



# CITY OF CANNON BEACH

## BEFORE THE DESIGN REVIEW BOARD OF THE CITY OF CANNON BEACH

IN THE MATTER OF A DESIGN REVIEW APPLICATION FOR  
THE CONSTRUCTION OF A NEW POLICE STATION AT THE  
INTERSECTION OF U.S. HIGHWAY 101 AND TOLOVANA  
MAINLINE RD., PROPERTY DESCRIPTION: MAP 41006B,  
TAX LOT 200.  
ZONE: IN

FINDINGS OF FACT,  
CONCLUSIONS, AND  
ORDER DRB 24-10

APPLICANT: CIDA Inc.  
15898 SW 72<sup>nd</sup> Ave., Ste. 200  
Portland, OR 97224

CIDA Inc., on behalf of the City of Cannon Beach, requested design review for the construction of a new police station at the intersection of U.S. Highway 101 and Tolovana Mainline Rd. The application was reviewed against the criteria of Municipal Code, Chapter 17.44.080-17.44.100, Design Review Criteria.

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

The Design Review Board orders that the application for construction of a new police station is approved with conditions and adopted the findings of fact, conclusions, and conditions contained in the Findings of Fact and Conclusions of Law attached to this document. The effective date of this order is 14 days following the signing of the order.

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

## CANNON BEACH DESIGN REVIEW BOARD

DATED: 4/23/2024

DocuSigned by:

*David Doering*

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David Doering, Chair



**CANNON BEACH COMMUNITY DEVELOPMENT**

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

# Cannon Beach Design Review Board

## Findings of Fact and Conclusions of Law

**DRB 24-10**, CIDA INC. ON BEHALF OF THE CITY OF CANNON BEACH FOR THE CONSTRUCTION OF A NEW POLICE STATION. THE PROPERTY IS AN UNDEVELOPED PARCEL OWNED BY THE CITY OF CANNON BEACH LOCATED AT THE INTERSECTION OF U.S. HIGHWAY 101 AND TOLOVANA MAINLINE RD. (TAX LOT 200, MAP 41006B) IN AN INSTITUTIONAL (IN) ZONE. THE APPLICATION WILL BE REVIEWED AGAINST THE CRITERIA OF MUNICIPAL CODE CHAPTER 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA.

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**Agenda Date:** April 18, 2024

### EXHIBITS

The following Exhibits are attached hereto as referenced.

#### **“A” Exhibits – Application Materials**

**A-1** Design Review Application DRB#24-10, submitted March 21, 2024;

**A-2** Project Narrative, submitted March 21, 2024;

**A-3** Project Schematics, submitted March 21, 2024;

#### **“C” Exhibits – Cannon Beach Supplements**

**C-1** DRB 24-10 Completeness Determination Letter, dated April 1, 2024;

### SUMMARY & BACKGROUND

The proposed project is the construction of a new Police Station on an undeveloped portion of the Southwind property at the intersection of U.S. Highway 101 and Tolovana Mainline Rd. that currently hosts one of the City's emergency service cache sites. The property was acquired by the City for the purpose of constructing critical facilities such as a police station, fire station, emergency operations center, and other similar uses in an area outside of tsunami inundation zones that have been modeled by Oregon Department of Geology and Mineral Industries.

The proposed new Police Station totals 5,270 square feet and will be built to house the Police Department and an Emergency Operations Center. Site improvements associated with the proposed new building include the reconfiguration of the existing southern site access from Highway 101, the addition of two parking lots to accommodate both the Police Department and visitors, and the relocation of two of the existing cache structures currently utilizing the site. Site design has been coordinated to best serve the needs of the Police Department, Emergency Management, and Public Works and thereby enhance community services. The building will be constructed as an essential facility to facilitate quick transition from Police Station to emergency management facility with on-site back-up power and communication systems. The proposed location along Highway 101 provides quick access to all areas of the community for efficient response times.

## APPROVAL CRITERIA

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

### **17.44 Design Review Standards and Requirements.**

#### **17.44.080 Site Design Evaluation Criteria**

The Design Review Board finds that the application meets the applicable criteria of the Municipal Code. The Board heard testimony regarding the site layout, the Police Station's relationship with the existing emergency cache site, and access to the subject property from Highway 101. Testimony was provided regarding site circulation and the ability of Police personnel to quickly depart the site to respond to emergencies. Testimony was provided regarding Oregon Department of Transportation's assessment of the proposed development and its potential impacts to the intersection of Highway 101 and Tolovana Mainline Rd. Testimony about the placement of utilities was provided to the Board.

#### **17.44.090 Architectural Design Evaluation Criteria**

The Design Review Board finds that the application meets the applicable criteria of the Municipal Code. The building is to be internally configured in such a way that it can be used as a police station and an emergency operation center through the use of a folding partition wall. The building's exterior cladding will make use of natural materials and colors commonly found in Cannon Beach. The Board finds that the signage shown in the application information requires a separate review subject to the provisions of Chapter 17.56, Signs.

#### **17.44.100 Landscape Design Evaluation Criteria**

The Design Review Board finds that the application meets the applicable criteria of the Municipal Code. The Board heard testimony regarding landscaping to be used on this project, particularly tree planting to the north of the new Police Station building. Exterior lighting fixtures to be used on this project are dark sky compliant.

## DECISION AND CONDITIONS

### **Site Plan**

**Motion:** Having considered the evidence in the record and upon a motion by Board member Ramey, seconded by Board member Valigura, the Cannon Beach Design Review Board voted four to one to approve the site plan of the CIDA application to for the Cannon Beach Police Station project at Taxlot 41006B000200, DRB#24-10, as discussed at this public hearing.

### **Architectural**

**Motion:** Having considered the evidence in the record and upon a motion by Board member Claussen, seconded by Board member Valigura, the Cannon Beach Design Review Board voted four to one to approve the architectural plan of the CIDA application to for the Cannon Beach Police Station project at Taxlot 41006B000200, DRB#24-10, as discussed at this public hearing subject to the following condition:

1. No signage is authorized by this approval.

### **Landscape Plan**

**Motion:** Having considered the evidence in the record and upon a motion by Board member Ramey, seconded by Board member Claussen, the Cannon Beach Design Review Board voted four to one to approve the landscape plan of the CIDA application to for the Cannon Beach Police Station project at Taxlot 41006B000200, DRB#24-10, as discussed at this public hearing.

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## Notice of Approval

### **17.44.140 Final approval expiration.**

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



# Cannon Beach Design Review Board

## Findings of Fact and Conclusions of Law

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#### **17.44.080 Site Design Evaluation Criteria**

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Exhibit A-1

# CITY OF CANNON BEACH

## 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: 81389 N Hwy 101, Cannon Beach, OR 97110  
(street address)  
Map No.: 4.10.6B Tax Lot No.: 00100

### Project Description:

The proposed project is the design and construction of a new Police Station and associated site improvements at the current Tolovana Cache Site. The proposed new Police Station totals 5,270 square feet and will be built to house the Police Department and Emergency Operations Center. Site improvements associated with the new building include the reconfiguration of the existing southern site access from Highway 101, the addition of two parking lots to accommodate both the Police Department and visitors, and the relocation of two of the existing cache structures currently utilizing the site. Site design has been coordinated to best serve the needs of the Police Department, Emergency Management, and Public Works, while continuing the use of the current cache site function.

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: 03/21/2024

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)*

O Box 368 Cannon Beach, Oregon 97110 • (503) 436-8042 • TTY (503) 436-8097 • FAX (503) 436-2050  
www.ci.cannon-beach.or.us • planning@ci.cannon-beach.or.us

Exhibit A-1

City of Cannon Beach  
PO Box 368  
Cannon Beach OR 97110

503-436-1581

Receipt No: 11.005302

Mar 29, 2024

City of Cannon Beach		
Previous Balance:		.00
Planning Dept - DRB Application - 81389 N Hwy 101		600.00
<hr/>		
Total:		600.00
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Check	Check No: 43275	600.00
Total Applied:		600.00
<hr/>		
Change Tendered:		.00
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Duplicate Copy

03/29/2024 1:44 PM



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## Police Station Project Narrative

**Project No:** 220234.03  
**Date:** 03.21.2024  
**Project Name:** Cannon Beach – Police Station  
**Subject:** Design Review Board Submittal Materials  
**By:** CIDA Inc.  
**To:** City of Cannon Beach – Design Review Board

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### Project Introduction:

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The proposed project is the design and construction of a new Police Station and associated site improvements at the current Tolovana Cache Site.

The project site is a City-owned property selected in June, 2023 by City Council as the location for the new Police Station. Its selection was based on the site's elevation above the area of the maximum tsunami inundation zone. The site is in the Institutional (IN) zone. Re-zone of the property from Institutional Reserve (IR) to Institutional (IN) was reviewed by the Planning Commission and approved by the City Council on February 13, 2024.

The proposed new Police Station totals 5,270 square feet and will be built to house the Police Department and an Emergency Operations Center. Site improvements associated with the proposed new building include the reconfiguration of the existing southern site access from Highway 101, the addition of two parking lots to accommodate both the Police Department and visitors, and the relocation of two of the existing cache structures currently utilizing the site. Site design has been coordinated to best serve the needs of the Police Department, Emergency Management, and Public Works and thereby enhance community services. The building will be constructed as an essential facility to facilitate quick transition from Police Station to emergency management facility with on-site back-up power and communication systems. The proposed location along Highway 101 provides quick access to all areas of the community for efficient response times.

The proposed Police Station will be an investment by the community to provide improved working conditions for Police staff and enhance public safety for residents and visitors.

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### Summary of Submittal requirements:

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#### A. Informational Requirements

The following listed items are provided on sheets not more than 24"x36" with items scaled to convey design features clearly.

#### B. Site Analysis Diagram

The included site analysis diagram depicts the site in its current condition including topography, trees, existing site access from Highway 101, and current cache structures that are being utilized on the site. The diagram notes trees to be removed and the demolition or relocation of three of the existing cache buildings in coordination with the Police Department, Emergency Management and Public Works.



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**C. Site Photographs**

Site photographs show the existing site including its current use and structures, and access to the surrounding properties.

**D. Site Development Plan**

The proposed site development plan depicts the future of the site including changes to site access from Highway 101, regrading of the secondary emergency vehicle exit, and the reconfiguration of the existing use as a cache site. The addition of 2 conex boxes is depicted on the site plan, as well as the proposed location for the relocated pit tank building and storage shed. Boundary dimensions and building dimensions for the primary police facility are included as well as the location of all openings and access points into the building. All landscaped and paved areas are depicted through 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 in both the public and secure parking lots are specified. A written summary on the Site Development Plan breaks down the areas of site, landscape, and hardscape, including percentage of site coverage. Mechanical equipment is proposed to be located on a concrete pad to the east of the building and will be screened from view by both fencing and vegetation.

**E. Landscape Plan**

The landscape plan indicates the size, species, and locations of proposed plant materials, including the planting of large native trees to screen the secure parking lot. 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 public space and secure entries shown through color coding. Building elevations show separation of materials, openings, and building mounted light fixtures. More detailed information about lighting fixtures including lamp types, and levels of illumination is included on the exterior lighting page. Building heights and roof slopes are specified to demonstrate compliance with height limitations. Material board pages 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. Views around the building show the separation between the public and secure portions of the building, and how the proposed site improvements will relate to the existing cache site structures.

**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 August 2023 depicts the existing conditions of the site including property lines, topography, and connections to Highway 101 and ODOT land. All existing buildings and accessory structures are shown as currently standing. Refer to the site analysis diagram for structures to be relocated as a part of this project.



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## Review of Evaluation Criteria:

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### 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 and safe layout for Police staff. The overall site design is also significantly impacted by existing on-site grades and utility locations, including existing underground stormwater drainage that would be costly to relocate.

#### WESTERN PORTION OF THE SITE:

The public face of the building, and approach from Highway 101 is located to the west of the building. The façade on this side features low, varying roof lines, with a combination of cedar siding and shakes to provide visual interest from the road. A building mounted sign on the west façade will be visible from the highway to identify the building as a Police Station. The secure parking lot will be screened from view with large plantings, but the building façade will be visible for safety and wayfinding.

#### SOUTH PORTION OF THE SITE:

The site entrance, public parking lot, and primary entrance into the building are located at the south portion of the site. Building articulation, entry canopy, and building mounted signage enhance wayfinding and reflect interior building functions. A low, pedestrian scale roof line and large windows call out the building entrance, with a higher roof and clerestory windows located at the squad room for daylighting and safety purposes.

#### EASTERN PORTION OF SITE:

Primary access through the site as well as up the hill to Public Works land, and the existing and relocated cache structures are located to the east of the building. Trash enclosures, the secure parking entrance, and mechanical equipment are also located to the east with landscape screening incorporated into the site design where appropriate.

#### NORTH PORTION OF THE SITE:

The north portion of the site contains the secure parking lot, and secure police department access into the building. The building façade at this side is simplified with covered parking adjacent to the building.

- 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.*

The proposed building placement on the site is based on grading and utility analysis for cost efficient construction. The building will be elevated from the Highway for a strong visual presence and located approximately forty-seven feet from the ODOT right of way.

