



TOBEY & HEINEN

FINE HOMES

CCB# 168811

Prepared for:
City of Florence
Community Development Department
250 Highway 101, Florence, OR 97439

Prepared by:
Tobey & Heinen Fine Homes Inc.



Land Use Application

Project Description: Remodel of the Car Dealership Building at 2630 Hwy. 101, Florence, OR 97439

Building sq ft. 8422
25 spaces required
25 spaces provided

We are proposing to remodel the existing Dealership building and turn the space into retail for Mini Pet Mart. We will be removing the interior sales offices and bathrooms to open up the space for retail. We will be adding a Unisex bathroom, break room and managers office to the rear of the building. We will be installing a fire barrier wall separating the retail space from the storage area. The owners would like to remove all of the exterior windows and change the location of the entry doors to the West facing elevation. They would also, like to change the exterior appearance by adding an awning roof over the existing overhang on the lower roof section. We will not be changing the footprint of any of the buildings on this site.

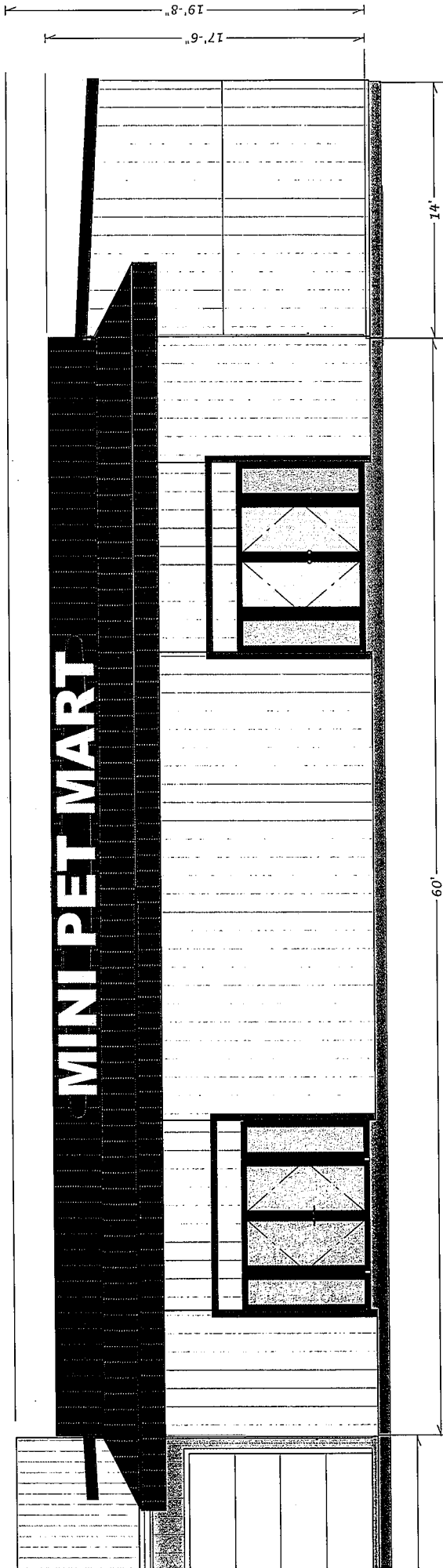
With changing the entry doors to the West elevation, the front and side existing landscaping will need to be relocated. 458 sq.ft. of landscaping will be replaced along with adding 477 sq.ft. for the change in use and increase in parking spaces from 37 to 42. Please see attached Plot Plan for changes to existing site.

The site will provide two retail businesses, a building for storage and a building for RV/vehicle repair. Hours of operation would be from 6:00 am to 10:00 pm or times in between as deemed appropriate for the businesses.

We would like to start on the exterior changes as soon as possible to get the Mini Pet Mart operational. I look forward to your comments on this project.

