Friends of Haystack Rock (FOHR) recieved a grant to replace the 10+ year old signs at the site with 3 new interpretati panels. The panels are free-standing but attached to each other and form a box shape at the site. See attached drawings for layouts and new panels.

Please see the back of this sheet for Design Review submittal requirements for site analysis diagram, site development plan, landscape plan and architectural plans which must be included with this application.

City of Cannon Beach
Finance Department
FEB 16 2024

Application Fees:		
	Minor Modification:	**$50**
	Major Modification, partial review:	**$200**
	Major Modification, full review:	**$600**

Applicant Signature: Angela Benton Date: 2-16-2024 PAID
Board Chair, Friends of Haystack Rock
Property Owner Signature: _____ Date: _____

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

For Staff Use Only:

Received on: _____ By: _____
Fee Paid: _____ Receipt No.: _____

(Last revised March 2021)

Exhibit A-1

City of Cannon Beach
Finance Department
FEB 16 2024
Received

CITY OF CANNON BEACH
SIGN PERMIT APPLICATION

Please fill out this form completely. Please type or print. Sign Permit #: _____

Applicant Name: Friends of Haystack Rock
Mailing Address: PO Box 1222
Cannon Beach, OR 97110
Email Address: fohrap@gmail.com
Telephone: 571-455-3522 - Angela Benton
Business Name: _____
Telephone: _____
Location Address: sign - Ecola Ct & Gower St.
Map No.: 51030AD ~~1020~~ Tax Lot No.: 10200

Sign Description

Is sign freestanding? ☒ Yes ☐ No *(Freestanding signs must be approved by the Design Review Board.)*

Is business part of a mall? ☐ Yes ☒ No How many businesses in mall? _____

Lineal Feet of Business Frontage *(see definition on reverse side)*: _____

Lineal Feet of Site Frontage *(see definition on reverse side)*: _____

Proposed Sign Dimensions: **Attach scale drawing, showing all structural elements.**

Total square feet of sign face area: 6 ft²/per 18 ft² Largest letter height: _____

Sign height from ground: ~~7'6"~~ in to top

Colors: _____

Materials used in sign: Recycled HDPE and signs are high pressure laminate

Location of sign on property: see drawings

Attach size and dimensions of all other signs located on building or property pertaining to this business.

City of Cannon Beach
Finance Department
FEB 16 2024
PAID

Application Fees:
Base Sign Fee $50
Building Permit $118.72*
Freestanding Fee $50

* Minimum fee, may be higher

Applicant Signature: Angela Benton, Board Chair, Friends of Haystack Rock Date: 2-16-2024
Property Owner Signature: _____ Date: _____

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

Continue of Reverse Side

Exhibit A-1

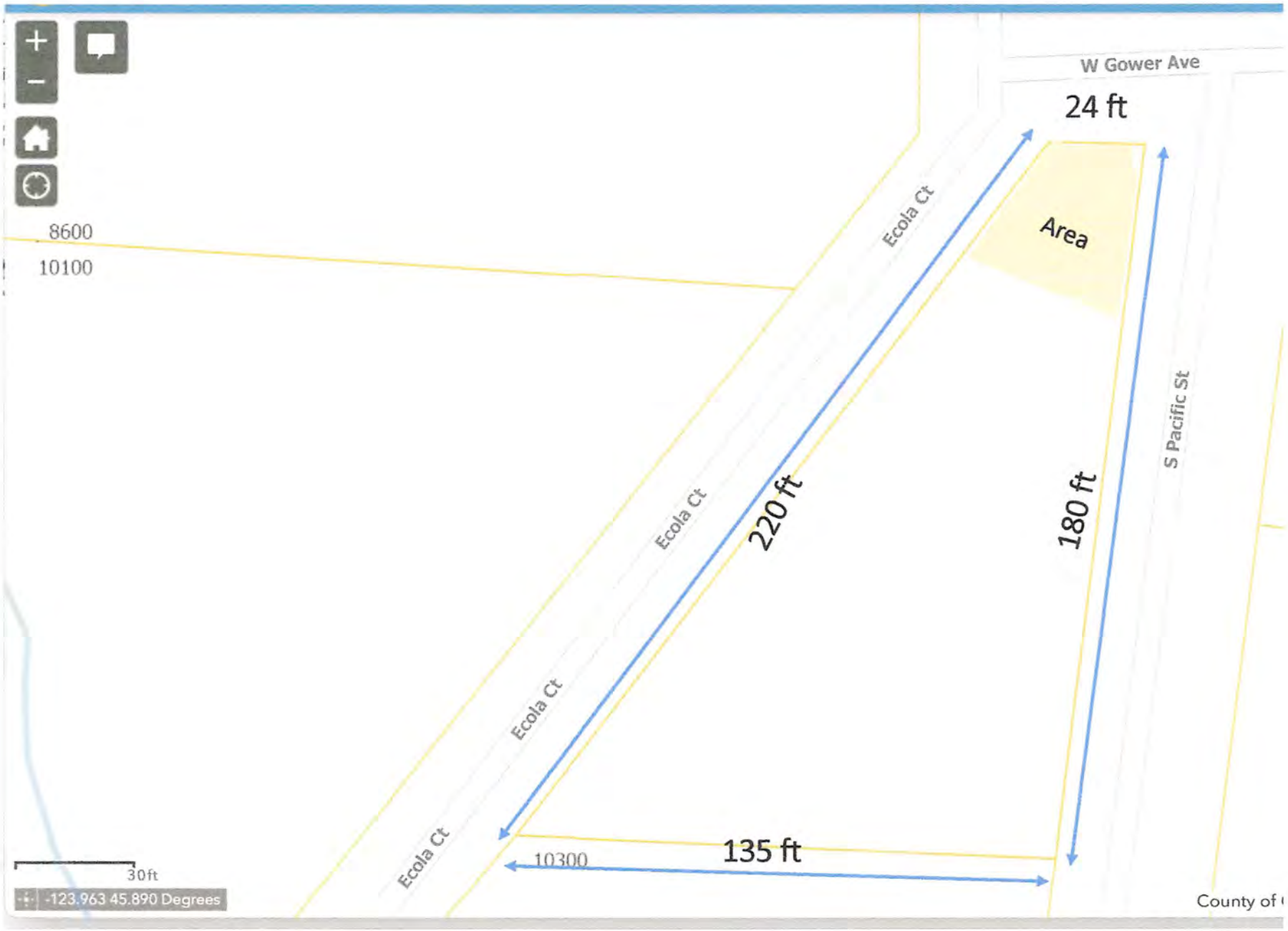


FIGURE 1: ENTIRE LOT –Shaded yellow area is project site which are shown on the following 3diagrams (Figures 2,3,4,and 5)

FIGURE 2: EXISTING AREA – MAP VIEW

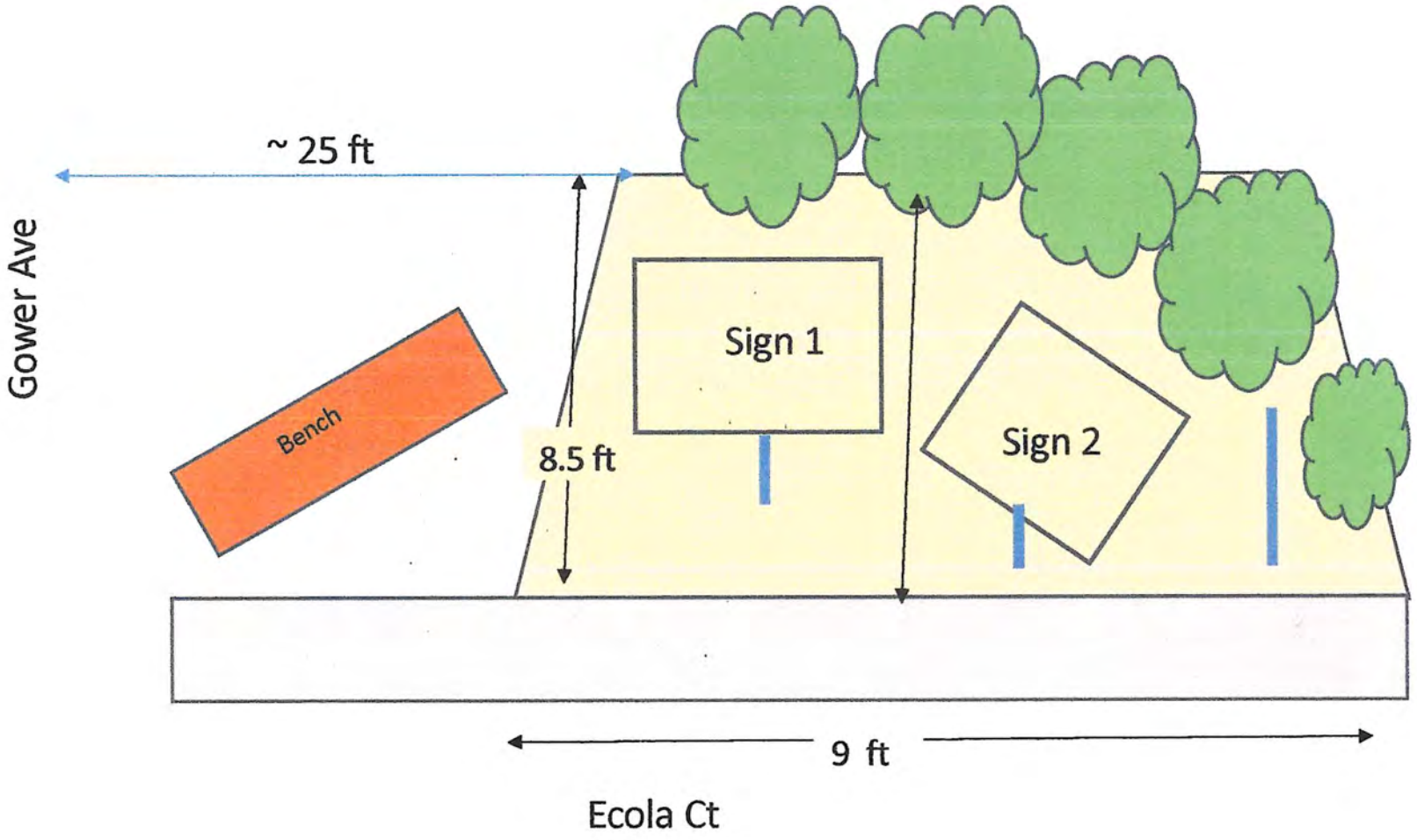


FIGURE 3: EXISTING AREA – SECTION

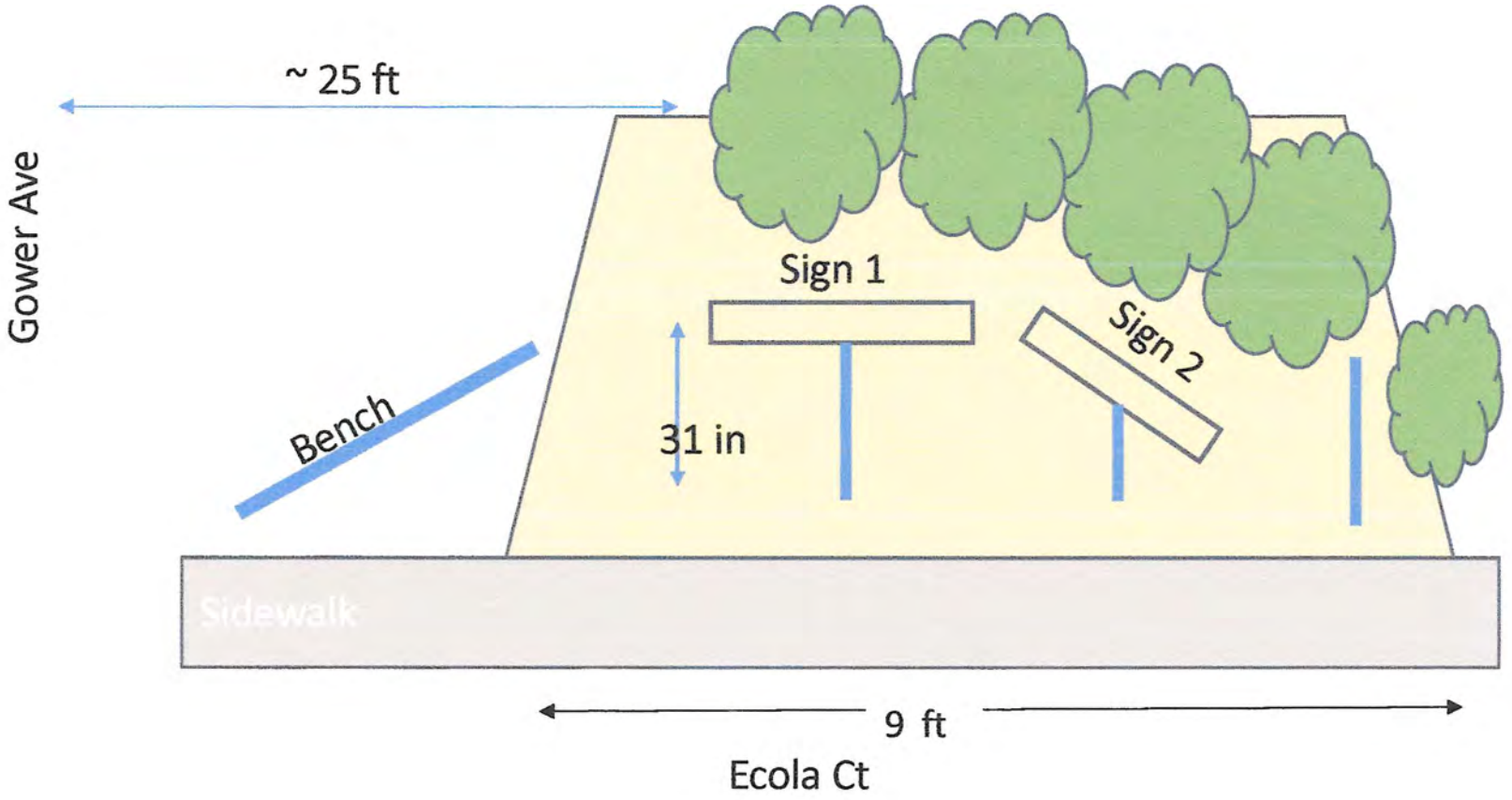


Exhibit A-1

PROPOSED AREA – MAP VIEW

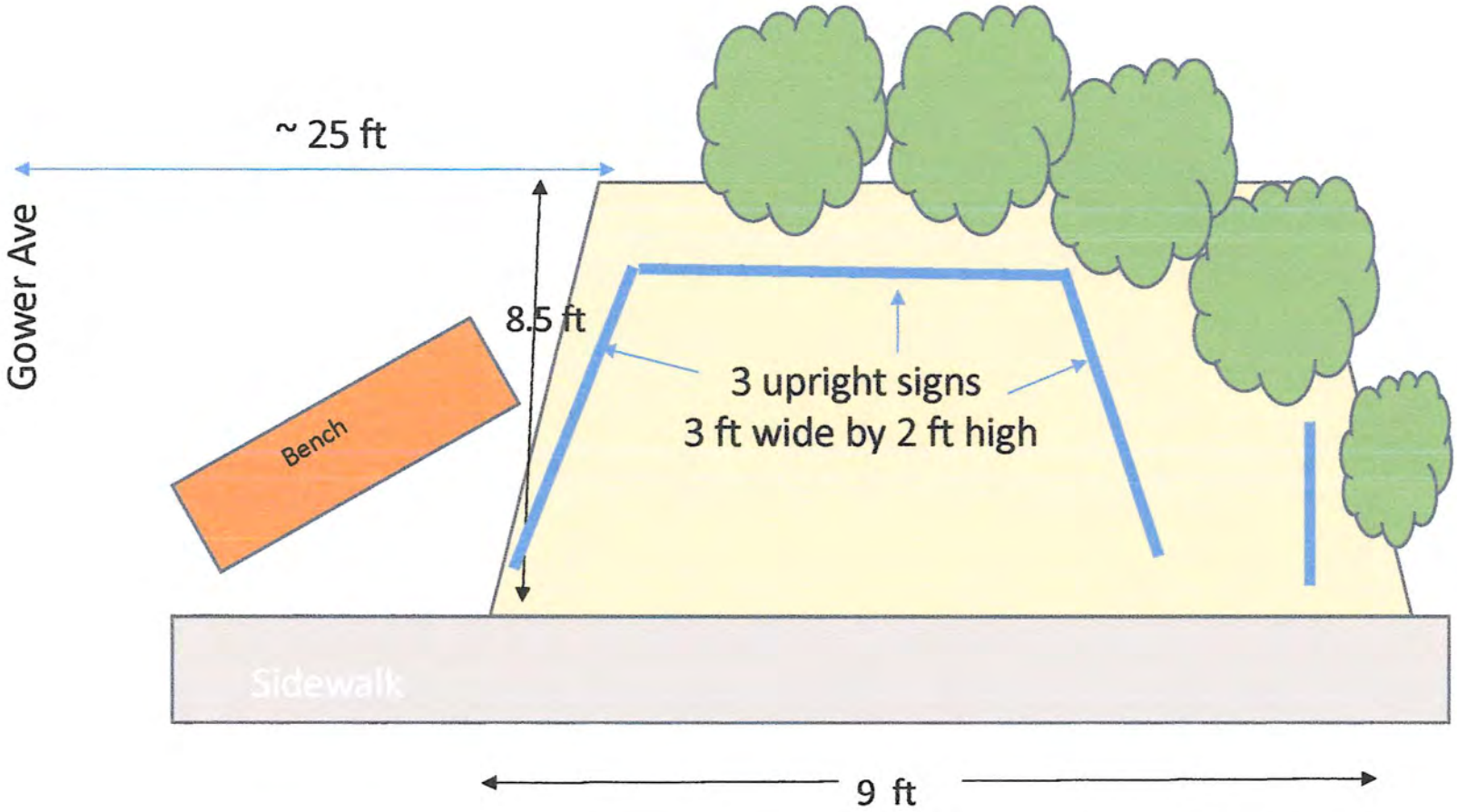
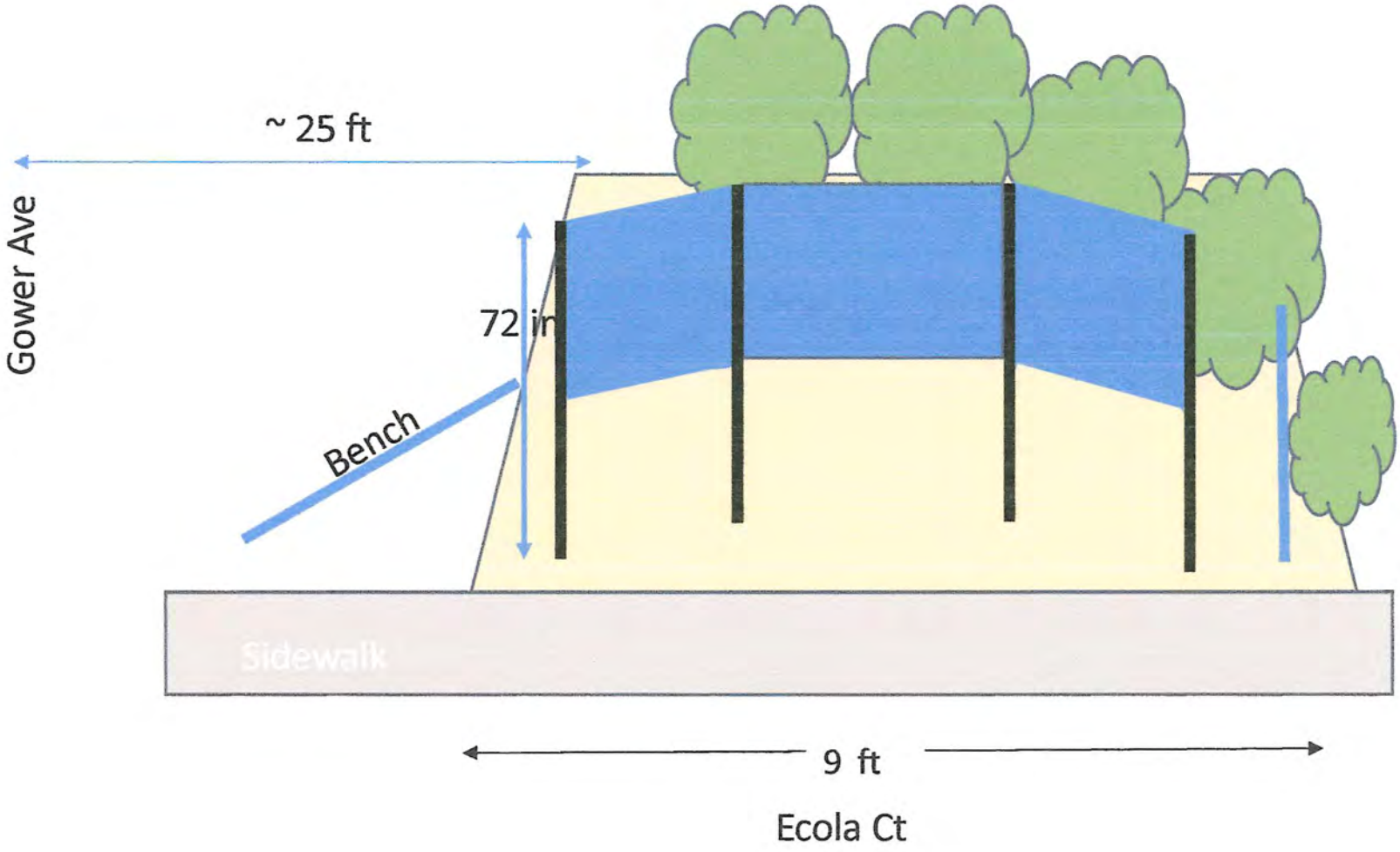


FIGURE 5: PROPOSED AREA - SECTION



3 vertical signs at an angle of approximately 65 degrees – each sign is 2 feet high by 3 feet wide.

Exhibit A-1

enviroSIGNS

INTERPRETIVE SOLUTIONS

Home / View Our Work

View Our Work

enviroSIGNS has developed a wide variety of projects across the United States and beyond. We have worked with federal, state, city, and local entities. Our clients include public resource agencies, historical groups, private enterprise organizations, contractors, and many others.

- Mt. Vernon
- Highway 12
- Jordan River
- Logan City
- Oregon Islands NWR
- La Petite Roche
- Smith Farm
- Williamson's Battlefield
- SLC Watershed
- See Forever Village

Vendor selected for Kiosk & Interpretive Panels

MT VERNON

Exhibit A-1

Kiosk Design from envirosigns

Exhibit A-1

enviroSIGNS
INTERPRETIVE SOLUTIONS

Post Material

Routed Plastic Signs & Recycled Plastic Posts

enviroSIGNS offers both HDPE signs and HDPE posts. They are a great solution in situations that require durability and environmental considerations.

EnviroPoly (HDPE)

EnviroPoly (HDPE) signs are made from up to 100% recycled plastic milk and detergent containers. They are produced by fusing a layer of contrasting, colored, recycled plastic to the surface of a substrate layer and then routing through the surface layer to expose the substrate color. During the production process, the two plastic colors are produced together, insuring that the colors will never separate. EnviroPoly (HDPE) signs are simple and extremely durable. They will not fade, chip, peel, or deteriorate in exterior conditions. EnviroPloly signs are totally recyclable.

Recycled plastic posts

EnviroPosts (HDPE) are made from up to 100% recycled plastic. The recycled plastic is infused with colorants and ultraviolet stabilizers to provide solid, uniform color and longevity. This material never needs painting or staining and will outlast all treated wood posts; it will not rot or split. A variety of colors, post sizes, and lengths are available. The standard EnviroPost (HDPE) product is reinforced with fiberglass. Posts are also available without fiberglass content.

Exhibit A-1

Stacked with Life

Jammed. A sea stack (island) rings with the mating calls of nesting seabirds. Some birds dig nest burrows. Others crowd the top or cling to the cliff ledges. The wild and plentiful southern coastal islands support 55 percent of Oregon's breeding seabirds – more than half a million.

Western Gull
This gull regurgitates a meal of seafood to hungry chicks.

Brandt's Cormorant
On top of the rock at left, Brandt's Cormorants swipe materials from other nests to add to mounds of grass, seaweed, and sticks. Below them on the rock, the smaller, slender **Pelagic Cormorants** glue nests to cliffsides with their guano.

Common Murre
Thousands squeeze together, finding safety in numbers and sharing great feeding spots at sea.

Leach's Storm-Petrel
Small and secretive, a petrel flies low over the sea, returning at night to feed its chick in a burrow nest. Thousands may nest on one island.

Pigeon Guillemot
Pairs raise one to two chicks within a cavity or crevice in a cliff face.

Can You Find?

Two kinds of birds shown here nest in burrows or crevices. What seabirds can you see today from Harris Beach?

Black Oystercatcher
Oystercatchers mate for life. They nest and raise chicks in the intertidal zone.

Deadly Trash

The ocean is so full of trash that more than 90 percent of seabirds have swallowed plastic, mistaking it for food. Please reduce use and pick up litter.

Harbor Seal
Up pops a seal. She bellyflops up onto the island to sleep and check on her resting pup.

Belted Kingfisher
This kingfisher mistook fireworks for food.

Federal laws protect seabirds and marine mammals from disturbance. All islands, sea stacks and rocks of Oregon Islands National Wildlife Refuge are closed to public use. Help wildlife by reporting climbing violations to Oregon State Police 800.452.7888.

This panel was paid for by the following agencies and tribes using restoration funds from the 1999 New Carissa oil spill.

Interpretive Panel #1

Puffin Picnic

Fresh and Fatty

Hungry! A Tufted Puffin offers a beak full of anchovies to its ravenous chick. In the next burrow, a fluffy puffling devours its meal of protein-packed, oily seafood. Like human kids, young seabirds need plenty of healthy food to grow strong.

Seafood Chick Menu

Pacific Cod
This tasty meal is lean not fatty, so order yourself an extra fish patty.

Northern Anchovy
When schools swim close to shore, ask for more, more, and more!

Pacific Sand Lance
Short on energy and muscle? Eat a sand lance for hustle and bustle.

Squid
Try a squid or octopus tentacle. No two meals are ever identical.

Fish Delivery

Puffin parents load up their bills with 5-20 fish stacked crosswise to feed their nestlings. From April through September, Tufted Puffins raise their young in burrows up to six-feet-long that they dig on nearby Haystack Rock.

Eating Out? Be Ocean Friendly

Ask for sustainable seafood–caught or farmed in an environmentally responsible way. It's better for the ocean and for seabirds. Look up: www.seafoodwatch.org

Forage Fish Rule the Seas

They may be tiny, but high-fat "forage fish" have a giant role in the Pacific Ocean food web. Salmon, tuna, and other commercial fish eat them. In turn, forage fish dine on zooplankton that thrive in cold, upwelling waters. When we look after the needs of forage fish, we're caring for both seabirds and people.

Federal laws protect seabirds and marine mammals from disturbance. All islands, sea stacks and rocks of Oregon Islands National Wildlife Refuge are closed to public use. Help wildlife by reporting climbing violations to Oregon State Police 800.452.7888.

This panel was paid for by the following agencies and tribes using restoration funds from the 1999 New Carissa oil spill.

Interpretive Panel #2

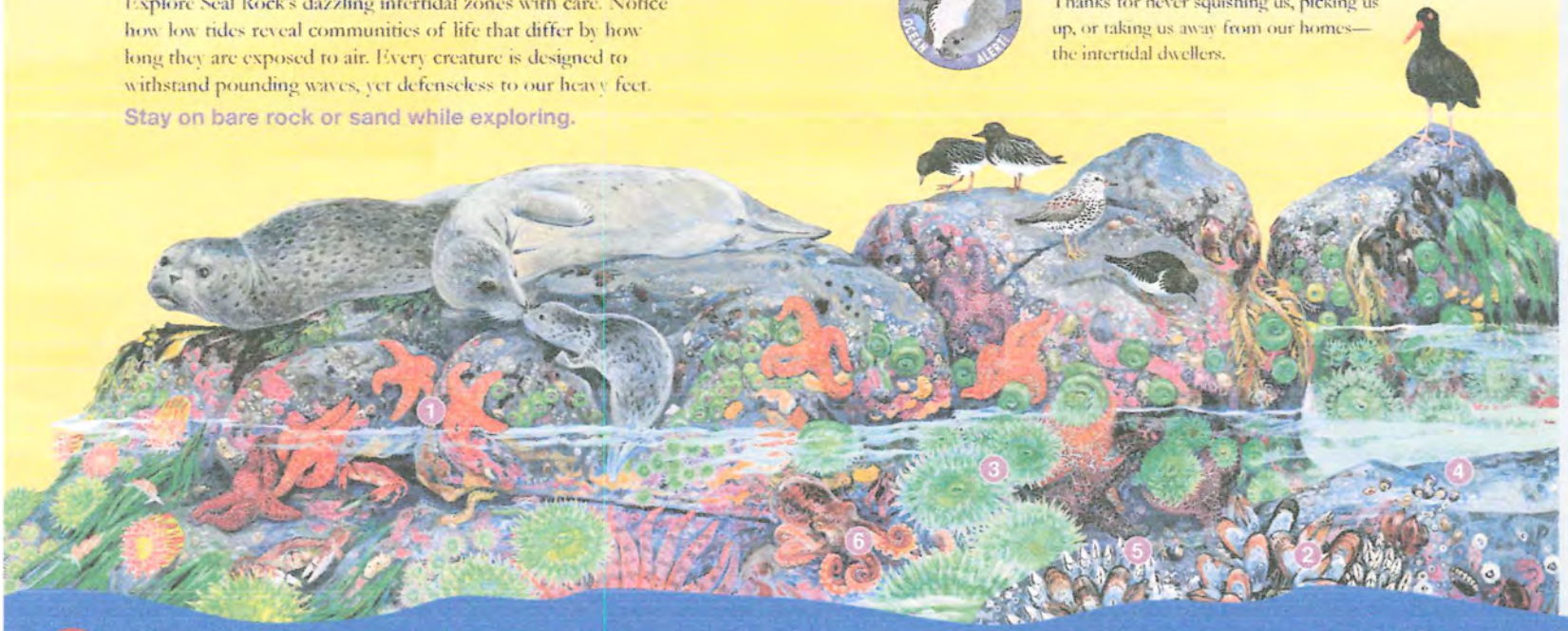
Tough Yet Fragile

Explore Seal Rock's dazzling intertidal zones with care. Notice how low tides reveal communities of life that differ by how long they are exposed to air. Every creature is designed to withstand pounding waves, yet defenseless to our heavy feet.

Stay on bare rock or sand while exploring.

Be Tidepool Friendly

Thanks for never squishing us, picking us up, or taking us away from our homes—the intertidal dwellers.



Can You Find...

1 Ochre Sea Star
I eat mussels and can live a long time, but if you pry me off my rock, I may die. Just admire me instead.

2 California Mussel
I pack in tight with other mussels and barnacles. We shelter other creatures, too. Don't crush us.

3 Green Sea Anemone
I capture prey with tentacles, then close up tight to eat or to protect myself from drying at low tide. Don't poke me.

4 Turban Shell
My door seals me inside my shell home. After I'm gone, a hermit crab will likely move in. Please leave me here.

5 Gooseneck Barnacle
To live in pounding surf, I have armor and a flexible stalk to bend. But I can't survive feet.

6 Red Octopus
I crack crabs with my parrot-like beak. I can change color and skin texture too. If you find me, just watch and don't touch.

Federal laws protect seabirds and marine mammals from disturbance. All islands, sea stacks and rocks of Oregon Islands National Wildlife Refuge are closed to public use. Help wildlife by reporting climbing violations to Oregon State Police 800.452.7888.

This panel was paid for by the following agencies and tribes using restoration funds from the 1999 New Carissa oil spill.

Interpretive Panel #3

Exhibit A-1

City of Cannon Beach
PO Box 368
Cannon Beach OR 97110 503-436-1581

Receipt No: 25.030274 Feb 16, 2024

Friends of Haystack

Previous Balance:	.00
Planning Dept DRB App - Ecola Crt. & Gower -	50.00
Planning Dept Sign Permit - Ecola Crt. & Gower	50.00
Total:	100.00
Check Check No: 1812 Payor: Friends of Haystack	100.00
Total Applied:	100.00
Change Tendered:	.00

Duplicate Copy
02/16/2024 2:24 PM

Exhibit A-2

VESTA
HOSPITALITY

February 13, 2024

Mr. Bruce St. Denis
City Manager
City of Cannon Beach
PO Box 368
Cannon Beach, OR 97110

Dear Mr. St. Denis and the Cannon Beach Design Review Board:

I am writing in support of the proposal submitted by Friends of Haystack Rock to replace and upgrade the worn and outdated interpretive panels at the northwest corner of Wayfarer Restaurant & Lounge lot. Vesta Hospitality, the management company for RI East County Surfsand LLC, RI Glenwood Place Surfsand LLC, RI Glenwood Lofts Surfsand LLC, RI RFT Surfsand LLC, RT Cannon LLC, CM#6 LLC, BGP Inv CB, SK Ecola TIC LLC and Fortuna Cannon LLC all as tenants in Common, the holder of Wayfarer's long-term lease, has been briefed on the project, and we endorse the proposal.

Friends of Haystack Rock, a nonprofit organization dedicated to preserving the Haystack Rock intertidal ecosystem, has received a grant to expand the existing two interpretive panels into a new three-sided educational kiosk providing current information about the ecology of Haystack Rock, with a focus on local marine life and puffins. We understand that the group is currently working with the U.S. Fish and Wildlife Service to finalize the content and design, ensuring that the material will be accurate and the presentation visually appealing.

Haystack Rock is one of Oregon's most iconic landmarks, attracting thousands of visitors every year. The area is home to a wide variety of wildlife, from nesting seabirds to tidepool invertebrates, and educating visitors about this delicate ecosystem is an integral part of ensuring that it remains a thriving environment for generations to come. The kiosk will also provide a vibrant focal point for visitors to experience the area.

On behalf of Vesta Hospitality and Wayfarer Restaurant & Lounge, I encourage the City of Cannon Beach to approve this project.

Sincerely,

Rick Tachach, Jr.
Chairman and CEO
Vesta Hospitality

Exhibit B-1

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Oregon Coast National Wildlife Refuge Complex
2127 SE Marine Science Drive
Newport OR 97365
541-867-4550

January 4, 2024

Bruce St. Denis, City Manager
City of Cannon Beach
163 E. Gower Street
Cannon Beach, OR 97110

RE: Recommendation for coastal resilient materials

Dear Mr. St. Denis and the Design Review Board,

Our partners at the Friends of Haystack Rock asked that we share, for your consideration, our experience with coastal resistant materials used to house welcome and orientation panels, interpretive panels, and other visitor facilities. About 20 years ago, for a variety of reasons including aesthetics and sustainability, the Oregon Coast National Wildlife Refuge Complex (Refuge) built several visitor facilities on refuges along the coast including viewing decks, stairs, and kiosks. Almost all these facilities were made from cedar as we could obtain the Forest Stewardship Council's approval for sustainable lumber and use a rot resistant wood.

Unfortunately, the salt spray, wind, and rainy winters took their toll on our facilities much faster than we anticipated shortening the life of the facility and adding unanticipated costs to our budget. In one case a deck didn't even last 10 years even though it was constructed of Port Orford Cedar. The Refuge has since replaced or is in the process of replacing these structures with coastal resilient materials that have longevity in the wind, sun, rain, and salty environment. For interpretive kiosks and signs the Refuge has opted to go with either powder-coated aluminum or high-density polyethylene (HDPE) both of which are strong against coastal winds and rot resistant in our coastal weather.

We understand the Design Review Board is considering a project proposed by the Friends of Haystack Rock that would use HDPE as the frame for new educational/interpretive panels. The Refuge has recommended that the Friends group use HDPE instead of pressure treated lumber or cedar based on the short life span we have experienced with wood in our facilities.

Sincerely,

Dawn Harris
Visitor Services Manager

cc: Karen La Bonte, Public Works Director

Exhibit B-2

CITY OF CANNON BEACH
HAYSTACK ROCK AWARENESS PROGRAM

Cannon Beach Design Review Board

Dear DRB Committee,

It is with great pleasure that I enthusiastically write to you in support of a proposed new wildlife interpretive signage by The Friends of Haystack. We strongly support the aesthetic, function, and location of the proposed panel. We can also testify to the scientific accuracy of the information and language used within the proposed project.

As an organization whose mission is to protect, through education, the intertidal and bird life of the Marine Garden and Oregon Islands National Wildlife Refuge at Haystack Rock, we understand the invaluable role our local non-profits play in conservation. The Friends of Haystack Rock have been a long-term partner of ours and one who we have developed a close relationship with. Their dedication to conservation and protection of the local wildlife has helped educate thousands of visitors annually about our rich intertidal zone and flourishing bird population, their efforts and support is paramount to maintaining a healthy coastal community.

The current signage is in a highly visible, highly trafficked location that sees thousands of visitors every year. The modern upgrade proposed would further enrich the town by highlighting the natural beauty and delicate ecosystem of our Rocky Shores while educating visitors before they reach these sensitive habitats. The design of the signs is attractive, unique, smart, made to withstand our harsh weather conditions, and most importantly in line with the conservation values of the City of Cannon Beach and the Haystack Rock Awareness Program.

In conclusion, we fully support the proposed signage by The Friends of Haystack Rock as they seek to install updated and improved educational panels. We are proud to have the Friends of Haystack Rock as partners and representatives of wildlife conservation here in Cannon Beach.

Should you have further questions I am available by phone or e-mail.

Sincerely,

Kelli Ennis
Director
Haystack Rock Awareness Program (HRAP)
City of Cannon Beach

Exhibit C-1

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

March 4, 2024

Angela Benton
Friends of Haystack Rock
P.O. Box 1222
Cannon Beach, OR 97110

RE: Completeness Determination for Design Review at 1190 S. Pacific St. (File: DRB 24-08)

Dear Ms. Benton:

Your application for Design Review for new freestanding signage at the Cannon Beach Library was received on February 16, 2024 and found to be complete on March 4, 2024. The City has 120 days to exhaust all local review, that period ends on Tuesday July 2, 2024. The Design Review Board will review this application as a non-hearing item during its regularly scheduled meeting on Thursday March 21, 2024, you may participate in person or by Zoom.

The materials received with this application include:

- Design Review application form
- Sign permit application with project description and letters of support

Please be aware that the determination of a complete application is not a decision or a guarantee of outcome for the application.

Please feel free to contact my office at (503) 436-8053, or by email at stclair@ci.cannon-beach.or.us if you have questions regarding this application matters.

Sincerely,

Robert St. Clair
Planner

Exhibit C-2

Exhibit C-2


A Place for Puffins
Cannon Beach is the best place on the Oregon Coast to see Tufted Puffins. Puffins and other seabirds nest on Haystack Rock. Just as our homes provide us with safety and shelter, coastal rocks provide seabirds with safe places for nests and protection from land predators, including people.
A Seabird's Year
In April, puffins arrive at Haystack Rock; returning to their burrow where they will lay a single egg. If ocean conditions are good and fish plentiful it will take the puffin pair 100 days to raise a single fluffy chick. While some seabirds like cormorants and gulls remain near shore all year, puffins go out to sea, not returning until next spring.
True Marine Animals
Imagine living through winter storms at sea, drinking saltwater, and sleeping on the ocean swells. Puffins spend most of their lives on the ocean only coming to islands to nest. The chubby football shaped body of the Puffin is well adapted for an aquatic life. They use short stubby wings to fly underwater in search of fish and a large bill holds the slippery meal. These adaptations that make them great hunters at sea also make them clumsy and vulnerable on land.
Common Murre
Pelagic Cormorant
Western Gull
This panel was paid for using restoration funds from the 1999 New Carissa Oil Spill.
What happens when you disturb a nesting seabird?
Predators, such as gulls, crows and ravens, quickly move in and eat unguarded eggs and chicks.
Eggs and chicks get knocked out of the nest as adult birds suddenly flee.
Eggs and chicks get killed by exposure to excessive heat or cold.
Some adult birds will abandon their nests.
Nesting seabirds are very vulnerable to disturbance
Enjoy seabirds from a distance using binoculars or a spotting scope.
Haystack Rock and other coastal rocks and islands are protected as part of Oregon Islands National Wildlife Refuge and climbing is prohibited.
Fireworks are prohibited on all beaches in Oregon, all year. Explosions, light, and loud noises frighten birds from their nests.
Keep your dog on leash. A dog's instinct to chase birds can be overwhelming, and potentially deadly for seabirds!

Exhibit C-2


Play It Slow
Hermit Crab
Spotting tiny tidepool animals takes time and patience.
Lined Chiton
Be still and you'll see crabs, small fish, snails, sea slugs and more.
Kelp Crab
Move carefully and you'll avoid falling on the slippery and rocky terrain.
Tidepools Are Alive
A Fragile World
Whether soft and squishy or hard and crusty, tidepool creatures are easily damaged by too many curious hands and feet. Learn how to explore tidepools in a way that is safe for both you and the marine plants and animals.
Harlequin Duck
California Mussel
Acorn Barnacle
Watch Your Step
Walking on sand and bare rock is the best way to avoid stepping on living creatures. Look closely. What may appear to be bare rocks or dead shells may be living sea creatures such as barnacles and mussels. Avoid walking on algae. It is slippery and animals hide underneath.
Ochre Sea Star
Explore Gently...Take Only Pictures
Most tidepool creatures, including soft-bodied anemones, will survive if you touch them as carefully as you'd touch your own eye. But some delicate creatures such as tidepool fish and sea slugs are best left untouched. Never pull or pry animals from rocks and always return creatures to the exact spot where you find them. Please avoid moving rocks. If you move seaweed to view animals, please replace it to protect animals from exposure to air and sun.
The tidepool areas at Haystack Rock are designated a Marine Garden, a special protected area in which collecting is prohibited. The Marine Garden allows visitors to enjoy intertidal life, but also protects the fragile tidepool habitat.
Giant Green Anemone

Exhibit C-2

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

Cannon Beach Design Review Board

Supplemental Staff Report:

DRB 24-04, WRB CONSTRUCTION LLC, ON BEHALF OF TOLOVANA SANDS CONDOMINIUMS, APPLICATION FOR EXTERIOR ALTERATIONS TO EXISTING BUILDINGS. THE PROPERTY, 160 E. SIUSLAW, TAXLOTS 51032CB70001, 70002, 70003, 70102, 70103, 70104, 70105, 70106, AND 70201 CONSISTS OF MULTIPLE OWNERS WITHIN A HOMEOWNERS ASSOCIATION AND IS IN A RESIDENTIAL MOTEL (RM) ZONE. THE APPLICAITON WILL BE REVIEWED AGAINST THE CRITIERA OF MUNICIPAL CODE CHAPTER 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA.

Agenda Date: March 21, 2024 **Prepared By**: Community Development Department

GENERAL INFORMATION

NOTICE

Public notice for this March 21, 2024 Public Hearing is as follows:

A. Notice was posted at area Post Offices on February 28, 2024;

B. Notice was mailed on February 28, 2024 to surrounding landowners within 100' of the exterior boundaries of the property.

Oregon E-Permitting record number: 164-24-000001-PLNG

DISCLOSURES

Any disclosures (i.e. conflicts of interest, site visits or ex parte communications)?

EXHIBITS

The following Exhibits are attached hereto as referenced.

"A" Exhibits – Application Materials

A-3 Design Review Application DRB#24-01, submitted and stamped January 11, 2024

A-4 Project description submitted January 11, 2024

SUMMARY & BACKGROUND

This application was approved by the Design Review Board during its February 2024 public hearing subject to the following conditions:

1. The applicant shall provide exterior color information for review and approval by the Design Review Board.
2. The applicant shall include shake siding in the gable areas and provide plans for review and approval by the Design Review Board showing these modifications.

The applicant has provided additional exhibits which are included with this report. These exhibits include an updated project description providing details on current conditions and planned renovations and details regarding the materials to be used.

APPROVAL CRITERIA

Approval criteria are in the Design Review Standards (17.44) section of the municipal code: These are excerpted below.

17.44.090 Architectural Design Evaluation Criteria.

The following criteria shall be used in evaluating architectural designs. The number adjacent to the criterion represents the relative importance of that criterion, with "3" being the most important:

x3 A. The design avoids either monotonous similarity or excessive dissimilarity with existing structures, or structures for which a permit has been issued, in its section of town (i.e., downtown, midtown, etc.). If the development includes multiple structures, the design avoids either monotonous similarity or excessive dissimilarity between the component structures.

x3 B. The size, shape and scale of the structure(s) are architecturally compatible with the site and with the surrounding neighborhood. The structure is sufficiently modest in scale to enhance the village character of the community.

x3 C. The proposed materials and colors are compatible with the character and coastal setting of the city.

x3 D. The design avoids monotony and provides visual interest and charm by giving sufficient attention to architectural details and to such design elements as texture, pattern and color.

x3 E. If the project includes a large structure or structures, such as a large motel or condominium, the design avoids a monolithic expanse of frontages and rooflines and diminishes the massing of the buildings by breaking up building sections, or by the use of such elements as variable planes, projections, bays, dormers, setbacks, or changes in the roofline.

x3 F. If the project is unusually large, or if it is likely to become a village landmark, or if it is located so as to become part of an introduction/ transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing the design criteria in an exemplary, standard-setting fashion.

x2 G. The height of the structure(s) is architecturally compatible with the site and the surrounding neighborhood. The height of the structures contributes to the village scale.

x2 H. The height of the structure(s) is such that it does not unreasonably destroy or degrade the scenic values of the surrounding area.

x2 I. The height of the structure(s) is such that it does not unreasonably block or greatly degrade the views of scenic vistas as seen from neighboring sites.

x2 J. The height of the structure(s) is such that it does not unreasonably deny solar access, light or air to an adjacent structure, on or off the site.

x2 K. The design sufficiently addresses the relationship of the structure(s) to the sidewalk and to pedestrian activity so as to foster human interaction.

x2 L. The proposed signage harmonizes with the other structures in terms of form, materials and scale.

x2 M. Lighting fixtures: (1) are compatible with the architectural design; (2) produce illumination sufficiently subdued to be compatible with the village character; (3) avoid casting glare on adjoining property; (4) are sufficient for night-time safety, utility, security, and commerce; and (5) do not exceed the illumination values in the table at Section 17.44.150.

x2 N. The project incorporates design elements or building improvements which result in the conservation of energy.

x1 O. The design of the project ensures continued privacy for the occupants of adjacent structures. In cases of multifamily housing, this item is to be rated as x3.

Staff Comment: The applicant proposes to replace the existing cedar shake siding with a textured Hardie Plank lap siding material with Hardie Shingle shake siding providing additional texture in the gable areas. The siding will be painted Sherwin Williams 7019 Gauntlet Gray with fascia, windows, and building trim painted Sherwin Williams 7006 Extra White.

