

**STAFF REPORT & FINDINGS OF FACT
FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT
Planning Commission
Exhibit "A"**

Public Hearing Date: January 24, 2017 **Planner:** Glen Southerland
Date of Report: January 17, 2017
Application: PC 16 11 DR 03

I. PROPOSAL DESCRIPTION

Proposal: A request for a design review approval for exterior modifications to the Dairy Queen restaurant located within the Mainstreet Area "A" zoning district.

Applicant: Ken Sanders, representing Landon FDQ

Property Owners: Landon FDQ

Location: 125 Highway 101

Site: Map # 18-12-34-11 Taxlot 10800

Comprehensive Plan Map Designation: Downtown

Zone Map Classification: Mainstreet Area "A"

Surrounding Land Use / Zoning:

Site: Restaurant with drive-thru / Mainstreet Area "A"
North: Motel, commercial / Mainstreet Area "A"
South: Vacant/motel, commercial / Old Town Area "A"
East: Highway, commercial / Mainstreet Area "A"
West: Residences / Restricted Residential

Streets / Classification:

East – Highway 101 / Major Arterial; North – Vacated alley, rededicated Florence plat; West – Kingwood Street / Collector; South – Bay Street / Collector

II. NARRATIVE

The applicant's site was the former site of the Edwin Kyle home, relocated in 1970 to its present location at 1155 Bay Street. The Dairy Queen received original design review approval in 1979, however, the site remained vacant until 1980.

The applicant applied for a design review approval on June 23, 2016 for exterior modifications including the removal of existing roof overhangs, the change of roof

profile, change of building materials, and lighting. The application was deemed complete on November 22, 2016.

III. NOTICES & REFERRALS

Notice: On January 4, 2017 notice was mailed to surrounding property owners within 100 feet of the property. The property was posted on January 4, 2017. Notice was published in the Siuslaw News on January 18, 2017.

At the time of this report, the City had received no written public comments on the proposal.

Referrals: On January 5, 2017 referrals were sent to the Florence Building Department, Florence Police Department, Florence Public Works, Florence Urban Renewal Agency, The Building Department LLC, Oregon Department of Transportation, and Siuslaw Valley Fire and Rescue.

At the time of this report, the City had received referral comments on the proposal from:

Sean Barrett, Siuslaw Valley Fire and Rescue Fire Marshal, stated that there were no concerns with the project because there was no change in size or removal of egress. **(Exhibit E)**

Doug Baumgartner, ODOT Development Review Coordinator, stated that there was no existing Highway 101 access and that all work within the Highway right-of-way or connections to the stormwater system within the right-of-way must be permitted through ODOT. **(Exhibit F)(Informational 1)**

IV. APPLICABLE REVIEW CRITERIA

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Section 1-5
Chapter 6: Design Review, Sections 5 through 9
Chapter 8: Nonconforming Lots and Uses, Section 2
Chapter 27: Mainstreet District, Sections 3 through 5
Chapter 37: Lighting, Sections 2 through 4

Florence Downtown Architectural Guidelines

V. PROPOSED FINDINGS

Code criteria are listed in **bold**, with staff response beneath. Only applicable criteria have been listed.

TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

10-1-1-6-3: TYPE III REVIEWS – QUASI-JUDICIAL LAND USE HEARINGS:

A. Hearings are required for Type III (quasi-judicial) land use matters requiring Planning Commission review. Type III applications include, but are not limited to:

7. Conditional Use Permits.

8. Variances.

B. Notification of Hearing:

1. At least twenty (20) days prior to a Type III (quasi-judicial) hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which notice shall be sent to all owners of record of property within 300 feet of the subject property.

a. Notice shall also be provided to the airport as required by ORS 227.175 and FCC 10-21-2-4 and any governmental agency that is entitled to notice under an intergovernmental agreement with the City or that is potentially affected by the proposal. For proposals located adjacent to a state roadway or where proposals are expected to have an impact on a state transportation facility, notice of the hearing shall be sent to the Oregon Department of Transportation.

2. Prior to a Type III (quasi-judicial) hearing, notice shall be published one (1) time in a newspaper of general circulation. The newspaper's affidavit of publication of the notice shall be made part of the administrative record.

Notification of the quasi-judicial land use hearing for this application was mailed on January 4, 2017, 21 days prior to the hearing, to all property owners within 100 feet of the subject property. This notice was also mailed to the Oregon Department of Transportation as the proposal is adjacent to a state roadway.

A notice was also published in the Siuslaw News one time on January 18, 2017. The notification procedures meet the requirements of FCC 10-1-1-6.

C. Notice Mailed to Surrounding Property Owners - Information provided:

1. The notice shall:

- a. Explain the nature of the application and the proposed use or uses which could be authorized;**
- b. List the applicable criteria from the ordinance and the plan that apply to the application at issue;**
- c. Set forth the street address or other easily understood geographical reference to the subject property;**
- d. State the date, time and location of the hearing;**
- e. State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes further appeal based on that issue;**
- f. State that application and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;**
- g. State that a copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at reasonable cost;**
- h. Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.**
- i. Include the name of a local government representative to contact and the telephone number where additional information may be obtained.**

The notice mailed to surrounding property owners as described above contained information regarding the nature of the application and uses proposed; applicable criteria applying to the issue; the street address of the property; the date, time and location of the meeting; the need to “raise it or waive it” appeal rights; stated that the application and criteria were available for inspection at no cost and would be provided at reasonable cost; stated that a copy of the staff report would be available no less than seven days prior to the hearing regarding the item; included a statement of the requirements for submission of testimony; and included the name of the staff person to contact, telephone number for the Planning Department and an email address where questions or testimony could be sent. The application was properly noticed and these criteria are met.

D. Hearing Procedure: All Type III hearings shall conform to the procedures of Florence City Code Title 2, Chapters 3 and 10.

The Planning Commission met and decided upon the application in accordance with FCC 2-10.

E. Action by the Planning Commission:

- 1. At the public hearing, the Planning Commission shall receive all evidence deemed relevant to the issue. It shall then set forth in the record what it found to be the facts supported by reliable, probative and substantive evidence.**
- 2. Conclusions drawn from the facts shall state whether the ordinance requirements were met, whether the Comprehensive Plan was complied with and whether the requirements of the State law were met.**
- 4. There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.**

The Planning Commission received all evidence deemed relevant at the public hearing. The Planning Commission may deny approval should they determine that insufficient evidence has been provided to support the application meeting the code requirements. The burden to supply such evidence is upon the applicant.

F. Notice of Decision by the Planning Commission: A notice of the action or decision of the Planning Commission, and right of appeal shall be given in writing to the applicant. Any party who testified either in writing or verbally at the hearing must provide a mailing address in order to be noticed. The notice may be served personally, or sent by mail. The notice shall be deemed served at the time it is deposited in the United States mail.

Notice of Decision shall be mailed to the applicant and all parties providing testimony either in writing or verbally at the hearing who provided a mailing address.

TITLE 10: CHAPTER 6: DESIGN REVIEW

10-6-5: GENERAL CRITERIA: The Planning Commission or Design Review Board may require any of the following conditions it deems necessary to secure the purpose and intent of this Chapter. The Board shall, consider the effect of its action on the availability and cost of needed housing. The Board shall not use the requirements of this Section to exclude needed housing

types. However, consideration of these factors shall not prevent the Board from imposing conditions of approval if the costs of such conditions shall not unduly increase the cost of housing. The Board shall have no authority to affect dwelling unit densities. The Board shall consider the following criteria reviewing applications and may set conditions or standards which regulate and limit the following: (Ord. 680, 1-11-83)

- A. Setbacks, yards, height, density and similar design features according to the underlying zoning district.**
- B. Lot area, dimensions and percentage of coverage according to the underlying zoning district.**

The building where the proposed use will take place is pre-existing. Setbacks, yards, height, density, lot area, dimensions, coverage, and similar design features will be evaluated through staff review of Chapter 27: Mainstreet District.

- C. Installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, and any requirements of the underlying zoning district.**

No landscaping changes are proposed and since there is no proposed expansion of the building or change in use, no landscaping changes will be required.

The restaurant has a fenced area immediately adjacent the back door of the building. If the fenced area is to remain or be replaced following the remodel, the chain-link fence shall be slatted or replaced with an acceptable solid fence material. **(Condition 4.1)**

- D. The location and design of access and egress points for vehicles and pedestrians, including access points along State highways according to standards set forth in FCC 10-35 Access and Circulation, and any requirements of the underlying zoning district.**

The proposed appearance changes are for a pre-existing building. The location and design of access and egress points for vehicles and pedestrians are adequate for the exterior aesthetic modifications proposed.

Pedestrian access is available and meets the criteria outlined in FCC 10-35. No modification of the existing site will be required.

- E. Noise, vibration, smoke, dust, odor, light intensity and electrical interferences.**

The restaurant will generate a moderate amount of smoke and odor typical of facilities cooking food. Noise, vibration, dust, light intensity, and electrical interferences are not proposed to be generated by the applicant. This criterion is met.

F. Parking and outside display areas, dimensions, surfacing and on-site traffic circulation according to standards set forth in FCC 10-3 Parking and Loading.

The parking spaces are pre-existing and likely meet the standards of FCC 10-3: Off-Street Parking and Loading. The proposed exterior building remodel does not trigger modification of these parking spaces at this time.

G. Architectural quality and aesthetic appearance, including compatibility with adjacent buildings.

The building was originally reviewed and approved as part of a design review decision issued in 1979. The applicant has proposed a significant change to the exterior of the building in the form of removal of roof overhangs, the construction of taller exterior walls, the addition of simulated stone to the entrance foyer and drive-thru cover, the installation of a lit eyebrow around the building, and installation of window awnings above each existing window opening. Specific Mainstreet District architectural requirements will be reviewed later within this report.

H. Color, building materials and exterior appearance in accordance with the policies established by the City in the Downtown Implementation Plan, and in applicable zoning districts.

The applicant has proposed major modifications of the color, building materials, or exterior appearance, but shall abide by the policies within Mainstreet District architectural requirements will be reviewed later within this report.

I. Exterior lighting and security.

Major lighting changes have been proposed by the applicant. Lighting will be addressed in and regulated by FCC 10-37.

J. Public health, safety and general welfare.

The applicant has proposed a completely enclosed restaurant remodel. There will be no fundamental changes after construction which will affect public health, safety, or general welfare, such as door entry locations.

K. Provision of public facilities and infrastructure according to standards set forth in FCC 10-36 Public Facilities.

The proposed remodel is of a pre-existing structure with pre-existing services connected. No additional services will be required.

The applicant has not specified the method of roof stormwater elimination. A connection to the existing stormwater system will not trigger compliance with current storm water code. A new system requires Public Works, Building, and Planning Department review.

- L. Requiring a time period within which the proposed use or portions thereof shall be developed.**

Conditions, unless otherwise stated, shall be met prior to final inspection.
(Condition 4.2)

- M. Requiring bonds to insure performance of special conditions. (Ord. 625, 6-30-80)**

No bonds will be required to insure performance of special conditions.

- N. Such other conditions as are necessary to implement policies contained in the Florence Comprehensive Plan. (Ord. 680, 1- 11-83)**

Other conditions needed in order to implement policies contained within the Florence Comprehensive Plan will be addressed as part of that section of this report.

10-6-9: LAPSE OF DESIGN REVIEW APPROVAL: Authorization of a design review permit shall be void one (1) year after the date of approval of a design review application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation. The applicant may apply to the Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:

- A. The request for an extension is made in writing prior to expiration of the original approval.**
- B. There are special or unusual circumstances that exist which warrant an extension.**
- C. No material changes of surrounding land uses or zoning has occurred.**

The Planning Commission may deny the request for an extension of a design review permit if new land use regulations have been adopted that affect the applicant's proposal. (Ord 26, 2008)

The approval for Design Review of the proposed exterior modifications shall expire on January 24, 2018. (Condition 4.3)

TITLE 10: CHAPTER 8: NONCONFORMING LOTS AND USES

10-8-2: EXPANSION OF PRE-EXISTING, NONCONFORMING USE: A pre-existing nonconforming use may make a normal expansion of the existing structure for the same use up to twenty five percent (25%) of the existing square footage of floor area. Expansions larger than twenty five percent (25%) require a conditional use permit issued by the Planning Commission under the terms and conditions of Chapter 4 of this Title. Any expansion of a pre-

existing, nonconforming use shall be subject to design review under the provisions of Chapter 6 of this Title.

The applicant has proposed a number of modifications to the building façade which do not increase the overall non-conformity of the structure. The non-conforming height of the building is addressed below as part of staff review of FCC 10-27-5-A.

TITLE 10: CHAPTER 27: MAINSTREET DISTRICT

10-27-3 Buildings and Uses Permitted Conditionally

The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a conditional use permit for the following:

j. Restaurants, drive-in (including drive-thru and drive-up)

The applicant has submitted a request for a design review for cosmetic changes to a previously approved conditional use within the Mainstreet District. An additional conditional use permit will not be required.

10-27-4 Lot and Yard Dimensions

A. Minimum Lot dimensions: The minimum lot width shall be 25'.

B. Minimum Lot Area: The minimum lot area shall be 2500 square feet.

The lot and structure are pre-existing and meet the requirements for minimum lot dimensions and minimum lot area. The width of the lot is 61.69 feet and the total lot area is 35,719 square feet including the area fronting Bay Street below the main site. These criteria are met.