The existing cache structures to remain on the site will be east of the proposed building – with limited visibility from the Highway. They will be accessible and utilized by Emergency Management without disrupting the daily use of the Police Station.

- 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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INTERIORS

The site design incorporates existing features by maintaining existing access from Highway 101 at the south end of the site and incorporating the existing roads to adjacent properties into the proposed site plan. Proposed access through the site and placement of the building is designed to maintain rather than rebuild existing slopes and manmade features of the site.

The site's topography and elevation change are used to provide visibility to the police station and emergency area. New native vegetation is used to enhance the appearance of the entrance and the building's frontage.

- 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 Police Station will not only be visible from Highway 101, but will become the first impression people have of Cannon Beach when approaching from the south, the site elements, flow, and design strive to exceed these design criteria as outlined. Design considerations are based on our understanding of community priorities voiced during community outreach efforts, such that the development will become a landmark and source of community pride for decades to come.

Priority was given to designing a Police Station that was out of the tsunami zone and would remain safe and operable following a large-scale natural event. Visibility from the highway, site elevation, orientation on the site and continuation of the site's current use as the Tolovana Cache Site were all basis of design decisions and are reflected in responses to these criteria.

The overall design provides a visually striking public presence while maintaining the security needs of the police and efficient site layout for emergency management. Existing site access will be improved to include three lanes: one for incoming traffic, and left and right turn lanes exiting the property. Secondary emergency egress from the site for police vehicles will be provided from the area of secure parking.

In order to provide a welcoming front, the building entry is located on the southwest corner of the building but tucked around a corner to limit direct exposure to the wind and weather.

The proposed development will better utilize an existing City-owned property, enhance Cannon Beach presence from the Highway, and improve public safety.

- 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 planting of large native trees will blend with adjacent forested areas, thereby integrating the new landscaping with the existing forest and connecting the site back to its surroundings and adjacent properties. Limited plantings – of ODOT approved species (Scotch or Australian Pine) – are proposed off-site in the area of ODOT land immediately adjacent to the Highway.

Pedestrian pathways are provided onsite with direct pedestrian paths from parking areas to building entries. Sidewalk additionally loops around the building on the east side for increased pedestrian site maneuverability.

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

The existing portion of the site proposed for development is a cleared area surrounded by native forested land. The design enhances the property with native forest planting to screen proposed parking and adds native vegetation to enhance



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the entry and building frontage. By placing the development on an area that has already been cleared, existing forested resource areas are preserved.

- 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.*

As a single-story building, the proposed development will not deny solar access, light or air to adjacent sites or structures. Sitting central on the property, and with a total height of 22'-6", the proposed structure will not be tall enough to deny solar access to existing neighbors on the west side of Highway 101 or impact potential future development on the adjacent Southwind site. At the proposed scale, the building will sit well below the surrounding tree canopy limiting any impact on light and air access.

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.

- 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 placement of parking on the site is oriented to allow direct pedestrian access to the entrance of the building as well as all public portions of the site. Due to the location of the site on Highway 101, pedestrian access between this project and neighboring sites is limited for the safety of both staff and visitors.

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

The arrangement of improvements on the site are situated to take advantage of already open areas on the property, therefore limiting impact on the surrounding forest and scenic vistas. At the proposed building height of 22'-6", scenic vistas will not be impacted.

The parking area north of the building for police vehicles will be enclosed by a nine-foot chain link fence to provide security. The area between security fencing and the Highway is proposed to be heavily screened with large plantings to obscure visibility of the fence.

- 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 various elements, and what separation is needed for police security.

The public face of the building includes public parking with direct, unobstructed access to the main entrance of the building. A pedestrian path wraps the building to the east.

At the east side of the building, a security fence separating the Police Department access from the public area is integrated into site elements such as the trash enclosure, with landscape screening this separation from view. Additionally, the planting of native trees between Highway 101 and the northern parking area will serve to obstruct the security fence from view, creating a visually harmonious façade where physical site separation is required.

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



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Mechanical units will be located on a concrete pad at the east of the building. They will be placed within the security fence and will be screened from view of the highway and public entrance by the building structure. The fencing material and adjacent trash enclosure will provide additional screening from the Public Works access road. An exterior generator is located in a screened alcove at the northeast corner of the building. This area is incorporated into the building design with matching colors and materials that will seamlessly blend with the rest of the building and limit visibility.

Storage is proposed inside the building, in conex boxes located on site, and in a separate garage building that will keep it out of public view.

- 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 adjacent to Highway 101 on a City-owned property that includes a large swath of the property that was previously cleared of forest vegetation. The new Police Station and its emergency role in Tsunami preparedness requires a certain degree of visibility from the highway. The proposed design balances the need to replace the forested area while maintaining visibility to the new Police Station.

New complementing vegetation is added in the front of the new attractive wood clad building which is elevated above the highway's elevation. However, the area between the proposed parking lot and the highway is heavily planted with native trees and seeded with native grasses and shrubs to extend the forested area that was previously cleared.

- 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.*

Grading and pathways around and in the building have been designed to be accessible to individuals with disabilities. Accessible parking is located in both the public and secure parking areas with direct, unobstructed access to a building entrance. Additionally, the pedestrian path around the building has been designed so as to provide access around the site.

## 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 Cannon Beach, including dynamic roof forms, cedar siding and shakes, and wood trimmed windows. Two offset roof slopes provide a dynamic building form that allows high windows in the squad room and emergency operations areas. These windows provide natural daylighting without compromising police security and privacy.

By maintaining a low roof line at the front of the building, the elevation of the site is minimized, and the building, while visible from Highway 101, will not provide a monolithic or out of scale façade from that of neighboring areas.

- 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 low varying roof lines that contribute to the scale of Cannon Beach. The proposed building will be the first development in



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the immediately surrounding area and will thereby set a precedent. The building size is based on coordination with the Police and Emergency Management Departments for layout efficiencies and shared interior spaces, while providing adequate space to meet the needs of the departments.

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

In character with this setting, the primary exterior finish material is cedar. The building features both cedar shakes and planks, running horizontal and vertical around the building. Consideration in material selection for maintenance and performance in the coastal environment extends to other items, such as landscaping and light fixtures.

- 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 exposed structure and integrated canopies. Through the changing of materials and utilizing building offsets the building creates visual interest.

- 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.*

The proposed structure is not large scale and does not include large expanses of unbroken façade. The primary building massing is broken into two sections with an offset roofline for visual interest and increased interior daylighting. The building entry is set back with a generous canopy.

- 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 Police Station will not only be visible from Highway 101, but will become the first impression people have of Cannon Beach when approaching from the south, the building design strives to exceed these design criteria as outlined. Design considerations are based on our understanding of community priorities voiced during community outreach efforts, such that the development will become a landmark and source of community pride for decades to come.

The building includes a welcoming public front, a modest scale, natural building materials, sustainability, improved working conditions for police staff, and increased safety for the community, staff, and visitors. These items have been the basis of design decisions and are reflected in responses to these criteria.

Specific design features include a protected, covered entry, the articulation of exposed structural elements, and the thoughtful delineation of public and secure areas.

- 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 17.36.030 of Chapter 17 of the Development Code is twenty-eight 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 proposed building is approximately nineteen feet at the high roof area of the squad room and emergency operations center.



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ARCHITECTURE  
ENGINEERING  
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INTERIORS

Additionally, the ridge height of a pitch roof shall not be greater than 36 feet. The proposed maximum ridge height is 22'- 6". No portion of the building exceeds the height limitations for structures in the IN zone.

The overall building height is within the parameters of the development code and is compatible with the community.

- 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 throughout Cannon Beach. Located on this site, the building height will not degrade scenic values of the surrounding forested areas. Additional planting in front of the secure parking lot will serve to enhance forest views and reduce the open space that is currently on the site.

- 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.*

The proposed building height of 22'-6" is such that it will not block views from the surrounding areas. By utilizing a portion of the site that is already open, scenic vistas from the neighboring sites will not be degraded or reduced. The addition of large plantings will enhance the view from neighboring sites.

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

The proposed building height is limited and does not deny solar access, light or air to adjacent sites or structures. By placing the structure in the middle of the site and limiting additional site improvements, this project will not become an impediment should the adjacent properties become further developed in the future.

- 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 strives to address pedestrian activity and foster human interaction so far as it is safe to do so given the location of the building on Highway 101 and the function of the project as a Police Station. Within the project site, pedestrian activity is addressed through an accessible walkway which connects the public parking lot to the building entrance, providing direct unobstructed access for visitors and staff to access the building. Exterior access between the public and secure portions of the site is available through a secure gate which both allows connection and pedestrian use of the site, while maintaining the security of the Police Station.

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

Proposed signage is limited to two building mounted signs, one on the west face of the building and one on the south façade, both identifying the structure as the Cannon Beach Police Station. The proposed signage is composed of twelve-inch-high letters for visibility from Highway 101. 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.



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Proposed lighting complies with exterior lighting standards per the Hardscape Method as follows:

1. Total Site Lumen Limit. The total area of site hardscape, is approximately 47,736 square feet. At 2.5 lumens per square foot, our total allowed lumen output is approximately 119,340 lumens.
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. Other sustainable design features include high performance, efficient heating, cooling, and ventilation systems, low flow plumbing fixtures, and natural materials.

- O. *The design of the project ensures continued privacy for the occupants of adjacent structures.*

The project is oriented west on the site towards Highway 101. To the north, south and east of the site, the maintaining of existing trees and grades will provide privacy for the future occupants of the site should it be further developed.

## 17.44.100 – Landscape Design Evaluation Criteria

- A. *The design substantially complements the natural environment of Cannon Beach and the character of the site.*

The proposed Police Station site is on a cleared City owned parcel on Highway 101. The surrounding area is generally forested. The landscape design for the new building is balanced between maintaining visibility to the site as an emergency resource for the community and the public, while also enhancing the forested nature to match the surroundings.

- B. *The design harmonizes with and enhances the architectural design.*

The design for the landscape plan works to complement the building's exterior and address security for the police staff in the building. Low groundcover is planted between the building and the access sidewalk to the building entry. A small area at the entry is reserved for low growing flowering perennials for entry accent.

- 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. 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.



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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 site design for this project works to maintain the existing use as the Tolovana Cache site and provide for enhanced emergency management and evacuation access after a seismic or tsunami event.

- F. *The design makes use of existing vegetation and incorporates indigenous planting materials.*

Existing vegetation that does not interfere with proposed development will remain and will be protected during construction. All of the proposed shrubs, trees and ground cover plants will be native material.

The entry perennials will be the only non-natives but will be plants that are adapted to the Cannon Beach climate.

- 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.*

Native plant material is used to accentuate the entry drive to the Police Station with groundcover shrubs and trees.

- H. *The hard surface portion of the design makes use of visually interesting textures and patterns.*

The hard surfaces used on site are used for neatness and efficiency. Concrete is used for the sidewalk and the north-side patio. Asphalt is used for parking areas and driving surfaces. The entry area concrete will have a smaller scored pattern for emphasis.

- I. *Where it is desirable to do so, the design provides visual interest through the creation of a variety of elevations.*

The topography of the site provides differing elevations on the site and a view toward the new building. The elevated building allows visibility to the building for ease in locating the police and the emergency preparedness function for Cannon Beach residents and guests. The design provides small trees and shrubs along the access way up to the elevated visitors' parking. Shore pines are located near the entrance or the visitors parking to highlight the arrival.

- J. *The design contributes to the stabilization of slopes, where applicable.*

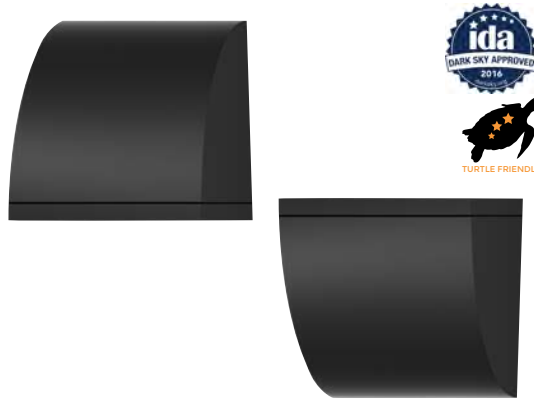
The site design makes use of existing slopes by building on flat portions of the site and maintaining steeper portions of the property in their current condition. Re-grading is limited to creating functional building access and will not require retaining walls or additional structures to stabilize or maintain.

- K. *The design successfully delineates and separates use areas, where it is desirable to do so.*

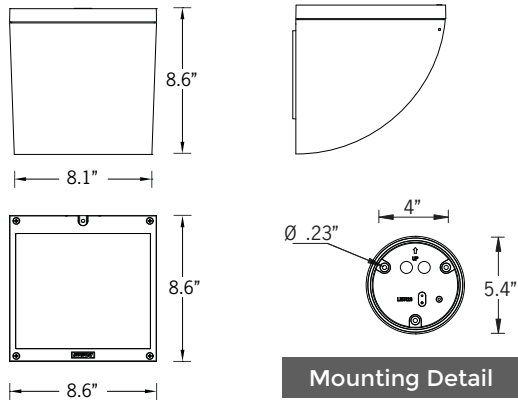
The proposed building separates the public entry from the secure portions of the site and building through the use of screening and a security fence. The site, signage, and landscape design provide features that are visible and welcoming from Highway 101 whereas the police building entries and secure parking lot have limited access and are obscured from view by heavy plantings.