DECISION AND CONDITIONS

Architectural

Motion: Having considered the evidence in the record and upon a motion by Board member (Name), seconded by Board member (Name), the Cannon Beach Design Review Board voted to (approve/approve with conditions/ deny) the architectural plan of the WRB Construction application for exterior alterations for existing buildings at 160 E. Siuslaw St., DRB 24-04, as discussed at this public hearing (subject to the following conditions):

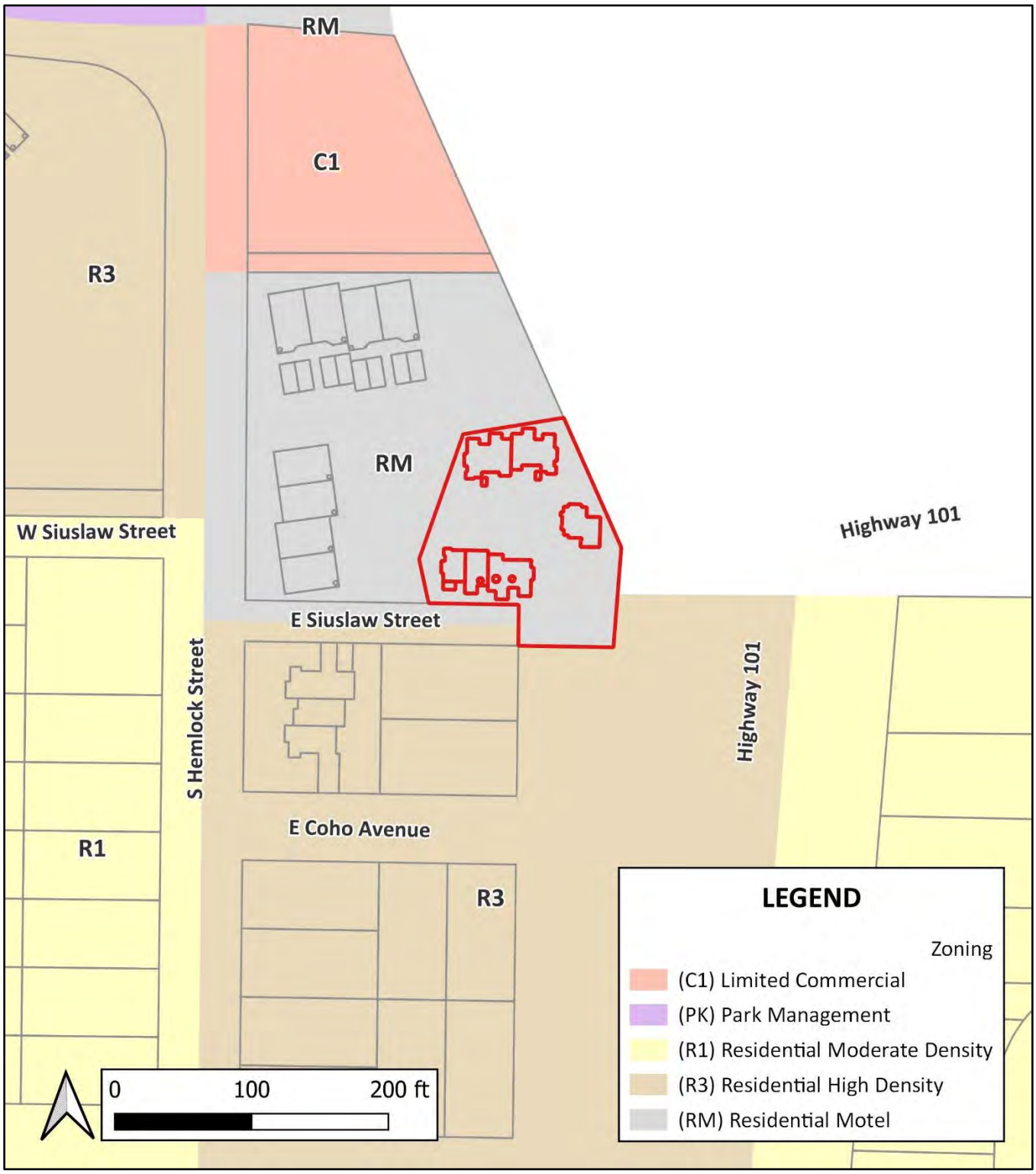
Notice of Approval

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)

DRB 24-04 Project Location & Zoning

160 E. Siuslaw St.



DESIGN REVIEW BOARD FINDINGS; SECTION 17.44.070 - 17.44.100
APPLICANT: WRB Construction; DRB NUMBER: DRB 24-04
MEETING DATE: February 21, 2024 MAP: 51032CB70001

Site Design Criteria	+/-/na	notes
A. The arrangement of all functions, uses, and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites. (x3)		
B. In terms of setback from the street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures. (x3)		
C. The design incorporates existing features such as streams, rocks, slopes, vegetation (i.e., making use of a small stream rather than placing it in a culvert). (x3)		
D. If the project is unusually large, or if it is located so as to become part of an introduction/transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing these design criteria in an exemplary, standard-setting manner. (x3)		
E. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscaping/open space in order to create a pedestrian pathway and/or open system that connects several properties. (x2)		
F. The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the surrounding area. (x2)		
G. The improvements on the site enhance and/or do not deny solar access, light or air within the site or to adjacent sites or structures. (x2)		
H. Where appropriate, the design includes a parking and circulation system that encourages a pedestrian rather than vehicular orientation, including a separate service area for delivery of goods. (x2)		
I. The arrangement of the improvements on the site does not unreasonably block or greatly degrade scenic vistas enjoyed from neighboring (especially public) sites. (x2)		
J. The various functions and elements of the site design have been integrated into a unified whole, except in those cases where separation is appropriate. The overall design is visually harmonious when viewed either from within the site or from outside the site. (x2)		
K. The design gives attention to the placement of storage or mechanical equipment so as to screen it from view. (x1)		
L. If the project is adjacent to, or visible from, US Highway 101, the design minimizes its visual impact on the scenic character of Highway 101. (x2)		

M. The arrangement of functions, uses and improvements on the site have been designed to provide access to and within the site for individuals with disabilities. (x3)		

Architectural Design Criteria	+/-/na	notes
A. The design avoids either monotonous similarity or excessive dissimilarity with existing structures, or structures for which a permit has been issued, in its section of town (i.e., downtown, midtown, etc.). If the development includes multiple structures, the design avoids either monotonous similarity or excessive dissimilarity between the component structures. (x3)		
B. The size, shape and scale of the structure(s) are architecturally compatible with the site and with the surrounding neighborhood. The structure is sufficiently modest in scale to enhance the village character of the community. (x3)		
C. The proposed materials and colors are compatible with the character and coastal setting of the city. (x3)		
D. The design avoids monotony and provides visual interest and charm by giving sufficient attention to architectural details and to such design elements as texture, pattern and color. (x3)		
E. If the project includes a large structure or structures, such as a large motel or condominium, the design avoids a monolithic expanse of frontages and rooflines and diminishes the massing of the buildings by breaking up building sections, or by the use of such elements as variable planes, projections, bays, dormers, setbacks, or changes in the roofline. (x3)		
F. If the project is unusually large, or if it is likely to become a village landmark, or if it is located so as to become part of an introduction/ transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing the design criteria in an exemplary, standard-setting fashion. (x3)		
G. The height of the structure(s) is architecturally compatible with the site and the surrounding neighborhood. The height of the structures contributes to the village scale. (x2)		
H. The height of the structure(s) is such that it does not unreasonably destroy or degrade the scenic values of the surrounding area. (x2)		
I. The height of the structure(s) is such that it does not unreasonably block or greatly degrade the views of scenic vistas as seen from neighboring sites. (x2)		
J. The height of the structure(s) is such that it does not unreasonably deny solar access, light or air to an adjacent structure, on or off the site. (x2)		
K. The design sufficiently addresses the relationship of the structure(s) to the sidewalk and to pedestrian activity so as to foster human interaction. (x2)		
L. The proposed signage harmonizes with the other structures in terms of form, materials and scale. (x2)		

M. Lighting fixtures: (1) are compatible with the architectural design; (2) produce illumination sufficiently subdued to be compatible with the village character; (3) avoid casting glare on adjoining property; (4) are sufficient for night-time safety, utility, security, and commerce; and (5) do not exceed the illumination values in the table at Section 17.44.150. (x2)		
N. The project incorporates design elements or building improvements which result in the conservation of energy. (x2)		
O. The design of the project ensures continued privacy for the occupants of adjacent structures. In cases of multifamily housing, this item is to be rated as x3. (x1)		

Landscape Design Criteria	+/-/na	notes
A. The design substantially complements the natural environment of Cannon Beach and the character of the site. (x3)		
B. The design harmonizes with and enhances the architectural design. (x3)		
C. The landscape design acknowledges the growing conditions for this climatic zone and the unique requirements that its specific site location makes upon plant selection (i.e., salt, wind and wind exposure, soil condition, light, shade, etc.). (x3)		
D. Provision has been made for the survival and continuous maintenance of the landscape and its vegetation. (x3)		
E. Where it is desirable to do so, the design provides amenities for the public. (x3)		
F. The design makes use of existing vegetation and incorporates indigenous planting materials. (x2)		
G. The selection and arrangement of plant materials provides visual interest by the effective use of such design elements as color, texture and size differentiation. (x2)		
H. The hard surface portion of the design makes use of visually interesting textures and patterns. (x2)		
I. Where it is desirable to do so, the design provides visual interest through the creation of a variety of elevations. (x2)		
J. The design contributes to the stabilization of slopes, where applicable. (x2)		
K. The design successfully delineates and separates use areas, where it is desirable to do so. (x2)		
L. The lighting fixtures and level of illumination are compatible with the landscape design. The level of illumination produced enhances the overall project and does not cast glare on adjacent property or into the night sky. (x2)		

Exhibit A-3

PREPARED FOR:

Tolovana Sands

160 E Siuslaw St
Cannon Beach, OR 97110

Building Envelope Restoration

Revised: March 07, 2024

Areas Covered: All buildings

- ✓ Siding and Dry Rot Repair
- ✓ Waterproofing
- ✓ Roofing
- ✓ Painting

GOWRB.COM
503-427-1982

Executive Summary

Goal.

Update Tolovana Sands condominium exteriors to improve the overall aesthetic, applying Cannon Beach's DRB and Tolovana Sands design goals.

Start with the best.

Only the highest-grade building materials designed like **James Hardie**® Lap and Cedar Texture Shakes, **Tyvek**® weatherproofing systems, **Sherwin-Williams**® SuperPaint®, etc.

Predictable Results.

By using best-practice installation methods, our proven restoration methodology and repeatable processes set WRB Construction apart—allowing us to deliver predictable and superior results.

Existing

Existing -vs- Proposed Solution.

Restored

Property Location

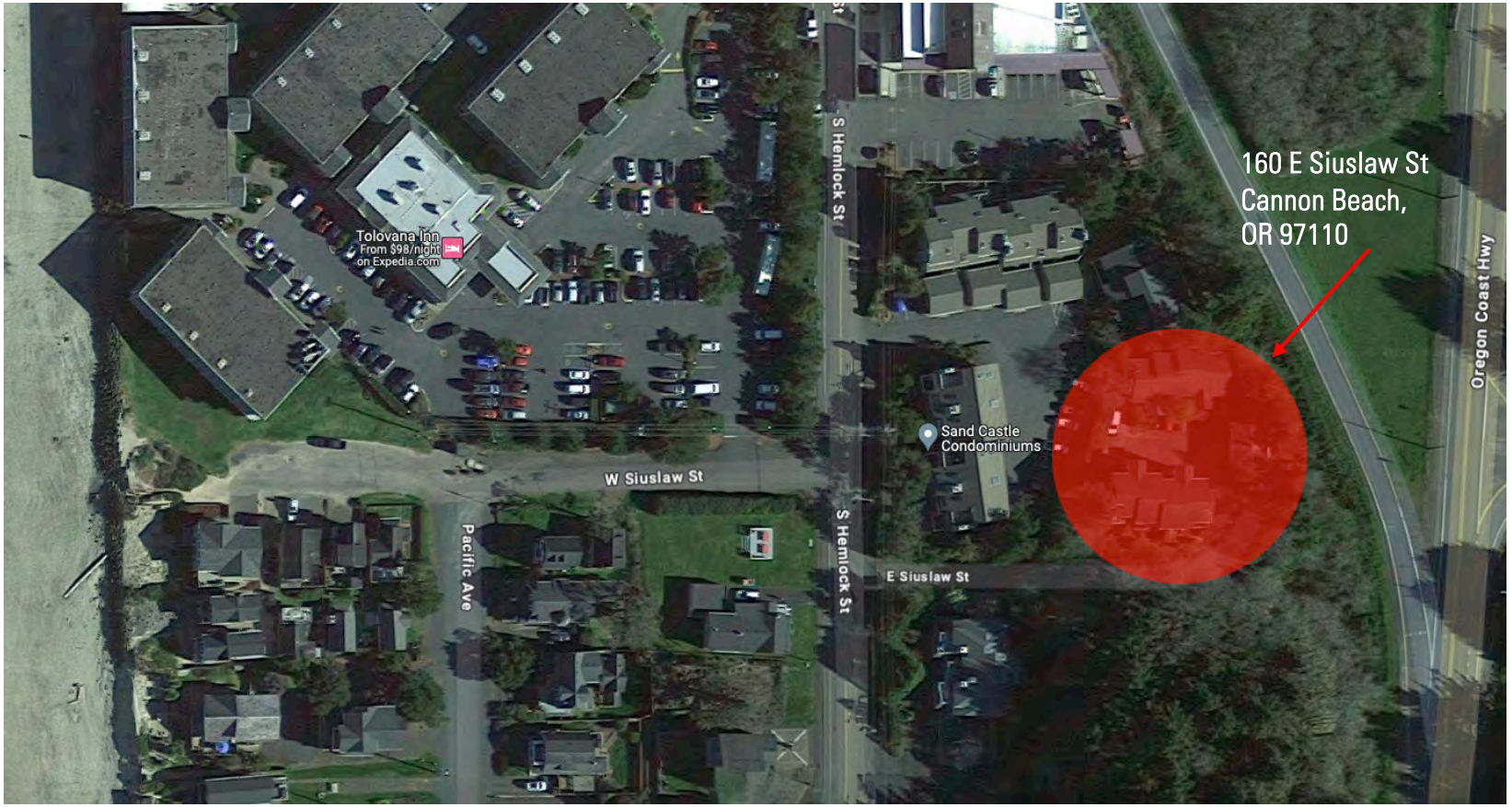


Exhibit A-3

Existing Conditions

Exhibit A-3

Existing Conditions

Exhibit A-3

Existing Conditions

Exhibit A-3

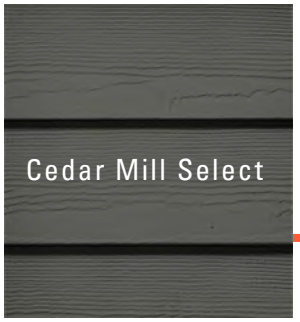
Existing Conditions

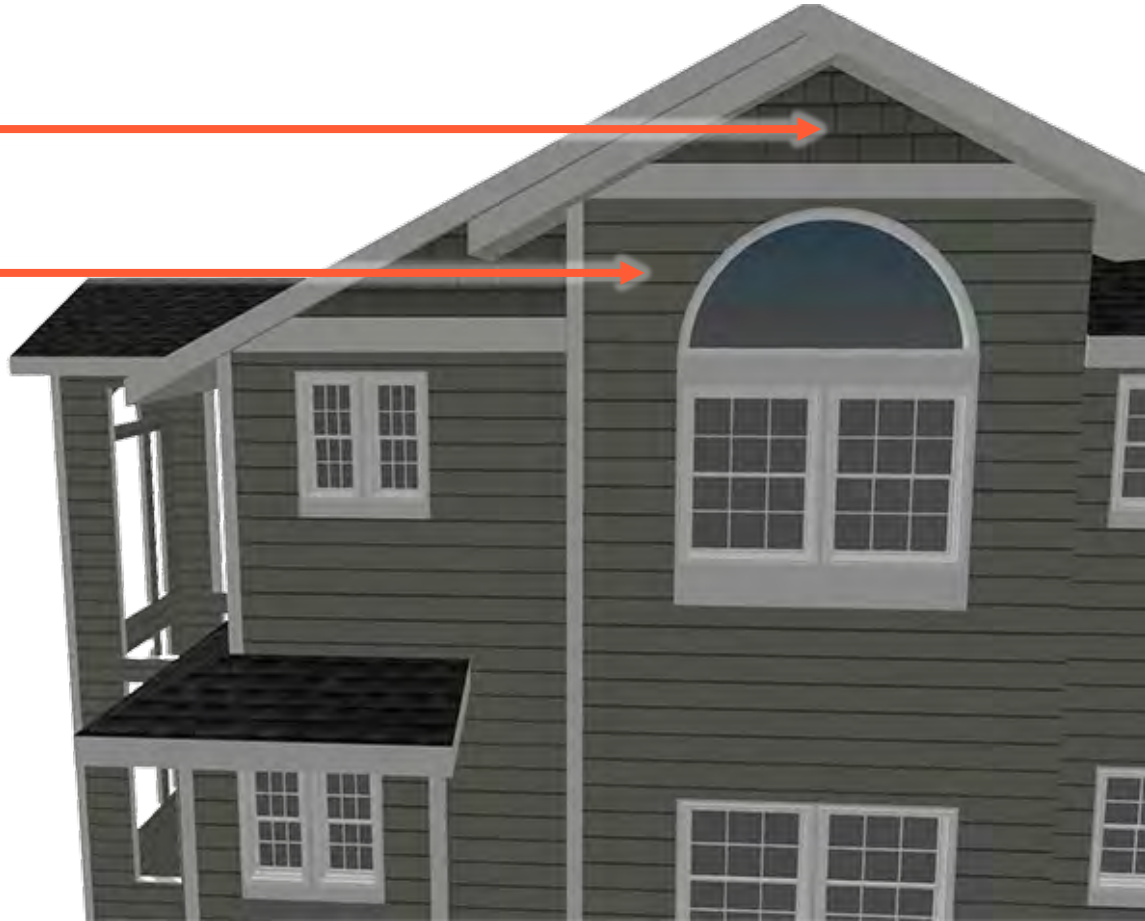
Exhibit A-3

Design Concept

JamesHardie

For the distinct look of cedar shake with less maintenance, we chose **Hardie®** Shingle siding on the gable ends and **Hardie® Plank CedarMill®** lap siding for the rest. This combination is traditional, timeless, sleek, and strong. All siding will be finished with **Sherwin-Williams® SuperPaint®**.



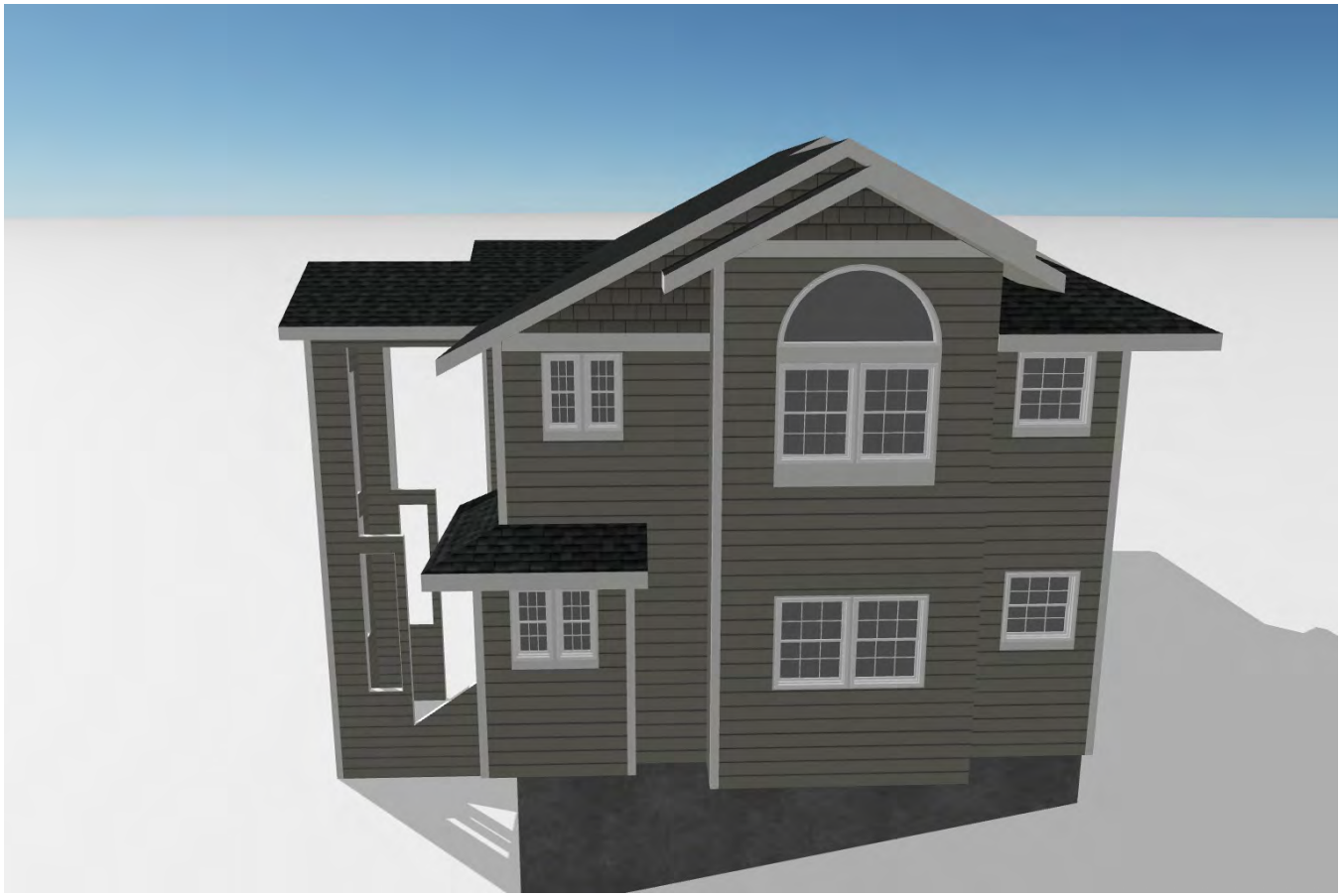


Gauntlet Gray
#7019

Extra White
#7006

Renderings

Renderings



Renderings

Nearby Properties

Here is a map showing the properties near the project location.

Photos of the nearby properties showing their cladding details are also included.

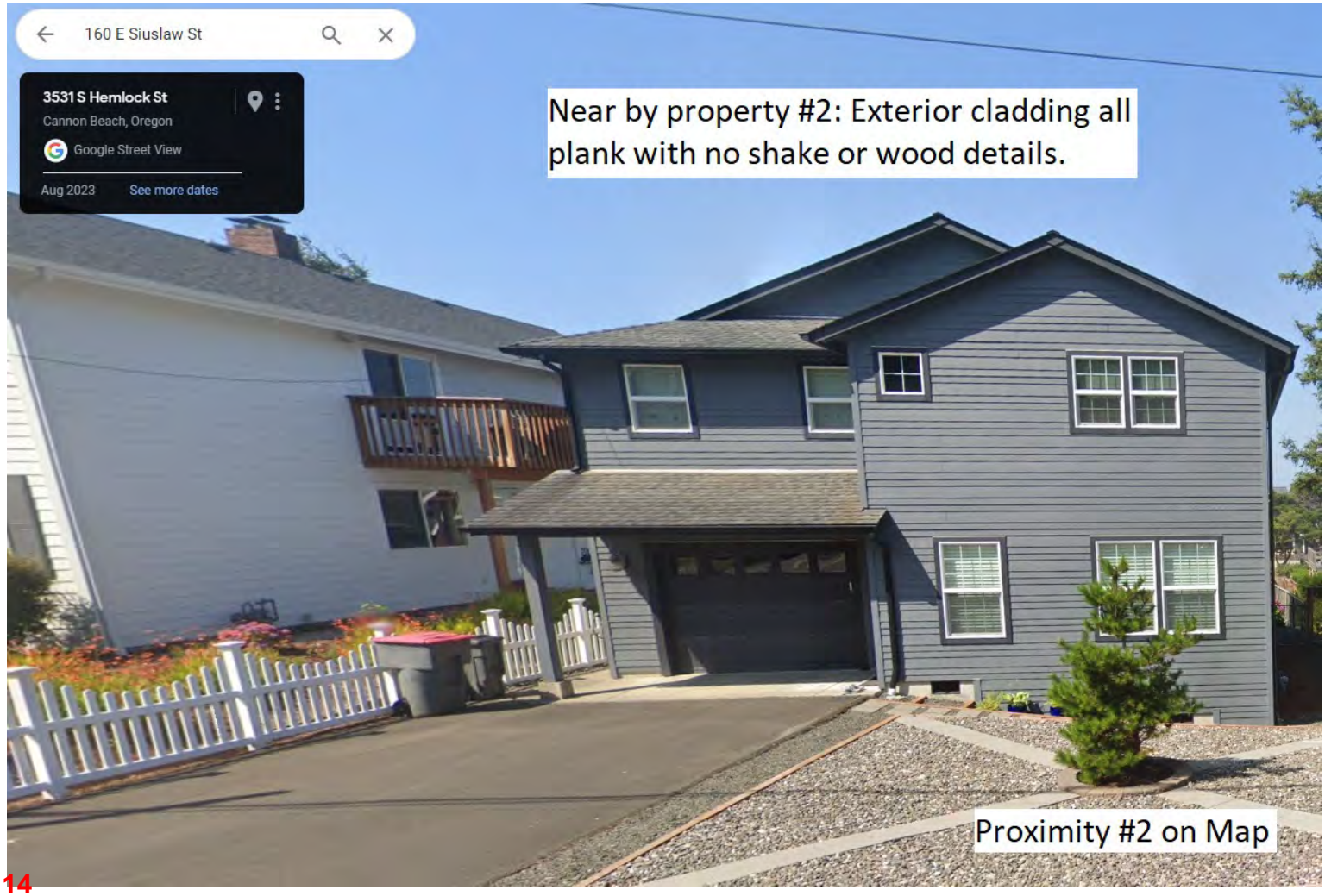
Also included is a photo of the street view facing the project property.

Exhibit A-3

Nearby Properties

Exhibit A-3

Nearby Properties



Nearby Properties

Exhibit A-3

Street View

Material Data and Product Information

Tolovana Sands Project

160 E Siuslaw St.

Cannon Beach, OR 97110

Project performed by WRB Construction

HardiePlank® Lap Siding Product Description

HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5¼ in. to 12 in. create a range of exposures from 4 in. to 10¾ in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.

Select Cedarmill©

Smooth

Beaded Cedarmill©

Beaded Smooth

Custom Colonial Roughsawn®

Custom Colonial Smooth®

Exhibit A-4

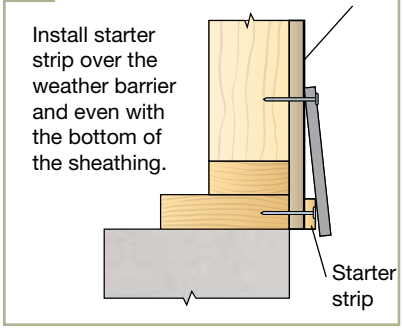
Installation of HardiePlank® Lap Siding

INSTALL A STARTER STRIP

HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1¼ in. pieces of HardiePlank siding from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistive barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.

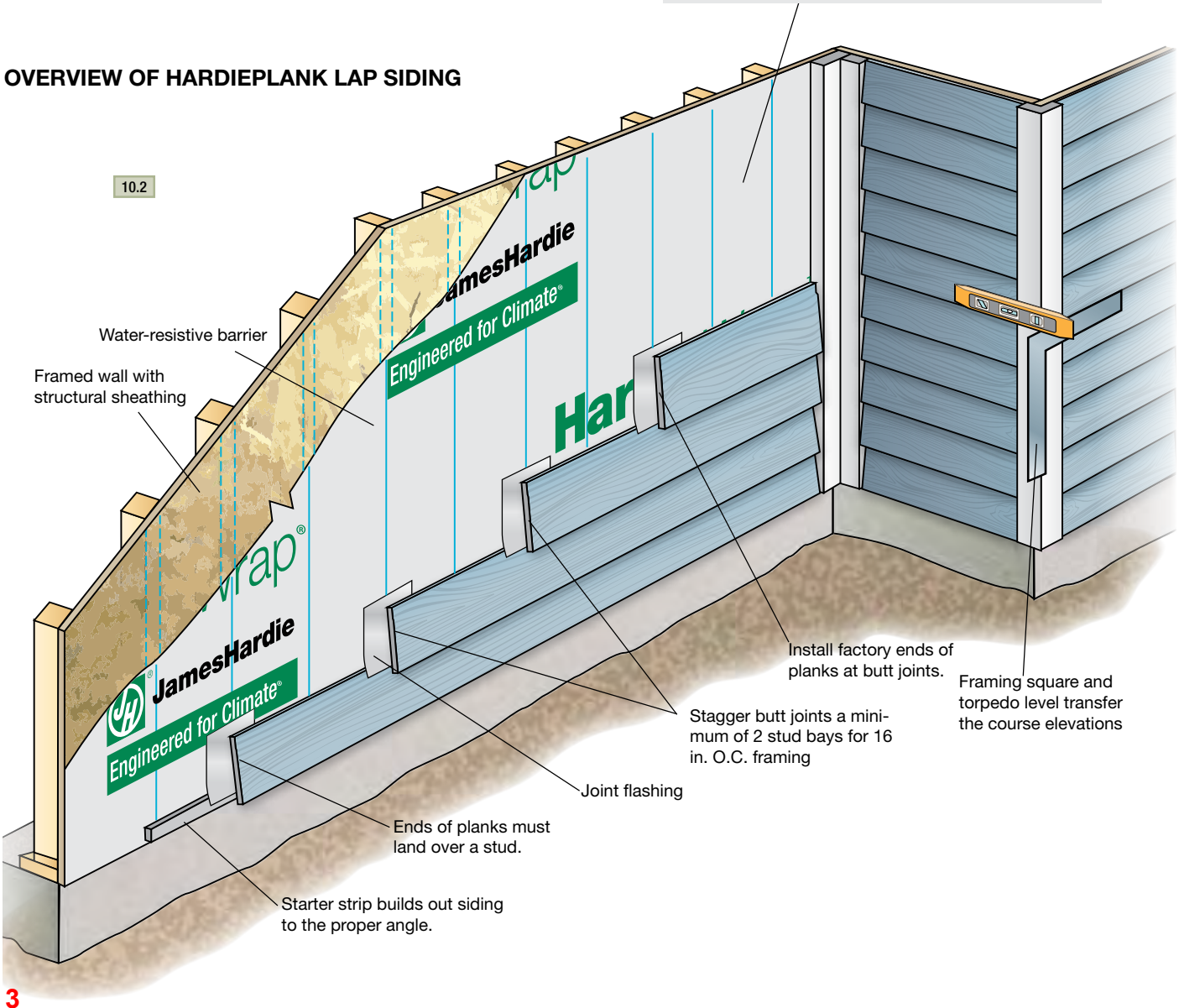
10.1



TIP: For accurate fastening, snap vertical chalk lines on the water-resistive barrier at the center of every stud location.

OVERVIEW OF HARDIEPLANK LAP SIDING

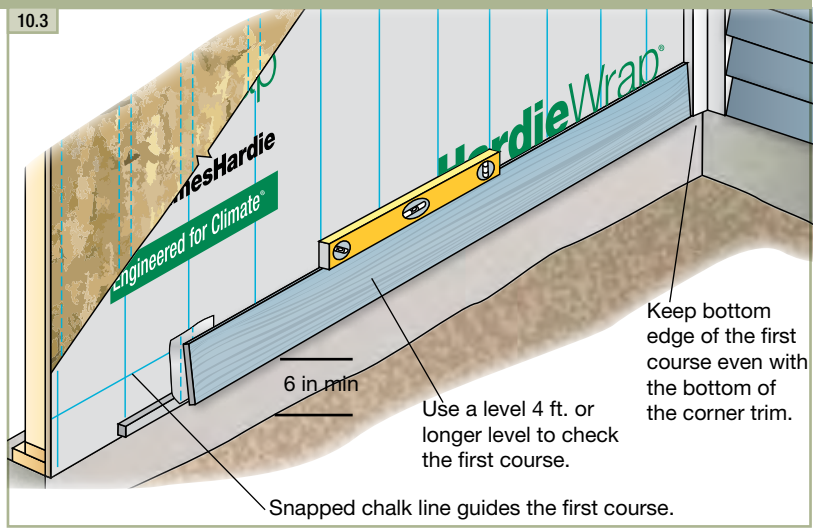
10.2



3

INSTALLING THE PLANKS

10.3



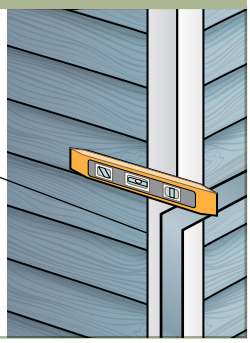
The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

1. Use a level (4 ft. or longer) or chalked level line to be sure that the first course is level. As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.
2. Position the bottom edge of the first course of siding a minimum ¼ in below the edge of the starter strip (maintain required clearances) and secure.
3. Run the siding to the HardieTrim® board leaving a 1/8 in. gap between the siding and trim.

The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**

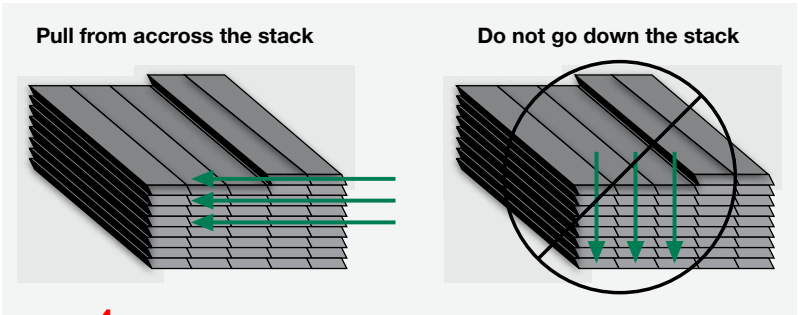
PLANK ALIGNMENT AT CORNERS

10.4



For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.

TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.



4

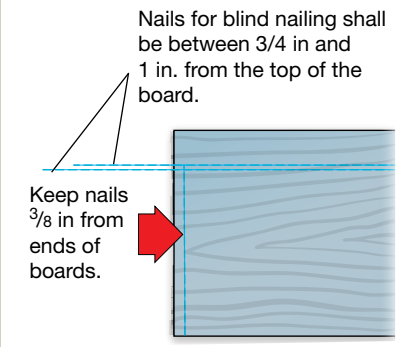
Installation of HardiePlank® Lap Siding (cont.)

BLIND NAILING (nailing through top of plank)

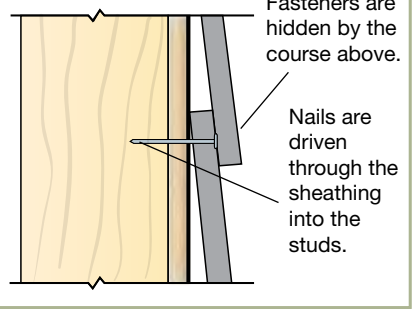
Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving fasteners 1 in. from the top edge of the plank. Additionally fasteners should be placed no closer than 3/8 in. from the ends of the plank.

10.5 **Blind nailing measurments**



10.6 **Blind nailing**

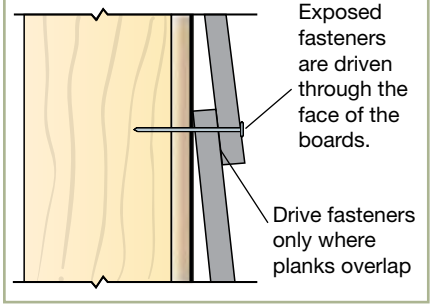


Avoid placing fasteners near the top edge of the plank. This practice, called “high nailing”, may lead to loose planks, unwanted gaps or rattling. **Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing**

FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain. installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes . Refer to Appendix D for related code matters.

10.7 **Face nailing**

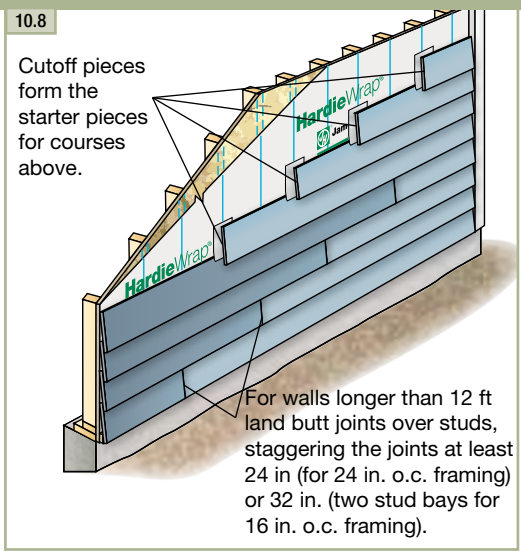


STAGGERING THE BUTT JOINTS

For walls longer than 12 ft, it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16 in., o.c. framing or one bay for 24 in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8



5

JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.}

C. "H" jointer cover

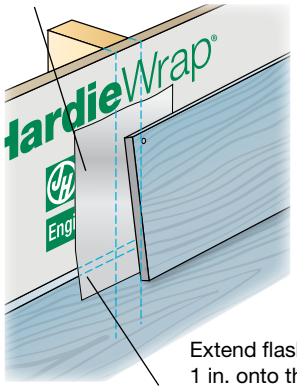
Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6 in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

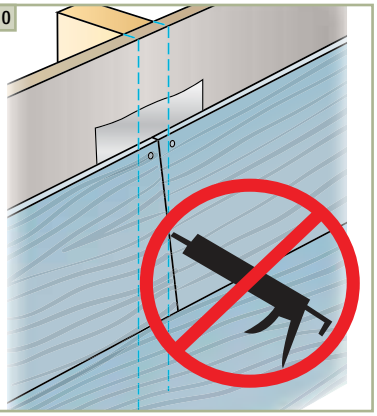
TIP: Joint flashing can be quickly and easily made by cutting a 6 in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

10.9



10.10



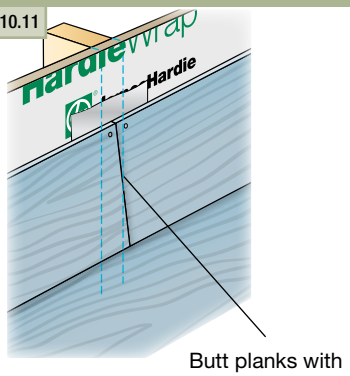
Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.

10.11



COLORPLUS® TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (cont.)

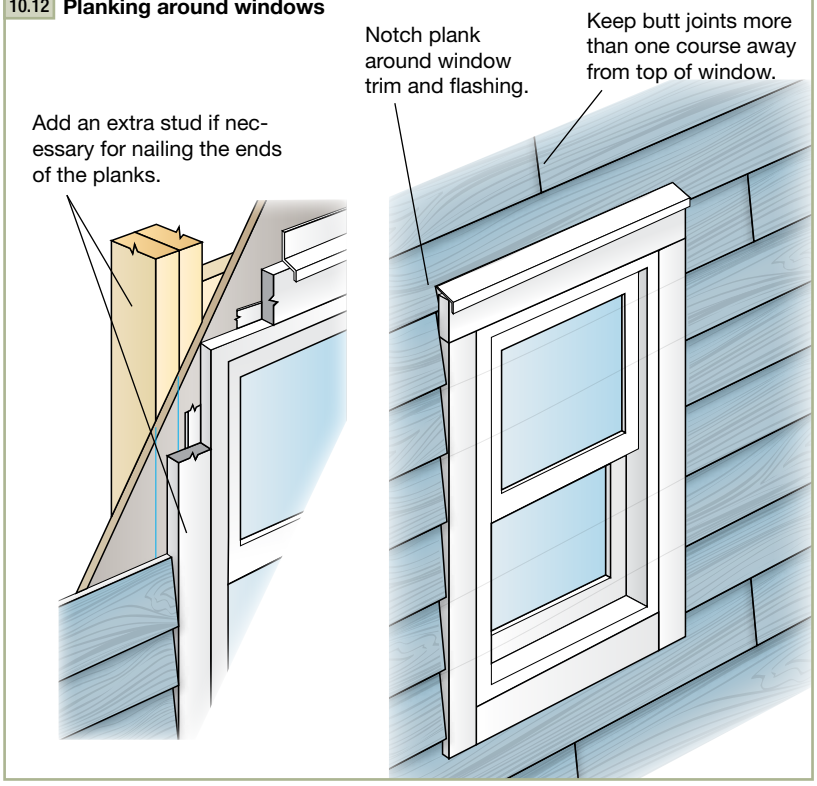
CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12 ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with 3/4 in landing space for each side. The minimum stud space for a plank to land is 3/8 in.

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

10.12 **Planking around windows**



COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.

If corners are trimmed with **HardieTrim® 5/4, 4/4 boards**, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

To cut planks for the gable:

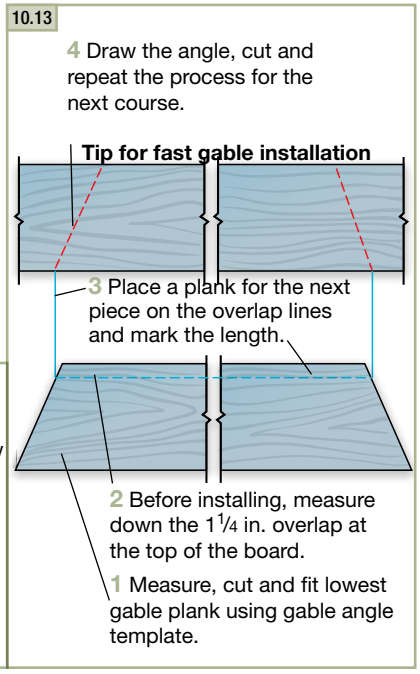
1. Tack up a small scrap piece of siding where the first gable course is going.
2. Hold a second small piece of siding against the eave or rake board.
3. Trace the angle onto the scrap.
4. Cut that line and label the scrap as the template for the gable angle. The template can then be used to transfer the angle onto the larger pieces for cutting and installation.
5. Periodically check the angle as you progress up the wall.

The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.

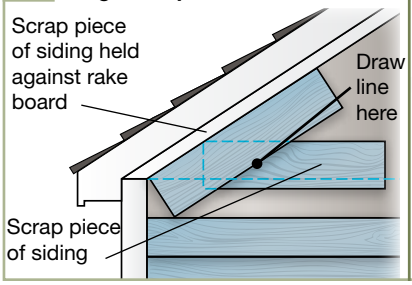
1. Cut and fit the lowest course of siding.
2. Before installing, lay it flat and measure down 1¼ in. from the top edge of the plank for the course overlap. Make a mark on both ends.
3. Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.
4. Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

TIP: Stainless steel fasteners are recommended when installing James Hardie® products.

10.13



10.14 **Angle Template**



HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate			Approved Fastener
wood studs	blind nail	16 in o.c.	3 9
		24 in o.c.	16
	face nail	16 in o.c.	2 5
		24 in o.c.	2 5
steel studs*	blind nail	16 in o.c.	8 13
		24 in o.c.	
	face nail	16 in o.c.	7 12
		24 in o.c.	
Direct to Masonry			14
7/16 in OSB or equivalent (face nailed)			4

Fastener Type

2 — .113 in. x .267 in x 2 in. — 6D common

3 — .093 in. x .222 in. x 2 in. — 6D siding nail

9 — No 11ga 1.25 in long — roofing nail

7 — Ribbed Bugle-Head No. 8 .323 in. x 1.625 in — screws

8 — Ribbed Wafer-Head No. 8 (.375 in x 1.25 in)

12 — [AKN-100] .100 in x .25 in x 1.5 in — ET&F

13 — [AGS-100] .100 in x .313 in. x 1.5 in

14 — [ASTM C-90] ASM-144-125 (P/C) .30 in x .14 in x 1.25 in — masonry nail

5 — .113 in. x .260 in x 2.375 in — 8D common

16 — No 11ga 1.75 in long — roofing nail

4 — .091 in. x .221 in. x 1.5 in — 4D siding nail

* When blind fastening 9.5 in or wider product onto steel studs, use screws.

● indicates recommended fasteners

Exhibit A-4

HZ10

HardiePlank® Lap Siding

EFFECTIVE DECEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.

⚠ CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
   - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
   - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
   - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

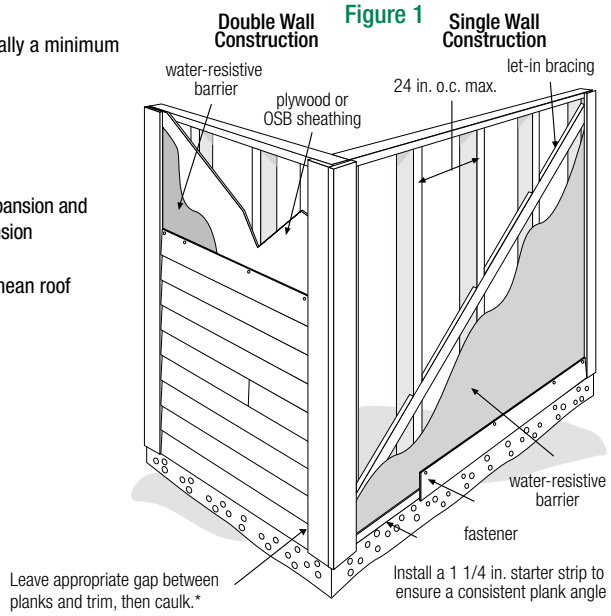
IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam,etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap[1], which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft..
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation/wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

Figure 1



INSTALLATION: JOINT TREATMENT

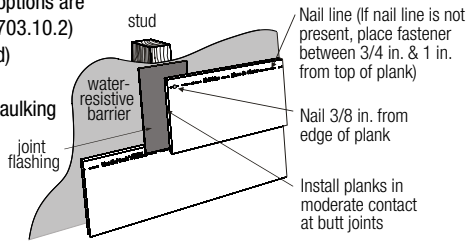
One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)

C. "H" jointer cover

Figure 2



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

[1]For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

JamesHardie™

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

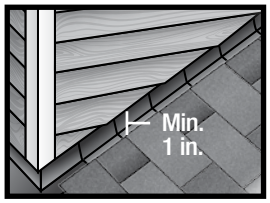


Figure 4
Horizontal Flashing

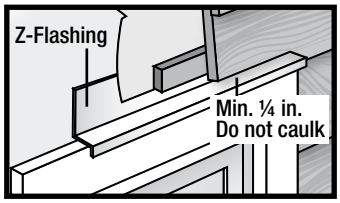


Figure 5
Kickout Flashing

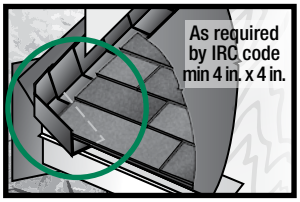


Figure 6
Slabs, Path, Steps to Siding

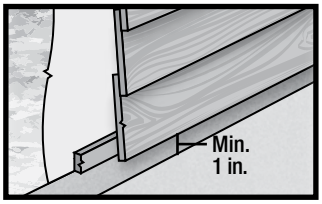


Figure 7
Deck to Wall

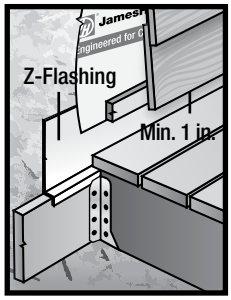


Figure 8
Ground to Siding

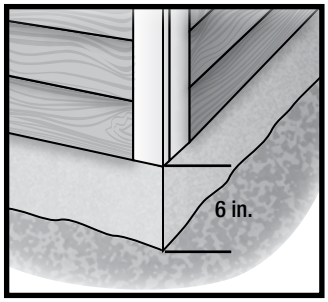


Figure 9
Gutter to Siding

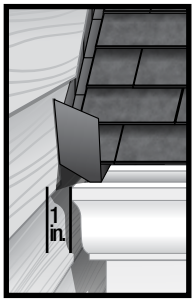


Figure 10
Sheltered Areas

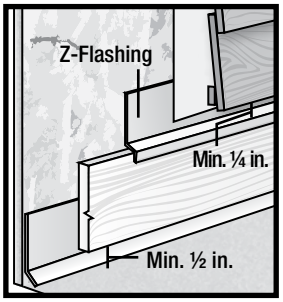


Figure 11
Mortar/Masonry

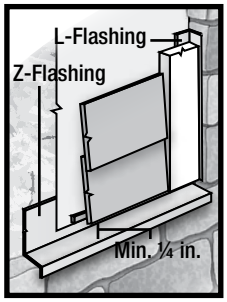


Figure 12
Drip Edge

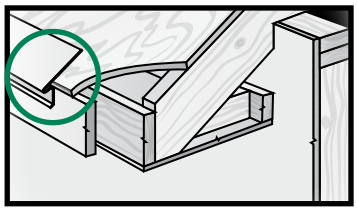


Figure 13
Block Penetration
(Recommended in HZ10)

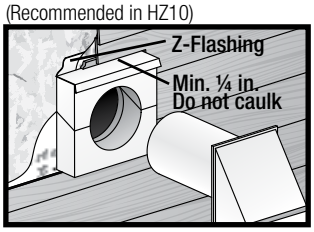
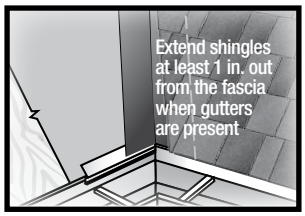


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing
- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing
- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing
- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.
- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing
- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing
- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing
- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.
- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.

FASTENER REQUIREMENTS continued

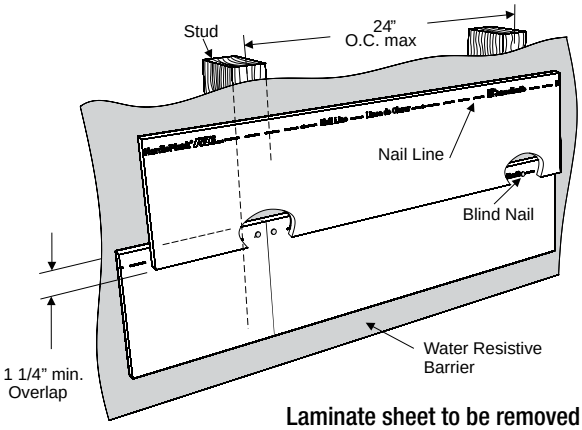


Figure 15

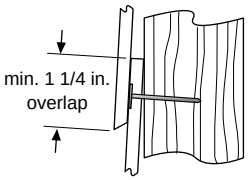
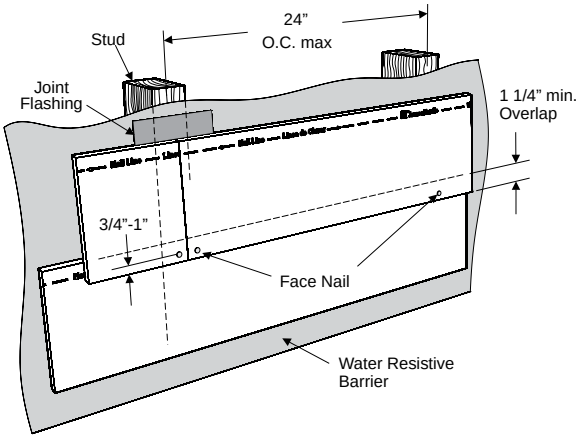


Figure 16



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

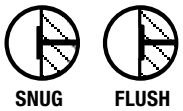
Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

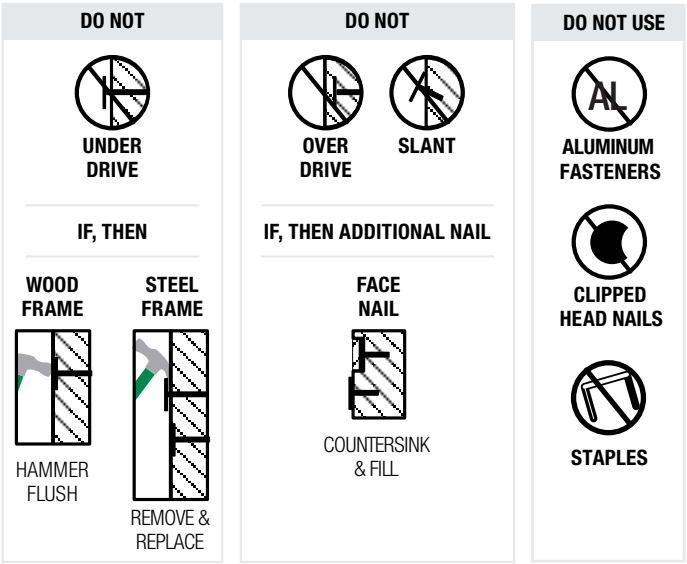
CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: some caulking manufacturers do not allow "tooling".**

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).





PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA LESS OPENINGS		HARDIEPLANK® LAP SIDING WIDTH								
SQ (1 SQ = 100 sq.ft.)	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

HS11119 P4/4 12/19

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: I In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

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Product warranties, safety information and additional installation information are available at jameshardiepros.com

JamesHardie™

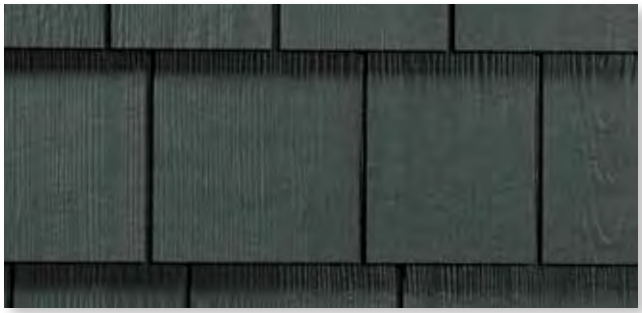
HardieShingle® Siding Product Description

HardieShingle® siding is fiber-cement shingle siding for sidewall applications. HardieShingle siding is available as straight-edge panels or staggered-edge panels 48 in. long by 16 in high. HardieShingle panels also come as decorative half-round shingles. For smaller coverage areas, individual shingles are also available in 4.2 in, 5.5 in, 6.75 in, 7.25 in & 10 in widths. Please see your James Hardie dealer for local availability of these products.

