

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT Betty Avila	PROJECT NO(S). MISC-21-06	PRE-APPLICATION NO. n/a
NON-REFUNDABLE FEE(S) \$3,500	REFUNDABLE DEPOSIT(S)	TOTAL \$3,500

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**
ANTICIPATE OCCUPYING OFFICE FOR 8-10 MONTHS IN THESE MARKET CONDITIONS.

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	

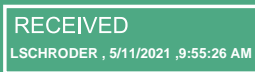
Owner Name (required): TOLL WEST COAST LLC <small>(please print)</small>	Phone: 425-829-1566
Address: 4949 MEADOWS RD SUITE 20	Email:
City State Zip: LAKE OSWEGO OR 97035	jportlock@tollbrothers.com

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

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A decision may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **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.

 Applicant's signature	 Signature (required)	5/7/21 Date
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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 previously received approval for 120 days in order to open for sale sooner and now are seeking an extension in order to have approval to sell beyond 120 days. We anticipate selling homes for 8-10 months in the current market conditions.

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.

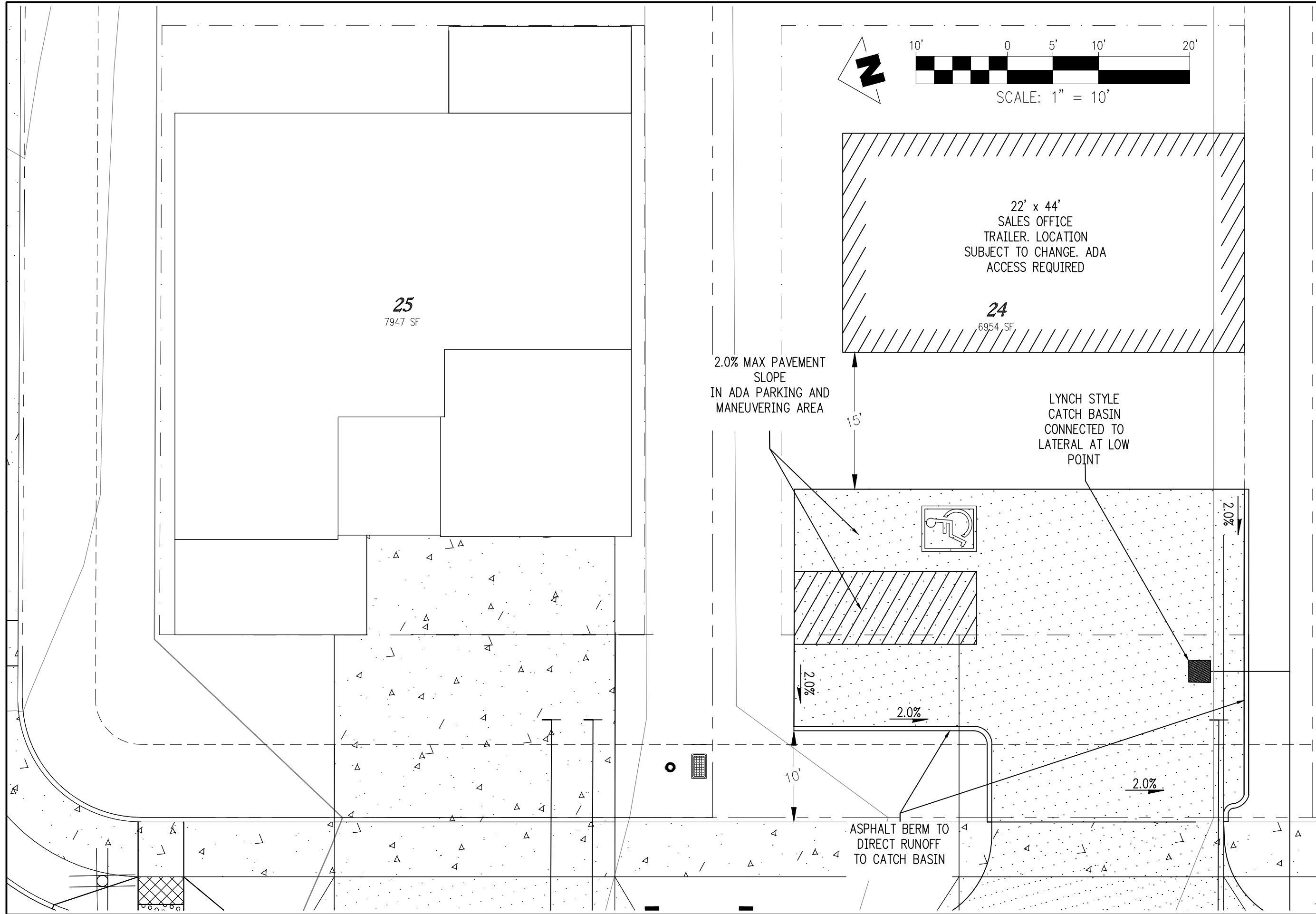
Applicants Response: This criteria is met