- 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.



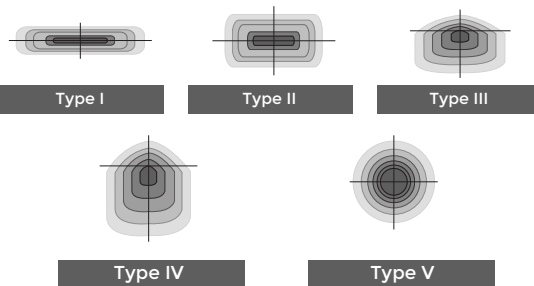
37w LED 5121 Lumens | 53w LED 7178 Lumens  
IP65 • Suitable For Wet Locations  
IK08 • Impact Resistant (Vandal Resistant)  
Weight 6.8 lbs



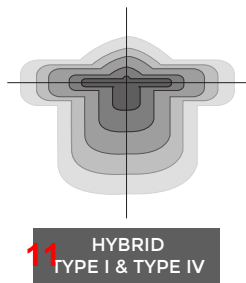
Mounting Detail

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.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



## 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 10kv surge suppressor provided with all fixtures.

### BUG Rating

B1 - U0 - G1

### 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 resistant)
- 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.

### 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)

**Rounded profile wall-mounted area downlight. Classic and practical profile affording wildlife and dirt resistant urban area lighting solutions.**

A small size quarter-cylindrical wall mounted luminaire with a selection of precision optics providing type I, II, III, IV & V light distributions for optimum spacing and perfect uniformity between light fixtures.

This light fixture has vandal proof tempered glass with specially designed silicon gaskets that allow the fixture to be mounted as an uplight, as well as downlight configurations.

Installation is made easy with a die cast aluminum wall mount casting, that is attached to the wall before securing the fixture with a single vandal resistant screw.

The lens is available in clear or lightly frosted options to suit customer requirements. Designed for the illumination of entrances, terraces, corridors and building facades. For mounting in upward or downward positions.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

## Additional Options (Consult Factory For Pricing)



SCDT  
Surface Conduit Decorative Trim

NOTE: This decorative trim does not function as a junction box. Wire connections should be made inside the luminaire



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UQU - 31343 - 37w - T2 - W30 - 02 - 120/277v - Options

UQU-31343					
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	
37w LED 5121 Lumens	M - Medium Beam 30° W - Wide Beam 56°	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	
53w LED 7178 Lumens	EW - Extra Wide Beam 112° T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution ME - Type ME Distribution		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

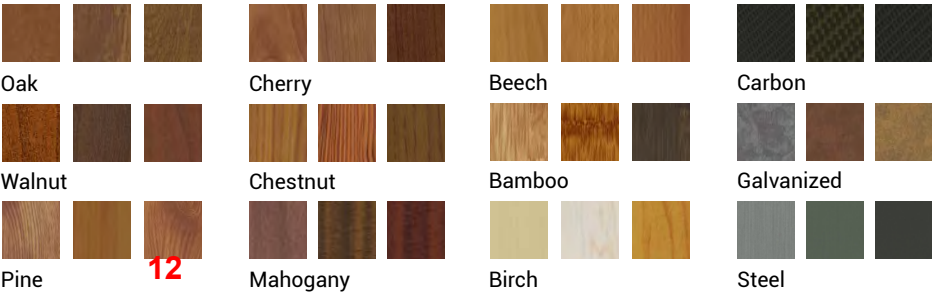
ADDITIONAL OPTIONS		

NAT - Natatorium Rated  
DIM - 0-10v Dimming  
SCDT - Surface Conduit Decorative Trim

F - Frosted Lens  
EMG - Emergency Battery Pack  
AMB - Turtle Friendly Amber LED

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



# Quarter Product Family

Exhibit A.2



Quarter 1

- UQU-31343-37w-5121lm
- UQU-31343-53w-7178lm



Quarter 2

- UQU-31401-53w-6955lm
- UQU-31401-75w-10079lm



Quarter 1

- UQU-20001-37w-5121lm
- UQU-20002-53w-7171lm
- UQU-20011-2x37w-2x5121lm
- UQU-20012-2x53w-7171lm



Quarter 2

- UQU-20021-53w-6955lm
- UQU-20022-75w-10079lm
- UQU-20031-2x53w-2x6955lm
- UQU-20032-2x75w-2x10079lm



37w LED  
5121 Lumens

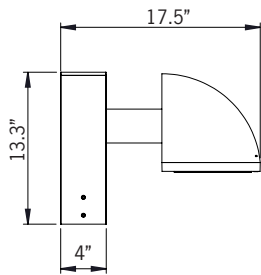
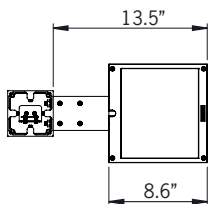
IP65  
Suitable for wet locations

IK08  
Impact Resistant [Vandal Resistant]

EPA - Contact Factory

Weight - 17.6 lbs

POLE NOT INCLUDED



## Construction

### Aluminum

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### Pre paint

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### Memory Retentive -Silicon Gasket

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### Thermal management

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### Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

### BUG Rating

Contact Factory

### 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 resistant)
- 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.

### 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)

**Modern, contemporary post top**  
**Beautiful modern urban post top in either single or twin arm configuration, offering powerful street lighting and beam performance choices.**

A modern style die-cast aluminum post top decorative quarter cylindrical luminaire with excellent downward light distribution that complies with dark sky requirements. Outstanding visual appeal and precision optical system gives very low glare rating, whilst reducing light pollution. This luminaire is available in two configurations, namely a single or double arm option to suit aesthetic design requirements.

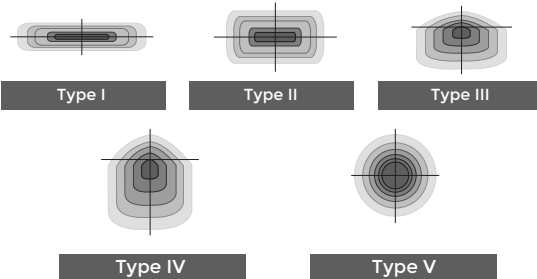
Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Stainless steel screws. Durable silicone rubber gasket and clear tempered glass. Powder paint with high corrosion resistance with chemical chromatised protection. Integral control gear. Customer specific wattages can be provided, please contact the factory for more information.

Available with a selection of dimmable integral electronic drivers, as well as a provision to install wireless lighting controls to integrate with building management systems. assembly.

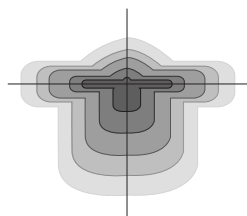
To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.



Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.

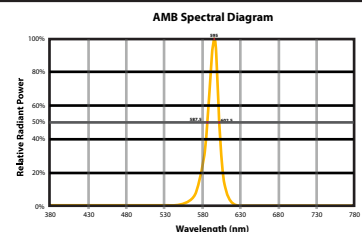


The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



14 HYBRID  
TYPE I & TYPE IV

## CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



### Narrow-Spectrum Amber LEDs

Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

PROJECT					DATE	
QUANTITY		TYPE		NOTE		

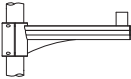
ORDERING EXAMPLE || UQU - 20001 - 37w - T2 - W30 - 02 - 120/277v - Options

UQU-20001					
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	
37w LED 5121 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - Type V Distribution ME - Type ME Distribution	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	

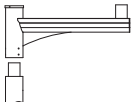
ADDITIONAL OPTIONS		

DIM - 0-10v Dimming  
NAT - Natatorium Rated  
A20491 - Root Mount Kit

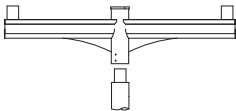
AMB Turtle Friendly Amber LED  
OS - Occupancy Sensor



A20176  
Aluminum Arm Pole Clamp



A20276  
Aluminum Single Arm



A20376  
Aluminum Double Arm

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	Walnut	Pine	Cherry	Beech	Carbon
Mahogany	Bamboo	Birch	Galvanized	Steel	



Example: Inspired by Nature Finish



# Quarter Product Family

Exhibit A.2



Quarter 1

- UQU-31344-37w-5121lm
- UQU-31392-53w-7178lm



Quarter 2

- UQU-31401-75w-7178lm
- UQU-31402-103w-13183lm



Quarter 1

- UQU-20001-37w-5121lm
- UQU-20002-53w-7171lm
- UQU-20011-2x37w-2x5121lm
- UQU-20012-2x53w-7171lm



Quarter 2

- UQU-20021-53w-6955lm
- UQU-20022-75w-10079lm
- UQU-20031-2x53w-2x6955lm
- UQU-20032-2x75w-2x10079lm

# ULA-95001

Exhibit A-2

## Light Linear LA 3 Pendant

**LIGMAN**  
LIGHTING USA



### 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 10kv surge suppressor provided with all fixtures.

#### BUG Rating

B3 - U1 - 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.

#### 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.

#### 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)

**Efficient quality linear fixture portfolio. Coordinated pendant range with multiple optics and component options.**

Light Linear LA pendant family is a range of small profile linear product that complements the Light Linear LA inground, surface wall and recessed luminaires. The pendant fixture is available with a selection of optics. This luminaire is available with RGBW color changing, as well as static white color in 2700K, 3000K and 4000K formats.

A recessing box for the Light Linear LA is available as an option for concrete pour applications. This recessing box can be shipped to the jobsite ahead of time, if requested.

The Light Linear LA is suitable for wall grazing, wall washing, column lighting and uplight applications and can be used in many applications including; commercial, historic, or modern architectural interiors and exteriors.

Two different lengths are provided allowing the luminaire installation to be tailored exactly to the architectural structure. The luminaire is provided with an integral driver. A remote driver can be provided, please contact the factory for more details. Options of clear or frosted tempered 8mm thick glass.

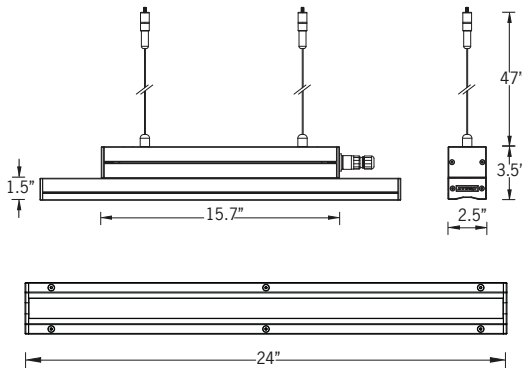
### INTEGRAL DRIVER

28w LED 2847 Lumens

IP67 • Suitable For Wet Locations

IK08 • Impact Resistant (Vandal Resistant)

Weight 8 lbs



# ULA-95001

Exhibit A-2

## Light Linear LA 3 Pendant



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || ULA - 95001 - 28w - M - W30 - 02 - 120/277v - Options

ULA-95001					
	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	<div>28w LED</div> <div>2847 Lumens</div>	<div>VN - Very Narrow 12°</div> <div>N - Narrow 14°</div> <div>M - Medium 24°</div> <div>W - Wide 44°</div> <div>E - Elliptical 18° x 35°</div>	<div>W27 - 2700K</div> <div>W30 - 3000K</div> <div>W35 - 3500K</div> <div>W40 - 4000K</div>	<div>01 - BLACK RAL 9011</div> <div>02 - DARK GREY RAL 7043</div> <div>03 - WHITE RAL 9003</div> <div>04 - METALLIC SILVER RAL 9006</div> <div>05 - MATTE SILVER RAL 9006</div> <div>06 - LIGMAN BRONZE</div> <div>07 - CUSTOM RAL</div>	<div>120/277v</div> <div>Other - Specify</div>

ADDITIONAL OPTIONS		

- DIM - 0-10v Dimming
- NAT - Natatorium Rated
- F - Frosted Lens



Project Name:

Type:

Quantity:

CATALOG NUMBER: 11703-CRX-MD-BK-27K-12-010

## FIXTURE SPECIFICATIONS

### INTENDED USE

Our architectural specification-grade linear wall-mounted light showcases signs or works of art. The fixture comes with an option to extend the length for highlighting wider works, signs or wall pieces. Constant and evenly distributed illumination from beginning to the end of runs adds value to commercial or residential settings. This indoor architectural extruded cast aluminum product with adjustable swivels is made in America.