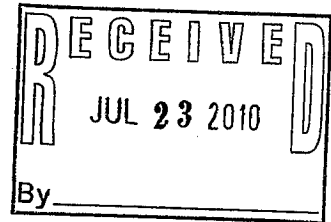
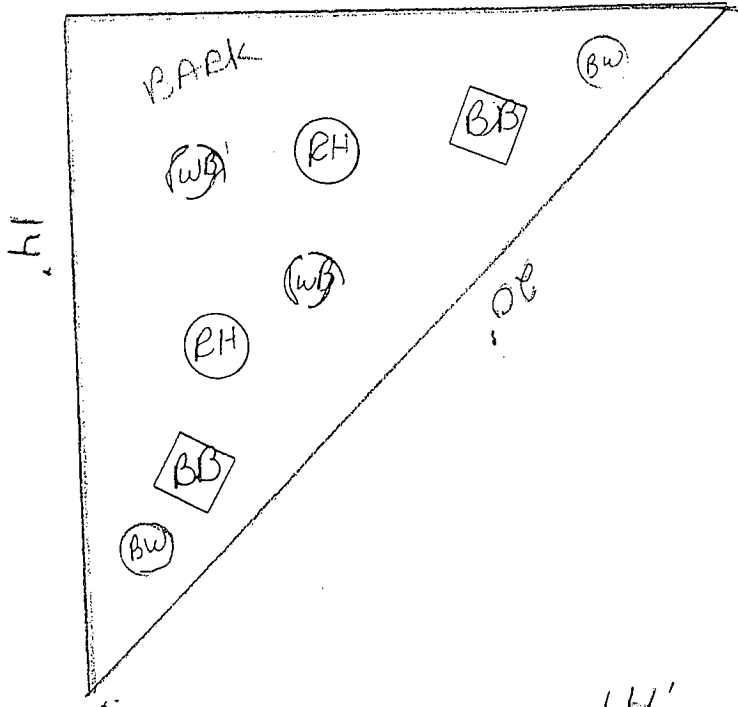
Respectfully,

Thomas J Tobey IV



MINI PET MART

NORTH END
of BUILDING
14'



