



CITY OF
West Linn

**STAFF REPORT
PLANNING MANAGER DECISION**

DATE: March 15, 2021
FILE NO.: MIS-21-01
REQUEST: Temporary Use Permit from 4/15/2021 to 8/13/2021 for Sales Office on Lot 24 of West Linn Meadows Subdivision (23190 Bland Circle)
PLANNER: Darren Wyss, Planning Manager

Planning Manager DSW

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GENERAL INFORMATION

APPLICANT: Toll Brothers
Attn: JJ Portlock
4949 Meadows Road, Suite 20
Clackamas, OR 97015

OWNER: Toll Brothers
Attn: JJ Portlock
4949 Meadows Road, Suite 20
Clackamas, OR 97015

SITE LOCATION: 23190 Salamo Road (Lot 24 West Linn Meadows)

SITE SIZE: 7,245 square feet (Lot 24)

LEGAL DESCRIPTION: Clackamas County Assessor's Map 2S-1E-35AB Taxlot 9100

COMP PLAN DESIGNATION: Low Density Residential

ZONING: R-7

APPROVAL CRITERIA: Community Development Code (CDC) Chapter 12: Single-Family Residential, Detached and Attached; Chapter 35: Temporary Uses

120-DAY RULE: The application became complete on March 10, 2021. The 120-day period therefore ends on July 8, 2021.

EXECUTIVE SUMMARY

The applicant requests a Temporary Use Permit for the operation of a sales office on Lot 24 of the West Linn Meadows Subdivision for new home sales. The West Linn Community Development Code (CDC) explicitly identifies a subdivision sales office as an allowed temporary use.


Temporary use. A use which, by its nature, will last under two years... Examples of temporary uses include, but are not limited to: uses associated with the sale of goods for a specific holiday;...a real estate office within a development limited to the sale of real estate in the development;...Temporary uses do not include businesses seeking a temporary or interim location.

The requested permit is to operate the sales office for 120 days (April 15 to August 13, 2021). Temporary uses for up to 120 days with extensions may be approved by the Planning Manager per CDC 99.060.A.1(a). The applicant is utilizing the Planning Manager decision to get the sales office sited and operating and then intends to apply for a one-year Temporary Use Permit, which requires approval by the Planning Commission. The applicant will use a 22 ft. by 44 ft. sales office trailer with an on-site sales consultant five to seven days a week from 10:00am to 6:00pm. The sales office will have one ADA van-compliant parking space and one additional on-site parking space. Street parking will be used for any additional needed spaces.

DECISION

The Planning Manager (designee) approves this application (MISC-21-01), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, and 2) supplementary staff findings included in the Addendum below. With these findings, the applicable approval criteria are met.

The provisions of the Community Development Code Chapter 99 have been met.



Darren Wyss, Planning Manager

March 15, 2021
Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. The appeal fee is \$400.

Mailed this 15th day of March 2021, therefore the 14-day appeal period ends at 5 p.m., on March 29, 2021.

ADDENDUM
APPROVAL CRITERIA AND FINDINGS
MIS-21-01

This decision adopts the findings for approval contained within the applicant’s submittal, with the following exceptions and additions:

Chapter 12

SINGLE-FAMILY RESIDENTIAL, DETACHED AND ATTACHED, R-7

12.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions:

(...)

3. Temporary uses, subject to the provisions of Chapter [35](#) CDC.

(...)

Staff Finding 1: This applicant has applied for a Temporary Use Permit under the provisions of CDC Chapter 35. Please see Staff Findings 2 to 9 for compliance with the prescribed conditions. The criteria are met.

35.030 TEMPORARY USE STANDARDS

A. Temporary uses shall be approved if they meet the following standards:

1. Sites accommodating a temporary use shall be appropriate for the proposed use, as determined by the approval authority with consideration of the following:

a. The proposed site shall have adequate parking and circulation space consistent with Chapter [46](#) CDC, Off-Street Parking, Loading and Reservoir Areas; safe ingress and egress consistent with Chapter [48](#) CDC, Access, Egress and Circulation; and adequate line of sight and vision clearance per Chapter [42](#) CDC, Clear Vision Areas.

Staff Finding 2: The West Linn Planning Manager has found the site appropriate to accommodate the proposed temporary use of a sales office. The proposed structure is approximately 10-feet in height and 968 square feet in area, well below the size of an average single-family home that will be constructed in the subdivision. CDC Chapter 46 requires three off-street parking spaces (one parking space for every 370 square feet of gross floor area for professional offices), with one being an ADA van-accessible space. The applicant has proposed one ADA van-accessible space and one standard space on-site, with the remaining parking to be on-street as allowed by CDC 46.080(E).

The applicant has proposed a 24-foot access drive for safe ingress/egress, which is consistent with CDC Chapter 48.080.A(1). The proposed location of the temporary use and parking will not compromise the lines of sight or clear vision areas. The criteria are met.

b. The proposed site shall have a paved or graveled surface sufficient to avoid dust generation and mud tracking from anticipated traffic or erosion control measures, consistent with

Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, and shall be used to keep any mud, sediment and dust on site.

Staff Finding 3: The parking lot will be paved and erosion control will be approved as part of the site development review permits. The criteria are met.

c. The proposed use shall conform to all applicable requirements of Chapter [27](#) CDC, Flood Management Areas; Chapter [28](#) CDC, Willamette and Tualatin River Protection; Chapter [32](#) CDC, Water Resource Area Protection; and other City regulations.

Staff Finding 4: The proposed use is not in a flood management area, within the Willamette or Tualatin River Protection Area, or within a Water Resource Area, environmental zone or hazard area. Therefore, the criteria do not apply.

d. The proposed temporary use shall not be materially detrimental to the public welfare, or injurious to the property or improvements in the immediate vicinity.

Staff Finding 5: The temporary use will be a sales office with no hazardous materials on site. The temporary structure will be approximately 15-feet from the rear property line, 15-feet from the west property line, eight-feet from the east property line, and 50-feet from the front property line. The home on the property to the north is approximately 140-feet from the proposed temporary use. The Planning Manager finds the temporary use will not be materially detrimental to the public welfare, nor injurious to the property or improvements in the immediate vicinity. The criteria are met.

2. The approval authority may require that structures and trailers allowed as temporary uses for more than 60 days be screened from the view of occupants of any abutting residential and commercial structures, consistent with Chapter [44](#) CDC, unless the applicant demonstrates that such screening is not needed.

Staff Finding 6: The applicant proposes to landscape the property containing the temporary sales office. A photograph of a similar sales office and landscaping is found in on page 2 of Exhibit PD-1. No additional screening measures are required. The criteria are met.

3. Drop boxes, trailers, or structures that serve a similar function are allowed, consistent with subsection A of this section, for registered nonprofit, religious or benevolent groups, orders or associations, when they are proposed to be located in General Commercial, Office Business Center, Campus Industrial, General Industrial, or Neighborhood Commercial districts.

Drop boxes and structures serving a similar function, not including trailers, shall not exceed seven feet in height or have a footprint of more than 25 square feet on a single site. Their color shall be limited to earth tones.

Staff Finding 7: The applicant does not propose any drop boxes. The criteria does not apply.

4. The property owner has authorized the proposed temporary use in writing.

Staff Finding 8: The property owner has authorized and signed the application form. The criteria are met.

B. The approval authority may attach conditions to any temporary use approval as needed to achieve compliance with the applicable standards of this section or otherwise protect public health, safety, and welfare.

Staff Finding 9: The Planning Manager has found the proposal is compliant with the applicable standards of this section and no conditions are warranted to protect public health, safety, and welfare. The criteria are met.

