

25TH STREET

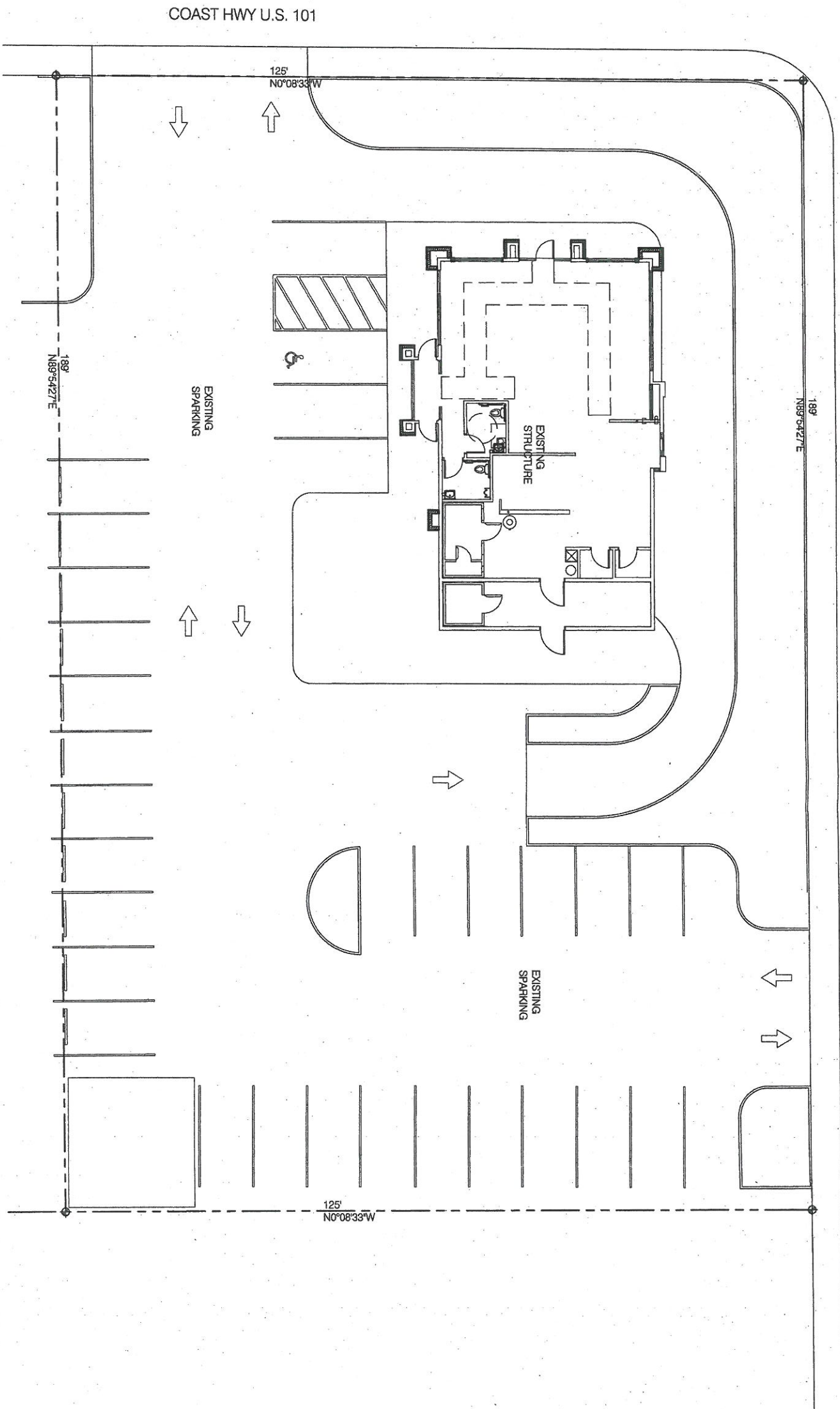


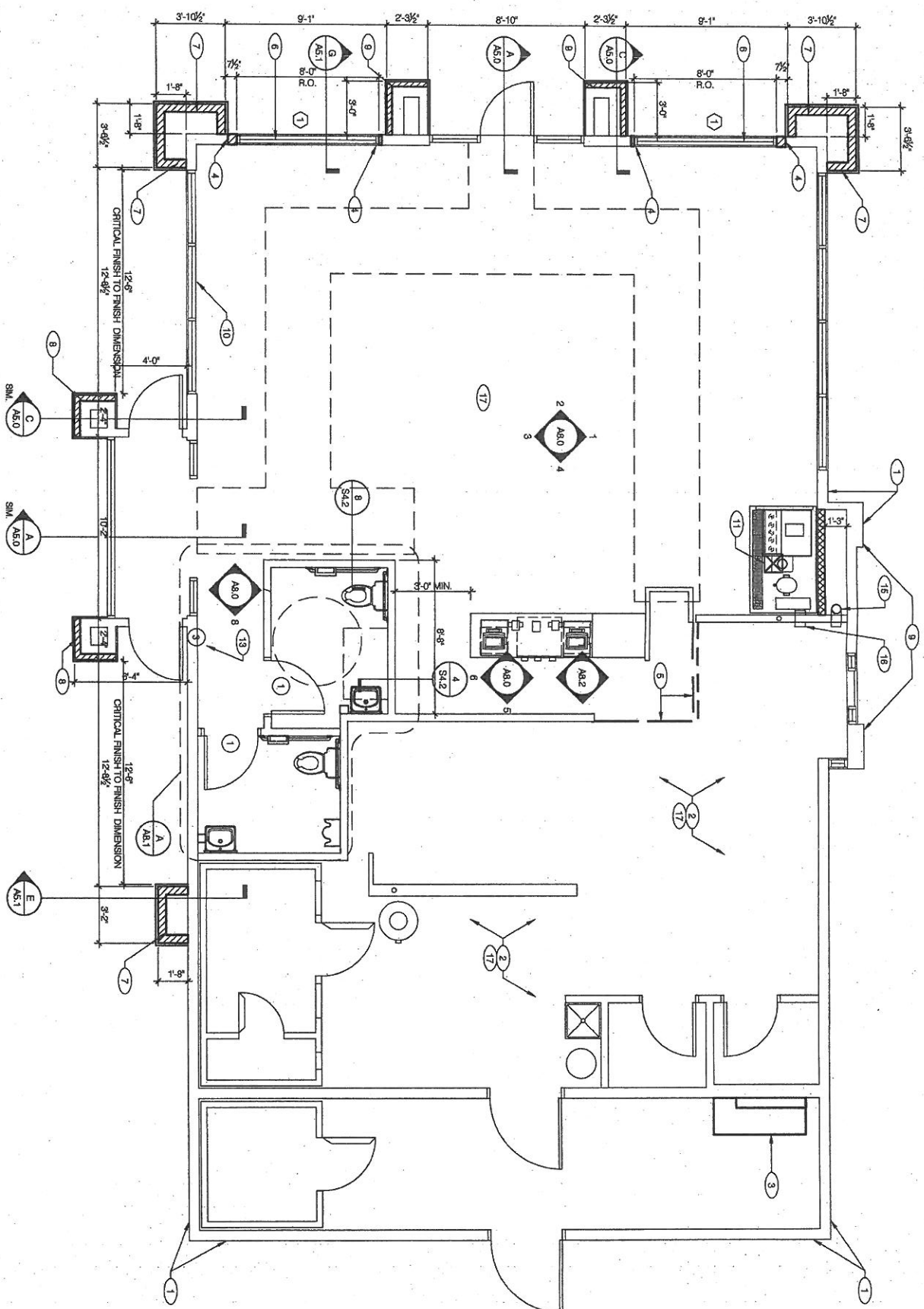
EXHIBIT B

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City of Florence
NOV 13 2014
BY: *pdfc*



