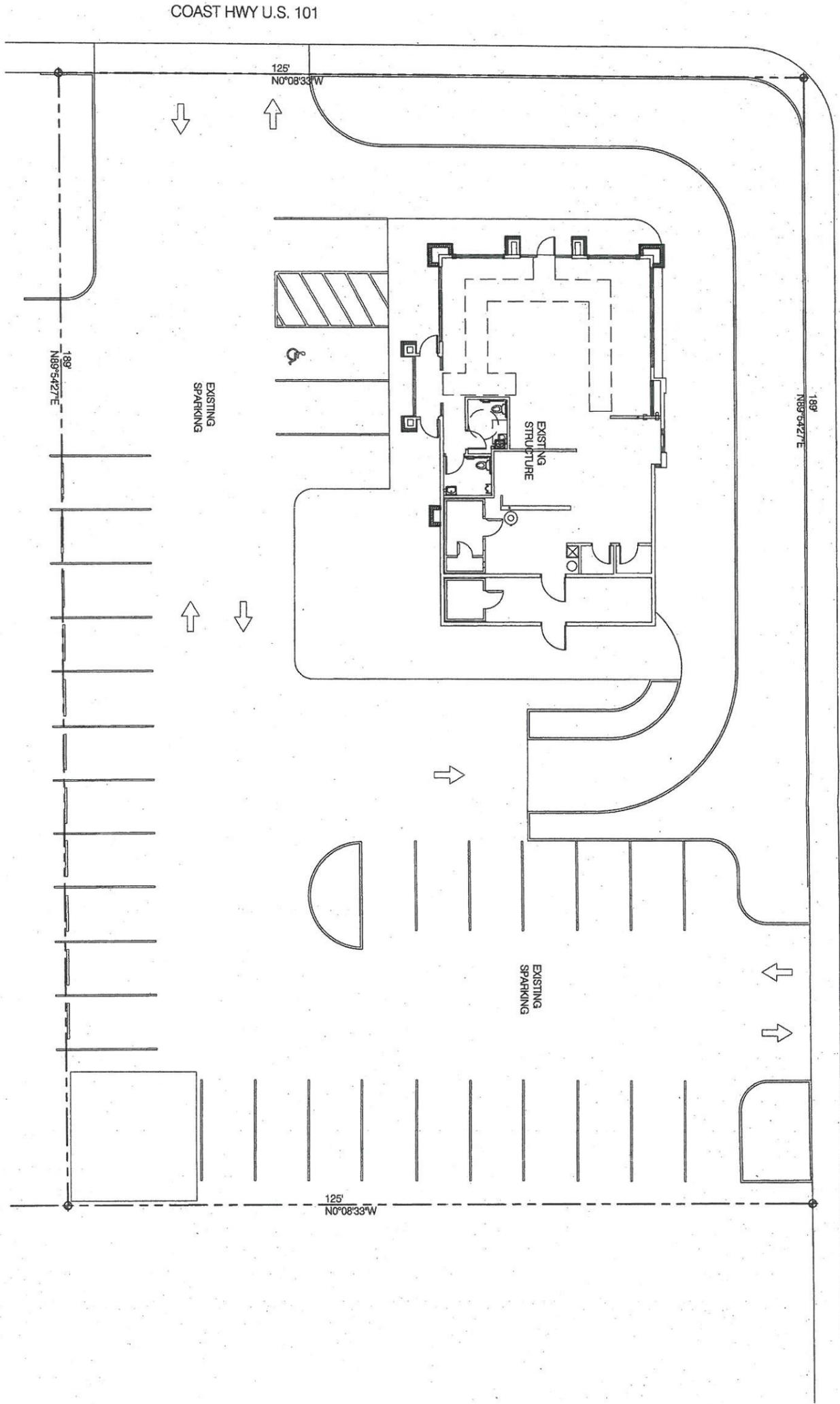


25TH STREET



COAST HWY U.S. 101

EXHIBIT B

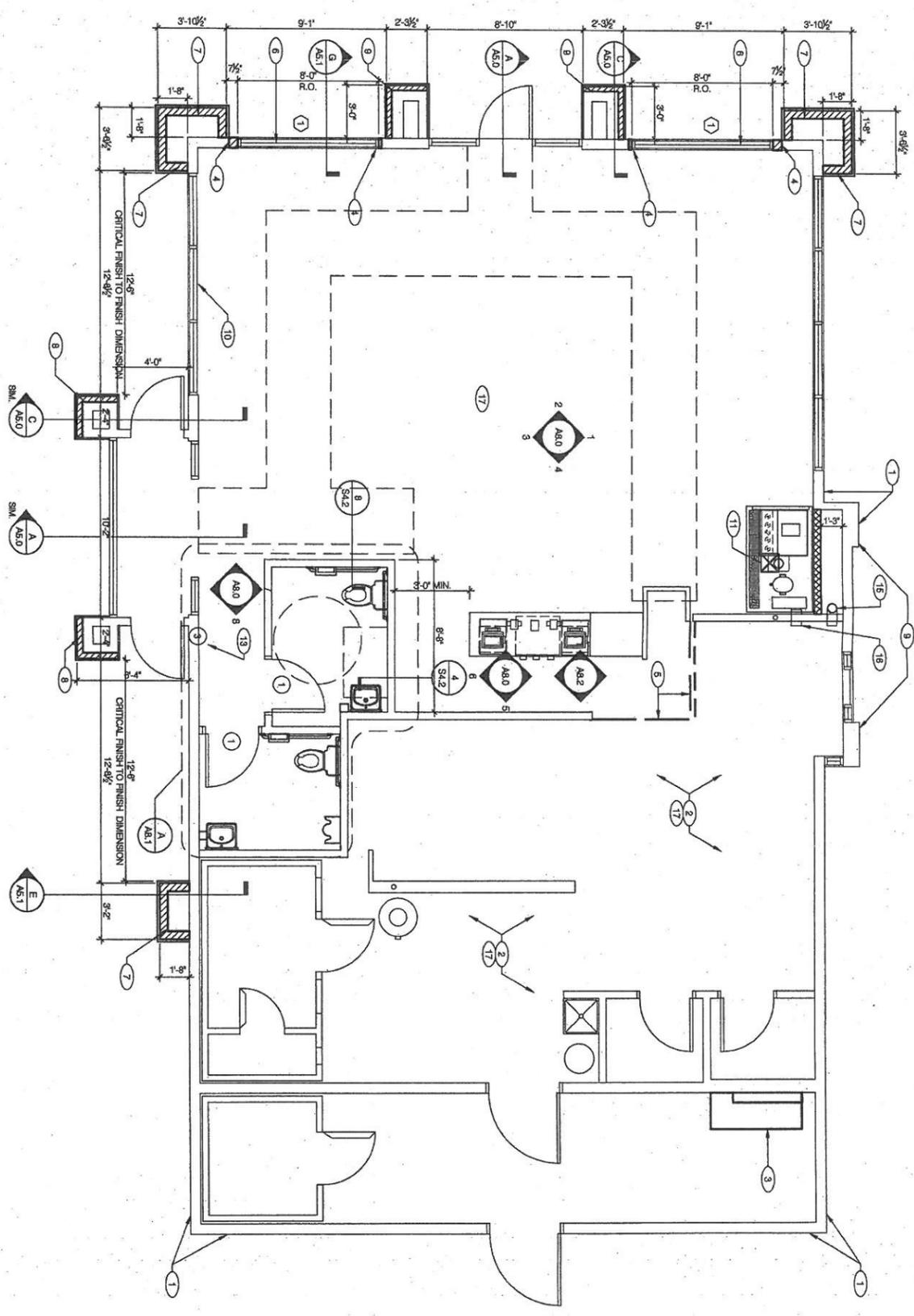
RECEIVED
 City of Florence
 NOV 13 2014
 BY: *pdfc*



SCALE: 1" = 10'-0"

ARCHITECTURAL SITE PLAN

B



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

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

TYPICAL NEW INTERIOR WALL:
2x4 WOOD STUDS (2x6 WHERE NOTED) AT 16" O.C. W/ 1/2" GYP. BD. SUBSTRATE U.O.N. USE MOISTURE RESISTANT GYP. BD. BEHIND ALL CERAMIC WALL TILE. U.O.N. ACCEPTABLE ALTERNATE: METAL STUDS IN LIEU OF WOOD STUDS.