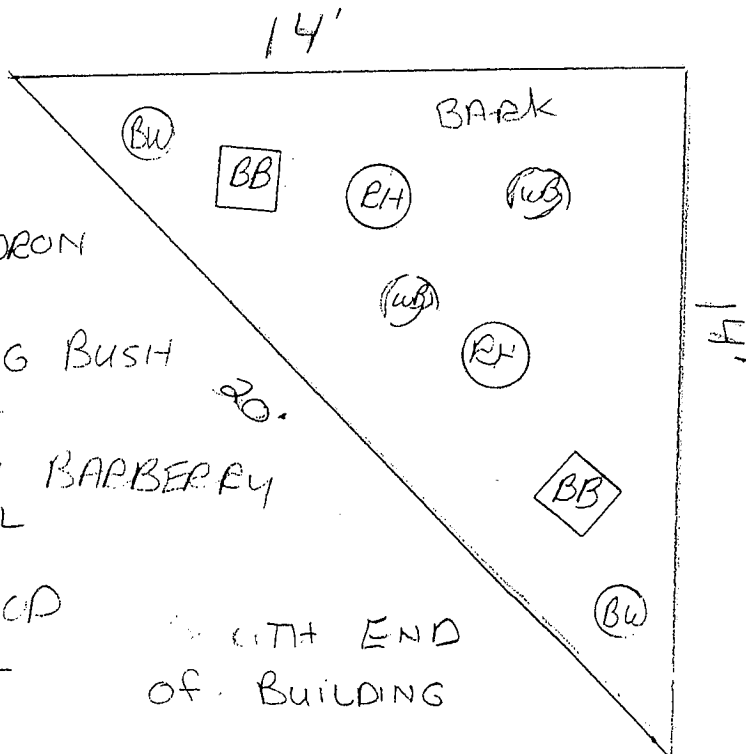
RH - RHODODENDRON
3-GAL

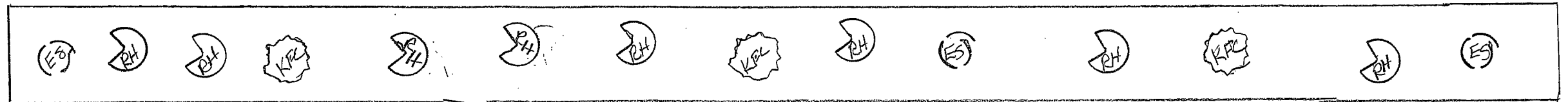
BB - BURNING BUSH
3-GAL

WB - WARTY BARBERRY
2-GAL

BW - BOXWOOD
1-GAL

SOUTH END
of BUILDING

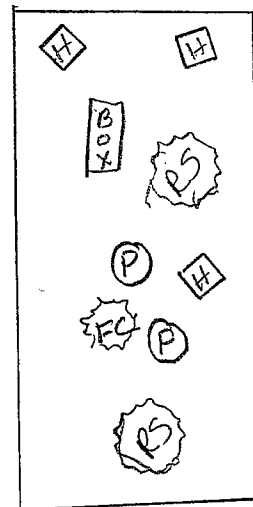




6 x 100' - DOG AREA

VAIP IRR

10 x 20



UTILITY - POLE
AREA
P - POLE

RA - BACOPENDRON
8 - 4 GAL

REUSE 3 pignus

FC - FLOWERING CHERRY
AMANOGAWA
2 - 20 GAL

KFC - KWANZAN FLOWERING
CHERRY
3 - 20 GAL

ES - ESCALLONIA
5 - 5-GAL 3 - EXISTING

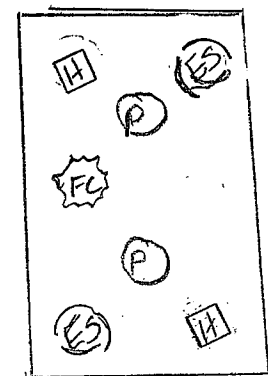
RS - ROSE - USE EXISTING
2 - 5-GAL

H - HUCKLEBERRY
5 - 2 GAL

9350 TOTAL

1" = 8'

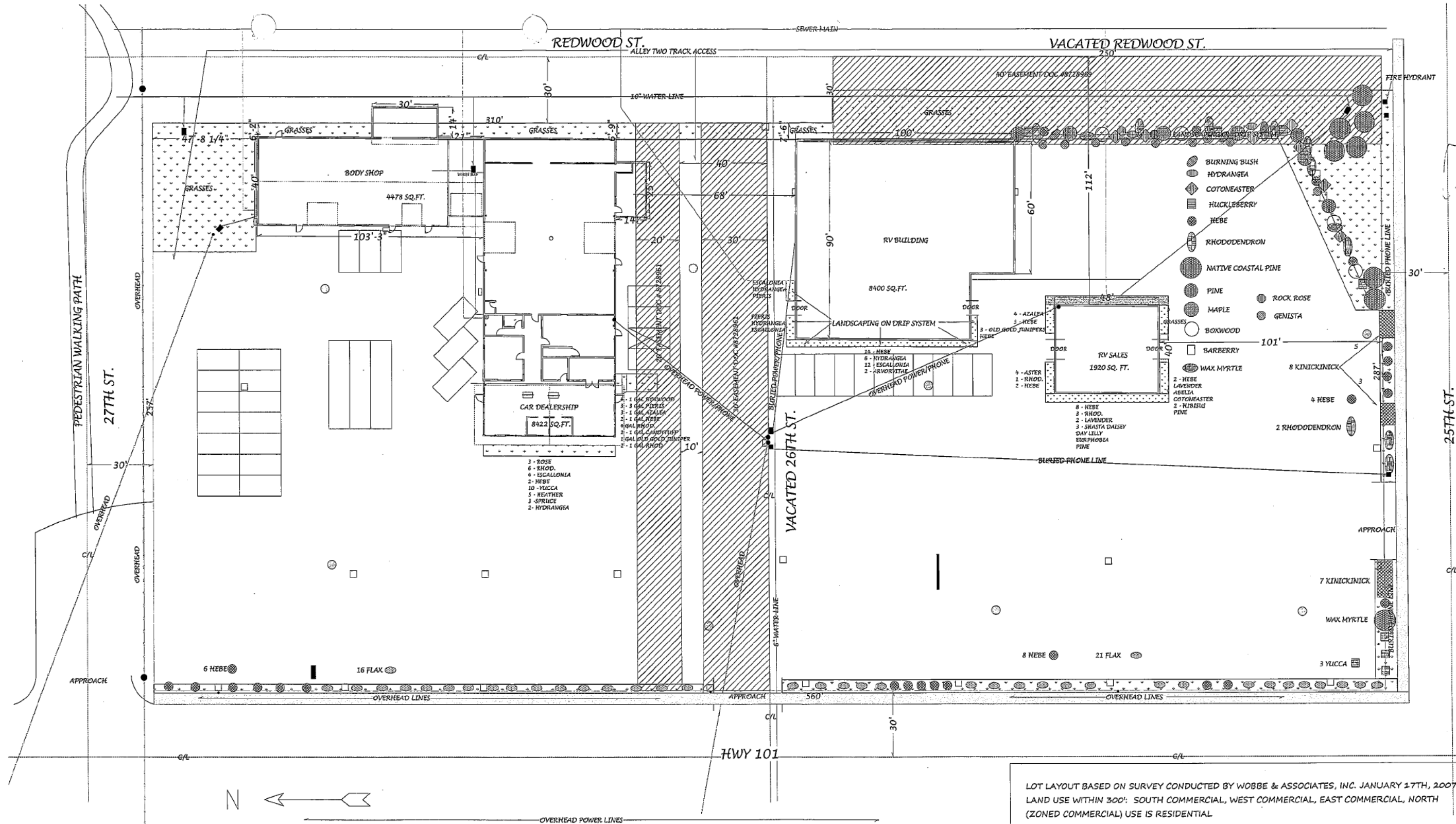
HONEYMAN NURSERY
85089 Hwy 101 S.
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541-997-8522