HardieShingle siding is available as a prefinished James Hardie product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.

Half-Round

Staggered Edge Panel



Straight Edge Panel

Individual Shingles

Exhibit A-4

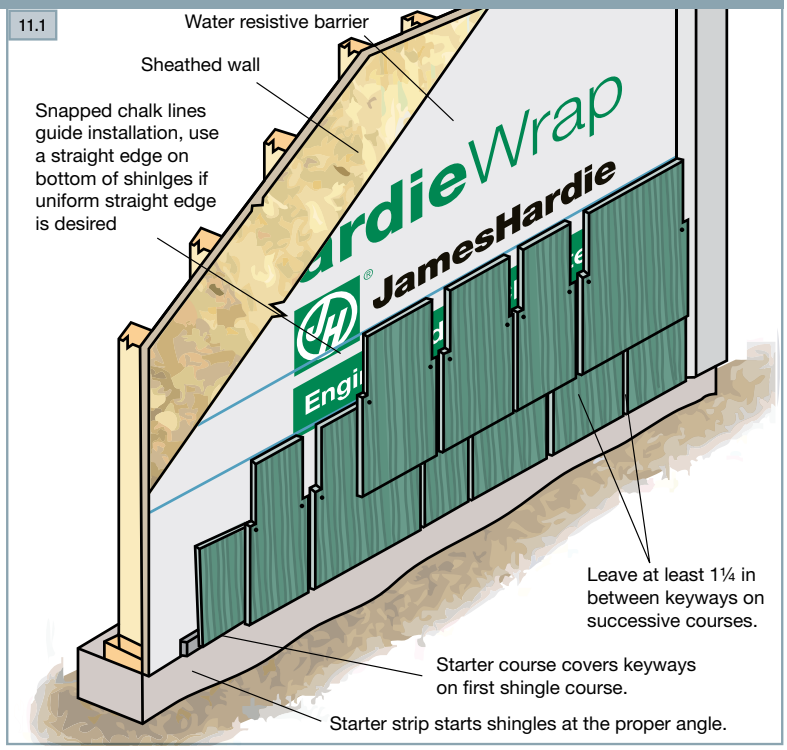
Installation of HardieShingle® Siding

INDIVIDUAL SHINGLES

Like conventional wood-shingle siding, HardieShingle® siding requires the use of a starter strip and a starter course before installing the first full course of shingle panels or individual shingles. The starter strip sets the initial shingles at the proper angle and the starter course provides solid backing and keyway coverage for the first shingle course.

1. The starter strip should be installed over the water-resistive barrier. Starter strips can be made by ripping 1¼ in lengths from full or partial planks of HardiePlank® siding.
2. Use HardiePlank 8¼ in lap siding for the starter course.
3. Snap a level chalk line 8¼ in up from the bottom edge of the starter strip.
4. Position the top of the starter course along the chalk line, use a straight edge on bottom of shingles if uniform straight edge is desired
5. The first course of shingle siding is then installed even with bottom edge of the starter course.

When installing individual HardieShingles®, be sure to space shingles no more than ¼ in apart. Spaces between shingles should not be within 1½ in of the spaces in the courses above and below.



TIP: For the best appearance, apply shingle widths in a random manner to avoid creating a repeat pattern. Pre-planning of each course is recommended to aid appearance and to avoid stacked seams.

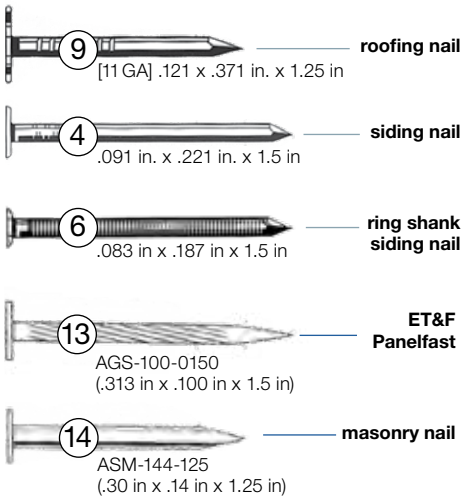
TIP: Stainless steel fasteners are recommended when installing James Hardie products.

HARDIESHINGLE SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

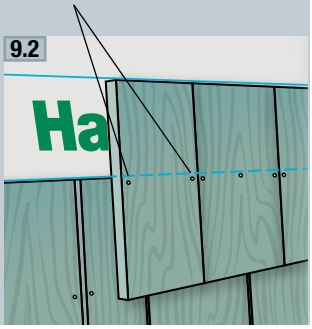
	Fastening Substrate	Approved Fastener
Individual Shingles	Minimum 15/32 in. thick plywood	9
	Minimum 7/16 in OSB Sheathing	4
HardieShingle Panels	16 in or 24 in O.C. wood studs	6
	Directly to minimum 7/16 in thick OSB	
Individual and Shingle Panels	16 in or 24 in O.C. steel studs	13
	Direct to Masonary	14

Fastening Types



Corrosion-resistant siding nails 1¼ in. long should be used to apply individual HardieShingles® to minimum 7/16 in. OSB rated sheathing. Position nails ½ in. to 1 in. from the side edges of the shingles and 8 ½ in. to 9 in up from the bottom edge of the shingle.

2 nails per shingle on 4.2 in., 5.5 in., 6.75 in., 7.25 in., and 10 in. shingles



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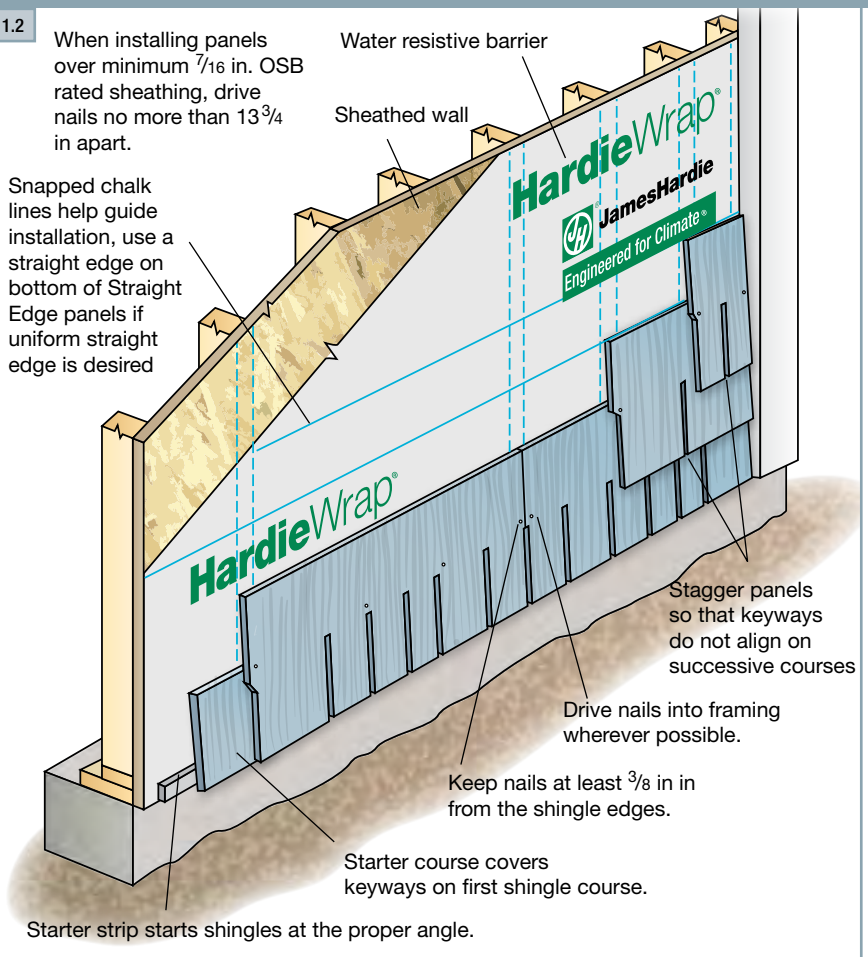
Installation of HardieShingle® Siding (cont.)

HARDIESHINGLE® PANELS

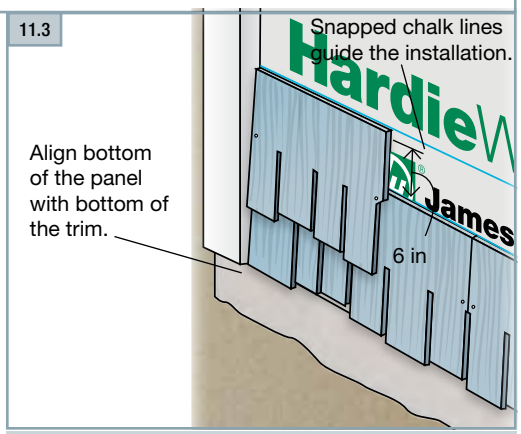
For HardieShingle® panels start at one end and work across the wall.

1. Measure and trim the first panel to make sure the end of the panel falls over framing.
2. Using the chalk line as a guide along the panel top edge. For straight edge panels align bottom panel edges to maintain a uniform straight line carefully position the panels and secure with suitable fasteners and spacing for your particular application as noted in the ESR 1844 & 2290 Report.
3. Align the bottom edges of the trim and the siding for the best appearance. Where the panel begins at a corner board or at door or window casings, cut the upper portion of the panel back even with the edge of the keyway.
4. Where the siding meets the HardieTrim® board, leave a 1/8 in. gap between the siding and trim. Install HardieShingle panels with joints in moderate contact.
5. Measure and cut the first panel for the second course of HardieShingle panel so that it lands on the stud before the panel on the first course. Use the cut end to abut the trim.
6. Start the third course with the end of the panel landing on the stud before the second course. Save the cut pieces to use on the other end of the wall.
7. Continue alternating these three lengths up the wall to establish proper positioning of the shingle keyways.

11.2



11.3



TIP: A straight edge panel can be used on the bottom course if desired

When installing HardieShingle Staggered Edge panel, measure up 6 in. from the top of the installed panel and make a mark. Make another mark at an equal height on the opposite end of the wall and snap a chalk line between the marks. Align the top of the next course of panel with the chalk line to maintain proper exposures.

Keep the bottom of the siding even with the bottom of the trim. If desired, the trim may extend below the bottom of the siding, but the siding should not hang below the trim. Make sure that clearances above the ground, roof lines and hard surfaces are in accordance with the General Requirements on pages 13-26.

WARNING

James Hardie recommends installing HardieShingle panel over rated wood sheathing.

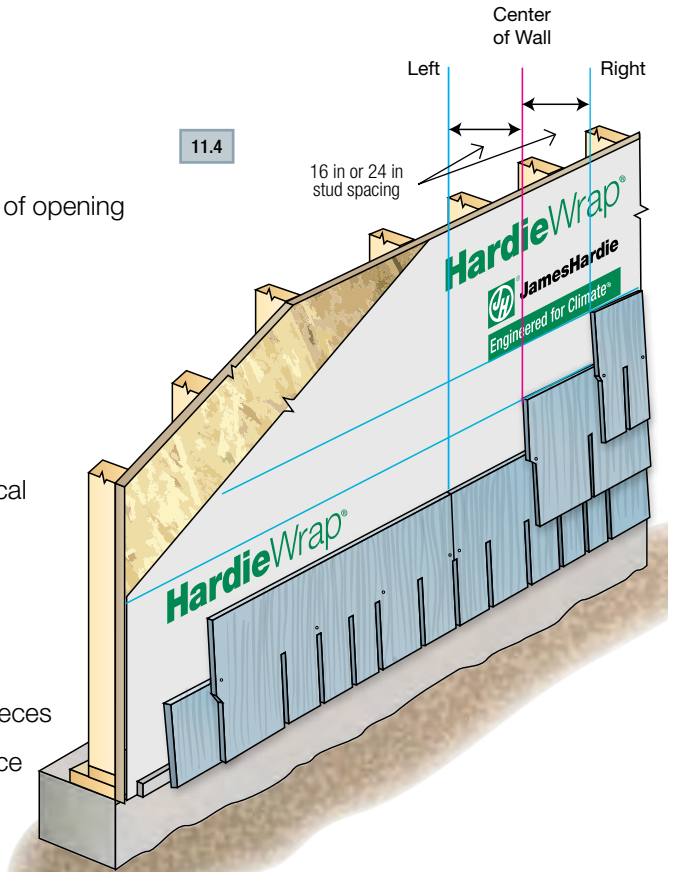
INSTALLING HARDIESHINGLE® PANEL DIRECT TO 7/16 IN SHEATHING

Refer to ESR-2290 for allowable wind loads.

Panel and Individuals may be mixed together to reduce waste and save time.

Straight Wall

1. Always work from center of wall to outside corner trim
2. Make all shingle length cuts at trim, not mid wall
3. Start first panel to left of center
4. If openings exist on wall, locate offset layout on each side of opening
5. Start second row of shingle on centerline of offset layout
6. Start third row of shingle on right line of offset layout
7. Repeat starting panel on remaining rows using Left, Middle, Right layout lines



Gable

1. Layout offset on gable similar to straight wall, except vertical layout lines should be made across the gable face at the offset dimension
2. Utilize three center lines for starting row
3. Start first piece on the left vertical line, left of center
4. Use the additional vertical lines to pre measure finishing pieces
5. Start Second row on the vertical centerline of the gable face
6. Start third row on vertical line to the right of center
7. Repeat starters Left, Middle, Right for remaining courses

HALF-ROUND DECORATIVE SHINGLE PANELS

Half-round shingles are often used for a decorative note above regular shingles, especially in gables.

1. Start the first course from the middle of the run so that half round sections at either end are cut equally.
2. Then start the second course from the trim at one end and cut it so that it lands on the framing one stud away from the course below.
3. Cut the panel to abut the trim at the other end of the course. Make sure keyways are located over the midpoints of the half rounds in the lower course for correct alignment.
4. At the top of the wall, install a frieze board and install shingles up to the bottom edge of the frieze.
5. Top rows of shingles may have to be cut to an appropriate height to maintain consistent exposure top to bottom.

All HardieShingle® siding products can be applied to the gable end of a building following their specific installation instructions. But special care should be taken when installing half-round panels due to their symmetrical nature.

Installation of HardieShingle® Siding (cont.)

HALF-ROUND DECORATIVE SHINGLE PANELS (CONTINUED)

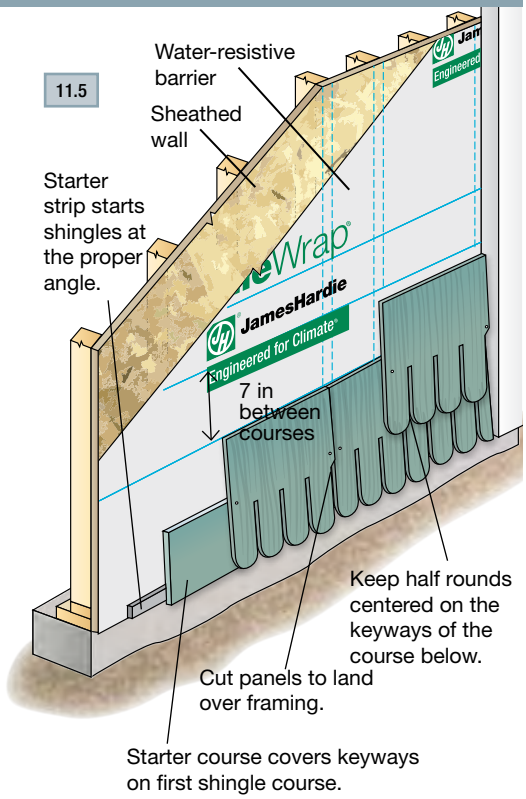
For best appearance, half-round shingle panel installations on gable ends should end with a single round shingle at the gable peak. To make this happen, calculation of the actual number of courses is necessary. Follow the simple steps below to achieve this effect.

1. Measure the horizontal width of the gable being sided and locate the center of the gable. Using a level or chalk line, draw a line from the gable peak to the center mark.
2. Measure the entire height of the gable area to be sided above the band board.
3. Divide the total height of the gable by 7. (Half round shingles have an exposure of 7 in and this figure is the number of courses to be installed.
4. If the answer is an even number (example: 70 in divided by 7 = 10 courses), center the first panel course on a keyway on the vertical center line (fig. 9.7). If the answer is an odd number, (example: 77 in divided by 7 = 11 courses) center the first course on the center of a half-round shingle (fig. 9.8).

5.) Using this planning method, the final piece at the peak should be a centered shingle.

To install the first course of half-round panel in a gable:

1. position the first piece of panel on the gable centerline marked earlier. The panel may be moved left or right to make the edge lands on a stud as long as the shingle face or keyway is centered (depending on the number of courses needed as discussed above).
2. Drive nails approximately ¼ in. above the top of every other keyway. Avoid driving nails between the keyways because the heads may be visible through the keyways of subsequent courses.
3. Complete the installation on the left and right sides using the rake-angle template to cut the proper rake angle. Leave a 1/8 in. gap between the siding and trim boards.
4. Use the rake angle template to trim back the start panel for the 2nd course. Install the 2nd and following courses the same way. At the peak of the gable, face nail the final piece with a finish nailer.



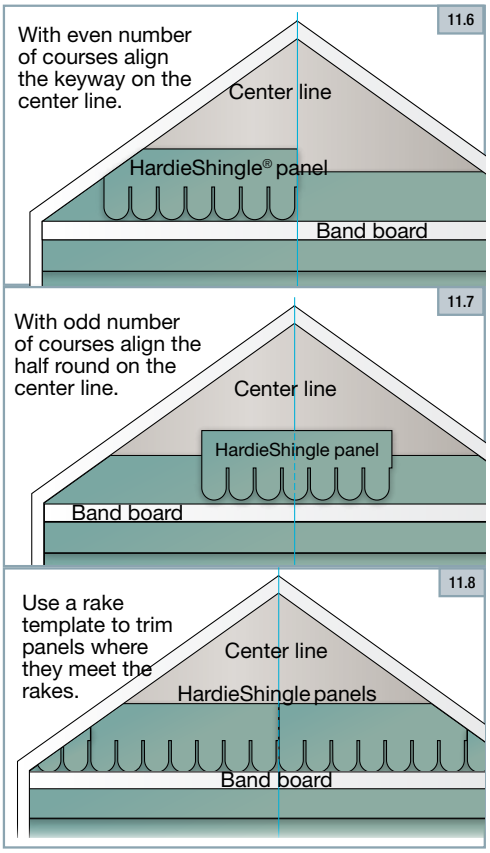


Exhibit A-4

HardieShingle® Siding

SINGLE FAMILY INSTALLATION REQUIREMENTS

EFFECTIVE DECEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.

⚠ CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
   - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
   - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
   - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- HardieShingle panels can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates such as gypsum, foam, etc. can be located in JH Tech Bulletin 19 at www. jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap[1], which complies with building code requirements.
- When installing James Hardie® products all clearance details in figs. 1 thru 14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in in the first 10ft.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardieShingle panels may be installed on vertical wall applications only.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- James Hardie Building Products provides installation/wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

[1]For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

JamesHardie™

CLEARANCE AND FLASHING REQUIREMENTS

Figure 1
Roof to Wall

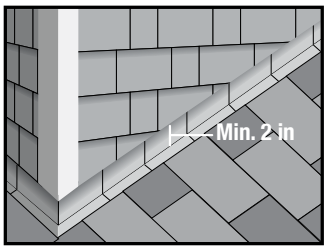


Figure 2
Horizontal Flashing

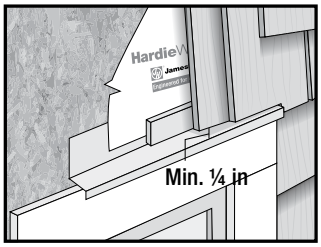


Figure 3
Kickout Flashing

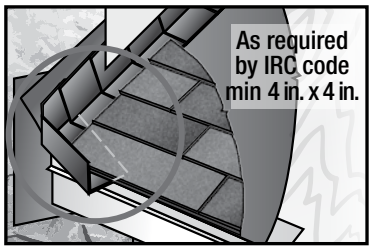


Figure 4
Slabs, Paths, Steps to Siding

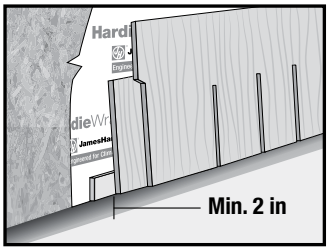


Figure 7
Deck to Wall

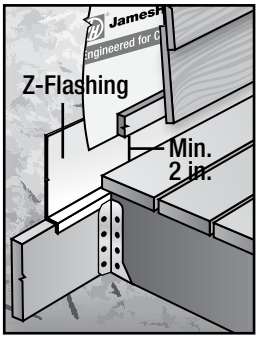


Figure 8
Ground to Siding

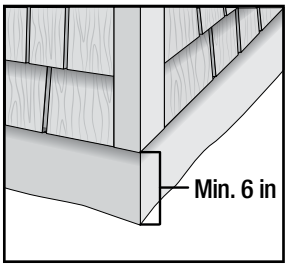


Figure 9
Gutter to Siding

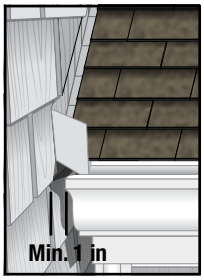


Figure 10
Sheltered Areas

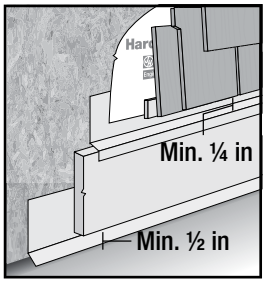


Figure 11
Mortar/Masonry

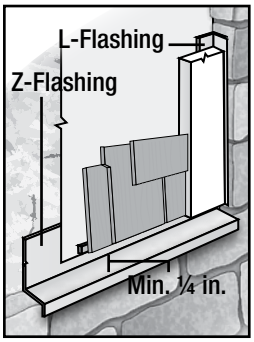


Figure 12
Drip Edge

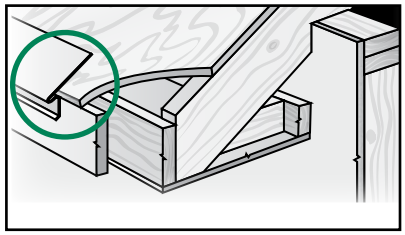


Figure 13
Block Penetration

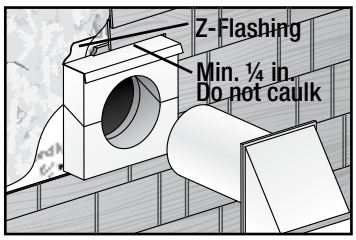
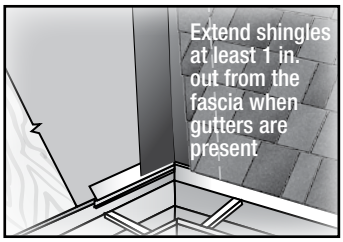


Figure 14
Valley/Shingle Extension



TRIM CONSIDERATION:

Minimum 1 in trim thickness is needed as Panels stack at a depth of roughly 15/16 in for the 7 in reveal. If additional trim depth is desired, you can place a spacer under the trim (Fig. 15C & 15D).

Figure 15A

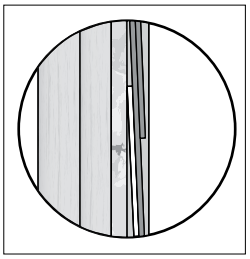


Figure 15B

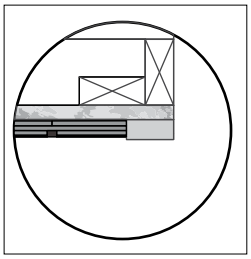


Figure 15C

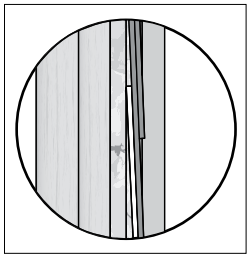
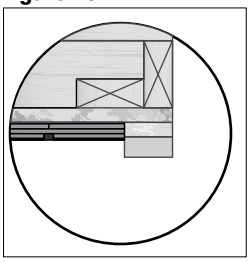


Figure 15D



GABLE INSTALLATION:

Installation over sheathing is recommended (Required for Individuals) for gables.*

1) Find the center stud of your of your Gable and snap a caulk line down
2) Measure out 16 in* to both the left and the right of the center line and snap a caulk line
3) Measure up 2 in if you are off a roof line or ¼ in if you are starting above a band board
4) Set the bottom of your 1 ¼ in starter strip at that line
5) Place your 8 ¼ in Starter Course -bottom level with the bottom of the starter strip
6) Set your first row of Shingle - starting the first piece at the vertical line left of center
   (If you are using staggered edged shingles Trim down the first row to the shortest shingle length)
7) Drive nails approximately ¼ in above Key ways 5 per full panel Center Nail can be either one of the keyways.
   (Stay by keyway to avoid shiners) (EX1) Blue Dots show nail placement
8) Measure up 7 in with straight and 6 in with Staggered edge and snap a caulk line to get your proper exposure
9) The second row will start at the center line
10) The Third row will start at the line right of center
11) As you work your way up the gable make sure you Keep your Cut Pieces you will use the pieces on the edges of the gable (EX2)
12) Edges Gable butting into trim leave a 1/8 in Gap (for house movement and Caulking)
13) Make sure to sure siding nails on the small pieces on the edges (Do not use a trim nail to install!)

Figure 16

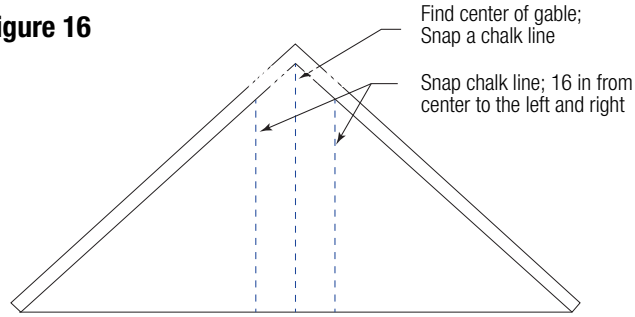


Figure 17

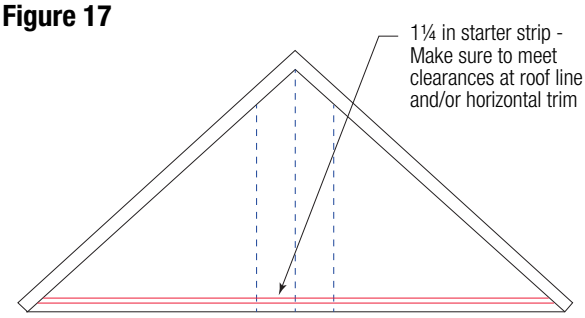


Figure 18

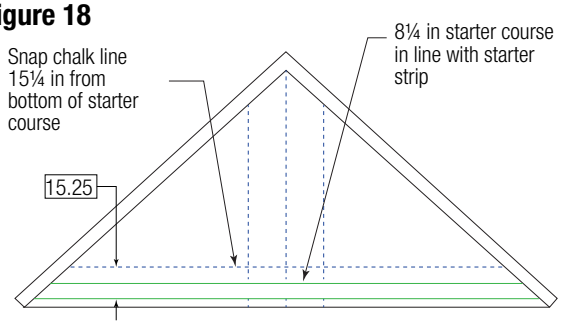


Figure 19

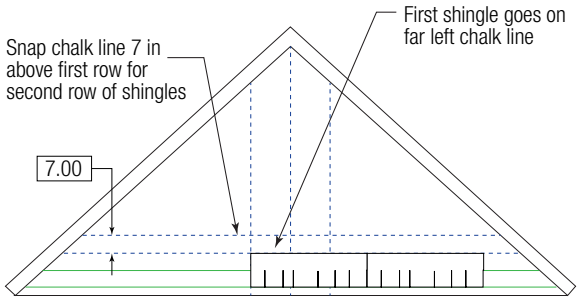


Figure 20

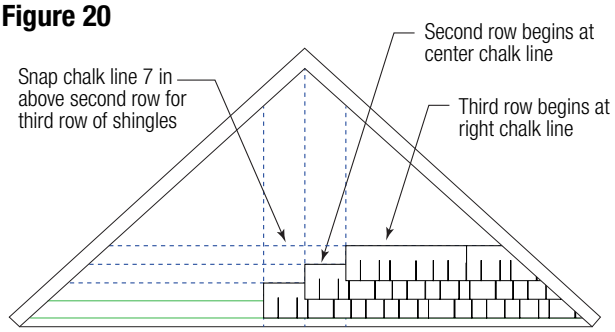
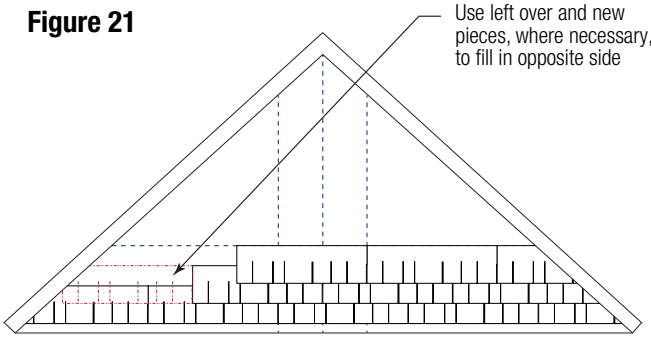


Figure 21



*Panels can also be installed direct to stud up to 24 in OC.

Note: Snapped chalk lines help guide installation, when installing straight edge panels or Individual shingles use a straight edge on bottom edges if uniform straight edge is desired.

HARDIESHINGLE STAGGERED EDGE PANELS INSTALLATION

Fastener Requirements

0.083 in x 0.187 in HD x 1 1/2 in long ringshank nails are used for fastening HardieShingle® Staggered Edge Panels to both framing and to 7/16 in thick APA rated sheathing.

HardieShingle® Staggered Edge Panel Installation

Install HardieShingle® panels with joints butted in moderate contact. Due to overlapping of the joints, caulk is not required except where panels abut trim boards. (fig. 22 & 24). Ensure keyways do not line up on subsequent courses.

1) Install a 1-1/4 in starter strip, then install a 8-1/4 in wide HardiePlank® lap siding starter course.

2) Place first panel so that panel end centers over stud. Trim panel as needed. Butt the cut end into trim as shown (figs 22 & 24). When installing over a band board or any horizontal surface, leave 1/4 in gap between bottom of siding and flashing.

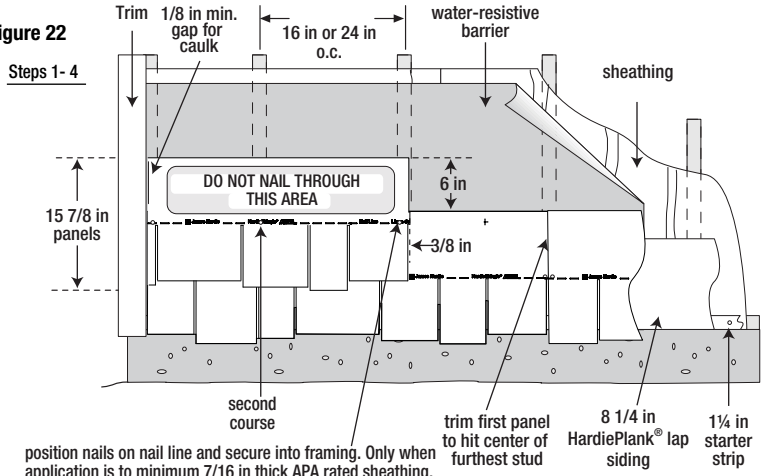
3) Secure panel, leaving 1/8 in gap for caulk at trim and continue the course along the wall.

4) Start the second course, by removing the equivalent of one full stud cavity (16 in or 24 in OC), again abutting the cut end into the trim (figs 22 & 24). This is to prevent pattern repetition. Repeat step 3.

5) Start the third course, by removing the equivalent of two full stud cavities (figs 22 & 24) and repeat step 3.

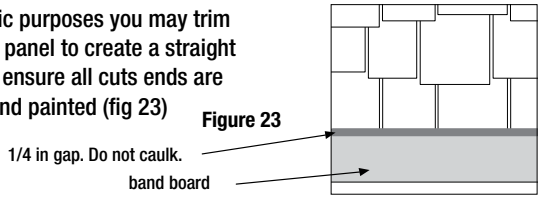
6) Continue up the wall repeating steps 2 through 6 until desired height is reached.

Figure 22



Note: For aesthetic purposes you may trim the bottom of the panel to create a straight edge. If doing so, ensure all cuts ends are properly sealed and painted (fig 23)

Figure 23



HARDIESHINGLE STAGGERED EDGE PANEL COVERAGE

Panels for sidewall applications are available in 48 in lengths. Pieces needed for one square (100sq.ft.) of product coverage = approximately 50, based on a maximum 6 in exposure from the top edge of HardieShingle panels in subsequent courses (refer to Figure 22).

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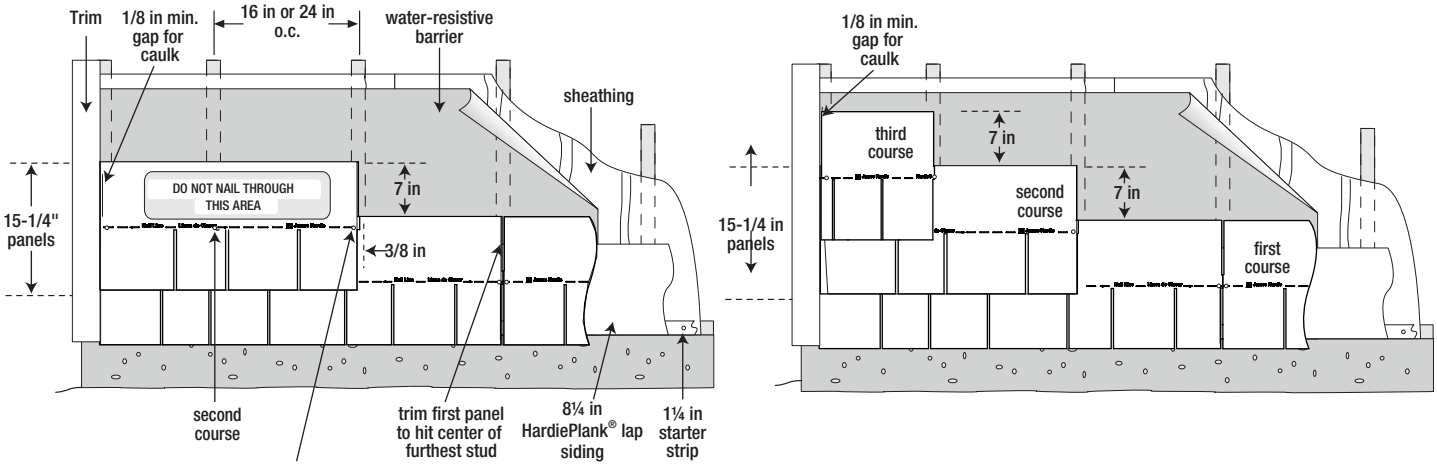
7 IN EXPOSURE HARDIESHINGLE STRAIGHT EDGE PANELS INSTALLATION (For 5 in exposure product please go to page 7)

Maximum Exposure of 7 in

REFER TO STAGGERED EDGE INSTRUCTIONS ABOVE

Figure 24



position nails on nail line and secure into framing. Only when application is to minimum 7/16 in thick APA rated sheathing, position nails on nail line spaced a maximum of 13 3/4 in o.c. Allow 3/8 in from panel edges.

HARDIESHINGLE STRAIGHT EDGE PANEL COVERAGE

Panels for sidewall applications are available in 48 in lengths. Pieces needed for one square (100sq.ft.) of product coverage = approximately 43, based on maximum 7 in exposure.

HARDIESHINGLE INDIVIDUAL SHINGLE INSTALLATION

HardieShingle Individual Shingles must be installed with the widest part of the shingle placed downwards and directly to minimum 7/16 in thick sheathing.

Fastener Requirements

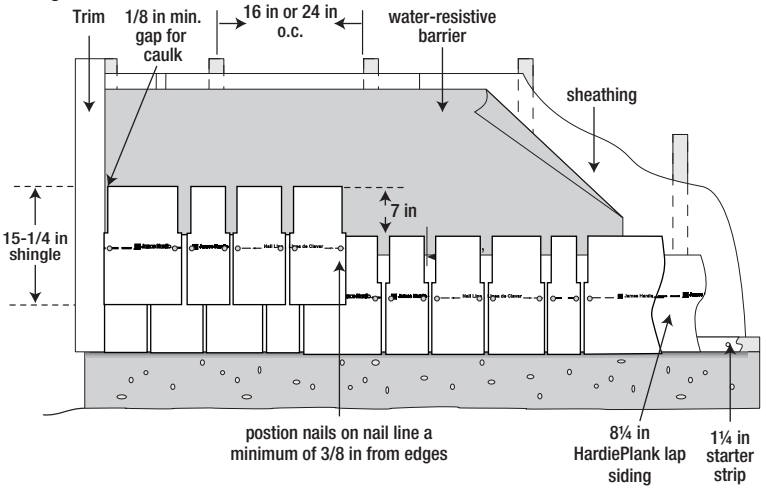
0.091 in x 0.221 in HD x 1 1/2 in or 0.121 in x 0.371 in HD x 1 1/4 in long corrosion resistant siding nails are used for fixing HardieShingle siding to 7/16 in thick APA rated sheathing.

HardieShingle Individual Shingle Installation

Due to overlapping of the joints, caulk is not required except where panels butt trim boards. Space shingles a maximum 1/4 in apart and leave a minimum lap of 1 1/2 in between successive courses (fig. 26).

1) Install 1 1/4 in starter strip and a 8 1/4 in wide HardiePlank siding starter course.
2) Install first shingle from the end abutting trim. Install widest part of shingle placed downwards. (fig. 25).
3) Secure shingle, leaving a 1/8 in gap for caulk at trim and continue the course along the wall.
4) Start the second course, leaving a minimum lap of 1 1/2 in between successive courses, again from the end abutting the trim. Repeat step 3.
5) Continue up the wall repeating steps 2 through 5 until desired height is reached.

Figure 25

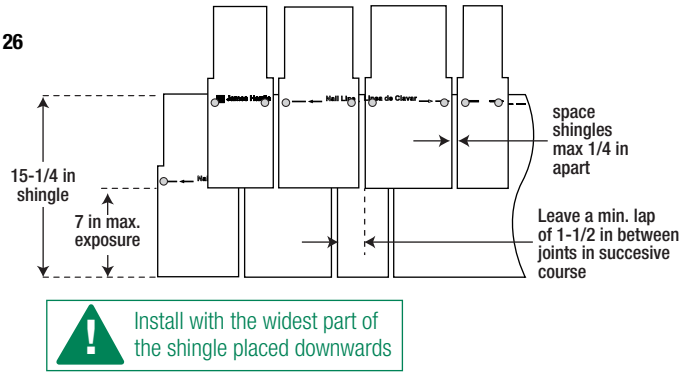


HARDIESHINGLE INDIVIDUAL SHINGLE COVERAGE

Individual Shingles for sidewall applications are available in assorted widths as listed below. Bundles needed for one square (100 sq. ft.) of product coverage:

Shingle Width	Number of Bundles	Pieces per Bundle
4-3/16 in	3	15
5-1/2 in	6	15
6-3/4 in	3	15
7-1/4 in	6	15
10 in	3	15

Figure 26



HARDIESHINGLE HALF-ROUND PANELS INSTALLATION

Fastener Requirements

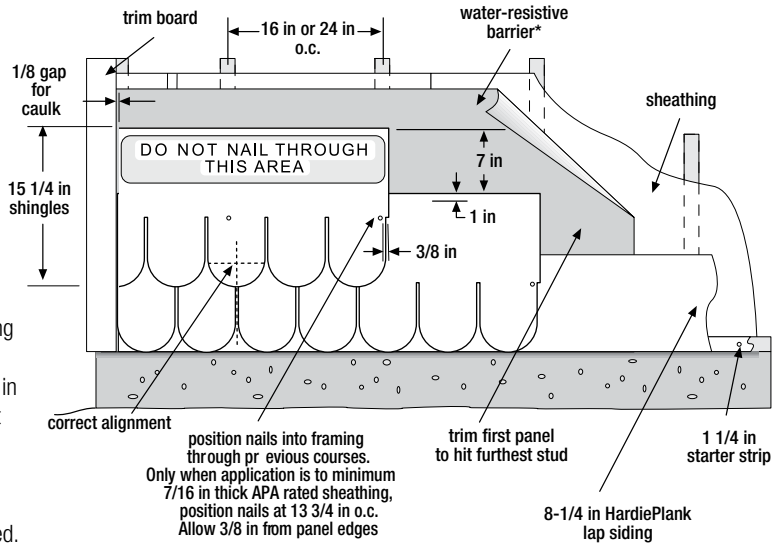
0.083 in x 0.187 in HD x 1 1/2 in long ringshank nails are used for fastening HardieShingle Half-Round Panels to both framing and to 7/16 in thick APA rated sheathing.

HardieShingle Half-Round Panel Installation

Install HardieShingle panels with joints butted in moderate contact. Due to overlapping of the joints, caulk is not required except where panels abutt trim boards. (fig. 27). Ensure keyways do not line up on subsequent courses.

1) Install a 1-1/4 in starter strip, then install a 8-1/4 in wide HardiePlank lap siding starter course.
2) Place first panel so that panel end centers over stud. Trim panel as needed. Butt the cut end into trim as shown (figs 27). When installing over a band board or any horizontal surface, leave 1/4 in gap between bottom of siding and flashing.
3) Secure panel, leaving 1/8 in gap for caulk at trim and continue the course along the wall.
4) Start the second course, by removing the equivalent of one full stud cavity (16 in or 24 in OC), again abutting the cut end into the trim (fig 27). This is to prevent pattern repetition. Repeat step 3.
5) Start the third course, by removing the equivalent of two full stud cavities (figs 28 & 30) and repeat step 3.
6) Continue up the wall repeating steps 2 through 6 until desired height is reached.

Figure 27



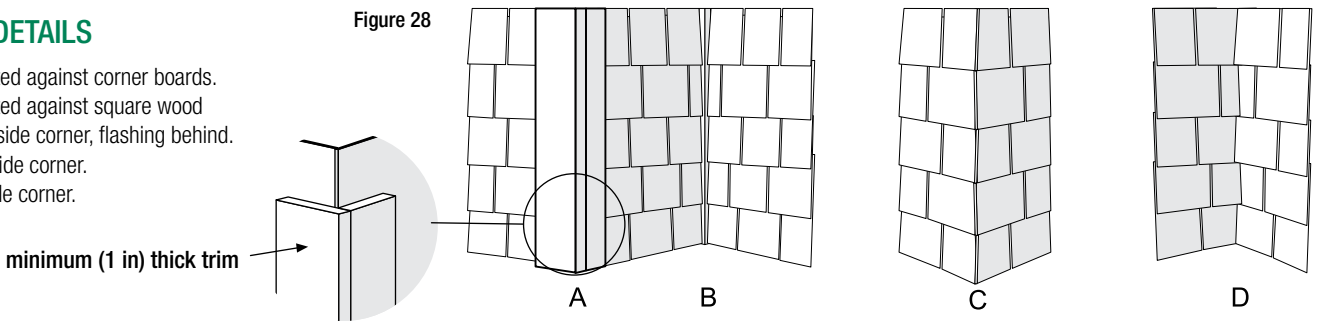
HARDIESHINGLE HALF-ROUND PANEL COVERAGE

Panels for sidewall applications are available in 48 in lengths. Pieces needed for one square (100 sq. ft.) of product coverage=43 pieces with 7 in exposure.

CORNER DETAILS

A. Panels butted against corner boards.
B. Panels butted against square wood strip on inside corner, flashing behind.
C. Laced outside corner.
D. Laced inside corner.

Figure 28



WINDOWS AND DOORS

Building wall components such as windows, doors and other exterior wall penetrations shall be installed in accordance with the component manufacturer's written installation instructions and local building codes. Where windows or doors are installed, continue the application of siding as if the wall is complete. Triming for the opening and using the resulting piece may throw off the spacing above the break.

GENERAL FASTENING REQUIREMENTS

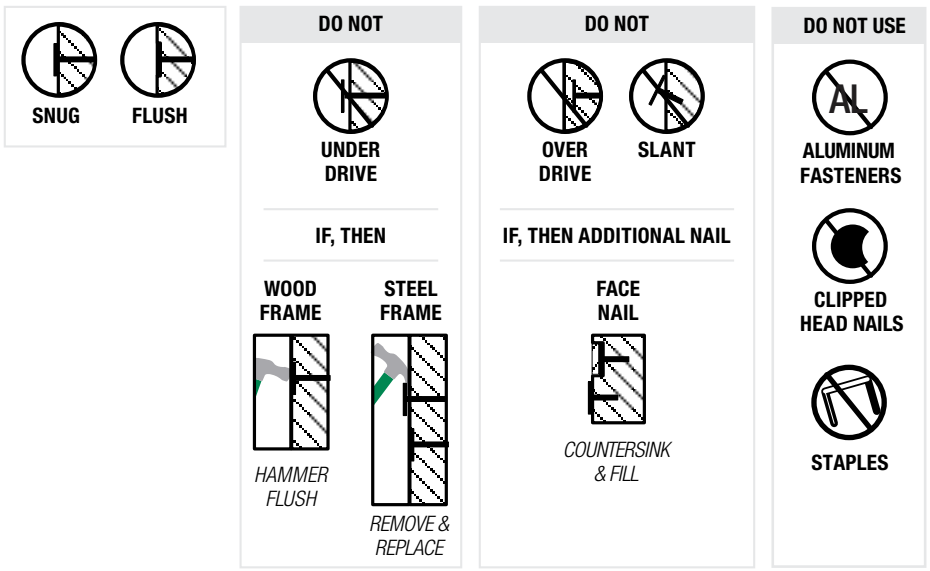
Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria. Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.
Note: some caulking manufacturers do not allow "tooling".

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

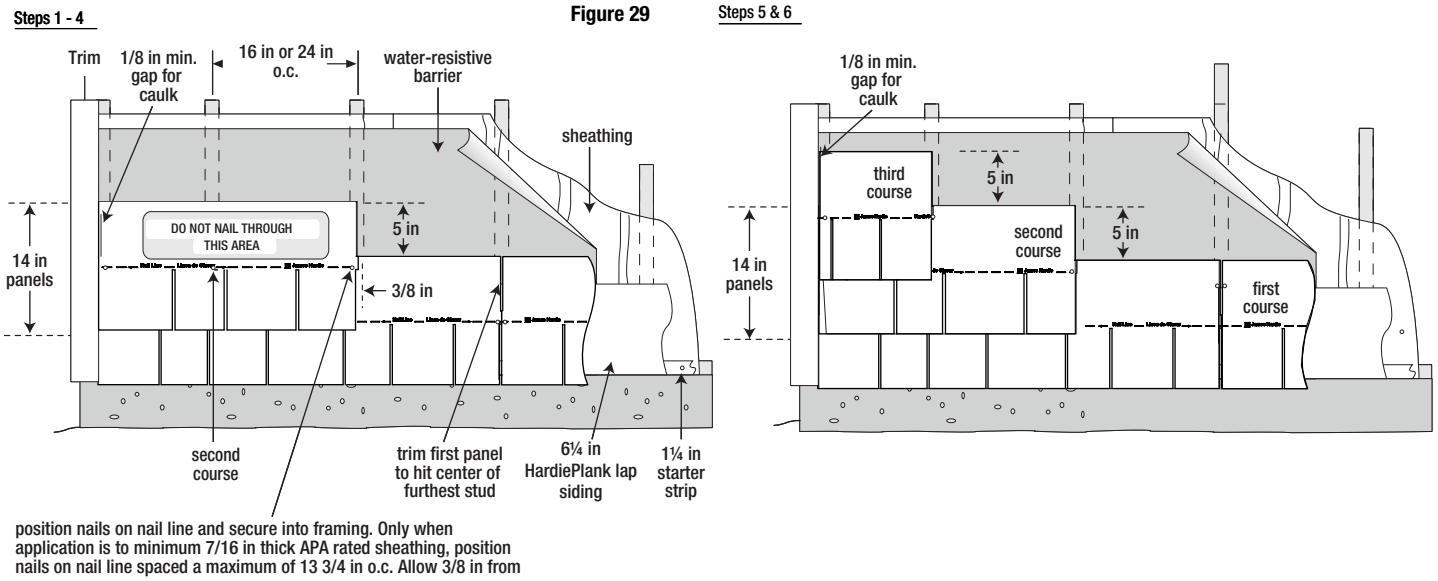
- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

5 IN EXPOSURE HARDIESHINGLE® STRAIGHT EDGE PANELS INSTALLATION (For 7 in exposure product please go to page 4)

Maximum Exposure of 5 in

REFER TO STAGGERED EDGE INSTRUCTIONS ON PAGE 3

Figure 29



position nails on nail line and secure into framing. Only when application is to minimum 7/16 in thick APA rated sheathing, position nails on nail line spaced a maximum of 13 3/4 in o.c. Allow 3/8 in from

HARDIESHINGLE® STRAIGHT EDGE PANEL COVERAGE

Panels for sidewall applications are available in 48 in lengths. Pieces needed for one square (100sq.ft.) of product coverage = approximately 60, based on maximum 5 in exposure.

HARDIESHINGLE® INDIVIDUAL SHINGLE INSTALLATION

HardieShingle Individual Shingles must be installed with the widest part of the shingle placed downwards and directly to minimum 7/16 in thick sheathing.

Fastener Requirements

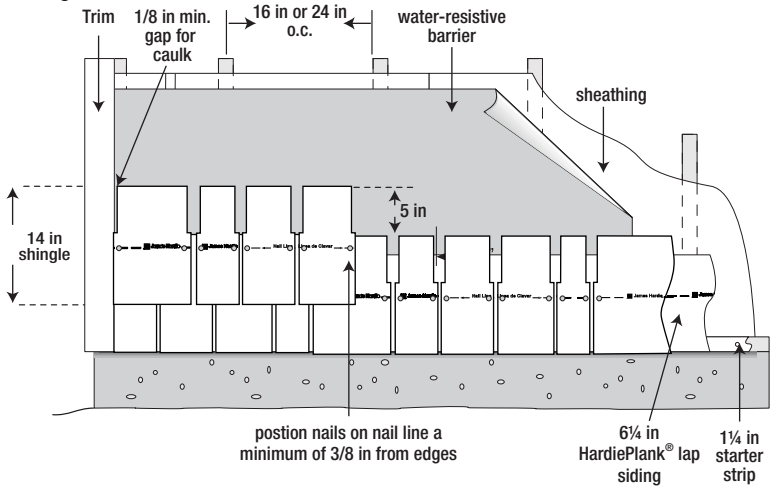
0.091 in x 0.221 in HD x 1 1/2 in or 0.121 in x 0.371 in HD x 1 1/4 in long corrosion resistant siding nails are used for fixing HardieShingle siding to 7/16 in thick APA rated sheathing.