NOT USED NIS 2

WALL LEGEND F

FLOOR PLAN NOTES D

KEY NOTES B

DECOR: A-20 FOR SETTING OF A-1 AND DETAILS.
A. SEE A-20 FOR FLOOR FINISHES.
B. SEE A-20 - A-22 FOR WALL FINISHES.
C. SEE A-21 FOR CEILING FINISHES.
D. SEE A-11 FOR CEILING FINISHES.

GENERAL:
X. DRAWINGS ARE BASED UPON WOOD FRAMING UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BUILDINGS AND SCOTTIES IS ACCEPTABLE.
B. THE FINISHES SHOWN THROUGHOUT SHALL BE BASED ON PRESENT DAMAGE TO ALL REPAIRS THROUGH STUDS SHALL BE SEALED USING MFRS. APPROVED METHOD.

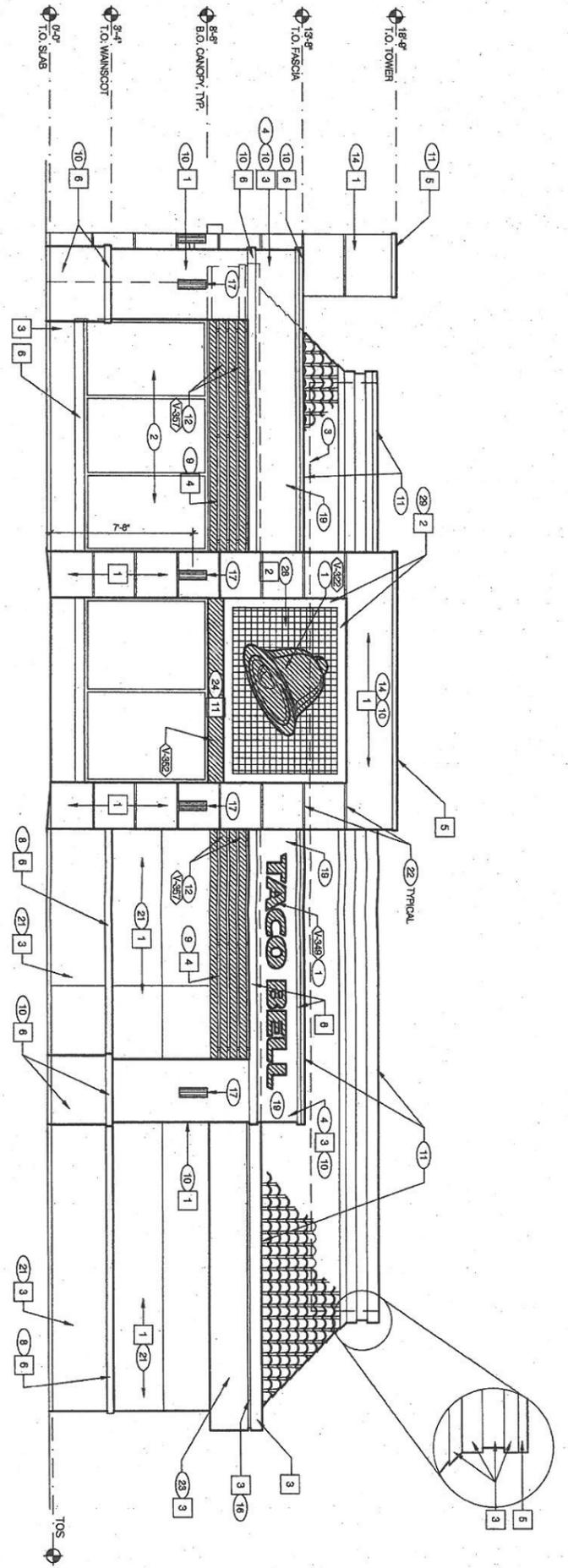
DIMENSIONS:
X. DIMENSIONS THAT ORIGINATE FROM EXISTING ELEMENTS OF THE BUILDING ARE FROM FACE OF FINISH. ALL OTHER DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. DIMENSIONS.
B. DIMENSIONS NOTED AS "TOLERANCE" OR "HOLD PER MIN. REQD." NET CLEARANCE FROM FACE OF FINISH SHALL BE MAINTAINED. REFER TO WALL FRAMING EQUIPMENT SPEC. W/ REVISIONS FOR MIN. WALL FRAMING.