9 x 15

SIGN AREA

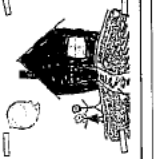
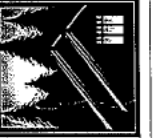
P - POLE



SCALE 1" = 20FT.

EXISTING LOT AND STRUCTURES

TOBEY & HEINEN
FINE HOMES



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DATE

6/10/10

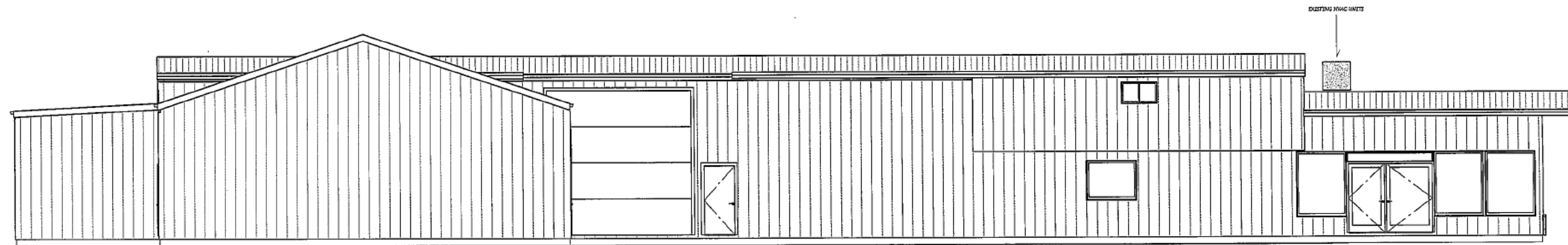
PLAN SET

SHEET
A - 1

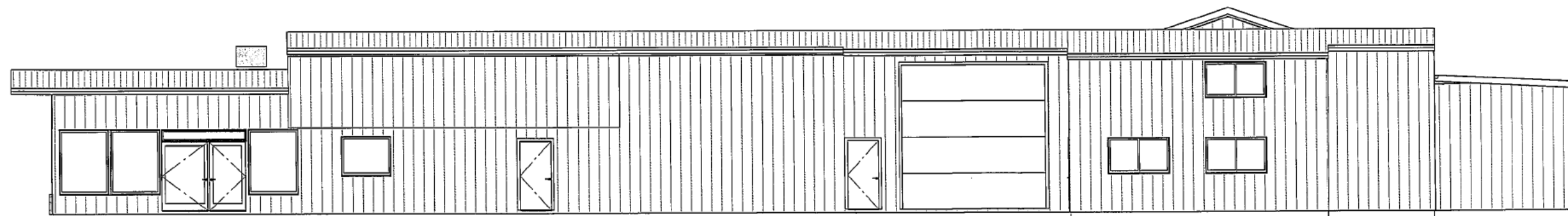
TOTAL SET
5 PAGES



WEST FACING



NORTH FACING



SOUTH FACING

EXISTING ELEVATIONS
SCALE 3/16" = 1 FT.