PD-1 APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Myers	PROJECT No(s) MISC-21-01	PRE-APPLICATION No.
NON-REFUNDABLE FEE(S) \$280	REFUNDABLE DEPOSIT(S)	TOTAL \$280

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) | <input type="checkbox"/> Legislative Plan or Change | <input checked="" type="checkbox"/> Temporary Uses |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input checked="" type="checkbox"/> Time Extension |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: 23190 BLAND CIRCLE WEST LINN OR 97067	Assessor's Map No.: 21E35AB
	Tax Lot(s): 21E35AB09100
	Total Land Area: 6.47

Brief Description of Proposal: **TEMPORAY SALES OFFICE TO SELL NEW HOMES IN THE COMMUNITY**
REQUESTING APPROVAL TO COMMENCE ON 4/23 WHEN OFFICE IS OPEN TO THE PUBLIC

Applicant Name: TOLL BROTHERS- JJ PORTLOCK <small>(please print)</small>	Phone: 425-829-1566
Address: 4949 MEADOWS RD SUITE 420	Email: jportlock@tollbrothers.com
City State Zip: LAKE OSWEGO OR 97035	

Owner Name (required): TOLL WEST COAST LLC <small>(please print)</small>	Phone: 425-829-1566
Address: 4949 MEADOWS RD SUITE 20	Email: jportlock@tollbrothers.com
City State Zip: LAKE OSWEGO OR 97035	

Consultant Name: <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
- The owner/applicant or their representative should be present at all public hearings.
- A decision may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- One complete hard-copy set of application materials must be submitted with this application.**
One complete digital set of application materials must also be submitted electronically in PDF format.
If large sets of plans are required in application please submit one set.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

[Signature] _____ **2/11/21** _____ **2/11/21**
Applicant's signature Date Owner's signature Date



MIS-21-01

Planning Manager Decision

Darren,

Toll Brothers is submitting a temporary use application to request approval for a temporary sales office for new home sales at our West Linn Meadows community. The sales office will be staffed with an on-site sales consultant 5-7 days a week from the hours of approximately 10:00 am – 6:00 pm. The sales office will be open to the public. The sales office itself is permitted through the state of Oregon and meets all compliance criteria as defined by them. There will be dedicated parking including a handicap stall off the public street as shown on the site plan.

We are requesting the approval of the extension at this time as well and would like the approval to commence on 4/23/21 when we open to the public. We have done this type of office in many other jurisdictions and have included pictures below.

JJ Portlock
Division President, Oregon Division

Toll Brothers
4949 Meadows Rd, Suite 420

Lake Oswego, OR 97035
Office: (971) 339-5176 | Cell: (425) 829-1566



Applicant's Response to Temporary Use Criteria - -CDC 35.030

A. Temporary uses shall be approved if they meet the following standards:

1. Sites accommodating a temporary use shall be appropriate for the proposed use, as determined by the approval authority with consideration of the following:

a. The proposed site shall have adequate parking and circulation space consistent with Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas; safe ingress and egress consistent with Chapter 48 CDC, Access, Egress and Circulation; and adequate line of sight and vision clearance per Chapter 42 CDC, Clear Vision Areas.

Applicants Response: See attached site plan demonstrating dedicated off-street parking.

b. The proposed site shall have a paved or graveled surface sufficient to avoid dust generation and mud tracking from anticipated traffic or erosion control measures, consistent with Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, and shall be used to keep any mud, sediment and dust on site.

Applicants Response: The parking surface will be paved.

c. The proposed use shall conform to all applicable requirements of Chapter 27 CDC, Flood Management Areas; Chapter 28 CDC, Willamette and Tualatin River Protection; Chapter 32 CDC, Water Resource Area Protection; and other City regulations.

Applicants Response: Not applicable

d. The proposed temporary use shall not be materially detrimental to the public welfare, or injurious to the property or improvements in the immediate vicinity.

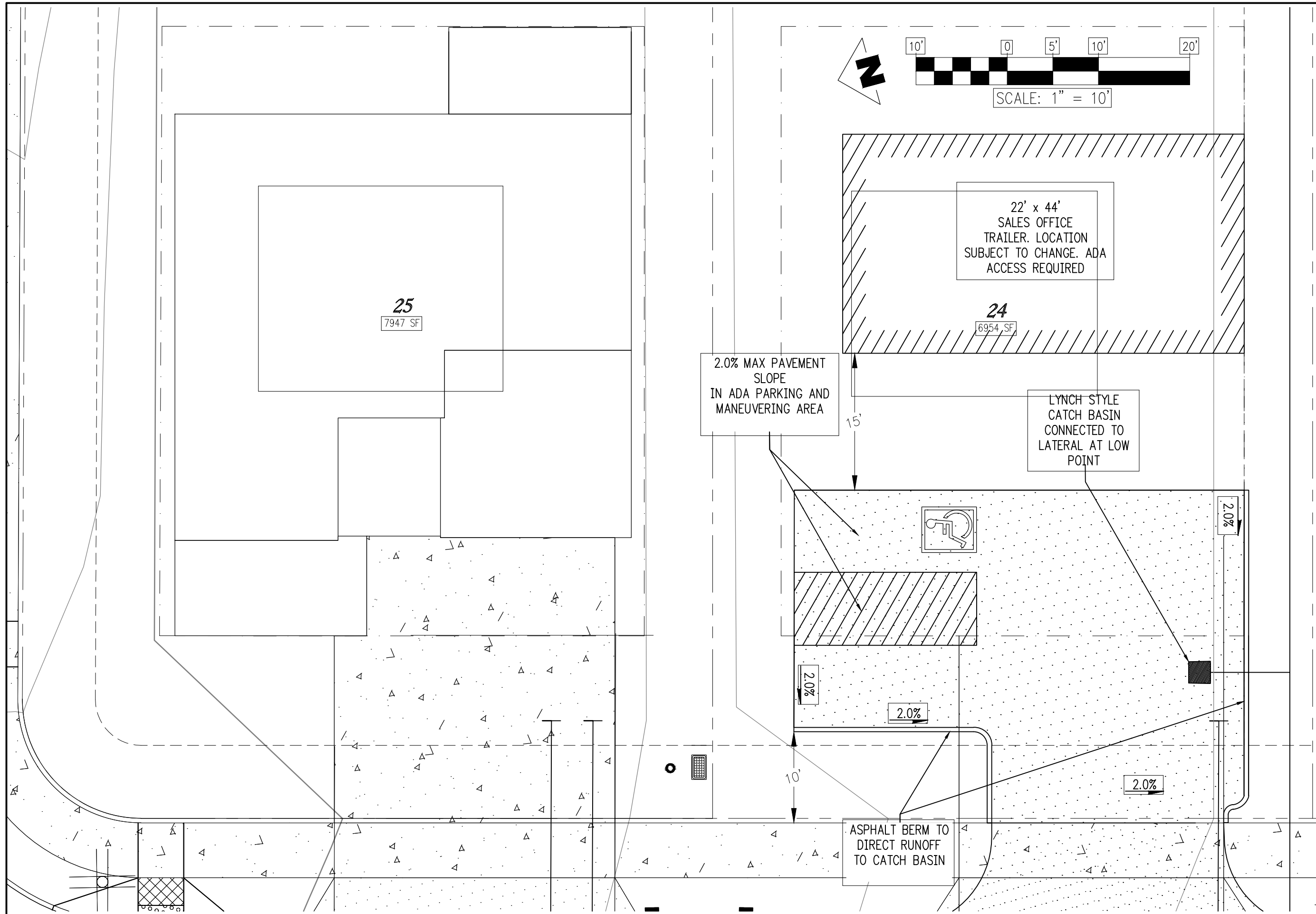
Applicants Response: This criteria is met

2. The approval authority may require that structures and trailers allowed as temporary uses for more than 60 days be screened from the view of occupants of any abutting residential and commercial structures, consistent with Chapter 44 CDC, unless the applicant demonstrates that such screening is not needed.

Applicants Response: The sales office will be fully landscaped and will be appealing to the public so screening should not be necessary

4. The property owner has authorized the proposed temporary use in writing.

Applicants Response: This has been met.