### FEATURES

**Construction:** Extruded aluminum

**Lens:** Frosted

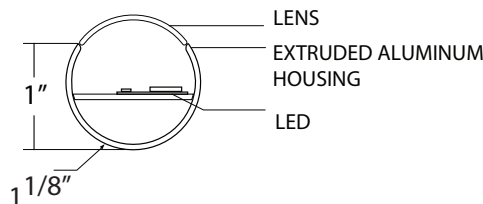
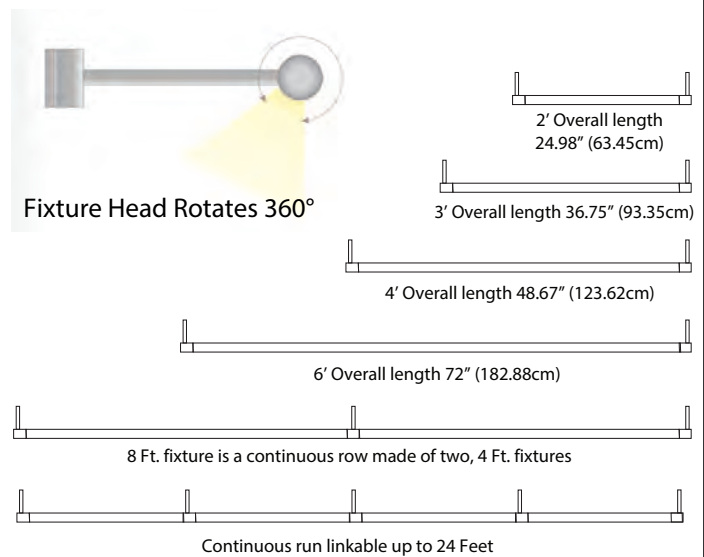
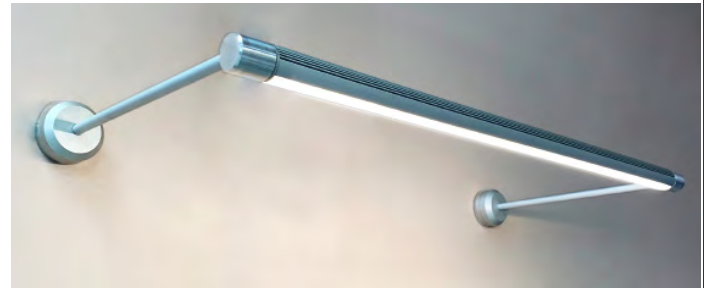
**CRI:** 90+

**Voltage:** 24V LED Fixture; 120-277V Triac, ELV, MLV and 0-10V Remote Driver

**Average Life:** 50,000 hours

**Warranty:** 5 Years Carefree for Parts & Components (Labor Not Included)

**Listings:** cETLus, Assembled in the USA, Damp Location Rated



## ORDERING INFORMATION Example: (11703-2M-27K-6-2-TEM-BA)

Model	Length	Lumens	Finish	Color Temp	Stem Length	Canopy Size	Remote Dimming Driver
11703	2 2 Foot	LO 290L / 3W / FT	BA <sup>Standard</sup> Brushed Aluminum	27K 2700K	6 6"	2 <sup>Standard</sup> 2"	TEM <sup>Standard</sup> TRIAC, ELV, MLV Dimming 100-1%
	3 3 Foot	MD 500L / 5.5W / FT		30K 3000K	12 12"	5 5"	
	4 4 Foot	HI 784L / 7W / FT	BK Black	35K 3500K	18 18"		
	6 6 Foot		WH White	40K 4000K	24 24"		
	8 <sup>1</sup> 8 Foot			50K 5000K			

**CR<sup>2</sup>** Continuous Run  
x = Length in feet

<sup>1</sup>To match length of sign

<sup>1</sup> 8 Ft. fixture is a continuous row made of two, 4 Ft. fixtures

<sup>2</sup> Continuous run linkable up to 24 Feet



## REMOTE DIMMING DRIVER SPECIFICATIONS

Driver SKU	Class	Dimensions	Dimming Capabilities	Voltage
TEM-30W	None	<b>L</b> 6.5" (165.1MM) <b>W</b> 3.63" (92.2MM) <b>H</b> 1.03" (26.2MM)	<b>TRIAC, ELV, MLV</b>	100~277V AC
TEM-60W	None	<b>L</b> 7.4" (188MM) <b>W</b> 3.63" (92.2MM) <b>H</b> 1.03" (26.2MM)	<b>TRIAC, ELV, MLV</b>	100~277V AC
TEM-96W	None	<b>L</b> 8.67" (220.2MM) <b>W</b> 3.67" (93.2MM) <b>H</b> 1.62" (41.1MM)	<b>TRIAC, ELV, MLV</b>	100~277V AC
TEM-150W	None	<b>L</b> 10.25" (260.3MM) <b>W</b> 4.06" (103.2MM) <b>H</b> 1.82" (41.1MM)	<b>TRIAC, ELV, MLV</b>	100~277V AC
TEM-192W	Class 2	<b>L</b> 11" (279.4MM) <b>W</b> 4" (101.6MM) <b>H</b> 1.82" (41.1MM)	<b>TRIAC, ELV, MLV</b>	100~277V AC
TEM-200W	None	<b>L</b> 10.25" (260.3MM) <b>W</b> 4.06" (103.2MM) <b>H</b> 1.82" (41.1MM)	<b>TRIAC, ELV, MLV</b>	100~277V AC
TEM-288W	Class 2	<b>L</b> 11.85" (300.99MM) <b>W</b> 4.25" (107.95MM) <b>H</b> 1.82" (41.1MM)	<b>TRIAC, ELV, MLV</b>	100~277V AC
TEM-300W	None	<b>L</b> 10.25" (260.3MM) <b>W</b> 4.06" (103.2MM) <b>H</b> 1.82" (41.1MM)	<b>TRIAC, ELV, MLV</b>	100~277V AC
010-60W	Class 2	<b>L</b> 12.1" (307.3MM) <b>W</b> 2.36" (60MM) <b>H</b> 1.4" (35MM)	<b>0-10V</b>	120~277V AC
010-96W	Class 2	<b>L</b> 12.1" (307.3MM) <b>W</b> 2.36" (60MM) <b>H</b> 1.4" (35MM)	<b>0-10V</b>	120~277V AC

## LADOR 9 (LD-80001)



### Product description

Integral control gear - 62x62 mm - Class I

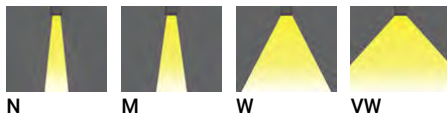


**CANNON BEACH - POLICE STATION**  
**QUANTITY: 17**  
**TYPE: H**  
**CATALOG NUMBER: LD-80001-VW-01**

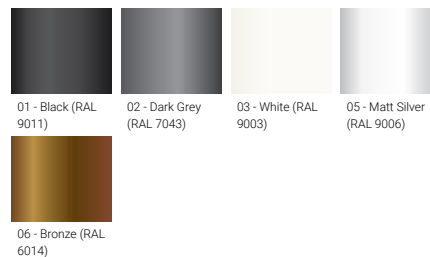
### Luminaire Structure

- 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

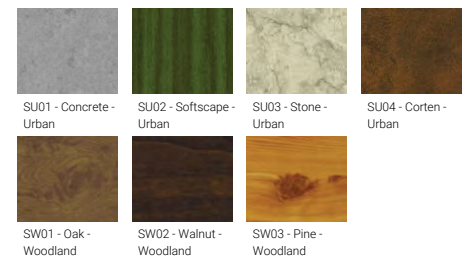
### Optic



### Product colour



### Special finishes upon request



## LADOR 9 (LD-80001)

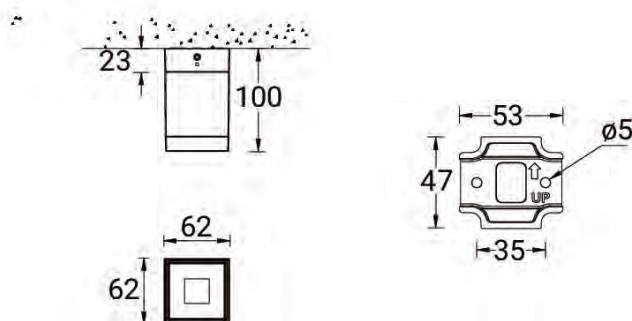
### Technical information

<b>Material</b>	Aluminium
<b>Light source</b>	1 LED
<b>Power</b>	3 W
<b>Lumen</b>	209 - 262 lm
<b>Efficacy</b>	70 - 87 lm/W
<b>Driver option</b>	Integral control gear
<b>Driver</b>	Constant current (CC)
<b>Input voltage</b>	220-240 V 50/60 Hz
<b>Optic</b>	N, M, W, VW, E

<b>Optic value</b>	10°, 16°, 32°, 70°, 42°x11°
<b>CCT / CRI</b>	3000K CRI80, 4000K CRI80
<b>Bug</b>	B0-U0-G0, B1-U0-G0
<b>ULR</b>	0%
<b>ULOR</b>	0%
<b>CIE flux code n°3</b>	100
<b>Dimming type</b>	On/Off
<b>Product colours</b>	Black, Dark Grey, White, Matt Silver, Bronze, Concrete - Urban, Softscape - Urban, Stone - Urban, Corten - Urban, Oak - Woodland, Walnut - Woodland, Pine - Woodland
<b>Weight</b>	0.7 kg

<b>Operating temperature</b>	-20 °C to 40 °C
<b>Cable</b>	One cable gland supplied with 0.2 m of 3x1.0 sqmm outdoor cable
<b>Through wiring</b>	Single cable entry
<b>Lens / Reflector / Optic</b>	Clear toughened glass, High-efficiency PMMA lens
<b>MacAdam Ellipse</b>	3 SDCM
<b>Lifetime L90B10 (hours)</b>	> 120,000
<b>Lifetime L80B10 (hours)</b>	> 120,000
<b>Lifetime L80B50 (hours)</b>	> 120,000

LD-80001



# CANNON BEACH - POLICE STATION

- A. COVER SHEET

B. SITE ANALYSIS DIAGRAM

C. SITE PHOTOGRAPHS
- D. SITE DEVELOPMENT PLAN

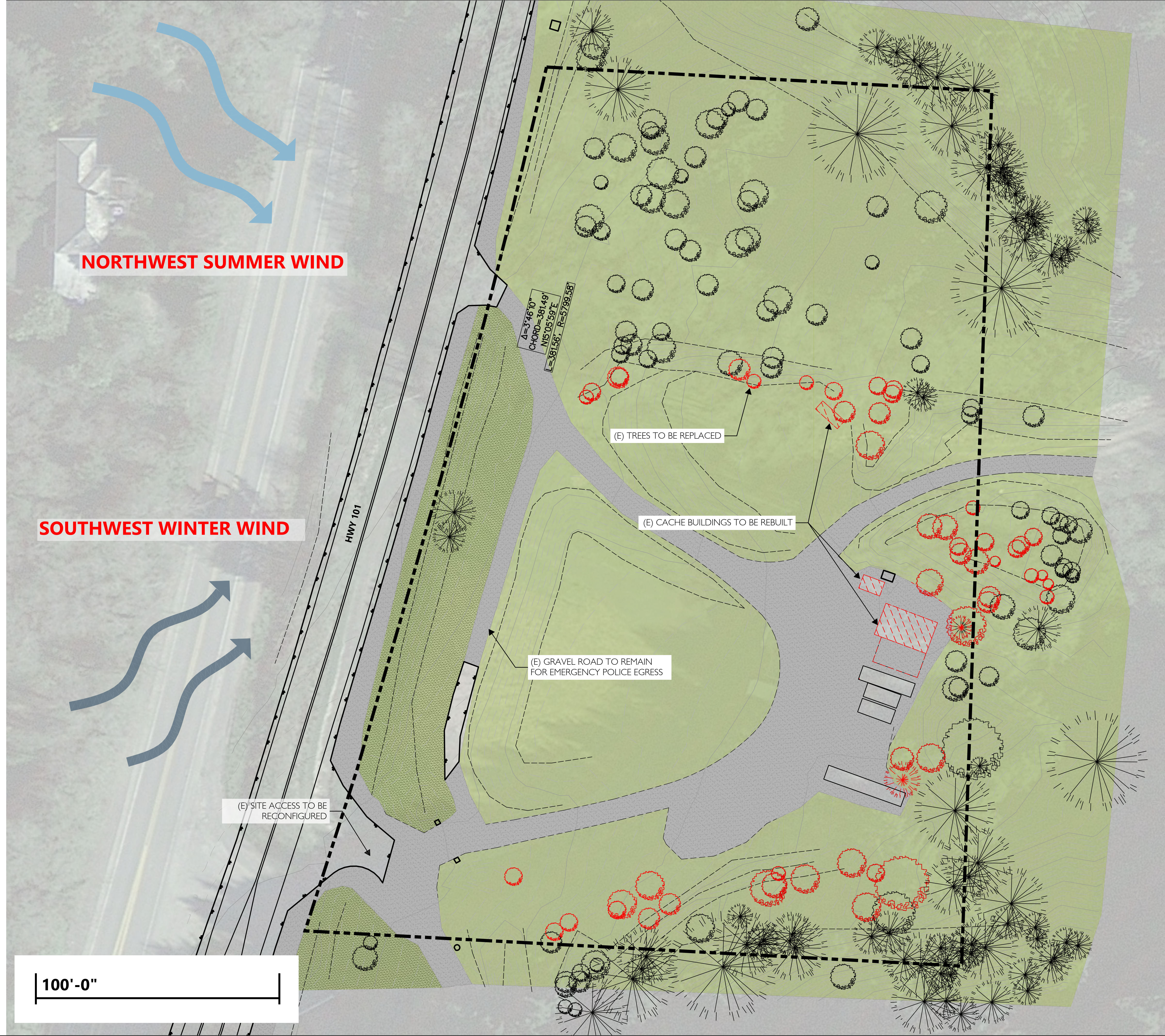
E. LANDSCAPE PLAN

F. ARCHITECTURAL DRAWINGS
- G. ARCHITECTURAL MODEL (DIGITAL RENDERINGS)

H. ENERGY CONSERVATION MEASURES

I. PROPERTY SURVEY







EXISTING GARAGE TO BE REMOVED



EXISTING CACHE SITE STRUCTURES TO REMAIN



EXISTING LOGGING ACCESS GATE



EXISTING SOUTH SITE ACCESS



ACCESS DRIVE TO PUBLIC WORKS LAND

AREA OF SITE = 145,038 SF

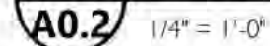
AREA OF BUILDING = 5,270  
PERCENTAGE OF SITE COVERED BY BUILDING = 4%

