



DESIGN REVIEW BOARD

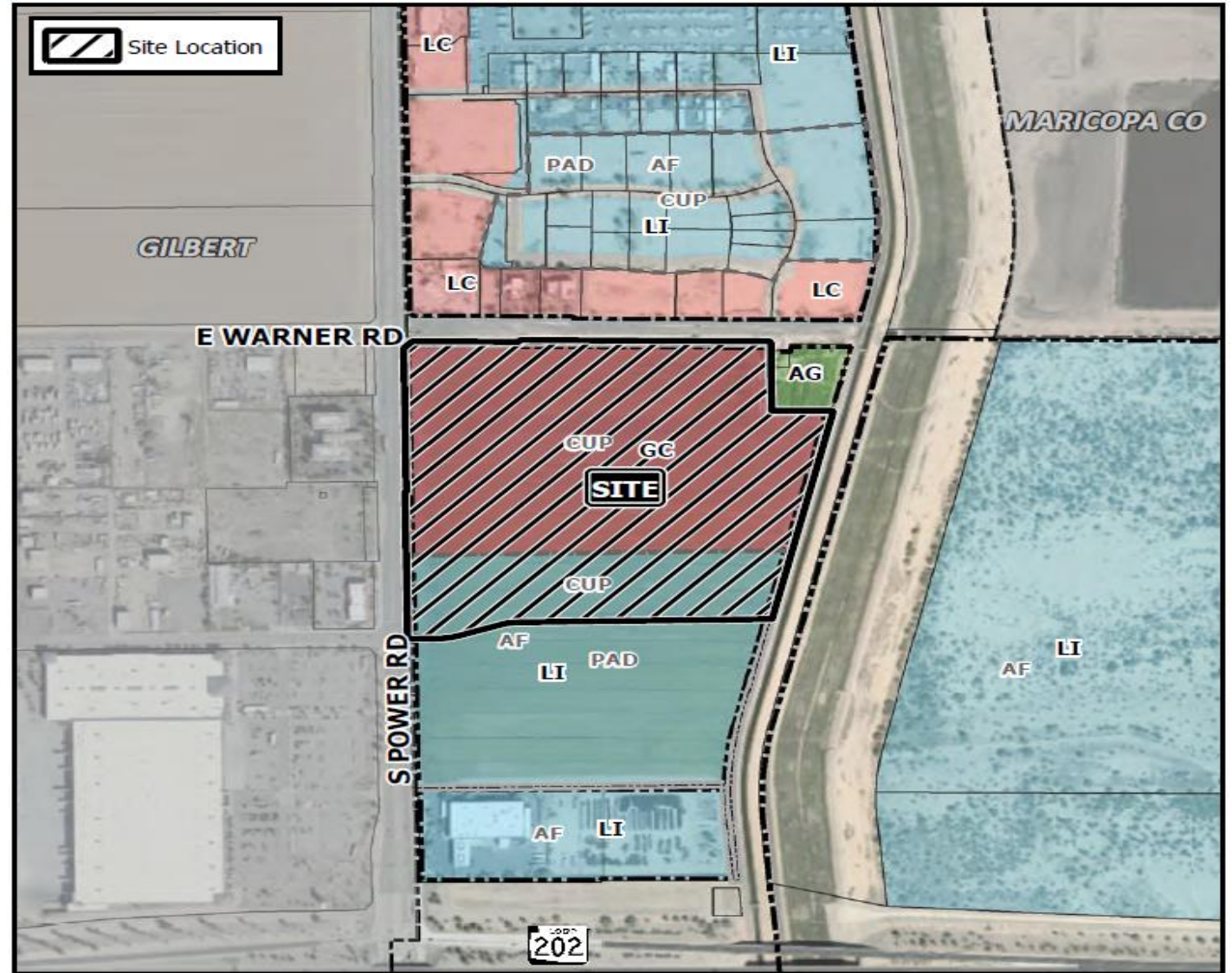
October 13, 2020



DRB20-00607

Location

- South of Warner Road
- East of Power Road





Request

- Design Review

Purpose

- Wave Lagoon
- Gym
- Restaurant/Commercial buildings

Site Photos



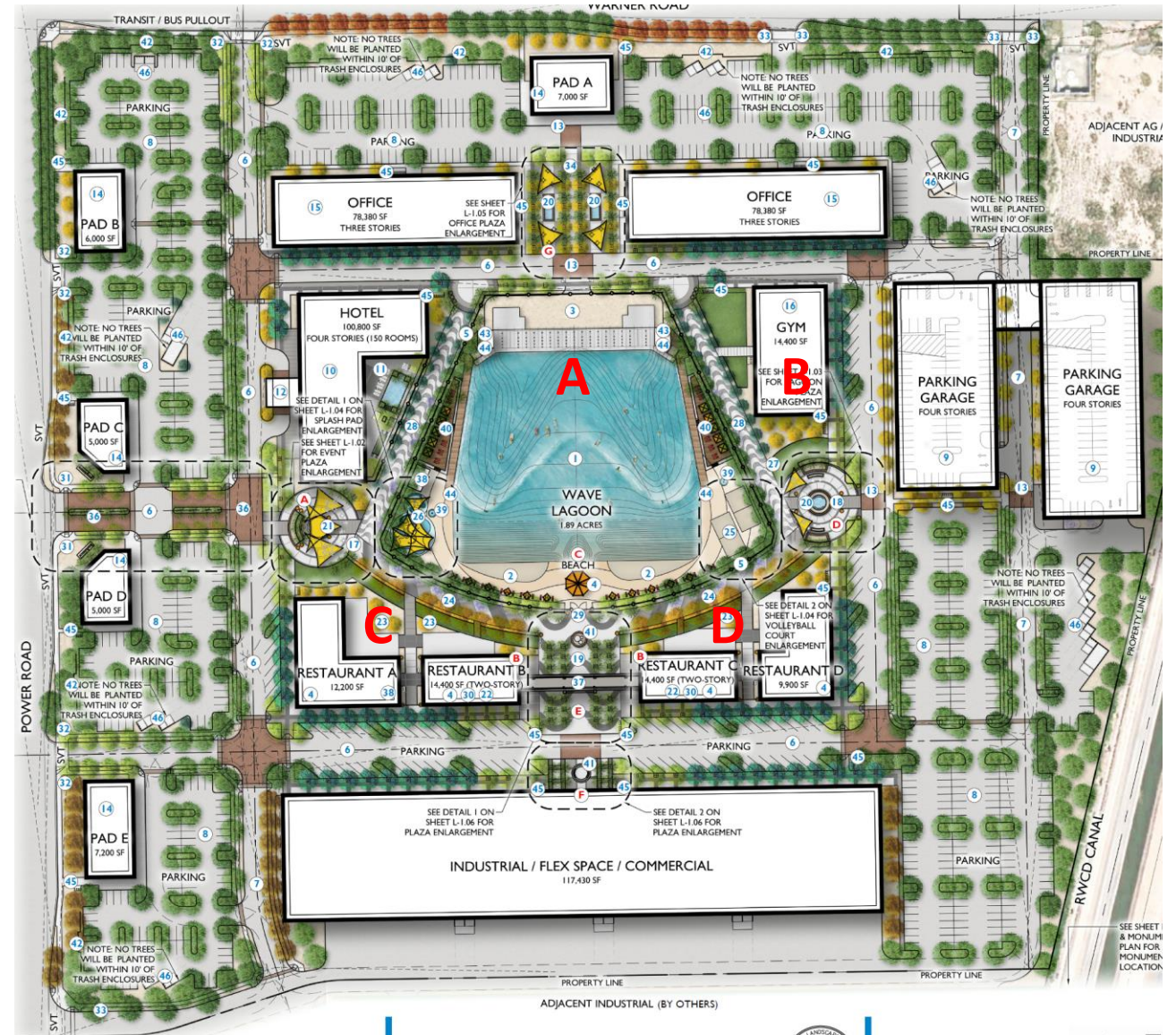
Looking east towards the site



Looking south towards the site












Site Plan

- A - Wave Lagoon
- B - Gym
- C - Restaurant/Commercial
- D - Restaurant/Commercial



Landscape Plan

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia senaria</i>	Hulga	36" Box 34" Box	23
	<i>Acacia farnesiana</i>	Sweet Acacia	36" Box	19
	<i>Casahuate</i>	'Smoothie'	36" Box	41
	<i>Fraxinus velutina</i>	'Red Tree'	36" Box	16
	<i>Quercus virginiana</i>	Cathedral Live Oak	36" Box	74