C. Lot Coverage: Up to a maximum of 90% lot coverage by buildings and other impervious surfaces.

The exact coverage of the lot is not known, but is approximately 18,000 square feet or roughly 50% of the total lot area. The applicant has not proposed the addition of additional coverage. Future applications considering additions or impervious surface will require the inclusion of area figures for the calculation of lot coverage.

D. Yard Regulations:

Area "A":

- 1. Front yards: Front yards may vary from 0' to 10' from back of property line. Ten percent of the frontage, or a minimum of 6', may be utilized for pedestrian walkways connecting to interior parking lots. Upper story windows, balconies, benches and**

tables and awnings may encroach into the sidewalk area as long as a minimum 8' wide pedestrian way is maintained within the sidewalk area.

2. **Side and rear yards:** Buildings may be zero lot line, provided that all Building Code requirements are met. In each block, there will be at least one opening for public access to interior parking lots. Where a commercial use abuts a residential district, a fifteen foot (15') buffer may be required.

The front yard is pre-existing, non-conforming. The east side yard is pre-existing, non-conforming with respect to FCC 10-34-3-7-D. No changes to the setbacks have been proposed nor required.

10-27-5 Site and Development Provisions

A. Building or Structural Height Limitations

Area "A":

Buildings shall be a minimum of 20' in height. This measurement may include a building façade as opposed to a total building height of 20'. If a façade is used, it must be designed so that it is not readily apparent that it is only a façade. The maximum height shall be 38' for a building or structure without an approved fire extinguishing system unless otherwise approved by the Planning Commission. The Planning Commission may allow heights up to 50 feet/four stories provided that:

[...]

The applicant has not indicated the current height of their building. The building does not meet the 20-foot minimum height. The applicant has not proposed increasing the non-conformity of the height of the building. The building is approximately 13 feet in height at this time with an approximately 15-foot in height entry foyer.

The proposed building height is 13 feet with a 16-foot drive-thru feature and a 20-foot turret-like parapet feature above the main entrance. The overall non-conformity of the site is being reduced through this proposal, therefore a 20-foot height requirement will not apply to this application.

F. Signs.

Shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)

The applicant has submitted information regarding signage that will be reviewed by the Building Department in accordance with Title 4 Chapter 7 of City Code.

G. Lighting.

Street lighting, building lighting and lighting of parking lots and walkways shall conform to the following lighting standards:

- 1. Light fixtures shall conform to the lighting styles in the Architectural Guidelines.**
- 2. Lighting shall be pedestrian scaled.**
- 3. Refer to Section 10-37 of this Title for additional requirements.**
- 4. Wiring for historic fixtures shall be underground. Other overhead wiring shall be placed underground, where possible.**

Building lighting will be reviewed as part of FCC 10-37 of this report.

The Downtown Implementation Plan calls for street lighting as close to the bridge as possible as businesses redevelop. No specific locations were adopted by the City Council for lighting locations. ReVision Florence will use a different style of lighting along the highway than the traditional historic lighting fixtures. No historic fixtures are required at this time.

H. Design Review.

All uses except single family and residential duplex units shall be subject to Design Review criteria to insure compatibility and integration with the Mainstreet character, and to encourage revitalization. Architectural design shall be reviewed against the Downtown Architectural Guidelines to determine compatibility, with the exception of solar photovoltaic and solar thermal energy systems as allowed by HB3516.

The Downtown Architectural Guidelines are addressed later within this report.

I. Trash Enclosures.

All trash enclosures shall be located in side or rear yards, and shall be screened from street or pedestrian courtyard view with a permanent solid fence or wall at least 6' high. Service shall be from an abutting alley or interior parking lot where possible. Gates opening to non-street faces may be slatted chain link.

The applicant currently provides a trash enclosure for their restaurant. The current trash enclosure meets the listed criteria. The plans have called for a trash enclosure painted "Sandy Brown" which may or may not be part of the current project. This color for a new trash enclosure would be permitted.

J. General Provisions.

1. **Outdoor storage of materials and display of merchandise for sale shall be subject to approval by the Design Review Board.**
3. **Any use allowed must not cause unreasonable odor, dust, smoke, noise, vibration or appearance.**

Outdoor storage of materials, manufacturing, compounding, processing, and treatment of products shall not be allowed. Unreasonable odor, dust, smoke, noise, vibration, or appearance shall not be allowed. **(Condition 5)**

TITLE 10: CHAPTER 37: LIGHTING

10-37-2: APPLICABILITY: Section 10-37 applies to installation of all lighting fixtures as of the effective date of this Ordinance, except as exempted by provision of this Ordinance. Devices include but are not limited to, lights for: buildings and structures, recreational areas, parking lot and maneuvering areas, landscape areas, streets and street signs, product display areas, building overhangs and open canopies, holiday celebrations, and construction lights.

B. Major Additions or Alterations - If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions:

2. **Single or cumulative additions, modification or replacement of 25 percent or more of installed exterior lighting luminaires existing as of the effective date of this Ordinance.**

The applicant has proposed the replacement of all installed exterior lighting luminaires, over the criterion of 25 percent or more. Therefore both proposed lighting and lighting for the remainder of the site must meet the requirements of FCC 10-37.

10-37-3: LIGHTING PLANS REQUIRED: All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output.

The City shall have the authority to request additional information in order to achieve the purposes of this Ordinance.

The applicant submitted a photometric plan which does not match the site. No fixture information was included to explain construction or light output of the selected luminaires. Some information regarding the lit building eyebrow was included, but this information did not state the luminosity of the fixture.

The applicant shall submit a photometric plan for review of compliance with FCC 10-37 prior to issuance of building permits. **(Condition 6.1)**

10-37-4: LIGHTING STANDARDS:

- A. All exterior lighting fixtures subject to this code section must be designed as a full cut-off fixture or have a shielding method to direct light emissions downward below the horizontal plane onto the site and does not shine illumination or glare skyward or onto adjacent or nearby property.**

The applicant has not provided information about the lighting fixtures selected or where those fixtures would be projected. Staff researched the lighting fixtures called out on the lighting plan submitted and was unable to determine from the information provided whether the lighting fixtures would meet the intent of FCC 10-37. Some information provided called out uplights mounted in the eyebrow, whereas other information stated that all lighting would be downward-facing.

The applicant shall ensure lighting fixtures selected are full cut-off fixtures or have a shielding method to direct light emissions downward below the horizontal plane onto the site and that lighting fixtures do not project light skyward or onto adjacent or nearby property. Lighting fixture information shall be provided for review and approved by the Planning Department prior to issuance of building permits. **(Condition 6.2)**

- B. Parking areas shall have lighting to provide at least two (2) foot-candles of illumination at any point in the entire lot with a maximum of five (5) footcandles over parking spaces and walkways. The Design Review Board may decrease the minimum if the applicant can provide documentation that the overall parking lot has adequate lighting. The Design Review Board may increase the maximum on a case-by-case basis, with no greater than 7 foot-candles measured directly under the light fixture.**

No change to the parking lot fixtures has been proposed. It is not currently known whether proposed building lighting fixtures will meet the requirements of FCC 10-37-4-B.

All lighting on the site shall come into compliance. Changes shall be reviewed by the Planning Department and meet the requirements of FCC 10-37-4-B. Where parking illumination does not meet the two foot-candle minimum, lighting fixtures shall be added. **(Condition 6.3)**

- C. Lighting in or adjacent to residential zones or residential uses shall not exceed twenty feet in height as measured from the adjacent grade to the top of the light fixture. Heights in other zoning districts shall not exceed 25 feet unless the Design Review Board adopts findings that the higher light fixtures are necessary to achieve proper illumination levels.**

The proposed lighting is adjacent to a residential use. No lighting is currently proposed to be mounted above 20 feet in height.

All mounted lighting on the site shall be below 20 feet in height. Current lighting fixtures greater than 20 feet in height must be reduced. **(Condition 6.4)**

- D. Main exterior lights for commercial, institutional, and industrial buildings, landscaping and parking lots shall be extinguished at end of business hours with a minimum lighting remaining for personal and building security and safety after hours.**
- E. A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of lighting. The City may ask for lighting to be adjusted in this time period based on public comments or staff inspections.**

Main lights shall be extinguished at the end of work hours. A minimum amount of lighting may remain on if needed due to security issues. **(Condition 6.5)**

Lighting will be reviewed during a 30-day review period following the issuance of a Certificate of Occupancy. Should the proposed lighting not meet the requirements of FCC 10-37, staff may require the lighting to be adjusted.

10-37-6: PROHIBITIONS:

- D. Externally affixed neon lighting is prohibited except in the following manner: As a trim element that surrounds windows, doors, or building edges; when located on building facades that face street frontages or internal driveways within commercial districts; such lighting must not be located more than 15 feet from finished grade and must not be used to define a building roof-line; and, such lighting must not include flashing, intermittent or rotating lights. Notwithstanding the provisions of this subsection, all neon lighting associated with signs must meet the requirements of the City of Florence Sign Code.**

The applicant has not proposed externally affixed neon lighting, but has proposed blue LED bands along the eyebrow of the building. The code is unclear as to the placement of these lighting features, however, the application would appear to be in the manner that is allowed: as a trim element that surrounds building edges not more than 15 feet from finished grade and not used to define a building roof-line. The LED features meet the intent of these criteria.

FLORENCE DOWNTOWN ARCHITECTURAL GUIDELINES

Building Style

Context

Each building or addition shall be designed within the context of its larger surroundings and environment in terms of overall street massing, scale and configuration.

Whereas in the Old Town Districts, compatibility with surrounding building would be desirable, this particular building in the Mainstreet District holds no particular architectural interest. The proposed modifications add a number of material changes and architecturally diverse features to a simple block building with a split gable mansard parapet roof. Mansard roofs are typically seen with taller or multiple story buildings.

Historic style compatibility

New and existing building design shall be consistent with the regional and local historical traditions. While incorporating historic ornament and detail is encouraged, it is recognized that the current cost of such detail may not be feasible. Instead, historic compatibility is better achieved by relating to the vertical proportions of historic facades, windows and doors, and the simple vertical massing of historical buildings.

- **New Buildings: Design shall be compatible with adjacent historic buildings.**

The proposed building does not have any immediately adjacent buildings with which to contrast other than the Lighthouse Inn. The Dairy Queen is currently the only building on the site where it is located with no close comparisons. Across Highway 101, the Coldwell Banker realty office, while not historic, meets many of the criteria which make it compatible with historic structures. The proposed design of the Dairy Queen, lighting excepted, meets the standards for windows, doors, horizontal and vertical design elements, and massing. Many of the Florence Downtown Architectural Guidelines in place at the time of submission of the application do not directly address this type of building.

Window Glazing Materials

Clear or 'Low E' glazing. Tinted or reflective glass and glass block shall not be visible from public rights-of-way. Glass shall be recessed at least 1-1/2 in. from the surrounding exterior wall surface. Butt joint glass is not recommended. True divided lights with mullions, or no divided lights are recommended over artificial snap-in mullions.

The applicant has indicated through their submitted specification sheets that all windows and doors will be "Low E" except for the drive-thru window.

The applicant shall install only clear or 'Low E' glazed windows recessed at least 1-1/2" from the surrounding wall surface. **(Condition 7.1)**

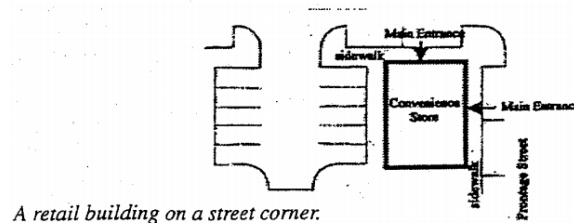
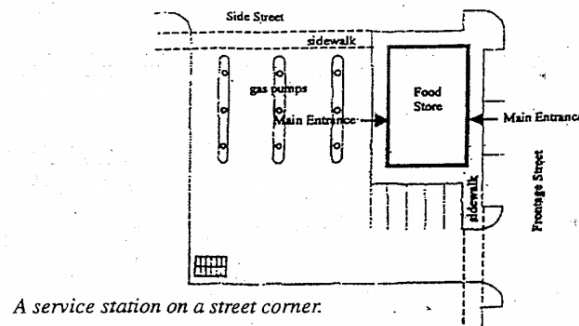
Awnings and Canopies

Fixed awnings and canopies attached to the building façade a minimum of 8 ft. above the sidewalk may encroach a maximum of 8 ft. into the public sidewalk right-of-way. Awnings shall extend at least 25% of the storefront length.

The applicant has proposed a number of awnings above each window. These window awnings are not proposed above any existing sidewalks on-site or public sidewalks within the right-of-way. Awnings along the elevation of the building facing Highway 101 (east) will extend approximately 17 feet of the 65 foot total length of the building, or 26% of the length. Other elevations with awnings are the south and west elevations. The south elevation is approximately 42 feet in length with 30 feet of awnings (71%). The west elevation is 65 feet in length with 22 feet (34%) of the elevation featuring windows with awnings installed above. The application meets these criteria.

Building Primary Entries

The entry enclosure should project out from or be recessed in from the surrounding building façade 3 feet to articulate the building's access , and ensure that out swinging doors do no project into sidewalks. Primary store entrances shall open directly onto the primary public street, and be unlocked during business hours. Additional entrances to rear or side parking areas are allowed.



The applicant has not proposed the relocation of the existing entry, only a projection of the turret-like parapet to 20 feet in height. It is unknown if the doors in this location are outswinging. This guideline applies to new buildings with little-to-no setback from the street, as pictured, not to buildings which are pre-existing, non-conforming such as the Dairy Queen.