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.



PROJECT NO. 0542-001

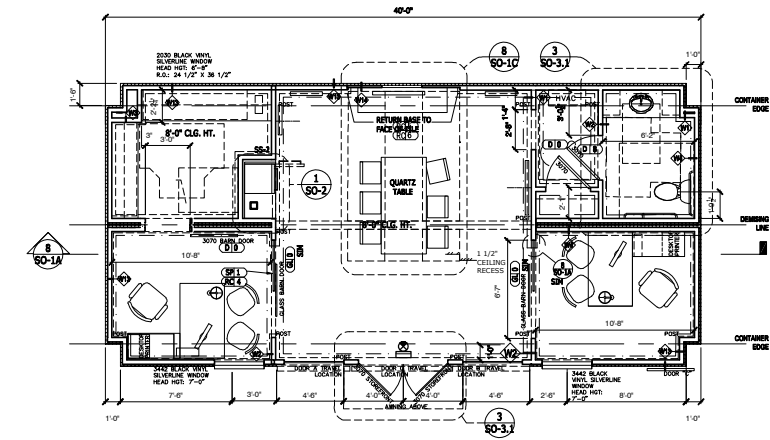
ORIG. DATE: 2/11/2021

DRAWN BY: LOR

SHEET No. 1 of 1

**BLAND CIRCLE SUBDIVISION
SALES OFFICE EXHIBIT**

ALL DESIGN ARRANGEMENTS AND NOTATIONS INDICATED OR REFERENCED BY THESE DRAWINGS ARE OWNED BY AND THE PROPRIETARY OF TOLLARCH, INC. TOLL ARCHITECTURE AND ARCHITECTURE ARE COMPARTMENTED. THEY WERE CREATED, LOCKED AND DEVELOPED FOR EXCLUSIVE USE ON THIS PROJECT. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TOLLARCH IS STRICTLY PROHIBITED. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TOLLARCH IS STRICTLY PROHIBITED. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TOLLARCH IS STRICTLY PROHIBITED. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TOLLARCH IS STRICTLY PROHIBITED. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TOLLARCH IS STRICTLY PROHIBITED.



3 SALES CENTER PLAN
 80-1 Scale: 1/4" = 1'-0"

WALL LEGEND	
	NEW
	REMOVE
	EXISTING TO REMAIN
	AREA NOT IN SCOPE
	FLOORING/SHOWING/FRAMING AT FLOOR & CEILING

- GENERAL FLOOR PLAN NOTES**
- PROVIDE FALSE FLOOR IN AREAS AS REQUIRED. TO RAISE FLOOR UP TO SUB FLOOR ELEVATION. SUB FLOOR ELEVATION BETWEEN ROOMS OF THE SAME FLOOR LEVEL, SHALL BE AT THE SAME ELEVATION. PROVIDE FLOORING AND TRANSITIONS AS SHOWN ON FINISH SCHEDULE AND FINISH LIBRARY.
 - ALL PARTITIONS TO BE CONSTRUCTED W/ 5/8" TYPE "X" GYPSUM BOARD.
 - INSTALL BATT INSULATION IN WALL TYPES INDICATED, CONTINUE INSULATION 12" LATERALLY IN TRUSS BAYS ABOVE SALES OFFICES, RESTROOMS, CONFERENCE ROOMS & CONERGE OFFICES.
 - ALL DOORS IN SALES CENTER ARE TO BE 2 PANEL, WOOD DOORS PER STANDARD TBI SPECIFICATIONS, EXCEPT STOREFRONT ENTRY AND GLAZED OFFICE DOORS.