	<i>Parkinsonia</i>	x 'Desert Museum'	36" Box	85
	<i>Phoenix dactyloides</i>	Date Palm	18" Tall	82
	<i>Pistacia chinensis</i>	'Red Pistachio'	36" Box	18
	<i>Prosopis juliflora</i>	Thornless Mesquite	36" Box 34" Box	151
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	36" Box 34" Box	160
	<i>Vitex agnus-castus</i>	Chaste Tree	36" Box	23



Renderings - Gym



View Facing East Side - Main Entry

Renderings – Building A



View Facing East Side



View Facing West Side



View Facing South Side

 adaptiv

Renderings – Building B



View Facing North Side



View Facing North Side - Night

Renderings – Building C



View Facing North Side - Night



View Facing North Side

Renderings – Building D

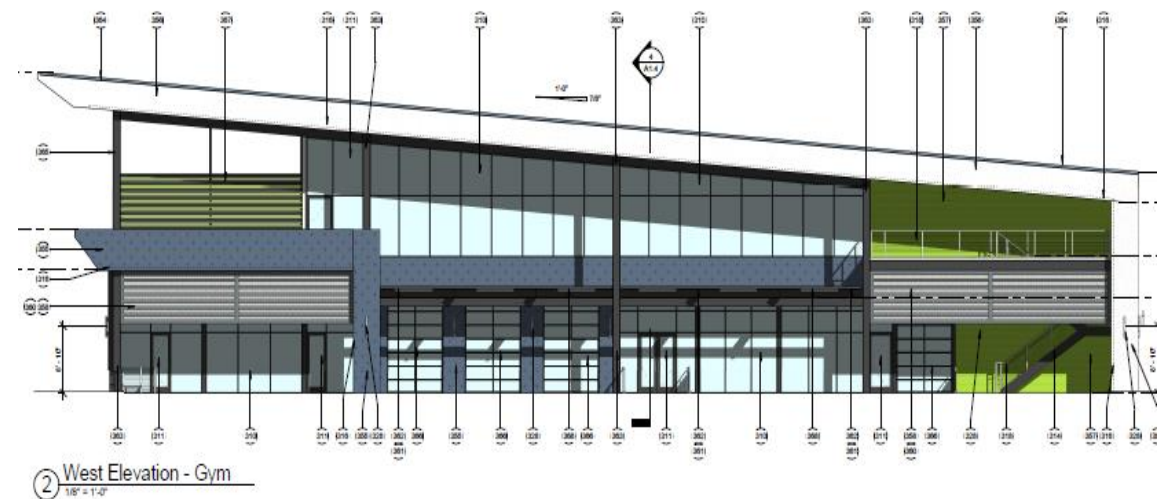
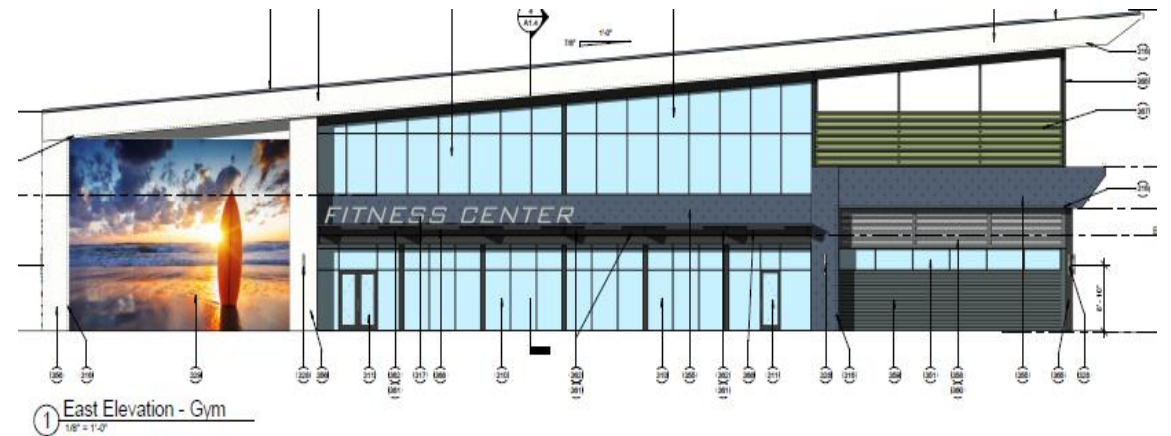