**BLAND CIRCLE SUBDIVISION
SALES OFFICE EXHIBIT**

PROJECT NO. 0542-001
 ORIG. DATE: 2/11/2021
 DRAWN BY: LOR
 SHEET No. 1 of 1

EMERIO
 ENGINEERING • SURVEYING • DESIGN
 6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

SALES CENTER

(WEST LINN MEADOWS - WEST LINN, OR)

TOLLARCHITECTURE

PHILADELPHIA · ORLANDO
 DALLAS · LOS ANGELES · SEATTLE

250 Gibraltar Road, Horsham, PA 19044
 P 215-293-5300 | F 215-293-5314

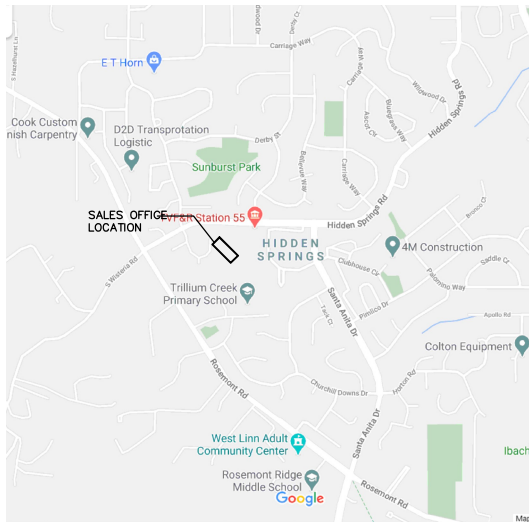
A Toll Brothers Company

BUILDING CODES

- 2019 OREGON STRUCTURAL SPECIALTY CODE BASED ON 2018 INTERNATIONAL CONSTRUCTION CODE (IBC)
- 2019 OREGON ENERGY EFFICIENCY SPECIALTY CODE BASE ON 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2016 ASHRAE 90.1
- 2019 OREGON MECHANICAL SPECIALTY CODE BASED ON 2018 INTERNATIONAL MECHANICAL CODE (IMC) & INTERNATIONAL FUEL GAS CODE (IFGC)
- 2017 OREGON ELECTRICAL SPECIALTY CODE BASED ON 2017 NFPA NATIONAL ELECTRICAL CODE (NEC)
- 2017 OREGON PLUMBING SPECIALTY CODE BASED ON 2015 UNIFORM PLUMBING CODE (UPC)
- 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDING AND FACILITIES STANDARDS

USE GROUP : M
 CONSTRUCTION: TYPE V-B

LOCATION MAP



DRAWING LIST

- C1 COVERSHEET - LIST OF DRAWINGS, GENERAL NOTES
- SO-1 FLOOR PLAN, LIFE SAFETY PLAN, NOTES & DETAILS
- SO-1.1 LIFE SAFETY PLAN
- SO-1A FRAMING DETAILS
- SO-1B NOT IN SET
- SO-1C FRAMING DETAILS
- SO-1D FRAMING DETAILS
- SO-2 ELECTRICAL LAYOUT, LIGHTING PLAN, LOW VOLTAGE PLAN, LIGHTING SCHEDULE AND NOTES
- SO-2A ELECTRICAL LAYOUT
- SO-3 DISPLAY / FURNITURE / EQUIPMENT LAYOUT AND SCHEDULES
- SO-3.1 RESTROOM LAYOUT AND SCHEDULE
- SO-4 FINISH PLAN, MILLWORK PLAN, NOTES AND SCHEDULE
- SO-5 NOT IN SET
- SO-6 INTERIOR ELEVATIONS AND DETAILS

ABBREVIATIONS

#	NUMBER	INSUL	INSULATION
&	AND	INT.	INTERIOR
AT	AT CENTERLINE	INT. E.L.O.	INTERIOR FINISH OF
A/C	AIR CONDITIONING	L	LINING
ABV	ABOVE	LVP	LUXURY VINYL PLANK
A.F.F.	ABOVE FINISHED FLOOR	MAX	MAXIMUM
ALT.	ALTERNATE	MFR.	MANUFACTURER
ATR	ALL-THREADED ROD	MEL	MILLIMETER
ALUM.	ALUMINUM	MEL	MILLIMETER
		MLDG.	MOLDING
BSMT.	BASMENT	N.T.S.	NOT TO SCALE
BSNT.	BASMENT	O.A.	OVERALL
CL	CENTER LINE	O.C.	ON CENTER
CLG	CEILING	O.H.	OVERHEAD
CLM	CLEAR	OPT.	OPTIONAL
CMU	CONCRETE MASONRY UNIT	ORNG.	ORIENTED
CONC.	CONCRETE	OSB	ORIENTED STRAND BOARD
CONT.	CONTINUOUS	PSL	PARALLEL STRAND LUMBER
DBL	DOUBLE	P.R.	POUNDER ROOM
DET.	DETAIL	P.T.	PRESSURE TREATED
DIA. / Ø	DIAMETER	PT. LD.	POINT LOAD
DIA.	DIMENSION	PVC	POLYVINYL CHLORIDE
DN	DOWN	POW.	POWDER
DN	DOWN	R	RANK
DS.	DOWNSPOUT	REF.	REFRIGERATOR
DWSH.	DISHWASHER	RM.	ROOM
DWG.	DRAWING	R.O.	ROUGH OPENING
E.L.	ELEVATION	SH.	SIMILAR
ELC.	ELECTRICAL	S.P.F.	SPUICE PINE FIR
ENCL.	ENGINEERED	STD.	STANDARD
EXT.	EXTERIOR	STR.	STRIP
		SYR	SOUTHERN YELLOW PINE
F.E.	FIRE EXTINGUISHER	TEMP.	TEMPERED GLASS
FIN.	FINISHED	THK.	THICK
FND.	FOUNDATION	T.P.	TOILET PAPER
FT.	FOOTING	TYP.	TYPICAL
FTL.	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
GFI	GROUND FAULT INTERRUPTER	VAN.	VANITY
GL.	GLASS	V.B.	VAPOR BARRIER
G.W.B.	GYPSSUM WALL BOARD	W	WIDE
H	HIGH	WTH.	WITH
H.B.	HOSE BIBB	W.	WIDE
H.D.	HANGER	W.C.	WALK-IN CLOSET
HGT. / HT.	HEIGHT	W.L.C.	WOOD LAMINATE
HORIZ.	HORIZONTAL	W.P.	WATERPROOF GFI
M.H.	HOT WATER HEATER		

COMMUNITY

LOT#

LOT#

SHEET DESCRIPTION
COVERSHEET - LIST OF DRAWINGS, GENERAL NOTES

C1

SERIAL # 2016.3

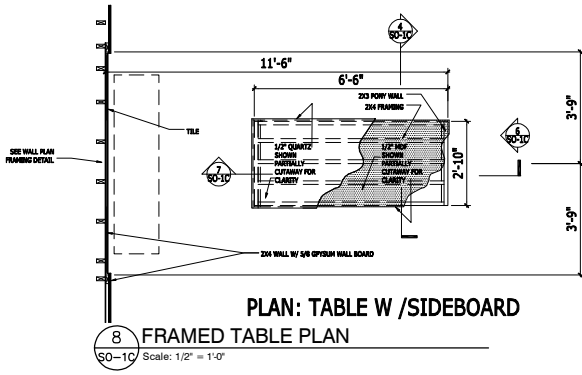
TOLLARCHITECTURE
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SUBJECT	DATE
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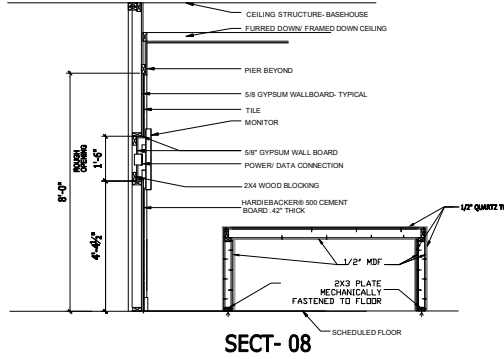
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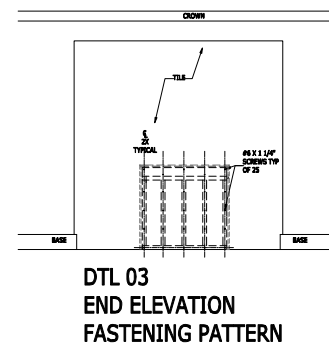
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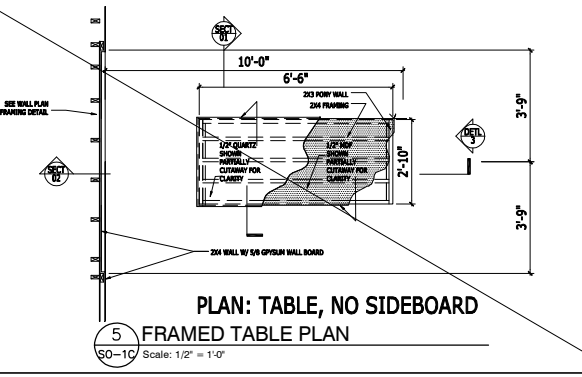
8 FRAMED TABLE PLAN
Scale: 1/2" = 1'-0"