TOTAL NUMBER OF PARKING SPACES = 40 ON SITE PARKING SPACES (24  
SECURE PARKING STALLS + 16 PUBLIC STALLS)  
PERCENTAGE OF SITE COVERED BY PARKING = 9% (12,685 SF)

PERCENTAGE OF SITE COVERED BY NATURAL MATERIALS = 65% (94,948 SF)  
PERCENTAGE OF SITE COVERED BY PAVING / ASPHALT = 22% (32,135 SF)

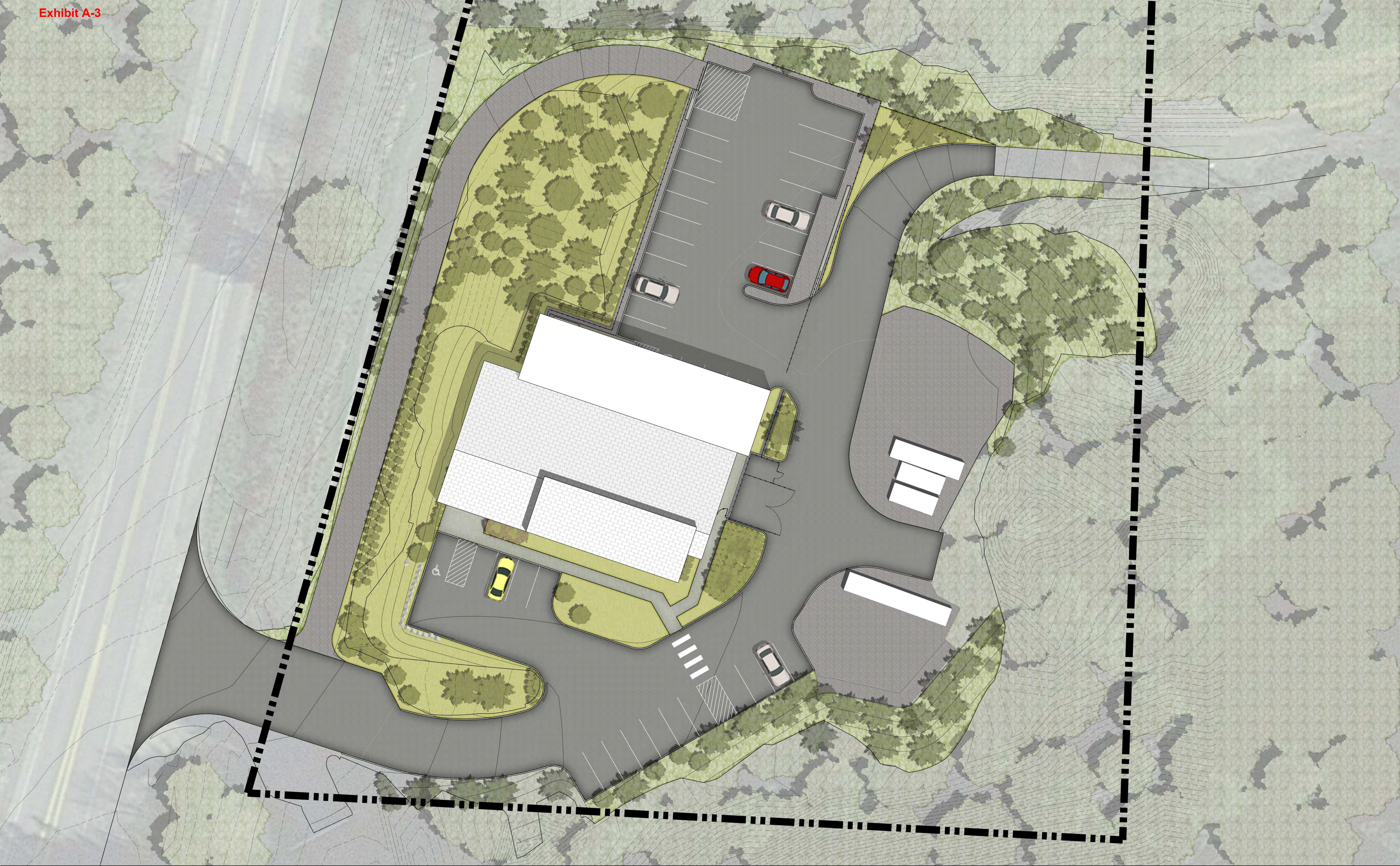


50'-0"















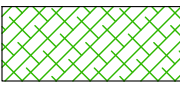
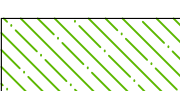





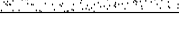
## SITE DETAILS





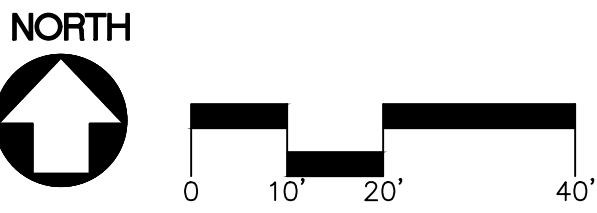


LANDSCAPE LEGEND AND INFORMATION

SYMBOL	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	37	ACER CIRCINATUM	VINE MAPLE (TREE FORM)	2" CAL B&B 3 GAL	IN PARKING & AT ENTRY IN RESTORATION AREAS
	7	ALNUS RUBRA	RED ALDER	1.5" CAL B&B	
	45	PICEA SITCHENSIS	SITKA SPRUCE	3' HT. B&B	
	16	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	3' HT. B&B	
	10	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	3' HT. B&B	
SHRUBS					
	113	GAULTHERIA SHALLON	SALAL	1 GAL	
	56	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	
	10	RUBUS PAVIFLORUS	THIMBLEBERRY	1 GAL	
	17	SAMBUCUS RACEMOSA	RED ELDERBERRY	3 GAL	
	39	SYMPHORICARPUS ALBUS	COMMON SNOWBERRY	2 GAL	
	43	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
	6	VIBURNUM EDULE	HIGHBUSH CRANBERRY	2 GAL	
GROUNDCOVER, GRASSES AND PERENNIALS					
	220	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL 2" O.C.	
	580	MAHONIA NERVOSA	DULL OREGON GRAPE	1 GAL 2" O.C.	
	47	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	
	12,183 SF	SUNMARK NATIVE EC MIX		1 LB / 1000 S.F.	
		Hordeum brachyantherum	Meadow Barley	10%	
		Bromus carinatus	California Brome	10%	
		Festuca rubra rubra	Native Red Fescue	30%	
		Deschampsia cespitosa	Tufted Hairgrass	25%	
		Agrostis exarata	Spike Bentgrass	25%	
	13,237 SF	SUNMARK WOODLANDS MIX		25 LB / 1000 S.F.	
		Rosa nutkana	Nootka Rose	10%	
		Symphoricarpos alba	Common Snowberry	10%	
		Cornus sericea	Redosier Dogwood	22%	
		Amelanchier alnifolia	Saskatoon Serviceberry	5%	
		Mahonia repens	Creeping mahonia	8%	
		Sambucus racemosa	Red Elderberry	15%	
		Alnus rubra	Red Alder	15%	
		Holiduscus discolor	Oceanspray	15%	
LEGEND					
		BASALT BOULDERS			
		EXISTING TREES			
		GRAVEL EDGING AROUND BUILDING			

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. PROVIDE TEMPORARY IRRIGATION UNTIL PLANTS ARE ESTABLISHED AND LATER USE AROUND THE BUILDING DURING EXTENDED SUMMER HEAT.
3. PLACE BARK MULCH AROUND NEW PLANTS AND LARGE GROUNDCOVER PLANTING AREAS.
4. REMOVE ALL INVASIVE MATERIAL ESPECIALLY HIMALAYAN BLACKBERRIES EVERYWHERE IN DEVELOPMENT AREAS.
5. SEE SHEET L2 FOR PLANTING NOTES AND DETAILS.
6. PROVIDE TREE PROTECTION FOR EXISTING TREES TO REMAIN PER ARBORIST AND CITY RECOMMENDATIONS.



TREES



ACER CIRCINATUM:  
VINE MAPLE



ALNUS RUBRA:  
RED ALDER



PICEA SITCHENSIS:  
SITKA SPRUCE



PINUS CONTORTA VAR. CONTORTA:  
SHORE PINE



TSUGA HETEROPHYLLA:  
WESTERN HEMLOCK

SHRUBS



GAULTHERIA SHALLON:  
SALAL



MAHONIA AQUIFOLIUM:  
OREGON GRAPE



RUBUS PAVIFLORUS:  
THIMBLEBERRY



SAMBUCUS RACEMOSA:  
RED ELDERBERRY



VACCINIUM OVATUM:  
EVERGREEN HUCKLEBERRY



VIBURNUM EDULE:  
HIGHBUSH CRANBERRY



SYMPHORICARPUS ALBUS:  
COMMON SNOWBERRY

GROUND COVER



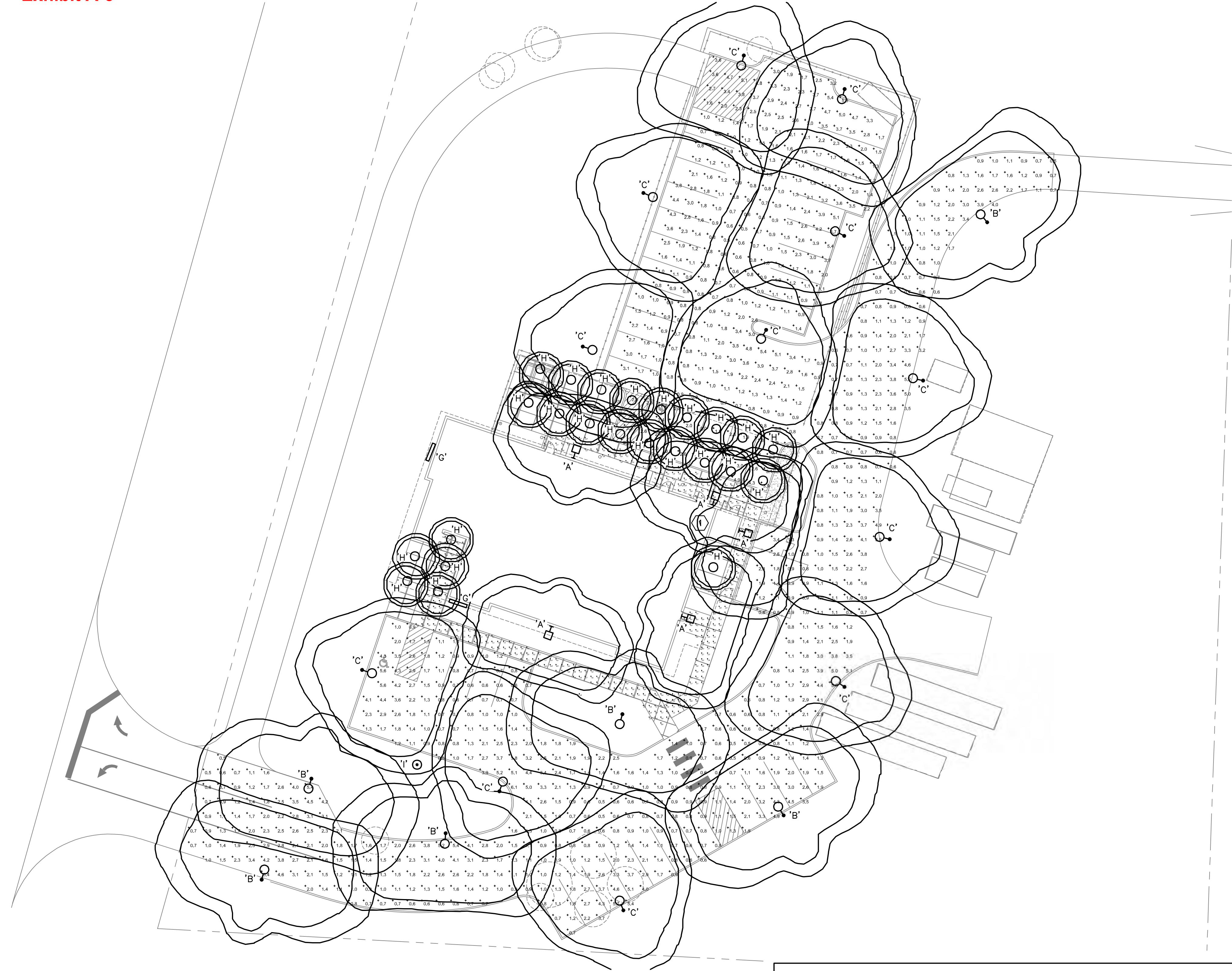
MAHONIA NERVOSA:  
DULL OREGON GRAPE



ARCTOSTAPHYLOS UVA-URSI:  
KINIKINNICK



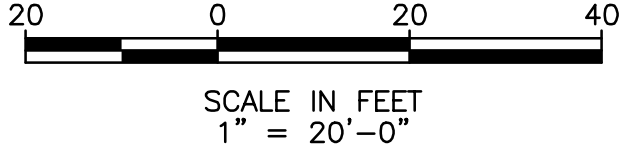
POLYSTICHUM MUNITUM:  
WESTERN SWORD FERN