HardieShingle Individual Shingle Installation

Due to overlapping of the joints, caulk is not required except where panels butt trim boards. Space shingles a maximum 1/4 in apart and leave a min. lap of 1 1/2 in between successive courses (fig. 31).

1) Install 1 1/4 in starter strip and a 6 1/4 in wide HardiePlank siding starter course.
2) Install first shingle from the end abutting trim. Install widest part of shingle placed downwards. (fig. 30).
3) Secure shingle, leaving a 1/8 in gap for caulk at trim and continue the course along the wall.
4) Start the second course, leaving a minimum lap of 1 1/2 in between successive courses, again from the end abutting the trim. Repeat step 3.
5) Continue up the wall repeating steps 2 through 5 until desired height is reached.

Figure 30

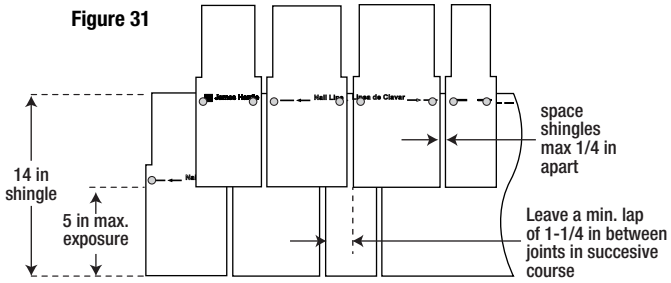


5 IN EXPOSURE HARDIESHINGLE® INDIVIDUAL SHINGLE COVERAGE

Individual Shingles for sidewall applications are available in assorted widths as listed below. Bundles needed for one square (100 sq. ft.) of product coverage:

Shingle Width	Number of Bundles	Pieces per Bundle
3-1/2 in	3	20
4-1/2 in	6	20
5-1/2 in	6	20
7 in	6	20
8-3/4 in	3	20

Figure 31



Install with the widest part of the shingle placed downwards

HS1067 P8/8 12/19

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardieShingle® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardieShingle lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

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Exhibit A-4

GAF Timberline® HDZ™
High Definition® Shingles

GAF LAYERLOCK™ TECHNOLOGY

America's #1-selling shingle just got better!

The same shingle you know and love, now with LayerLock™ Technology which powers the industry's widest nailing area.

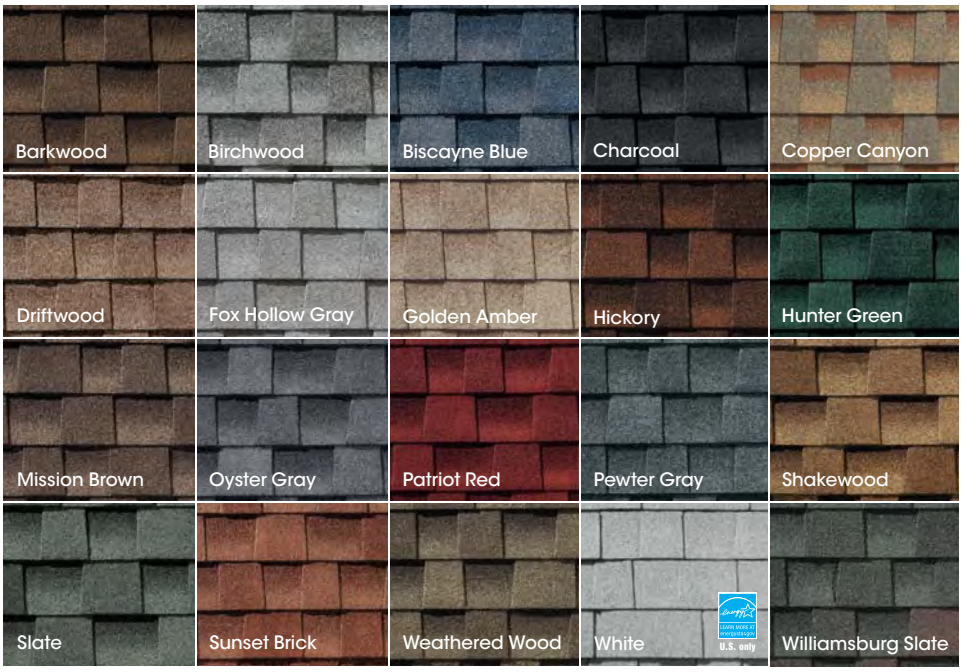
Exhibit A-4

Timberline® HDZ™ Shingles

Benefits:

- **LayerLock™ Technology** — Proprietary technology mechanically fuses the common bond between overlapping shingle layers.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.[1]
- **WindProven™ Limited Wind Warranty** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.[2]
- Our legendary **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **StainGuard® Algae Protection** — Helps protect the beauty of your roof against unsightly blue-green algae discoloration.[3]
- **High Performance** — Designed with Advanced Protection® Shingle Technology.
- **Seamless compatibility** — The new Timberline® HDZ™ Shingles are compatible with traditional Timberline HD® Shingles for the same look and feel homeowners and contractors rely on for beauty and endurance.[4]
- **Perfect Finishing Touch** — For the best look, use TimberTex® Premium Ridge Cap Shingles or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.

Colors & Availability:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 ¼" x 39 ⅜" (337 x 1,000 mm)
- Exposure: 5 ⅝" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Algae Protection[3]
- Hip/Ridge: TimberTex®; TimberCrest™; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462[5]
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- ENERGY STAR® Certified (White Only) (U.S. Only); Rated by the CRRC; Can be used to comply with Title 24 cool roof requirements

[1] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline® HDZ™ Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

[2] 15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

[3] StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[4] To be mixed on one roof, Timberline® HDZ™ Shingles and Timberline HD® Shingles must have matching 6-digit codes found on the end of the bundle. When mixed, always use Timberline HD® installation instructions.

[5] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[6] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

2019 Women's Choice Award® 9 out of 10 Customer Recommended Roofing Products

We protect what matters most™

©2019 GAF 12/19 • #875 • RESGN467HDZ 369107-1219

Exhibit A-4

Product Information Sheet

DuPont™ Tyvek® DrainWrap™

Grooved Air and Water Barrier Engineered to Enhance Drainage

FEATURES/BENEFITS

Description

DuPont™ Tyvek® DrainWrap™ offers excellent drainage and durability for homes. Vertical grooves on the surface of **Tyvek® DrainWrap™** make it a superior moisture barrier, engineered to channel bulk water away from wall systems and drain safely to the outside.

Combined with the superior air and water resistance, vapor permeability and strength of the Tyvek® brand, **Tyvek® DrainWrap™** provides enhanced drainage behind claddings such as primed wood (all six sides), fiber cement siding, and foam board applied over flat substrates.

Air and Water Barrier Performance

- **Tyvek® DrainWrap™** helps hold out bulk water, while allowing water vapor to pass through it, promoting drying in the wall system, which can help prevent mold and water damage.
- The unique non-woven fiber structure of **Tyvek® DrainWrap™** also helps prevent air movement through the walls, contributing to a more energy efficient home.
- **Tyvek® DrainWrap™** is Air Barrier Association of America evaluated to exceed ABAA, ASHRAE 90.1 and IECC air leakage requirements when tested in accordance with ASTM E2357.
- Offers > 98% drainage efficiency when tested in accordance with ASTM E2273.
- Withstands up to four months (120 days) of UV exposure.

Ease of Installation

Tyvek® DrainWrap™ is easy to install. It is pliable, so it wraps around corners with ease. It is also light weight, easier to handle, and faster to install than the average house wrap. In addition, because it's flexible, **Tyvek® DrainWrap™** easily interfaces at joints, and over architectural elements.

Available Sizes

Tyvek® DrainWrap™ is available in 9- and 10-foot width rolls for use behind a variety of claddings. This width minimizes seams and offers the potential for reduction in labor costs, compared to narrower rolls.

High Performance Durability

Compared to other textured moisture barriers, **Tyvek® DrainWrap™** provides superior performance in tests where bulk water was applied between a flat acrylic panel and the moisture barrier. When compared to Grade D building paper and #15 felt, **Tyvek® DrainWrap™** provides superior sustained performance.

Sustainable Solutions

DuPont™ Tyvek® DrainWrap™ may contribute toward LEED® points in the areas of Energy and Atmosphere (EA): Optimizing the Building Envelope and Indoor Environmental Air Quality (EQ): Construction IAQ Management Plan and Low Emitting Materials. In addition, the use of a continuous air barrier is a prerequisite for LEED® applications requiring compliance with ASHRAE 90.1-2010.

By helping to effectively seal the building envelope, **Tyvek® DrainWrap™** helps to reduce the amount of energy required for heating and cooling.

Complete System

Tyvek® DrainWrap™ can be integrated with DuPont self-adhered flashing products and Tyvek® Fluid Applied products to offer seamless protection for wall systems that require mechanically fastened and fluid applied air and water barriers.

PROPERTIES

Review all instructions and (Material) Safety Data Sheet ((M)SDS) before use. Please contact your local DuPont™ Tyvek® Specialist before writing specifications around this product. Product properties are as follows:

Test Method	Property	Typical Value	Units
ASTM E2178 Gurley Hill (TAPPI T-460) ASTM E1677	Air Penetration Resistance	.004 >300 Type 1	cfm/ft²@1.57 psf sec/100cc –
ICC-ES AC 24 Section 6.11 ASTM E2273 ICC-ES AC 235 Section 4.5	Drainage	Pass >98 Pass	– % –
ASTM E96-00	Water Vapor Transmission	Method A 250 36	 g/m²-24 hrs perms
ASTM E96-00	Water Vapor Transmission	Method B 350 50	 g/m²-24 hrs perms
ATTCC 127	Water Penetration Resistance	210	cm
TAPPI T-410	Basis Weight	2.1	oz/yd²
ASTM D882	Breaking Strength	30/30	lbs/in
ASTM D1117	Tear Resistance (Trapezoid)	7/9	lbs
ASTM E84 Flame Spread Index Smoke Developed Index	Surface Burning Characteristics	5 25	Class A Class A
	Ultra Violet Light Exposure (UV)	120 (4)	days (months)

Test results shown represent roll averages. Individual results may vary either above or below averages due to normal manufacturing variations, while continuing to meet product specifications.

WARNING: DuPont™ Tyvek® is combustible and should be protected from an open flame and other high heat sources. If the temperature of DuPont™ Tyvek® reaches 750°F (400°C), it will burn and the fire may spread and fall away from the point of ignition.

DUPONT Tyvek®

For more information visit us at tyvek.com or call 1-800-448-9835

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43-D100061-enUS-0221 CDP

CITY OF CANNON BEACH

February 28, 2024

Dear Property Owner:

DRB 24-04 Jerry Goshaw applicant, on behalf of the Tolovana Sands Condominiums, to replace the siding and reroof all Tolovana Sands Condominium buildings. The property is located at 160 E Siuslaw St (Tax Lot 70000, Map 51032CB) in a Residential Motel (RM) Zone.

The Cannon Beach Municipal Code requires notification to property owners within 100 feet, measured from the exterior boundary, of any property which is the subject of an application for a design review approval. Your property is located within 100 feet of the above-referenced property.

Please note that you may submit a statement either in writing or orally at the hearing, supporting or opposing the proposed action. Your statement should address the pertinent criteria, as stated in the hearing notice. Statements in writing must be received by the date of the hearing.

A copy of a description of how public hearings are conducted is enclosed along with a public hearing notice and a map showing the location of the subject property. Should you need further information regarding the relevant Zoning Ordinance or Comprehensive Plan criteria, please contact Cannon Beach City Hall at the address below, call me directly at (503) 436-8054, or email pfund@ci.cannon-beach.or.us.

Sincerely,

Tessa Pfund
Community Development Administrative Assistant

Enclosures: Notice of Hearing
Conduct of Public Hearings
Map of Subject Area

NOTICE OF PUBLIC HEARING
CANNON BEACH DESIGN REVIEW BOARD

The Cannon Beach Design Review Board will hold public hearing on **Thursday, March 21, 2024,** at **6:00 p.m.** at Cannon Beach City Hall, 163 East Gower Street, Cannon Beach, regarding the following:

DRB 24-04 Jerry Goshaw of WRB Construction, applicant, on behalf of the Tolovana Sands Condominiums, to replace the siding and reroof all Tolovana Sands Condominium buildings. The property is located at 160 E Siuslaw St (Taxlot 70000, Map 51032CB) 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.

DRB 24-05 Jen Dixon, applicant, on behalf of the Cannon Beach Library for freestanding signage. The property is located at 131 N. Hemlock St. (Taxlot 7301, Map 51019DD) in a Limited Commercial (C1) zone. The application will be a non-hearing item reviewed against the criteria of Municipal Code, Chapter 17.56, Signs.

DRB 24-06 David Bisset, applicant, on behalf of Cannon Beach Conference Center for exterior alterations to existing structures and landscaping changes. 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.

DRB 24-07 CIDA Inc., applicant, on behalf of the City of Cannon Beach for a new City Hall building. The property is located at 163 E. Gower St. (Taxlots 11900 and 12000, Map 51030AD) in a Limited Commercial (C1) zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080 – 17.44.100, Design Review Criteria.

DRB 24-08 Friends of Haystack Rock application for freestanding signage. The property is located at 1190 S. Pacific St. (Taxlot 10200, Map 51030DA) is a Residential Motel (RM) zone. The application will be a non-hearing item reviewed against the criteria of Municipal Code, Chapter 17.56, Signs.

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Correspondence should be mailed to the Cannon Beach Design Review Board, Attn. Community Development, PO Box 368, Cannon Beach, OR 97110 or via email at planning@ci.cannon-beach.or.us. Written testimony received one week prior to the hearing will be included in the Design Review Board's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at Cannon Beach City Hall, 163 East Gower Street, Cannon Beach, or may be obtained at a reasonable cost. Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing. Questions regarding the applications may be directed to Robert St. Clair, 503-436-8053, or at stclair@ci.cannon-beach.or.us.

The Design Review Board reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. The hearings are accessible to the disabled. Contact City Manager, the ADA Compliance Coordinator, at (503) 436-8050, if you need any special accommodations to attend or to participate in the meeting. TTY (503) 436-8097. Publications may be available in alternate formats and the meeting is accessible to the disabled.

NOTICE TO MORTGAGEE, LIEN-HOLDER, VENDOR OR SELLER:
PLEASE PROMPTLY FORWARD THIS NOTICE TO THE PURCHASER

Robert St. Clair
City Planner

Posted/Mailed: **February 28, 2024**

CONDUCT OF PUBLIC HEARINGS BEFORE
DESIGN REVIEW BOARD

A. At the start of the public hearing, the Design Review Board Chair will ask the following questions to ensure that the public hearing is held in an impartial manner:

1. Whether there is a challenge to the jurisdiction of the Design Review Board to hear the matter;

2. Whether there are any conflicts of interest or personal biases to be declared by a member of the Board;

3. Whether any member of the Design Review Board has had any ex parte contacts.

B. Next, the Design Review Board Chair will make a statement which:

1. Indicates the criteria which apply to the action;

2. Cautions those who wish to testify that their comments must be related to the applicable criteria or other criteria in the Comprehensive Plan or Municipal Code that the person testifying believes apply;

3. States that failure to raise an issue in a hearing, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue precludes appeal based on that issue;

4. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence or testimony regarding the application. The Design Review Board shall grant such request by continuing the public hearing or leaving the record open for additional written evidence or testimony.

C. The public participation portion of the hearing will then proceed as follows:

1. Staff will summarize the staff report to the extent necessary to enable those present to understand the issues before the Design Review Board.

2. The Board members may then ask questions of staff.

3. The Design Review Board Chair will ask the applicant or a representative for any presentation.

4. The Design Review Board Chair will ask for testimony from any other proponents of the proposal.

5. The Design Review Board Chair will ask for testimony from any opponents of the proposal.

6. Staff will be given an opportunity to make concluding comments or respond to additional questions from Board members.

7. The Design Review Board Chair will give the applicant and other proponents an opportunity to rebut any testimony of the opponents.

8. Unless continued, the hearing will be closed to all testimony. The Board will discuss the issue among themselves. They will then either make a decision at that time, or continue the public hearing until a specified time.

NOTE: Any person offering testimony must first state their name, residence and **mailing address** for the record. If representing someone else, the speaker must state whom he represents.

DRB 24-04, 160 E Siuslaw

Disclaimer: The information contained in this GIS application is NOT AUTHORITATIVE and has NO WARRANTY OR GUARANTEE assuring the information presented is correct. GIS applications are intended for a visual display of data and do not carry legal authority to determine a boundary or the location of fixed works, including parcels of land. They are intended as a location reference for planning, infrastructure management and general information only. The City of Cannon Beach assumes no liability for any decisions made or actions taken or not taken by the user of the GIS application. The City of Cannon Beach provides this GIS map on an "as is" basis without warranty of any kind, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no liability for any errors, omissions, or inaccuracies in the information provided

Printed 2 / 5 / 2024

TAXLOTKEY	SITUS_ADDR	OWNER_LINE	STREET_ADD	PO_BOX	CITY	STATE	ZIP_CODE
51031DD00100	3524 S Hemlock St	Osage Properties LLC	60941 Clearmeadow Ct		Bend	OR	97702
51031DD00200		Grove/Payne Family Trust U/A	6017 31st Ave NE		Seattle	WA	98115
51031DD00300	3540 S Hemlock St	French Michael W	PO Box 683	683	Cannon Beach	OR	97110
51032CB01000		MFF Properties LLC	730 Manzanita Ave		Manzanita	OR	97130
51032CB80101	3407 S Hemlock St #B-1	Sandcastle 3 LLC	391 Summit Ridge Dr E		The Dalles	OR	97058-9763
51032CB80103	3407 S Hemlock St #B-3	Campbell Richard J	6414 SW Barnes Rd		Portland	OR	97221
51032CB80104	3407 S Hemlock St #B-4	Eggink Mark	802 W Willapa Ave		Spokane	WA	99224
51032CB80205	3407 S Hemlock St #B-5	Sandcastle 3 LLC	391 Summit Ridge Dr E		The Dalles	OR	97058-9763
51032CB80206	3407 S Hemlock St #B-6	Deits Condo LLC	520 SW Yamhill St #Ste 1015		Portland	OR	97204
51032CB80207	3407 S Hemlock St #B-7	Davis Scott A	64850 Collins Rd		Bend	OR	97703
51032CB80208	3407 S Hemlock St #B-8	Gasch David N	4621 E 57th Ave		Spokane	WA	99223
51032CB90101	3407 S Hemlock St #C-1	Burke Michael B/Nancy M	7285 SW Brenne Ln		Portland	OR	97225-2018
51032CB90102	3407 S Hemlock St #C-2	Van Cleve Janet A	5715 NE 28th Ave		Portland	OR	97211
51032CB90103	3407 S Hemlock St #C-3	Childress Christine L	PO Box 924	924	Cannon Beach	OR	97110
51032CB90104	3407 S Hemlock St #C-4	Etchison Jeffrey D	PO Box 1361	1361	Cannon Beach	OR	97110-1361
51032CB90205	3407 S Hemlock St #C-5	Koger Jaime	2403 W Desert Hills Dr		Phoenix	AZ	85086
51032CB90206	3407 S Hemlock St #C-6	Whipple John W	3613 SE Conrad Ct		Hillsboro	OR	97123
51032CB90207	3407 S Hemlock St #C-7	Saari Nicholas J	3565 SE Brooklyn St		Portland	OR	97202
51032CB90208	3407 S Hemlock St #C-8	Weakley Family LLC	PO Box 368	368	Wilsonville	OR	97070-0368
51032CC00301	3508 W Chinook Ave	Wood Judith Ann Tr	PO Box 774	774	Cannon Beach	OR	97110-0774
51032CC01000	3571 S Hemlock St	Puma Michael A	5560 SW Brugger St		Portland	OR	97219
51032CC01001	3563 S Hemlock St	LaBonte Karen	PO Box 488	488	Cannon Beach	OR	97110
51032CC01300		HOA Cannon Estates TownHomes	1021 SW Westwood Ct		Portland	OR	97239
51032CC01400	3524 W Chinook Ave	Osburn Jamie	437 17th Ave		Seaside	OR	97138
51032CC01500	3532 W Chinook Ave	Carskadon Enrique	1071 Stonewall Ave		Forest Grove	OR	97116
51032CC90001	3531 S Hemlock St #1	Buckman Christopher Max	6760 Vista Lodge Loop		Castle Pines	CO	80108
51032CC90002	3527 S Hemlock St #2	Miller Mark	1021 SW Westwood Ct		Portland	OR	97239
51032CC90003	3523 S Hemlock St #3	RealTrust IRA Alternatives LLC	903 Ash St		Lake Oswego	OR	97034
51031DA02302	200 W Siuslaw St	Cannon Beach City of	PO Box 368	368	Cannon Beach	OR	97110-0368
51032CB70001	160 E Siuslaw St #E-1	Snowbeach LLC	3946 SW Coronado St		Portland	OR	97219
51032CB70003	160 E Siuslaw St #E-3	Cannon Karen	4218 NE 52nd St		Vancouver	WA	98661
51032CB70102	160 E Siuslaw St #2	Puffin Too LLC	1940 S 1100 East		Salt Lake City	UT	84106
51032CB70103	160 E Siuslaw St #3	Cannon Karen	4218 NE 52nd St		Vancouver	WA	98661

51032CB70104	160 E Siuslaw St #4	Hammell Abraham Joseph	525 August Hills Dr	La Crescent	MN	55947
51032CB70105	160 E Siuslaw St #5	Star Realty NWC LLC	14249 NW Bronson Creek Dr	Portland	OR	97229
51032CB70106	160 E Siuslaw St #6	Snowbeach LLC	3946 SW Coronado St	Portland	OR	97219
51032CB70201	160 E Siuslaw St #1	Puffin Place LLC	1940 S 1100 E	Salt Lake City	UT	84106
51032CC01103		Poddar Living Trust	3550 S Bond Ave #402	Portland	OR	97239

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

Cannon Beach Design Review Board

Staff Report:

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 CRITIERA.

Agenda Date: March 21, 2024 **Prepared By**: Community Development Department

GENERAL INFORMATION

NOTICE

Public notice for this March 21, 2024 Public Hearing is as follows:

A. Notice was posted at area Post Offices on February 28, 2024;

B. Notice was mailed on February 28, 2024 to surrounding landowners within 100' of the exterior boundaries of the property.

Oregon E-Permtting record number: 164-24-000012-PLNG

DISCLOSURES

Any disclosures (i.e. conflicts of interest, site visits or ex parte communications)?

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

"B" Exhibits – Agency Comments

None received as of this writing;

"C" Exhibits – Cannon Beach Supplements

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

"D" Exhibits – Public Comment

None received as of this writing;

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.

There are no proposed changes to the overall site plan or landscaping and these criteria have been omitted.

APPROVAL CRITERIA

Approval criteria are in the Design Review Standards (17.44) sections of the Municipal Code: These are excerpted below.

17.44 Design Review Standards and Requirements.

17.44.090 Architectural Design Evaluation Criteria.

The following criteria shall be used in evaluating architectural designs. The number adjacent to the criterion represents the relative importance of that criterion, with "3" being the most important:

x3 A. The design avoids either monotonous similarity or excessive dissimilarity with existing structures, or structures for which a permit has been issued, in its section of town (i.e., downtown, midtown, etc.). If the development includes multiple structures, the design avoids either monotonous similarity or excessive dissimilarity between the component structures.

x3 B. The size, shape and scale of the structure(s) are architecturally compatible with the site and with the surrounding neighborhood. The structure is sufficiently modest in scale to enhance the village character of the community.

x3 C. The proposed materials and colors are compatible with the character and coastal setting of the city.

x3 D. The design avoids monotony and provides visual interest and charm by giving sufficient attention to architectural details and to such design elements as texture, pattern and color.

x3 E. If the project includes a large structure or structures, such as a large motel or condominium, the design avoids a monolithic expanse of frontages and rooflines and diminishes the massing of the buildings by breaking up building sections, or by the use of such elements as variable planes, projections, bays, dormers, setbacks, or changes in the roofline.

x3 F. If the project is unusually large, or if it is likely to become a village landmark, or if it is located so as to become part of an introduction/ transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing the design criteria in an exemplary, standard-setting fashion.

x2 G. The height of the structure(s) is architecturally compatible with the site and the surrounding neighborhood. The height of the structures contributes to the village scale.

x2 H. The height of the structure(s) is such that it does not unreasonably destroy or degrade the scenic values of the surrounding area.

x2 I. The height of the structure(s) is such that it does not unreasonably block or greatly degrade the views of scenic vistas as seen from neighboring sites.

x2 J. The height of the structure(s) is such that it does not unreasonably deny solar access, light or air to an adjacent structure, on or off the site.

x2 K. The design sufficiently addresses the relationship of the structure(s) to the sidewalk and to pedestrian activity so as to foster human interaction.

x2 L. The proposed signage harmonizes with the other structures in terms of form, materials and scale.

x2 M. Lighting fixtures: (1) are compatible with the architectural design; (2) produce illumination sufficiently subdued to be compatible with the village character; (3) avoid casting glare on adjoining property; (4) are sufficient for night-time safety, utility, security, and commerce; and (5) do not exceed the illumination values in the table at Section 17.44.150.

x2 N. The project incorporates design elements or building improvements which result in the conservation of energy.

x1 O. The design of the project ensures continued privacy for the occupants of adjacent structures. In cases of multifamily housing, this item is to be rated as x3.

Staff Comment: No changes to the overall shape, form, and color of the Haven Building are proposed as a part of this project. The proposed improvements are intended to allow the Conference Center staff and visitors to more efficiently use the existing space. 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.

PROCEDURAL REQUIREMENTS

This application is subject to ORS 227.178, requiring the City to take final action within 120 days after the application is deemed complete. The application was submitted on February 26, 2024 and determined to be complete on February 29, 2024. Based on this, the City must complete its review of this proposal by June 28, 2024.

The Design Review Board's March 21st hearing will be the first evidentiary hearing on this request. ORS 197.763(6) allows any party to the hearing to request a continuance. The DRB should grant any request for a continuance of this hearing. The DRB's next regularly scheduled hearing date is April 18, 2024.

DECISION AND CONDITIONS

Architectural

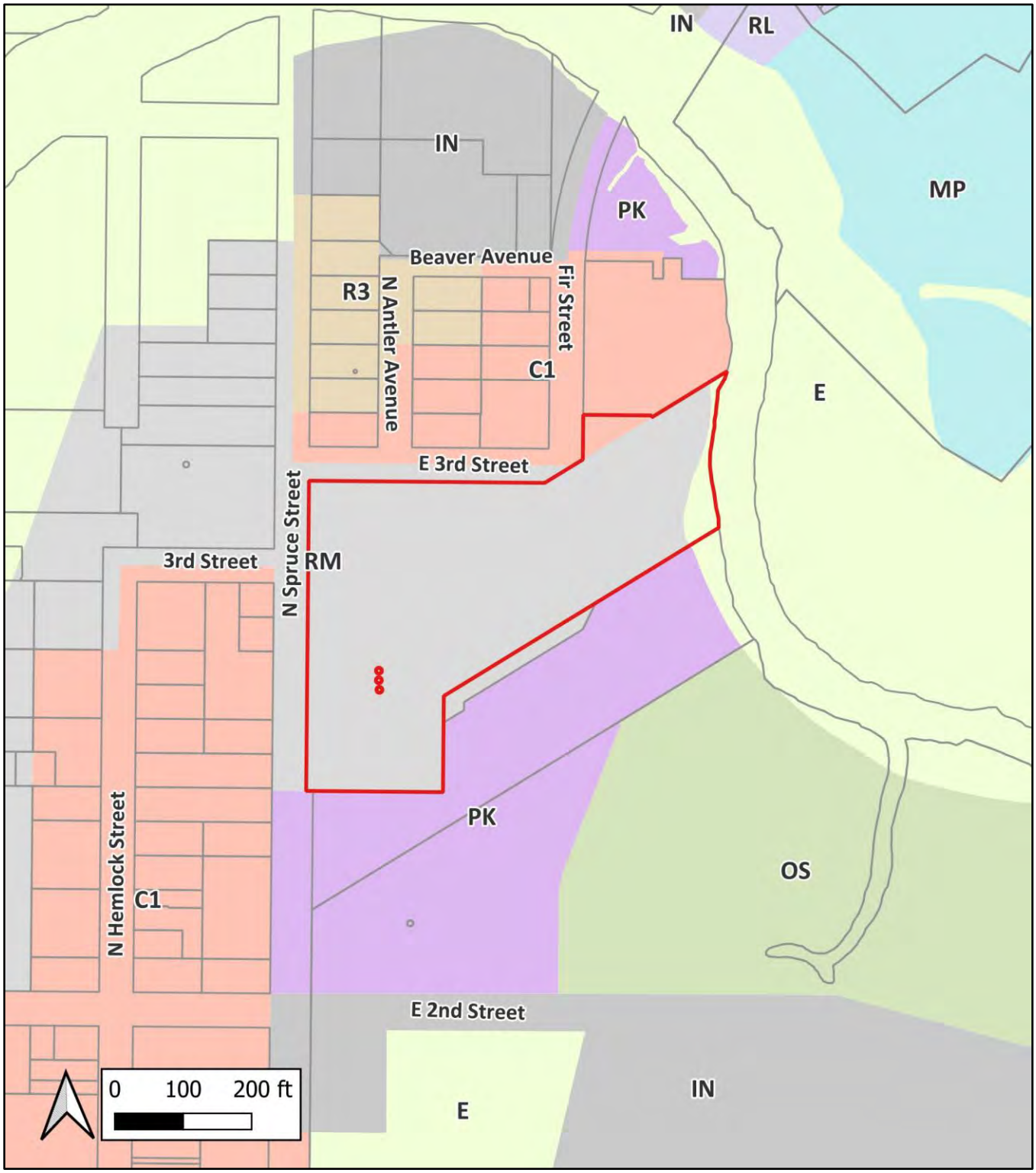
Motion: Having considered the evidence in the record and upon a motion by Board member (Name), seconded by Board member (Name), the Cannon Beach Design Review Board voted to (approve/approve with conditions/ deny) the architectural plan of the David Bissett application to for the Cannon Beach Conference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

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)

DRB 24-06 Project Location and Zoning



DESIGN REVIEW BOARD FINDINGS; SECTION 17.44.070 - 17.44.100
APPLICANT: David Bissett, CBCC; DRB NUMBER: DRB 24-06
MEETING DATE: March 21, 2024 MAP: 51020CC00100

Site Design Criteria	+/-/na	notes
A. The arrangement of all functions, uses, and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites. (x3)		
B. In terms of setback from the street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures. (x3)		
C. The design incorporates existing features such as streams, rocks, slopes, vegetation (i.e., making use of a small stream rather than placing it in a culvert). (x3)		
D. If the project is unusually large, or if it is located so as to become part of an introduction/transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing these design criteria in an exemplary, standard-setting manner. (x3)		
E. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscaping/open space in order to create a pedestrian pathway and/or open system that connects several properties. (x2)		
F. The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the surrounding area. (x2)		
G. The improvements on the site enhance and/or do not deny solar access, light or air within the site or to adjacent sites or structures. (x2)		
H. Where appropriate, the design includes a parking and circulation system that encourages a pedestrian rather than vehicular orientation, including a separate service area for delivery of goods. (x2)		
I. The arrangement of the improvements on the site does not unreasonably block or greatly degrade scenic vistas enjoyed from neighboring (especially public) sites. (x2)		
J. The various functions and elements of the site design have been integrated into a unified whole, except in those cases where separation is appropriate. The overall design is visually harmonious when viewed either from within the site or from outside the site. (x2)		
K. The design gives attention to the placement of storage or mechanical equipment so as to screen it from view. (x1)		
L. If the project is adjacent to, or visible from, US Highway 101, the design minimizes its visual impact on the scenic character of Highway 101. (x2)		
M. The arrangement of functions, uses and improvements on the site have been designed to provide access to and within the site for individuals with disabilities. (x3)		

Architectural Design Criteria	+/-/na	notes
A. The design avoids either monotonous similarity or excessive dissimilarity with existing structures, or structures for which a permit has been issued, in its section of town (i.e., downtown, midtown, etc.). If the development includes multiple structures, the design avoids either monotonous similarity or excessive dissimilarity between the component structures. (x3)		
B. The size, shape and scale of the structure(s) are architecturally compatible with the site and with the surrounding neighborhood. The structure is sufficiently modest in scale to enhance the village character of the community. (x3)		
C. The proposed materials and colors are compatible with the character and coastal setting of the city. (x3)		
D. The design avoids monotony and provides visual interest and charm by giving sufficient attention to architectural details and to such design elements as texture, pattern and color. (x3)		
E. If the project includes a large structure or structures, such as a large motel or condominium, the design avoids a monolithic expanse of frontages and rooflines and diminishes the massing of the buildings by breaking up building sections, or by the use of such elements as variable planes, projections, bays, dormers, setbacks, or changes in the roofline. (x3)		
F. If the project is unusually large, or if it is likely to become a village landmark, or if it is located so as to become part of an introduction/ transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing the design criteria in an exemplary, standard-setting fashion. (x3)		
G. The height of the structure(s) is architecturally compatible with the site and the surrounding neighborhood. The height of the structures contributes to the village scale. (x2)		
H. The height of the structure(s) is such that it does not unreasonably destroy or degrade the scenic values of the surrounding area. (x2)		
I. The height of the structure(s) is such that it does not unreasonably block or greatly degrade the views of scenic vistas as seen from neighboring sites. (x2)		
J. The height of the structure(s) is such that it does not unreasonably deny solar access, light or air to an adjacent structure, on or off the site. (x2)		
K. The design sufficiently addresses the relationship of the structure(s) to the sidewalk and to pedestrian activity so as to foster human interaction. (x2)		
L. The proposed signage harmonizes with the other structures in terms of form, materials and scale. (x2)		
M. Lighting fixtures: (1) are compatible with the architectural design; (2) produce illumination sufficiently subdued to be compatible with the village character; (3) avoid casting glare on adjoining property; (4) are sufficient for night-time safety,		

utility, security, and commerce; and (5) do not exceed the illumination values in the table at Section 17.44.150. (x2)		
N. The project incorporates design elements or building improvements which result in the conservation of energy. (x2)		
O. The design of the project ensures continued privacy for the occupants of adjacent structures. In cases of multifamily housing, this item is to be rated as x3. (x1)		

Landscape Design Criteria	+/-/na	notes
A. The design substantially complements the natural environment of Cannon Beach and the character of the site. (x3)		
B. The design harmonizes with and enhances the architectural design. (x3)		
C. The landscape design acknowledges the growing conditions for this climatic zone and the unique requirements that its specific site location makes upon plant selection (i.e., salt, wind and wind exposure, soil condition, light, shade, etc.). (x3)		
D. Provision has been made for the survival and continuous maintenance of the landscape and its vegetation. (x3)		
E. Where it is desirable to do so, the design provides amenities for the public. (x3)		
F. The design makes use of existing vegetation and incorporates indigenous planting materials. (x2)		
G. The selection and arrangement of plant materials provides visual interest by the effective use of such design elements as color, texture and size differentiation. (x2)		
H. The hard surface portion of the design makes use of visually interesting textures and patterns. (x2)		
I. Where it is desirable to do so, the design provides visual interest through the creation of a variety of elevations. (x2)		
J. The design contributes to the stabilization of slopes, where applicable. (x2)		
K. The design successfully delineates and separates use areas, where it is desirable to do so. (x2)		
L. The lighting fixtures and level of illumination are compatible with the landscape design. The level of illumination produced enhances the overall project and does not cast glare on adjacent property or into the night sky. (x2)		

Exhibit A-1

CITY OF CANNON BEACH

City of Cannon Beach
Finance Department
FEB 26 2024
Received

DESIGN REVIEW BOARD APPLICATION

Please fill out this form completely. Please type or print.

Applicant Name: DAVID BISSETT ARCHITECT PC
Mailing Address: 4788 SHERIDAN DRIVE
GEARHART, OR. 97138
Email Address: DAVIDB@DBARCH.COM
Telephone: 503.341.4445

Property-Owner Name: CANNON BEACH CONFERENCE CENTER (CBCC)
(if other than applicant)
Mailing Address: 289 N. SPRUCE
CANNON BEACH, OR. 97110
Telephone: 503.436.8053
Property Location: N. SPRUCE & THIRD ST.
(street address)
Map No.: SEE SURVEY INFO. SUBMITTED.

Project Description:
SEE ATTACHED STATEMENT OF INTENT.

Please see the back of this sheet for Design Review submittal requirements for site analysis diagram, site development plan, landscape plan and architectural plans which must be included with this application.

Application Fees:		
	Minor Modification:	**$50**
	Major Modification, partial review:	**$200**
	Major Modification, full review:	**$600**

Applicant Signature: _____ Date: 2.24.24

Property Owner Signature: _____ Date: 2.24.24

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

City of Cannon Beach
Finance Department
FEB 26 2024
PAID

For Staff Use Only:

Received on: _____ By: _____
Fee Paid: _____ Receipt No.: _____

(Last revised March 2021)

Exhibit A-2

DAVID BISSETT ARCHITECT P.C.

STATEMENT OF INTENT

DESIGN REVIEW APPLICATION
Cannon Beach Conference Center
289 N. Spruce St. Cannon Beach, OR. 97110 February 24, 2024

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. Minor electrical and interior trim and finishes are proposed at the areas of work noted – refer to the design drawings and project information provided. No changes are proposed to existing parking/landscaping/site conditions.

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, hardware and replacing an existing door with a new window. No changes are proposed to existing landscaping/site conditions. There are (4) existing trees and a small planting bed and grass in the area that will remain. 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 anticipated to commence as soon as city approvals are completed.

Drawings depicting the proposal are provided. Site plans and drawings include existing buildings, parking and 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.

Respectfully Submitted,
David Bissett Architect PC
AIA / NCARB

Exhibit A-3

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

MATERIALS

- EARTH
- SAND / MORTAR PLASTER
- CONCRETE
- BRICK / VENEER C.M.U.
- CONCRETE MASONRY UNIT
- METAL
- FINISH WOOD
- WOOD FRAMING (THROUGH MEMBER)
- WOOD BLOCKING (INTERRUPTED MEMBER)
- PLYWOOD
- ACOUSTIC TILE / BOARD
- GYPSUM BOARD
- BATT INSULATION
- RIGID INSULATION

SYMBOLS

DETAIL NUMBER — SHEET WHERE DETAIL IS DRAWN
DETAIL

SECTION NUMBER — SHEET WHERE DETAIL IS DRAWN
SECTION

DETAIL NUMBER — SHEET WHERE SECTION IS DRAWN — AREA TO BE DETAILED OR ENLARGED
DETAIL - ENLARGED PLAN

ELEVATION LETTER — A400/B8 — INTERIOR ELEVATION KEY — SHEET WHERE ELEVATION IS DRAWN
INTERIOR ELEVATION

202
ROOM NUMBER

123 NUMBER
DOOR

2
KEYED NOTE

A LETTER FOR WINDOW
WINDOW

1 REVISION NUMBER
REVISION

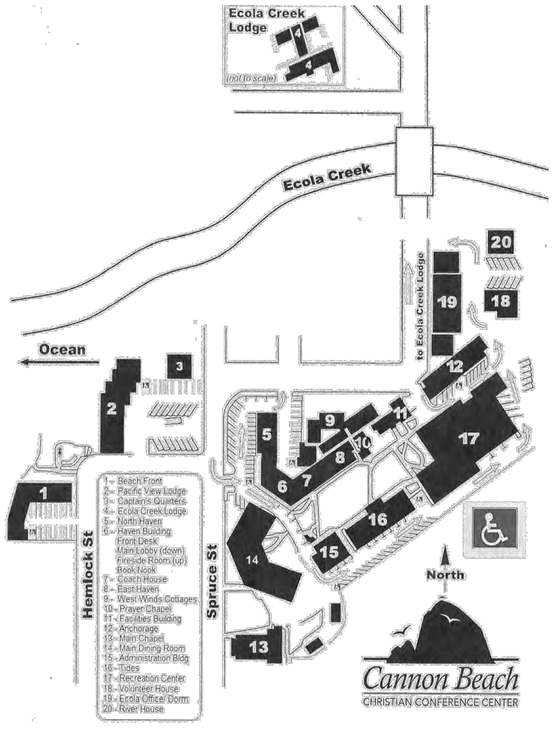
ELEVATION NUMBER — SHEET WHERE ELEVATION IS DRAWN
ELEVATION TAG

B
WALL TYPE

LOCATION OF DETAIL ON SHEET WHERE IT IS DRAWN
DRAWING TITLE
SCALE
1" 8' 12' 16'
DRAWING TITLE

KEY NOTE LEGEND:

- 1C CIVIL/SITE KEY NOTE TARGET
- 1P FLOOR PLAN KEY NOTE TARGET
- 1R ROOF PLAN KEY NOTE TARGET
- 1E ELEVATIONS KEY NOTE TARGET
- 1S BUILDING/WALL SECTION KEY NOTE TARGET
- 1 RCP REFLECTED CEILING PLAN KEY NOTE TARGET
- 1L LANDSCAPE KEY NOTE TARGET



CS OVERALL SITE KEYPLAN
NTS

CODE RELATED INFORMATION

BUILDING CODE

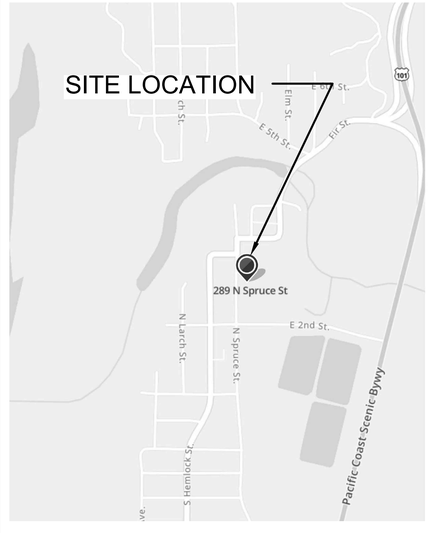
2022 OREGON STRUCTURAL SPECIALITY CODE (OSSC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
ASCE 7-10 OREGON WIND MAP & RISK CATEGORY
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)
2022 ORSGON ELECTRICAL SPECIALITY CODE (OESC)
2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)
2023 OREGON PLUMBING SPECIALTY CODE (OPSC)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

TYPE V - FULLY SPRINTLERED CONSTRUCTION
2 STORY EXISTING BUILDING
A-3 OCCUPANCY (ASSEMBLE - WORSHIP/LECTURE HALL)

CANNON BEACH - TITLE 17 ZONING

- EXISTING LAND USE = TOURIST ACCOMMODATIONS.
- NO FLOOD HAZARD OVERLAY.
- NO OCEANFRONT MANAGEMENT OVERLAY.
- NO LOCAL WETLAND OR AFFECTED TAX LOTS.
- RM - RESIDENTIAL MOTEL ZONE.
- OUTRIGHT PERMITTED USES OR EXISTING CUP
- FRONT SETBACK = 15'
- SIDE SETBACK = 5' or 15'
- REAR SETBACK = 15' or 5'
- MAX. BUILDING HT. = 32' FOR 5:12 OR GREATER PITCHED ROOF.
- DESIGN REVIEW PER 17.44
- TREE REMOVAL PER 17.70 (2 TREES PROPOSED TO BE REMOVED).
- PARKING PER 17.78 (NOT APPLICABLE AS THERE IS NO CHANGE TO OCCUPANCY OR sq.ft.)
- CUP PER 17.80 (NOT APPLICABLE AS THERE IS NO CHANGE TO EXISTING USES).
- NON-CONFORMING/PRE-EXISTING USES PER 17.82 (APPLIES BUT NO CHANGE TO EXISTING NON-CONFORMING & PRE-EXISTING USES).
- SITE PLAN REQUIRED PER 17.90.190

VICINITY MAP



CS VICINITY MAP
NTS

INDEX OF SHEETS

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.