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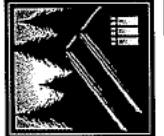
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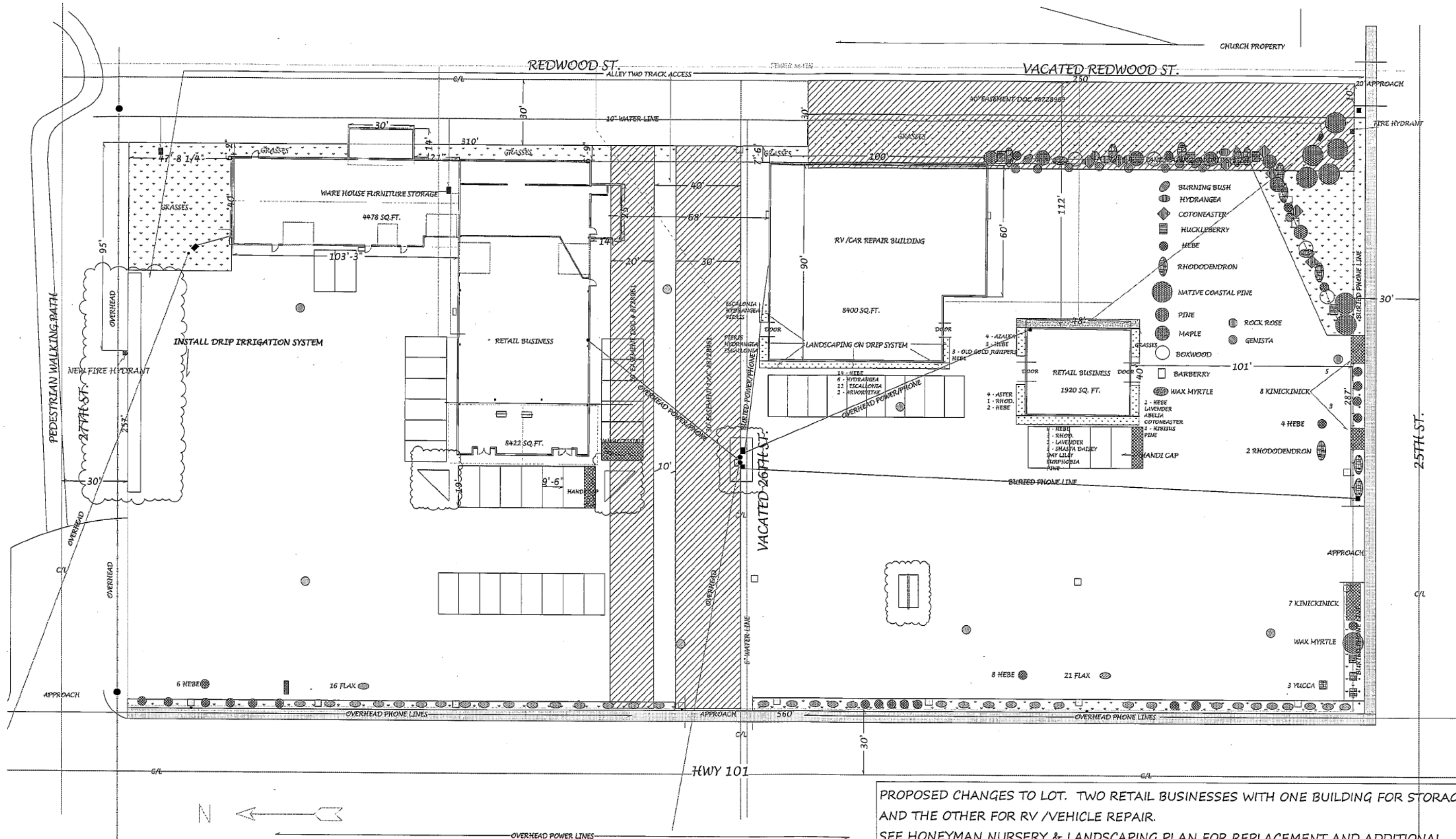
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TOTAL SET
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FINE HOMES