NOTES THIS SHEET

1 LIGHTING CONTROLLER TO BE INSTALLED IN BUILDING. SEE SHEET E1.2 FOR LOCATION OF CONTROLLER ON LIGHTING FLOOR PLAN.

1 SITE PLAN - LIGHTING  
E2.1 SCALE: 1" = 20'-0"



SCALE IN FEET  
1" = 20'-0"

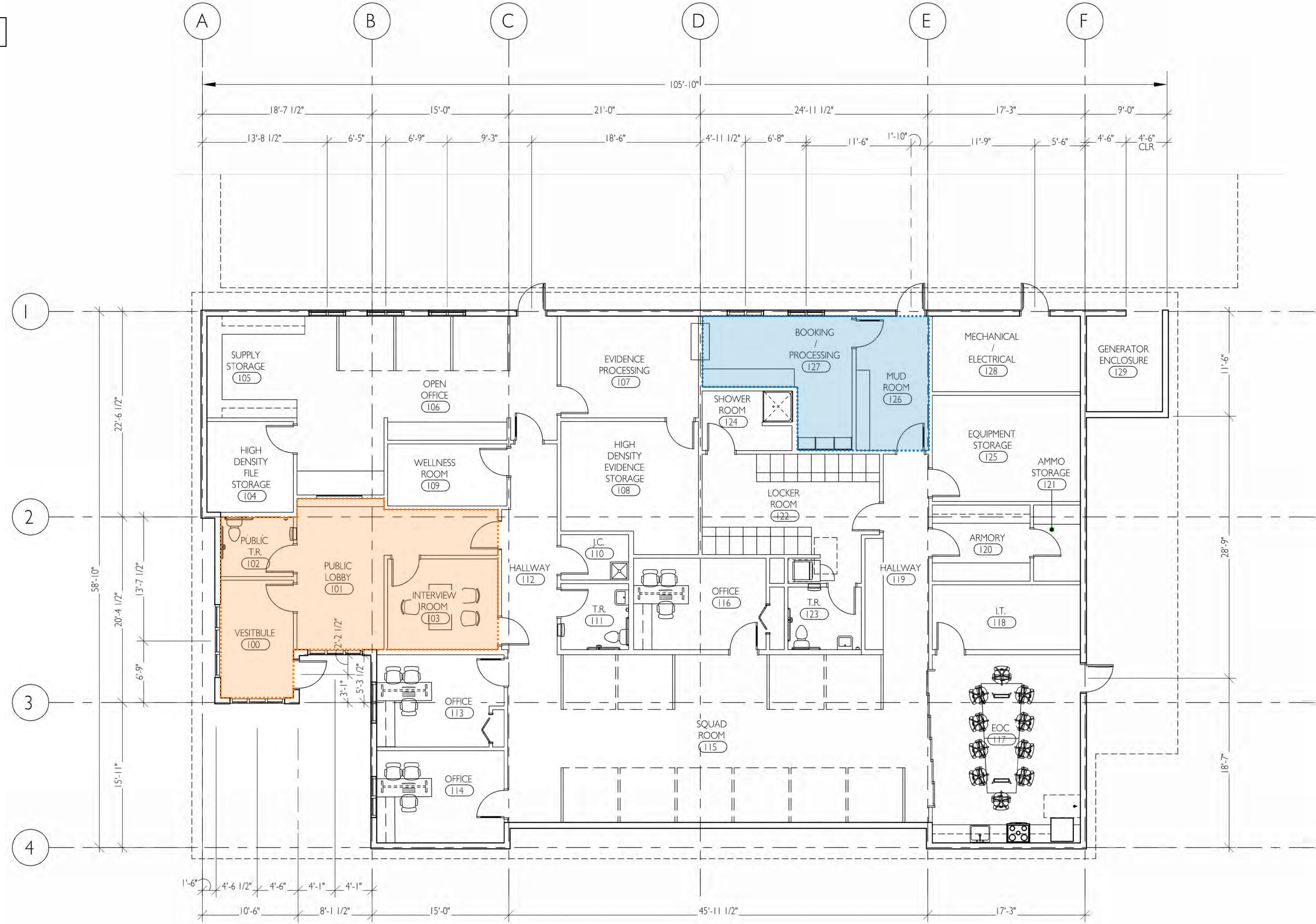
LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP	WATTAGE
A	WALL MOUNT LED LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 5121 LM, 80 CRI, 0-10 DIMMING, B1-U0-G1, FROSTED LENS, MARINE GRADE BODY & HARDWARE, TYPE 3 DISTRIBUTION, 10KV SURGE SUPPRESSOR, MOUNT 9.5' ABOVE GROUND, DIM BY 15%	LIGMAN LIGHTING OR APPROVED EQUAL	UQU-31343-37W-W-W30-01-120/277V-DIM-F	LED	37 W
B	POST TOP LED AREA LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 5121 LM, 80 CRI, 0-10 DIMMING, B2-U0-G0, MARINE GRADE BODY & HARDWARE, TYPE 3 DISTRIBUTION, 10KV SURGE SUPPRESSOR	LIGMAN LIGHTING OR APPROVED EQUAL	UQU-20001-37w-T3-W30-01-120/277V-DIM-F	LED	37 W
C	POST TOP LED AREA LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 5121 LM, 80 CRI, 0-10 DIMMING, B2-U0-G0, MARINE GRADE BODY & HARDWARE, TYPE 4 DISTRIBUTION, 10KV SURGE SUPPRESSOR	LIGMAN LIGHTING OR APPROVED EQUAL	UQU-20001-37w-T4-W30-01-120/277V-DIM-F	LED	37 W
POLE	11' ROUND STRAIGHT ALUMINUM POLE, 5" SHAFT DIAMETER, 0.188" THICK, 2.99? x 3.5? TENON BLACK POWDER COAT FINISH, DIE-CAST BASE COVER, MOUNT ON CEMENT BASE 3' ABOVE GRADE	LIGMAN LIGHTING OR APPROVED EQUAL	APD-RSA-5018-11'-5" DIA .188"-SC76-01	-	-
D	2' LINEAR PENDANT LED LUMINAIRE, WHITE POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 2847 LM, 80 CRI, 0-10 DIMMING, FROSTED LENS, B3-U1-G0, MARINE GRADE BODY & HARDWARE, WIDE DISTRIBUTION, 10KV SURGE SUPPRESSOR, 47" SUPPORT CORDS, HANG 9.5' ABOVE FLOOR	LIGMAN LIGHTING OR APPROVED EQUAL	ULA-95001-28W-W-W30-03-120/277V-DIM-F	LED	28 W
G	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
H	OUTDOOR SURFACE MOUNT CEILING LUMINAIRE, BLACK POWDER COAT FINISH, 2700K CCT, 120V INPUT, 222 LM, VERY WIDE DISTRIBUTION, B0-U0-G0, FROSTED TOUGHENED GLASS, HIGH CORROSION RESISTANCE	LIGMAN LIGHTING OR APPROVED EQUAL	ULD-80001-4W-VW-W30-01-120V-F	LED	4 W
I	TOP-DOWN FLAGPOLE "STARGAZER" LED DOWNLIGHT LUMINAIRE, BLACK FINISH, 3000K CCT, 1005 LM, 90 CRI, B0-U0-G0, MARINE GRADE POWER SUPPLY (120V INPUT) DRIVER TO BE LOCATED <150' FROM LIGHT POLE	EAGLE MOUNTAIN OR APPROVED EQUAL	SG-3K-IHR-BLK-M-BLK-60 POWER SUPPLY: SG-MG-DRIVER	LED	13 W