View Facing East Side

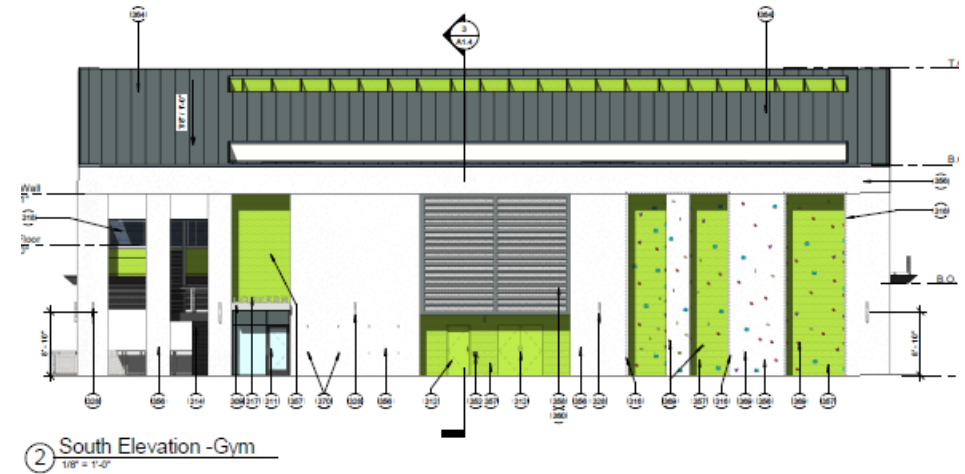
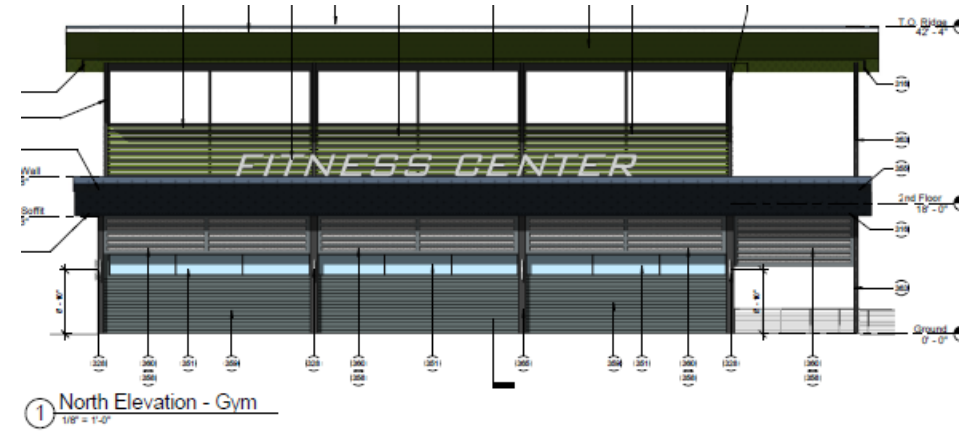