The applicant shall attempt to provide main entry doors which are inswinging insofar those doors may be allowed by building code to prevent doors swinging into the sidewalk area forcing pedestrians into the drive-thru exit driveway. **(Condition 7.2)**

Permitted Visible Building Materials

Exterior Building Walls

- **Lap siding, board and batten siding, shingles and shakes. Vinyl and metal siding shall not be permitted.**
- **Brick or stone masonry, minimum 2-1/2" deep solid veneer material.**
- **Cement-based stucco.**

The applicant has indicated that the exterior of the building will remain of masonry construction. The parapet and drive-thru canopy will be faced with stone masonry. No metal siding has been proposed other than as protective trim along the drive-thru. Thickness of the stone masonry has not been provided.

Stone masonry shall be a minimum 2-1/2" deep solid veneer material. **(Condition 7.3)**

Roofs, Awnings, Gutters and Visible Roofing Components

- **Composition shingles, concrete, slate or cedar shingles, or concrete or ceramic clay tiles. Red composition shingle similar to the Kyle Building are encouraged.**
- **Standing seam roofing: copper, terne metal or coated metal.**
- **Gutters and downspouts: Copper, terne, or coated metal.**
- **Single or multi-ply roofing, where visibly concealed.**
- **Glass, steel, wood or canvas fabric awnings.**
- **Skylights: metal and wood framed glass and translucent polymer.**

The applicant has proposed a remodel of the roof line which will prevent the roof from being visible. The materials used will be typical of those used for flat commercial roofs. These criteria are not applicable.

Windows, Entrances and Accessories

- **Wood, vinyl or prefinished metal frames and sashes**
- **Glazed and unglazed entry doors shall be wood, pre-finished or coated metal or fiberglass.**
- **Solid wood or fiberglass shutters**

The applicant has proposed windows and entrances which will match those currently installed with a prefinished metal framing. Windows along the drive-thru will be of an unpainted stainless steel. These criteria are met.

Building and Site Material Colors

- **Color finishes on all building exteriors shall be approved by the City.**

The applicant has proposed colors as seen in Exhibit C. The applicant has proposed main body paint colors of “Medium Sand (306 STO),” “Gold Rush #2166-10,” and “Algonquin Trail #1055”. These colors are various shades of brown/tan and meet the existing City policy of exteriors painted in “muted Pacific Northwest coastal colors.”

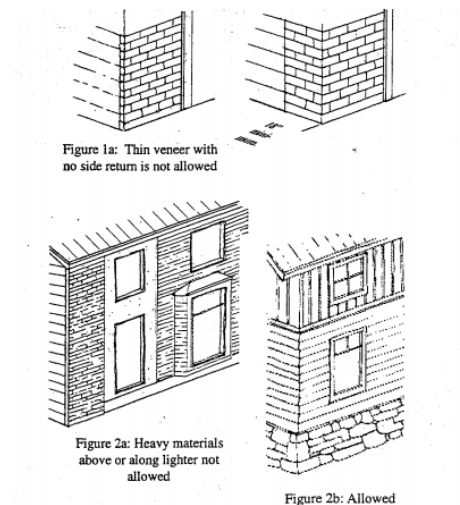
The applicant has also proposed various colors as part of the drive-thru window area of “Crayons Red Lustre” tiling below the window and “Evening Blue #2066-20” paneling above the drive-thru window canopy with “Jockey Red” awnings. As minor accent colors, the majority of color selections are in keeping with the current City color methodology as part of a color appearance, the building previously had a greater number of surfaces exposed to the surrounding district, including roof surfaces, which were a high-saturation red color. The proposed building will have less of these high-saturation colors exposed. These colors are approvable for the purposes for which they have been proposed.

The applicant has proposed that the roof will be painted “Metallic Silver,” with a glossy finish. This roof will not be visible from the surrounding streets, but the building is also within the approach path of the Florence Municipal Airport. The alternate color is slightly darker, but still of a glossy finish.

The applicant shall select the darker proposed color, “Lazy Gray SW6254,” for the roof paint material. **(Condition 7.4)**

Building Walls

- **For each building, there shall be one single, clearly dominant exterior wall material and finishes.**
- **Brick and stone facades shall return at least 18” around side walls (Figures 1a and 1b).**
- **Building walls of more than one material change along horizontal lines only, with a maximum of three materials allowed per façade (Figures 2a and 2b).**
- **Heavier appearing materials shall only be used below lighter appearing materials.**
- **Siding and shingles shall have a maximum 6” to the weather.**
- **4” minimum width corner, skirt, rake and eave trim shall run the full height of each façade, flush or protrude beyond the surrounding wall surface.**
- **Board and batten siding: battens shall be spaced a maximum of 8” on center.**



The applicant has proposed that the dominant exterior material (block wall) will not change, but that the painted color will. The applicant has proposed that the stone façade will be secondary on each wall where it is featured for the main entry parapet and drive-thru canopy. Because these materials will not be applied “along-side” and will appear as separate architectural features than the wall, these heavier materials are permitted as proposed. Only one material transition is proposed for the building, meeting these criteria.

Roofs, Awnings, Gutters and Roofing Accessories

- **Flat roofs shall be concealed by cornices or parapets.**
- **Gutters shall be round or ogee profile. (Figure 3a). Leaders shall be round or square.**
- **All roof-mounted components such as mechanical equipment shall not be visible from street-level public rights-of-way.**

The applicant has proposed a flat roof concealed by a parapet. The roof meets this criterion.

The applicant has not provided information regarding the gutter and leader profiles. A picture was provided which appears to show square leaders, which are approvable.

No roof-mounted components have been proposed at this time. It is reasonable to assume that the project will not use visible gutters because of the flat roof construction of the building.

The applicant shall provide gutters that are round or ogee profile and leaders which are round or square. **(Condition 7.5)**

All roof-mounted components such as mechanical equipment shall not be visible from street-level public rights-of-way. **(Condition 7.6)**

Visible Windows, Glazing and Entrances

- Windows shall be square and/or vertical rectangular shape with straight, bow, or arch tops. 10% maximum total windows on the public façade may be circular, hexagonal, octagonal or other window configurations.
- Door and window shutters shall be sized to cover the entire window (Figures 4a and 4b).
- Exterior shutters shall be solid wood or fiberglass.
- No single lite or glass panel visible from the street shall be greater than 24 square feet in area except in storefront glazing systems.
- Multiple vertical windows may be grouped in the same horizontal opening provided they are separated by 4" minimum width vertical trim.
- Windows and doors in exterior walls shall be surrounded with 2-1/2" minimum width trim applied flush or projecting beyond the finished wall surface.
- Profiles of window mullions shall extend out beyond the exterior glass surface.

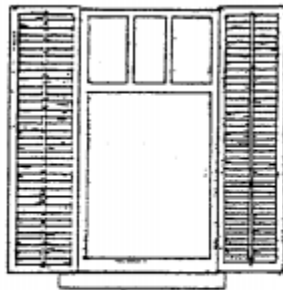


Figure 4a: Allowed

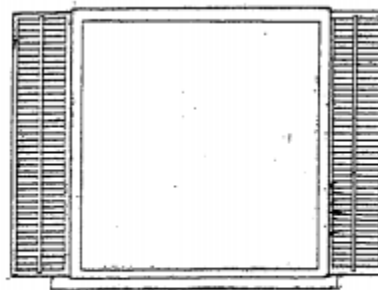


Figure 4b: Not Allowed

The applicant has proposed rectangular storefront windows which meet the criteria for window shapes as provided by the Downtown Architectural Guidelines. No shutters have been proposed for the windows. No single lite or glass panel in the proposed building shall be greater than 24 square feet. **(Condition 7.7)**

Multiple vertical windows may be grouped in the same horizontal opening shall be separated by 4" minimum width vertical trim. **(Condition 7.8)**

The applicant has not indicated the width of trim surrounding proposed windows and the entry door. The windows and doors shall be surrounded with 2-1/2" minimum width trim applied flush or projecting beyond the finished wall surface. **(Condition 7.9)**

VI. ALTERNATIVES

- 1. Approve the application based on the findings of compliance with City regulations.**
 - 2. Modify the findings, reasons or conditions, and approve the request as modified.**
 - 3. Deny the application based on the Commission's findings.**
 - 4. Continue the Public Hearing to a date certain if more information is needed.**
-

VI. CONCLUSIONS AND RECOMMENDATIONS

Staff finds that the proposed application can meet the requirements of City Code with conditions, and recommends approval of the design review subject to the following conditions.

VII. CONDITIONS OF APPROVAL

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

- 1. Approval for shall be shown on:**
 - "A" Findings of Fact*
 - "B" Land Use Application*
 - "C" Elevations & Color/Material Sheets*
 - "D" Submitted Lighting Information*

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

- 2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions**

of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.

3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.

4. Design Review Requirements

- 4.1. If the fenced area is to remain or be replaced following the remodel, the chain-link fence shall be slatted or replaced with an acceptable solid fence material.
- 4.2. Conditions, unless otherwise stated, shall be met prior to final inspection.
- 4.3. The approval for Design Review of the proposed exterior modifications shall expire on January 24, 2018.
5. Unreasonable odor, dust, smoke, noise, vibration, or appearance shall not be allowed.

6. Lighting Requirements

- 6.1. The applicant shall submit a photometric plan for review of compliance with FCC 10-37 prior to issuance of building permits.
- 6.2. The applicant shall ensure lighting fixtures selected are full cut-off fixtures or have a shielding method to direct light emissions downward below the horizontal plane onto the site and that lighting fixtures do not project light skyward or onto adjacent or nearby property. Lighting fixture information shall be provided for review and approved by the Planning Department prior to issuance of building permits.
- 6.3. All lighting on the site shall come into compliance. Changes shall be reviewed by the Planning Department and meet the requirements of FCC 10-37-4-B. Where parking illumination does not meet the two foot-candle minimum, lighting fixtures shall be added.
- 6.4. All mounted lighting on the site shall be below 20 feet in height. Current lighting fixtures greater than 20 feet in height must be reduced.
- 6.5. Main lights shall be extinguished at the end of work hours. A minimum amount of lighting may remain on if needed due to security issues.

7. Architectural Guidelines

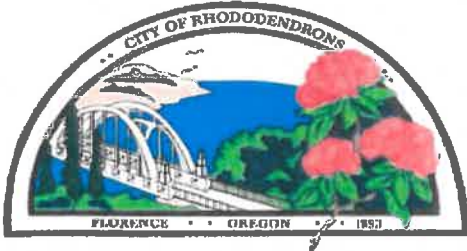
- 7.1.** The applicant shall install only clear or 'Low E' glazed windows recessed at least 1-1/2" from the surrounding wall surface.
- 7.2.** The applicant shall attempt to provide main entry doors which are inswinging insofar those doors may be allowed by building code to prevent doors swinging into the sidewalk area forcing pedestrians into the drive-thru exit driveway.
- 7.3.** Stone masonry shall be a minimum 2-1/2" deep solid veneer material.
- 7.4.** The applicant shall select the darker proposed color, "Lazy Gray SW6254," for the roof paint material.
- 7.5.** The applicant shall provide gutters that are round or ogee profile and leaders which are round or square.
- 7.6.** All roof-mounted components such as mechanical equipment shall not be visible from street-level public rights-of-way.
- 7.7.** No single lite or glass panel in the proposed building shall be greater than 24 square feet.
- 7.8.** Multiple vertical windows may be grouped in the same horizontal opening shall be separated by 4" minimum width vertical trim.
- 7.9.** The windows and doors shall be surrounded with 2-1/2" minimum width trim applied flush or projecting beyond the finished wall surface.

Informational

- 1.** An ODOT Miscellaneous Permit must be obtained from the ODOT District 5 Maintenance Office for any work that is performed in ODOT right of way and a Miscellaneous Permit is also required for connection to state highway drainage facilities. If the proposed development will be making a new connection to or increasing stormwater flow to an ODOT drainage facility then the applicant must contact ODOT District 5 to determine whether a Miscellaneous Permit will be required.

VIII. EXHIBITS

"A" Findings of Fact
"B" Land Use Application
"C" Elevations & Color/Material Sheets
"D" Submitted Lighting Information
"E" SVFR Referral Comments
"F" ODOT Referral Comments



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

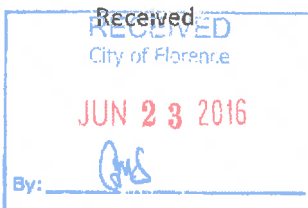
Name: MICHELLE LONDON Phone 1:
E-mail Address: Phone 2: _____
Address:
Signature: Date: 5/2/16
Applicant's Representative (if any): KEN SANDERS

Property Owner Information

Name: EARL, MICHELLE LONDON Phone 1:
E-mail Address: " " Phone 2: _____
Address: " "
Signature: Date: 5/2/16
Applicant's Representative (if any): _____

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 B

Property Description

Site Address:

125 Hwy 101 Florence Or

General Description:

Dairy Queen

Assessor's Map No.:

18 - 12 - 34 - 11

Tax lot(s):

10800

Zoning District:

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:

3500

Square feet of existing:

3500

Hours of operation:

7am - 5pm

Existing parking spaces:

22

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

Timetable of proposed improvements:

1/2 MONTHS

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

If yes, please describe:

Daytime Equipment outdoor NOISE
dust

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

REFRAME STONE CHIMNEY OVER EXISTING FRONT
+ DRIVE THRU ENTRY. REPLACE AWNINGS
ROOF. UPDATE VISUAL

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 page). 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 10-37.

☐ 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.