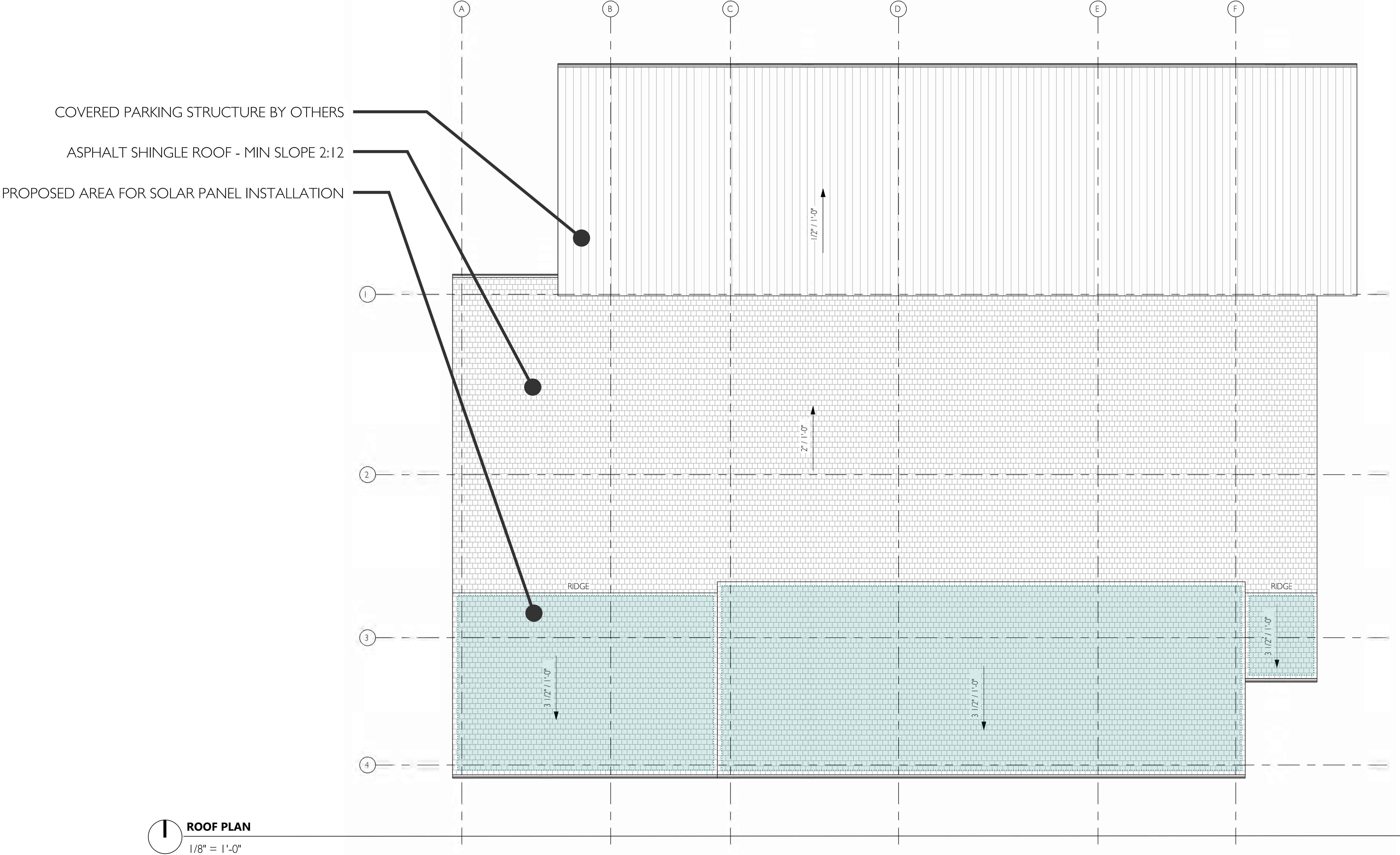
BUILDING TOTAL: 5,270 SF

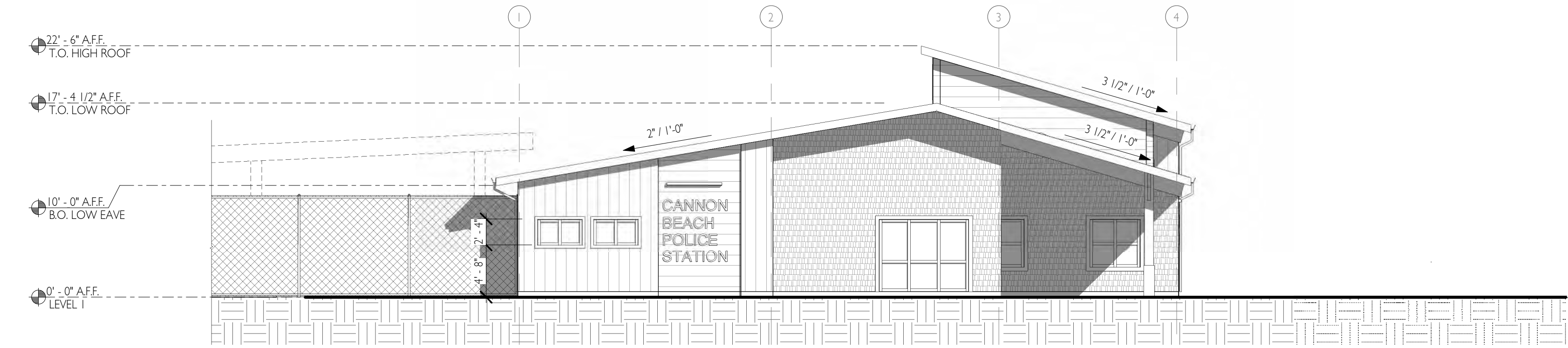
SECURE ENTRY

OPEN TO PUBLIC



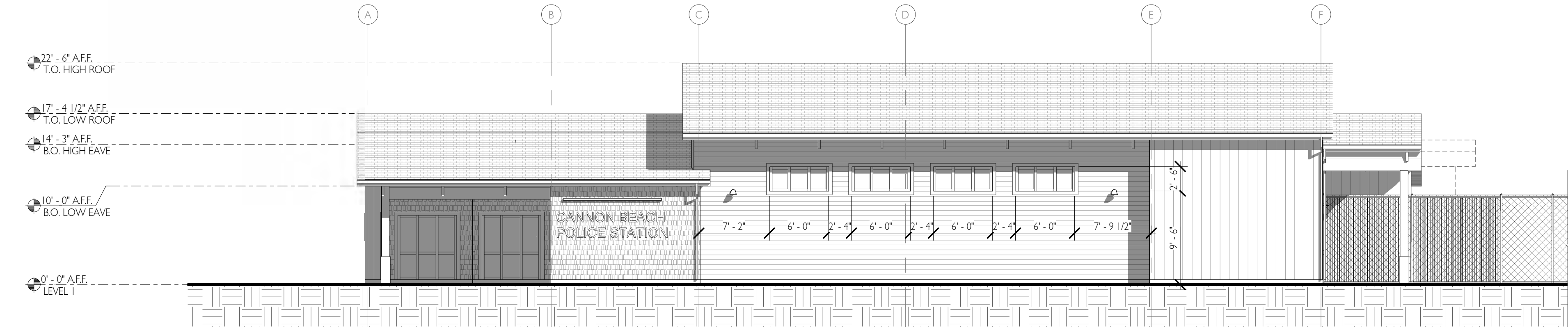
**FLOOR PLAN**  
1/8" = 1'-0"





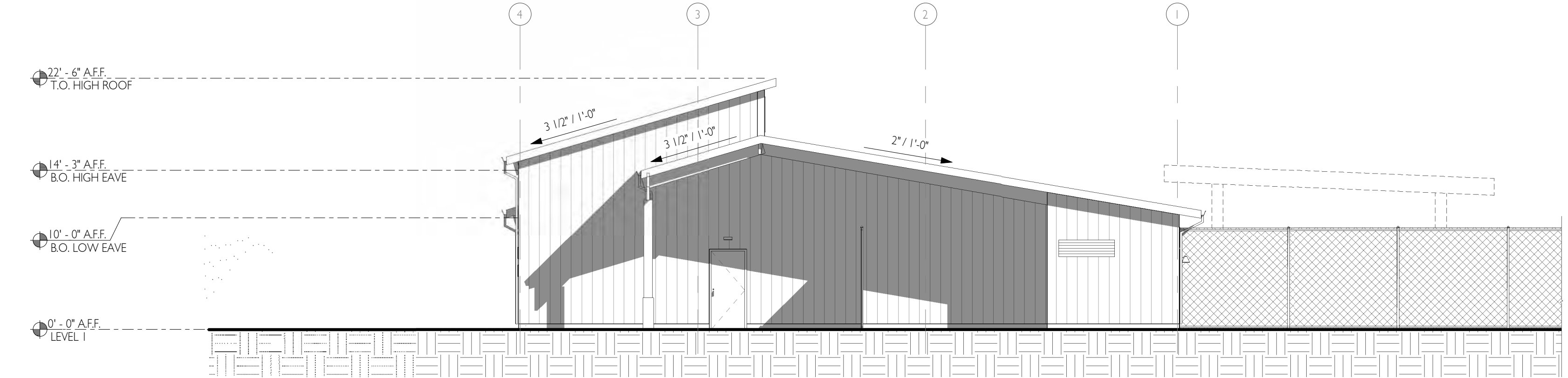
WEST ELEVATION

1/8" = 1'-0"



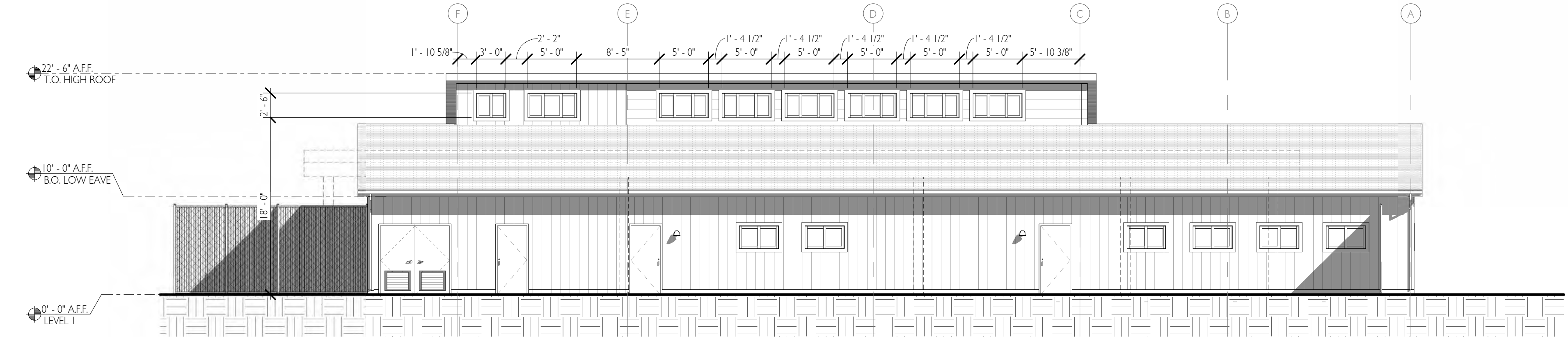
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

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	VERTICAL CEDAR SIDING	TBD	TBD	UNTREATED / NATURAL	
	SHK-1	CEDAR SHAKE	TBD	TBD	UNTREATED / NATURAL	
	WD-1	WOOD BASE	TBD	TBD	STAINED	

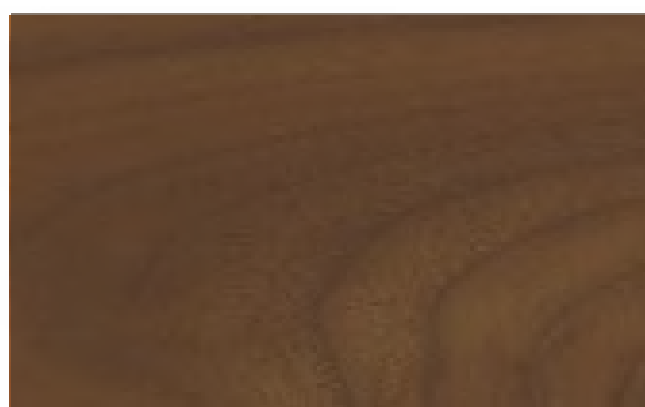
VERTICAL CEDAR SIDING -  
NATURAL FINISH



CEDAR SHAKE -  
NATURAL FINISH



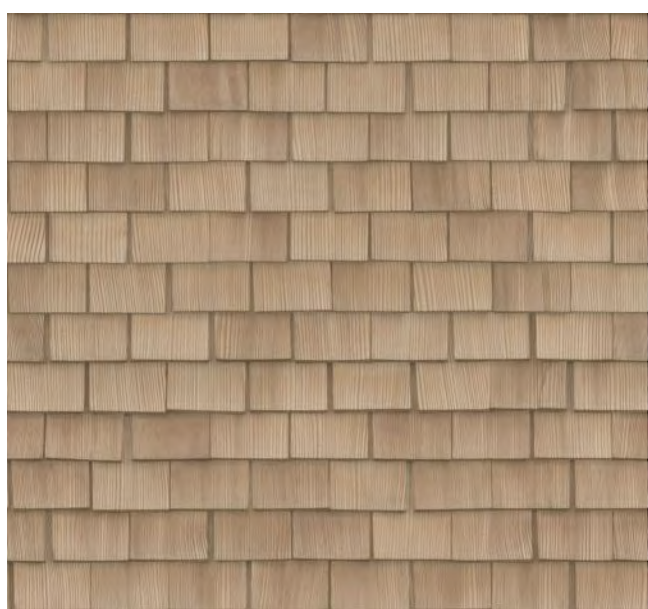
WINDOW FRAME + FASCIA  
DARK BROWN STAIN



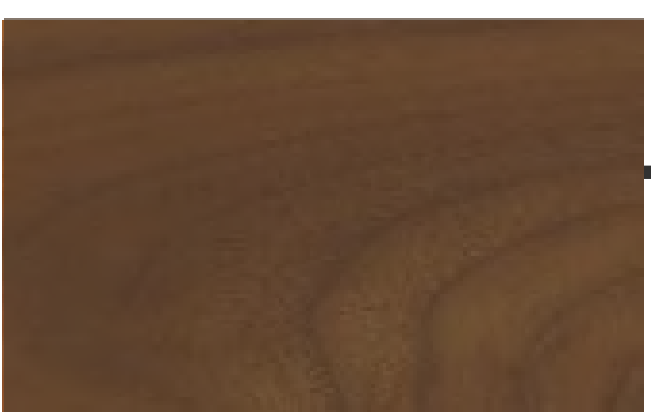
HORIZONTAL CEDAR SIDING  
- NATURAL FINISH



CEDAR SHAKE -  
NATURAL FINISH



WINDOW FRAME + FASCIA  
DARK BROWN STAIN



VERTICAL CEDAR SIDING -  
NATURAL FINISH



ASPHALT  
SHINGLE ROOF



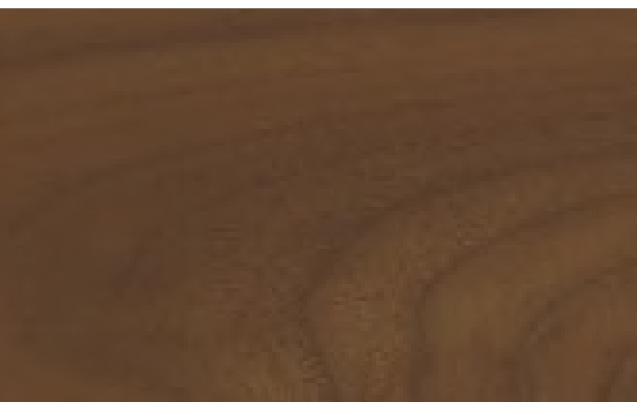
HORIZONTAL CEDAR SIDING  
- NATURAL FINISH