CCB # 108851



KEY			
STORM DRAIN	SIDEWALK	PHONE PEDESTAL	
FREE STANDING SIGN	POLE	WATER METER	
EXTERIOR LIGHT	POWER LINE	REPLACEMENT/ADDITIONAL LANDSCAPING	
FIRE HYDRANT	EASEMENT		
PROPERTY LINE	WATER LINE		
LANDSCAPING	SEWER LINE		

SCALE 1" = 20 FT.

PROPOSED NEW LANDSCAPE AREAS. AREAS TO BE CREATED AND PLANTED UPON APPROVAL OF EXTERIOR BUILDING CHANGES. SOIL TO BE PREPPED WITH COMPOST POTTING SOIL AND STEER MANURE (POCKET PLANTING METHOD)

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PROPOSED CHANGES TO LOT. TWO RETAIL BUSINESSES WITH ONE BUILDING FOR STORAGE AND THE OTHER FOR RV /VEHICLE REPAIR.
SEE HONEYMAN NURSERY & LANDSCAPING PLAN FOR REPLACEMENT AND ADDITIONAL LANDSCAPING.
REMOVE 458 SQ.FT. LANDSCAPING AND REPLACE WITH 1127 SQ. FT.
ADDITIONAL USAGE OF 5 PARKING SPACES FOR A TOTAL OF 42 SPACES.
ALL SPACES TO MEET CITY CODE OF 9.5' X 19' AND DOUBLE STRIPED.
NEW LIGHTING TO BE ADDED DOWN LIGHTS UNDERNEATH NEW AWNING. WE WILL PERFORM A NIGHT TEST OF EXISTING LIGHTING TO DETERMINE IF MORE IS NEEDED. NEW LIGHTS TO MEET CITY CODE STANDARD.