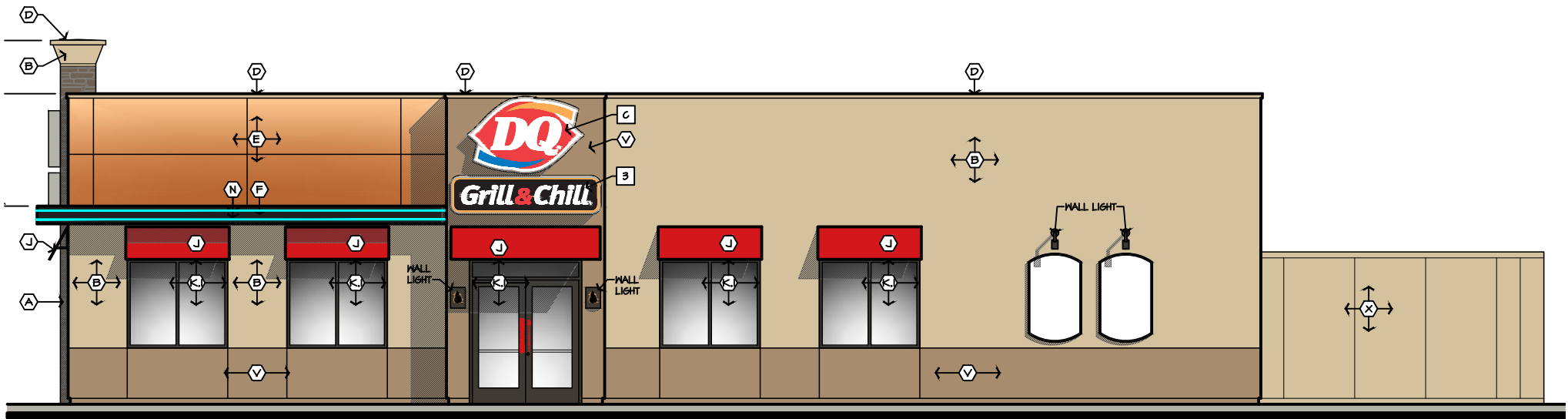
☐ Site Investigation Report:

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.



ENTRANCE ELEVATION

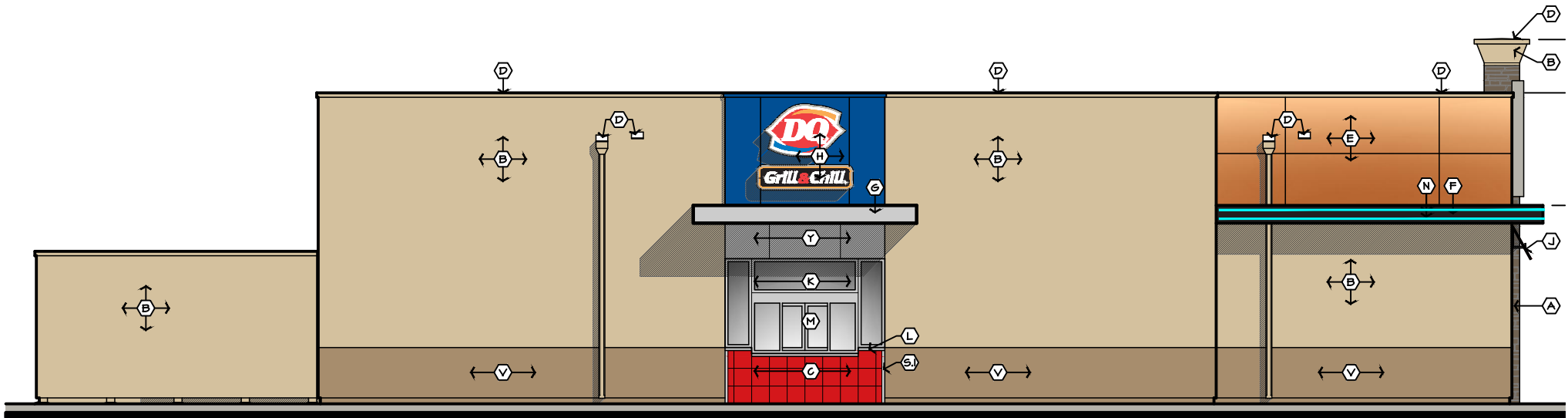


FRONT ELEVATION

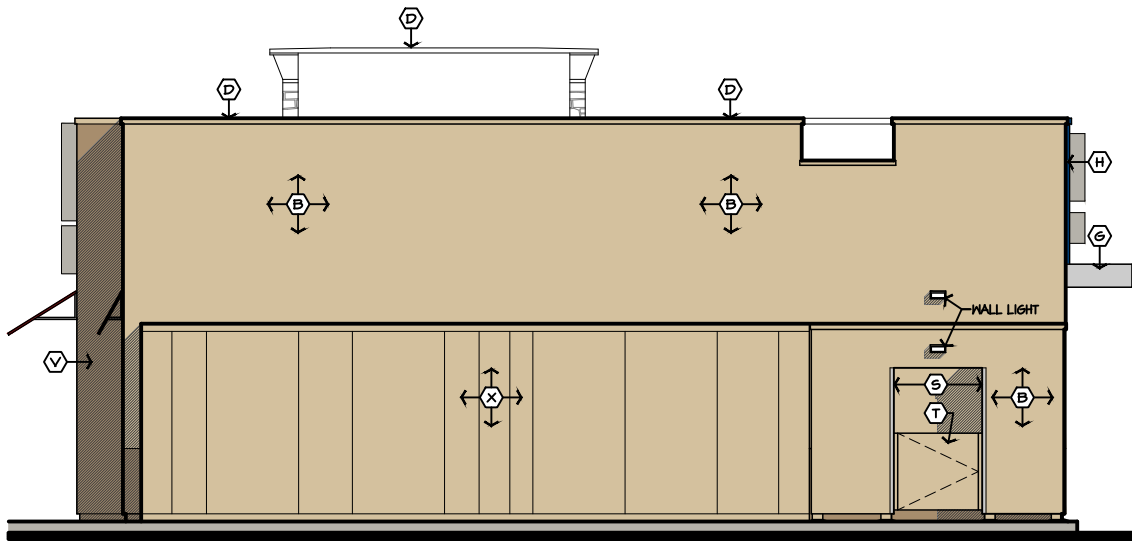
SIGNAGE AREAS:

- A** DQ LOGO 6'-6"h x 10'-0"w
PROFILE AREA: 46.4 S.F.
RECTANGULAR AREA: 65.0 S.F.
- B** DQ LOGO 5'-6"h x 8'-6"w
PROFILE AREA: 33.1 S.F.
RECTANGULAR AREA: 46.7 S.F.
- C** DQ LOGO 4'-3"h x 6'-6"w
PROFILE AREA: 19.6 S.F.
RECTANGULAR AREA: 27.6 S.F.
- D** DQ LOGO 4'-3"h x 6'-6"w
PROFILE AREA: 9.6 S.F.
RECTANGULAR AREA: 13.6 S.F.
- I** GRILL & CHILL BOWTIE 3'-3"h x 13'-0"w
PROFILE AREA: 41.4 S.F.
RECTANGULAR AREA: 42.2 S.F.
- 2** GRILL & CHILL BOWTIE 2'-8"h x 11'-1"w
PROFILE AREA: 29.2 S.F.
RECTANGULAR AREA: 29.5 S.F.
- 3** GRILL & CHILL BOWTIE 2'-1"h x 8'-5"w
PROFILE AREA: 17.2 S.F.
RECTANGULAR AREA: 17.5 S.F.
- 4** GRILL & CHILL BOWTIE 1'-4"h x 5'-4"w
PROFILE AREA: 7.0 S.F.
RECTANGULAR AREA: 7.2 S.F.

Exhibit C



DRIVE-THRU ELEVATION



REAR ELEVATION

Grill and Chill Exterior Finish Schedule

Supplier	Boral Stone Products LLC
Finish ID	A
Status	Prime
Location	Chimney Simulated Stone
MFGR	Boral Stone
Color	Chardonnay #20006
Series	Country LedgeStone
Size	Incremental
Product	Wet Stack
Related Items	Grout: Grey

Sample:



Supplier	Boulder Creek Stone Products
Finish ID	A
Status	Alternate
Location	Chimney Simulated Stone
MFGR	Boulder Creek Stone
Color	DQ Custom Color
Series	Panache
Size	Incremental
Related Items	Grout: Grey

Sample:

**NO SAMPLE
AVAILABLE**

Supplier	Canyon Stone
Finish ID	A
Status	Alternate
Location	Chimney Simulated Stone
MFGR	Canyon Stone
Color	Autumn Blend Ledge
Series	Exterior Decorative
Size	Incremental
Related Items	Grout: Grey

Sample:



Supplier	Eldorado Stone
Finish ID	A
Status	Alternate
Location	Chimney Simulated Stone
MFGR	Eldorado Stone, Inc
Color	Walnut Ridge
Series	Mountain Ledge
Size	Incremental
Related Items	Grout: Grey

Sample:



Supplier	Lone Star Stone, Inc.
Finish ID	A
Status	Alternate
Location	Chimney Simulated Stone
MFGR	Lone Stare Stone Inc
Color	New Haven & Johnstown 50/50
Series	Ledgestone
Size	Incremental
Related Items	Grout: Grey

Sample:



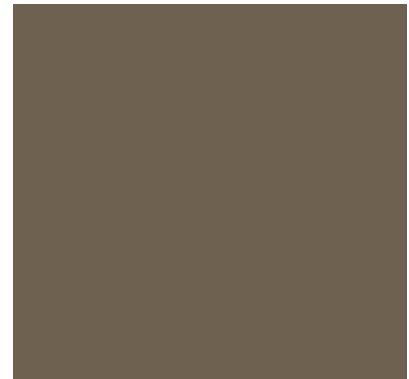
Supplier	J&N Stone Inc.
Finish ID	A
Status	Alternate
Location	Chimney Simulated Stone
MFGR	J&N Stone Inc.
Color	Blizzard
Series	Laytite
Size	Incremental
Related Items	Grout: Grey

Sample:



Supplier	Benjamin Moore
Finish ID	A.1
Status	Prime
Location	Chimney Paint
MFGR	Benjamin Moore
Color	Northwood Brown #1000
Finish	Egg Shell/Low Lustre
Product	Aura Exterior paint Low Lustre #634
Related Items	Primer: First Coat with Aura Exterior paint Low Lustre #634
Notes	Applied to Fiber-Cement Board (Smooth Finish) incorporate metal channel system component pieces

Sample:



Supplier	Sherwin Williams
Finish ID	A.1
Status	Alternate
Location	Chimney Paint
MFGR	Sherwin Williams
Color	Homestead Brown SW7515
Finish	Egg Shell/Low Lustre
Series	K33
Product	Duration Exterior Latex Satin
Related Items	Primer: Loxon Concrete & Masonry Int/Ext A24W8300
Notes	Applied to Fiber-Cement Board (Smooth Finish) incorporate metal channel system component pieces

Sample:



Supplier	Sto Corp Strategic Accounts
Finish ID	A.2
Status	Prime
Location	Chimney EFIS
MFGR	Sto Corp
Color	NA10-0018 Northwood Brown 1000
Finish	306 STO Medium Sand

Sample:



Supplier	Sto Corp Strategic Accounts
Finish ID	B
Status	Prime
Location	Building Exterior Main Surface
MFGR	Sto Corp
Color	NAII-0034
Finish	306 STO Medium Sand

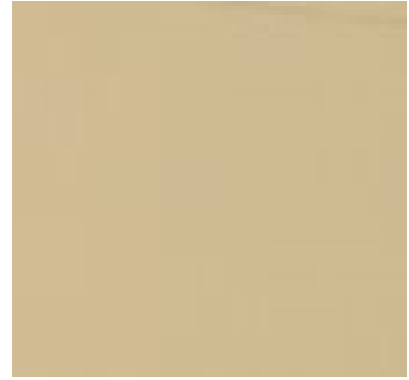
Sample:



Related Items	Matches Benjamin Moore Sandy Brown #1046
Notes	High Impact EIFS from grade to 3'-0" A.F.F

Supplier	Dry-Vit Systems, Inc.
Finish ID	B
Status	Alternate
Location	Building Exterior Main Surface
MFGR	Dryvit
Color	DAQU031022
Finish	Sand Pebble Fine

Sample:



Notes	High Impact EIFS to be used from 3' down to grade
-------	---

Supplier	Benjamin Moore
Finish ID	B.1
Status	Prime
Location	Paint Cement Board System
MFGR	Benjamin Moore
Color	Sandy Brown #1046
Finish	Eggshell/Low Lustre

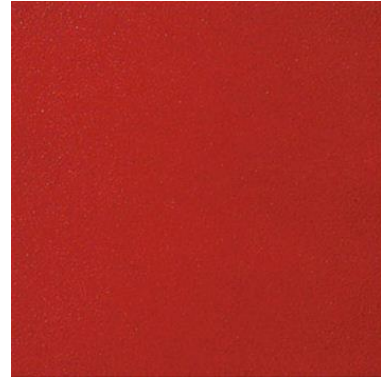
Sample:



Product	Aura Exterior paint Low Lustre #634
Related Items	Primer: First coat with Aura Exterior Paint Low Lustre #634
Notes	Provide Metal channel components to a smooth finish fibercement panels