CEDAR SHAKE -  
NATURAL FINISH



WINDOW FRAME + FASCIA  
DARK BROWN STAIN



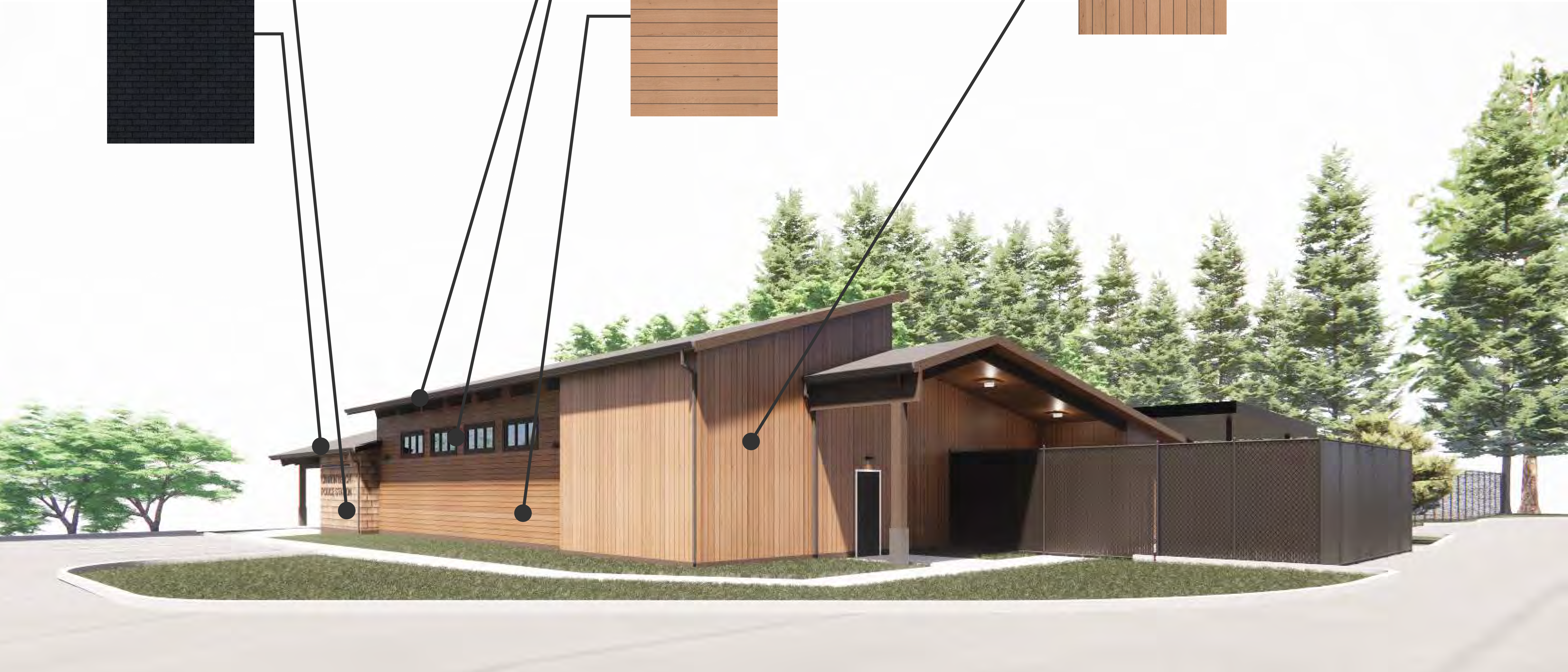
HORIZONTAL CEDAR SIDING  
- NATURAL FINISH



VERTICAL CEDAR SIDING -  
NATURAL FINISH



ASPHALT  
SHINGLE ROOF





#### BUILDING MOUNTED SIGNAGE

- BLACK LETTERS @ 12"
- SIGNAGE TO BE LIT FROM ABOVE BY CANOPY LIGHT --SEE LIGHTING PLANS FOR ADDITIONAL INFORMATION
- VISIBLE AT DISTANCE OF 300' +/- ACCORDING TO INFORMATION PROVIDED BY THE UNITED STATES SIGN COUNCIL (USSC)





SECURE PARKING LOT AND POLICE BUILDING ACCESS



# ENERGY CONSERVATION STRATEGIES & MEASURES

## SITE

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

## BUILDING

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

## INTERIOR LIGHTING

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

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

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

## PLUMBING

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

## RENEWABLE ENERGY

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

### PROJECT GOALS:

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

*Provide renewable energy via solar panels*

*Prevent waste through construction diversion and recycling materials*

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

*Use energy efficient systems*

*Limit reliance on fossil fuels*

# TOPOGRAPHIC SURVEY

PORTIONS OF THE SE1/4 AND THE SW1/4 OF THE NW1/4  
OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 10 WEST,  
WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON

HORIZONTAL DATUM (BASIS OF BEARINGS):

OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011) BASED ON GPS OBSERVATIONS.  
DISTANCES SHOWN HEREON ARE GROUND DISTANCES, INTERNATIONAL FEET, SCALED ABOUT CONTROL  
POINT NO. 1. TO CONVERT TO GRID DISTANCES MULTIPLY BY THE COMBINED FACTOR OF  
0.999967147.

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON GPS OBSERVATIONS  
PROCESSED THROUGH THE ONLINE POSITIONING USER SERVICE (OPUS).

CONTROL POINTS TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	819733.71	7321191.28	96.39	SET 5/8" REBAR W/ RPC STAMPED "SF LANDS CONTROL"
2	820075.10	7320936.27	50.77	SET MAG NAIL W/ WASHER STAMPED "SF LANDS CONTROL"
3	819584.09	7320787.32	68.57	SET MAG NAIL W/ WASHER STAMPED "SF LANDS CONTROL"
4	819299.40	7320864.13	96.47	SET 5/8" REBAR W/ RPC STAMPED "SF LANDS CONTROL"
5	819729.06	7321044.25	79.41	SET 60D NAIL
6	819854.90	7321328.06	103.73	SET HUB AND TACK
7	819936.18	7321405.67	98.60	SET HUB AND TACK
8	820054.54	7321127.20	74.46	SET HUB AND TACK
9	820088.18	7321199.04	74.66	SET 60D NAIL

FOUND MONUMENTS TABLE	
POINT NO.	DESCRIPTION
100	FOUND 5/8" IR W/ YPC STAMPED "WAGNER PLS 1373" DOWN 0.3'
101	FOUND 5/8" IR W/ YPC STAMPED "HLB + ASSOC INC" FLUSH
102	FOUND 5/8" IR W/ YPC STAMPED "HLB + ASSOC INC" DOWN 0.1'
103	FOUND 5/8" IR W/ YPC
104	FOUND 1/2" IRON PIPE UP 0.1'
105	FOUND 5/8" IR W/ YPC STAMPED "K FOESTE LS 849" DOWN 0.1'
106	FOUND 5/8" IR W/ RPC STAMPED "CRITES LS 1887" DOWN 0.3'
107	FOUND 5/8" IR W/ RPC STAMPED "CRITES LS 1887" FLUSH
108	FOUND 5/8" IR NO CAP UP 0.2'
109	FOUND 5/8" IR W/ YPC STAMPED "WAGNER PLS 1373" UP 0.2'
110	FOUND 5/8" IR W/ YPC STAMPED "HLB + ASSOC INC" UP 0.2' BENT SLIGHTLY W
111	FOUND 5/8" IR W/ RPC STAMPED "CRITES LS 1887" UP 0.1' W/ WITNESS POST 2.6" N
112	FOUND 5/8" IR W/ YPC STAMPED "K FOESTE LS 849" DOWN 0.1' W/ WITNESS POST
113	FOUND 5/8" IR NO CAP UP 0.5' W/ 4X4 WOOD POST
114	FOUND 5/8" IR W/ RPC STAMPED "CRITES LS 1887" UP 0.1' W/ T-POST WITNESS
115	FOUND 5/8" IR W/ YPC STAMPED "K FOESTE LS 849" UP 0.2' IN ROOT OF 48" TREE STUD
116	FOUND 5/8" IR W/ YPC STAMPED "K FOESTE LS 849" UP 0.2'
117	FOUND 5/8" IR W/ RPC STAMPED "CRITES LS 1887" FLUSH
118	FOUND 1" IR NO CAP W/ 4X4 WOOD POST
120	FOUND 3/4" IRON PIPE UP 0.1'
123	FOUND 5/8 IR NO CAP

LEGEND:

	BUILDING
	BUILDING OVERHANG
	ROAD STRIPING
	EDGE OF PAVEMENT
	EDGE OF CONCRETE
	EDGE OF GRAVEL
	EDGE OF LANDSCAPING
	EDGE OF WATER
	WATER
	STORM SEWER
	OVERHEAD POWER
	SANITARY SEWER
	MAJOR CONTOUR
	MINOR CONTOUR
	BUILDING HATCH
	CONCRETE HATCH
	GRAVEL HATCH
	CENTERLINE
	RIGHT OF WAY
	BOUNDARY LINE
	EASEMENT
	LOT/PARCEL LINE
	SECTION LINE
	FOUND MONUMENT NO. 1
	FOUND MONUMENT - SEE MAP
	CONTROL POINT - SEE MAP
	MAILBOX
	SIGN
	BOLLARD
	FENCE GATE POST
	POWER METER
	POWER POLE
	POWER TRANSFORMER
	POWER POLE W/ LIGHT
	POWER VAULT
	POWER JUNCTION BOX
	GUY ANCHOR
	POWER CABINET
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	STORM CATCH BASIN
	STORM MANHOLE
	STORM CULVERT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	TELEPHONE RISER
	TELEPHONE MANHOLE
	TELEPHONE VAULT
	IRRIGATION CONTROL VALVE
	UNKNOWN JUNCTION BOX
	TREE - DECIDUOUS
	TREE - CONIFER

NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKET 23176395. 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.
2. FIELD WORK WAS COMPLETED ON JULY 17, 2023.
3. STORM DRAINAGE AND SANITARY SEWER PIPE SIZES AND MATERIALS WERE DERIVED FROM DIRECT OBSERVATION WHERE POSSIBLE.
4. THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION CONTAINED IN OUTLITMACH DEED RECORDED IN BOOK 742, PAGE 935, CONVEYING OWNERSHIP FROM CLATSOP COUNTY TO THE CITY OF CANNON BEACH. MONUMENTS FOUND PER CS 12933 AND CS 10615 DEFINE TO SUBJECT PROPERTY. THE RIGHT OF WAY LINES OF HEWLECK, SITKA, AND KENAI STREETS ARE DETERMINED BY MONUMENTS FOUND PER CS 11762 AND CS 10500. STATE HIGHWAY 101 WAS RETRACED PER MAPS 6B--3-2 AND 7B--5-16.
5. TITLE EXCEPTIONS ARE BASED ON OWNERSHIP AND ENCUMBRANCES REPORT ORDER NO. 360423002854, PREPARED BY TICOR TITLE COMPANY OF OREGON, EFFECTIVE DATE JULY 28, 2023.
6. TITLE EXCEPTION NO. 5 & NO. 6 RESTRICT HIGHWAY ACCESS, EXCEPT FOR A 35' WIDE ACCESS ALLOWED AT STATION 362+30, AS SHOWN HEREON.

LEGAL DESCRIPTION:

PER OWNERSHIP AND ENCUMBRANCES REPORT ORDER NO. 360423002654, PREPARED BY TICOR TITLE COMPANY OF OREGON, EFFECTIVE DATE JULY 28, 2023.

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN, COUNTY OF CLATSOP, STATE OF OREGON, AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT CERTAIN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED JUNE 17, 1946 IN BOOK 186, PAGE 147, CLATSOP COUNTY RECORDS, THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF NORTHWEST  
EAST OF THE SOUTH LINE OF THIRD STREET OF THE PLAT OF SYLVAN PARK;

THENCE EAST 50 FEET, MORE OR LESS, TO A LINE WHICH IS PARALLEL TO AND 70 FEET EASTERLY OF THE CENTERLINE OF THE RELOCATED OREGON COAST HIGHWAY AND THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING EAST 350 FEET, MORE OR LESS, TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID PROPERTY;

THENCE NORTH ALONG THE EASTERLY LINE OF SAID PROPERTY 480 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID PROPERTY:

THENCE SOUTHERLY PARALLEL TO AND 70 FEET EASTERLY OF SAID CENTERLINE TO THE POINT OF BEGINNING.

<div style="text-align: center;">  <p><b>S&amp;F Land Services</b></p> <p><u>PORTLAND, VANCOUVER, BEND, SEASIDE</u></p> <p>1725 N ROOSEVELT DR. STE B, SEASIDE, OR 97138 (503) 738-3425</p> </div>					
<div style="display: flex; justify-content: space-between;"> <span>WWW.SFLANDS.COM</span> <span>EMAIL: INFO@SFLANDS.COM</span> </div>					
DATE	JOB NO.	FIELD	DRAWN	CHECKED	
AUGUST 3, 2003	2003-00013				

SURVEY FOR:  
CITY OF CANNON BEACH  
RED PLAINS PROFESSIONAL  
PORTIONS OF THE SE1/4 AND THE SW1/4 OF  
THE NW1/4 OF SECTION 6  
TOWNSHIP 4N., RANGE 10W., W.M.  
CLATSOP COUNTY  
OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON

JUNE 08, 2009  
MATTHEW J. FAULKNER

75618LS  
RENEWS: 12/31/23



**CANNON BEACH COMMUNITY DEVELOPMENT**

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

April 1, 2024

Leslie Jones  
CIDA Inc.  
15895 SW 72<sup>nd</sup> St.  
Portland, OR 97224

RE: Completeness Determination for Design Review at TL#41006BC000200 (File: DRB 24-10)

Dear Ms. Jones:

Your application for Design Review of a new Police Station at TL#41006BC000200 was received on March 21, 2024 and found to be complete on April 1, 2024. The City has 120 days to exhaust all local review, that period ends on Tuesday, July 30, 2024. The first evidentiary hearing for this application will be held on Thursday, April 18, 2024 at 6:00pm, you may participate in person or by Zoom.

The materials received with this application include:

- Design Review application
- Project narrative
- 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](mailto:stclair@ci.cannon-beach.or.us) if you have questions regarding this application matters.

Sincerely,

Robert St. Clair  
Planner