ARCHITECTURAL SITE PLAN

B



FLOOR PLAN 1/4"=1'-0" **A**

- (1) PATCH STUCCO OR AS NEEDED.
- (2) PROTECT KITCHEN EQUIPMENT DURING CONSTRUCTION
CONSTRUCT PLWOOD BARRIER WITH SWING GATE.
- (3) EXISTING ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. DWGS.
- (4) INFILL PORTION OF WALL AS INDICATED.
- (5) ERECT DUST BARRIER TO PROTECT KITCHEN DURING CONSTRUCTION.
- (6) REPLACE EXISTING WINDOW WITH RECTANGULAR WINDOW. SEE ELEVATIONS, M4.1.
- (7) NEW PLASTER.
- (8) MODIFY EXISTING TOWER. KEEP TOWER STRUCTURE. SEE M4.0 AND STRUCTURAL DRAWINGS.
- (9) MODIFY EXISTING TOWER. KEEP TOWER STRUCTURE. SEE M4.1. AND STRUCTURAL DRAWINGS.
- (10) REPLACE SUBSTRATE AS REQUIRED.
- (11) REPOSITION FLOOR SINK AS SHOWN, IF IT IS BEHIND NEW WALL.
- (12) COORDINATE DIMENSION WITH STOREFRONT LOCATION.
- (13) REPLACE CLOSET DOOR AND FRAME IF IN POOR CONDITION.
- (14) REAR TOWER WHERE OCCURS.
- (15) 6" P/C CHASE FROM 12" A.F.F. TO ABOVE CEILING. EXTEND 3" THROUGH WALL.
- (16) 6" P/C CHASE THROUGH WALL AT 12" A.F.F.
- (17) EXISTING DRYWALL WITH HAND BROCADE TEXTURE SHALL REMAIN AS IS.

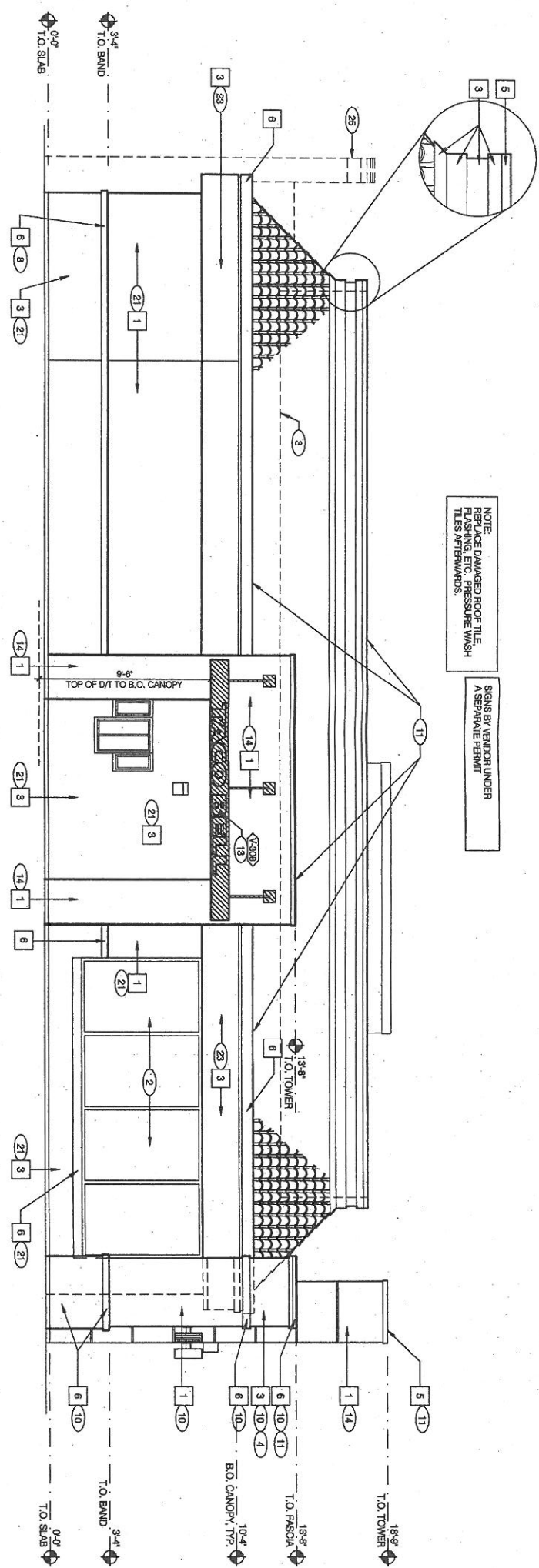
TYPICAL NEW EXTERIOR WALL:
2x6 STUDS @ 16" O.C. W/ 1/2" EXTERIOR GRADE SHEATHING.
WALL STUDS SHALL BE CONTINUOUS