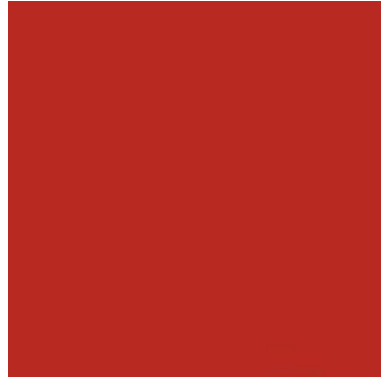
Supplier	HJC Inc.
Finish ID	C
Status	Prime
Location	Tile Drive-Thru
MFGR	Marazzi
Color	Crayons Red Lustre
Series	I Colori
Size	12"x12"
Related Items	Grout: Laticrete Color: Almond #85

Sample:



Supplier	Benjamin Moore
Finish ID	C.1
Status	Prime
Location	Paint Drive-Thru
MFGR	Benjamin Moore
Color	Dairy Queen Red
Finish	Semi Gloss

Sample:



Product	AURA Exterior Paint Semi Gloss #632
Related Items	Primer: First Coat Aura Exterior Paint Semi Gloss #632
Notes	Paint Cement board (smooth finish) or over approved existing material Incorporate metal channel system component pieces. If applied over existing tile/natural brick use primer

Supplier	Sherwin Williams
Finish ID	C.1
Status	Alternate
Location	Paint Drive-Thru
MFGR	Sherwin Williams
Color	Safety Red SW4081
Series	B66-600
Product	Pro Industrial Zero VOC Acrylic
Related Items	Primer: Pro Industrial Zero VOC Acrylic B66-600
Notes	Paint Cement board or over approved existing material. If applied over existing tile/natural brick use primer

Sample:



Supplier	Sto Corp Strategic Accounts
Finish ID	C.2
Status	Prime
Location	Building EIFS Drive-Thru
MFGR	Sto Corp
Color	NA10-0024 (BM Safety Red)
Finish	306 STO Medium Sand
Notes	High Impact EIFS to be used from 3' down to grade

Sample:



Supplier	Benjamin Moore
Finish ID	C.3
Status	Prime
Location	Drive-thru area under window
MFGR	Benjamin Moore
Color	Dairy Queen Red
Finish	Semi Gloss #632

Sample:



Product	Aura Exterior Semi Gloss #632
Related Items	Primer: First coat with Aura Exterior Paint Semi Gloss #632 Primer on Wood, Block, or Brick: First Coat with Aura Exterior Paint Semi Gloss #632 Primer on tile or glazed block: Stix Acrylic Bonding Primer XA05

Supplier	Sherwin Williams
Finish ID	C.3
Status	Alternate
Location	Drive-thru area under window
MFGR	Sherwin Williams
Color	Safety Red SW4081
Finish	Gloss

Sample:



Product	Pro Industrial Zero VOC Acrylic, B66-600
Related Items	Primer: Multi-Purpose 0 VOC Primer B51W450

Supplier	Nu Look Exteriors, Inc.
Finish ID	D
Status	Prime
Location	Building Cap Flashing/Overflow Scupper
MFGR	Una-Clad
Color	Almond
Finish	Kynar 500
Series	24 Gage Steel

Sample:



Supplier	Benjamin Moore
Finish ID	D.1
Status	Prime
Location	Paint Overflow Scupper & Downspouts
MFGR	Benjamin Moore
Color	Temporal Spirit #965
Finish	Satin/Soft Gloss

Sample:



Product	Aura Exterior Paint Satin #631
Related Items	Primer: Aura Exterior Paint Satin #631

Supplier	Sherwin Williams
Finish ID	D.1
Status	Alternate
Location	Paint Overflow Scupper & Downspouts
MFGR	Sherwin Williams
Color	Wool Skein SW6148
Finish	Satin/Soft Gloss

Sample:



Supplier	Nu Look Exteriors, Inc.
Finish ID	E
Status	Prime
Location	Metal Panel Parapet
MFGR	Alpolic
Color	DQ Red
Series	3MM
Notes	(Standard) Must be installed horizontally

Sample:



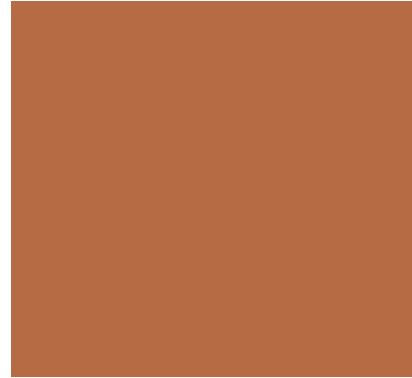
Supplier	Benjamin Moore
Finish ID	E.1
Status	Prime
Location	Paint Parapet Cement Board/Panel
MFGR	Benjamin Moore
Color	Gold Rush #2166-10
Finish	Semi Gloss
Product	Aura Exterior Paint Semi Gloss
Related Items	Primer: Aura Exterior Paint Semi Gloss
Notes	Applied to Fiber-Cement Board (Smooth Finish) Metal channel component system available from Nu Look

Sample:



Supplier	Sherwin Williams
Finish ID	E.1
Status	Alternate
Location	Paint Parapet Cement Board/Panel
MFGR	Sherwin Williams
Color	Reynard SW6348
Finish	Semi Gloss
Series	K33
Product	Duration Exterior Latex Semi Gloss
Related Items	Primer: Duration Exterior Latex Semi Gloss
Notes	Applied to Fiber-Cement Board (Smooth Finish) incorporate metal channel system component pieces

Sample:



Supplier	Nu Look Exteriors, Inc.
Finish ID	F
Status	Prime
Location	Metal Eyebrow
MFGR	UNA-Clad
Color	Matte Black
Finish	Kynar 500
Series	.040 Aluminum

Sample:

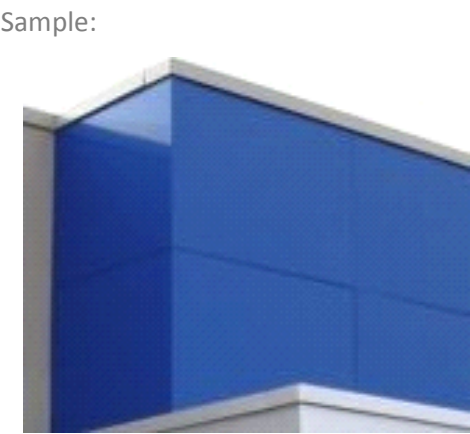


Supplier	Nu Look Exteriors, Inc.
Finish ID	G
Status	Prime
Location	Metal Drive-Thru Canopy
MFGR	UNA-Clad
Color	Silver
Finish	Clear Satin
Series	.040 Anodized Aluminum

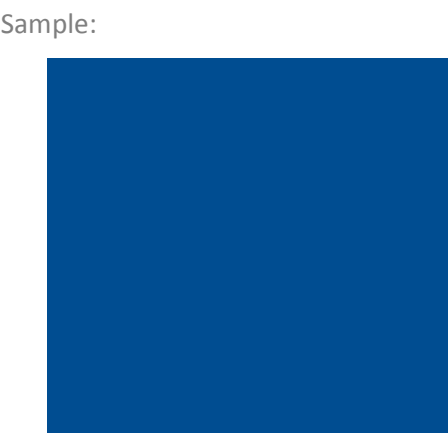
Sample:



Supplier	Nu Look Exteriors, Inc.
Finish ID	H
Status	Prime
Location	Metal Panel Drive-Thru Parapet
MFGR	Alpolic
Color	DQ Blue
Series	3MM
Notes	(Standard)



Supplier	Benjamin Moore
Finish ID	H.1
Status	Prime
Location	Paint Cement Board Panel
MFGR	Benjamin Moore
Color	Evening Blue #2066-20
Finish	Semi Gloss
Product	Aura Exterior Paint Semi gloss
Related Items	Primer: Aura Exterior Paint Semi gloss
Notes	Applied to Fiber-Cement Board (Smooth Finish) incorporate metal channel system component pieces



Supplier	Sherwin Williams
Finish ID	H.1
Status	Alternate
Location	Paint Cement Board Panel
MFGR	Sherwin Williams
Color	Blueblood SW6966
Finish	Semi Gloss
Series	K33
Product	Duration Exterior Latex Semi Gloss
Related Items	Primer: Duration Exterior Semi Gloss
Notes	Applied to Fiber-Cement Board (Smooth Finish) incorporate metal channel system component pieces

Sample:



Supplier	Nu Look Exteriors, Inc.
Finish ID	H.2
Status	Prime
Location	Parapet Cap Flashing
MFGR	UNA-Clad
Color	DQ Blue
Finish	Kynar 500
Series	.032 Aluminum

Sample:



Supplier	Benjamin Moore
Finish ID	H.3
Status	Prime
Location	Paint Cap Flashing
MFGR	Benjamin Moore
Color	Evening Blue #2066-20
Finish	Semi-Gloss
Product	Aura Exterior Pain Satin #631
Related Items	Primer: Aura Exterior Paint Satin #631

Sample:



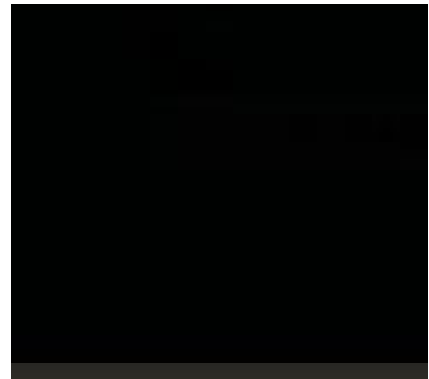
Supplier	Sherwin Williams
Finish ID	H.3
Status	Alternate
Location	Paint Cap Flashing
MFGR	Sherwin Williams
Color	Blueblood SW6966
Finish	Semi-Gloss
Series	K33
Product	Duration Exterior Latex Satin
Related Items	Primer: Duration Exterior Latex Satin K33 Series

Sample:



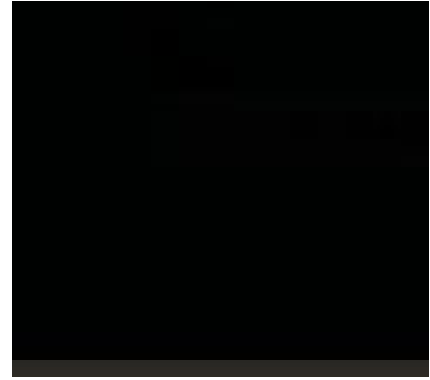
Supplier	Benjamin Moore
Finish ID	I
Status	Prime
Location	Paint Patio Railing, Lights, Pylon and Bollards
MFGR	Benjamin Moore
Color	Safety Black #82
Finish	High Gloss
Product	P28 DTM Acrylic Enamel
Related Items	Primer: First Coat DTM Acrylic High Gloss P28
Notes	Confirm preparation requirements for painting over existing material such as tile, metal, etc.

Sample:



Supplier	Sherwin Williams
Finish ID	I
Status	Alternate
Location	Paint Patio Railing, Lights and Pylon
MFGR	Sherwin Williams
Color	Safety Black SW4090
Finish	High Gloss
Series	B66-600
Product	Pro IndZero VOC Acrylic B66-600
Related Items	ProCryl Universal B66-310
Notes	Confirm preparation requirements for painting over existing material such as tile, metal, etc.

Sample:



Supplier	Cool Planet Awning Company
Status	Prime
Location	Awning
MFGR	Cool Planet Awnings
Color	Jockey Red
Finish	Satin Clear Anodized
Series	Sunbrella
Size	Measured to fit
Product	1" Square Aluminum Tube
Notes	Weld all joints and grind smooth

Sample:



Supplier	YKKAP America, Inc.
Finish ID	K
Status	Prime
Location	Frame Window/Door
MFGR	YKK AP America Inc
Color	Glazing Clear
Finish	Clear Satin Anodized Aluminum
Size	2"x4 1/2"
Product	1" Insulated
Notes	Low E unless noted otherwise

Sample:



Supplier	YKKAP America, Inc.
Finish ID	K.1
Status	Prime
Location	Frame Window/Door
MFGR	YKK AP America Inc
Color	Glazing Clear
Finish	Dark Bronze Satin Anodized Aluminum
Size	2"x4 1/2"
Product	1" Insulated
Notes	Low E unless noted otherwise

Sample:



Supplier	Benjamin Moore
Finish ID	K.2
Status	Prime
Location	Paint Window & Door Frames
MFGR	Benjamin Moore
Color	Bittersweet Chocolate #2114-10
Finish	Satin/Soft Gloss

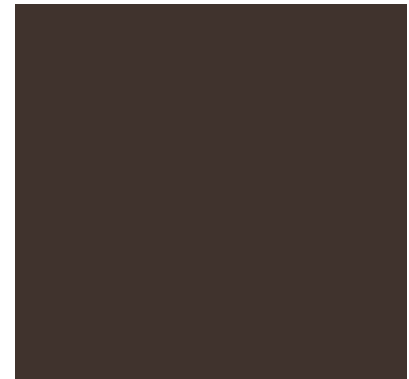
Sample:



Product	Aura Exterior Paint Satin #631
Related Items	Primer: Aura Exterior Paint Satin #631

Supplier	Sherwin Williams
Finish ID	K.2
Status	Alternate
Location	Paint Window & Door Frames
MFGR	Sherwin Williams
Color	Black Bean SW6006
Finish	Satin/Soft Gloss
Series	A82-100
Product	Duration Exterior Latex Satin
Related Items	Primer: Duration Exterior Latex Satin K33 Series

Sample:



Supplier	YKKAP America, Inc.
Finish ID	K.3
Status	Prime
Location	Frame Window/Door Drive-Thru Area
MFGR	YKK AP America Inc
Color	Lower Glazing Frosted
Finish	Clear Satin Anodized Aluminum
Size	2"x4 1/2"
Product	1" Insulated
Notes	Low E unless noted otherwise