WINDOWS, DOORS:
X. SEE SCHEDULE FOR WINDOW AND DOOR TYPES.
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO HOLLOW OPENING.
FINISH SUBSTRATE:
A. PROVIDE 1/2" THICK CERAMIC TILE FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SCHEDULED SURFACES. U.O.N.
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR ACCESSIBLE SPACES SHALL BE SEALED WITH NSF INTERPOLYMER AFFIRED SEALANTS.

1. PATCH STUCCO OR AS NEEDED.
2. PROTECT KITCHEN EQUIPMENT DURING CONSTRUCTION.
3. CONSTRUCT PLUMB WORK WITH SINK DATE.
4. EXISTING ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. DWGS.
5. INFILL PORTION OF WALL AS INDICATED.
6. ERECT DUST BARRIER TO PROTECT KITCHEN DURING CONSTRUCTION.
7. REPLACE EXISTING WINDOW WITH RECTANGULAR WINDOW. SEE ELEVATIONS, A4.1.
8. NEW PLASTER.
9. MODIFY EXISTING TOWER. KEEP TOWER STRUCTURE. SEE A4.0 AND STRUCTURAL DRAWINGS.
10. MODIFY EXISTING TOWER. KEEP TOWER STRUCTURE. SEE A4.1 AND STRUCTURAL DRAWINGS.

11. REPLACE SUBSTRATE AS REQUIRED.
12. REPOSITION FLOOR SINK AS SHOWN, IF IT IS BEHIND NEW WALL.
13. COORDINATE DIMENSION WITH STOVEFRONT LOCATION.
14. REPLACE CLOSET DOOR AND FRAME IF IN POOR CONDITION.
15. REAR TOWER WHERE OCCURS.

15. 6" PVC CHASE FROM 12" A.F.F. TO ABOVE CEILING. EXTEND 3" THROUGH WALL.
16. 6" PVC CHASE THROUGH WALL AT 12" A.F.F.
17. EXISTING DRYWALL WITH HAND BROCADE TEXTURE SHALL REMAIN AS IS



RIGHT SIDE ELEVATION 1/4"=1'-0"

- 17 WALL LIGHTING, CENTER ON TOWER LEG. SEE MOUNTING HEIGHT ON SHEET EA.
- 18 EXISTING SWITCHGEAR CABINET, PAINT.
- 19 NEW BEAM. SEE E.A. 9/45.1.
- 20 PAINT ALL ROOF FLOOD LIGHTS COLOR BRONZE
- 21 PATCH AND REPAIR EXISTING STUCCO
- 22 1" V GROOVE AT TOWER
- 23 FRAMED SOFFIT. SEE DETAIL 1/46.1, IF NOT EXISTING.
- 24 10" X 12" DEEP BRICK METAL TRIM BY SIGN VENDOR.
- 25 REAR TOWER, WHERE OCCURS.
- 26 NEW STROBE LIGHTS AND GLAZING.
- 27 NEW STROBE LIGHTS AND GLAZING.
- 28 CONTINUE STUCCO BEHIND ALUMINUM PANEL.
- 29 1X0 TRIM ANGLE
- 30 1X4 TRIM ANGLE

STUCCO THICKNESS N.T.S.

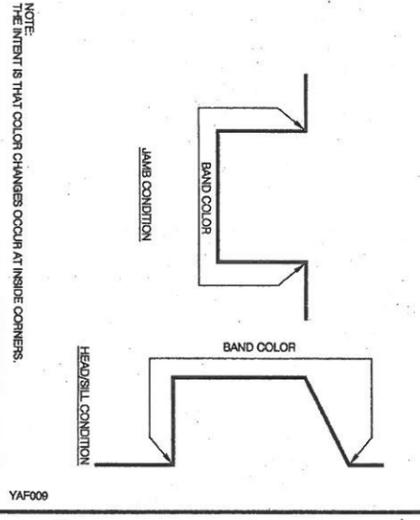
ALL NEW STUCCO ELEMENTS TO HAVE A LIGHT SAND FINISH UNLESS IT MUST BLEND WITH AN EXISTING CONTRASTING FINISH.