TYPICAL NEW INTERIOR WALL:
24 WD STUDS (2x6 WHERE NOTED) AT 16" O.C. W/ 1/2" GYP.
BD. SUBSTRATE U.O.N. USE MOISTURE RESISTANT GYP. BD.
BEHIND AL CERAMIC WALL TILE. U.O.N.
ACCEPTABLE ALTERNATE:
METAL STUDS IN USE OF WOOD STUDS.

WALL LEGEND

FLOOR PLAN NOTES

KEY NOTES

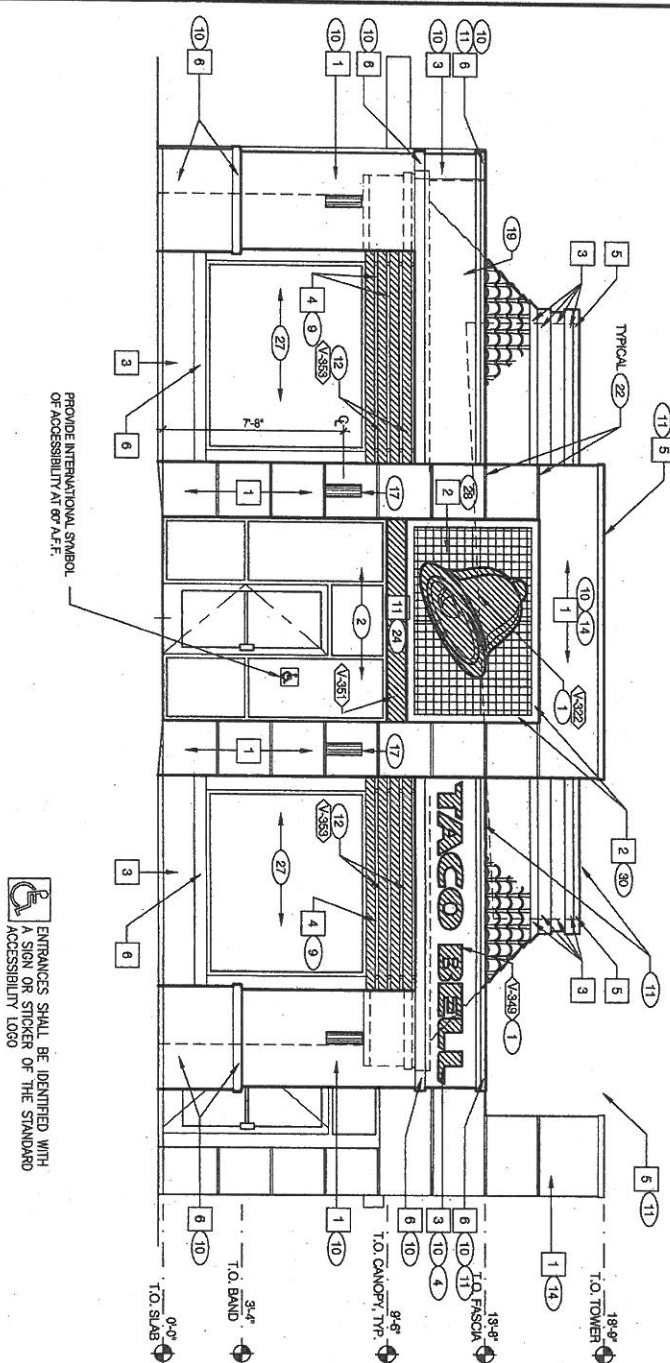


NOTE:
REPLACE DAMAGED ROOF TILE,
FLASHING, ETC. PRESSURE WASH
TILES AFTERWARDS.