View Facing South Side

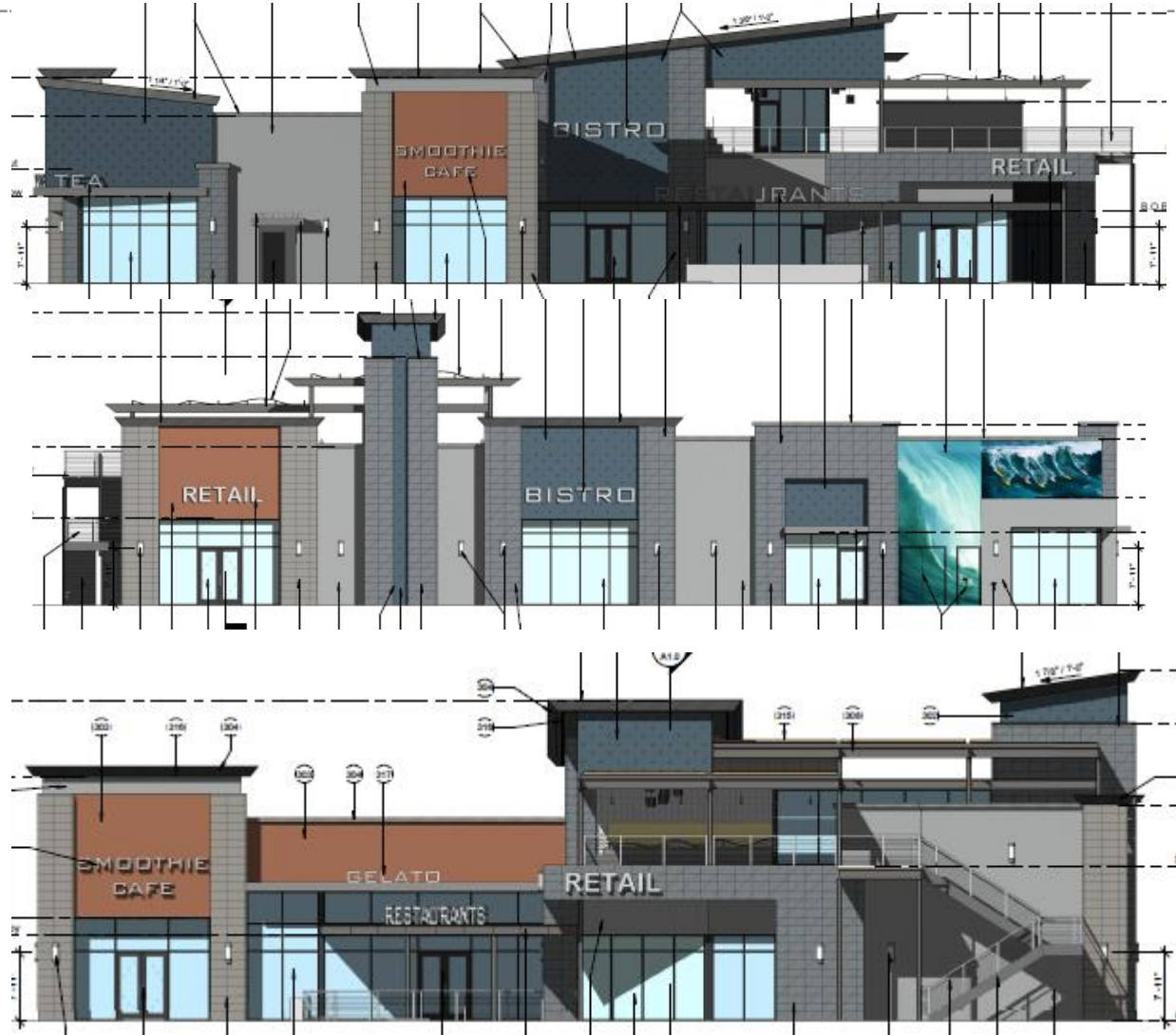
Elevations



Elevations



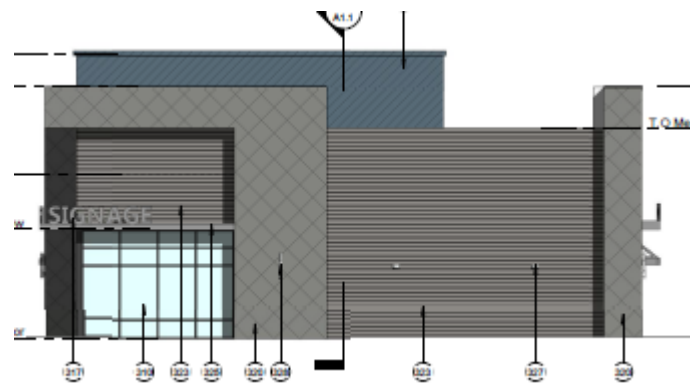
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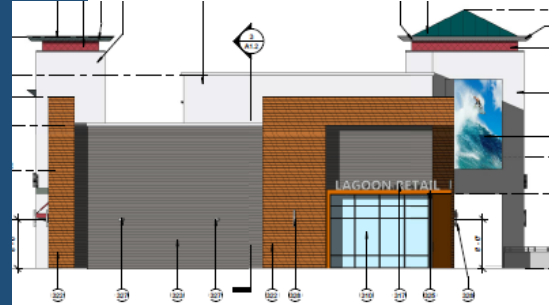
Elevations



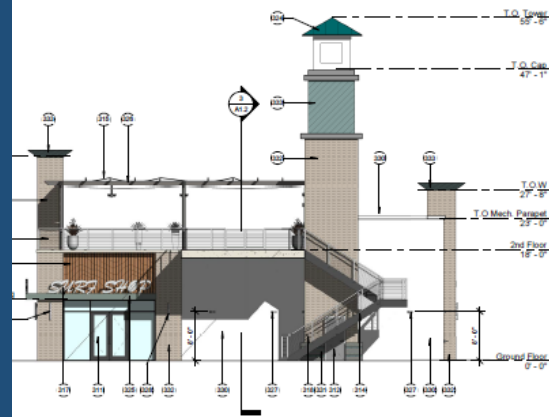
Elevations



Elevations



East Elevation - Building C
1/8" = 1'-0"



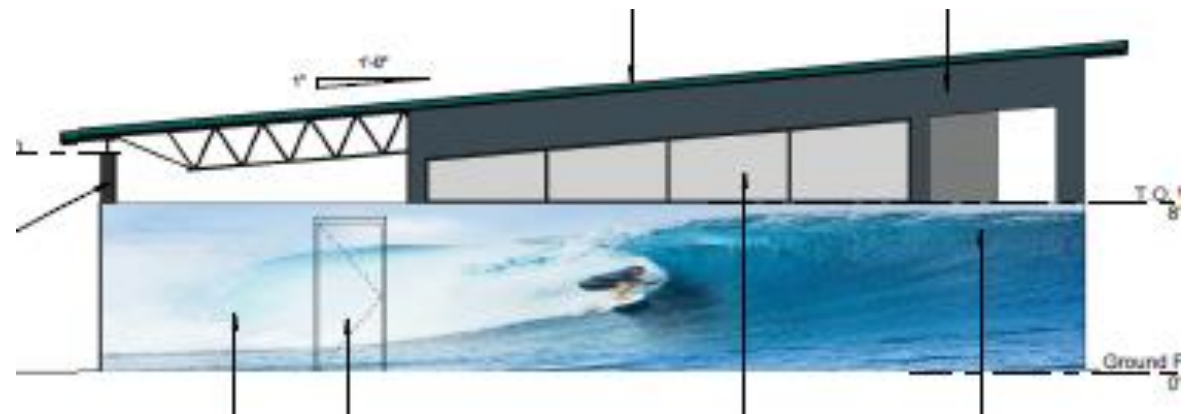
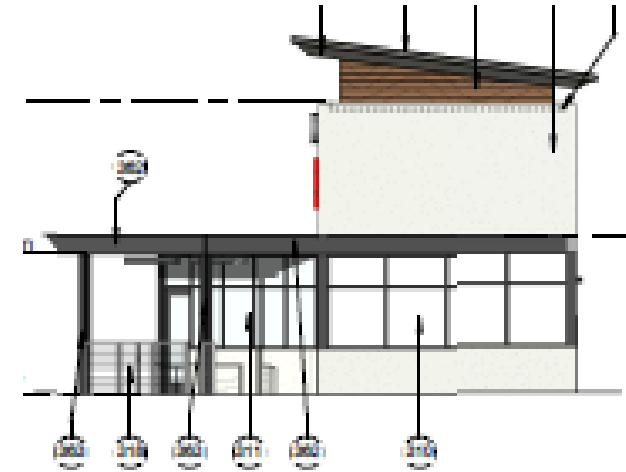
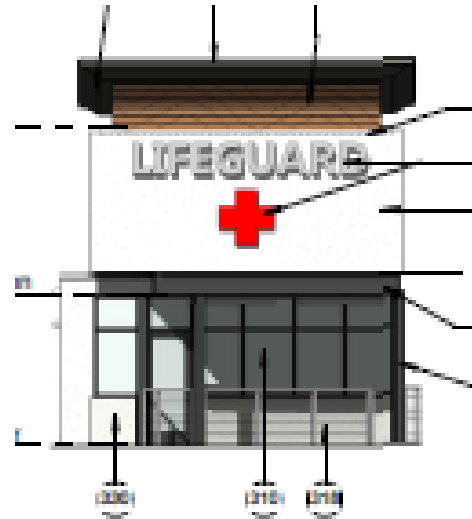
West Elevation - Building C
1/8" = 1'-0"