QTY	ITEM DESCRIPTION	ELEC
V-382 2	TACO BELL BELL SIGN 4'-0" W x 4'-9" H WITH WHITE BACK AND 5-1/2" STAND-OFFS	X
V-348 2	TACO BELL LETTERS 12" HIGH WHITE FLAT FACED	X

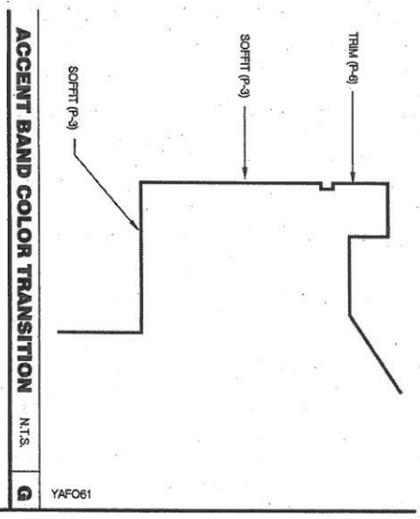
QTY	ITEM DESCRIPTION	SI
V-308 1	18" DI CANOPY 14'-6" W/18" LETTERS	X
V-351 1	TACO BELL NEW IMAGE ENTRY OVERHANG 10'-0"	X
V-352 1	TACO BELL NEW IMAGE ENTRY OVERHANG 10'-0"	X
V-353 1	TACO BELL NEW IMAGE REAR PANEL SLAT WALL SEGMENT 9'-0"	X
V-357 1	TACO BELL NEW IMAGE REAR PANEL SLAT WALL SEGMENT 12'-0"	X

APPURTENANCES SCHEDULE N.T.S. **D1**

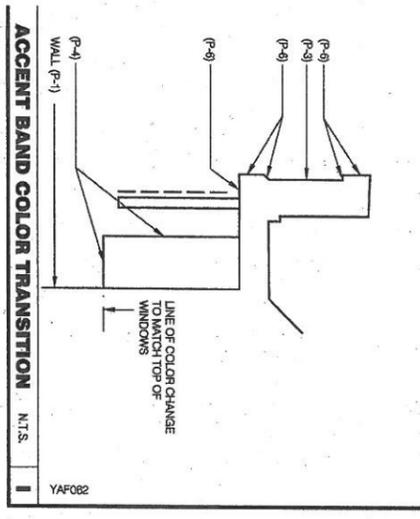
*FLYING ARCH SHALL HAVE PROMOTING MOUNTING FLANGES
NOTE: ADDITIONAL INFORMATION IS AVAILABLE ON THE PLANS.YAL.COM WEBSITE. SEE SIGNAGE AND MOUNTING INFO.



ACCENT BAND COLOR TRANSITION N.T.S. **E**



ACCENT BAND COLOR TRANSITION N.T.S. **G**



ACCENT BAND COLOR TRANSITION N.T.S. **I**

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	COLOR
1	MAIN WALL COLOR	SHERWIN WILLIAMS	CHAMELACK SW/22	STO LOTUSAN	NA98-0011
2	ALUMINUM PANEL	STOUT SIGNS	ALUMINUM PANEL WITH EMBOSSED 4X4 PATTERN		PURPLE
3	ACCENT WALL COLOR	SHERWIN WILLIAMS	ROCKWOOD CLAY SW/223	STO LOTUSAN	NA98-0010
4	ACCENT COLOR	SHERWIN WILLIAMS	CLEMETAS SW/281		
5	CONTINUOUS PAPER CAP	SHERWIN WILLIAMS	IRON ONE SW/106		
6	ACCENT WALL COLOR	SHERWIN WILLIAMS	LUMBER SW/143		
7	PPE BOLLYARDS	SHERWIN WILLIAMS	DOT YELLOW		
11	HANDRAILS & TRANSFORMER HOUSINGS (WHERE OCCUR)	SHERWIN WILLIAMS	STATUS BRONZE SW/734		