PROPOSED LOT LAYOUT AND LANDSCAPING

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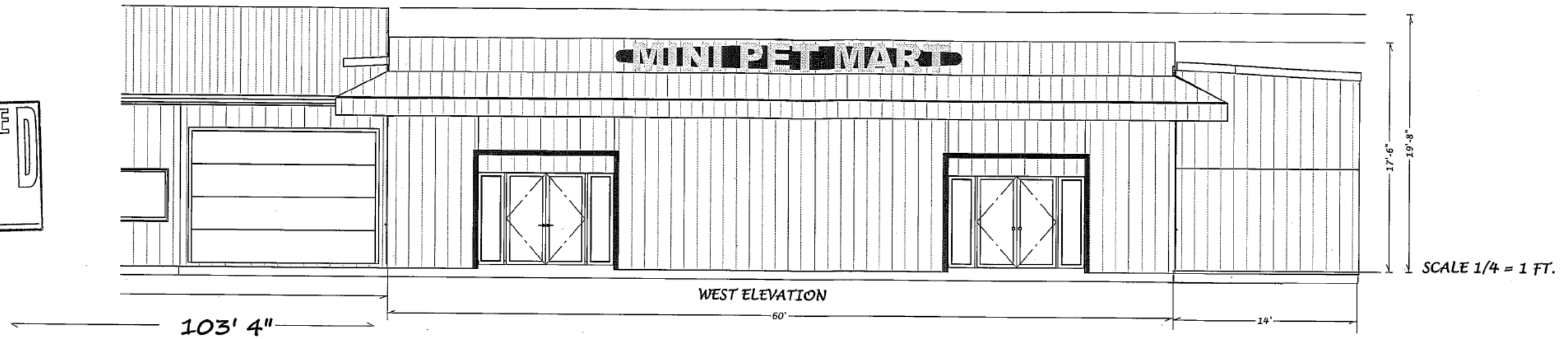
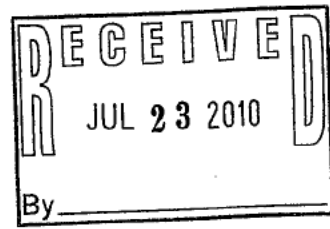
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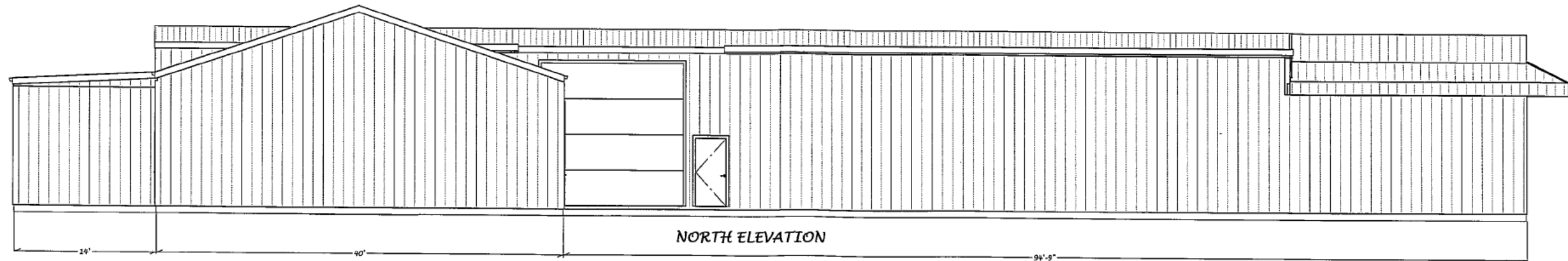
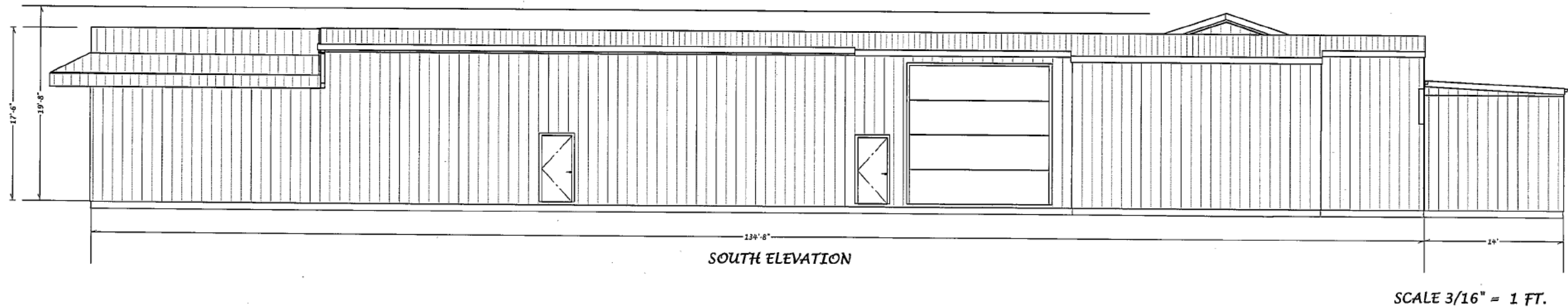
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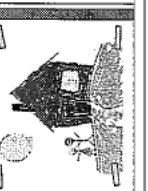
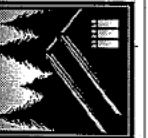
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CORRUGATED METAL TO MATCH EXISTING BUILDING COLOR YELLOW SEE PAINT CHIP
METAL AWNING ADDED OVER EXISTING ROOF OVERHANG AT FRONT OF BUILDING COLOR
GREEN SEE COLOR CHIP
ENTRY DOORS RECESSED IN 3 FT. RECESSED OPENING TO HAVE GREEN TRIM TO MATCH AWNING
REMOVE ALL WINDOWS FROM EXISTING
LIGHTED ATTACHED SIGN 2' X 26'