7 FRAMED TABLE LONGITUDINAL SECTION
Scale: 1/2" = 1'-0"



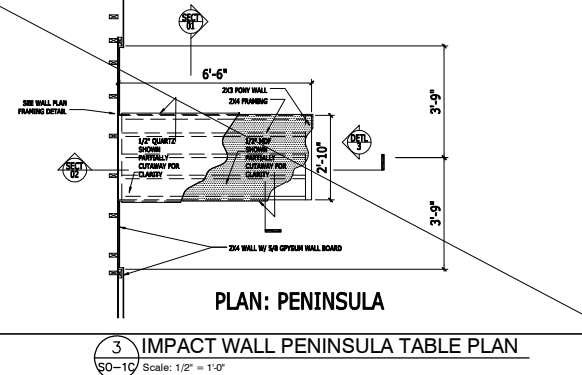
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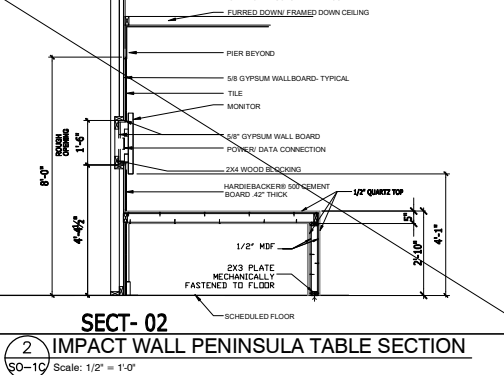
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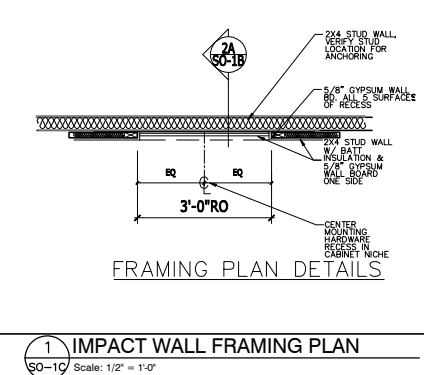
4 FRAMED TABLE SECTION DETAIL
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3 IMPACT WALL PENINSULA TABLE PLAN
Scale: 1/2" = 1'-0"



2 IMPACT WALL PENINSULA TABLE SECTION
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1 IMPACT WALL FRAMING PLAN
Scale: 1/2" = 1'-0"

CITY USE

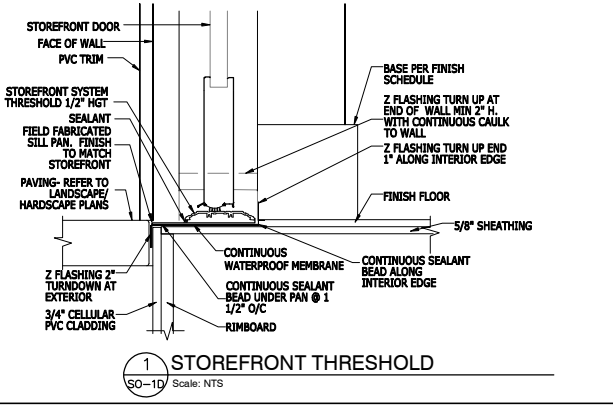
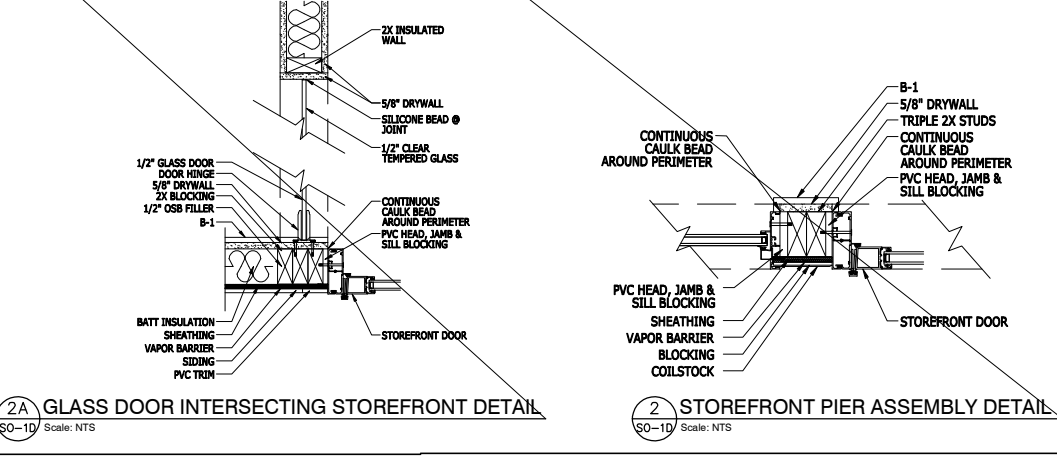
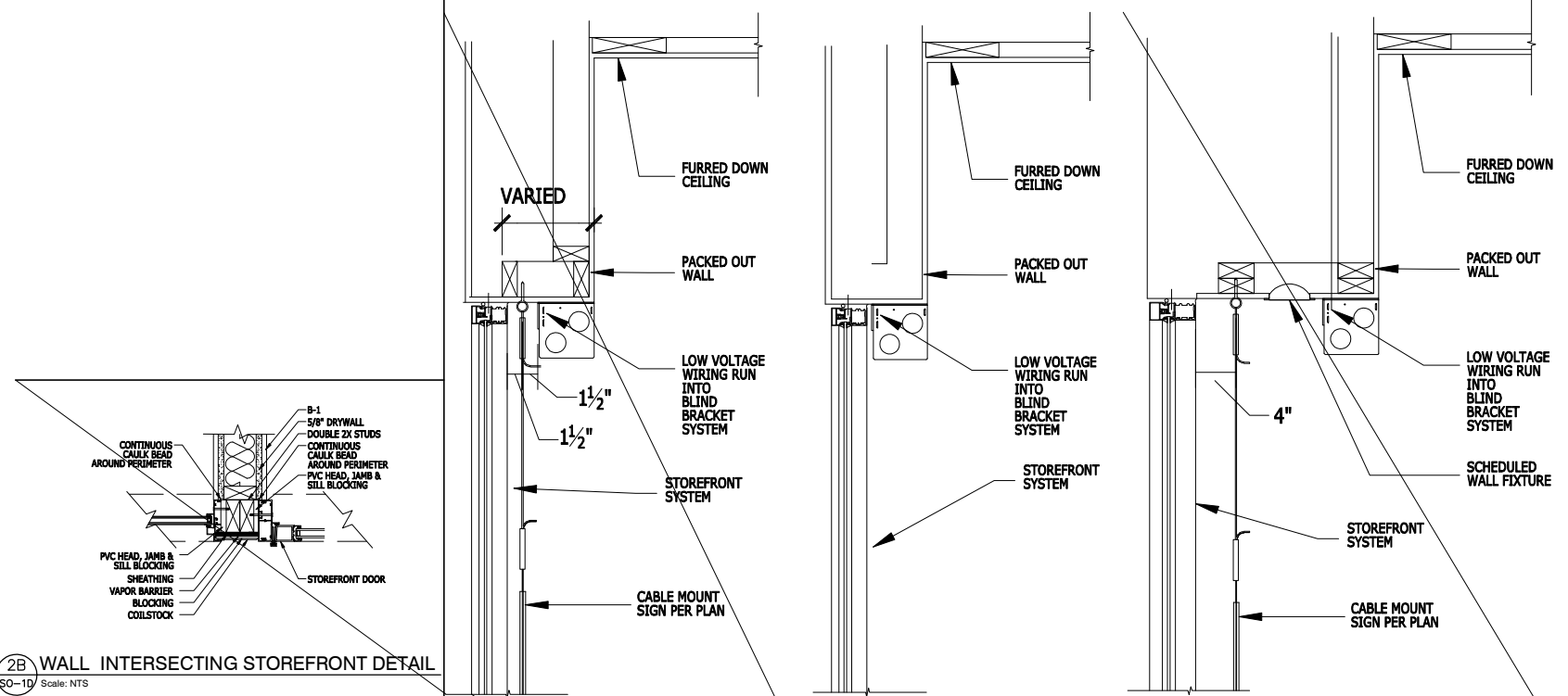
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PROJECT/SUBJECT	REVISION	DATE
SUBJECT	NO.	DATE
BY	DATE	