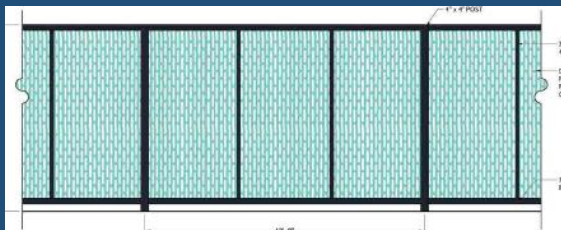
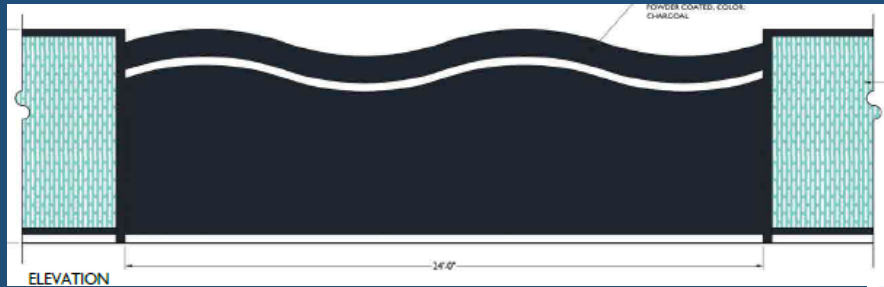
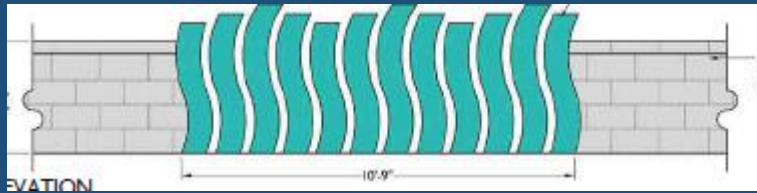
Elevations



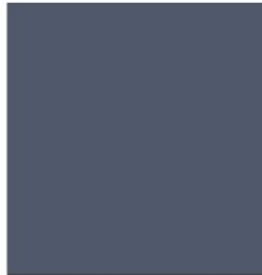
Elevations



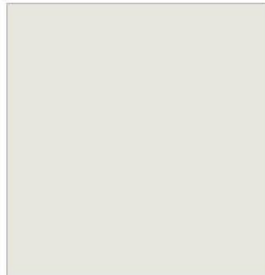
Site Wall & Signs



Materials - Gym



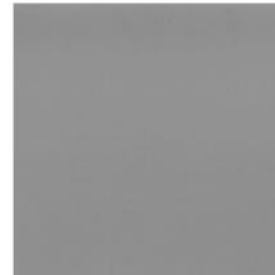
Exterior Insulating Finish System (EIFS) - Main Body
Application: Main Exterior Walls and popouts
Manufacturer: Dunn Edwards
Color: Yankee Doodle DET 578



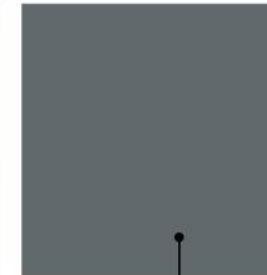
Exterior Insulating Finish System (EIFS) - Accent 1
Application: Front facing facades at sloped wall planes.
Manufacturer: Dunn Edwards
Color: Chalky DEC 793



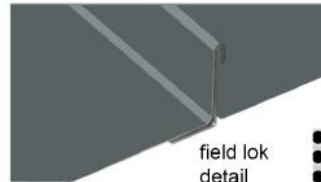
Exterior Insulating Finish System (EIFS) - Accent 2
Application: Accent Color at Underside and inner sides of Sloped roof and wall planes; see exterior elevations for specific locations
Manufacturer: Dunn Edwards
Color: Chive DE 5559



Horizontal Plank System Siding ACM composite system
Manufacturer: AL13 Architectural Systems
Size: 6" wide planks horizontal
Style: Metallics
Color: Pewter Metallic MC 322
Application: North wall, see the exterior elevations.



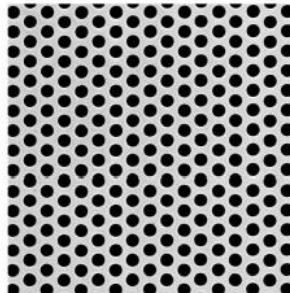
6" tube steel frame system.
Paint to match: Equinox - DET 616 by Dunn Edwards.
perforated mesh within frame system. See exterior elevations for locations.