PROJECT TEAM

OWNERS:
CANNON BEACH CONFERENCE CENTER
289 N. SPRUCE
CANNON BEACH, OR 97110
ROBERT St. CLAIR
503.436.8053
stclair@ci.cannon-beach.or.us

ARCHITECT:
DAVID BISSETT ARCHITECT, PC
10940 SW BARNES RD., #101
PORTLAND, OR 97225
(503) 341-4445
DAVIDB@DBAARCH.COM

CONTRACTOR:
TBD

STRUCTURAL ENGINEER:
WOLDEN STRUCTURAL ENGINEER LLC
TIM WOLDEN SE
34930 HWY. 53
NEHALEM, OR 97131
(503) 368-7962
TIM@WOLDENSE.COM

REVIEW SET

REGISTERED ARCHITECT
DAVID A. BISSETT
2823
PORTLAND, OREGON
STATE OF OREGON

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

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

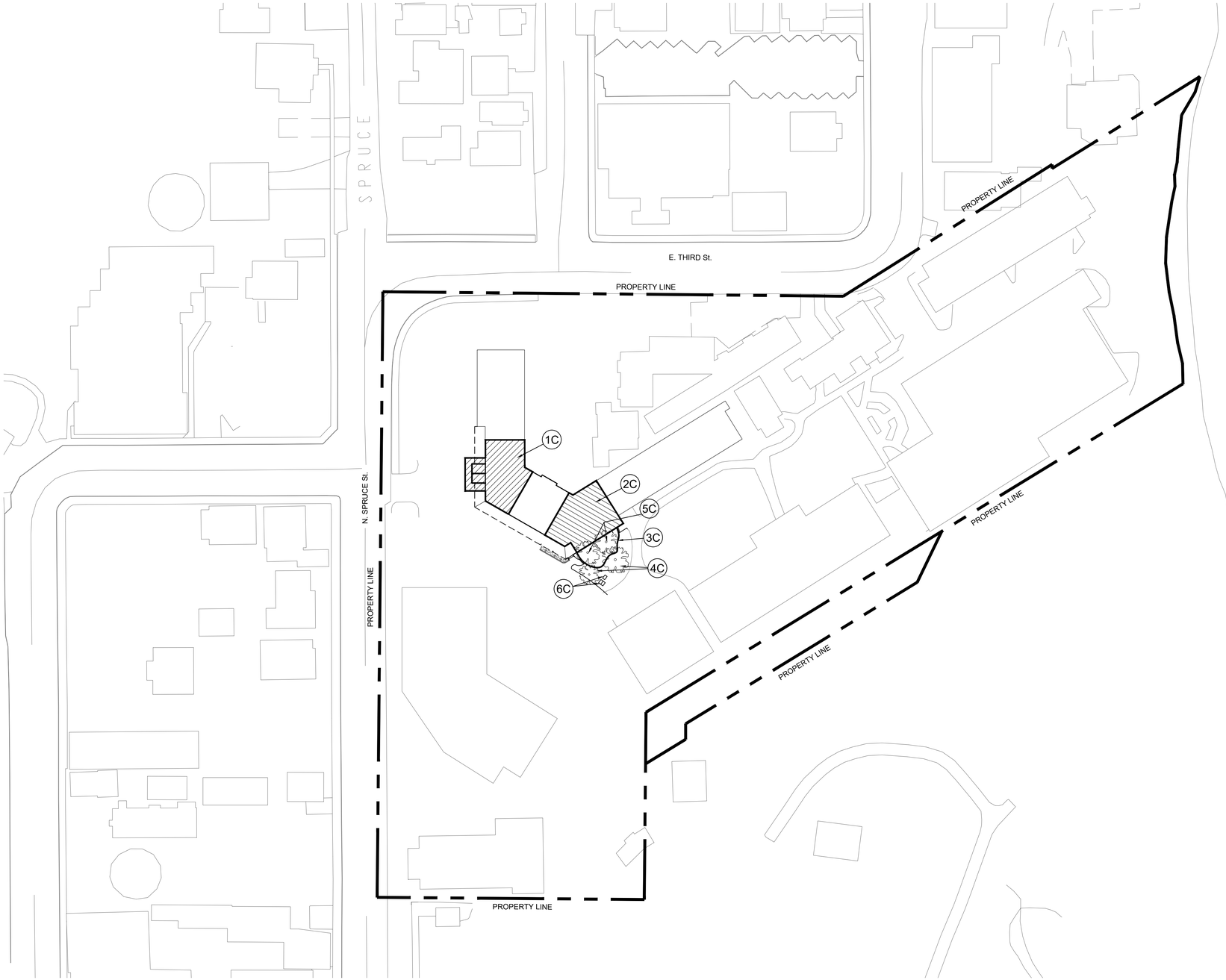
Cannon Beach CONFERENCE CENTER

Revisions

Drawn By: TA
Checked By: DB
Project Number:
Issue Date: February 19, 2024
Drawing File Name: CBCC
Sheet Number: CS

DBArc © Copyright 2024

Exhibit A-3



1 / A1.1 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

3C NEW OUTDOOR TERRACE W/ PAVERS OVER RAISED COMPACTED GRAVEL/SAND BASE. PAVERS TO COMPLIMENT/MATCH EXISTING ADJACENT. SEE A2.2

4C TREE'S TO REMAIN (2)

5C TREE'S TO BE REMOVED (2)

6C EXISTING POWER BOX, UTILITY VAULT TO REMAIN

REVIEW SET

REGISTERED ARCHITECT
DAVID A. BISSETT
2823
PORTLAND, OREGON
STATE OF OREGON

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

Cannon Beach CONFERENCE CENTER

Revisions

Drawn By	Checked By
TA	DB

Project Number

Issue Date
February 19, 2024

Drawing File Name
CBCC

Sheet Number
A1.1

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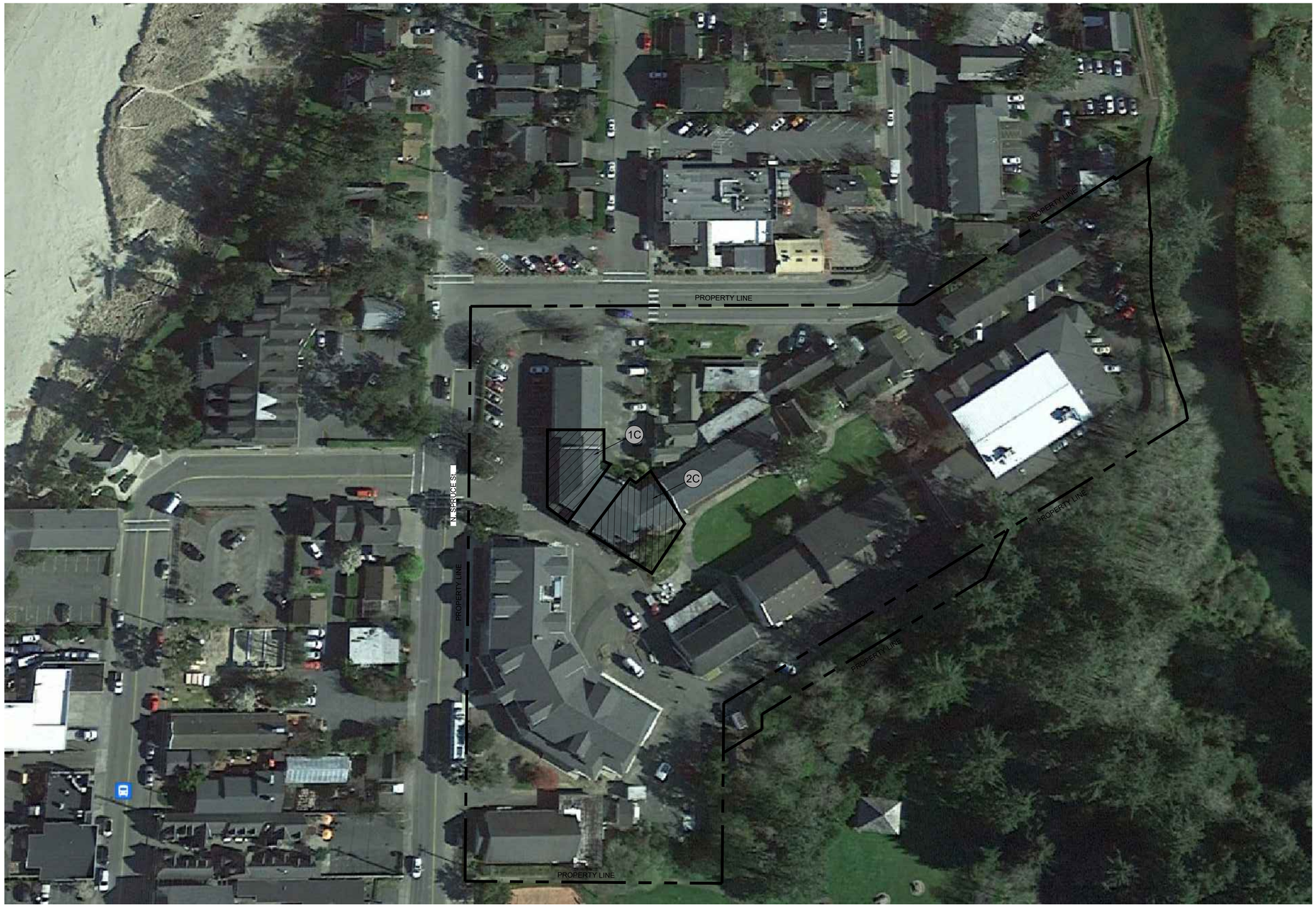

1 A1.2 AERIAL SITE PLAN
NTS

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

REVIEW SET

REGISTERED ARCHITECT
DAVID A. BISSETT
2823
PORTLAND, OREGON
STATE OF OREGON

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

AERIAL SITE PLAN

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

Cannon Beach CONFERENCE CENTER

Revisions

Drawn By	Checked By
TA	DB

Project Number

Issue Date
February 19, 2024

Drawing File Name
CBCC

Sheet Number
A1.2

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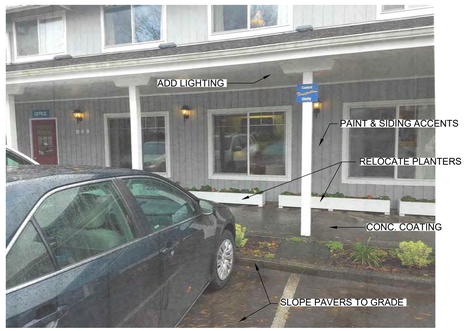
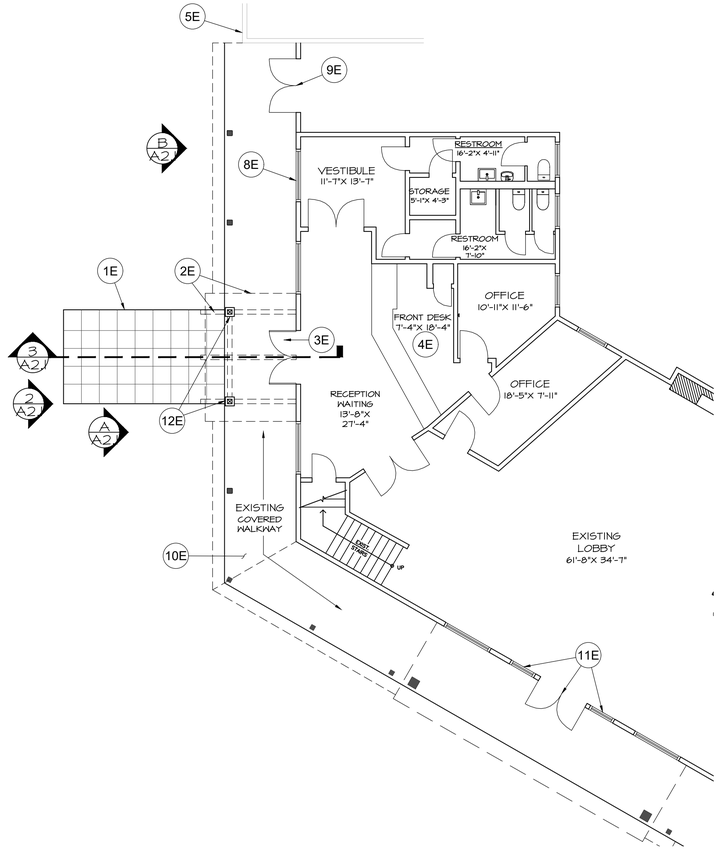
Exhibit A-3

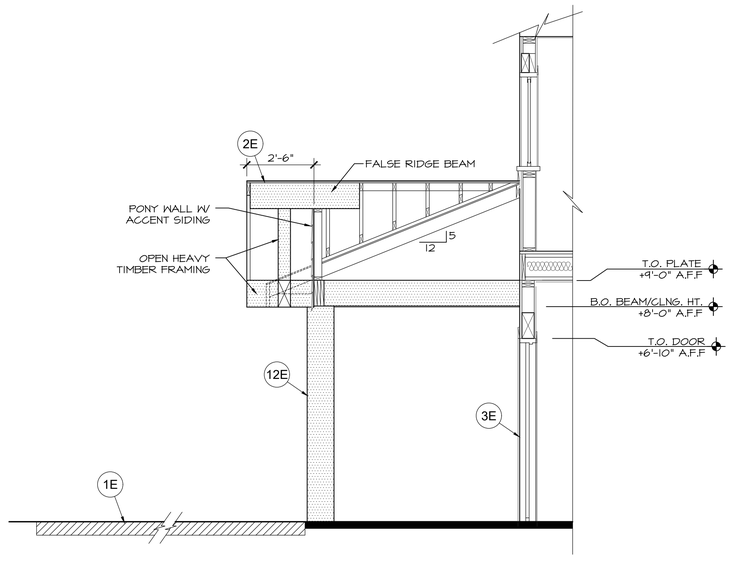


A2.1 IMAGE A
NTS

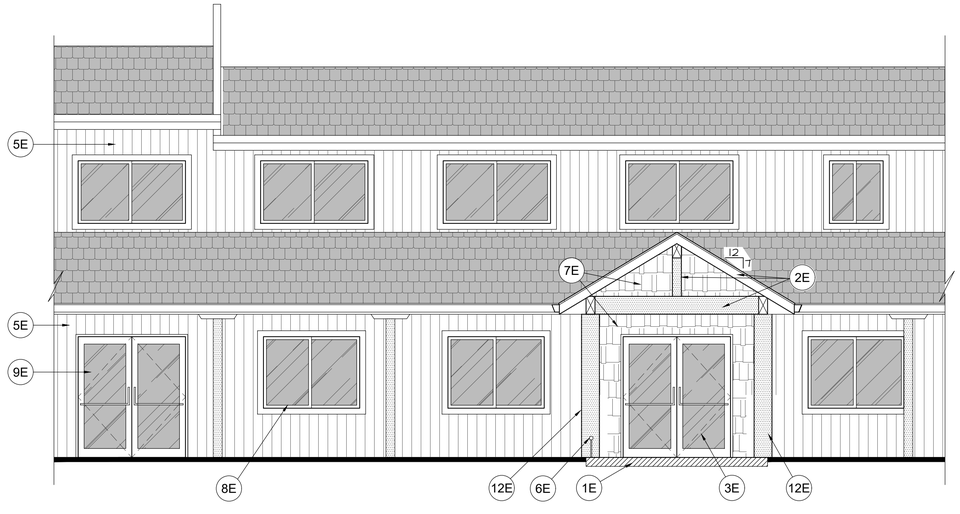
B A2.1 IMAGE B
NTS



1 A2.1 FLOOR PLAN - PARTIAL
HAVEN BLDG. - ENTRY UPGRADES
1/8" = 1'-0"



3 A2.1 ENTRY CANOPY SECTION
3/8" = 1'-0"



2 A2.1 ENTRY ELEVATION
1/4" = 1'-0"

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: - ENTRY

1E NEW PAVER STONES - CUT OUT EXISTING PARKING SPACE AC PAVING & INSTALL NEW PAVER STONES (VEHICLE RATED) OVER COMPACTED GRAVEL/SAND BASE

2E NEW ENTRY GABLE ROOF CANOPY - OVER FRAME EXISTING COVERED WALKWAY ROOF SECTION & INSTALL NEW OPEN EXPOSED FRAMING AT FRONT EDGE ONLY - SEE SECTION NOTES. POSTS, GABLE ROOFING W/ DETAILS, MATERIALS & FINISHES TO MATCH EXISTING CONSTRUCTION.

3E NEW GLASS PANEL ENTRY DOORS W/ ADA ENTRY LOCKSET & SELF CLOSER HARDWARE. DOOR TYPE & FINISH TBD. REMOVE EXISTING WINDOW & PREP OPENING FOR NEW DOORS & FRAME.

4E EXISTING FRONT DESK/RECEPTION AREA - INTERIOR MODIFICATIONS & UPGRADES TBD.

5E EXISTING BUILDING TO REMAIN

6E RELOCATE HOSE BIBB

7E ACCENT CEDAR SHINGLE SIDING & COLOR

8E REMOVE DOOR AND RELOCATE WINDOW

9E REPLACE EXISTING DOORS TO MATCH NEW

10E ALTERNATE COST FOR NEW EPOXY TOP TEXTURE ON EXISTING CONC. SLAB AT EXISTING COVERED WALKWAY.

11E REPLACE CENTER PAIR DOORS AND REMOVE SIDE DOORS W/ FIXED DOOR PANELS - NO HARDWARE.

12E 12" SQ. POST WRAP

REVIEW SET

REGISTERED ARCHITECT
DAVID A. BISSETT
2823
PORTLAND, OREGON
STATE OF OREGON

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

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

Cannon Beach CONFERENCE CENTER

Revisions

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TA	DB

Project Number

Issue Date
February 19, 2024

Drawing File Name
CBCC

Sheet Number
A2.1

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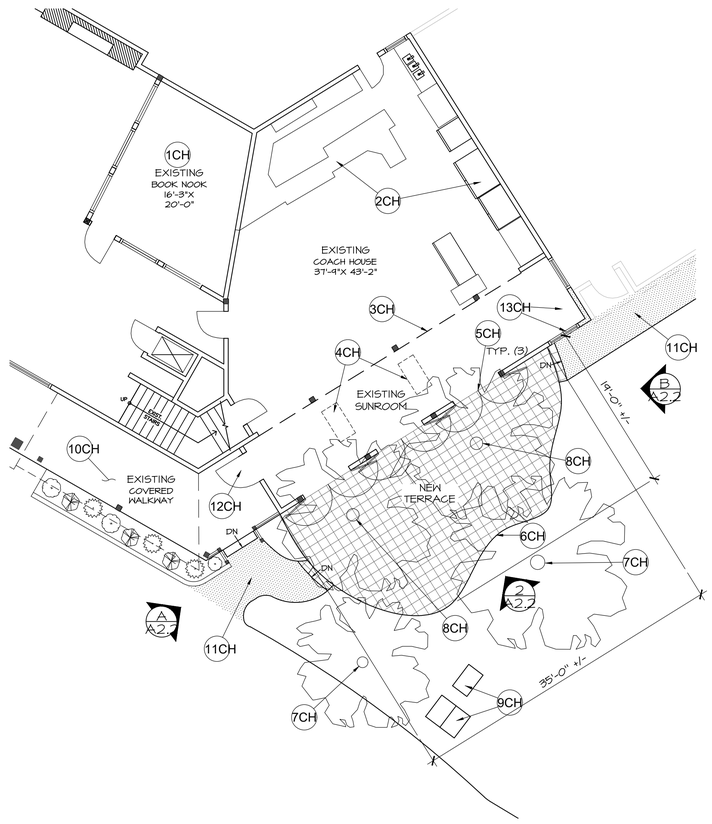
Exhibit A-3

A A2.1 IMAGE A
NTS

B A2.1 IMAGE B
NTS



1 A2.2 FLOOR PLAN - PARTIAL
HAVEN BLDG. - COACH HOUSE UPGRADES
1/8" = 1'-0"

2 A2.2 TERRACE ELEVATION
1/4" = 1'-0"

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: - COACH HOUSE

1CH	EXISTING WALLS, DOOR'S & WINDOWS TO REMAIN.
2CH	EXISTING EQUIPMENT, FIXTURES & BUILT-IN'S TO REMAIN.
3CH	EXISTING WALLS REMOVED. OPENINGS ENLARGED & STRUCTURAL POST'S & HEADERS TBD.
4CH	EXISTING SKYLIGHTS TO REMAIN.
5CH	EXISTING WINDOWS REMOVED. OPENING MODIFICATIONS & NEW GLASS PANEL DOOR'S - SEE 14CH ALSO.
6CH	NEW OUTDOOR TERRACE W/ PAVERS OVER RAISED COMPACTED GRAVEL/SAND BASE. PAVERS TO COMPLIMENT/MATCH EXISTING ADJACENT. FINISH GRADE TRANSITIONS & MATCH POINTS TO EXISTING TBD. EXISTING TREES TO BE REMOVED AS NOTED W/ NEW PERIMETER LANDSCAPE.
7CH	TREE'S TO REMAIN (2)
8CH	TREE'S TO BE REMOVED (2)
9CH	EXISTING POWER BOX, UTILITY VAULT TO REMAIN
10CH	ALTERNATE COST FOR NEW EPOXY TOP TEXTURE ON EXISTING CONC. SLAB AT EXISTING COVERED WALKWAY.
11CH	EXISTING CONC. SIDEWALK TO REMAIN
12CH	REMOVE EXISTING DOOR AND SIDE LITE. REPLACE W/ NE GLASS PANEL EXIT DOOR (42" W) W/ ADA EXIT HARDWARE (INFILL FRAMING AS REQUIRED).
13CH	REMOVE EXISTING WALLS, DOORS, & WINDOWS - REFRAME TO ENVLOSE OUTSIDE LANDING AND ADD (2) NEW WINDOWS,
14CH	OPTION FOR STACK GLASS PANEL DOOR SYSTEM INLIEU OF (3) PAIRS OF NEW DOORS SHOWN.

REVIEW SET

REGISTERED ARCHITECT
DAVID A. BISSETT
2823
PORTLAND, OREGON
STATE OF OREGON

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

COACH HOUSE UPGRADE
CANNON BEACH CONFERENCE CENTER
284 N. Spruce
CANNON BEACH, OR 97110

Cannon Beach CONFERENCE CENTER

Revisions

Drawn By	Checked By
TA	DB

Project Number

Issue Date
February 19, 2024

Drawing File Name
CBCC

Sheet Number
A2.2

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Exhibit A-4

PARR LUMBER

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

MILGARD WINDOWS and DOORS

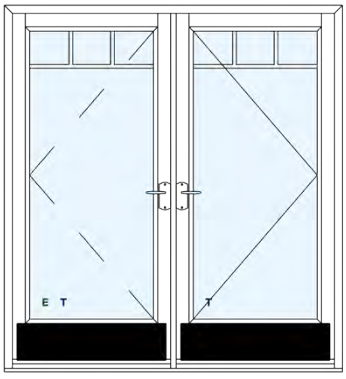
Quote Name:	Cannon Beach Conference Center	**Quote Number:**	SQPASZ003728_1
Customer:	JSA	**Created Date:**	2/1/2024
Payment Terms:		**Modified Date:**	2/12/2024
Sales Representative:	Nicole Keller **Mobile:**	**PO Number:**	
	nicole.keller@parr.com	**Total Windows:**	1
Weighted Average:	U-Factor: .29, SHGC: 0.2, VT: .35	**Total Doors:**	8
		Total Sq Ft:	330.00
Comments:		**Total Perim Ft:**	228
		Est. Delivery:	_____

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

Billing Information	**Shipping Information**
Name: JSA	**Name:**
Address:	**Address:**
,	,
Phone:	**Phone:**
Fax:	**Fax:**
Email:	**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



Viewed From Exterior

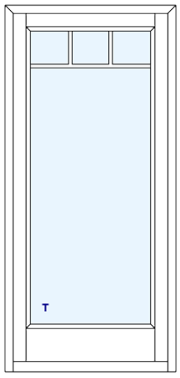
Model = Outswing Two Panel
Size = Net Frame: 73 3/8" x 79 1/2"
Handing = Passive / Active
Energy Star Zone(s) = None
Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered with Gray Foam Spacer
Glazing = Dual Glaze with Argon
Grids = Flat, Ext Frost / Int White, 13 1/4" Valance 6W1H
Wall = 4 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

Customer Approval: _____

Exhibit A-4

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



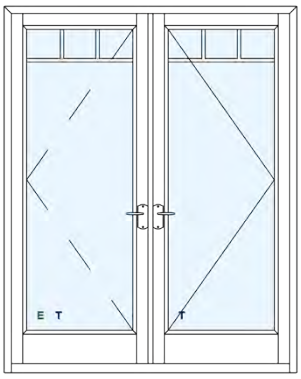
Model = Outswing One Panel
Size = RO: 37 9/16" x 80"
Net Frame: 37 1/16" x 79 1/2"
Handing = Fixed
Energy Star Zone(s) = South Central; Southern
Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered with Gray Foam Spacer
Glazing = Dual Glaze with Argon
Grids = Flat, Ext Frost / Int White, 13 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

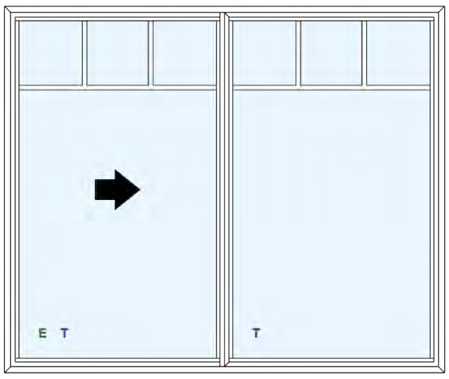
Viewed From Exterior

Customer Approval: _____

Exhibit A-4

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

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

MILGARD WINDOWS and DOORS

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:

Exhibit C-1

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

March 1, 2024

David Bissett
4788 Sheridan Dr.
Gearhart, OR 97138

RE: Completeness Determination for Design Review at 289 N. Spruce St. (File: DRB 24-06)

Dear Mr. Bissett:

Your application for Design Review for exterior modifications to an existing building at 289 N. Spruce St. was received on February 26, 2024 and found to be complete on February 29, 2024. The City has 120 days to exhaust all local review, that period ends on Friday, June 28, 2024. The first evidentiary hearing for this application will be held on Thursday March 21, 2024 at 6:00pm, you may participate in person or by Zoom.

The materials received with this application include:

- Design Review application form
- Project description
- Project schematics and surveys
- Materials information

Please be aware that the determination of a complete application is not a decision or a guarantee of outcome for the application.

Please feel free to contact my office at (503) 436-8053, or by email at stclair@ci.cannon-beach.or.us if you have questions regarding this application matters.

Sincerely,

Robert St. Clair
Planner

CITY OF CANNON BEACH

February 28, 2024

Dear Property Owner:

DRB 24-06 David Bisset, applicant, on behalf of Cannon Beach Conference Center for exterior alterations to existing structures and landscaping changes. 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.

The Cannon Beach Municipal Code requires notification to property owners within 100 feet, measured from the exterior boundary, of any property which is the subject of an application for a design review approval. Your property is located within 100 feet of the above-referenced property.

Please note that you may submit a statement either in writing or orally at the hearing, supporting or opposing the proposed action. Your statement should address the pertinent criteria, as stated in the hearing notice. Statements in writing must be received by the date of the hearing.

A copy of a description of how public hearings are conducted is enclosed along with a public hearing notice and a map showing the location of the subject property. Should you need further information regarding the relevant Zoning Ordinance or Comprehensive Plan criteria, please contact Cannon Beach City Hall at the address below, call me directly at (503) 436-8054, or email pfund@ci.cannon-beach.or.us.

Sincerely,

Tessa Pfund
Community Development Administrative Assistant

Enclosures: Notice of Hearing
Conduct of Public Hearings
Map of Subject Area

NOTICE OF PUBLIC HEARING
CANNON BEACH DESIGN REVIEW BOARD

The Cannon Beach Design Review Board will hold public hearing on **Thursday, March 21, 2024,** at **6:00 p.m.** at Cannon Beach City Hall, 163 East Gower Street, Cannon Beach, regarding the following:

DRB 24-04 Jerry Goshaw of WRB Construction, applicant, on behalf of the Tolovana Sands Condominiums, to replace the siding and reroof all Tolovana Sands Condominium buildings. The property is located at 160 E Siuslaw St (Taxlot 70000, Map 51032CB) 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.

DRB 24-05 Jen Dixon, applicant, on behalf of the Cannon Beach Library for freestanding signage. The property is located at 131 N. Hemlock St. (Taxlot 7301, Map 51019DD) in a Limited Commercial (C1) zone. The application will be a non-hearing item reviewed against the criteria of Municipal Code, Chapter 17.56, Signs.

DRB 24-06 David Bisset, applicant, on behalf of Cannon Beach Conference Center for exterior alterations to existing structures and landscaping changes. 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.

DRB 24-07 CIDA Inc., applicant, on behalf of the City of Cannon Beach for a new City Hall building. The property is located at 163 E. Gower St. (Taxlots 11900 and 12000, Map 51030AD) in a Limited Commercial (C1) zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080 – 17.44.100, Design Review Criteria.

DRB 24-08 Friends of Haystack Rock application for freestanding signage. The property is located at 1190 S. Pacific St. (Taxlot 10200, Map 51030DA) is a Residential Motel (RM) zone. The application will be a non-hearing item reviewed against the criteria of Municipal Code, Chapter 17.56, Signs.

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Correspondence should be mailed to the Cannon Beach Design Review Board, Attn. Community Development, PO Box 368, Cannon Beach, OR 97110 or via email at planning@ci.cannon-beach.or.us. Written testimony received one week prior to the hearing will be included in the Design Review Board's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at Cannon Beach City Hall, 163 East Gower Street, Cannon Beach, or may be obtained at a reasonable cost. Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing. Questions regarding the applications may be directed to Robert St. Clair, 503-436-8053, or at stclair@ci.cannon-beach.or.us.

The Design Review Board reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. The hearings are accessible to the disabled. Contact City Manager, the ADA Compliance Coordinator, at (503) 436-8050, if you need any special accommodations to attend or to participate in the meeting. TTY (503) 436-8097. Publications may be available in alternate formats and the meeting is accessible to the disabled.

NOTICE TO MORTGAGEE, LIEN-HOLDER, VENDOR OR SELLER:
PLEASE PROMPTLY FORWARD THIS NOTICE TO THE PURCHASER

Robert St. Clair
City Planner

Posted/Mailed: **February 28, 2024**

CONDUCT OF PUBLIC HEARINGS BEFORE
DESIGN REVIEW BOARD

A. At the start of the public hearing, the Design Review Board Chair will ask the following questions to ensure that the public hearing is held in an impartial manner:

1. Whether there is a challenge to the jurisdiction of the Design Review Board to hear the matter;

2. Whether there are any conflicts of interest or personal biases to be declared by a member of the Board;

3. Whether any member of the Design Review Board has had any ex parte contacts.

B. Next, the Design Review Board Chair will make a statement which:

1. Indicates the criteria which apply to the action;

2. Cautions those who wish to testify that their comments must be related to the applicable criteria or other criteria in the Comprehensive Plan or Municipal Code that the person testifying believes apply;

3. States that failure to raise an issue in a hearing, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue precludes appeal based on that issue;

4. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence or testimony regarding the application. The Design Review Board shall grant such request by continuing the public hearing or leaving the record open for additional written evidence or testimony.

C. The public participation portion of the hearing will then proceed as follows:

1. Staff will summarize the staff report to the extent necessary to enable those present to understand the issues before the Design Review Board.

2. The Board members may then ask questions of staff.

3. The Design Review Board Chair will ask the applicant or a representative for any presentation.

4. The Design Review Board Chair will ask for testimony from any other proponents of the proposal.

5. The Design Review Board Chair will ask for testimony from any opponents of the proposal.

6. Staff will be given an opportunity to make concluding comments or respond to additional questions from Board members.

7. The Design Review Board Chair will give the applicant and other proponents an opportunity to rebut any testimony of the opponents.

8. Unless continued, the hearing will be closed to all testimony. The Board will discuss the issue among themselves. They will then either make a decision at that time, or continue the public hearing until a specified time.

NOTE: Any person offering testimony must first state their name, residence and **mailing address** for the record. If representing someone else, the speaker must state whom he represents.

DRB 24-06 CBCC

Disclaimer: The information contained in this GIS application is NOT AUTHORITATIVE and has NO WARRANTY OR GUARANTEE assuring the information presented is correct. GIS applications are intended for a visual display of data and do not carry legal authority to determine a boundary or the location of fixed works, including parcels of land. They are intended as a location reference for planning, infrastructure management and general information only. The City of Cannon Beach assumes no liability for any decisions made or actions taken or not taken by the user of the GIS application. The City of Cannon Beach provides this GIS map on an "as is" basis without warranty of any kind, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no liability for any errors, omissions, or inaccuracies in the information provided

Printed 2 / 28 / 2024

ACCOUNT_	TAXLOTKEY	SITUS_ADDR	OWNER_LINE	STREET_ADD	PO_BOX	CITY	STATE	ZIP_CODE
5114	51019DA03700	332 Spruce St	Wilson Cynthia H	5835 NE Park Point Dr		Seattle	WA	98115
5115	51019DA03900	100 E 3rd St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5215	51019DD00100	296 N Spruce St	Bassett Jonathan Robert	35408 N Black Canyon Hwy #72		Phoenix	AZ	85086
5216	51019DD00101	288 Spruce St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5217	51019DD00200		Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5218	51019DD00201	264 N Spruce St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5222	51019DD00300	255 N Hemlock St	JOX LLC	PO Box 5306	5306	Ketchum	ID	83340
5223	51019DD00400	251 N Hemlock St	Garret Sea LLC	5331 S Macadam Ave #Ste 258		Portland	OR	97239
5224	51019DD00500	240 N Spruce St	Luuloc LLC	5420 Rainier Ave S		Seattle	WA	98118
5405	51020CB03800	351 Fir St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5414	51020CB04302	308 N Antler Rd	Cannon Beach City of	PO Box 368	368	Cannon Be	OR	97110-036
5418	51020CB04306	315 N Spruce St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5422	51020CB04900	264 E 3rd St	Stephens Development Co LLC	PO Box 219	219	Cannon Be	OR	97110-021
5423	51020CB05000	264 E 3rd St	Stephens Development Co LLC	PO Box 219	219	Cannon Be	OR	97110-021
5431	51020CB05600	308-316 Fir St	Tuckman Joshua Matthew	316 N Fir St	1055	Cannon Be	OR	97110
5433	51020CC00100	100 E 3rd St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5434	51020CC00180	289 N Spruce St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5435	51020CC00181	263 E 3rd St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5436	51020CC00182	307 Elm St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5438	51020CC00200		Cannon Beach City of	PO Box 368	368	Cannon Be	OR	97110-036
5440	51020CC00201	207 N Spruce St	Cannon Beach Chamber/Commerce	PO Box 64	64	Cannon Be	OR	97110-006
5441	51020CC00202		Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5443	51020CC00300		Swigart Carmen R	PO Box 214	214	Cannon Be	OR	97110-021
55265	51020CC00201	295 E 2nd St	Cannon Beach City of					
55266	51020CC00201	295 E 2nd St	Cannon Beach City of					
60011	51020CB05000	264 E 3rd St	Public Brewing Company	PO Box 219	219	Cannon Be	OR	97110

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

Cannon Beach Design Review Board

Staff Report:

DRB 24-07, CIDA INC ON BEHALF OF THE CITY OF CANNON BEACH FOR THE CONSTRUCTION OF A NEW CITY HALL BUILDING. THE PROPERTY IS OWNED BY THE CITY OF CANNON BEACH AND IS LOCATED AT 163 E. GOWER AVE. (TAX LOTS 11900 AND 12000, MAP 51030AD) IN A LIMITED COMMERCIAL (C1) ZONE. THE APPLICAITON WILL BE REVIEWED AGAINST THE CRITIERA OF MUNICIPAL CODE CHAPTER 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA.

Agenda Date: March 21, 2024 **Prepared By**: Community Development Department

GENERAL INFORMATION

NOTICE

Public notice for this March 21, 2024 Public Hearing is as follows:

A. Notice was posted at area Post Offices on February 28, 2024;

B. Notice was mailed on February 28, 2024 to surrounding landowners within 100' of the exterior boundaries of the property.

Oregon E-Permtting record number: 164-24-000015-PLNG

DISCLOSURES

Any disclosures (i.e. conflicts of interest, site visits or ex parte communications)?

EXHIBITS

The following Exhibits are attached hereto as referenced.

"A" Exhibits – Application Materials

A-1 Design Review Application DRB#24-07, submitted February 15, 2024;

A-2 Project Narrative, submitted February 15, 2024;

A-3 Project Schematics, submitted February 15, 2024;

A-4 Pre-construction arborist report, submitted February 15, 2024

A-5 Proposed exterior lighting information, submitted February 15, 2024

"B" Exhibits – Agency Comments

None received as of this writing;

"C" Exhibits – Cannon Beach Supplements

C-1 DRB 24-07 Completeness Determination Letter, dated March 1, 2024;

"D" Exhibits – Public Comment

None received as of this writing;

SUMMARY & BACKGROUND

The proposed project is the replacement of the existing City Hall building at its current location. The existing building, which has been in use by the City since 1969, is beyond its economical lifespan and a new construction will be necessary to satisfy current building safety and design standards. The property consists of two taxlots, TL 12000 which is 22,970 square feet and is occupied by the current City Hall building and TL 10011 which is used for off-street parking. The property is zoned Limited Commercial (C1) and a government building is a conditionally permitted use in that zone; the City's Planning Commission approved a Conditional Use Permit, CU#23-03, for a replacement City Hall during a public hearing in January 2024.

The current structure is approximately 9,280 square feet and the proposed replacement will measure approximately 10,465 square feet with 9,865 of that being indoor space and the remainder being semi-conditioned storage. The building will house the City Council chambers, Executive, Finance, Public Works, Community Development, Emergency Management, and IT departments, the Farmers Market, and the Haystack Rock Awareness Program. The site will be improved to increase the amount of on-site parking capacity.

No changes to other City owned facilities in the area, such the Gower Ave. public parking area or public parking spaces along E. Gower Ave. are proposed as part of this project.

APPROVAL CRITERIA

Approval criteria are in the Design Review Standards (17.44) sections of the Municipal Code: These are excerpted below.

17.44 Design Review Standards and Requirements.

17.44.080 Site Design Evaluation Criteria.

The following criteria shall be used in evaluating site development plans. The number adjacent to the criterion represents the relative importance of that criterion, with "3" being the most important:

x3 A. The arrangement of all functions, uses, and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites.

Staff Comment: The site design will maintain the placement of a City Hall building on TL 12000 with parking to the east of the building. The proposed building will have an open paved area between the public entrance and the Gower Ave. right-of-way, replacing the current configuration where the public entrance opens almost directly onto the sidewalk. A circular pedestrian plaza will be located on the southwest corner of the property connecting it to the public parking area below. A landscaping buffer separating the new building from residential development to the south will be added. Existing trees along the southeastern property line will be retained as will the existing pedestrian trail in the S. Spruce St. right-of-way.

x3 B. In terms of setback from the street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures.

Staff Comment: The proposed structure will maintain a vegetated buffer of no less than three feet between its northern wall and the Gower Ave. sidewalk. The current buffer is approximately 2.5 feet. A new 20 foot deep landscaping buffer will be added south of the proposed structure to separate it from adjacent residential properties. The C1 zone does not have a minimum setback except where the lot is adjacent to an R1, R2, R3, or RAM zone, in these cases the adjacent zone's minimum yard size shall apply. The adjacent residences are zoned R2 Residential Medium Density and have a 15 foot minimum rear yard setback.

x3 C. *The design incorporates existing features such as streams, rocks, slopes, vegetation (i.e., making use of a small stream rather than placing it in a culvert).*

Staff Comment: The proposed design will retain features along the southern portion of TL 10011 which include multiple trees, ground covering vegetation, and a retaining wall. An existing pedestrian walkway in the Spruce St. right-of-way to the east of the subject property will also be unaffected by the proposed development.

x3 D. *If the project is unusually large, or if it is located so as to become part of an introduction/transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing these design criteria in an exemplary, standard-setting manner.*

Staff Comment: The project is large relative to other non-residential development in the surrounding neighborhood, however it is positioned in a way that it is not directly adjacent to major arterial roadways. The design will be a low-lying building that uses a variety of gables and offsets to break up the structural form along Gower Ave. and present visual interest. The building will make use of a combination of horizontal cedar siding and cedar shakes which are common materials in the neighborhood and the city generally.

x2 E. *Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscaping/open space in order to create a pedestrian pathway and/or open system that connects several properties.*

Staff Comment: The proposed design will have improved pedestrian access along the western portion of the property will provide for improved pedestrian connectivity and create a sense of approachability that the current building does not actively feature. This will connect the development to the public parking area at Gower and Hemlock as well as public transit stops that service that lot. Retention of the pedestrian walkway in the Spruce St. right-of-way provides additional connectivity for properties to the south.

x2 F. *The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the surrounding area.*

Staff Comment: The planned development will have a peak roof height of less than 24 feet above average grade and will not significantly affect views from adjacent properties in a way that is different from the existing development. Similarly the improved parking area to the east of the new building will functionally be a like-for-like replacement of the existing use.

x2 G. *The improvements on the site enhance and/or do not deny solar access, light or air within the site or to adjacent sites or structures.*

Staff Comment: The planned replacement building and associated improvements do not create any apparent impacts to solar access, light, or air within the project site or to adjacent properties.

x2 H. *Where appropriate, the design includes a parking and circulation system that encourages a pedestrian rather than vehicular orientation, including a separate service area for delivery of goods.*

Staff Comment: The site design improves off-street parking by increasing the number of spaces to a total of 26 with two of those being ADA accessible. The site does not require a loading dock and the off-

street parking area will provide sufficient space for the medium-sized refuse collection and delivery trucks that serve the current City Hall.

x2 I. *The arrangement of the improvements on the site does not unreasonably block or greatly degrade scenic vistas enjoyed from neighboring (especially public) sites.*

Staff Comment: The planned improvements do not create any identified impacts to scenic values of the surrounding area. Views to mountains or the ocean are not expected to be impacted.

x2 J. *The various functions and elements of the site design have been integrated into a unified whole, except in those cases where separation is appropriate. The overall design is visually harmonious when viewed either from within the site or from outside the site.*

Staff Comment: The elements of the site are designed in a manner that appears to be cohesive and visually interesting. The plan will add landscaping areas to the west and southern portions of the property that do not currently exist.

x1 K. *The design gives attention to the placement of storage or mechanical equipment so as to screen it from view.*

Staff Comment: Storage and mechanical equipment will be placed in a manner consistent with this criterion.

x2 L. *If the project is adjacent to, or visible from, US Highway 101, the design minimizes its visual impact on the scenic character of Highway 101.*

Staff Comment: This project is not adjacent to or visible from U.S. Highway 101 and will have no visual impact on the scenic character of the highway.

x3 *The arrangement of functions, uses and improvements on the site have been designed to provide access to and within the site for individuals with disabilities.*

Staff Comment: The improvements to the site will provide for the needs of persons with mobility restrictions. Three ADA parking spaces will be provided: one along Gower Ave adjacent to the public entrance and an additional two in the off-street parking area east of the building.

17.44.090 Architectural Design Evaluation Criteria.

The following criteria shall be used in evaluating architectural designs. The number adjacent to the criterion represents the relative importance of that criterion, with "3" being the most important:

x3 A. *The design avoids either monotonous similarity or excessive dissimilarity with existing structures, or structures for which a permit has been issued, in its section of town (i.e., downtown, midtown, etc.). If the development includes multiple structures, the design avoids either monotonous similarity or excessive dissimilarity between the component structures.*

Staff Comment: Surrounding uses are a mixture of commercial and residential, with commercial development located along Gower Ave. and S. Hemlock St. The design will use structural offsets and gables in order to make it more consistent with surrounding development than the current building. The materials proposed by the applicant are also generally similar to those found in the surrounding neighborhood.

x3 B. *The size, shape and scale of the structure(s) are architecturally compatible with the site and with the surrounding neighborhood. The structure is sufficiently modest in scale to enhance the village character of the community.*

Staff Comment: The size and scale of the proposed City Hall is not significantly different from the existing structure and nearby non-residential development. The single-story building will be in scale with adjacent residential development and its gabled roof line will not be in conflict with nearby commercial development such as Haystack Garden.

x3 C. *The proposed materials and colors are compatible with the character and coastal setting of the city.*

Staff Comment: The proposed materials include horizontal cedar siding, cedar shakes, and an asphalt shingle roof. Fascia and some window frames will be painted white with window frames and mullions stained dark brown.

x3 D. *The design avoids monotony and provides visual interest and charm by giving sufficient attention to architectural details and to such design elements as texture, pattern and color.*

Staff Comment: The proposed materials and color palette provide for a variety of textures on the different facades of the building. The proposed colors are consisten with surrounding development or other buildings within the city.

x3 E. *If the project includes a large structure or structures, such as a large motel or condominium, the design avoids a monolithic expanse of frontages and rooflines and diminishes the massing of the buildings by breaking up building sections, or by the use of such elements as variable planes, projections, bays, dormers, setbacks, or changes in the roofline.*

Staff Comment: The project uses structural offsets and multiple gables in order to add variety to the building's shape and form. The alternating use of board siding and shingles will provide additional texture and avoid a monolithic appearance, especially along the Gower Ave. frontage.

x3 F. *If the project is unusually large, or if it is likely to become a village landmark, or if it is located so as to become part of an introduction/ transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing the design criteria in an exemplary, standard-setting fashion.*

Staff Comment: The design will be a low-lying building that uses a variety of gables and offsets to break up the structural form along Gower Ave. and present visual interest. The building will make use of a combination of horizontal cedar siding and cedar shakes which are common materials in the neighborhood and the city generally.

x2 G. *The height of the structure(s) is architecturally compatible with the site and the surrounding neighborhood. The height of the structures contributes to the village scale.*

Staff Comment: The building's overall height will not exceed 24 feet above grade, this is not significantly different from the current building and development on adjacent properties.

x2 H. *The height of the structure(s) is such that it does not unreasonably destroy or degrade the scenic values of the surrounding area.*

Staff Comment: The size and scale of the proposed City Hall is not significantly different from the existing structure and nearby non-residential development. There are no anticipated impacts to the scenic values of the surrounding area.

x2 I. *The height of the structure(s) is such that it does not unreasonably block or greatly degrade the views of scenic vistas as seen from neighboring sites.*

Staff Comment: There are no identified impacts to views of scenic vistas from neighboring sites as a result of this proposal.

x2 J. *The height of the structure(s) is such that it does not unreasonably deny solar access, light or air to an adjacent structure, on or off the site.*

Staff Comment: There are no identified impacts to solar access, light, or air to any adjacent structures off site as a result of this proposal.

x2 K. *The design sufficiently addresses the relationship of the structure(s) to the sidewalk and to pedestrian activity so as to foster human interaction.*

Staff Comment: The proposed design will have improved pedestrian access along the western portion of the property that will provide for improved pedestrian connectivity and create a sense of approachability that the current building does not actively feature. This will connect the development to the public parking area at Gower and Hemlock as well as public transit stops that service that lot.

x2 L. *The proposed signage harmonizes with the other structures in terms of form, materials and scale.*

Staff Comment: The proposed building mounted signage is subject to the criteria of CBMC 17.56 and will require a sign permit prior to placement. No information is provided regarding sign face area or proposed materials. Materials other than wood, such as acrylic, require separate review by the Design Review Board. The proposed letter height of 12 inches is the maximum height permissible under CBMC 17.56.

x2 M. *Lighting fixtures: (1) are compatible with the architectural design; (2) produce illumination sufficiently subdued to be compatible with the village character; (3) avoid casting glare on adjoining property; (4) are sufficient for night-time safety, utility, security, and commerce; and (5) do not exceed the illumination values in the table at Section 17.44.150.*

Staff Comment: Application materials state that the proposed lighting fixtures were selected based on design aesthetic and are dark sky compliant. Output is expected to be 2.5 lumens per square foot with a total of approximately 37,000 lumens across the whole site.

x2 N. *The project incorporates design elements or building improvements which result in the conservation of energy.*

Staff Comment: Application materials state that 1.5% of the project budget will be dedicated to solar energy generation. Additional energy saving and lighting controls will be implemented throughout the building and the site.

x1 O. *The design of the project ensures continued privacy for the occupants of adjacent structures. In cases of multifamily housing, this item is to be rated as x3.*

Staff Comment: The project is oriented so that it faces the Gower Ave. right-of-way and the majority of windows, doorways, etc. are positioned in a way that they do not directly face adjacent residential properties. The southern façade of the building is separated from the property line by a 20-foot vegetated buffer which provides additional privacy and screening.

17.44.100 Landscape Design Evaluation Criteria.

The following criteria shall be used in evaluating landscape plans. The number adjacent to the criterion represents the relative importance of that criterion, with "3" being the most important:

x3 A. The design substantially complements the natural environment of Cannon Beach and the character of the site.

Staff Comment: The landscape plan makes use of native plantings and the City's contracted arborist, Jeff Gerhardt, has been consulted regarding tree management and replanting.

x3 B. The design harmonizes with and enhances the architectural design.

Staff Comment: The landscaping plan will work to complement the proposed building's exterior, enhance pedestrian accessible spaces such as the plaza on the southwestern corner, and provide vegetative screening to neighboring properties.

x3 C. The landscape design acknowledges the growing conditions for this climatic zone and the unique requirements that its specific site location makes upon plant selection (i.e., salt, wind and wind exposure, soil condition, light, shade, etc.).

Staff Comment: The landscaping plan uses native plantings that are appropriate for local climate conditions. Planting locations are based on sun/shade tolerances.

x3 D. Provision has been made for the survival and continuous maintenance of the landscape and its vegetation.

Staff Comment: Through the use of native plantings the survival potential of the landscaping improvements will increase while reducing maintenance requirements. These plantings include salal, Oregon grape, elderberry, huckleberry, oat grass, lavender, sword fern, and rosemary.

x3 E. Where it is desirable to do so, the design provides amenities for the public.

Staff Comment: The landscaping plan provides outdoor seating and a courtyard area for public use adjacent to the public entrance of the building. This will provide for improved pedestrian connectivity and create a sense of approachability that the current building does not actively feature and connect the development to the public parking area at Gower and Hemlock as well as public transit stops that service that lot.

x2 F. The design makes use of existing vegetation and incorporates indigenous planting materials.

Staff Comment: Existing vegetation including trees along the southeastern and eastern property lines will be preserved through the redevelopment process. As stated previously various native species will be incorporated into the landscaping plan.

x2 G. *The selection and arrangement of plant materials provides visual interest by the effective use of such design elements as color, texture and size differentiation.*

Staff Comment: The selected planting materials provide for a variety of colors and textures and appear compatible with the architectural design.

x2 H. *The hard surface portion of the design makes use of visually interesting textures and patterns.*

Staff Comment: The landscaping plan uses color pavers in the public entrance and pedestrian plaza areas. The remaining hardscaping will consist of concrete sidewalks and an asphalt parking lot.

x2 I. *Where it is desirable to do so, the design provides visual interest through the creation of a variety of elevations.*

Staff Comment: The existing site topography will not be unchanged by this project and no new changes in elevation will be created. Existing retaining walls will be retained in an unaltered state.

x2 J. *The design contributes to the stabilization of slopes, where applicable.*

Staff Comment: Existing retaining walls along the western, southeastern, and eastern portions of the property will not be affected by the proposed redevelopment.

x2 K. *The design successfully delineates and separates use areas, where it is desirable to do so.*

Staff Comment: The proposed layout separates the building's public entrance from the employee entrance and parking area.

x2 L. *The lighting fixtures and level of illumination are compatible with the landscape design. The level of illumination produced enhances the overall project and does not cast glare on adjacent property or into the night sky.*

Staff Comment: The site's lighting plan will be dark sky compliant and coordinated with the landscape plan. This includes pole and building mounted fixtures as well as accent lighting.

PROCEDURAL REQUIREMENTS

This application is subject to ORS 227.178, requiring the City to take final action within 120 days after the application is deemed complete. The application was submitted on February 15, 2024 and determined to be complete on February 29, 2024. Based on this, the City must complete its review of this proposal by June 28, 2024.

The Design Review Board's March 21st hearing will be the first evidentiary hearing on this request. ORS 197.763(6) allows any party to the hearing to request a continuance. The DRB should grant any request for a continuance of this hearing. The DRB's next regularly scheduled hearing date is April 18, 2024.