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LOT#	LOT#	
FRAMING DETAILS		
SHEET NAME		
SHEET #		

SO-1C

SERIAL # 2016.3



CITY USE

TOLL ARCHITECTURE
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PROJECT/SUBJECT	DATE
SHEET	DATE
REVISION TABLE	DATE
BY	DATE

PROJECT: COMMUNITY

ELEVATION NAME

SCALE

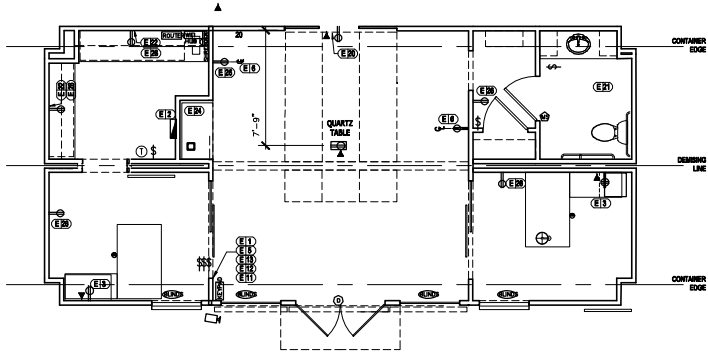
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1/16 x 12 1/2 (A1) (1/16) (1/16)

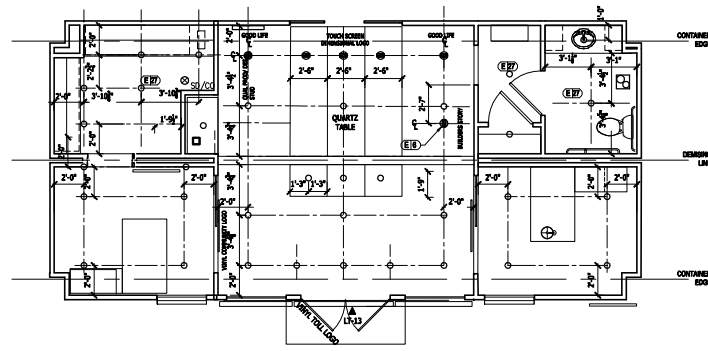
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SHEET NAME: **SO-1D**

SERIAL # 2016.3



1 ELECTRICAL & LOW VOLTAGE LAYOUT
 SO-2 Scale: 1/4" = 1'-0"



2 LIGHTING PLAN
 SO-2 Scale: 1/4" = 1'-0"

KEY NOTES:

ELECTRICAL KEYNOTES

E-1 VERIFY 12" WIDE CLEAR SPACE ON WALL EQUAL TO HOUSE SWITCH AND ALARM PANEL.

E-2 BREAKER PANEL LOCATION

E-3 INSTALL ELECTRIC AND DATA OUTLET AT MANAGER'S DESK 3'-0" FROM REAR WALL, 16" A.F.F.

E-4 FLOOR MOUNT ELECTRICAL AND DATA OUTLET. COORDINATE WITH FURNITURE.

E-5 PERGOLA SWITCH

E-6 CENTER LIGHT ON DISPLAY SIGNAGE, COORDINATE WITH 'DISPLAY PLAN'

E-7 FEATURE FIXTURE OVER ISPT, CUSTOM SIZE, VENDOR INFO AND OPTIONS LISTED ON TNET (LINK)

E-8 LED LIGHTING ON PERGOLA POSTS, COORDINATE WITH LANDSCAPE DESIGNER. CONNECT TO LANDSCAPE LOW VOLTAGE CIRCUIT.

E-9 UNDERGROUND CONDUIT(S) FOR CATS & ELECTRIC

E-10 OUTLET & CATS CABLE OUTLET AT 16" A.F.F. FOR COMPUTER HARDWARE IN CABINET.

E-11 HOUSE MASTER SWITCH

E-12 SALE OFFICE MASTER SWITCH

E-13 ALARM KEYPAD

E-14 SEPARATE PHONE LINE FOR FAX MACHINE @24" A.F.F.

E-15 JUNCTION BOX

E-16 STUB UP POWER AND/OR DATA. PROVIDE WHIP LENGTH SUFFICIENT TO CONNECT TO OUTLET IN TABLE

E-20 OUTLET HIGH SPEED INTERNET CABLE LINE, AND CATS CABLE OUTLET @ 60" A.F.F. CENTERED ON WALL.

E-21 EXHAUST FAN TO VENT TO EXTERIOR

E-22 OUTLET ABOVE COUNTER

E-23 EMERGENCY BATTERY BACKUP INVERTER TO BE INSTALLED BELOW ELECTRICAL PANEL

E-24 OUTLET BELOW COUNTER FOR REFRIGERATOR.

E-25 OUTLET FOR DESKTOP PRINTER.

E-26 RECEPTACLE WITH ENGRAVED/EMBOSSED LABEL POWERED THROUGH AUTO-OFF CIRCUIT

E-27 LIGHTING POWERED THROUGH AUTO-OFF CIRCUIT, INCLUDE MOTION SENSOR

LOW VOLTAGE SCHEDULE

MARK	FIXTURE TYPE
⊙	DOOR SENSOR
⊕	MOTION SENSOR
⊕	AMPLIFIER
⊕	WIRELESS MUR
⊕	ROUTER
⊕	PANIC BUTTON
⊕	CAMERA
⊕	DEDICATED SECURITY MONITOR
⊕	BLURBS
⊕	ALARM PANEL
⊕	ELECTRIC EYE

ELECTRICAL SCHEDULE

MARK	FIXTURE TYPE
⊕	3PC PERIMETER LIGHT
⊕	RECESSED DOWNLIGHT
⊕	RECESSED DOWNLIGHT EMERGENCY LIGHT CONNECTED TO BATTERY BACKUP
⊕	ADJUSTABLE DOWNLIGHT
⊕	EMERGENCY BACKUP INVERTER
⊕	PERGOLA LIGHT
⊕	LED STRIP LIGHT
⊕	EXTERIOR WALL SCIENCE
⊕	EYEBALL WALL WASHER
⊕	SCIENCE
⊕	ADJUSTABLE FLOOD LIGHT
⊕	PERGOLA FLOOD LIGHT
⊕	PERGOLA WALL WASHER
⊕	EXTERIOR REMOTE HEAD
⊕	EXIT SIGN
⊕	EMERGENCY LIGHT WALL PACK
⊕	ETHERNET CONNECTION
⊕	PROGRAMMABLE THERMOSTAT
⊕	TELEPHONE OUTLET
⊕	SWITCH
⊕	THREE WAY SWITCH
⊕	DUPLEX RECEPTACLE
⊕	QUAD RECEPTACLE
⊕	FLOOR RECEPTACLE
⊕	EXHAUST FAN
⊕	ALARM KEYPAD
⊕	STORE
⊕	SMOKE DETECTOR W/ CARBON MONOXIDE DETECTOR
⊕	BREAKER PANEL
⊕	EMERGENCY BACKUP INVERTER
⊕	SUPPLY (SUPPLY/RETURN SCHEM TO DEMONSTRATE COORDINATION WITH LIGHTING ONLY. ACTUAL QUANTITY, SIZING AND SCHEDULING BY MECHANICAL ENGINEER.)