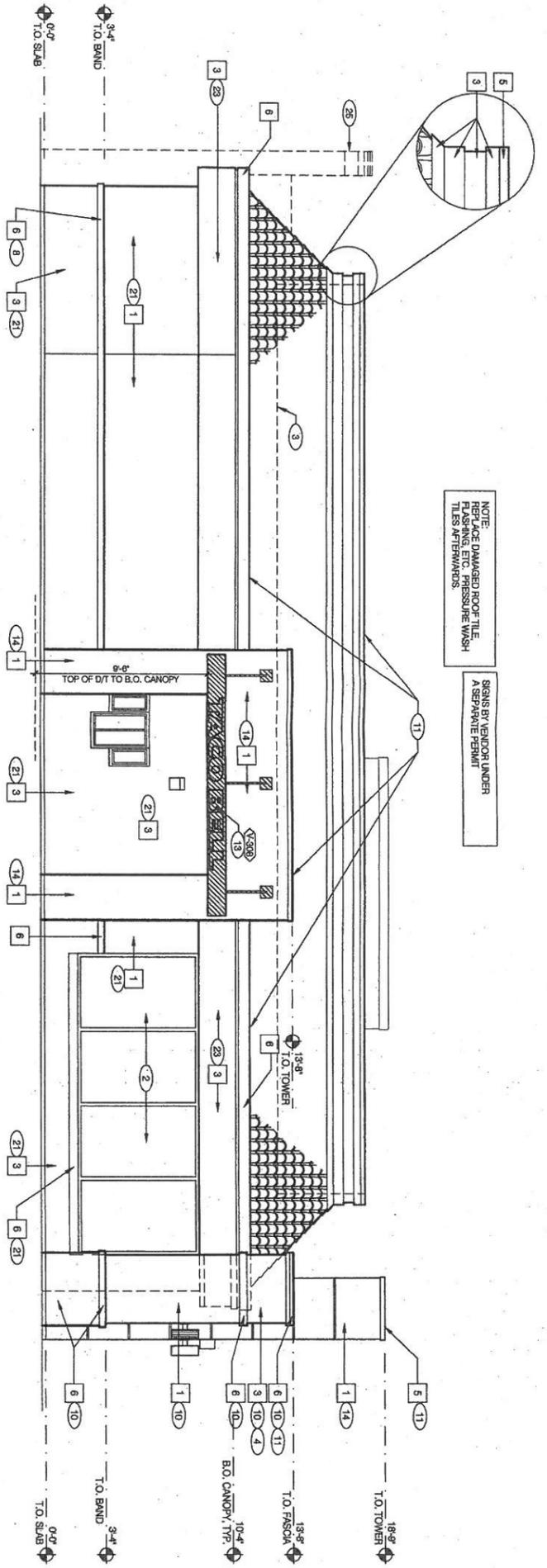
EXTERIOR FINISH SCHEDULE **H**

- GENERAL NOTES**
- MISCELLANEOUS
 - A. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
 - B. PROVIDE BLOODING FOR SIGNAGE, TRILLS AND CANOPY.
 - C. DURA-LAST TERMINATION BAR SHALL BE DARK BRONZE.
 - SEALERS REFER TO SPEC'S.
 - SEAL ALL WALL AND ROOF PENETRATIONS.
 - A. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.
 - B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.
 - DENOTES ITEMS SUPPLIED AND INSTALLED BY SIGN VENDOR.
 - ▨ DENOTES EXTERIOR FINISH.
 - DENOTES SIGN/MOUNTING/CANOPY ITEMS - VENDOR SUPPLIED AND INSTALLED. SEE THE SCOPE OF WORK SHEETS.
 - ② OWNER REPRESENTATIVE WILL IDENTIFY WHICH PAINT SPECIFICATION WILL BE PRIMARY.