**SIGNS BY VENDOR UNDER
A SEPARATE PERMIT**

SEE SHEET A4.0
FOR KEYNOTES.

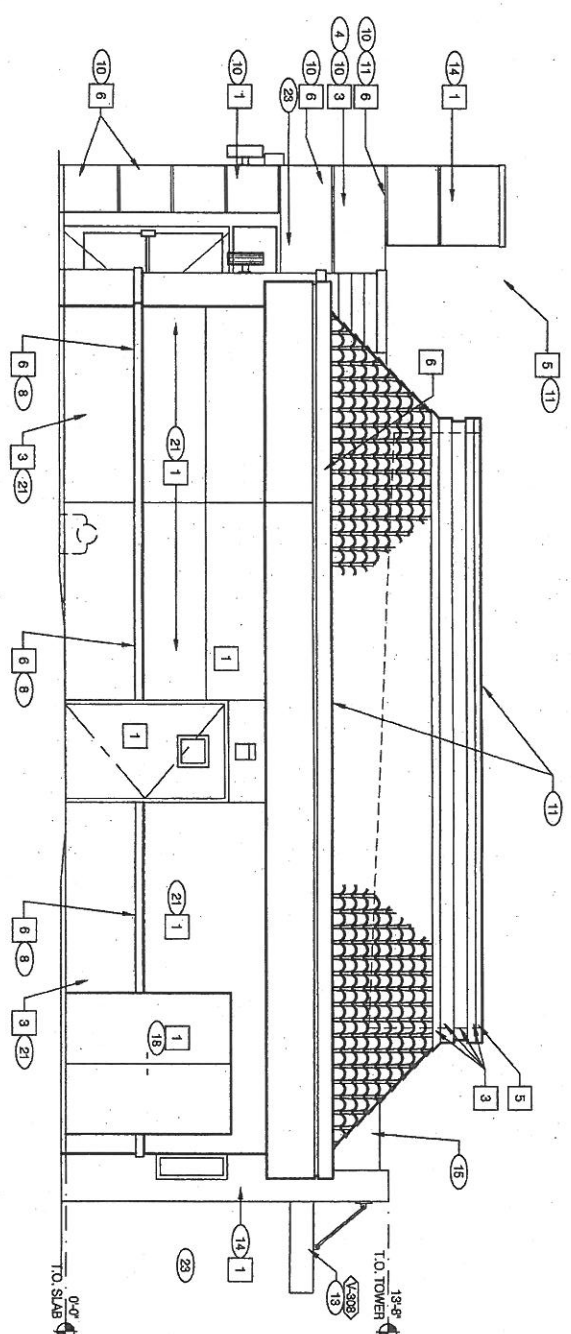
LEFT SIDE ELEVATION $1/4" = 1'-0"$ **A**



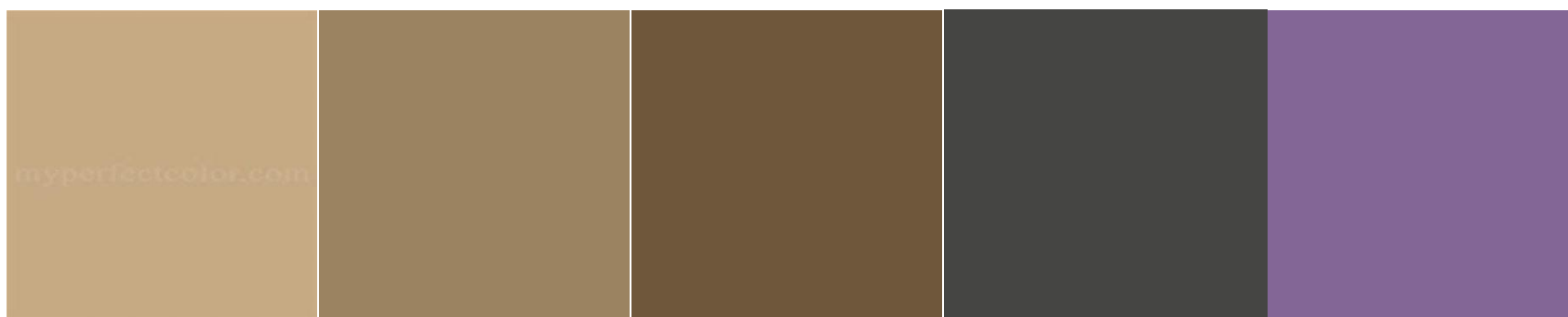
PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT 60" A.F.F.