GENERAL ELECTRICAL NOTES

- PROVIDE JUNCTION BOX FOR CABINET LIGHTING AS REQUIRED.
- ALL WALL MOUNTED OUTLET COVERS TO BE WHITE.
- ELECTRICIANS SHALL VERIFY EQUIPMENT QUANTITY, LOCATIONS, AND CONFORM TO ALL STATE AND LOCAL CODES.
- UNLESS NOTED OTHERWISE, SET THE BOTTOM OF WALL BOSES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR (A.F.F.):
 - 4.1 DUPLEX, PHONE JACKS & CAT 5 CABLE 14"
 - 4.2 DUPLEX & CAT 5 CABLE RECEPTACLE OVER COUNTERTOPS 48"
 - 4.3 DUPLEX RECEPTACLE IN BATH OR OVER WASHITES 36"
 - 4.4 SWITCHES 48"
 - 4.5 THERMOSTAT 48"
- PROVIDE G.F.I. CIRCUITS IN BATH, KITCHEN AND HOSPITALITY AREAS AS REQUIRED.
- OFFICE & WORKROOM LIGHTS CONNECTED TO OCCUPANCY SENSORS.
- WATTAGE OF LIGHTING IN PRIMARY DAYLIT AREA: 130 W

HVAC NOTE

- PROJECT MANAGER/ CONSTRUCTION MANAGER TO REVIEW PROPOSED SALES OFFICE FLOOR PLAN WITH THEIR HVAC CONTRACTOR TO DESIGN AND INSTALL A SEPARATE HVAC SYSTEM FOR THE SALES OFFICE.
- CEILING SURROUNDING ISPT TABLE TO BE CLEAR OF ANY HVAC VENTS. RETURN / SUPPLY VENTS TO BE LOCATED AT PERIMETER OF ROOM.

CITY USE

TOLL ARCHITECTURE
 A Division of TBI Br others

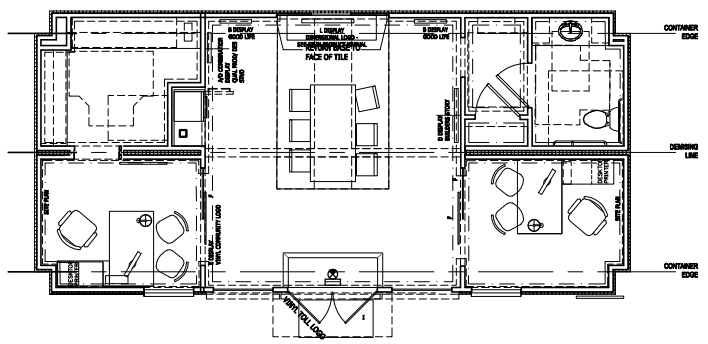
PROJECT/SUBJECT	SCHEDULE	REVISION TABLE	DATE	SCALE
MODEL/PROJECT	ELEVATION NAME			SCALE
SHEET NAME: SO-2				

COMMUNITY LOT# LOT# LOT# LOT#

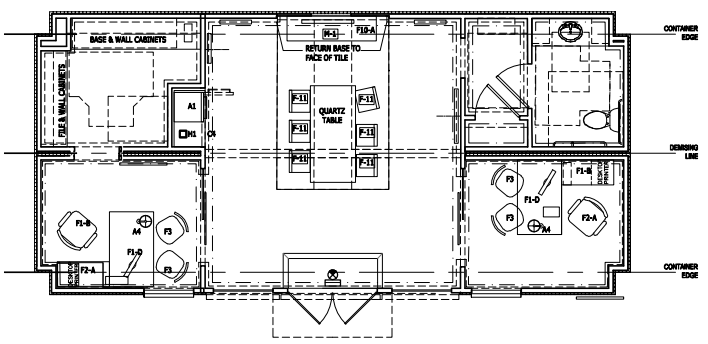
SHEET DESCRIPTION
ELECTRICAL LAYOUT, LIGHTING PLAN, LOW VOLTAGE PLAN, LIGHTING SCHEDULE AND NOTES

HAND SET
 SERIAL# 2016.3

DATE: Tuesday, January 19, 2021 - 12:41:17 pm
 ALL DESIGN, ARRANGEMENTS AND NOTATIONS OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL BROS. INC. TOLL BROTHERS AND ARE COMPROMISED. THEY WERE CREATED, LOCATED AND DEVELOPED EXCLUSIVELY ON AND IN CONNECTION WITH THE SPECIFIC PROJECT NAME OF S001 BROS. ARRANGEMENTS OR NOTATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TOLL BROTHERS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. TOLL BROTHERS OFFICE MAY BE NOTIFIED BY E-MAIL AT TOLLBROS@TOLLBROS.COM AND CONDITIONS SHOWN BY THESE DRAWINGS.



1 INTERIOR DISPLAY LAYOUT
 S0-3 Scale: 1/4" = 1'-0"



2 INTERIOR FURNITURE/EQUIPMENT LAYOUT
 S0-3 Scale: 1/4" = 1'-0"

SALES CENTER DISPLAY AND SIGN LEGEND		
LABEL	DESCRIPTION	QUANTITY
A.	QUALITY PRODUCTS DISPLAY	COMBO 1/2"x1"
B.	LOCATION ADVERTISES (THE GOOD LIFE) 3 PANEL DISPLAY	2
C.	---	
D.	BUILDER'S STORY DISPLAY	1
E.	COMMUNITY LOGO - VINYL "ETCHED GLASS TEXTURE", "INSIDE GLASS" APPLICATION	1
F.	SAFETY STRIPS - VINYL "ETCHED GLASS TEXTURE", "INSIDE GLASS" APPLICATION	2
G.	IMPACT LOGO (FROM CUSTOMER VENDOR)	
H.	IMPACT OR IMPACT SMALL ABOVE MONITOR	
I.	VR DIMENSIONAL LETTERING	
J.	VR FEATURE WALL ABOVE MONITOR	
K.	TOLL EXTERIOR WALK-OFF MAT (FROM TOLLSTORE)	1
L.	SUPPLEMENTAL ARTWORK OPPORTUNITY BY AM & OR MERCHANDISING	
M.	MESSAGE BOARD	
N.	MORTGAGE BOARD (FROM TOLLSTORE)	
O.	TOLL BROTHERS LOGO	
P.	TESTIMONIAL BANNER - CUSTOMER SPEAK	
Q.	EMPTY	
R.	PROJECT MANAGERS LETTER (FROM TOLLSTORE)	
S.	TOLL GREEN DISPLAY (FROM TOLLSTORE)	
T.	H.U.D. & E.H.O. CERTIFICATE (FROM TOLLSTORE)	
U.	DESIGN STUDIO DISPLAY	COMBO 1/2"x1"
V.	OVERALL SITE PLAN DISPLAY	2
W.	CABLE MOUNT QUALITY PRODUCT DISPLAY DOUBLE SIDED (W/LIFESTYLE ART FACING GLASS)	
X.	CABLE MOUNT DESIGN STUDIO DISPLAY DOUBLE SIDED (W/LIFESTYLE ART FACING GLASS)	
Y.	TOLL MORTGAGE PLAQUE (TOLLSTORE)	

REFER TO TOLL ARCHITECTURE SALES CENTER PAGE FOR DETAILED INFORMATION

CITY USE

TOLLARCHITECTURE
 A Division of Toll Brothers

PROJECT/SUBJECT	DATE
SUBJECT	DATE
REVISION TABLE	DATE
BY	DATE
CHECKED	DATE

MODEL/PROJECT: _____
 ELEVATION/NAME: _____
 SCALE: _____
 2024 1/4" x 1/2" (1/4")
 1/4" x 1/2" x 1/2" (1/4") (1/4") (1/4")