Sample:



Supplier	YKKAP America, Inc.
Finish ID	L
Status	Prime
Location	Sill Cap
MFGR	YKK AP America Inc
Finish	Anodized Clear Satin
Size	2" (Size as Req. by location)

Sample:



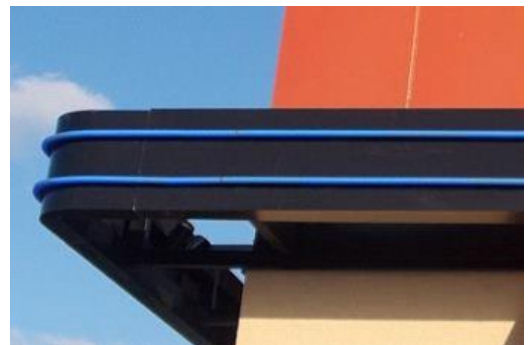
Supplier	N. Wasserstrom & Sons
Finish ID	M
Status	Prime
Location	Drive-Thru Window
MFGR	Quikserv
Finish	Anodized Clear Satin
Product	Aluminum

Sample:



Supplier	HJC Inc.
Finish ID	N
Status	Prime
Location	L.E.D Lighting
MFGR	Morgan Hope
Color	Blue
Series	Style: LED-Flex with Black Track
Product	Model: LED-MH-120V-EB
Notes	Must be installed per manufacturers requirements

Sample:



Supplier	Fypon, Ltd.
Finish ID	O
Status	Prime
Location	Cornice Material
MFGR	Fypon Ltd
Color	Paint to match Building Color

Sample:



Product	MLD 512-16
Notes	Paint building color finish ID: R

Supplier	Benjamin Moore
Finish ID	Q
Status	Prime
Location	Trash Enclosure
MFGR	Benjamin Moore
Color	Sandy Brown #1046
Finish	Solid Color Stain

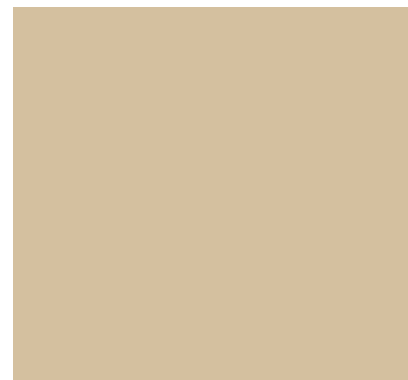
Sample:



Product	Arborcoat Waterborne #640
Related Items	Primer: Self priming on most surfaces (see tech. Data sheet for details)

Supplier	Benjamin Moore
Finish ID	R
Status	Prime
Location	Paint Building Main Color
MFGR	Benjamin Moore
Color	Sandy Brown #1046
Finish	Egg Shell Low Lustre

Sample:



Product	Aura Exterior Paint Low Lustre #634
Related Items	Primer: First coat Aura Exterior paint satin #634

Supplier	<input type="text" value="Sherwin Williams"/>
Finish ID	<input type="text" value="R"/>
Status	Alternate
Location	<input type="text" value="Paint Building Main Color"/>
MFGR	<input type="text" value="Sherwin Williams"/>
Color	<input type="text" value="Row House Tan SW7689"/>
Finish	<input type="text" value="Low Lustre"/>
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Sample:



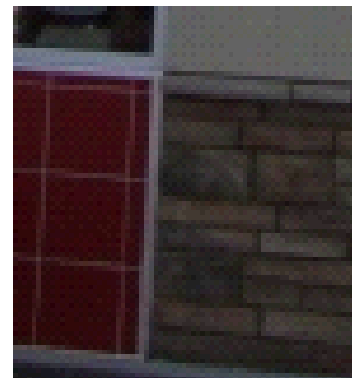
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Status	Prime
Location	<input type="text" value="Corner Guard"/>
Finish	<input type="text" value="Stainless Steel"/>
Series	<input angle"="" type="text" value="2" x2"x38"=""/>

Sample:



Supplier	<input type="text" value="Locally Purchased"/>
Finish ID	<input type="text" value="S.1"/>
Status	Prime
Location	<input type="text" value="Transition Trim"/>
Finish	<input type="text" value="Anodized Clear Satin"/>
Series	<input 2"="" channel"="" deep="" hat="" type="text" value="1 1/2" wide="" x=""/>
Product	<input type="text" value=".040 Aluminum"/>

Sample:



Supplier	Benjamin Moore
Finish ID	T
Status	Prime
Location	Paint HM Door & Frame
MFGR	Benjamin Moore
Color	Sandy Brown #1046
Finish	Egg Shell Low Lustre

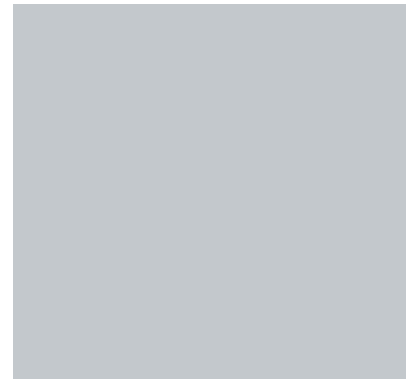
Sample:



Product	Aura Exterior Paint Low Lustre #634
Related Items	Primer: First coat Aura Exterior paint low lustre #634

Supplier	Benjamin Moore
Finish ID	U
Status	Prime
Location	Paint for roof
MFGR	Benjamin Moore
Color	P28 Metallic Silver 2132-60
Finish	Gloss

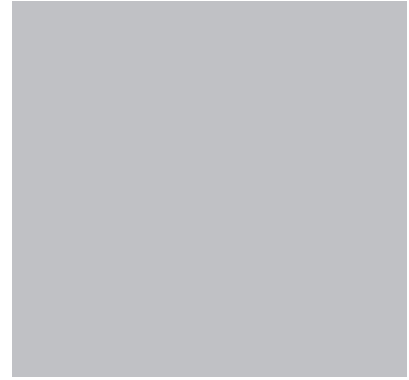
Sample:



Product	P28 DTM High Gloss Acrylic Enamel
Related Items	XA01 AquaLock Plus Waterborne Primer Sealer
Notes	USED ON TIER 1 & TIER 2 LEVEL REMODELS ONLY See Technical Data Sheet for proper surface preparation. Prep and prim surface as required to achieve good paint adhesion.

Supplier	Sherwin Williams
Finish ID	U
Status	Alternate
Location	Paint Roof Material
MFGR	Sherwin Williams
Color	Lazy Gray SW6254
Finish	Gloss
Series	B54-150
Product	Pro Industiral Urethane Alkyd
Related Items	ProCryl Universal B66-310
Notes	USED ON TIER 1 & TIER 2 LEVEL REMODELS ONLY. Prep and prim surface as required to achieve good paint adhesion.

Sample:



Supplier	Sto Corp Strategic Accounts
Finish ID	V
Status	Prime
Location	Accent EIFS
MFGR	STO Corp
Color	NA13-0019
Finish	306 STO Medium Sand
Series	Accent Finish High Impact
Related Items	Matches BM Algonquin Trail #1055
Notes	Provide High impact EIFS from grade to 3'0" A.F.F.

Sample:



Supplier	Dry-Vit Systems, Inc.
Finish ID	V
Status	Alternate
Location	Accent EIFS
MFGR	Dryvit
Color	DAQU021022
Finish	Sand Pebble Fine
Series	Accent Finish High Impact

Sample:



Supplier	Sherwin Williams
Finish ID	V.1
Status	Prime
Location	Accent Building Paint over Cement board
MFGR	Sherwin Williams
Color	Hop Sack #6109
Finish	Egg Shell Low Lustre



Related Items	Primer: First coat
Notes	Provide metal panel components

Supplier	Benjamin Moore
Finish ID	V.1
Status	Prime
Location	Accent Building Paint over Cement board
MFGR	Benjamin Moore
Color	Algonquin Trail #1055
Finish	Egg Shell Low Lustre



Product	Aura Exterior Paint Low Lustre #634
Related Items	Primer: First coat with Aura Exterior Paint low lustre #634
Notes	Provide metal panel components

Supplier	Benjamin Moore
Finish ID	V.2
Status	Prime
Location	Accent Building Paint over existing approved surface
MFGR	Benjamin Moore
Color	Algonquin Trail #1055
Finish	Egg Shell Low Lustre



Product	Aura Exterior Paint Low Lustre #634
Related Items	Primer on wood, block, or brick: First coat with Aura Exterior Paint Low Lustre #534 Primer on Tile or Glazed Block: Stix Acrylic Bonding Primer #XA05

Supplier	Sherwin Williams
Finish ID	V.2
Status	Prime
Location	Accent Building Paint over existing approved surface
MFGR	Sherwin Williams
Color	Hop Sack 6109
Finish	Egg Shell Low Lustre



Related Items	Primer on wood, block, or brick Primer on Tile or Glazed Block
---------------	---

Supplier	Benjamin Moore
Finish ID	W
Status	Prime
Location	Paint Existing Directional Signs
MFGR	Benjamin Moore
Color	Aluminum P22-78
Finish	Gloss

Sample:



Product	Super Spec HPTM Urethane ALKYD Gloss Enamel P22
Related Items	Primer: Super Spec HP Universal Metal Primer

Supplier	N. Wasserstrom & Sons
Finish ID	X
Status	Prime
Location	Walk-In Cooler/Freezer Box
MFGR	Nor-Lake
Color	Match Main Ext. of Building

Sample:



Product	Prefinished from Mfgr.
Related Items	Or paint to match finish ID: R

Supplier	Nu Look Exteriors, Inc.
Finish ID	Y
Status	Prime
Location	Break Metal Closure Piece
MFGR	UNA-Clad
Finish	Clear Satin Anodized Aluminum
Series	.040 Anodized Aluminum
Size	As Req. by location

Sample:



Supplier	Nu Look Exteriors, Inc.
Finish ID	Z
Status	Prime
Location	Roofing Material
MFGR	Nu-Look Exteriors Inc
Color	DQ Red (Safety Red)
Finish	Kynar 500
Series	Regal Crest
Size	3' L x 1' H

Sample:



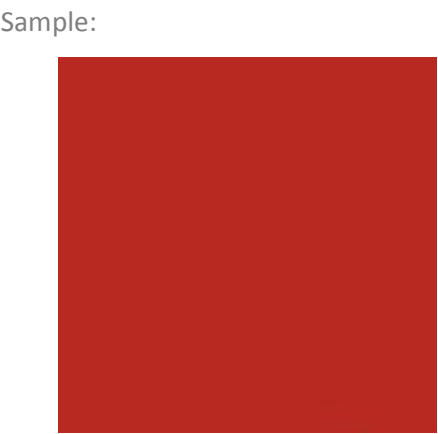
Supplier	Benjamin Moore
Finish ID	Z
Status	Prime
Location	Paint for Red Roof Material
MFGR	Benjamin Moore
Color	P28 Safety Red
Finish	Gloss

Sample:



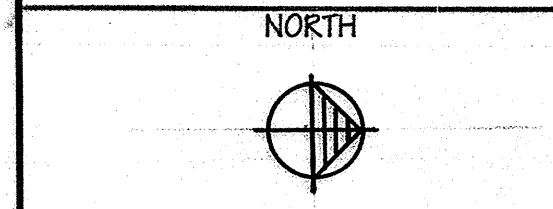
Product	P28 DTM High Gloss Acrylic Enamel
Related Items	XA01 AquaLock Plus Waterborne Primer Sealer
Notes	See Technical Data Sheet for proper surface preparation. Prep and prime surface as required to achieve good paint adhesion.