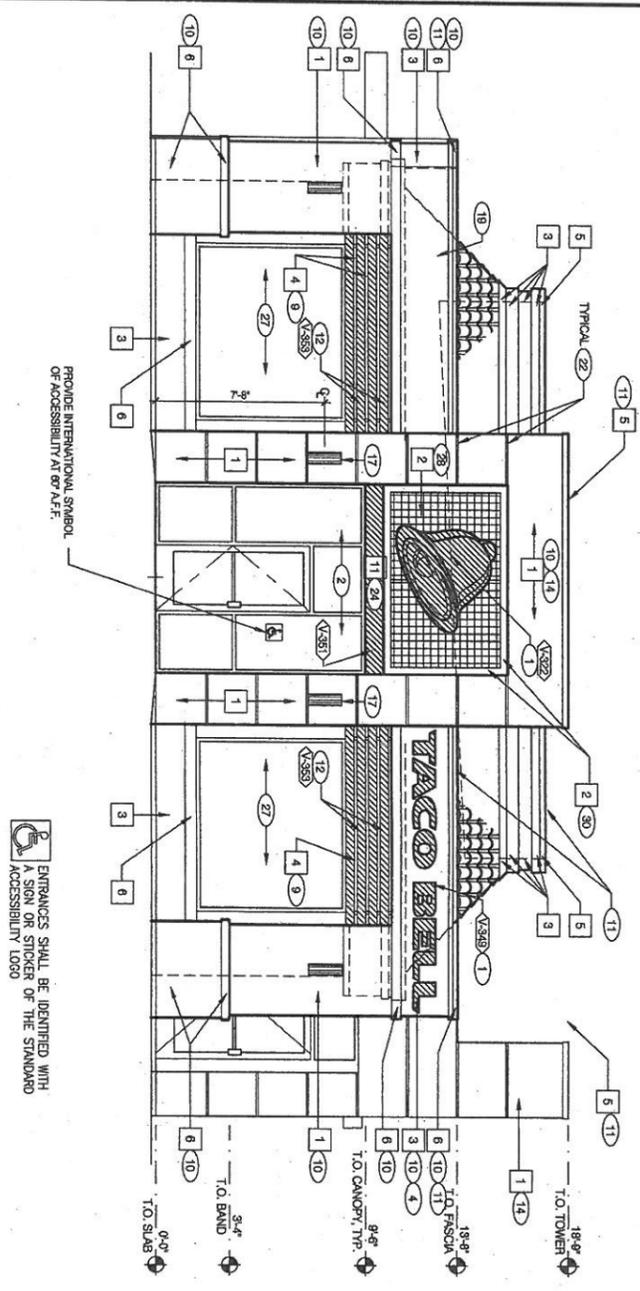
GENERAL NOTES **F**

- KEY NOTES**
- 1 NEW BUILDING SIGN - LINDER SEPARATE PERMIT. SEE SCOPE OF WORK.
 - 2 EXISTING STROBE LIGHT TO REMAIN
 - 3 INDICATES ROOF BEYOND.
 - 4 FOR SOFFIT PAINTING DIRECTIONS, SEE 1/44.0
 - 5 GAS METERS, DO NOT PAINT METERS.
 - 6 CONTINUE PAINT COLOR INDICATED AT BOTTOM OF FASCIA TO SOFFIT.
 - 7 HORIZONTAL TRIM BAND, SEE G/45.1 & E/44.0. BAND PAINT COLOR SHALL BE APPLIED TO TOP, BOTTOM AND FACE OF BAND.
 - 8 LIGHT BOXES OCCUR, REMOVE AND CONSTRUCT NEW SOFFIT PER DETAIL 1/46.1 PROVIDE 6" CLEARANCE BETWEEN SLATS AND FACE OF SOFFIT.
 - 9 SYNTHETIC STUCCO SYSTEM OVER PERIMETER CONCRETE BOARD (TPP).
 - 10 2X4, FRENCH-EDGE METAL / COILING W/ STANDING SEAM JOINTS - 'TP'.
 - 11 FABRICATED ALUMINUM SLATS BY VENDOR WITH LED LIGHTING
 - 12 MODIFY EXISTING TOWER, SEE SHEET AS.0.
 - 13 EXISTING CRACKS, REPAIR ROOFING AS NEEDED
 - 14 REMOVE INTERNALLY ILLUMINATED SOFFIT, AND REFER TO DETAIL 1/46.1 FOR FRAMED SOFFIT.