 ENTRANCES SHALL HAVE
A SIGN OR STICKER
ACCESSIBILITY LOGO

FRONT ELEVATION 1/4" = 1'-0" **C**



REAR ELEVATION	1/4" = 1'-0"	B
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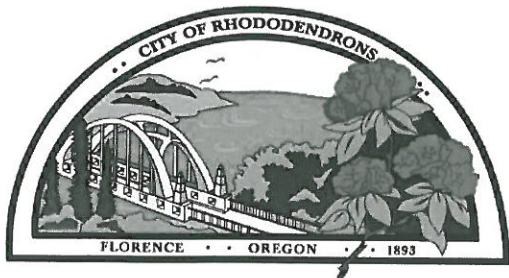
CamelBack

Rookwood

Umber

Iron Ore

Clemetas



City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
Phone: (541) 997-8237
Fax: (541) 997-4109
www.ci.florence.or.us

Type of Request

☒ **Design Review (DR)** (See FCC 10-6) ☐ **Conditional Use Permit (CUP)** (See FCC 10-4)

Applicant Information

Name: Rodd Hansen, Architect LLC Phone 1: (541) 687-7800
E-mail Address: rodd@rarchitectural.com Phone 2: _____
Address: 1551 Oak Street, Suite A, Eugene, OR 97401
Signature: [Signature] Date: 11/4/14
Applicant's Representative (if any): _____

Property Owner Information

Name: Weber Enterprises Inc. Phone 1: (541) 687-8445
E-mail Address: ljohnston@webertacobells.com Phone 2: _____
Address: 840 Conger Street, Eugene OR 97402
Signature: _____ Date: _____
Applicant's Representative (if any): Rodd Hansen

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

For Office Use Only:



Approved

Exhibit

EXHIBIT E

Property Description

Site Address: 2460 Hwy 101 N, Florence OR 97439

General Description: _____

Assessor's Map No.: 18 - 12 - 23 - 33

Tax lot(s): 00900

Zoning District: Highway

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map (FCC 10-1-1-4-B-3): _____

Project Description

Square feet of new: 0

Square feet of existing: 2306

Hours of operation: _____

Existing parking spaces: 32

Is any project phasing anticipated? (Check One): ☐ Yes ☒ No

Timetable of proposed improvements: Complete in early spring

Will there be impacts such as noise, dust, or outdoor storage? ☐ Yes ☒ No

If yes, please describe: _____

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

This project is primarily a facade update. The project also includes a new dining room update.

For Office Use Only:

Date Submitted: _____ Fee: _____

Received by: _____

Paid

Other Information Required

Below is a check list of the required information to determine if an application is complete. The Florence City Code is available at City Hall or online at www.ci.florence.or.us (click on "City Code" which is located on the main menu). You will also find the *Florence Transportation Plan*, *Downtown Architectural Guidelines*, *Highway 101 Access Management Plans*, *Stormwater Design Manual*, and *Stormwater Management Plan* available on the City's website or at the City Hall for review or purchase.

☒ Site Plan existing and proposed drawn to scale, showing the following:

- Existing and proposed site boundaries and proposed lot boundaries
- Existing and proposed structures
- Existing and proposed roads, streets, rights-of-way, pedestrian walks (widths and types), names, grades, radii
- Existing and proposed utility services – location of water and sewer lines, drainage routes and facilities, manholes, meters, fire hydrants, etc...
- Areas of scenic value, wildlife habitat, potential hazard areas (floodplains, geologic instability), wetlands, or other areas of special significance

Note: Please submit an electronic copy of any plans submitted larger than 11" x 17"

☐ A title report from a title company showing:

- Existing liens
- Access and/or utility easements
- Legal description

☐ Utility Plan:

List all utilities currently available to the site AND add this information to a utility plan map (See FCC 10-1-1-4-B-2).