Supplier	Sherwin Williams
Finish ID	Z
Status	Alternate
Location	Paint for Red Roof Material
MFGR	Sherwin Williams
Color	Safety Red SW4081
Finish	Gloss
Series	B54-150
Product	Pro Industiral Urethane Alkyd
Related Items	ProCryl Universal B66-310





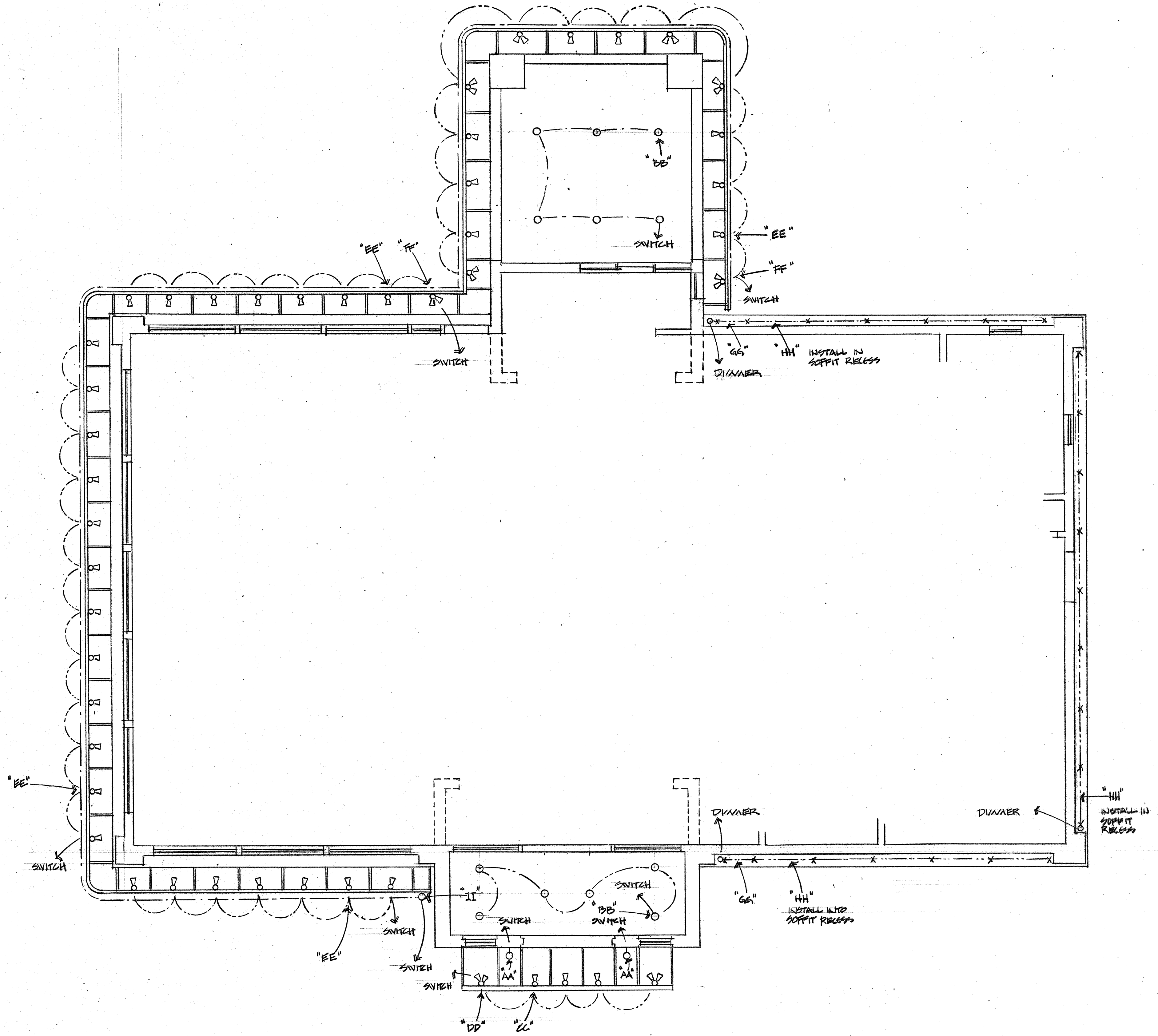
INTERIOR DESIGN
FOOD FACILITY PLANNING
53821 Beach Loop Road
Bandon, OR 97411
Voice/Fax 541-347-7701



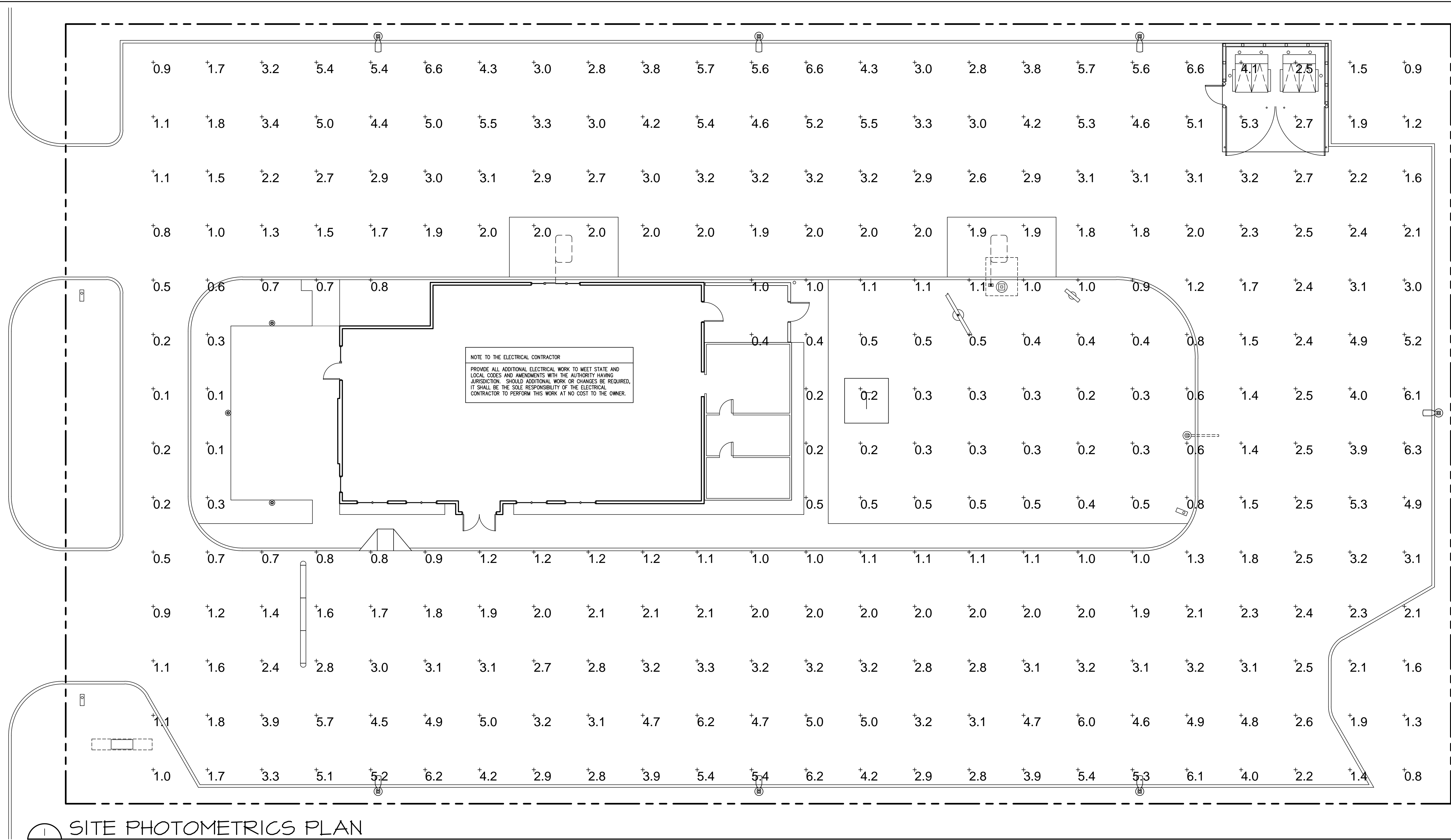
DRAWING SCHEDULE
A-1 FLOOR PLAN
A-2 REFLECTED CEILING & LIGHTING PLAN
A-3 ROOF PLAN
A-4 EXTERIOR ELEVATION
A-5 WALL SECTIONS AND DETAILS

ARCHITECTURAL LIGHTING SCHEDULE					
SYM	FIXTURE TYPE	WATTS/ LAMP	MODEL NUMBER	MFG.	SPECIFIC NOTES
AA	WALL SCONCE	19W CF Sylvania CF 13DS 630/ECO-50 CS Lamp	HJC-VW4-DQF2 Mica Flame	STONE MATHERS	
BB	DOWN LIGHT	19W CF Sylvania CF 13DS 630/ECO-50 CS Lamp	110 IF18 USYLF J42 1176WH	LIGHTOLIER	
CC	ENTRANCY CANOPY SPOTLIGHT (1)	8W LED	MH-LED 8W MO Gray	MORGAN HOPE	SINGLE SPOTLIGHT
DD	ENTRANCY CANOPY SPOTLIGHT (2)	16W	MH-LED 16W MO Gray	MORGAN HOPE	DOUBLE SPOTLIGHT
EE	EYEBROW SPOTLIGHT (1)	8W	MH-LED 8W MO Black	MORGAN HOPE	SINGLE SPOTLIGHT
FF	EYEBROW SPOTLIGHT (2)	16W	MH-LED 16W MO Black	MORGAN HOPE	DOUBLE SPOTLIGHT
GG	RECESSED WALL WASH 2'	35W	MW 2LED HO NW BLK/BLK UE-DIM	CROSSOVER LSI INDUSTRIES INC	PROVIDE DIMMING COMPONENTS
HH	RECESSED WALL WASH 4'	45W	MW 4LED HO NW BLK/BLK UE-DIM	CROSSOVER LSI INDUSTRIES INC	PROVIDE DIMMING COMPONENTS
II	EYEBROW STRIP LIGHTS	15W/LF	DOUBLE ROW EYEBROW DETAIL	CUSTOM SUPPLIED THRU HJC	

- LIGHTING PLAN
- GENERAL NOTES
1. L.E.D. LIGHTING: ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL A JUNCTION BOX WITH AN APPROPRIATE DISCONNECT SWITCH IN AN ACCESSIBLE AREA ABOVE THE FINISHED CEILING. FINAL CONNECTION TO L.E.D. MOUNTED ON FASCIA OF OUTRIGGER AS REQUIRED. ALL CONNECTIONS, WALL PENETRATIONS, ETC. MUST BE WATERTIGHT AND COMPLY WITH PREVAILING CODES. L.E.D. TO BE 120V 1PH, +/- 1.5 WATTS PER LINEAL FOOT; INSTALLED IN A DOUBLE ROW. SEE EXTERIOR ELEVATIONS. L.E.D. SUPPLIED THROUGH HJC AND INSTALLED BY ELECTRICAL CONTRACTOR.
 2. E.C. TO PROVIDE JUNCTION BOX WITH DISCONNECT SWITCH IN ACCESSIBLE CEILING SPACE AND RUN 12" FLEXIBLE SEAL TIGHT CONDUIT THROUGH EXTERIOR WALL TO SIGNAGE CONNECTION POINT AFTER SIGN HAS BEEN INSTALLED. FIELD VERIFY BEST MOUNTING LOCATION FOR JUNCTION BOX AND SIGN REQUIREMENTS WITH SIGN SUPPLIER AND ARCHITECTURAL DRAWINGS. MAKE FINAL CONNECTION AS REQUIRED.
 3. E.C. TO PROVIDE JUNCTION BOX LOCATED IN ACCESSIBLE CEILING SPACE AND FLEXIBLE SEAL TIGHT CONDUIT THROUGH EXTERIOR WALL/OUTRIGGER FRAMES TO UP LIGHTS AND DOWN LIGHTS MOUNTED ON OUTRIGGER FRAME SYSTEM AFTER FRAME HAD BEEN INSTALLED. E.C. TO COORDINATE MOUNTING WITH OTHER TRADES FOR BEST MOUNTING AND ROUTING OF CONDUIT.



1 ISSUE TO OWNER FOR REVIEW		6-16-14
NO.	DESCRIPTION	DATE
PROJECT		
DAIRY QUEEN FLORENCE, OREGON EXTERIOR REMODEL		
CLIENT MICHELE LANDON P.O.Box 125 FLORENCE, OREGON 97939 541-997-3672		
SHEET TITLE		
REFLECTED CEILING AND LIGHTING PLAN		
DATE	DRAWING NUMBER	
6-12-14		
SCALE	Exhibit D	
1/4"=1'-0"		



1 SITE PHOTOMETRICS PLAN
A3.2 SCALE: 1" = 10'-0"

LUMINAIRE SCHEDULE						
LABEL	QUANTITY	MFG.	MODEL	LUMENS	LIGHT LOSS	WATTAGE
SS1	7	VISIONAIRE LIGHTING	VMX-1-T3-64LC-7-SK-UNV-AM-BZ POLE: SNTS-4S-11-25-12BC-136-S1-BZ	11390.82	0.95	219
SS2	0	VISIONAIRE LIGHTING	VMX-1-T3-64LC-7-SK-UNV-AM-BZ POLE: SNTS-4S-11-25-12BC-136-D2-BZ	11661.73	0.95	438

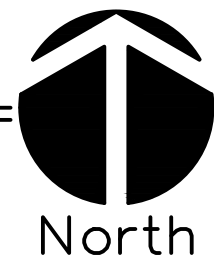
GENERAL NOTES	
1. VERIFY WITH LOCAL MUNICIPAL CODE MINIMUM, AVERAGE AND MAXIMUM LIGHTING LEVELS ALLOWABLE BY LOCAL CODE REQUIREMENTS.	
2. READINGS SHOWN ARE BASED ON A TOTAL LLF OF .95 AT GRADE.	
3. PLEASE REFER TO THE "LUMINAIRE LOCATIONS" TABLE FOR MOUNTING HEIGHTS.	
4. PRODUCT INFORMATION CAN BE OBTAINED AT WWW.LITHONIA.COM OR THROUGH YOUR LOCAL AGENCY.	

THIS PLAN WAS DEVELOPED USING THE NATIONAL ELECTRICAL CODE 2011

ENGINEER OF RECORD RESPONSIBILITY:
SHALL VERIFY ALL EXTERIOR SIGN
LOCATIONS WITH ARCHITECT.

ENGINEER OF RECORD RESPONSIBILITY:
SHALL VERIFY ALL EXTERIOR LIGHTING
CODES (NIGHT SKY) PROVIDE ALTERNATIVE
FIXTURES.

ENGINEER OF RECORD RESPONSIBILITY:
DRAWINGS REFLECT BASIC PROTOTYPE
DESIGN STANDARDS. IT IS THE SITE SPECIFIC
ENGINEERS RESPONSIBILITY TO ADJUST THE
DESIGN TO COMPLY WITH THE STATE, LOCAL
CODE AND CLIMATE REQUIREMENTS. THE
SITE SPECIFIC ENGINEER SHALL BE
RESPONSIBLE FOR ADJUSTING ALL CIRCUIT
HOMERUNS AND CIRCUIT DISTRIBUTION
WITHOUT CHANGING DESIGN INTENT
INDICATED ON THE DRAWINGS. THE SITE
SPECIFIC ENGINEER SHALL BE RESPONSIBLE
FOR ADJUSTING ALL UNDERGROUND
CONDUITS WITHOUT CHANGING DESIGN
INTENT INDICATED ON THE DRAWINGS.