DECISION AND CONDITIONS

Site Plan

Motion: Having considered the evidence in the record and upon a motion by Board member (Name), seconded by Board member (Name), the Cannon Beach Design Review Board voted to (approve/approve with conditions/

deny) the site plan of the CIDA application to for the Cannon Beach City Hall replacement project at 163 E. Gower Ave., DRB 24-07, as discussed at this public hearing (subject to the following conditions):

Architectural

Motion: Having considered the evidence in the record and upon a motion by Board member (Name), seconded by Board member (Name), the Cannon Beach Design Review Board voted to (approve/approve with conditions/ deny) the architectural plan of the CIDA application to for the Cannon Beach City Hall replacement project at 163 E. Gower Ave., DRB 24-07, as discussed at this public hearing (subject to the following conditions):

Landscape Plan

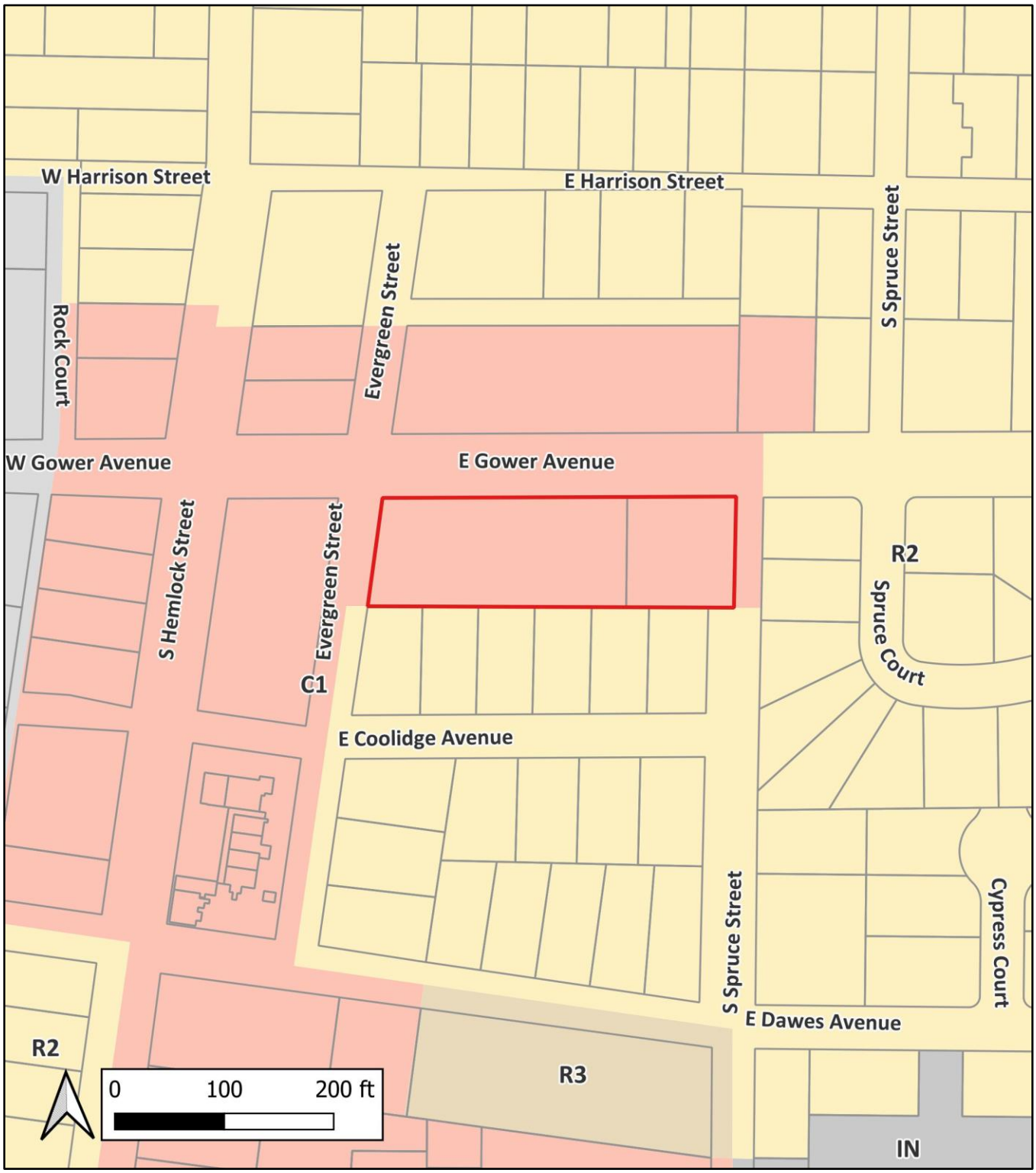
Motion: Having considered the evidence in the record and upon a motion by Board member (Name), seconded by Board member (Name), the Cannon Beach Design Review Board voted to (approve/approve with conditions/ deny) the landscape plan of the CIDA application to for the Cannon Beach City Hall replacement project at 163 E. Gower Ave., DRB 24-07, as discussed at this public hearing (subject to the following conditions):

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)

DRB 24-07 Project Location and Zoning



Site Design Criteria	+/-/na	notes
A. The arrangement of all functions, uses, and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites. (x3)		
B. In terms of setback from the street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures. (x3)		
C. The design incorporates existing features such as streams, rocks, slopes, vegetation (i.e., making use of a small stream rather than placing it in a culvert). (x3)		
D. If the project is unusually large, or if it is located so as to become part of an introduction/transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing these design criteria in an exemplary, standard-setting manner. (x3)		
E. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscaping/open space in order to create a pedestrian pathway and/or open system that connects several properties. (x2)		
F. The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the surrounding area. (x2)		
G. The improvements on the site enhance and/or do not deny solar access, light or air within the site or to adjacent sites or structures. (x2)		
H. Where appropriate, the design includes a parking and circulation system that encourages a pedestrian rather than vehicular orientation, including a separate service area for delivery of goods. (x2)		
I. The arrangement of the improvements on the site does not unreasonably block or greatly degrade scenic vistas enjoyed from neighboring (especially public) sites. (x2)		
J. The various functions and elements of the site design have been integrated into a unified whole, except in those cases where separation is appropriate. The overall design is visually harmonious when viewed either from within the site or from outside the site. (x2)		
K. The design gives attention to the placement of storage or mechanical equipment so as to screen it from view. (x1)		
L. If the project is adjacent to, or visible from, US Highway 101, the design minimizes its visual impact on the scenic character of Highway 101. (x2)		

M. The arrangement of functions, uses and improvements on the site have been designed to provide access to and within the site for individuals with disabilities. (x3)		

Architectural Design Criteria	+/-/na	notes
A. The design avoids either monotonous similarity or excessive dissimilarity with existing structures, or structures for which a permit has been issued, in its section of town (i.e., downtown, midtown, etc.). If the development includes multiple structures, the design avoids either monotonous similarity or excessive dissimilarity between the component structures. (x3)		
B. The size, shape and scale of the structure(s) are architecturally compatible with the site and with the surrounding neighborhood. The structure is sufficiently modest in scale to enhance the village character of the community. (x3)		
C. The proposed materials and colors are compatible with the character and coastal setting of the city. (x3)		
D. The design avoids monotony and provides visual interest and charm by giving sufficient attention to architectural details and to such design elements as texture, pattern and color. (x3)		
E. If the project includes a large structure or structures, such as a large motel or condominium, the design avoids a monolithic expanse of frontages and rooflines and diminishes the massing of the buildings by breaking up building sections, or by the use of such elements as variable planes, projections, bays, dormers, setbacks, or changes in the roofline. (x3)		
F. If the project is unusually large, or if it is likely to become a village landmark, or if it is located so as to become part of an introduction/ transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing the design criteria in an exemplary, standard-setting fashion. (x3)		
G. The height of the structure(s) is architecturally compatible with the site and the surrounding neighborhood. The height of the structures contributes to the village scale. (x2)		
H. The height of the structure(s) is such that it does not unreasonably destroy or degrade the scenic values of the surrounding area. (x2)		
I. The height of the structure(s) is such that it does not unreasonably block or greatly degrade the views of scenic vistas as seen from neighboring sites. (x2)		
J. The height of the structure(s) is such that it does not unreasonably deny solar access, light or air to an adjacent structure, on or off the site. (x2)		
K. The design sufficiently addresses the relationship of the structure(s) to the sidewalk and to pedestrian activity so as to foster human interaction. (x2)		
L. The proposed signage harmonizes with the other structures in terms of form, materials and scale. (x2)		

M. Lighting fixtures: (1) are compatible with the architectural design; (2) produce illumination sufficiently subdued to be compatible with the village character; (3) avoid casting glare on adjoining property; (4) are sufficient for night-time safety, utility, security, and commerce; and (5) do not exceed the illumination values in the table at Section 17.44.150. (x2)		
N. The project incorporates design elements or building improvements which result in the conservation of energy. (x2)		
O. The design of the project ensures continued privacy for the occupants of adjacent structures. In cases of multifamily housing, this item is to be rated as x3. (x1)		

Landscape Design Criteria	+/-/na	notes
A. The design substantially complements the natural environment of Cannon Beach and the character of the site. (x3)		
B. The design harmonizes with and enhances the architectural design. (x3)		
C. The landscape design acknowledges the growing conditions for this climatic zone and the unique requirements that its specific site location makes upon plant selection (i.e., salt, wind and wind exposure, soil condition, light, shade, etc.). (x3)		
D. Provision has been made for the survival and continuous maintenance of the landscape and its vegetation. (x3)		
E. Where it is desirable to do so, the design provides amenities for the public. (x3)		
F. The design makes use of existing vegetation and incorporates indigenous planting materials. (x2)		
G. The selection and arrangement of plant materials provides visual interest by the effective use of such design elements as color, texture and size differentiation. (x2)		
H. The hard surface portion of the design makes use of visually interesting textures and patterns. (x2)		
I. Where it is desirable to do so, the design provides visual interest through the creation of a variety of elevations. (x2)		
J. The design contributes to the stabilization of slopes, where applicable. (x2)		
K. The design successfully delineates and separates use areas, where it is desirable to do so. (x2)		
L. The lighting fixtures and level of illumination are compatible with the landscape design. The level of illumination produced enhances the overall project and does not cast glare on adjacent property or into the night sky. (x2)		

Exhibit A-1

ITY OF AN ON B ACH

DESIGN REVIEW BOARD APPLICATION

Please fill out this form completely. Please type or print.

Applicant Name: CIDA Inc.
Mailing Address: 15898 SW 72nd Ave, Suite 200
Portland, OR 97224
Email Address: lesliej@cidainc.com
Telephone: (503) 226-1285

Property-Owner Name: City of Cannon Beach
(if other than applicant)
Mailing Address: 163 E Gower St.
Cannon Beach, OR 97110
Telephone: (503) 436-8050
Property Location: 163 E Gower St, Cannon Beach, OR 97110
(street address)
Map No.: 5.10.30AD Tax Lot No.: 12000

Project Description:

The proposed project is the design and construction of a new City Hall and associated site improvements on the site of the existing City Hall. Based on the 2018 Building System Analysis by Tolovana Architects, the existing City Hall - built as a building supply store and home to City Hall since 1969 - has exhausted its useful life and "the building is simply not able to be remodeled in an economic manner as compared to constructing a new facility." The existing City Hall is proposed to be demolished and a new building constructed in its place to meet current building and design standards. The proposed building will total 10,645 SF and will be constructed with a combination of natural cedar siding, stained cedar siding, and natural cedar shakes.

Please see the back of this sheet for Design Review submittal requirements for site analysis diagram, site development plan, landscape plan and architectural plans which must be included with this application.

Application Fees:	**Minor Modification:**	**$50**
	Major Modification, partial review:	**$200**
	Major Modification, full review:	**$600**

Applicant Signature: _____ Date: 02/15/2024

Property Owner Signature: _____ Date: _____

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

For Staff Use Only:

Received on: _____ By: _____
Fee Paid: _____ Receipt No.: _____

(Last revised March 2021)

CITY OF CANNON BEACH
DESIGN REVIEW SUBMITTAL REQUIREMENTS

INFORMATION REQUIRED:

Include with your application for design review copies of the following:

(1)	Site analysis diagram	10 copies
(2)	Site photographs	2 sets
(3)	Site development plan	10 copies
(4)	Landscape plan	10 copies
(5)	Architectural drawings	10 copies
(6)	Architectural model	1 model
(7)	Energy conservation methods	1 copy
(8)	Property survey	1 copy

* Note: One week prior to the Design Review Board hearing/consideration, the proposed building corners shall be staked or otherwise marked on the site.

Chapter 17.44 of the Municipal Code sets forth procedures, application requirements and criteria which govern the Design Review Board's evaluation of applications.

Pre-application Conference: A pre-application conference between the applicant and the City Planner is required prior to submittal of a final application (see Section 17.44.040 of the Municipal Code).

Application Deadline: Applications must be submitted by the 10th of the month preceding the month in which the application will be heard and considered by the Design Review Board.

FINAL APPLICATIONS WILL BE REVIEWED WITHIN A WEEK OF SUBMISSION AND MAY BE REJECTED AND RETURNED TO APPLICANT IF FOUND TO BE INCOMPLETE.

Exhibit A-2

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City Hall Project Narrative

Project No:	220234.02
Date:	02.15.2024
Project Name:	Cannon Beach – City Hall
Subject:	Design Review Board Submittal Materials
By:	CIDA Inc.
To:	City of Cannon Beach – Design Review Board

Project Introduction:

The proposed project is the design and construction of a new City Hall and associated site improvements on the site of the existing City Hall.

Based on the 2018 Building System Analysis by Tolovana Architects, the existing City Hall - built as a building supply store and home to City Hall since 1969 - has exhausted its useful life and "the building is simply not able to be remodeled in an economic manner as compared to constructing a new facility." The existing City Hall is proposed to be demolished and a new building constructed in its place to meet current building safety and design standards.

While there is no substantive change in the overall building size, the Police Department, currently housed inside the City Hall, will be relocated, thereby reducing overall traffic congestion and burden on public facilities and services, while allowing capacity for modest growth in the number of city staff and services housed within the City Hall.

The proposed new City Hall totals 10,465 square feet including 9,865 square feet of office space and 600 square feet of semi-conditioned supply and vehicle storage. The building will house the finance department, public works, community development, the haystack rock appreciation program (HRAP), farmers market, emergency management, executive and I.T. departments and the council chamber.

Site improvements associated with the proposed new building include increasing on-site parking capacity. The proposed parking, east of the new building, will serve City Hall staff with additional flex space for volunteers and City vehicles. No change is proposed to the public parking off Hemlock. All new parking will be designed to meet current City design standards.

The project site is in the Limited Commercial (C-1) zone. Conditional use of the property for a government building was approved by the Planning Commission on January 17, 2024.

Summary of Submittal requirements:

A. Informational Requirements
The following listed items are provided on sheets not more than 24"x36" with items scaled to convey design features clearly.

Exhibit A-2

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B. Site Analysis Diagram
The included site analysis diagram depicts the site in its current condition including topography, existing structures, parking, trees and hardscape. The diagram notes all proposed demolition on the site, and which trees will be removed per the attached arborist report. The existing nature path and retaining wall at the southeast of the site are shown to be incorporated into the proposed development.

C. Site Photographs
Site photographs show the existing building and its connection to the surrounding sites and its relationship to Gower. Existing conditions, parking, and proximity to residential neighbors are also shown.

D. Site Development Plan
The proposed site development plan depicts the future of the site including changes to building structures, parking layout, and future courtyards. Boundary dimensions and building dimensions are included as well as the location of all openings and access points into the building. All landscaped, paved, and courtyard areas are specified through color and hatch with additional information available on the attached landscape and grading plans. Exterior lighting locations are included with additional information available on the attached lighting page. All handicap accessible parking stalls and routes are specified including those proposed in the public right of way. A written summary on the Site Development Plan breaks down the areas of site, building, landscape, and hardscape, including their percentages of site coverage. Mechanical equipment is proposed to be located in a mechanical well on the roof and screened from view.

E. Landscape Plan
The landscape plan indicates the size, species, and locations of proposed plant materials, in addition to walkways, plazas, and seating areas. Also included are a site lighting plan and exterior light fixture cutsheets.

F. Architectural Drawings
Architectural drawings include a floor plan showing building dimensions and the layout of the internal space. Building access and all openings are shown in the plan, with the separation of departments and public space shown through color coding. Building elevations show separation of materials, openings, building mounted light fixtures, and grade changes along the building. More detailed information about lighting fixtures including lamp types, and levels of illumination is included on the exterior lighting page. The varying building heights and roof slopes are specified to demonstrate compliance with height limitations. Material board pages demonstrate a more realistic view of the building façade and include digital samples of selected materials and colors.

G. Architectural Model (digital / renderings)
Through digital renderings, we are able to show the proposed building to scale, as well as the relationship to its surroundings and neighboring sites. Views of the surrounding site and courtyard show the grade changes, and how these will relate to the building façade, as well as the pedestrian scale and access.

H. Energy Conservation Measures
The sustainability summary details the conservation strategies and goals that will be implemented in site and building designs, including lighting, HVAC, plumbing, building envelope, and interior environment, as well as renewable energy strategies to be incorporated into the project.

I. Property Survey
The attached survey, completed in September 2023 depicts the existing conditions of the site including property lines, required setbacks and buffers. All existing buildings and accessory structures are shown as currently standing. Refer to the site analysis diagram for buildings to be demolished as a part of this project.

Exhibit A-2

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Review of Evaluation Criteria:

17.44.080 – Site Design Evaluation Criteria

A. *The arrangement of all functions, uses, and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites.*

The project site and functions have been designed to present a welcoming front to the community and an efficient layout for City staff.

WESTERN PORTION OF SITE:
The primary public access and approach is from the Northwest corner of the site along Gower from Hemlock. The building orientation enhances the public entry from this direction and provides an area on the southwest portion of the site for a community plaza. Pedestrian access is additionally provided from existing public parking on the Southwest corner of the site.

We are proposing the addition of an accessible parking stall and ramp near the primary building entry. A second proposed parallel parking stall is envisioned to be time limited for quick community visits to City Hall. These two parking stalls are outside of the project property line and proposed improvements to the public right of way.

Two existing trees are proposed to remain on or near the western portion of the site. We are working with an arborist to provide tree protection for the large shore pine near the northwest corner of the site and the 24" diameter tree near the south property line.

GOWER FAÇADE:
The building design along Gower features articulation in the roof form and material changes in order to provide a pedestrian scale street front that is in character with Midtown. There is a minimum three-foot landscaped buffer between the building and the sidewalk.

SOUTH FAÇADE:
The south façade of the building is simplified and is set back from the property line twenty feet to provide a landscaped buffer between the new building and adjacent residential properties.

EASTERN PORTION OF SITE:
Primary parking for staff and a loading area with access to the storage garage is located east of the building, along with staff entries. The design maintains the existing retaining wall and landscaped buffer between the parking and residential properties. Development of the site will have no impact on the existing pedestrian path to the east of the proposed parking lot.

B. *In terms of setback from the street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures.*

At the public facing street façade along Gower, the building features numerous gables and offsets to create a pedestrian scale streetscape and visual interest along the sidewalk. Building detailing along this façade include variation in cedar finish materials and cedar accents. To emphasize building offsets, recessed portions of the façade are proposed to be stained a darker color. Windows feature wood mullions and trim.

C. *The design incorporates existing features such as streams, rocks, slopes, vegetation (i.e., making use of a small stream rather than placing it in a culvert).*

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The site design incorporates existing features by maintaining the existing retaining walls, maintaining and protecting the pedestrian path on the east side of the property, and working with a local arborist to maintain and protect existing site trees according to his recommendations.

Existing grading is generally maintained except at the public entry and plaza, where it has been adjusted to improve accessibility.

D. *If the project is unusually large, or if it is located so as to become part of an introduction/transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing these design criteria in an exemplary, standard-setting manner.*

As the new City Hall will be an anchor for Midtown and a reflection of the Cannon Beach community, the site elements, flow, and design strive to meet and exceed these design criteria as outlined. Design considerations are based on our understanding of community priorities voiced during community outreach efforts.

Priority was given to maintaining the City Hall in a central, pedestrian friendly, location with easy access for all residents. The proposed midtown location complements existing nearby uses – services, restaurants, galleries, hotels, and residences – to enhance the already vibrant, mixed-use neighborhood. Specifically, the site and entry are oriented to provide a welcoming front to visitors approaching from Hemlock. The entry and Council Chamber orientation, including plaza paver direction, additionally reflect limited views and direction of Haystack rock.

While the proposed building is approximately equivalent in size and scale to the existing City Hall building, it will be a central landmark for years to come.

E. *Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscaping/open space in order to create a pedestrian pathway and/or open system that connects several properties.*

The site design for this project integrates the entry plaza with the existing sidewalk in order to relate the project to its surroundings and create a connected pedestrian pathway.

An integral site bench offers a resting / waiting point near the building entry and the ballot box is proposed along the sidewalk with easy access to a proposed short term parking space. The plaza south of the building also includes integral benches and an area for public gathering, local art display, or an alternate outdoor space for staff breaks and lunches. Site steps and ramp are incorporated in the southwest corner of the site to provide additional connectivity to the lower public parking area.

F. *The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the surrounding area.*

The proposed building is a single story with gabled roofs. The overall building height and scale will be comparable to the existing City Hall building. By staying below the development height limits, the design does not degrade the scenic values of the surrounding area.

During the design process, substantial consideration was given to the scale of development, including how the function, size, and design fits with the surrounding building types and uses. The site design improves visibility of the City Hall from commercial areas along Hemlock, while increasing light, air, and distance from adjacent residential areas.

G. *The improvements on the site enhance and/or do not deny solar access, light or air within the site or to adjacent sites or structures.*

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As a single-story building, the proposed development will not deny solar access, light or air to adjacent sites or structures. On the contrary, the proposed building moves the southern face of the building twenty feet away from adjacent residential properties. This area will be landscaped and will improve access to light and air for neighboring properties.

Within the site, an overall portion of the building budget (one and a half percent) will be dedicated to solar energy generation. Solar panels are planned to be located on the south facing areas of the roof. Proposed planting and trees along the south property line have been coordinated to maintain solar access for the solar panels while also providing a landscape buffer to adjacent properties.

H. *Where appropriate, the design includes a parking and circulation system that encourages a pedestrian rather than vehicular orientation, including a separate service area for delivery of goods.*

The proposed parking and circulation system are designed to encourage a pedestrian orientation through the location of the parking lot at the back of the building. The entry plazas connection to Gower and the existing sidewalk encourages pedestrian access to the building entrance. The only vehicle access at the entrance of the building is a single ADA stall intended for ease of access to the council chamber when needed. The service and delivery area is located at the east of the building in the parking lot which will be screened from view and separated from the pedestrian walkway.

I. *The arrangement of the improvement on the site does not unreasonable block or greatly degrade scenic vistas enjoyed from neighboring (especially public) sites.*

Site and building design do not increase the overall scale of development on the site and thereby do not block or degrade existing views. Site design takes into consideration the limited view of Haystack Rock from the southwest portion of the site; the community plaza amenity is located to acknowledge that view and capture southern sun.

J. *The various functions and elements of the site design have been integrated into a unified whole, except in those cases where separation is appropriate. The overall design is visually harmonious when viewed either from within the site or from outside the site.*

The overall site design features a blend of hardscaped areas, landscape, building and parking, with consideration given to how people move around and between various elements.

In comparison to the existing building location, the new building will be shifted west on the site to enhance the view from Hemlock. Parking and loading areas are concentrated on the east of the building to provide better functionality. This separation of vehicular traffic allows a welcoming, pedestrian focus on the west side of the building and a more visible western façade.

Plaza pavers, site benches, and landscaping are featured at the enhanced public entry and in areas for community or staff gathering.

K. *The design gives attention to the placement of storage or mechanical equipment so as to screen it from view.*

Mechanical units will be located in a mechanical well on the roof that is screened from view from the street or sidewalk. An exterior generator is located in screened alcove at the southeast corner of the building. These areas are incorporated into the building design with matching colors and materials that will seamlessly blend with the rest of the building and limit visibility.

Similarly, storage is proposed inside of the building and out of public view.

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L. *If the project is adjacent to, or visible from US Highway 101, the design minimizes its visual impact on the scenic character or Highway 101.*

The project is not adjacent to, or visible from, US Highway 101.

M. *The arrangement of functions, uses and improvements on the site have been designed to provide access to and within the site for individuals with disabilities.*

All grades on the building have been designed so as to be accessible to individuals with disabilities. In addition to accessible parking located in the primary parking lot, an accessible parallel parking stall has been included directly to the north of the building entrance along Gower to provide parking access as close to the building entrance and council chamber as possible with immediate coverage from weather.

17.44.090 – Architectural Design Evaluation Criteria

A. *The design avoids either monotonous similarity or excessive dissimilarity with existing structures, or structures for which a permit has been issued, in its section of town (i.e., downtown, midtown, etc.). If the development includes multiple structures, the design avoids either monotonous similarity or excessive dissimilarity between the component structures.*

The building design features distinctive forms and materials common throughout midtown, including roof gables, cedar siding and shakes, wood trimmed windows, and decorative eave brackets. These elements are combined to form a cohesive whole that will complement and enhance the surrounding midtown area.

By providing recessed areas along Gower with alternate material treatment, the design provides a streetscape atmosphere consistent with the neighborhood and surrounding uses. The cedar featured in these recessed areas will be stained to emphasize the offsets and variation. Additionally, asymmetrical roof lines enhance building interest and contribute to the variety of surrounding building forms. The angled entry and Council Chamber highlight the important civic functions provided within and moderate the building scale to provide a welcoming front.

B. *The size, shape and scale of the structure(s) are architecturally compatible with the site and with the surrounding neighborhood. The structure is sufficiently modest in scale to enhance the village character of the community.*

The building is a single-story structure with roof lines and public facing façades featuring variation in shape, size and scale in order to contribute to the village character of the surroundings. Additionally, building mounted and site lighting is proposed with a warm color temperature and will be dark sky compliant.

C. *The proposed materials and colors are compatible with the character and coastal setting of the city.*

Detailed design elements such as white trim, decorative light fixtures, and eave brackets have been selected to enhance the coastal setting.

In character with this setting, the primary exterior finish material is cedar. The building features both cedar planks and shakes, both untreated and stained. Consideration in material selection for maintenance and performance in the coastal environment extends to other items, such as light fixtures which include marine grade stainless steel fasteners.

D. *The design avoids monotony and provides visual interest and charm by giving sufficient attention to architectural details and to such design elements as texture, pattern and color.*

The project avoids monotony through the use of changing materials and roof lines, in conjunction with architectural details such as the eave brackets and generous fascia. Through the breaking up of the façade into a smaller streetscape, the building creates visual interest.

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E. *If the project includes a large structure or structures, such as a large motel or condominium, the design avoids a monolithic expanse of frontages and rooflines and diminishes the massing of the buildings by breaking up building sections, or by the use of such elements as variable planes, projections, bays, dormers, setbacks, or changes in the roofline.*

In addition to a large entry canopy that provides an alternate roof line at the primary entry, the angled Council Chamber and public entry break up the overall massing of the building. The highest portion of roof – to accommodate interior high windows and natural light into the building core – is held back from the street front to limit the building scale.

Additionally, the long façade along Gower has been broken up through roof and façade articulation including change in materials and projections to create a smaller scale streetscape.

F. *If the project is unusually large, or if it is likely to become a village landmark, or if it is located so as to become a part of an introduction/transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing the design criteria in an exemplary, standard-setting fashion.*

As the new City Hall will be an anchor for midtown and a reflection of the Cannon Beach community, the building design strives to meet and exceed these design criteria as outlined. Design considerations are based on our understanding of community priorities voiced during community outreach efforts.

These priorities include a welcome public front, a modest scale, natural building materials, sustainability, and improved working conditions for city staff. These items have been the basis of design decisions and are reflected in responses to these criteria.

G. *The height of the structure(s) is architecturally compatible with the site and the surrounding neighborhood. The height of the structures contributes to the village scale.*

The allowed height of the building per 17.22.050 of Chapter 17 of the Development Code is twenty-four feet as measured to the mean height level between the eaves and the ridge for a pitched roof. Per this definition, the height of the building along Gower is approximately 16 feet and approximately 17 feet at the council chamber.

Additionally, the ridge height of a pitch roof shall not be greater than 28 feet. The proposed maximum ridge height is 22'- 1". No portion of the building exceeds the height limitations for structures in the C-1 zone. See provided building elevations for additional information.

The overall building height is within the parameters of the development code and is compatible with neighboring structures.

H. *The height of the structure(s) is such that it does not unreasonable destroy or degrade the scenic values of the surrounding area.*

The proposed building height is comparable to the height of existing development and will not degrade scenic views in the area.

I. *The height of the structure(s) is such that it does not unreasonably block or greatly degrade the views of scenic vistas as seen from neighboring sites.*

By moving the building away from the south property line, views from neighboring sites will be improved.

J. *The height of the structure(s) is such that is does not unreasonable deny solar access, light or air to an adjacent structure, on or off the site.*

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The proposed building height is limited and does not deny solar access, light or air to adjacent sites or structures. By shifting the building away from the southern property line, access to light and air for neighboring properties will be enhanced.

K. *The design sufficiently addresses the relationship of the structure(s) to the sidewalk and to pedestrian activity so as to foster human interaction.*

The project design includes an entry plaza which will connect to the existing sidewalk along Gower creating pedestrian connection through the site and fostering human interaction to those visiting and passing by the site. Additional pedestrian connections are provided from the public parking on the west and on the east side of the building, between the staff entry and parking lot.

L. *The proposed signage harmonizes with the other structures in terms of form, materials and scale.*

Proposed signage is limited to a building mounted sign on the west face of the building identifying the structure as the Cannon Beach City Hall. Proposed signage is composed of twelve inch high letters for visibility from Hemlock. They will be lit from above, and no internally illuminated signage is proposed.

M. *Lighting fixtures: (1) are compatible with the architectural design; (2) produce illumination sufficiently subdued to be compatible with the village character; (3) avoid casting glare on adjoining property; (4) are sufficient for night-time safety, utility, and commerce; and (5) do not exceed the illumination values in the table at Section 17.44.150.*

Specific information about the selected light fixtures is included in the attached materials. Fixtures were selected based on design aesthetic and compliance with International Dark Sky Criteria and B-U-G ratings. Additionally, the selected fixtures are appropriate for the coastal environment. Accent lighting incorporated into the plaza bench design is designed to provide a gentle glow and enhance wayfinding.

Proposed lighting complies with exterior lighting standards per the Hardscape Method as follows:

1. Total Site Lumen Limit. The total area of site hardscape, including adjacent sidewalk, is approximately 14,772 square feet. At 2.5 lumens per square foot with an additional 1200 lumens allowed for two driveway intersections, our total allowed lumen output is approximately 38,130 lumens. The total proposed lumen output is estimated to be approximately 37,000.
2. Limits to Off-Site Impacts: Submitted luminaires are rated and will be installed according to Table B.
3. Light Shielding for Parking Lot Illumination. The proposed parking lot fixtures have no light emitted above ninety degrees.

N. *The project incorporates design elements or building improvements which result in the conservation of energy.*

One and a half percent of the project budget will be dedicated to solar energy generation. Additionally, energy saving lighting and controls will be implemented throughout the building and site. Lighting controls include occupancy and daylighting sensors.

O. *The design of the project ensures continued privacy for the occupants of adjacent structures.*

The project is oriented north on the site towards Gower. To the south and east, the privacy of the residential neighbors is maintained through low, modestly sized windows and a substantial landscape buffer between the building and the property line. Screening evergreen trees are proposed along the southern and eastern property lines.

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17.44.100 – Landscape Design Evaluation Criteria

A. *The design substantially complements the naturals environment of Cannon Beach and the character of the site.*

The proposed landscape is designed to appropriately complement each different area with native plant material and adaptive plant material that is commonly used in Cannon Beach. The planting plan has been coordinated with a local arborist to ensure we maintain and protect the appropriate existing trees based on their condition and appropriateness for the environment. We propose to supplement these existing trees with new trees, shrubs and groundcovers specifically selected to be appropriate and thriving in the local area.

B. *The design harmonizes with and enhances the architectural design.*

The design for the landscape plan works to complement the building's exterior where space, the surrounding site area, and building façade design allow.

For example, decorative adaptive plantings are concentrated on the west front-facing portion of the building and plaza. South of the building, adjacent to the council chamber, where windows are limited for audio visual considerations, decorative shrubs are proposed, while the remainder of the south façade features simple screening landscape. Ground covers and small plantings are proposed along the northern façade under proposed window openings. Overall, the proposed plantings balance aesthetic appeal, plant adaptation to the local environment, and maintenance considerations.

C. *The landscape design acknowledges the growing conditions for this climate zone and the unique requirements that its specific site location makes upon plant selection (i.e., salt, wind and wind exposure, soil condition, light, shade, etc.).*

The landscape plan is designed with native plants that occur in the area or plants that are adapted to survive in Cannon Beach's salt and wind exposure. Plant placement is dependent on each plant type's need for light or shade. The north side of the new building or north side of treed areas are planted with shade tolerant plants. Areas with sun exposure material are planted with plants that tolerate greater sun exposure.

D. *Provision has been made for the survival and continuous maintenance of the landscape and its vegetation.*

The planting design includes plants that are drought tolerant and will require minimal irrigation after the plants have become established. The plants are those that the local elk population find less palatable. A thick layer of mulch is proposed to defer weeds between plants.

The first two to three years after planting will require maintenance until plants become established and filled in the area. After that maintenance will be significantly reduced. Maintenance is to be provided by City staff.

E. *Where it is desirable to do so, the design provides amenities for the public.*

The design includes outdoor seating and a courtyard area for public use at the entry to the building off Gower and from the western public parking lot. The landscape plan features a wider variety of native and adaptive plantings at these areas including Salal, Oregon Grape, Elderberry, Huckleberry, Oat Grass, Lavender, Sword Fern, and Rosemary.

F. *The design makes use of existing vegetation and incorporates indigenous planting materials.*

Selected existing trees will be maintained and protected in coordination with arborist recommendations. New native plantings are proposed throughout the site, including Sitka Spruce and Shore Pine trees.

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Screening shrubs are a combination of Evergreen huckleberry (*Vacinnium ovata*) and Oregon Grape (*Mahonia aquifolium*). Kinikinnick (*Arctostaphyllos uva-ursi*) is a proposed ground cover used throughout the design along with other native plants that are not favorites of the elk.

G. *The selection and arrangement of plant materials provides visual interest by the effective use of such design elements as color, texture and size differentiation.*

Courtyard area uses plant material to separate areas in a visually interesting way. Native plants and adaptive plants are placed between the City Hall and the parking lot to the west. This area provides a separation and a screen from the parking and the retaining wall with a variety of complementing plants of different colors, sizes and textures.

H. *The hard surface portion of the design makes use of visually interesting textures and patterns.*

Colored pavers at the entry area and the courtyard provide a visually interesting pavement surface that indicates this as a special area.

I. *Where it is desirable to do so, the design provides visual interest through the creation of a variety of elevations.*

The site has limited existing slope that creates an opportunity to create visual features with differing elevations. The area of public parking west of the site is lower than our proposed plaza.

This grading difference between the access way to the entry from the western parking lot and the higher courtyard allows for a landscape planter to separate two differing graded areas.

Additionally, proposed plantings include species of various heights and sizes to provide visual interest.

J. *The design contributes to the stabilization of slopes, where applicable.*

The site's existing slope is not significant. There are existing retaining walls on site that are stabilizing slopes. The design leaves the existing retaining walls in place.

K. *The design successfully delineates and separates use areas, where it is desirable to do so.*

The proposed building separates the public entry from the staff entry and staff parking area. The site, signage, and landscape design provide features that welcome the public whereas the backside of the building offers a functional parking lot entry.

L. *The lighting fixtures and level of illumination are compatible with the landscape design. The level of illumination produced enhances the overall project and does not glare on adjacent property or into the night sky.*

The site lighting design and fixtures will be International Dark Sky compliant and coordinated with the landscape plan. Site lighting includes pole mounted fixtures not exceeding 15' in height, complementary building mounted fixtures and under canopy lighting at building entries. Additionally, small wayfinding accent lights will be integrated into the concrete bench design.

CANNON BEACH - CITY HALL

Exhibit A-3

NORTHWEST SUMMER WIND

E GOWER AVE

(E) CURB CUT TO BE REMOVED

(E) TREE TO BE REMOVED PER ATTACHED ARBORIST REPORT

(E) TREES TO BE REMOVED PER ATTACHED ARBORIST REPORT

(E) CURB CUT TO BE REMOVED

(E) TREES TO BE REMOVED PER ATTACHED ARBORIST REPORT

(E) CURB TO BE DEMOLISHED

(E) RETAINING WALL AND VEGETATION TO REMAIN

(E) TREES TO BE REMOVED PER ATTACHED ARBORIST REPORT

(E) OFF SITE PARKING TO REMAIN

(E) PARKING LOT TO BE REMOVED (NEW ENTRY PLAZA)

(E) CITY HALL TO BE DEMOLISHED
9,280 SF

(E) PARKING LOT TO BE RECONFIGURED

(E) TREES TO BE REMOVED PER ATTACHED ARBORIST REPORT

(E) SHED TO BE DEMOLISHED

(E) TRAIL TO REMAIN

(E) RETAINING WALL AND VEGETATION TO REMAIN

SHED

(E) TREES TO BE REMOVED --SEE ATTACHED ARBORIST REPORT FOR ADDITIONAL INFORMATION REGARDING TREE HEALTH

(E) TREES TO BE REMOVED PER ATTACHED ARBORIST REPORT

EVERGREEN AVE

(E) GARAGE TO BE DEMOLISHED

UCO

(E) TREE TO BE REMOVED PER ATTACHED ARBORIST REPORT

VIEW

SUNSET @ 305°

SUNRISE @ 55°

SUMMER SOLSTICE APEX @ 68°

SUNSET @ 235°

SUNRISE @ 125°

WINTER SOLSTICE APEX @ 21°

SOUTHWEST WINTER WIND

50'-0"

SITE ANALYSIS B

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

SITE PHOTOGRAPHS - WEST PARKING LOT

C

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

SITE PHOTOGRAPHS - EAST PARKING LOT

C

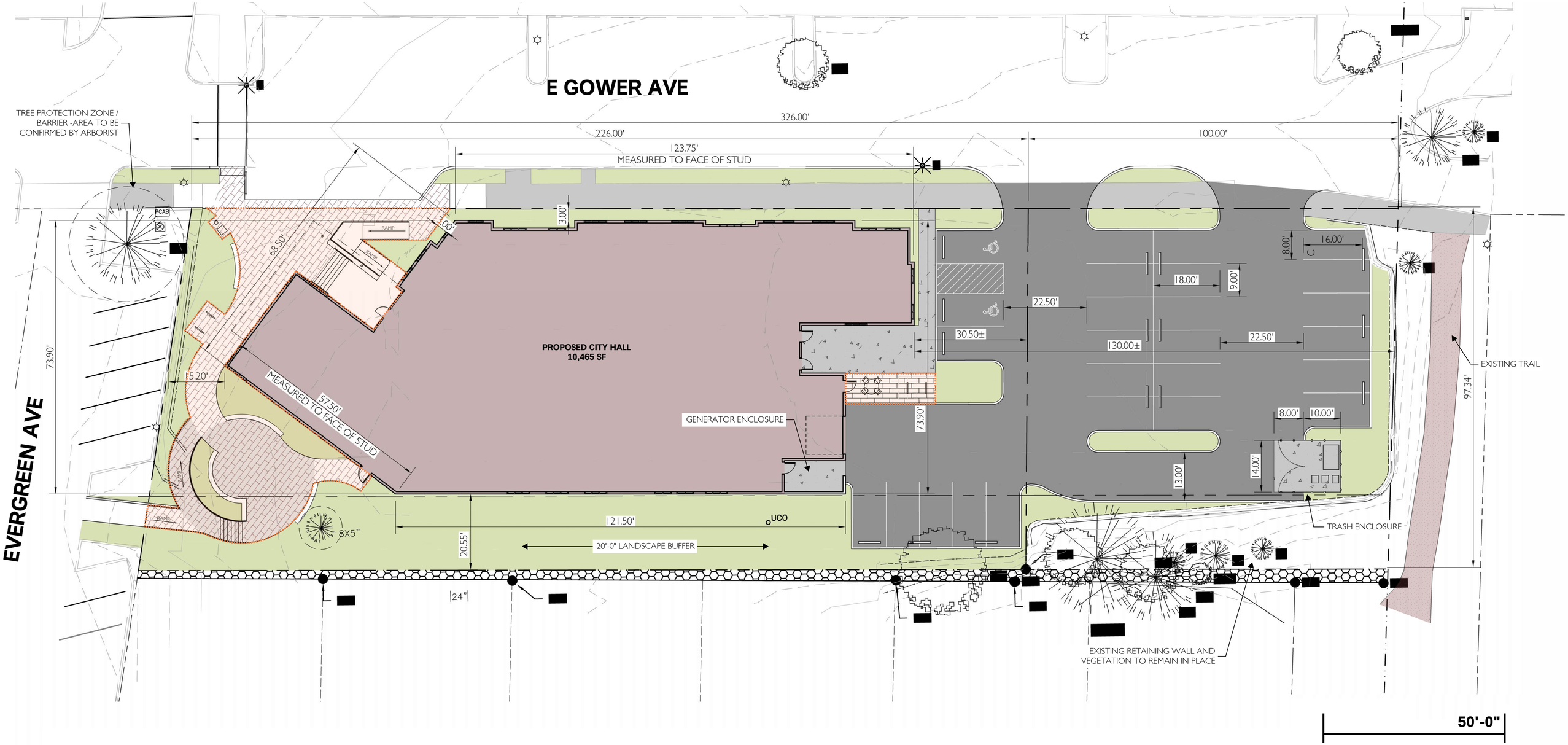
EXISTING GOWER FACADE

EXISTING GOWER FACADE + WEST PARKING LOT ENTRANCE

EXISTING GOWER FACADE + EAST PARKING LOT ENTRANCE

SITE PHOTOGRAPHS - GOWER

C



AREA OF SITE = 32,385 SF
AREA OF BUILDING = 10,465
PERCENTAGE OF SITE COVERED BY BUILDING = **32%**

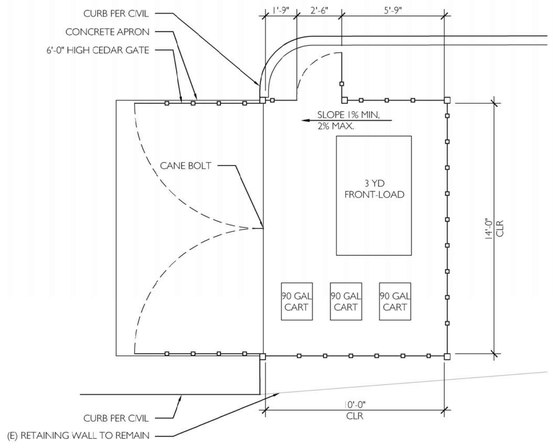
TOTAL NUMBER OF PARKING SPACES = **26** ON SITE PARKING SPACES + **2** ADDITIONAL PARKING SPACES ON GOWER
PERCENTAGE OF SITE COVERED BY PARKING = **27%** (8,866 SF)

SQUARE FOOTAGE OF ALL LANDSCAPED AREAS = 10,983
PERCENTAGE OF SITE COVERED BY NATURAL MATERIALS = **20%** (6,757 SF)
PERCENTAGE OF SITE CONSISTING OF COURTYARD = 8**%** (2,657 SF)

NOTES:

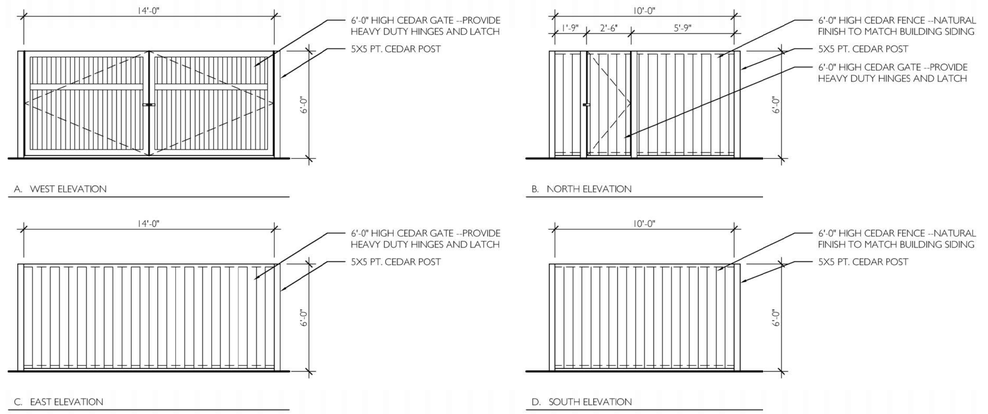
- *DIMENSIONS ARE MEASURED TO FACE OF BUILDING FINISH UNLESS OTHERWISE NOTED*
- *MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF*
- *SITE PLAN SHOWING EXISTING TREES TO REMAIN ONLY --SEE LANDSCAPE PLAN FOR INFORMATION ABOUT PROPOSED TREES, LOCATION AND TYPE*

SITE PLAN D



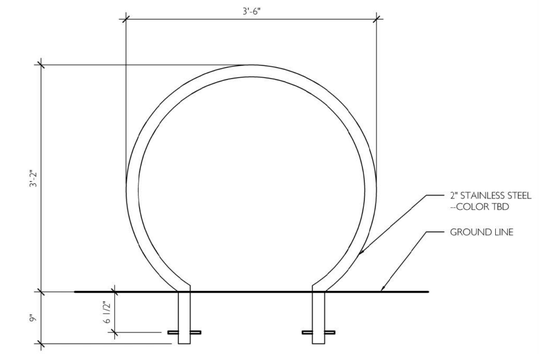
1 A0.2 TRASH ENCLOSURE - ENLARGED PLAN

1/4" = 1'-0"



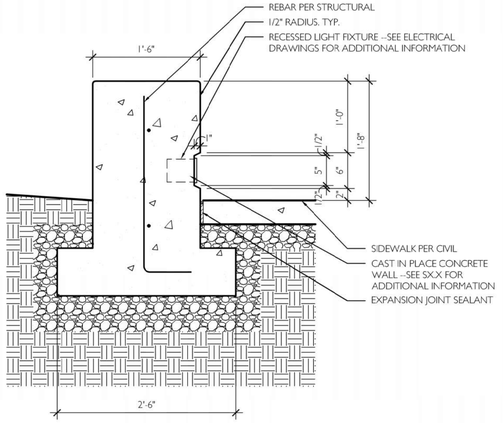
2 A0.2 TRASH ENCLOSURE - ELEVATIONS

1/4" = 1'-0"



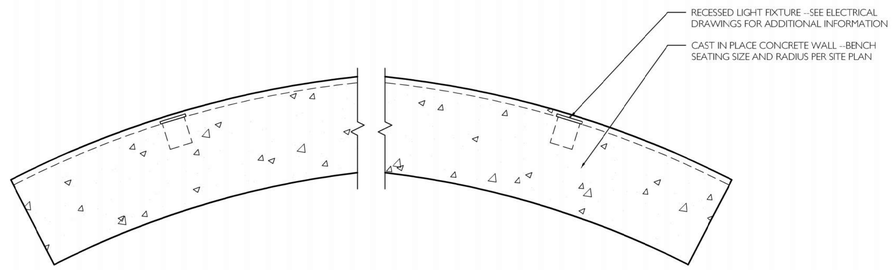
5 A0.2 BIKE RACK

1" = 1'-0"



6 A0.2 SITE BENCH SECTION

1" = 1'-0"



6 A0.2 SITE BENCH PLAN

1" = 1'-0"

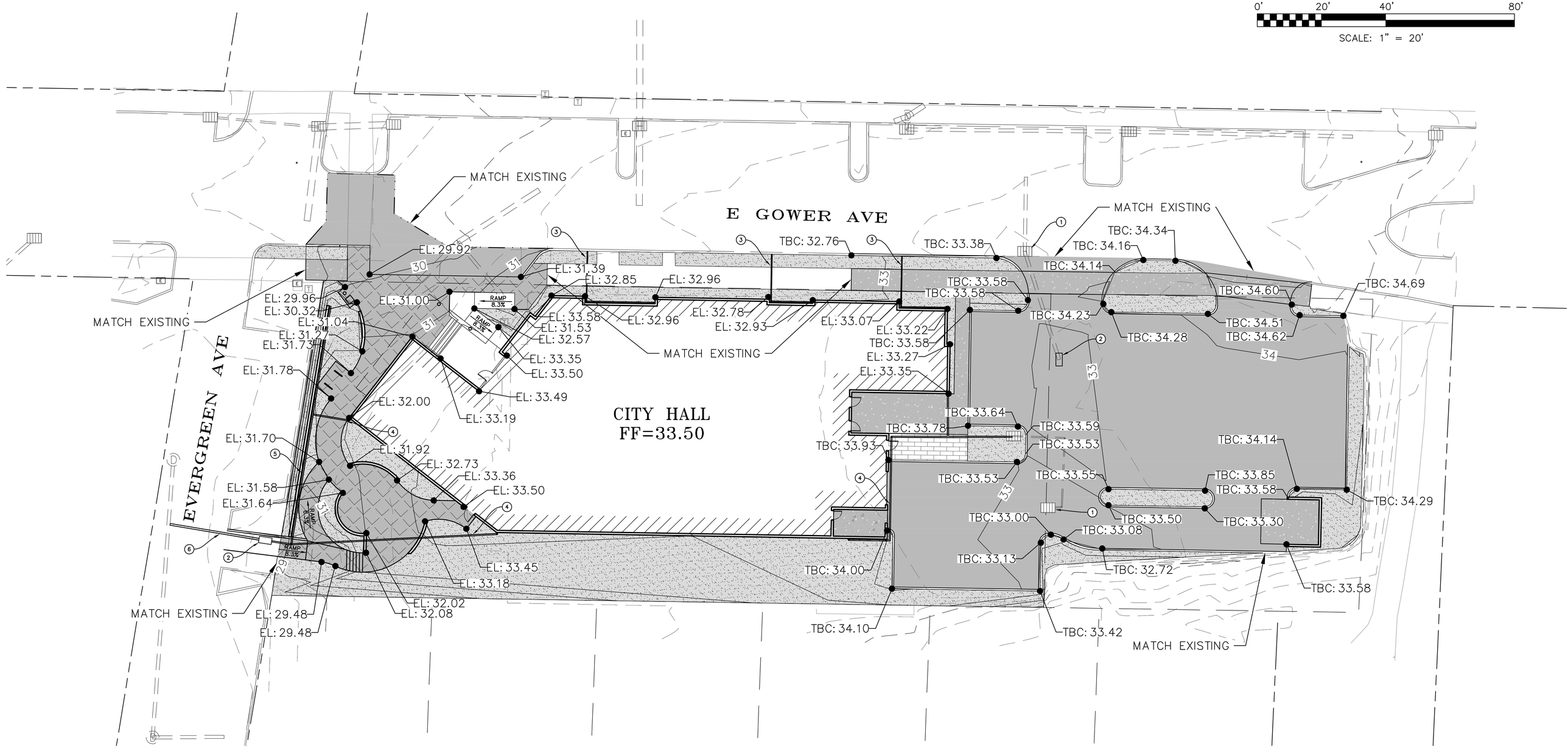
Exhibit A-3

CONSTRUCTION NOTES

1. PROTECT–IN–PLACE EXISTING CATCH BASIN
2. INSTALL CONTECH STORMFILTER PER DETAIL, SHEET C4.2
3. INSTALL 3" DUCTILE IRON PIPE
4. INSTALL 4" CORRUGATED HDPE PIPE
5. INSTALL 4" PERFORATED HDPE PIPE ALONG RETAINING WALL PER DETAIL
6. INSTALL 6" CORRUGATED HDPE PIPE

0' 20' 40' 80'

SCALE: 1" = 20'

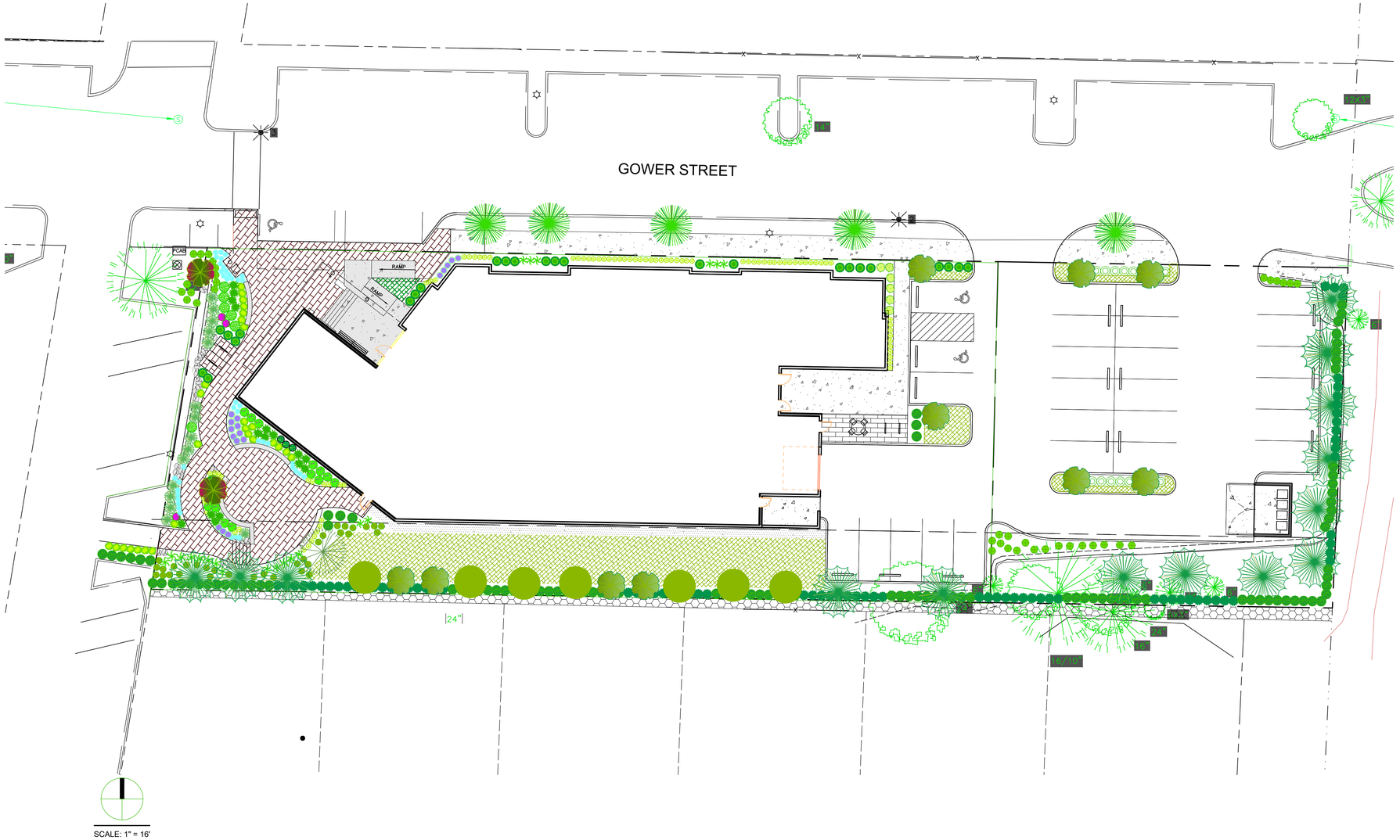


SITE PLAN - GRADING PLAN D

Exhibit A-3

50'-0"

LANDSCAPE PLAN E



PLANT LIST

QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
TREES – (31 new on site trees)				
5	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	8' HT. B&B	NATIVE TREE (street tree & alter. parking lot tree)
14	PICEA SITKA	SITKA SPRUCE	8' HT. B&B	NATIVE TREE
7	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	2" CAL B&B TREE FORM	NATIVE
10	ACER CIRCINATUM	VINE MAPLE	2" CAL B&B TREE FORM	NATIVE
SHRUBS				
3	BERBERIS THUNERGII ATRO.	CRIMSON PYGMY	2 GAL	
31	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM LITTLELEAF BOXWOOD	2 GAL	
6	CISTUS PUPUREUS	PURPLE ROCK ROSE	2 GAL	
13	ESCALONIA 'NEWPORT DWARF	NEWPORT DWARF ESCALLONIA	2 GAL	
34	GAULTHERIA SHALLON	SALAL	1 GAL	NATIVE
78	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	NATIVE
36	MAHONIA NERVOSA	DWARF OREGON GRAPE	1 GAL	NATIVE
15	PINUS MUGO	MUGO PINE	3 GAL	
2	SAMBUCUS RACEMOSA	RED ELDERBERRY	5 GAL	NATIVE
6	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	2 GAL	
108	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL	NATIVE
GROUNDCOVER AND PERENNIALS				
78	CAREX MORROWII	GOLD JAPANESE SEDGE	1 GAL	
40	HELICTOTRIRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	
17	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	2 GAL	
21	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL	NATIVE
16	ROSMARINUS OFFICINALIS	ROSEMARY	2 GAL	
27	SANTOLINA CHAMAECYPERRISS	LAVENDER COTTON		
950	ARCTOSTYPHYLOS UVA–URSI	KINIKINNICK	4" POT 18" O.C.	NATIVE

LEGEND

- ROCKS
- EXISTING TREES
- GRAVEL SURFACE
- PAVERS 2371 S.F.
- CONCRETE SEAT BENCH

GENERAL NOTES

1. 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.
2. INSTALL UNDER GROUND AUTOMATIC IRRIGATION ZONED TO BE REDUCED ONCE PLANTS ARE ESTABLISHED AND LATER USED DURING EXTENDED SUMMER HEAT.
3. PLACE BARK MULCH AROUND ALL PLANTING AREAS.
4. REMOVE ALL INVASIVE MATERIAL ESPECIALLY HIMALAYAN BLACKBERRIES EVERYWHERE ON SITE.
5. SEE SHEET L2 FOR PLANTING NOTES AND DETAILS.
6. PROVIDE TREE PROTECTION FOR EXISTING TREES TO REMAIN PER ARBORIST RECOMMENDATIONS.