COMMUNITY

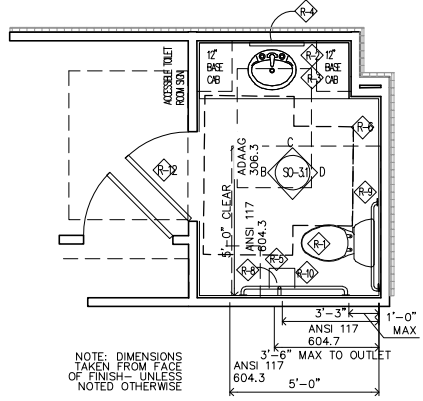
LOT# _____ LOT# _____

SHEET DESCRIPTION: **DISPLAY / FURNITURE / EQUIPMENT LAYOUT AND SCHEDULES**

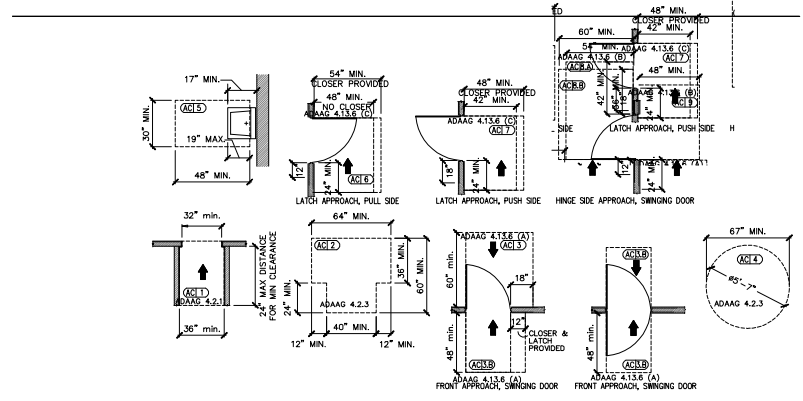
SERIAL # **2016.3**

SHEET NAME: **S0-3**

HAND SET



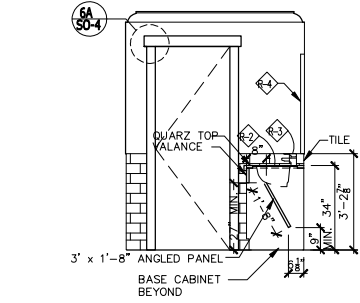
3 RESTROOM LAYOUT
 SO-3.1 Scale: 1/12" = 1'-0"



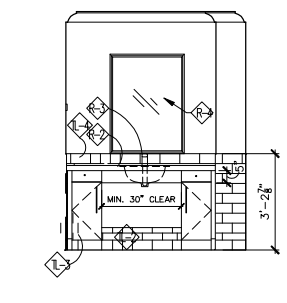
3 ACCESSIBILITY CLEARANCES
 SO-3.1 Scale: N.T.S.

TOILET ROOM FINISH SCHEDULE	
WALL FINISH	
TL-2	WALL TILE - RESTROOM MAKE: TALLE STYLE: COLOR WHEEL - FIELD TILE COLOR: ANCTIC WHITE 4000 FINISH: COP FACE BRIGHT WHITE SPACING: 1/4" x 1/4"
TL-3	COURT TILE - RESTROOM MAKE: TALLE STYLE: COLOR WHEEL - GOLF BALL ANCHORED COLOR: ANCTIC WHITE 4000 FINISH: COP FACE BRIGHT WHITE SPACING: 1/4" x 1/4"
TL-4	WALL TILE - RESTROOM MAKE: TALLE STYLE: COLOR WHEEL - BALLMOORE S-4000HD COLOR: ANCTIC WHITE 4000 FINISH: COP FACE BRIGHT WHITE SPACING: 1/4" x 1/4"

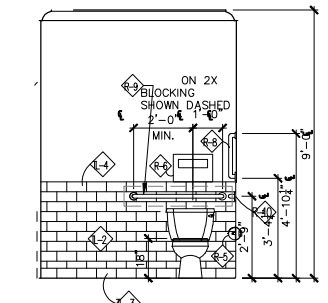
TOILET ROOM EQUIPMENT SCHEDULE	
R-1	TOILET MAKE: KOHLER NUMBER: CHARMON K-3609-0 (K-3609-T1) ALTK-6418 COLOR: WHITE SIZE: ADA COMPLIANT, ELONGATED BOWL, COMFORT HEIGHT NOTES: ADA COMPLIANT, ELONGATED BOWL, COMFORT HEIGHT
R-2	RESTROOM SINK MAKE: KOHLER NUMBER: LADENA 2213-0 WHITE (ADA & TMS COMPLIANT LAV) SIZE: 25-1/4" X 16-1/4" X 8-1/8" NOTES: SINGLE HOLE ACCESSIBLE LAV, UNDERMOUNT
R-3	RESTROOM FAUCET MAKE: KOHLER NUMBER: JULY K-16927-4 COLOR: POLISHED CHROME SIZE: SINGLE HOLE, ADA COMPLIANT FAUCET NOTES: SINGLE HOLE, ADA COMPLIANT FAUCET
R-4	MIRROR MAKE: RESTORATION HARDWARE NUMBER: JULY K-16927-4 COLOR: POLISHED CHROME SIZE: 30"W x 40"H NOTES: MOUNT W/ BOTTOM EDGE OF REFLECTIVE SURFACE @ 40" AFF
R-5	TOILET PAPER DISPENSER MAKE: BOBICK NUMBER: B-6697 NOTES: ACCESSIBLE TOILET TISSUE DISPENSER WITH HOOD
R-6	TOILET SEAT LID MAKE: BOBICK NUMBER: B-221 CLASSIC SERIES NOTES: SURFACE MOUNTED SEAT COVER DISPENSER
R-8	GRAB BARS MAKE: BOBICK NUMBER: B-5806 X 18 NOTES: MOUNT BOTTOM @ 30" - 41" AFF
R-9	30" L GRAB BAR MAKE: BOBICK NUMBER: B-5806 X 36 NOTES: MOUNT @ 33" - 36" AFF
R-10	48" L GRAB BAR MAKE: BOBICK NUMBER: B-5806 X 48 NOTES: MOUNT @ 33"-36" AFF
R-12	COAT HOOK MAKE: BOBICK NUMBER: B-592 NOTES: MOUNT @ 40" - 46" AFF
R-13	DOOR BUMPER MAKE: BOBICK NUMBER: B-687



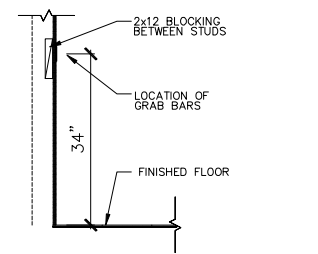
B RESTROOM
 SCALE: 1/4" = 1'-0"



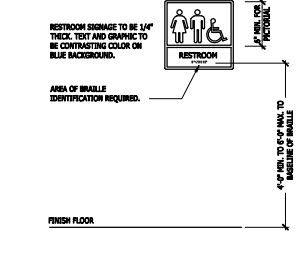
C RESTROOM
 SCALE: 1/4" = 1'-0"



D RESTROOM
 SCALE: 1/4" = 1'-0"



2 GRAB BAR BLOCKING DETAIL
 SO-3.1 Scale: 1/2" = 1'-0"



1 ACCESSIBLE TOILET SIGN
 SO-3.1 Scale: 1/12" = 1'-0"

TOILET ROOM GENERAL NOTES	
NOTES:	<ol style="list-style-type: none"> ALL WALLS FOR TOILET ROOM TO BE INSULATED FLOOR TO 6" ABOVE FINISHED CEILING TO ASSIST WITH SOUND CONTROL, UNLESS NOTED OTHERWISE. PROVIDE 2X BLOCKING IN WALLS AS REQUIRED FOR ALL GRAB BAR LOCATIONS, TYPICAL. INSULATE HOT WATER AND DRAIN LINES, TYPICAL. REFER TO SO-3.1 FOR CLEARANCES MOUNTING HEIGHT OF FIXTURES AND TOILET ACCESSORIES. REFER TO ACCESSIBILITY GENERAL NOTES FOR ADDITIONAL INFORMATION.
TOILET ROOM DIMENSION NOTES	
DIMENSION & CODE REF DIMENSION & CODE REF DIMENSION & CODE REF	