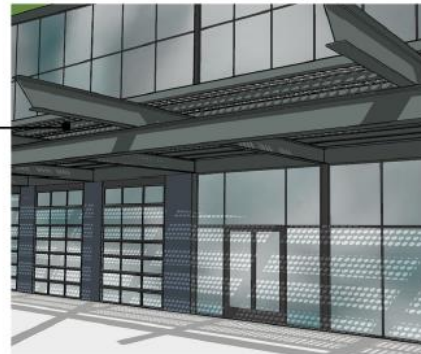
field lok detail



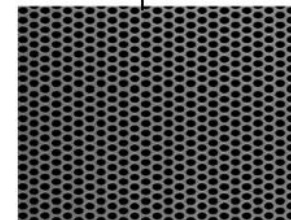
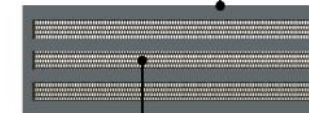
Standing Seam Roofing System
Manufacturer: ATAS International, Inc.
Slope: 1:12
Style: 2" Field Lok
Color: Charcoal Grey (62)
Application: Sloped Roof



Perforated Metal Screen Mesh System
By McNichols Manufacturer.
No paint, leave exposed. Round, Carbon Steel. Item Number: 1614382041
1/4" round on 3/8" staggered centers
40 % open area.
Locations: canopy shades at east and west



Wideflange Beam and Purlin system for Shaded Canopy areas
Paint to match: Dunn Edwards: Fade to Black - DET 629
Coped angled edges at ends of beams
Locations: East and West canopies, see exterior elevations



Perforated Metal Screen Mesh System
By McNichols Manufacturer.
No paint, leave exposed. Round, Carbon Steel. Item Number: 1631141241.
3/16" round on 1/4" staggered centers.
51 % open area

Materials – Building A



Exterior Insulating Finish System (EIFS) - Main Body
Application: Back Main walls and Popout Towers and their adjacent parapet copings
Manufacturer: Dunn Edwards
Color: Stieglitz Silver DET 612



Exterior Insulating Finish System (EIFS) - Accent 1
Application: Tower Walls
Manufacturer: Dunn Edwards
Color: Good Night! DET 598



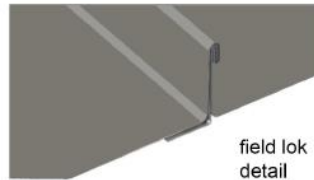
Exterior Insulating Finish System (EIFS) - Accent 2
Application: Accent Popout Walls
Manufacturer: Dunn Edwards
Color: Weathered Leather- DE6105



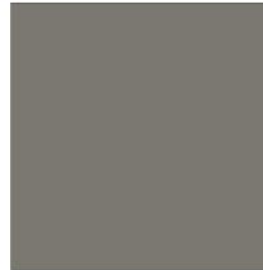
Exterior Insulating Finish System (EIFS) - Accent 3
Application: Parapet Copings and Tower coping edges
Manufacturer: Dunn Edwards
Color: Coal Miner - DET 613



Exterior Insulating Finish System (EIFS) - Accent 4
Application: Accent Color at Upper Deck Soffit
Manufacturer: Dunn Edwards
Color: Pyramid - DE6153



field lok detail



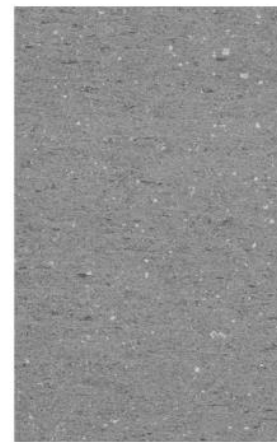
Standing Seam Roofing System
Manufacturer: ATAS International, Inc.
Style: 1 1/2" Field Lok
Color: Slate Grey (20)
Application: Sloped Roofs at Main Building Tower and Elevator Tower



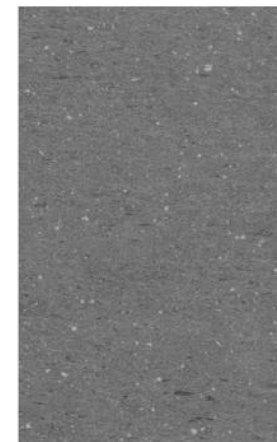
12" deep aluminum frame canopy system; attached to building walls, see exterior elevations for locations



Wideflange Steel Beam systems.
Paint to match: Dunn Edwards:
Fade to Black - DET 629
Raked angled edges at ends of beams
see exterior elevations - upper deck



Colorbody Porcelain Tile (exterior rated)
Manufacturer: Marazzi
Style: Basalto
Size: 12x24 Horizontal
Color: Sabbia (BT26)
Application: Popout Walls Columns
see exterior elevations for locations



Colorbody Porcelain Tile (exterior rated)
Manufacturer: Marazzi
Style: Basalto
Size: 12x24 Horizontal
Color: Piombo (BT27)
Application: Popout Walls Columns
see exterior elevations for locations

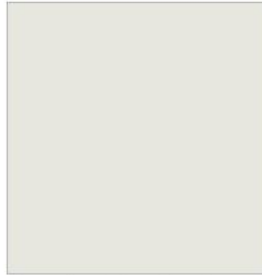
Materials – Building B



Exterior Insulating Finish System (EIFS) - Main Body
Application: Main Exterior Walls and their adjacent parapet copings
Manufacturer: Dunn Edwards
Color: Good Night! DET 598



Exterior Insulating Finish System (EIFS) - Accent 1
Application: Accent Popout Walls and their adjacent parapet copings
Manufacturer: Dunn Edwards
Color: Iron-ic DET 611