Exhibit A-3

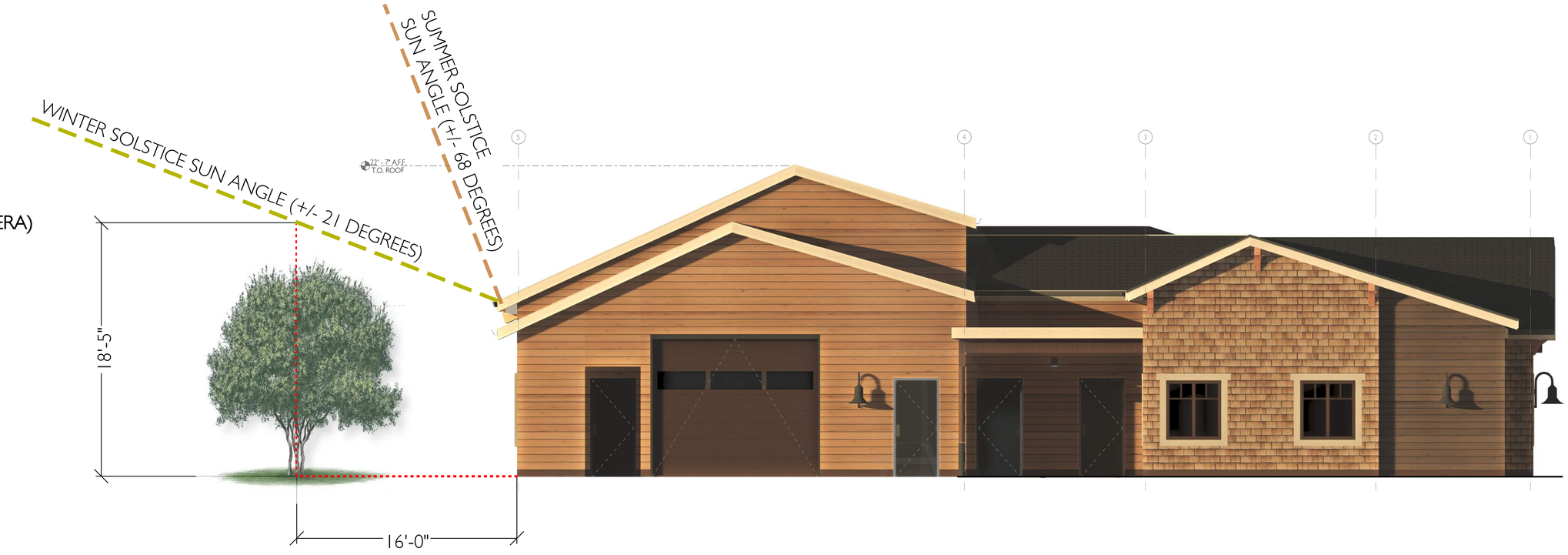
WAX MYRTLE (MYRICE CERIFERA)

EVERGREEN

HEIGHT: 12-15 FT

MAXIMUM HEIGHT: 20 FT

LIFESPAN: 30 YEARS



VINE MAPLE (ACER CIRCINATUM)

DECIDUOUS

HEIGHT: 15-20 FT

MAXIMUM HEIGHT: 30FT

LIFESPAN: 80 YEARS

LANDSCAPE PLAN - SUN STUDY

E

SHRUBS

MAHONIA AQUIFOLIUM:
TALL OREGON GRAPE

MAHONIA NERVOSA:
DULL LEAFED OREGON GRAPE

VACCINIUM OVATA:
EVERGREEN HUCKLEBERRY

SAMBUCUS RACEMOSA:
RED ELDERBERRY

GAULTHERIA SHALLON:
SALAL

BUXUS SEMPERVIRENS:
GRAHM BLANDY
BOXWOOD

PINUS MUGO:
DWARF MOUNTAIN PINE

CISTUS PURPUREUS:
PURPLE ROCKROSE

BUXUS MICROPHYLLA:
WINTER GEM BOXWOOD

BERBERIS THUNBERGII ATRO:
CRIMSON PYGMY RED BARBERRY

ESCALONIA:
NEWPORT DWARF

GROUNDCOVER

HELICHTOTRICHON SEMPERVIRENS:
BLUE OATGRASS

ARCTOSTAPHYLOS UVA-URSI:
KINIKINNICK

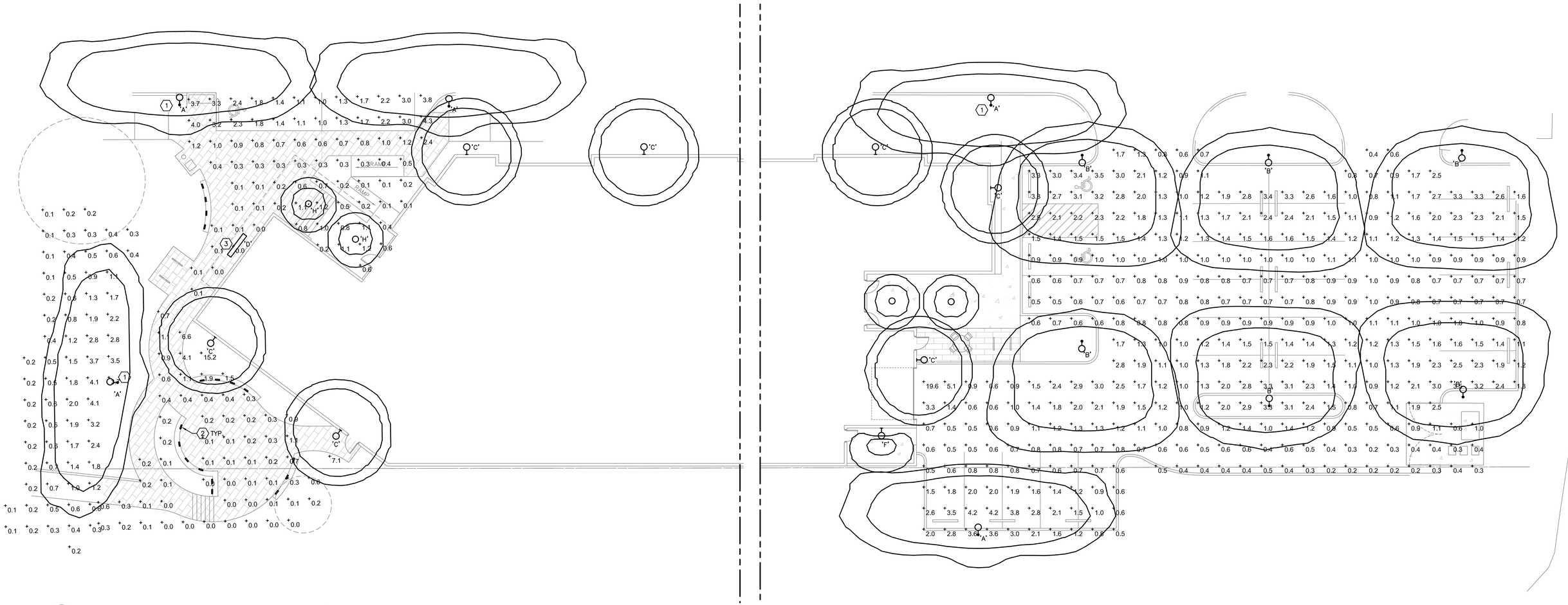
CAREX MORROWII:
VARIGATED JAPANESE SEDGE

SANTOLINA CHAMAECYPARISSUS:
LAVENDER COTTON

POLYSTICHUM MUNITUM:
SWORD FERN

LAVANDULA ANGUSTIFOLIA:
ENGLISH LAVENDER

ROSMARINUS OFFICINALIS:
PROSTRATE ROSEMARY



1 E1.2 SITE LIGHTING PLAN - PHOTOMETRIC

SCALE: 1" = 10'-0"

10 0 10 20

SCALE IN FEET
1" = 10'-0"

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP	WATTAGE
A	POST TOP LED AREA LUMINAIRE, BLACK POWDER COAT FINISH, 2700K CCT, 120/277V INPUT, 3136 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, 2700K CCT, 120/277V INPUT, 3136 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, 2700K CCT, 120/277V INPUT, 3513 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	LINEAR WALL MOUNT LED LUMINAIRE, BLACK POWDER COAT FINISH, 2700K CCT, 120/277V INPUT 500 LM PER FOOT, 0-10V DIMMING, FROSTED LENS, CLASS 2, MOUNT TO CANOPY W/ JBOX COLLAR	ALCON LIGHTING OR APPROVED EQUAL	11703-CRX-MD-BK-27K-12-010	LED	5.5 W / FT
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	-	-
H	OUTDOOR SURFACE MOUNT CEILING LUMINAIRE, BLACK POWDER COAT FINISH, 2700K CCT, 120/277V INPUT, VERY WIDE DISTRIBUTION, B0-U0-G0, CLEAR TOUGHENED GLASS, HIGH CORROSION RESISTANCE	LIGMAN LIGHTING OR APPROVED EQUAL	LD-80001-VW-01	LED	3W

GENERAL NOTES

A. INNER LUMINAIRE ISO CURVE INDICATES 1.0 FOOT CANDLE. OUTER LUMINAIRE ISO CURVE INDICATES 0.5 FOOT CANDLES.

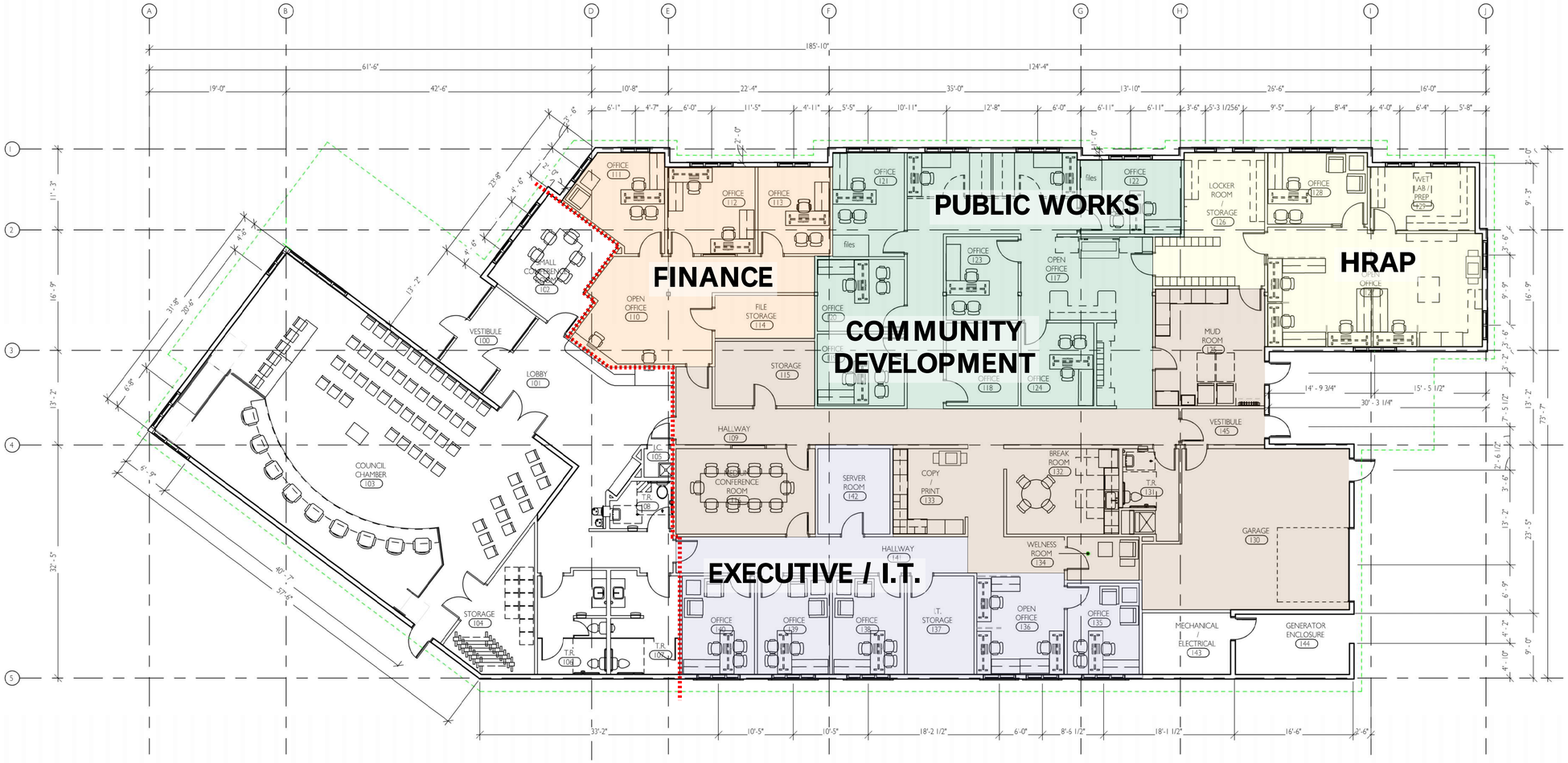
B. FOOT CANDLE ISO CURVES ARE SHOWN AS A SINGLE FIXTURE CONTRIBUTION WITH SET VALUES. THE ISO CURVE VALUES MAY NOT MATCH THE CALCULATION PLANE VALUES, SINCE THE CALCULATION PLANE CAN BE A CONTRIBUTION FROM MORE THAN ONE LUMINAIRE.

C. SEE PAGE E0.1 FOR SYMBOL LEGEND, LUMINAIRE AND PANEL SCHEDULES.

NOTES THIS SHEET

1. DEMO EXISTING STREET LIGHT, CONDUIT, AND CONDUCTORS. REPLACE WITH NEW LIGHT SHOWN.
2. PROVIDE AND INSTALL NEW RECESSED BENCH LIGHT. COORDINATE LIGHT SELECTION WITH ARCHITECT.
3. LUMINAIRE TO BE SURFACE MOUNTED TO CANOPY WITH JBOX COLLARS. COORDINATE LUMINAIRE LENGTH AND POSITION WITH ARCHITECT TO MATCH LENGTH OF SIGN.

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



FLOOR PLAN

1/8" = 1'-0"

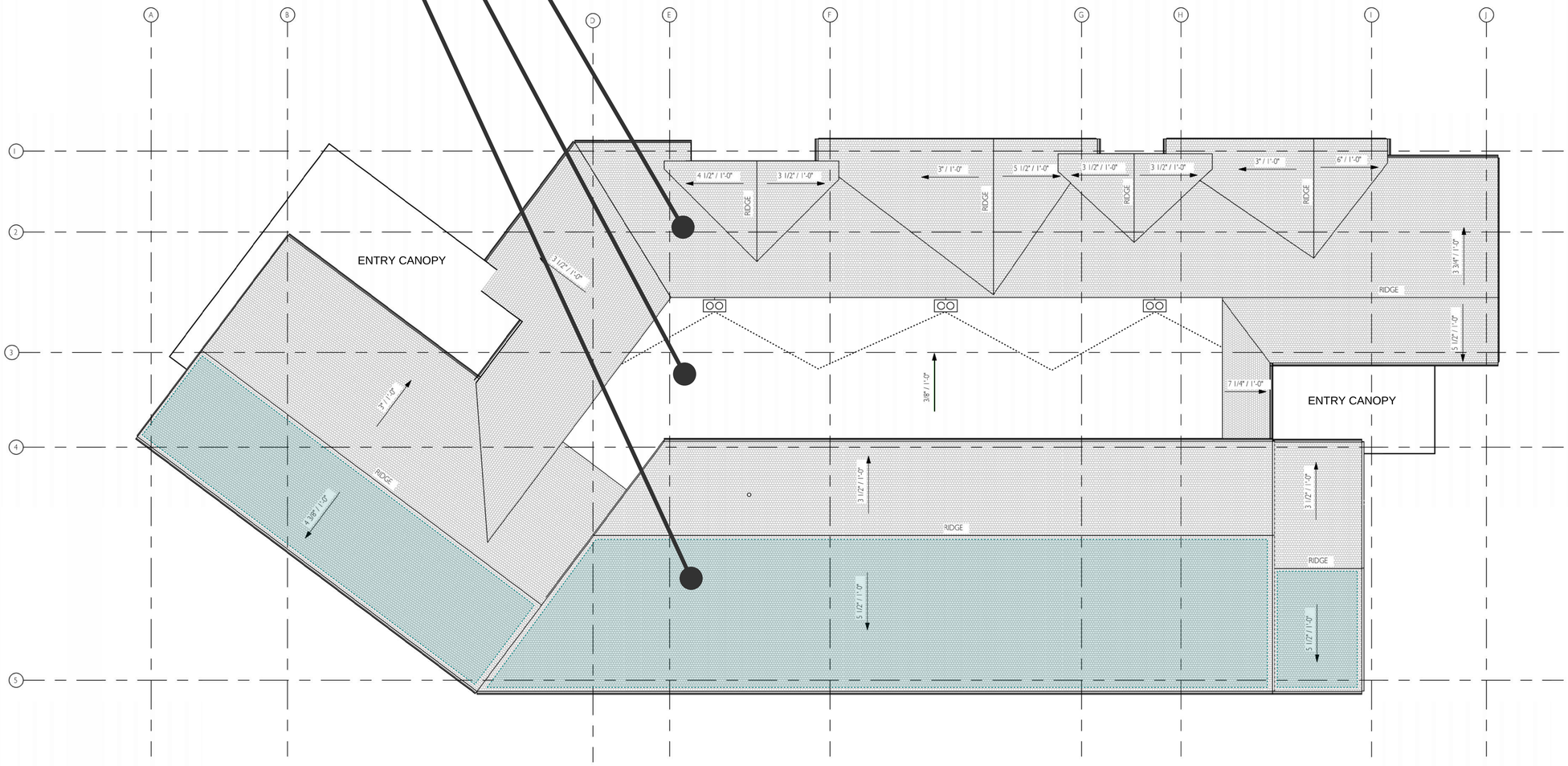
ARCHITECTURAL DRAWINGS - FLOOR PLAN

F

ASPHALT SHINGLE ROOF - MIN SLOPE 3:12

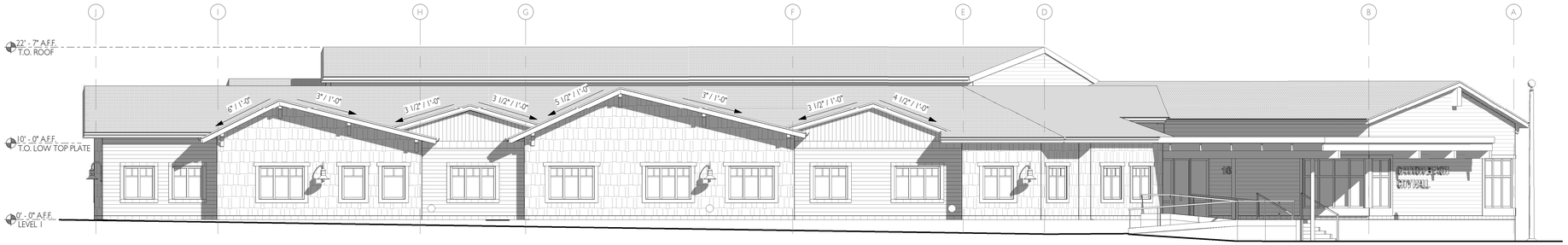
MECHANICAL WELL - TPO ROOF

PROPOSED AREA FOR SOLAR PANEL INSTALLATION



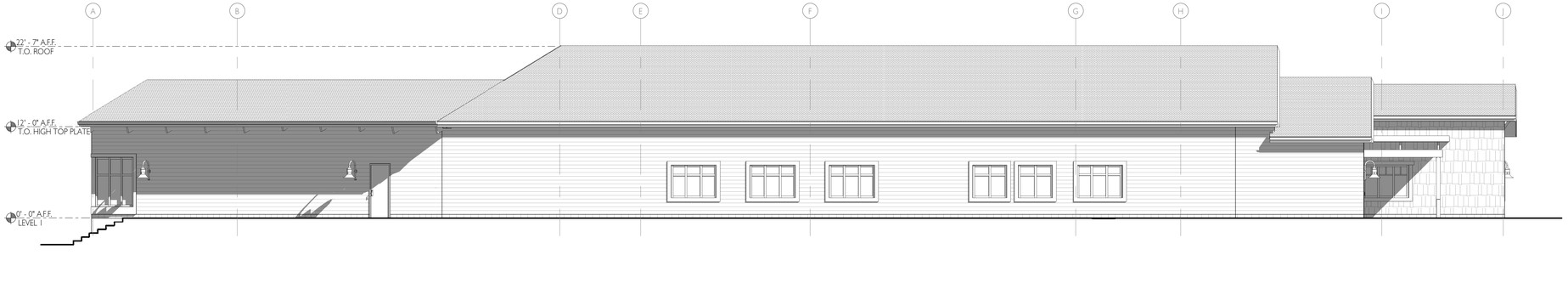
ROOF PLAN

1/8" = 1'-0"



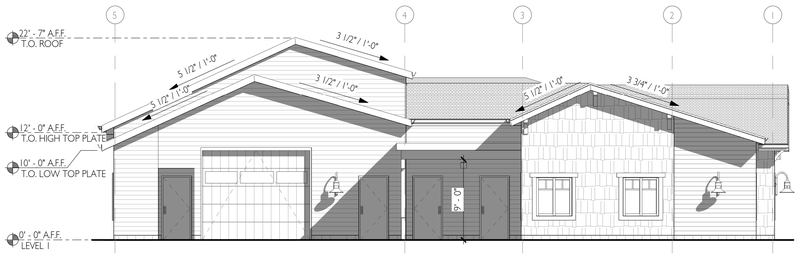
1 / A2.1 BUILDING ELEVATION - NORTH

1/8" = 1'-0"



2 / A2.1 BUILDING ELEVATION - SOUTH

1/8" = 1'-0"



3 / A2.1 BUILDING ELEVATION - EAST

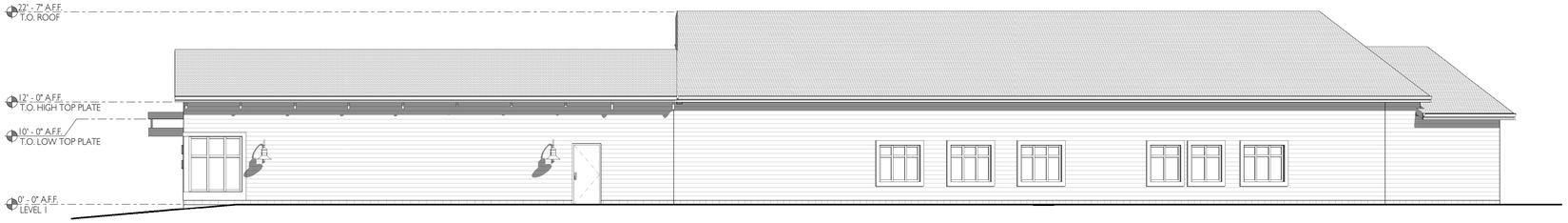
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	LS-1	HORIZONTAL CEDAR SIDING	TBD	TBD	UNTREATED / NATURAL	
	LS-2	HORIZONTAL CEDAR SIDING	TBD	TBD	STAINED	
	SHK-1	SHAKE	TBD	TBD	UNTREATED / NATURAL	
	WD-1	WOOD BASE	TBD	TBD	STAINED	

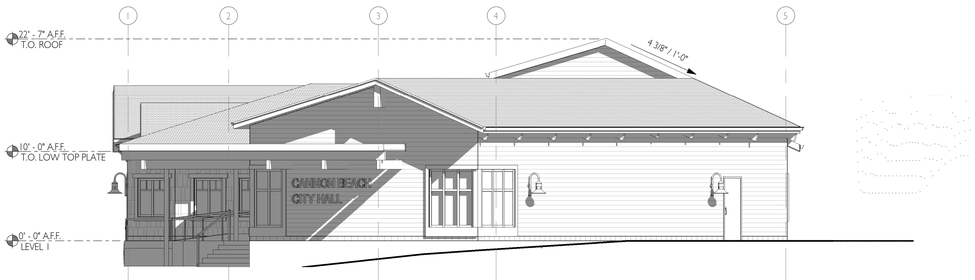
1 / A2.2 BUILDING ELEVATION - NORTHWEST

1/8" = 1'-0"



2 / A2.2 BUILDING ELEVATION - SOUTHWEST

1/8" = 1'-0"



3 / A2.2 BUILDING ELEVATION - WEST

1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	LS-1	HORIZONTAL CEDAR SIDING	TBD	TBD	UNTREATED / NATURAL	
	LS-2	HORIZONTAL CEDAR SIDING	TBD	TBD	STAINED	
	SHK-1	SHAKE	TBD	TBD	UNTREATED / NATURAL	
	WD-1	WOOD BASE	TBD	TBD	STAINED	

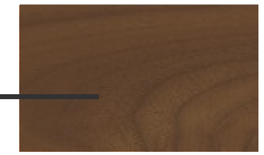
Exhibit A-3

ASPHALT SHINGLE ROOF

WINDOW FRAME + FASCIA PAINTED WHITE

CEDAR SHAKE - NATURAL FINISH

HORIZONTAL CEDAR SIDING - NATURAL FINISH



WINDOW FRAME + MULLIONS DARK BROWN STAIN

CONCRETE BASE / STEM WALL

ARCHITECTURAL DRAWINGS - MATERIAL BOARD

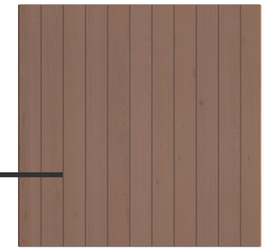
F

Exhibit A-3

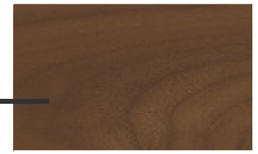
WINDOW FRAME +
FASCIA PAINTED WHITE

HORIZONTAL CEDAR SIDING
- DARK BROWN STAIN

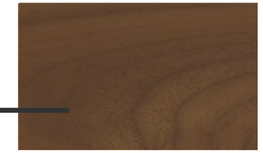
CEDAR SHAKE
NATURAL FINISH



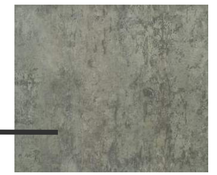
VERTICAL CEDAR
SIDING - DARK
BROWN STAIN



TRIM BOARD TO
MATCH RECESSED
WINDOW FRAME



WINDOW FRAME +
MULLIONS DARK
BROWN STAIN



CONCRETE BASE /
STEM WALL

BUILDING MOUNTED SIGNAGE

- BLACK LETTERS @ 12"
- SIGNAGE TO BE LIT FROM ABOVE BY CANOPY LIGHT --SEE LIGHTING PLANS FOR ADDTIONAL INFORMATION
- VISIBLE AT DISTANCE OF 300' +/- ACCORDING TO INFORMATION PROVIDED BY THE UNITED STATES SIGN COUNCIL (USSC)

ARCHITECTURAL MODEL - DIGITAL RENDERINGS G

ADDITIONAL ADA PARKING IN RIGHT OF WAY

(2) PARKING STALLS WITH ACCESSIBLE ACCESS TO BUILDING ENTRANCE AND COURTYARD

VIEW WALKING 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

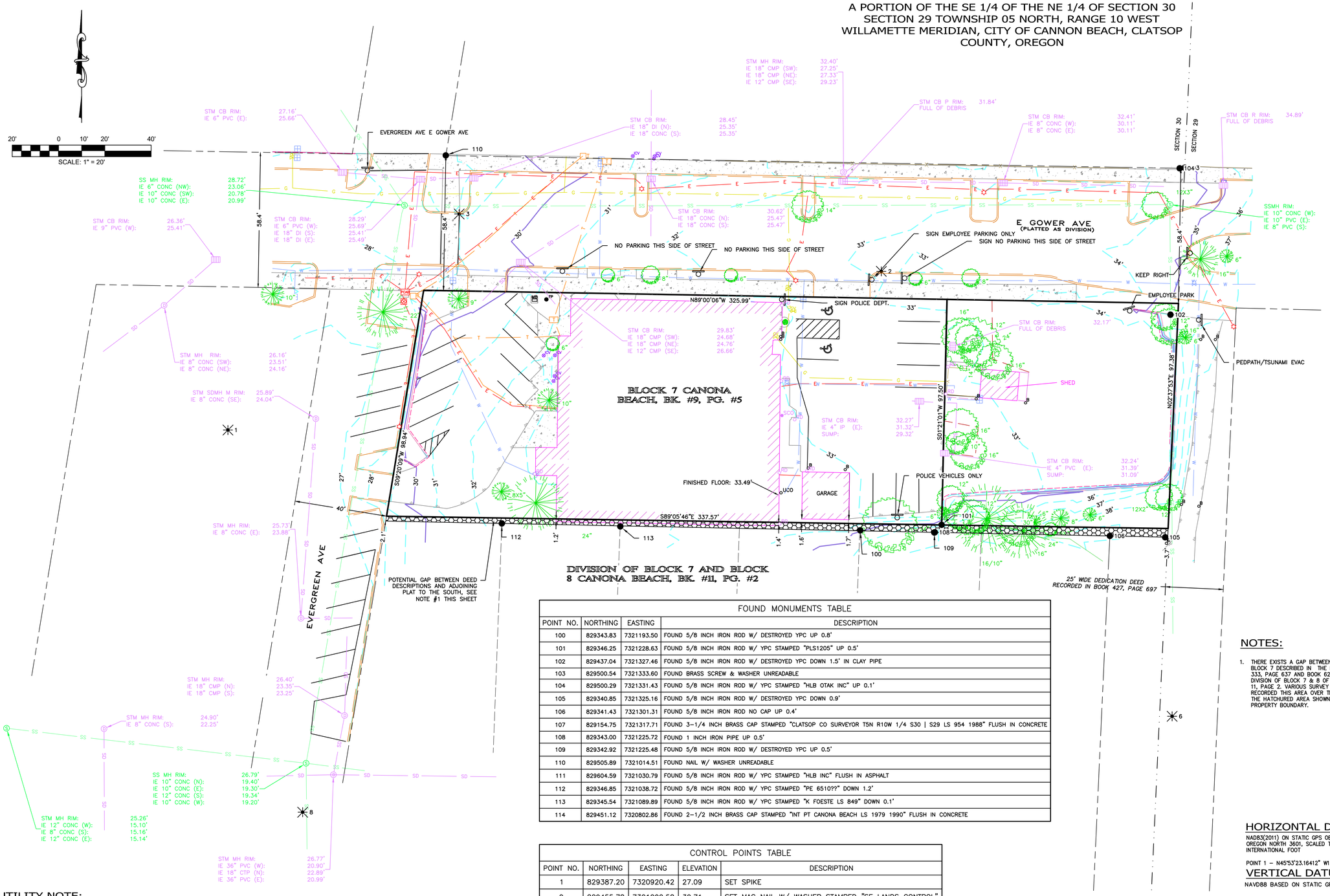
Use energy efficient systems

Limit reliance on fossil fuels

Exhibit A-3

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
- W — WATER
- SD — STORM SEWER
- G — GAS
- E — ELECTRIC
- D — NATURAL GAS LINE
- X — FENCE
- BUILDING
- SS — SANITARY SEWER
- TOE OF SLOPE
- TOP OF SLOPE
- BUILDING OVERHANG
- BUILDING DECK
- EDGE OF LANDSCAPING
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- T — TELEPHONE
- BUILDING HATCH
- CONCRETE HATCH
- FOUND MONUMENT
- GAS VALVE
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- CONTROL
- SIGN
- HANDICAP PARKING
- MB — MAILBOX
- SCO — STORM CLEANOUT
- STORM AREA DRAIN
- STORM CATCH BASIN
- STORM MANHOLE
- RD — STORM ROOF DRAIN
- LIGHT–LAMP POST
- PCAB — POWER CABINET
- POWER METER
- S — SANITARY SEWER MANHOLE
- U — UNKNOWN VAULT
- UR — UNKNOWN RISER
- UJ — UNKNOWN JUNCTION BOX
- UMH — UNKNOWN MANHOLE
- UCO — UNKNOWN CLEANOUT
- TREE – DECIDUOUS
- TREE – CONIFER
- T — TELEPHONE RISER
- T — TELEPHONE VAULT
- WATER METER
- WV — WATER VALVE

NOTES:

1. 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.

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 T5N 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"

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

UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKET'S 23237983, 23237984, AND 23237985 AND PRIVATE LOCATES BY ALPHA LOCATES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS BETWEEN UTILITY STRUCTURES WITHIN THE PROJECT AREA. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS/BUILDERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. DUE TO THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS S&F LAND SERVICES POLICY TO NOT SEND FIELD STAFF INTO UTILITY MANHOLES OR CONFINED SPACES TO RETRIEVE DEPTH AND SIZE INFORMATION. INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES BETWEEN STRUCTURES.

S&F Land Services
Land Surveying & Remote Sensing
901 NW CARLON AVE, SUITE 3
BEND, OR 97703
(541) 797-0954
WWW.SFLANDS.COM EMAIL: INFO@SFLANDS.COM

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

2309224_TOPO.dwg

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

Exhibit A-4

Treescapes Northwest
Jeff Gerhardt, Consulting Arborist
ISA Certified Arborist #PN-5541A

City of Cannon Beach, Public Works Department
Attn: Trevor Mount; Assistant Public Works Director
mount@ci.cannon-beach.or.us

February 7, 2024

Pre-construction Arborist Report - City Hall

This report pertains to 35 trees that will be impacted by the City Hall reconstruction project. I am advising the removal of 24 trees and the retention of 11. Successful preservation of these 11 trees will require a commitment to protection during all phases of construction. Trees can be referenced on the attached site map and tree inventory table.

Tree Removal:
The existing City Hall will be demolished and a new one will be constructed in a similar footprint. There are 7 trees (2, 3, 4, 6, 7, 8, and 9) that are in close proximity to the existing building that will need to be removed. These trees will experience extensive physical damage and it is unfeasible to retain them. Tree #2 is a young Sitka spruce (*Picea sitchensis*) that conflicts with ADA access. Tree #6 is a 14" diameter Sitka spruce in poor health that will not tolerate construction impact. Trees #7, 8, and 9 are non-native trees in poor condition.

The existing parking lot will be reconfigured and I am advising the removal of 17 trees in this area. Trees #10 and 11 are small deciduous trees that cannot be successfully retained and need to be removed. Within the parking area, 8 red alder (*Alnus rubra*) trees (16, 17, 18, 19, 20, 21, 22, and 23) necessitate removal. These semi-mature trees have multiple pre-existing conditions that deem them unsafe for retention. I also recommend an additional 7 alder trees (12, 13, 14, 15, 26, 27, and 29) along the southern and eastern border of the parking lot also be removed. Several of these trees have defects that render them unfit for preservation. Furthermore, the removal of these alder trees will directly benefit the already established understory evergreen trees.

Tree Retention and Preservation:
There are 11 trees that I am advising be retained (1, 5, 24, 25, 28, 30, 31, 32, 33, 34, and 35). Protection measures for the soil, roots, trunks, and crowns of these trees will be imperative for long term preservation. Tree protection guidelines should be drafted by the City's Arborist. These measures will need to be followed for the duration of the project.

Tree Replanting
Tree planting on the site should occur when construction is complete. The green space south of the building offers a great opportunity for gaining benefits that trees provide. Planting one native Western redcedar (*Thuja plicata*) would be ideal if ample growing space is available. Smaller growing natives trees to consider are vine maple (*Acer circinatum*), and Pacific waxmyrtle (*Myrica californica*).

I look forward to providing continued input for this project,

Jeff Gerhardt,

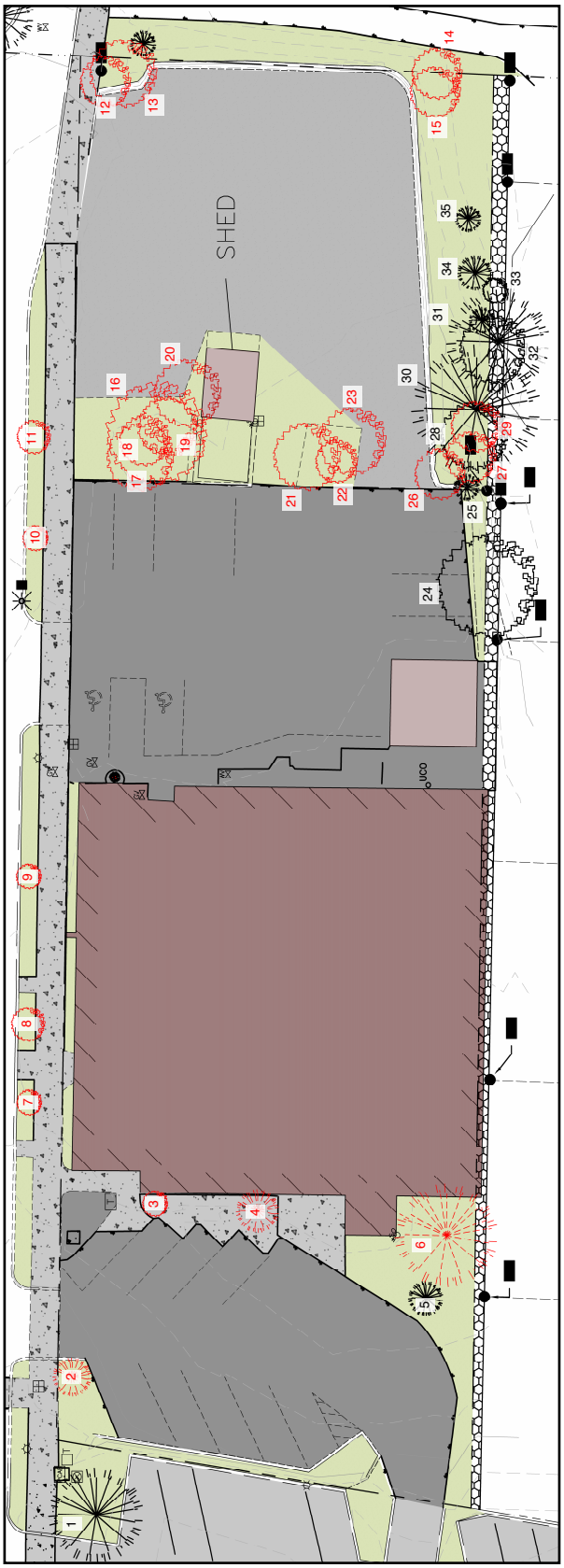
ISA Certified Arborist

Treescapes Northwest, LLC
P.O. Box 52
Manzanita, OR 97130

CCB# 236534
Cell: 503-453-5571
www.treescapesnorthwest.com

Exhibit A-4

Site Map: numbers and tree canopy outlines that are red denote removal



Treescapes Northwest, LLC
P.O. Box 52
Manzanita, OR 97130

CCB# 236534
Cell: 503-453-5571
www.treescapesnorthwest.com

Exhibit A-4

Tree Inventory Table

Tree Number	Species	Diameter (inches)	Height (feet)	Designation	Notes
1	Pinus contorta (shore pine)	25”	50’	Retain	Native, good health, minor asymmetry, minor pitch moth presence, requires TPZ
2	Picea sitchensis (Sitka spruce)	9”	20’	Remove	Native, major construction impact
3	Myrica californica (waxmyrtle)	8”	15’	Remove	Native, major construction impact
4	Pinus sp. (pine)	11”	20’	Remove	Non-native, major construction impact
5	Thuja plicata (western redcedar)	14”	25’	Retain	Native, multistem, requires TPZ
6	Picea sitchensis (Sitka spruce)	21”	55’	Remove	Native, thin canopy, major construction impact
7	Prunus sp. (flowering plum)	8”	25’	Remove	Construction impact, poor structure, non-native
8	Prunus sp. (flowering plum)	12”	25’	Remove	Construction impact, poor structure, non-native
9	Prunus (flowering cherry)	10”	10’	Remove	Construction impact, poor structure, non-native
10	Cornus or Acer? (Dogwood or maple)	8”	18’	Remove	Non-native; major construction impact
11	Cornus or Acer? (Dogwood or maple)	9”	18’	Remove	Non-native; major construction impact
12	Alnus rubra (red alder)	12”	55’	Remove	Native, lean, removal will promote understory trees
13	Alnus rubra (red alder)	15”	60’	Remove	Native, columnar decay (southside), removal will promote understory trees
14	Alnus rubra (red alder)	12”	60’	Remove	Native, removal will promote understory trees
15	Alnus rubra (red alder)	12” and 12” (double-stem)	50’	Remove	Native, removal will promote understory trees
16	Alnus rubra (red alder)	15”	50’	Remove	Native, stem decay, construction impact
17	Alnus rubra (red alder)	11”	50’	Remove	Native, construction impact
18	Alnus rubra (red alder)	18”	60’	Remove	Native, Major asymmetry, excessive lean, stem decay, construction impact
19	Alnus rubra (red alder)	14”	60’	Remove	Native, construction impact
20	Alnus rubra (red alder)	14”	40’	Remove	Native, stem decay, construction impact
21	Alnus rubra (red alder)	14”	60’	Remove	Native, stem decay, construction impact
22	Alnus rubra (red alder)	10”	45’	Remove	Native, extreme stem wounding, construction impact
23	Alnus rubra (red alder)	15”	60’	Remove	Native, stem decay, epicormic growth, limb failures, construction impact
24	Alnus rubra (red alder)	21”	60’	Retain	Native, good growth form, possible pruning, Requires TPZ
25	Tsuga heterophylla (western hemlock)	5”	15’	Retain	Native, Requires TPZ
26	Alnus rubra (red alder)	11”	40’	Remove	Native, decay in stem, construction impact

Tree Number	Species	Diameter (inches)	Height (feet)	Designation	Notes
27	Alnus rubra (red alder)	10”	40’	Remove	Native, low % living canopy, removal will promote adjacent trees
28	Alnus rubra (red alder)	15”	60’	Retain	Native, Requires TPZ
29	Alnus rubra (red alder)	7”	30’	Remove	Native, low % living canopy, removal will promote adjacent trees
30	Picea sitchensis (Sitka spruce)	10”	35’	Retain	Native, suppressed, requires TPZ
31	Picea sitchensis (Sitka spruce)	28”	80’	Retain	Native, moderate health, requires TPZ
32	Alnus rubra (red alder)	16”	60’	Retain	Native, Requires TPZ
33	Picea sitchensis (Sitka spruce)	23”	60’	Retain	Native, Good health
34	Picea sitchensis (Sitka spruce)	6”	20’	Retain	Native, Dense canopy
35	Picea sitchensis (Sitka spruce)	6”	15”	Retain	Native, Dense canopy

UHAM-20021
Exhibit A-5
Hamilton 3 Post Top

microVOS TECHNOLOGY

LIGMAN LIGHTING USA

53w LED
6273 Lumens

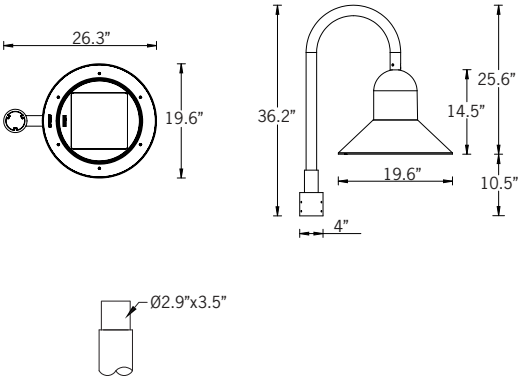
IP66
Suitable for wet locations

IK07
Impact Resistant [Vandal Resistant]

EPA - 1.78

Weight - 31 lbs

POLE NOT INCLUDED



Tenon Detail

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded “fit for purpose” long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard, in series wired 10kv surge suppressor provided with all fixtures.

BUG Rating
B2 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it’s almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV restant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge. Lightly frosted lens optional

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Classic urban neighbourhood post-top luminaire family. Timeless lines coupled with unparalleled build quality, flexibility and performance.

A post top luminaire available with single or twin heads, in a straight arm or shepherds crook style. Designed for lighting car parks, footpaths, pedestrian areas, precincts, parks, gardens and building perimeters.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80.

This luminaire is provided prewired with power cord to the handhole to simplify installation. Marine grade 316 stainless steel fasteners. Durable memory retentive silicone rubber gasket and lens.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

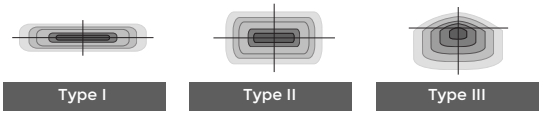
Additional Options (Consult Factory For Pricing)

A90991
Zhaga Book 18

A90891
NEMA 7

microVOS TECHNOLOGY

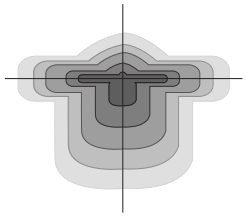
Ligman’s micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



Type I | Type II | Type III

Type IV | Type V

The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



1 HYBRID
TYPE I & TYPE IV

LIGHCONNECT IoT Ready Hamilton

This luminaire is available with NEMA 7 or Zhaga Book 18 sockets for connection to intelligent lighting control systems.