Note: For help identifying the location of utilities, please call Dig Safely Oregon at 1-800-332-2344 or dial 811. Call Public Works (541-997-4106) to determine the size of utility lines. Call the Fire Marshal (541-997-3212) to determine fire flows.

Water Supply: _____ - inch line available from _____ (Street)
Sanitary Sewer: _____ - inch line available from _____ (Street)
Storm Sewer: _____ - inch line available from _____ (Street)

Check if available: ☐ Telephone ☐ Cable TV ☐ Electrical ☐ Other (Such as fiber optics)

Please provide a plan drawn to common scale showing the location of existing and proposed buildings, existing and proposed utility services, location and size of water and sewer lines, drainage routes, manholes, meters, fire hydrants, fire flows, and 2' contours.

☒ Lighting Plan:

Show location of each light fixture, diagram illustrating foot-candle distribution, and elevation drawing of each light fixture in conformance to FCC 10-3-8-G. *No New Site Lighting is proposed.*

☐ Access Permits:

For properties along State or County roads (see FCC 10-35-2-4), a state or county access permit or application is required. For properties on Highway 101 located between Highway 126 and the Siuslaw River Bridge, please also refer to the *Highway 101 Access Management Plan*.

☐ Proposed:

Are new streets planned or needed? (Please refer to the Transportation System Plan)

☐ Yes ☐ No If yes, please describe: _____

Are utility upgrades or extensions planned or needed?

☐ Yes ☐ No If yes, please describe: _____

If you answered yes to either question above, how will these improvements be funded?

☐ Stormwater Plan:

Per FCC 9-5-2-4, a drainage plan is required for projects which add **500 SQUARE FEET OR GREATER** of impervious surface area or clearing vegetation from **10,000 SQUARE FEET OR GREATER** (single family homes are excluded). Please refer to FCC 9-5 and the Florence Stormwater Design Manual for requirements.

☐ Traffic Impact Study:

Per FCC 10-1-1-4-D, larger projects may require a Traffic Impact Study. Please attach a TIA if needed.

☒ Design & Architectural Drawings:

Per FCC 10-6-6-C, if applying for a design review, please attach or describe colors and materials being used as well as elevations of the proposed building.

☐ Landscaping Plan:

Per FCC 10-34-3-2, the location, size and species of newly proposed plant materials, location(s) of area where existing vegetation will be cleared and/or preserved, irrigation and anticipated planting schedule, and location of existing and proposed fences and walls including buffering and screening materials.

☐ Erosion Control:

Projects of over 1 acre of land disturbance over a period of time (please see FCC 10-36-4) are required to obtain a National Pollution Discharge Elimination System permit from the Department of Environmental Quality prior to the issuance of a development permit or land use permit based on appropriate criteria.

☐ Site Investigation Report:

Refer to FCC 10-7-3 for the list of hazard areas within the City Limits which will require a SIR.

☐ Old Town District:

Survey: Properties within the Old Town District require a recent survey per FCC 10-17 for all new development, redevelopment, and additions which show property lines, easements, 2' contours, existing structures, floodplain, and highest observed tide.

Visual Aids: New construction or story additions require visual aids. Please refer to FCC 10-17.

Weber Enterprises, Inc.
Weber Coastal Bells, L.P.
Columbia Bells, LLC
A Franchisee of Taco Bell Corp.
P.O. Box 23408
Eugene, OR 97402



November 7, 2014

To whom it may concern,

Weber Enterprises, Inc., a Franchisee of Taco Bell Corporation, authorizes Rodd Hansen, Principle Architect of Rodd Hansen Architect, L.L.C., to act as the owners agent on our behalf regarding Taco Bell #16803, located at 2460 Highway 101, Florence, OR 97439.

Thank you,

A handwritten signature in cursive script that reads "Joseph D. Weber".

Joseph Weber
Vice President
Weber Enterprises, Inc.