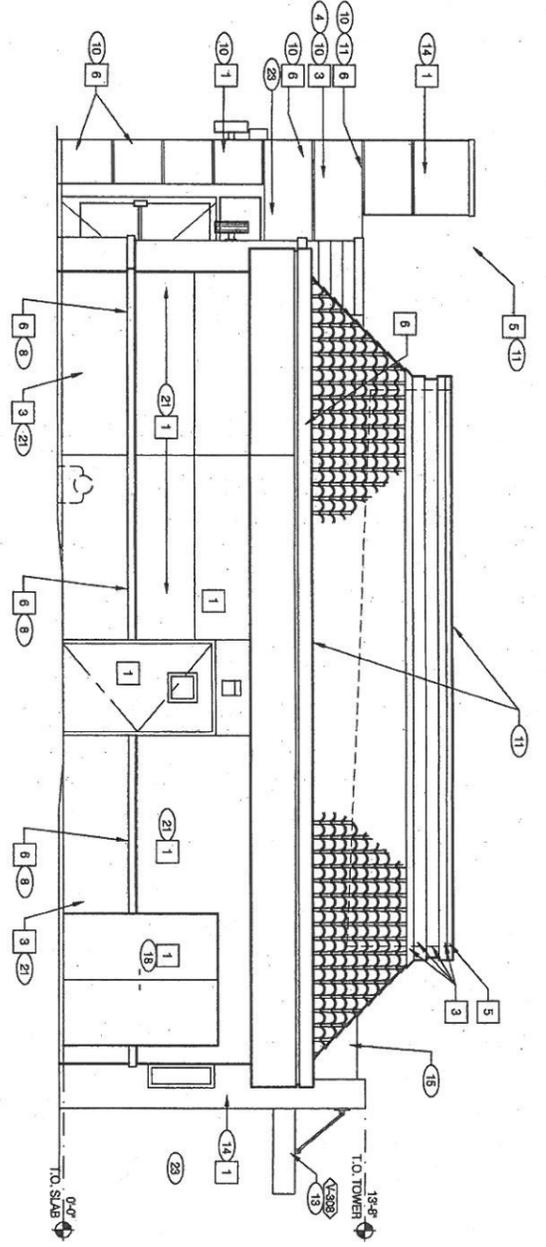
KEY NOTES **C**



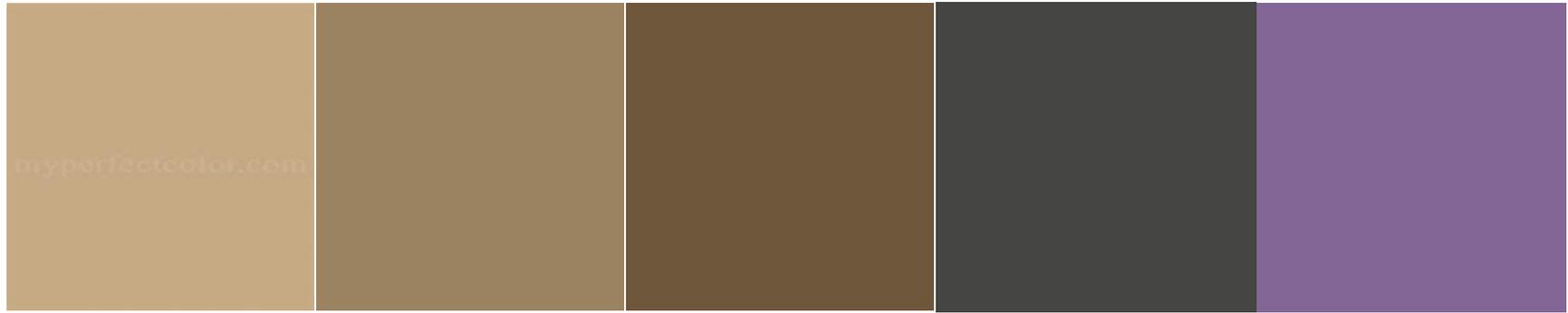
LEFT SIDE ELEVATION 1/4" = 1'-0"



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



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



CamelBack

Rookwood

Umber

Iron Ore

Clemetas

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 A. Weber".

Joseph Weber
Vice President
Weber Enterprises, Inc.