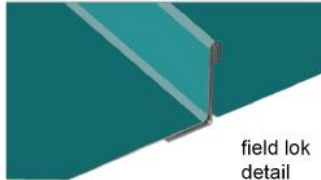
Exterior Insulating Finish System (EIFS) - Accent 2
Application: Accent Popout Walls and their adjacent parapet copings
Manufacturer: Dunn Edwards
Color: Chalky DEC 793



Horizontal Plank System Siding ACM composite system
Manufacturer: AL13 Architectural Systems
Size: 6" wide planks horizontal
Style: Woodline
Color: Beach Oak WD 319
Application: Accent Walls;
See exterior elevations for locations



Horizontal Plank System Siding ACM composite system
Manufacturer: AL13 Architectural Systems
Size: 6" wide planks horizontal
Style: Metallics
Color: Charcoal Metallic MC 308
Application: Accent Walls; See exterior elevations for locations



field lok detail



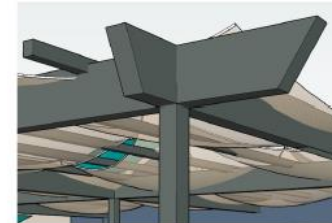
Standing Seam Roofing System
Manufacturer: ATAS International, Inc.
Slope: 6:12
Style: 1 1/2" Field Lok
Color: Teal (19)
Application: Gable Roofs



12" deep aluminum frame canopy system, attached to building walls, see exterior elevations for locations

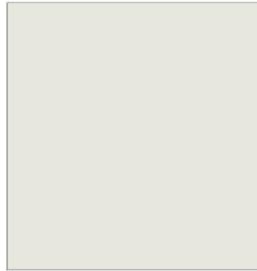


Aluminum awning system.
Attached to building walls
see exterior elevations for locations



Tube Steel Beam systems.
Paint to match: Dunn Edwards:
Fade to Black - DET 629
Coped angled edges at ends of canopies
see exterior elevations - upper deck

Materials – Building C



Exterior Insulating Finish System (EIFS) - Main Body
Application: Back Main walls and Popout Towers and their adjacent parapet copings
Manufacturer: Dunn Edwards
Color: Chalky DEC 793



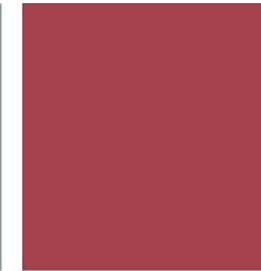
Exterior Insulating Finish System (EIFS) - Accent 1
Application: Accent Walls and their adjacent parapet copings, parapet coping at towers
Manufacturer: Dunn Edwards
Color: Fade to Black DET 629



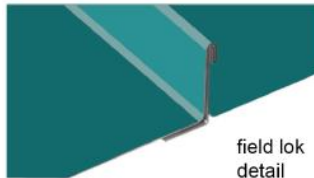
Exterior Insulating Finish System (EIFS) - Accent 2
Application: Accent Popout Wall
Manufacturer: Dunn Edwards
Color: Barnwood Gray DET 620



Exterior Insulating Finish System (EIFS) - Accent 3
Application: Accent Parapet Coping at popout wall
Manufacturer: Dunn Edwards
Color: Dark Lagoon DEC 788



Exterior Insulating Finish System (EIFS) - Accent 4
Application: Accent Color at the Top tower element
Manufacturer: Dunn Edwards
Color: Floriography DET 410



field lok detail



Standing Seam Roofing System
Manufacturer: ATAS International, Inc.
Slope: 6:12
Style: 1 1/2" Field Lok
Color: Teal (19)
Application: Hipped Roof at Tower



8" deep aluminum frame awning system; attached to building walls, see exterior elevations for locations
paint color to match: Floriography DET 410 by Dunn Edwards



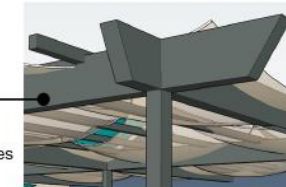
Horizontal Plank System Siding
ACM composite system
Manufacturer: AL13 Architectural Systems
Size: 6" wide planks horizontal
Style: Woodgrains
Color: Maple 716+1101/02
Application: End Cap Suite Popout Walls;
See exterior elevations for locations



Vertical Plank System Siding - ACM
Manufacturer: AL13 Architectural Systems
Size: 6" wide planks vertical
Style: Woodline
Color: Beach Oak WD 319
Application: End cap suite walls;
See exterior elevations for locations



Horizontal Plank System Siding
ACM composite system
Manufacturer: AL13 Architectural Systems
Size: 6" wide planks horizontal
Style: Metallics
Color: Charcoal Metallic MC 308
Application: Accent Wall at End suite;
See exterior elevations for locations



Tube Steel Beam systems
Paint to match: Dunn Edwards:
Fade to Black - DET 629
Coped angled edges at ends of canopies
see exterior elevations - upper deck

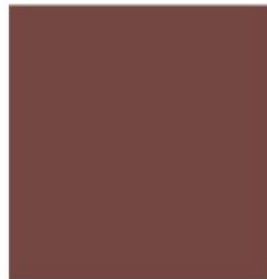
Materials – Building D



Exterior Insulating Finish System (EIFS) - Main Body
Application: Main Exterior Walls
Manufacturer: Dunn Edwards
Color: Stieglitz Silver - DET 612



Exterior Insulating Finish System (EIFS) - Accent 1
Application: Accent Walls
Manufacturer: Dunn Edwards
Color: Dark Lagoon - DEC 788



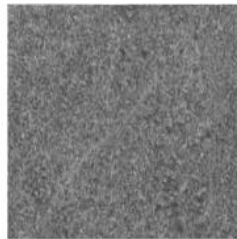
Exterior Insulating Finish System (EIFS) - Accent 2
Application: Tower Walls
Manufacturer: Dunn Edwards
Color: Rocky Mountain Red- DET 442



Exterior Insulating Finish System (EIFS) - Accent 3
Application: Accent bands and Main Parapet Coping
Manufacturer: Dunn Edwards
Color: Fade to Black - DET 629