CITY USE

TOLLARCHITECTURE
 A Division of Tsa Brothers

PROJECT/SUBJECT	COMMUNITY
SCHEDULE	LOT#
REVISION TABLE	LOT#
DATE	LOT#
REVISION	LOT#
ELEVATION NAME	LOT#
SCALE	LOT#
2024 1/19/21 (1/19/21)	LOT#
1/19/21 1/19/21 (1/19/21)	LOT#

RESTROOM LAYOUTS AND SCHEDULES

SHEET NAME
SO-3.1

HAND SET
 SERIAL # 2016.3

PD-2 WEST LINN MEADOWS PRELIMINARY PLAT

SALAMO MEADOWS

A REPLAT OF A PORTION OF LOT 21, "BLAND ACRES"
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
SEPTEMBER 17, 2020

BOOK _____ PAGE _____

PLAT NO. _____

CITY OF WEST LINN ORDER NO. SUB-19-01

SHEET INDEX

- SHEET 1: OVERALL BOUNDARY, MONUMENT REFERENCE TABLE, LEGEND, REFERENCES
- SHEET 2: LOTS 1-5, 12-25, LEGEND, DETAIL 'A', CURVE TABLE
- SHEET 3: LOTS 6-11, 16-17, TRACTS 'A', 'B' & 'C', LEGEND, CURVE TABLE
- SHEET 4: NARRATIVE, DECLARATION, NOTES, SURVEYOR'S CERTIFICATE, CITY APPROVALS, COUNTY APPROVALS, CONSENT AFFIDAVIT

MONUMENT REFERENCE TABLE

- ① FD 3/4" IP - SET IN (1) - HELD
- ② FD 5/8" IR W/YPC INSCRIBED "ALPHA ENG. INC." - SET IN (3) - HELD FOR LINE
- ③ FD 5/8" IR W/YPC INSCRIBED "ALPHA ENG. INC." - SET IN (3) - HELD FOR LINE
- ④ FD 5/8" IR W/YPC INSCRIBED "PARIS & ASSOC. PLS 2264" - SET IN (5) - HELD FOR LINE
- ⑤ FD 5/8" IR W/YPC INSCRIBED "ALPHA ENG. INC." - SET IN (3) - HELD FOR LINE
- ⑥ FD 5/8" IR W/YPC INSCRIBED "ALPHA ENG. INC." - SET IN (3) - HELD FOR LINE
- ⑦ FD 5/8" IR W/YPC INSCRIBED "ALPHA ENG. INC." - SET IN (3) - HELD FOR LINE
- ⑧ FD 5/8" IR W/YPC INSCRIBED "ALPHA ENG. INC." - SET IN (3) - HELD FOR LINE
- ⑨ FD 5/8" IR W/YPC INSCRIBED "COMPASS LAND SURVEYORS - SET IN (2) - HELD FOR LINE
- ⑩ FD 5/8" IR W/ALC INSCRIBED "COMPASS LAND SURVEYORS - SET IN (2) - HELD FOR LINE
- ⑪ FD 5/8" IR W/YPC INSCRIBED "COMPASS LAND SURVEYORS - SET IN (2) - HELD FOR LINE
- ⑫ FD 5/8" IR W/YPC INSCRIBED "COMPASS LAND SURVEYORS - SET IN (2) - HELD FOR LINE
- ⑬ FD 5/8" IR W/YPC INSCRIBED "COMPASS LAND SURVEYORS - SET IN (2) - HELD FOR LINE
- ⑭ FD 3/4" IP SET IN (1) - HELD
- ⑮ FD 5/8" IR W/YPC INSCRIBED "HERTEL PLS 1896" - SET IN (6) - HELD FOR LINE
- ⑯ FD 5/8" IR W/YPC INSCRIBED "HERTEL PLS 1896" - SET IN (6) - HELD FOR NORTH LINE, 0.15' WEST ON LINE

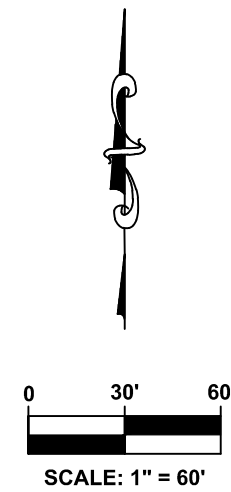
NOTE: THERE APPEARS TO BE A SCRIVENER'S ERROR ON (6) FOR DISTANCE BETWEEN MONUMENT ⑮ AND ⑯ - SHOULD SHOW 469.02', NOT 459.02'.

LEGEND

- DENOTES FOUND MONUMENT AS NOTED IN MONUMENT REFERENCE TABLE
- ⊙ DENOTES SET 5/8" X 30" IR W/YPC INSCRIBED "EMERIO DESIGN" SET IN SURVEY NO. 2019-211
- ⊙ DENOTES 1-1/8" COPPER DISK INSCRIBED "EMERIO DESIGN" SET IN SURVEY NO. 2019-211
- SF DENOTES 'SQUARE FEET'
- W/YPC DENOTES 'WITH YELLOW PLASTIC CAP'
- W/ALC DENOTES 'WITH ALUMINUM CAP'
- DOC. NO. DENOTES 'DOCUMENT NUMBER', CLACKAMAS COUNTY DEED RECORDS
- IR DENOTES 'IRON ROD'
- IP DENOTES 'IRON PIPE'

REFERENCES

- (1) "BLAND ACRES" (PLAT NO. 0304)
- (2) "WEATHERHILL ESTATES" (PLAT NO. 4477)
- (3) "GRAND VIEW" (PLAT NO. 3575)
- (4) PARTITION PLAT NO. 1997-097
- (5) SURVEY NO. 29234
- (6) SURVEY NO. 26437
- (7) SURVEY NO. 28562
- (8) "CASCADE SUMMIT NO. 1" (PLAT NO. 3032)
- (9) "CASCADE SUMMIT NO. 2" (PLAT NO. 3035)
- (10) DOCUMENT NO. 89-35589
- (11) DOCUMENT NO. 89-49160
- (12) DOCUMENT NO. 95-071438
- (13) DOCUMENT NO. 94-26895
- (14) DOCUMENT NO. 95-004519
- (15) DOCUMENT NO. 95-004520
- (16) DOCUMENT NO. 2016-051114
- (17) DOCUMENT NO. 94-28780
- (18) "VISTA RIDGE ESTATES" (PLAT NO. 3113)
- (19) SURVEY NO. 25048
- (20) COUNTY ROAD NOTES FOR CR 1113
- (21) SURVEY NO. 2019-211



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 14, 2017
DWAYNE ALAN KUFCHAK
75644
EXPIRES: 6-30-21

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

EMERIO
Design

6445 SW FALLBROOK PLACE, STE. 100
BEAVERTON, OREGON 97008
TEL: (503) 748-8812
FAX: (503) 639-9592
www.emeriodesign.com
JOB: 0542-001

CLIENT
TOLL BROTHERS, INC.

SHEET 1 OF 4

PD-3 COMPLETENESS LETTER



CITY OF
West Linn

March 10, 2021

JJ Portlock
Toll Brothers
4949 Meadows Road Ste. 420
Lake Oswego, OR 97035

SUBJECT: MISC-21-01 Temporary Use Permit for Sales Office on Lot 24 of West Linn Meadows Subdivision (23190 Bland Circle)

Dear JJ:

Your application submitted on February 16, 2021 has been deemed **complete**. The city has 120 days to exhaust all local review; that period ends July 8, 2021.

Please be aware that determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Manager to render a decision on your proposal.

Please contact me at 503-742-6064, or by email at dwyss@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Darren Wyss
Planning Manager