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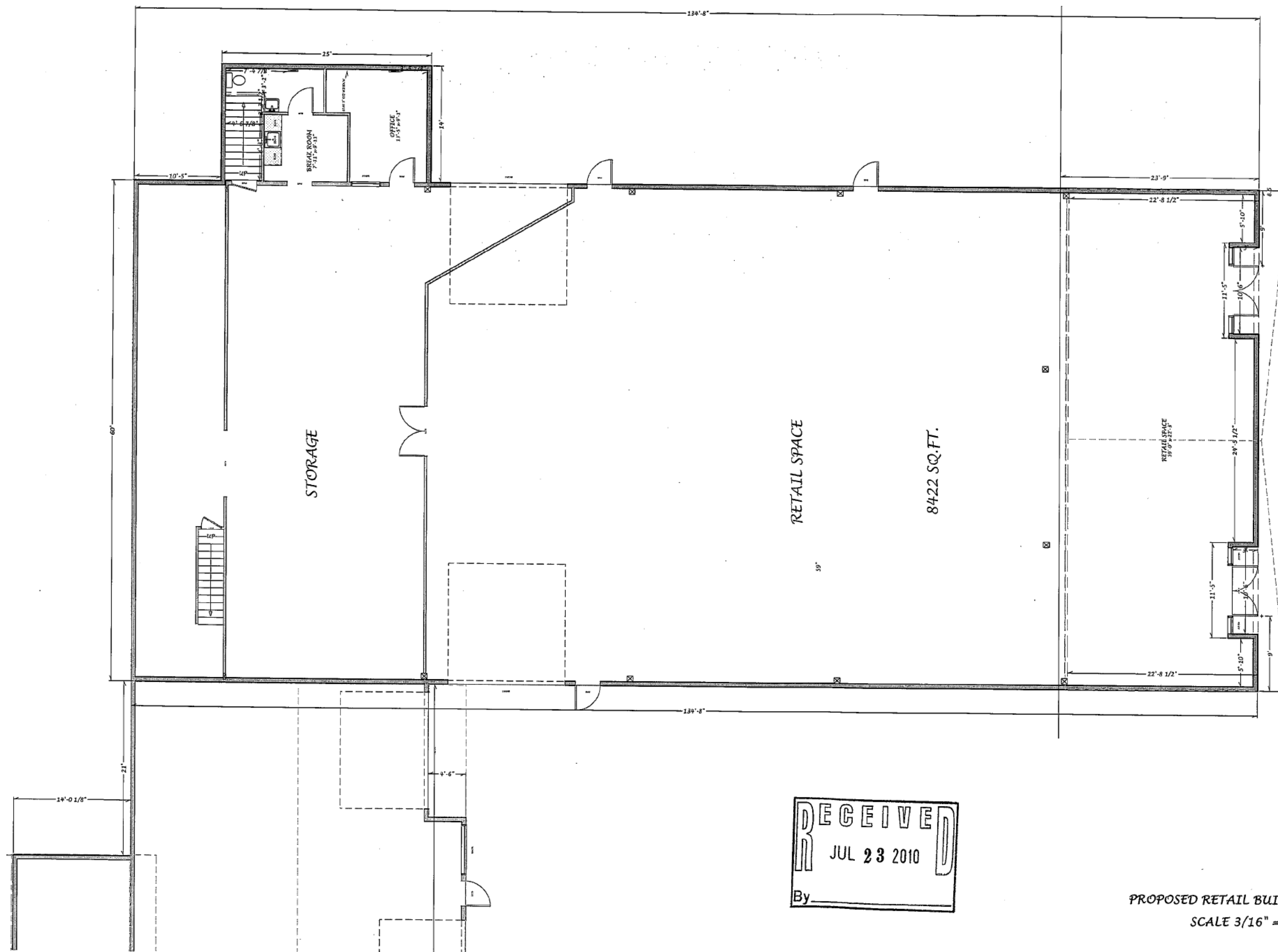
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PLAN SET

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PROPOSED RETAIL BUILDING FLOOR PLAN
SCALE 3/16" = 1 FT.

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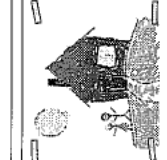
PLAN SET

SHEET

A - 3

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