Exterior Insulating Finish System (EIFS) - Accent 4
Application: Parapet Copings at Tower Elements and Column Reliefs Caps
Manufacturer: Dunn Edwards
Color: Metal Fringe - DET 626



Colorbody Porcelain Tile (exterior rated)
Manufacturer: Daltile
Style: Society - (Stone look)
Size: 12x24 Horizontal
Color: Union Smoke SO48 (unpolished)
Application: Popout Relief Architectural Columns, see exterior elevations for locations



Colorbody Porcelain Tile (exterior rated)
Manufacturer: Marazzi
Style: Treverkchic - (Wood look)
Size: 12x24 Horizontal
Color: Italiano MH2M - use for 50% wall area
Application: Popout Walls, see exterior elevations for locations



Colorbody Porcelain Tile (exterior rated)
Manufacturer: Marazzi
Style: Treverkchic - (Wood look)
Size: 12x24 Horizontal
Color: Americano MH2P - use for 50% wall area
Application: Popout Walls, see exterior elevations for locations



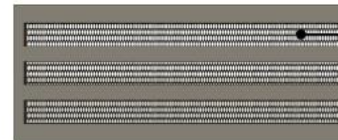
Glazed Porcelain Tile (exterior rated)
Manufacturer: Ragno
Style: Calabria - (Stone look)
Size: 12x24 Horizontal
Color: Bianco (BI)
Application: Tower Popout Walls, see exterior elevations for locations



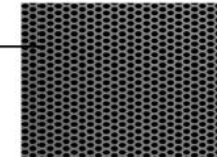
Black Fabric Canopy Awnings
Manuf: TBD
See Exterior Elevations for locations



Panoramic Porcelain Surface
Manufacturer: Daltile
Style: Couture Selection
Color: Patchwork Silver CM30



6" tube steel frame system. Paint to match Metal Fringe - DET 626 by Dunn Edwards, perforated mesh within frame system. See exterior elevations for locations



Perforated Metal Screen Mesh System
By McNichols Manufacturer.
No paint, leave exposed. Round, Carbon Steel. Item Number: 1631141241.



Wideflange Beams - paint to match: Dunn Edwards - Fade to Black - DET 629
See exterior elevations for locations

Lighting



PENDANT LIGHT
TYPE: SILENE CLASSIC 4156B-JIU
MATERIAL: FROSTED RIBBED GLASS
MANUFACTURER: EUREKA LIGHTING
TEMPERATURE: 3000K LUMENS
LOCATION: BUILDING A UPPER DECK



PENDANT LIGHT
TYPE: CUSTOM FIXTURE
MATERIAL: ACRYLIC WHITE LENS WITH POWDER COATED STEMS
MANUFACTURER: DEL TORO LIGHTING
TEMPERATURE: 4000K LUMENS
LOCATION: BUILDINGS B & C UPPER DECK



Shown for linear straight installation

ACCENT PEDESTRIAN LIGHTING AT BRIDGE RAILINGS
TYPE: MICROLINE STRAND - SMALL PROFILE LINEAR LED
TEMPERATURE: 4000K LUMENS
MANUFACTURER: DURA LAMP (A BRAND OF TARGETT)
LOCATION: BRIDGE PIER RAILINGS



WALL MOUNTED LIGHT BY GUARDIAN
W/TWB LED 28"
FINISH: MATTE SILVER
TEMPERATURE: 4000K LUMENS
LOCATION: BUILDING A - SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS



WALL MOUNTED LIGHT BY VISALIGHTING
TYPE: OW1055 COLONNADE
FINISH: BRONZE MATTE
TEMPERATURE: 4000K LUMENS
LOCATION: BUILDING D - SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS



WALL MOUNTED LIGHT BY BEGA -
OUTPUT IN 2-WAY DIRECTION
TYPE: LED LUMINAIRE: 33 334
TEMPERATURE: 4000K LUMENS
LOCATION: BUILDINGS B & C -
SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS



WALL MOUNTED LIGHT BY LUMINIS
TYPE: CL311 SERIES
FINISH: STAINLESS STEEL
TEMPERATURE: 4000K LUMENS
LOCATION: BUILDINGS B & C AND THE GYM BUILDING
SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS



RECESSED CAN LIGHT BY LITHONIA
TYPE: LDN6 - 6" DIAMETER
TEMPERATURE: 4000K LUMENS
LOCATION: BUILDINGS A - D WHERE SOFFITS AND CEILINGS OCCUR AT POPOUT ENTRIES AND CANOPY AREAS; ALSO AT THE GYM BUILDING LOWER LEVEL HARD-LID SOFFIT CEILINGS



ROPE LIGHTING BY LUMINII
TYPE: KURBA HORIZONTAL RGB & RGW FLEXIBLE LED STRIP - 24 VDC
GIVES COLORED LIGHTING AS WELL AS WHITE LIGHT - OPTION BY OWNER
LOCATION: BUILDINGS B AND CAT UPPER DECK AREAS, AND ACCENT WALL / SOFFIT LIGHTING IN SOME AREAS



SURFACE MOUNTED LED BY AXIS LIGHTING
TYPE: WBS LED WET BEAM 4-LED
TEMPERATURE: 2700K LUMENS (WARM)
LOCATION: BUILDINGS A & D - MOUNT TO BEAM LOCATIONS AT UPPER DECK AREAS



SURFACE MOUNTED LED BY PINNACLE ARCHITECTURAL LIGHTING
TYPE: S-DIRECT LINEAR LED WET (EDGE EXWET)
TEMPERATURE: 4000K LUMENS
LOCATION: GYM BUILDING - UNDERSIDE OF EXTERIOR CANOPY STRUCTURES

Building Form Standards

Section 11-6-3

✓	Use of variety of materials
✓	Variation of building form
✓	Use of hardscape and landscaping to improve site
✓	Meets Cannon Beach Design Guidelines

Summary

Findings

- ✓ Staff has no major concerns
- ✓ Project meets MZO requirements
- ✓ Staff welcomes any feedback



DESIGN REVIEW BOARD

October 13, 2020