DESIGN INTENT

MAIN STREET
TOWN SQUARE
ANY TOWN, USA.



AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.

*REGISTERED U.S. PATENT OFFICE,
AMERICAN DAIRY QUEEN CORPORATION.
THIS DRAWING, IT'S DESIGN DETAIL AND
INVENTION ARE THE PROPERTY OF
AMERICAN DAIRY QUEEN INC. (ADQ) AND
SHALL NOT BE COPIED IN ANY MANNER
NOR DISCLOSED TO ANY OUTSIDE
PARTY WITHOUT ADQ CONSENT.

BUILDING TYPE:
DAIRY QUEEN GRILL & CHILL
CORE 72

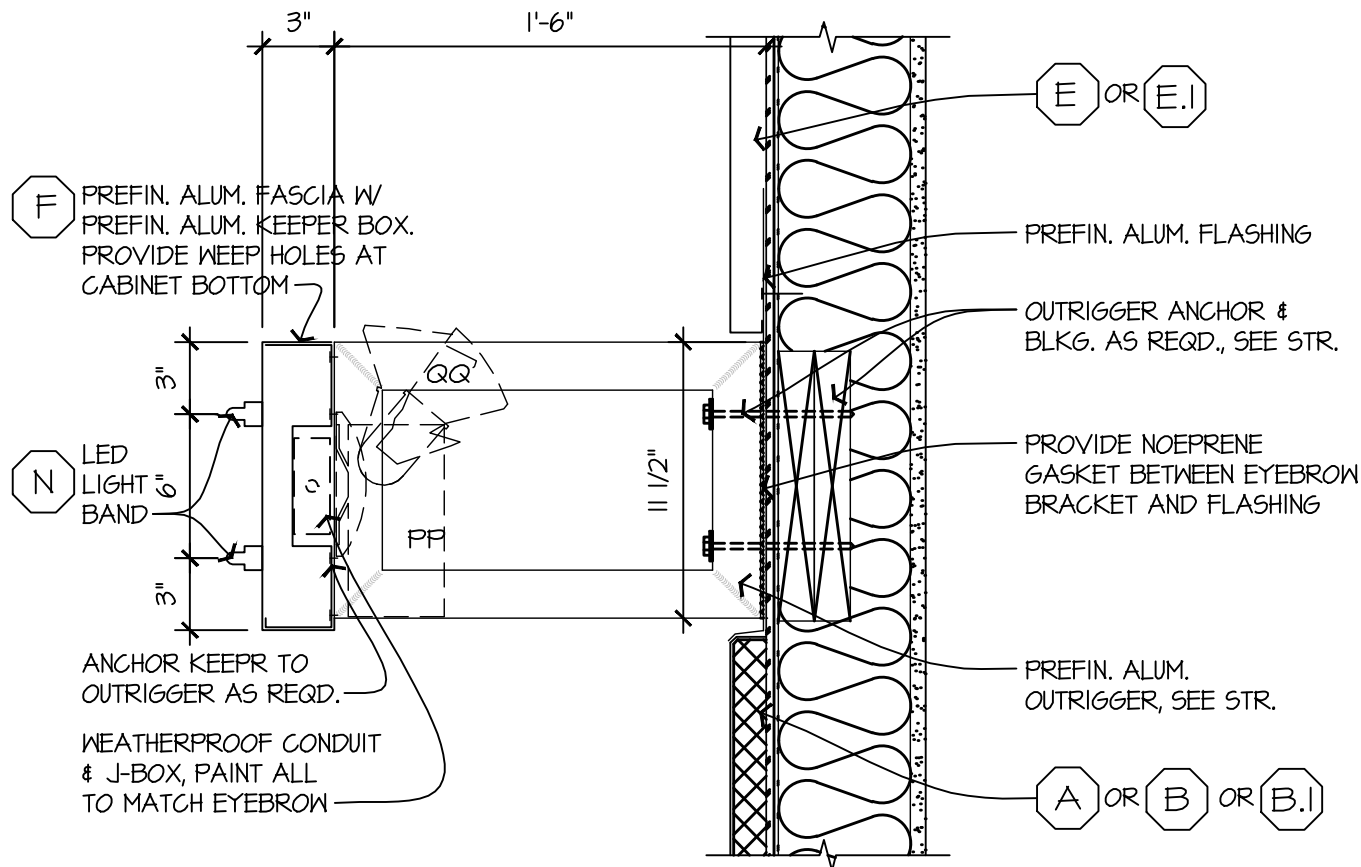
DRAWN, CHECKED, & APPROVED BY: ADQ
DESIGN-ARCHITECTURE-CONSTRUCTION
(DAC) DEPARTMENT

THIS IS "PLAN" NORTH
FOR ACTUAL BUILDING
ORIENTATION REFER TO
SITE PLAN (BY OTHERS)

ISSUE DATE: 8-31-2015	
REVISION DATE:	
9-6-16	△ PLAN REVISION BULLETIN #1
	△
	△
	△
	△
	△

**SITE
PHOTOMETRIC
PLAN**

SHEET NUMBER:
E3.2



1

BUILDING EYEBROW DETAIL

SCALE: 1-1/2" = 1'-0"

MASTER LIGHTING FIXTURE SCHEDULE

PLAN SYM.	LOCATION	FIXTURE MFGR.	FIXTURE CATALOG NUMBER	LAMP MFGR.	LAMP CATALOG NUMBER	LAMP WATTAGE	QTY OF LAMPS	MOUNT	REMARKS
PP	CANOPY (BOTTOM)	MORGAN HOPE	MH-LED8WMO BLACK (DOWNLIGHTS)	-	-	8W	1	SURFACE	MOUNTED IN EYEBROW
QQ1	CANOPY (TOP)	MORGAN HOPE	MH-LED8WMO BLACK (UPLIGHTS)	-	-	8W	1	SURFACE	SINGLE FIXTURE MOUNTED IN EYEBROW
QQ2	CANOPY (TOP)	MORGAN HOPE	MH-LED8WMO BLACK (UPLIGHTS)	-	-	16W	2	SURFACE	DOUBLE FIXTURE MOUNTED IN EYEBROW

"BLUE" LED LIGHTING: E.C. TO PROVIDE JUNCTION BOX WITH DISCONNECT SWITCH IN ACCESSIBLE CEILING SPACE FOR LED LIGHTING LOCATED ON OUTRIGGER FRAME SYSTEM. RUN FLEXIBLE CONDUIT WHIP THROUGH THE EXTERIOR WALL/OUTRIGGER FRAMES TO LED LIGHTING. NOTE THAT THERE ARE TWO ROWS OF LED LIGHTS. E.C. TO FIELD VERIFY TOTAL LENGTH OF LED LIGHT FIXTURES AND COORDINATE MOUNTING WITH ARCHITECTURAL DRAWINGS.
L.E.D. LIGHTING MFGR: MORGAN HOPE; STYLE: LED-FLEX; COLOR: BLUE

THE BLACK EYEBROW IS NOT AN ALA CARTE ITEM AND MUST BE INSTALLED ALONG WITH LED LIGHTING, CHIMNEY, BUILDING PAINT AND NEW SIGNAGE.

PLEASE REFER TO THE CURRENT EXTERIOR FINISH SCHEDULE LOCATED ON THE DQ HUB.



City of Florence

250 Hwy 101, Florence, OR 97439

www.ci.florence.or.us

July 25, 2016

Ken Sanders
By Email

Dear Mr. Sanders,

Thank you for your Design Review land use application, PC 16 11 DR 03. Staff reviewed the submitted additional documents for completeness. After reviewing the submitted materials, the application has been deemed "incomplete" for processing purposes.

Per our phone conversation and my email of Friday, July 15, 2016, please submit the following materials:

- Exterior Materials and Colors
 - Awning Materials - RED FABRIC / NON REFLECTIVE
 - Colors of existing block wall to remain uncovered - SAME COLOR
 - Entrance awning (cover) materials and colors
 - Lighting fixture information
 - Information and style - L.E.D - Low Voltage / BEHIND EYE BROW / POINTING DOWN
 - Location under awning or soffit
 - Photometric Plan UNDER AWNING
- SAME LIGHTING NUMBERS / CHANGED TO LOW VOLTAGE

Once the requested materials have been submitted, staff can attempt to schedule a public hearing for approval of the requested changes. If you have any questions, please feel free to contact me at (541) 997-8237 or at glen.southerland@ci.florence.or.us.

Best Regards,

Glen Southerland
Assistant Planner

Cc: Land-Use File PC 16 11 DR 03
Michele Landon

Glen Southerland

From: Sean Barrett <sean@svfr.org>
Sent: Friday, January 06, 2017 8:42 AM
To: Vevie McPherren; Mike Miller; Eric Rines; Tom Turner; Jim Langborg; Dave Mortier; jason@thebldgdept.com; Megan Messmer; Doug Baumgartner
Cc: Wendy Farley-Campbell; Glen Southerland
Subject: RE: Referral PC 16 11 DR 03 - Dairy Queen Exterior Remodel

Fire has no concerns with a this project. Since there is no increase in size or removal of egress. Sean

Sean Barrett
Fire Marshal
Siuslaw Valley Fire and Rescue
2625 Hwy 101
Florence, OR 97439
(ph) 541-997-3212
(fax) 541-997-9116
(cell) 541-999-0600
www.svfr.org

From: Vevie McPherren [mailto:vevie.mcpherren@ci.florence.or.us]
Sent: Thursday, January 05, 2017 5:14 PM
To: Mike Miller; Eric Rines; Tom Turner; Jim Langborg; Sean Barrett; Dave Mortier; jason@thebldgdept.com; Megan Messmer; Doug Baumgartner
Cc: Wendy Farley-Campbell; Glen Southerland
Subject: Referral PC 16 11 DR 03 - Dairy Queen Exterior Remodel

Good afternoon!

The purpose of this notice is to acquaint you with the proposed development, to gather information you may have about the project, and provide an opportunity to comment and express concerns prior to the city's decision to approve or deny the proposal.

PC 16 11 DR 03 – Dairy Queen Remodel: An application from Ken Sanders, representing Landon FDQ, requesting Design Review approval to remodel and update the appearance of the existing Dairy Queen building to include reframing and adding stone work to the entryway, over the existing front and drive-thru and replacing of the awning and roof. The proposed site is located on the west side of Highway 101 at 125 Highway 101. Map #18-12-34-11, Tax Lot 10800. The building is in the Mainstreet Area "A" zoning district, regulated by Florence City Code Title 10 Chapter 27.

Please contact the Planning Department with any questions or concerns.

Thank you kindly,

Vevie "Viva"
LiveHappy!
Vevie M. McPherren

Planning Administrative Assistant
vevie.mcpherren@ci.florence.or.us
541-997-8237

City of Florence
250 Hwy 101
Florence, OR 97439

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Glen Southerland

From: Douglas.G.Baumgartner@odot.state.or.us
Sent: Wednesday, January 18, 2017 5:34 PM
To: Glen Southerland; April.C.JONES@odot.state.or.us
Subject: [Suspected SPAM] ODOT Case # 7539 Ken Sanders - Florence Dairy Queen
Attachments: 07539_08355_RESPCFORM.docx

Importance: Low

Good afternoon Glen,

Please find attached the ODOT comments for land use Resolution PC 16 11 DR03 - Dairy Queen remodel. Please feel free to contact me if you have any questions regarding these comments.

Thank you for providing ODOT with the opportunity to comment on this land use case.

Doug

Douglas Baumgartner, P.E.
Region 2 Development Review Coordinator
Oregon Department of Transportation
455 Airport Rd SE, Bldg. B| Salem, OR 97301
Office: 503.986.5806 | Cell: 503.798.5793



Oregon

Kate Brown, Governor

Department of Transportation

Region 2 Headquarters
455 Airport Rd SE, Bldg. B
Salem, Oregon 97301
(503) 986.2751
FAX (503) 986.2630

January 18, 2017

ODOT #7539

ODOT Response

Project Name: Ken Sanders - Florence Dairy Queen	Applicant: Ken Sanders
Jurisdiction: City of Florence	Jurisdiction Case #: PC16-11 DR03
Site Address: 125 Highway 101, Florence, OR 97439	Legal Description: 18S 12W 3411 Tax Lot(s): 10800
State Highway: US 101	Mileposts: 190.79

The site of this proposed land use action is adjacent to Oregon Coast Highway, US101. ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation. **Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.**

COMMENTS/FINDINGS

Tax Lot 10800 does not have an existing access to US101 and the proposed site plan for the Dairy Queen remodel in Florence does not show a proposed access to US101. In the absence of an access to US101 for this land use proposal ODOT's comments are limited to work to be performed in ODOT right of way. An ODOT Miscellaneous Permit must be obtained from the ODOT District 5 Maintenance Office for any work that is performed in ODOT right of way and a Miscellaneous Permit is also required for connection to state highway drainage facilities. If the proposed development will be making a new connection to or increasing stormwater flow to an ODOT drainage facility then the applicant must contact ODOT District 5 to determine whether a Miscellaneous Permit will be required.

Please send a copy of the Notice of Decision including conditions of approval to:

ODOT Region 2 Planning and Development
Development Review
455 Airport Rd SE, Bldg. B
Salem, OR 97301
ODOTR2PLANMGR@odot.state.or.us

Development Review Planner: Douglas Baumgartner, P.E.	503.986.5806, Douglas.G.Baumgartner@odot.state.or.us
District Contact: April Jones	541-726-2577