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

UHAM-20021
Exhibit A-5
Hamilton 3 Post Top

microVOS TECHNOLOGY

LIGMAN LIGHTING USA

PROJECT	CANNON BEACH - CITY HALL	DATE	
QUANTITY	2	TYPE	A
NOTE	UHAM-20021-53W-T2-W30-01-120/277V-DIM-F		

ORDERING EXAMPLE || UHAM - 20021 - 53w - T2- W30 - 02 - 120/277v - Options

UHAM-20021	53W	T2	W30	01	120/277V
	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE

LAMP
- 53w LED
  6273 Lumens

BEAM
- T1 - Type I Distribution
- T2 - Type II Distribution
- T3 - Type III Distribution
- T4- Type IV Distribution
- ME - Type ME Distribution
- M - Medium 30˚
- W - Wide 57˚
- EW - Extra Wide 110˚

LED COLOR
- W27 - 2700K
- W30 - 3000K
- W35 - 3500K
- W40 - 4000K

FINISH COLOR
- 01 - BLACK RAL 9011
- 02 - DARK GREY RAL 7043
- 03 - WHITE RAL 9003
- 04 - METALLIC SILVER RAL 9006
- 05 - MATTE SILVER RAL 9006
- 06 - LIGMAN BRONZE
- 07 - CUSTOM RAL

VOLTAGE
- 120/277v
- Other - Specify

DIM	F	

ADDITIONAL OPTIONS
- DIM - 0-10v Dimming
- NAT - Natatorium Rated
- A90991 - Zhaga Book 18
- A90891 - NEMA 7
- F - Frosted Lens

INSPIRED BY NATURE FINISHES
- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03- PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times

Oak, Cherry, Beech, Carbon
Walnut, Chestnut, Bamboo, Galvanized
Pine, Mahogany, Birch, Steel

Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Intertek

Hamilton Product Family

Exhibit A-5

Hamilton 1

- UHAM-20001-53w-7027lm
- UHAM-20002-75w-9862lm

Hamilton 2

- UHAM-20011-2x53w-2x7027lm
- UHAM-20012-2x75w-2x9862lm

TYPE A / B

Hamilton 3

- UHAM-20021-53w-7027lm
- UHAM-20022-75w-9862lm

Hamilton 4

- UHAM-20031-2x53w-2x7027lm
- UHAM-20032-2x75w-2x9862lm

Hamilton 5

- UHAM-30001-53w-7027lm
- UHAM-30002-75w-9862lm

TYPE C

Hamilton 6

- UHAM-30011-53w-7027lm
- UHAM-30012-75w-9862lm

Project Name: Type: Quantity:

TYPE D - SIGNAGE LIGHTING

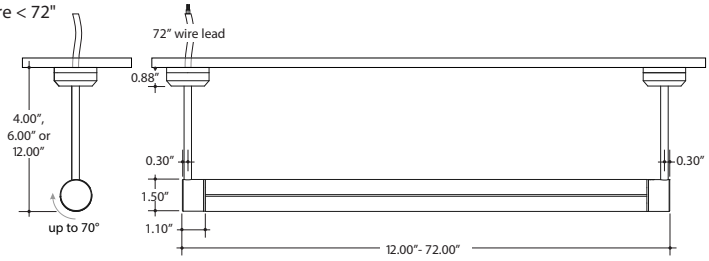
FIXTURE SPECIFICATIONS

INTENDED USE

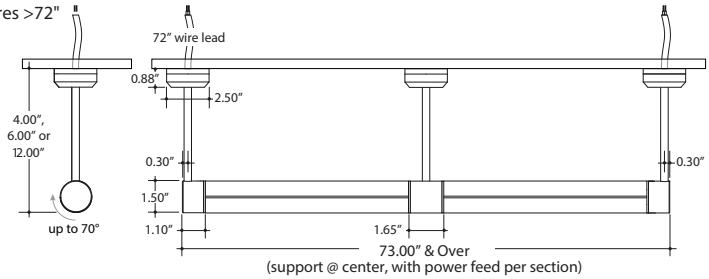
Our outdoor architectural specification-grade linear wall-mounted light showcases signs or works of art. The fixture comes with an option to extend the length for lighting wider wall areas. Constant and evenly distributed illumination from beginning to the end of runs adds value to commercial or residential settings. Made in America.

Profile Dimensions

Fixture < 72"



Fixtures >72"



FEATURES

Construction: Extruded aluminum

CRI: 90+

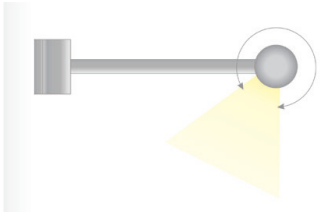
Driver: Remote IP68-rated universal driver capable of 0-10V, MLV, ELV, TRIAC dimming to 1%.

Voltage: LED 24VDC & driver 120-277V

Average Life: 50,000 hours

Warranty: 5 years carefree for parts & components (Labor not included)

Listings: cULus, Made in the USA



Fixture Head Rotates 70°

ORDERING INFORMATION Example: (11704-24-4L-27K-6-SA-FR-ND)

Model	Length	Lumen per foot	Color Temp	Arm Length	Finish[2]	Lens	Remote Driver
11704	**24** 2' **36** 3' **48** 4' **72**[1] 6' **96**[1] 8' **XX**[1] Custom	**4L** 421 lumen **5L** 565 lumen	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K	**4** 4" **6** 6" **12** 12"	**SA** Silver **WH** White **BK** Black **BZ** Bronze **AB** Aged Brass **PG** Polished Gold **CH** Chrome **NI** Nickel **MBK** Matte Black	**FR** Frosted Standard **CL** Clear	**UNI** 120-277V Universal (0-10V/MLV/TRIAC 1% Dimming)

1 Fixtures over 72" consist of 2 fixtures, each requiring its own driver.
2 Extended lead times will apply on all finishes other than silver
3 Polished Gold finishes have a maximum fixture length of 48", and Chrome finishes have a maximum fixture length of 72".

ALCON LIGHTING

WATTAGE

4L Wattage

Nominal Length (in)	Actual Length	Watts	Nominal Length (in)	Actual Length	Watts
12	11 6/16	10.4	47	46 8/16	34.7
13	12 12/16	10.4	48	47 15/16	35.3
14	---	---	49	---	---
15	14 3/16	10.4	50	49 5/16	36.0
16	15 9/16	11.3	51	50 12/16	37.4
17	17	12.1	52	---	---
18	---	---	53	52 2/16	38.1
19	18 6/16	12.9	54	53 9/16	39.5
20	19 13/16	14.5	55	54 15/16	40.2
21	---	---	56	---	---
22	21 3/16	15.3	57	56 6/16	40.9
23	22 10/16	16.9	58	57 12/16	42.3
24	---	---	59	---	---
25	24	17.7	60	59 3/16	43.0
26	25 7/16	18.5	61	60 9/16	44.4
27	26 13/16	20.2	62	62	45.1
28	---	---	63	---	---
29	28 4/16	20.9	64	63 6/16	45.8
30	29 10/16	22.4	65	64 13/16	47.0
31	---	---	66	---	---
32	31 1/16	23.2	67	66 3/16	47.6
33	32 7/16	24.7	68	67 10/16	48.7
34	33 14/16	25.4	69	---	---
35	---	---	70	69	49.3
36	35 4/16	26.2	71	70 7/16	49.9
37	36 11/16	27.7	72	71 13/16	51.1
38	---	---			
39	38 1/16	28.4			
40	39 8/16	29.9			
41	40 14/16	30.5			
42	---	---			
43	42 5/16	31.2			
44	43 11/16	32.6			
45	---	---			
46	45 2/16	33.3			

5L Wattage

Nominal Length (in)	Actual Length	Watts	Nominal Length (in)	Actual Length	Watts
12	10 8/16	9.7	47	46 13/16	35.1
13	12	9.7	48	---	---
14	13 8/16	9.7	49	48 6/16	35.9
15	---	---	50	49 14/16	37.6
16	15 1/16	9.7	51	---	---
17	16 9/16	11.3	52	51 6/16	38.4
18	---	---	53	52 14/16	40.2
19	18 1/16	12.1	54	---	---
20	19 9/16	13.6	55	54 7/16	41.1
21	---	---	56	55 15/16	42.9
22	21 2/16	14.4	57	---	---
23	22 10/16	16.0	58	57 7/16	43.8
24	---	---	59	58 15/16	45.5
25	24 2/16	16.8	60	---	---
26	25 10/16	18.3	61	60 7/16	47.3
27	---	---	62	62	48.2
28	27 2/16	19.1	63	---	---
29	28 11/16	20.7	64	63 8/16	50.0
30	---	---	65	---	---
31	30 3/16	21.4	66	65	50.8
32	31 11/16	23.0	67	66 8/16	52.5
33	---	---	68	---	---
34	33 3/16	23.8	69	68 1/16	53.4
35	34 12/16	25.3	70	69 9/16	55.1
36	---	---	71	---	---
37	36 4/16	26.1	72	71 1/16	55.9
38	37 12/16	27.6			
39	---	---			
40	39 4/16	28.4			
41	40 13/16	30.1			
42	---	---			
43	42 5/16	30.9			
44	43 13/16	32.6			
45	---	---			
46	45 5/16	33.4			

FINISH

Silver

Black

Aged Brass

Nickle

Bronze

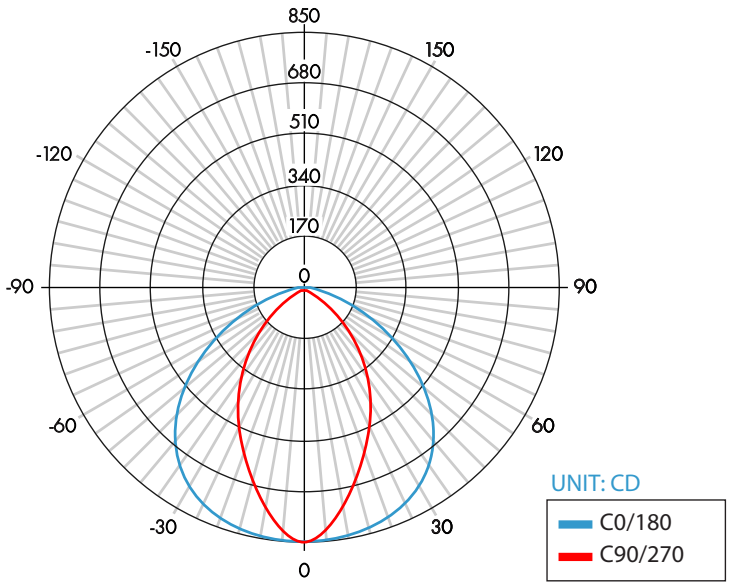
Polished Gold

Chrome

Matte Black

White

Photometry

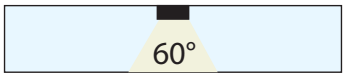


11704-48-4L-40K-4-SA-XX

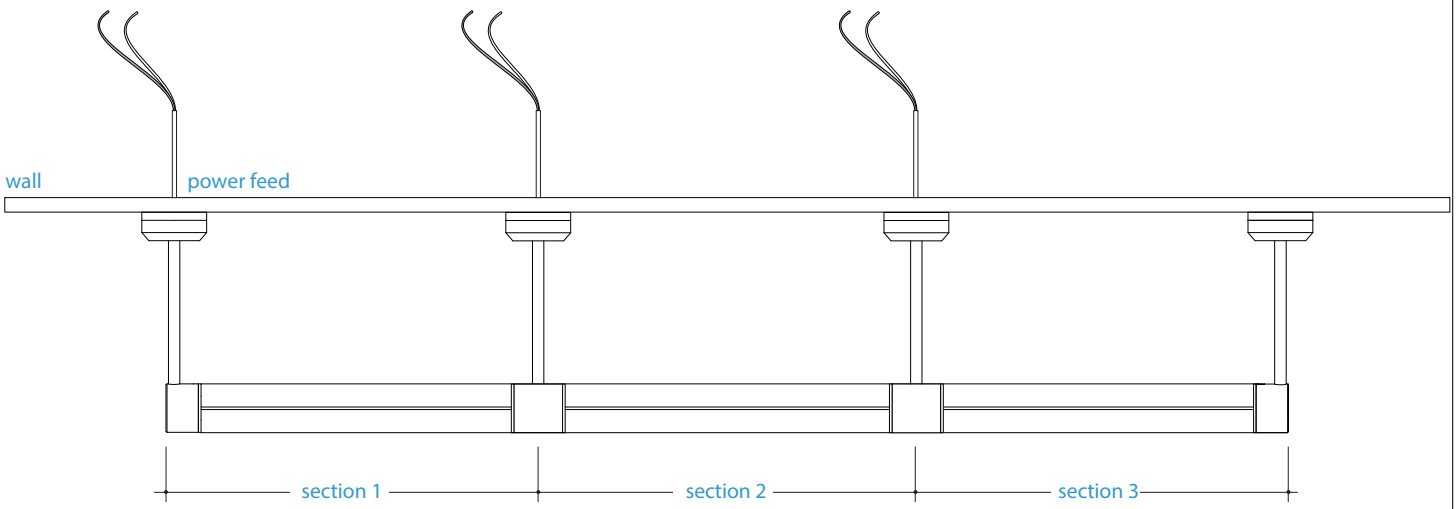
Zonal Lumen Summary 4000K

Zone	Lumen	% Fixture
0-30	582	35%
0-40	892	54%
0-60	1393	85%
0-90	1625	99%
Total 0-180	1641	100%

Beam Angle



Sample System Layout

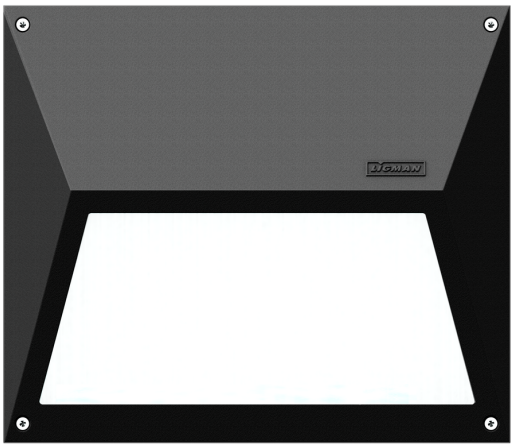



COLOR TEMPERATURE GUIDE
2700K
WARM WHITE
friendly
personal
intimate
HOMES
LIBRARIES
RESTAURANTS
3000K
SOFT WHITE GLOW
soft
warm
pleasing
HOMES
HOTEL ROOMS
LOBBIES
RETAIL STORES
3500K
NEUTRAL GLOW
sociable
inviting
non-threatening
EXECUTIVE OFFICES
RECEPTION AREAS
SUPERMARKETS
4000K
DAYLIGHT GLOW
neat
clean
efficient
OFFICES
CLASSROOMS
MASS MERCHANDISERS
SHOWROOMS
5000K
CRYSTAL WHITE GLOW
bright
cool
alert
GRAPHICS INDUSTRY
HOSPITALS
GALLERIES
BEAUTY SALONS

ECO 1 (EC-40571)

TYPE F - AT GENERATOR ENCLOSURE

IP65 IK07



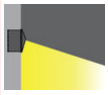
Product description

With recessing box

Luminaire Structure

- Die-cast aluminium housing
- Pre-treated before powder coating ensuring high corrosion resistance
- Two cable entries for through wiring
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)
- Durable silicone rubber gasket
- Toughened linear spread lens
- Integral control gear

Optic



G

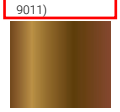
Product colour

01 - Black (RAL 9011)

02 - Dark Grey (RAL 7043)

03 - White (RAL 9003)

05 - Matt Silver (RAL 9006)



06 - Bronze (RAL 6014)

Special finishes upon request

SU01 - Concrete - Urban

SU02 - Softscape - Urban

SU03 - Stone - Urban

SU04 - Corten - Urban

SW01 - Oak - Woodland

SW02 - Walnut - Woodland

SW03 - Pine - Woodland

THAILAND
LIGMAN Lighting Co.,Ltd.
17/2 Moo 4, Monthong, Bang Nam Priao,
24150 Chachoengsao - Thailand
info@ligman.com

ECO 1 (EC-40571)

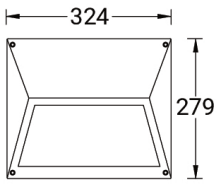
Technical information

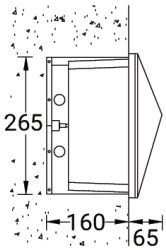
Material	Aluminium
Light source	3 COB
Power	23 W
Lumen	713 - 769 lm
Efficacy	31 - 33 lm/W
Driver option	Integral control gear
Driver	Constant current (CC)
Input voltage	220-240 V 50/60 Hz

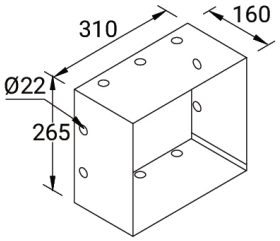
Optic	G
Optic value	61°x114°
CCT / CRI	3000K CRI80, 4000K CRI80
Bug	B0-U2-G1
ULR	8%
ULOR	8%
CIE flux code n°3	90
Dimming type	On/Off, 1-10V, DALI

Product colours	Black, Dark Grey, White, Matt Silver, Bronze, Concrete - Urban, Softscape - Urban, Stone - Urban, Corten - Urban, Oak - Woodland, Walnut - Woodland, Pine - Woodland
Weight	4.8 kg
Operating temperature	-20 °C to 40 °C
Through wiring	Two cable entries for through wiring
Lens / Reflector / Optic	Toughened linear spread lens
MacAdam Ellipse	3 SDCM
Lifetime L90B10 (hours)	> 50,000
Variants (On/Off, 1-10V, DALI)	Compatible with EN/ IEC 60598-2-22: Suitable for emergency installations as central supply, non-maintained (Z0)

EC-40571







Accessories

DALI Control System
Control-DALI

THAILAND
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info@ligman.com

LADOR 9 (LD-80001)

IP65 IK07

TYPE H - UNDER CANOPY LIGHTING

DARKSKY APPROVED
Reduces light pollution
Certified by DarkSky.org

TURTLE FRIENDLY

Product description

Integral control gear - 62x62 mm - Class I

Luminaire Structure

- Die-cast aluminium housing
- Pre-treated before powder coating ensuring high corrosion resistance
- Single cable entry
- One cable gland supplied with 0.2 m of 3x1.0 sqmm outdoor cable
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)
- Durable silicone rubber gasket
- Clear toughened glass
- High-efficiency PMMA lens
- Integral control gear

Optic

N M W VW

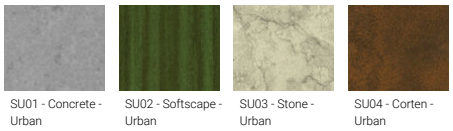
E

Product colour

01 - Black (RAL 9011)
02 - Dark Grey (RAL 7043)
03 - White (RAL 9003)
05 - Matt Silver (RAL 9006)

06 - Bronze (RAL 6014)

Special finishes upon request



SU01 - Concrete - Urban
SU02 - Softscape - Urban
SU03 - Stone - Urban
SU04 - Corten - Urban

SW01 - Oak - Woodland
SW02 - Walnut - Woodland
SW03 - Pine - Woodland

THAILAND
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17/2 Moo 4, Monthong, Bang Nam Priao,
24150 Chachoengsao - Thailand
info@ligman.com

LADOR 9 (LD-80001)

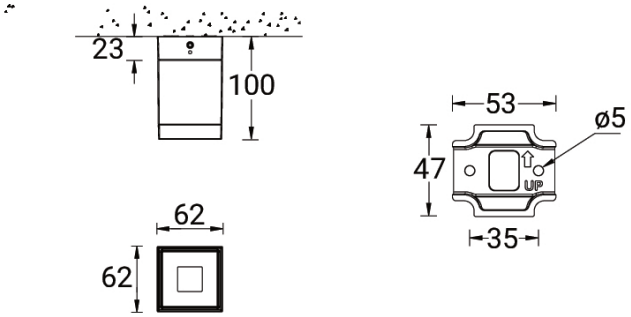
Technical information

Material	Aluminium
Light source	1 LED
Power	3 W
Lumen	209 - 262 lm
Efficacy	70 - 87 lm/W
Driver option	Integral control gear
Driver	Constant current (CC)
Input voltage	220-240 V 50/60 Hz
Optic	N, M, W, VW, E

Optic value	10°, 16°, 32°, 70°, 42°x11°
CCT / CRI	3000K CRI80, 4000K CRI80
Bug	B0-U0-G0, B1-U0-G0
ULR	0%
ULOR	0%
CIE flux code nº3	100
Dimming type	On/Off
Product colours	Black, Dark Grey, White, Matt Silver, Bronze, Concrete - Urban, Softscape - Urban, Stone - Urban, Corten - Urban, Oak - Woodland, Walnut - Woodland, Pine - Woodland
Weight	0.7 kg

Operating temperature	-20 °C to 40 °C
Cable	One cable gland supplied with 0.2 m of 3x1.0 sqmm outdoor cable
Through wiring	Single cable entry
Lens / Reflector / Optic	Clear toughened glass, High-efficiency PMMA lens
MacAdam Ellipse	3 SDCM
Lifetime L90B10 (hours)	> 120,000
Lifetime L80B10 (hours)	> 120,000
Lifetime L80B50 (hours)	> 120,000

LD-80001



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ULB-40435

LBX 1 Recessed - Constant Voltage

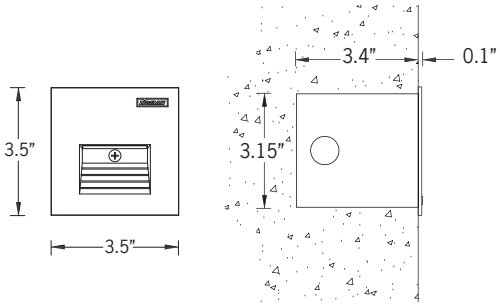
Exhibit A-5

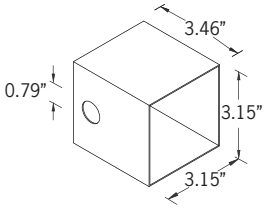
(LLTH # ULB-40437)

INTEGRAL BENCH LIGHTING

LIGMAN LIGHTING USA

2w LED 39 Lumens
IP65 • Suitable For Wet Locations
IK07 • Impact Resistant (Vandal Resistant)
Weight .66 lbs





Recessing Box

TURTLE FRIENDLY

Construction

Aluminum Casting
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded “fit for purpose” long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

BUG Rating
B0 - U1 - G0

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it’s almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV restant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Opal Borosilicate Glass Lens
Provided with opal borosilicate impact resistant glass.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Contemporary wayfinding fixture for glare free visual comfort. Sophisticated design, with minimal footprint and available with optional surrounds and supply solutions.

A range of square recessed wall luminaires, with an indirect optical system, offering high vandal resistance. Suitable for indoor or outdoor applications for use in shopping malls and pedestrian areas as a decorative wall guide light. Main characteristics are low glare and the limited maintenance concept.

The luminaires are a high quality SMD (LED’s) source with low energy consumption and long service life 60,000 – 80,000 Hrs. Fixture is secured to the recessing box using a hidden screw that provides vandal resistant fixture installation.

A remote driver is provided as a standard for outdoor applications. Contractor to provide remote mount waterproof box. This fixture can be provided with a Ligman waterproof box, selected below in options.
As an option, this product can be provided with an integrated driver in the galvanized recessing box, however this is for use in indoor/dry locations only.
Galvanized recessing box supplied standard.
Available in turtle friendly amber and white 2700K, 3000K, 3500K and 4000K.

Note : The LBX black and dark grey paint finish are not recommended due to low light output. This fixture is suitable for concrete pour applications.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

This is a constant voltage fixture. It can support one driver for multiple fixtures. Contractor to establish driver requirements based on fixture count and watt usage. This fixture is non dimming.

Additional Options (Consult Factory For Pricing)

A80191
3” x 10” Remote Enclosure Box

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

ULB-40435

LBX 1 Recessed - Constant Voltage

Exhibit A-5

(LLTH # ULB-40437)

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE		NOTE	
---	---	---	---	---	---

ORDERING EXAMPLE || ULB-40435 - 2w - W30 - 02 - 120/277V

ULB-40435				
	LAMP	LED COLOR	FINISH COLOR	VOLTAGE
	2w LED 39 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

ADDITIONAL OPTIONS

NAT - Natatorium Rated

AMB - Turtle Friendly Amber LED

A80191 - Remote Enclosure Box [Required for Wet Locations]

ID - Integrated Driver [Indoor Dry Location Only]

INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH

SW02 - WALNUT FINISH

SW03- PINE FINISH

DF - DOUGLAS FIR FINISH

CW - CHERRY WOOD FINISH

NW - NATIONAL WALNUT FINISH

SU01 - CONCRETE FINISH

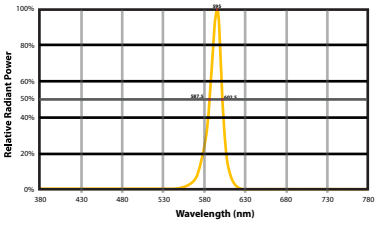
SU02 - SOFTSCAPE FINISH

SU03 - STONE FINISH

SU04 - CORTEN FINISH

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT

AMB Spectral Diagram



Narrow-Spectrum Amber LEDs
Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Oak

Cherry

Beech

Carbon

Walnut

Chestnut

Bamboo

Galvanized

Pine

Mahogany

Birch

Steel

Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Intertek

LBX Product Family

Exhibit A-5

LBX 1

- ULB-40435-2w-39lm

LBX 5

- ULB-10851-14w-453lm [4"x4", 17.7"]

LBX 6

- ULB-10842-21w-900lm [6.3"x6.3", 31.4"]

LBX 7

- ULB-10861-27w-1553lm [7.3"x7.3", 31.4"]

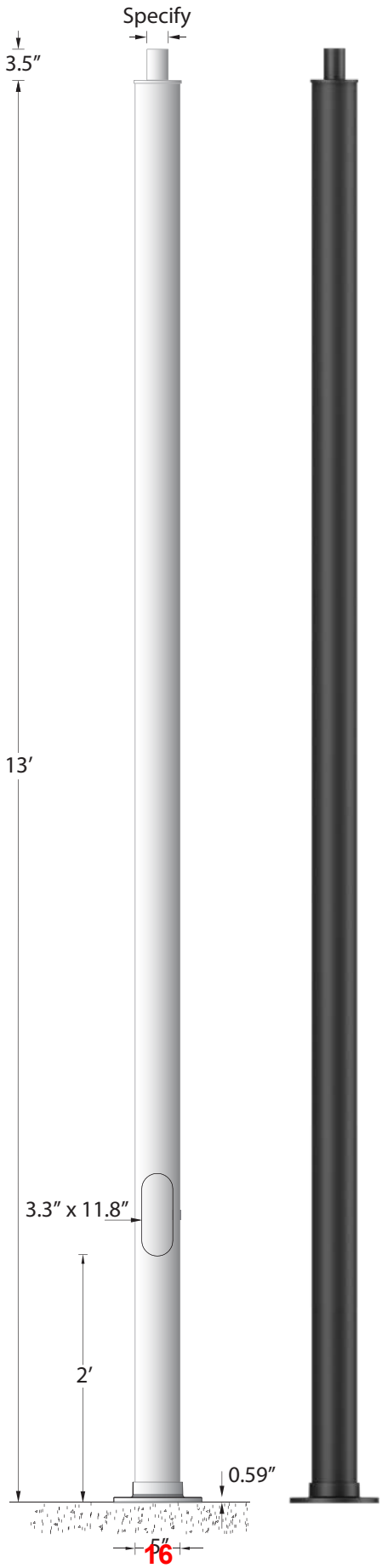
APD-RSA-5018-13’-5” DIA - .188”

Exhibit A-5

Round Straight Aluminum Pole

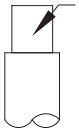
POLE FOR PARKING AND STREET LIGHTS (TYPE A & B)

LIGMAN LIGHTING USA

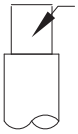


Tenon Post Top

SC60
Ø2.36”x3.5”



SC76
Ø2.99”x3.5”



Physical Data

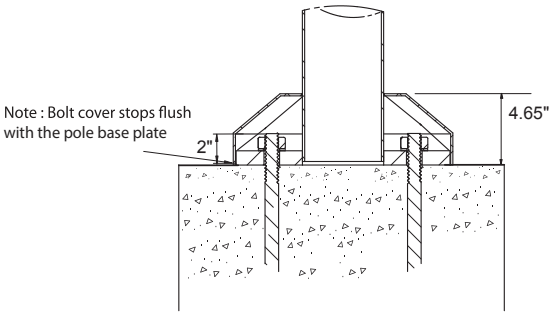
Pole Height: 13’

Pole Diameter: 5”

Thickness: 0.188”

Weight: 50.7 lbs

Pole Mount Install Notes



A level concrete base is poured and finished flush. This provides a uniform load displacement pad for the forces created by wind and luminaire weight

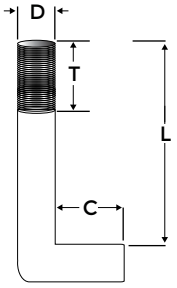
Failing to do this voids pole warranty

Foundation and Design by Others

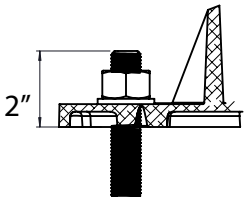
Anchor Bolt

D x L x C x T

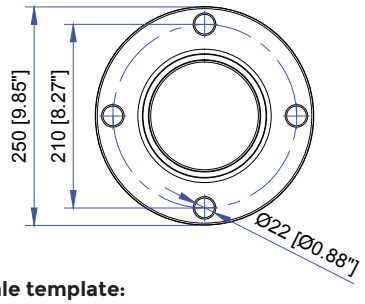
¾ x 18 x 4 x 6



Bolt Projection



Mounting Base



Not to scale template:

This drawing is being furnished for reference dimensions only and cannot be used as a template to set anchor bolts. Since it is “not to scale” Ligman accepts no responsibility for its intended use. Refer to site plans and specification before installing any anchor bolts.

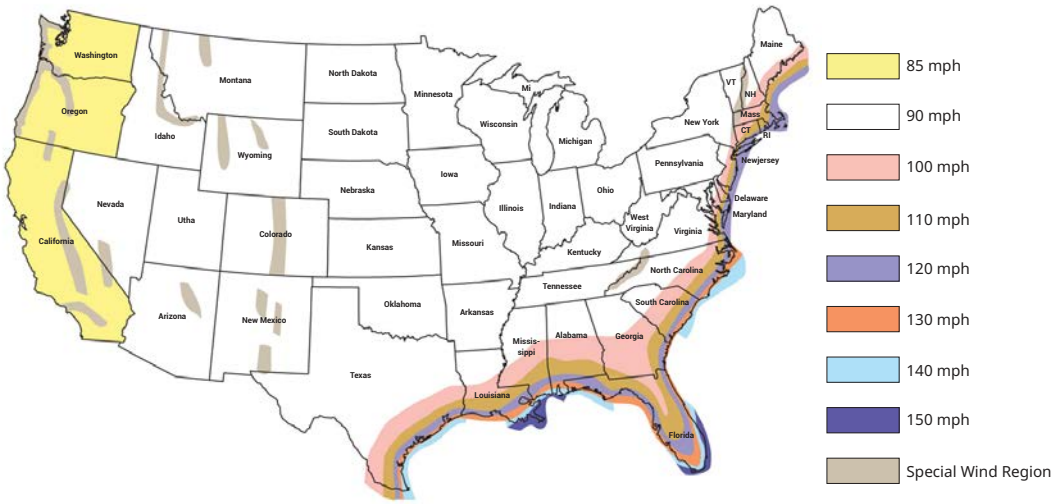
• Contact Ligman Lighting USA for bolt template prior to pouring anchor bolts.

Die-Cast Base Cover

Maximum EPA

MPH	90	100	110	120	130
EPA	18.4	14.5	13.3	11.0	9.4

Wind Load Map



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

APD-RSA-5018-13’-5” DIA - .188”
Exhibit A-5
Round Straight Aluminum Pole

7144 NE Progress Ct | T:503.645.0500
Hillsboro,Oregon 97124 | F:503.645.8100
www.ligmanlightingusa.com

LIGMAN LIGHTING USA

PROJECT	CANNON BEACH - CITY HALL	DATE	
QUANTITY	10	TYPE	
NOTE	APD-RSA-5018-13’-5” DIA .188”-SC76-01		

ORDERING EXAMPLE || APD-RSA-5018-13’-5” DIA .188”-SC60-02-Options

TENON

SC60 - 2.36” x 3.5” Tenon
SC76 - 2.99” x 3.5” Tenon

FINISH COLOR

01 - BLACK RAL 9011
02 - DARK GREY RAL 7043
03 - WHITE RAL 9003
04 - METALLIC SILVER RAL 9006
05 - MATTE SILVER RAL 9006
06 - BRONZE RAL 6014
07 - CUSTOM RAL

INSPIRED BY NATURE FINISHES

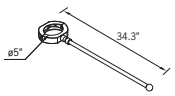
THERE IS AN ADDITIONAL COST FOR THESE FINISHES

SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03- PINE FINISH
DF - DOUGLAS FIR FINISH
CW - CHERRY WOOD FINISH
NW - NATIONAL WALNUT FINISH
SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH

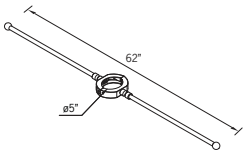
ADDITIONAL OPTIONS - CONSULT FACTORY FOR PRICING

A20581 - Single Banner Arm
A20681 - Double Banner Arm
GFCI - GFCI Box
1LS - 1.5mm [1/16”] Leveling Shim [Enter Quantity]
3LS - 3mm [1/8”] Leveling Shim [Enter Quantity]

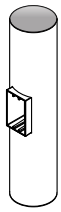
LS
Leveling Shim



A20581
Single Banner Arm



A20681
Double Banner Arm



GFCI
GFCI Box

Banner arms are designed with a safety break-away at the clamp with an internal safety wire that prevents the arm from falling to the ground.

It is important to calculate the additional EPA loading on the pole based on the size and quantity of banners.

Adding banners will affect the EPA of the pole and should be taken into consideration before installing.

Incorrect pole loading of any type voids pole warranty.

Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it’s almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times


Oak


Cherry


Beech


Carbon


Walnut


Chestnut


Bamboo


Galvanized


Pine


Mahogany

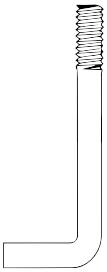

Birch


Steel

Example: Inspired by Nature Finish

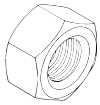
Anchor Bolt Installation for Poles

What's Included Per Pole

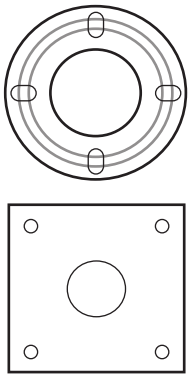


x 4

x 4

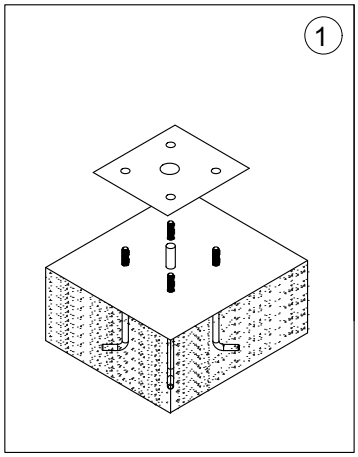


x 4

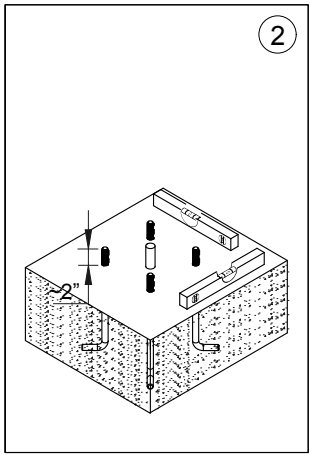


A single anchor bolt template is provided per pole size to be used for the poles on the project.

Anchor bolt template may be round or square dependant upon which pole is being used.



Use anchor bolt template to set anchor bolts into concrete as per civil engineering instructions.



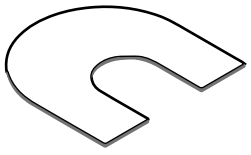
Ensure that the concrete is plumb using a level. Failing to do this will result in pole being uneven or tilted.

Ligman does not provide foundation details A local engineer that is familiar with the site soil conditions should provide this information.

NOTE:

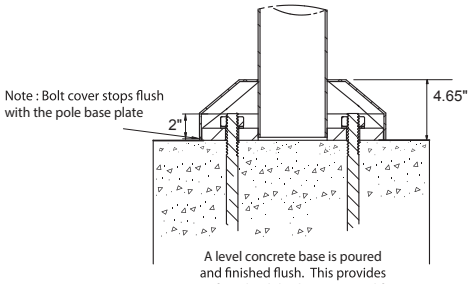
Ligman does not recommend using leveling bolts for pole installations.

Leveling shims can be provided, contact Ligman for more information.



Leveling Shim Example

Preferred Pole Installation



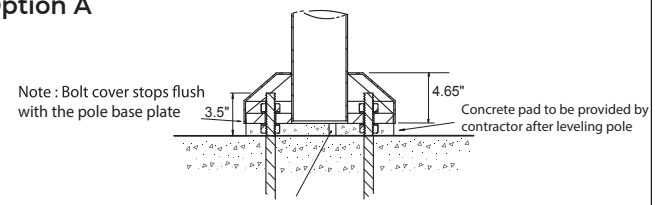
A level concrete base is poured and finished flush. This provides a uniform load displacement pad for the forces created by wind and luminaire weight

Failing to do this voids pole warranty

Foundation and Design by Others

In rare instances where leveling bolts have to be used, it is important that a flush concrete surface is created to mount the pole base plate.
NOTE: When using leveling bolts, bolt projection should be 3.5"

Using Leveling Bolts Option A



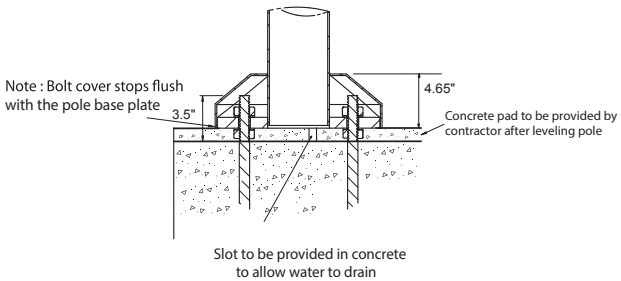
When using leveling bolts.

After establishing a level platform the space between the original concrete surface and the pole base should be filled with concrete and finished flush.

This provides a uniform load displacement pad for the forces created by wind and luminaire weight

Foundation and Design by Others

Using Leveling Bolts Option B



When using leveling bolts.

After establishing a level platform the space between the original concrete surface and the pole base should be filled with concrete and finished flush.

This provides a uniform load displacement pad for the forces created by wind and luminaire weight

Exhibit C-1

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

March 1, 2024

Leslie Jones
CIDA Inc.
15895 SW 72nd St.
Portland, OR 97224

RE: Completeness Determination for Design Review at 163 E. Gower St. (File: DRB 24-07)

Dear Ms. Jones:

Your application for Design Review of a new City Hall building at 163 E. Gower St. was received on February 15, 2024 and found to be complete on February 29, 2024. The City has 120 days to exhaust all local review, that period ends on Friday, June 28, 2024. The first evidentiary hearing for this application will be held on Thursday, March 21, 2024 at 6:00pm, you may participate in person or by Zoom.

The materials received with this application include:

- Design Review application form
- Project narrative
- Pre-construction arborist report
- Lighting information
- Design schematics

Please be aware that the determination of a complete application is not a decision or a guarantee of outcome for the application.

Please feel free to contact my office at (503) 436-8053, or by email at stclair@ci.cannon-beach.or.us if you have questions regarding this application matters.

Sincerely,

Robert St. Clair
Planner

CITY OF CANNON BEACH

February 28, 2024

Dear Property Owner:

DRB 24-07 CIDA Inc., applicant, on behalf of the City of Cannon Beach for a new City Hall building. The property is located at 163 E. Gower St. (Taxlots 11900 and 12000, Map 51030AD) in a Limited Commercial (C1) zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080 – 17.44.100, Design Review Criteria.

The Cannon Beach Municipal Code requires notification to property owners within 100 feet, measured from the exterior boundary, of any property which is the subject of an application for a design review approval. Your property is located within 100 feet of the above-referenced property.

Please note that you may submit a statement either in writing or orally at the hearing, supporting or opposing the proposed action. Your statement should address the pertinent criteria, as stated in the hearing notice. Statements in writing must be received by the date of the hearing.

A copy of a description of how public hearings are conducted is enclosed along with a public hearing notice and a map showing the location of the subject property. Should you need further information regarding the relevant Zoning Ordinance or Comprehensive Plan criteria, please contact Cannon Beach City Hall at the address below, call me directly at (503) 436-8054, or email pfund@ci.cannon-beach.or.us.

Sincerely,

Tessa Pfund
Community Development Administrative Assistant

Enclosures: Notice of Hearing
Conduct of Public Hearings
Map of Subject Area

NOTICE OF PUBLIC HEARING
CANNON BEACH DESIGN REVIEW BOARD

The Cannon Beach Design Review Board will hold public hearing on **Thursday, March 21, 2024,** at **6:00 p.m.** at Cannon Beach City Hall, 163 East Gower Street, Cannon Beach, regarding the following:

DRB 24-04 Jerry Goshaw of WRB Construction, applicant, on behalf of the Tolovana Sands Condominiums, to replace the siding and reroof all Tolovana Sands Condominium buildings. The property is located at 160 E Siuslaw St (Taxlot 70000, Map 51032CB) 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.

DRB 24-05 Jen Dixon, applicant, on behalf of the Cannon Beach Library for freestanding signage. The property is located at 131 N. Hemlock St. (Taxlot 7301, Map 51019DD) in a Limited Commercial (C1) zone. The application will be a non-hearing item reviewed against the criteria of Municipal Code, Chapter 17.56, Signs.

DRB 24-06 David Bisset, applicant, on behalf of Cannon Beach Conference Center for exterior alterations to existing structures and landscaping changes. 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.

DRB 24-07 CIDA Inc., applicant, on behalf of the City of Cannon Beach for a new City Hall building. The property is located at 163 E. Gower St. (Taxlots 11900 and 12000, Map 51030AD) in a Limited Commercial (C1) zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080 – 17.44.100, Design Review Criteria.

DRB 24-08 Friends of Haystack Rock application for freestanding signage. The property is located at 1190 S. Pacific St. (Taxlot 10200, Map 51030DA) is a Residential Motel (RM) zone. The application will be a non-hearing item reviewed against the criteria of Municipal Code, Chapter 17.56, Signs.

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Correspondence should be mailed to the Cannon Beach Design Review Board, Attn. Community Development, PO Box 368, Cannon Beach, OR 97110 or via email at planning@ci.cannon-beach.or.us. Written testimony received one week prior to the hearing will be included in the Design Review Board's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at Cannon Beach City Hall, 163 East Gower Street, Cannon Beach, or may be obtained at a reasonable cost. Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing. Questions regarding the applications may be directed to Robert St. Clair, 503-436-8053, or at stclair@ci.cannon-beach.or.us.

The Design Review Board reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. The hearings are accessible to the disabled. Contact City Manager, the ADA Compliance Coordinator, at (503) 436-8050, if you need any special accommodations to attend or to participate in the meeting. TTY (503) 436-8097. Publications may be available in alternate formats and the meeting is accessible to the disabled.

NOTICE TO MORTGAGEE, LIEN-HOLDER, VENDOR OR SELLER:
PLEASE PROMPTLY FORWARD THIS NOTICE TO THE PURCHASER

Robert St. Clair
City Planner

Posted/Mailed: **February 28, 2024**

CONDUCT OF PUBLIC HEARINGS BEFORE
DESIGN REVIEW BOARD

A. At the start of the public hearing, the Design Review Board Chair will ask the following questions to ensure that the public hearing is held in an impartial manner:

1. Whether there is a challenge to the jurisdiction of the Design Review Board to hear the matter;

2. Whether there are any conflicts of interest or personal biases to be declared by a member of the Board;

3. Whether any member of the Design Review Board has had any ex parte contacts.

B. Next, the Design Review Board Chair will make a statement which:

1. Indicates the criteria which apply to the action;

2. Cautions those who wish to testify that their comments must be related to the applicable criteria or other criteria in the Comprehensive Plan or Municipal Code that the person testifying believes apply;

3. States that failure to raise an issue in a hearing, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue precludes appeal based on that issue;

4. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence or testimony regarding the application. The Design Review Board shall grant such request by continuing the public hearing or leaving the record open for additional written evidence or testimony.

C. The public participation portion of the hearing will then proceed as follows:

1. Staff will summarize the staff report to the extent necessary to enable those present to understand the issues before the Design Review Board.

2. The Board members may then ask questions of staff.

3. The Design Review Board Chair will ask the applicant or a representative for any presentation.

4. The Design Review Board Chair will ask for testimony from any other proponents of the proposal.

5. The Design Review Board Chair will ask for testimony from any opponents of the proposal.

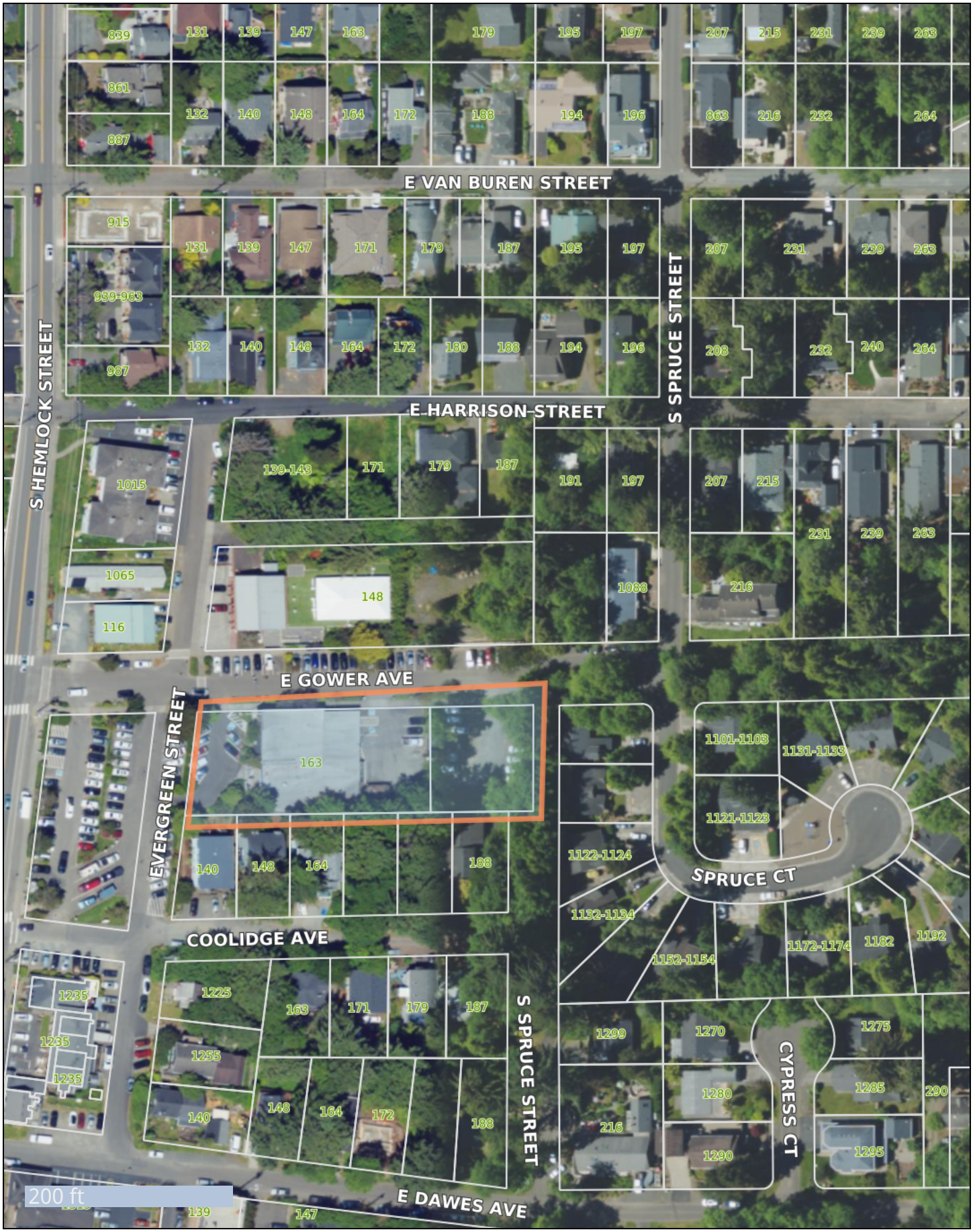
6. Staff will be given an opportunity to make concluding comments or respond to additional questions from Board members.

7. The Design Review Board Chair will give the applicant and other proponents an opportunity to rebut any testimony of the opponents.

8. Unless continued, the hearing will be closed to all testimony. The Board will discuss the issue among themselves. They will then either make a decision at that time, or continue the public hearing until a specified time.

NOTE: Any person offering testimony must first state their name, residence and **mailing address** for the record. If representing someone else, the speaker must state whom he represents.

DRB 24-07 City Hall



Disclaimer: The information contained in this GIS application is NOT AUTHORITATIVE and has NO WARRANTY OR GUARANTEE assuring the information presented is correct. GIS applications are intended for a visual display of data and do not carry legal authority to determine a boundary or the location of fixed works, including parcels of land. They are intended as a location reference for planning, infrastructure management and general information only. The City of Cannon Beach assumes no liability for any decisions made or actions taken or not taken by the user of the GIS application. The City of Cannon Beach provides this GIS map on an "as is" basis without warranty of any kind, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no liability for any errors, omissions, or inaccuracies in the information provided

Printed 2 / 28 / 2024

ACCOUNT_ID	TAXLOTKEY	SITUS_ADDR	OWNER_LINE	STREET_ADD	PO_BOX	CITY	STATE	ZIP_CODE
5597	51029BC07800		Haystack Gardens LLC	PO Box 219	219	Cannon Be	OR	97110-021
5598	51029BC07900	1088 Spruce St	Verga Matthew	PO Box 750	750	Manzanita	OR	97130
5599	51029BC08000	1102-1104 Spruce Ct	Shorewood Associates	9600 SW Oak St #200		Portland	OR	97223
5601	51029BC08002	1112-1114 Spruce Ct	Shorewood Associates	9600 SW Oak St #200		Portland	OR	97223
5602	51029BC08003	1122-1124 Spruce Ct	Shorewood Associates	9600 SW Oak St #200		Portland	OR	97223
5603	51029BC08004	1132-1134 Spruce Ct	Shorewood Associates	9600 SW Oak St #200		Portland	OR	97223
6131	51030AD11100		Cannon Beach City of	PO Box 368	368	Cannon Be	OR	97110-036
6133	51030AD11300	1065 S Hemlock St	Walker Julie A	PO Box 997	997	Cannon Be	OR	97110-099
6134	51030AD11301	116 E Gower Ave	Worcester William S/Sally W	4626 Lower Kula Rd		Kula	HI	96790-812
6140	51030AD11800	148 E Gower Ave	Haystack Gardens LLC	PO Box 219	219	Cannon Be	OR	97110-021
6141	51030AD11900		Cannon Beach City of	PO Box 368	368	Cannon Be	OR	97110-036
6142	51030AD12000	163 E Gower Ave	Cannon Beach City of	PO Box 368	368	Cannon Be	OR	97110-036
6143	51030AD12101	188 Coolidge Ave	Roberson Larry/Pam	PO Box 782	782	Cannon Be	OR	97110-078
6144	51030AD12102		Roberson Larry/Pam	PO Box 782	782	Cannon Be	OR	97110-078
6145	51030AD12103		Roempke Kirk R	1179 13th Ave		Fox Island	WA	98333
6146	51030AD12104	164 Coolidge Ave	Orr Wanda A Tr	PO Box 930	930	Cannon Be	OR	97110-093
6147	51030AD12105	148 Coolidge Ave	HM 148 LLC	6514 SE McInnis St		Hillsboro	OR	97123
6148	51030AD12106	140 Coolidge Ave	Coolidge House LLC	3943 NW Fall Creek PL		Portland	OR	97229