- KEY NOTES:**
- CONCRETE**
 C-2 CONCRETE CUTTING - SAWCUT TRENCH FOR DATA AND ELECTRIC TO SUPPLY ISPT. COORDINATE WITH FABRICATOR'S SHOP DRAWINGS AND ARCHITECTURAL PLANS
 C-5 32"x32" CONCRETE FOOTING
- MASONRY**
 M-11 20"x20" FULLY GROUTED MASONRY PIER
- OPENINGS**
 D-3 STOREFRONT: 6063-T5 EXTRUDED ALUMINUM, THERMALLY BROKEN FRAMES CLASS 1 DARK BRONZE FINISH, MECHANICALLY JOINTED AT THE CORNERS WITH STAINLESS STEEL SCREWS. WINDOW GLAZING HELD IN PLACE WITH EXTRUDED ALUMINUM SNAP-IN STOPS REMOVABLE FOR RE-GLAZING. DOORS TO HAVE INTEGRAL CLOSERS AND LATERAL PULLS.
 D-4 INSTALL PAN FLASHING, Z' PROFILE UNDER STOREFRONT, FLASHING TO BE CONTINUOUS. END TO END INCLUSIVE OF THRESHOLD AND HEMMED AT EACH END OF EVERY STOREFRONT ASSEMBLY.
 D-10 BLACK COLSTOCK WRAPPED POST
- ROUGH CARPENTRY KEYNOTES**
 RC-4 HEADERS OVER FRAMELESS GLASS WALLS TO BE 8'-0" A.F.F.
 RC-5 CEILING TO BE FURRED-DOWN BY 2X'S
 RC-6 RECESSES IN CEILING TO MATCH ACOUSTICAL PANELS - SEE 7/SO-4
 RC-8 PIERS/PILASTERS AT HOSPITALITY ARE TO BE 25 5/8" TO FACE OFF DRYPWALL
 RC-11 GYP. BD. SOFFIT AND WALL RETURN AT STOREFRONT. PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION OF CABLE MOUNTED SIGNS.
- SPECIALTY**
 SP-1 GLAZED OFFICE PARTITIONS - 1/2" CLEAR TEMPERED GLASS WITH CLEAR SEALANT AT JOINTS
- ARCHITECTURAL WOODWORK/CASEWORK**
 AW-1 6"x6" PRESSURE TREATED POST
- EXTERIOR IMPROVEMENTS**
 AC-1 ACCESSIBILITY CLEARANCE, SEE 12/SO-9
 AC-2 DOOR CLEARANCE, SEE 13/SO-9

GRAPHICS

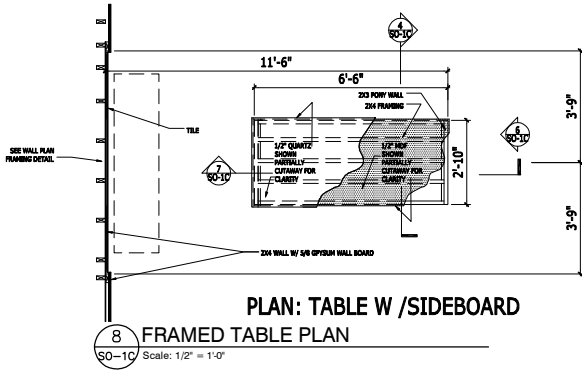
- SYMBOLS**
- DOOR LABEL
 - WINDOW SIZE AND WEIGHT (H & W)
 - ELEVATION POINT SEE DATE, A-F, OR
 - CENTER LINE
 - BUILDING SECTION SECTION NUMBER
 - FURNITURE ELEVATION ELEVATION NUMBER
 - DETAIL MEASUREMENT DETAIL NUMBER EXTENT OF DETAIL AREA
 - STUD
 - # OF STUDS
 - REFER TO DOOR SCHEDULE
 - REFER TO KEY NOTES
- PATTERNS**
- BRICK PATTERN
 - AREA NOT USED (PLAN)

CITY USE	
TOLLARCHITECTURE A Division of The Brothers	
PROJECT/SHEET NO.	80-1
SUBJECT	SALES CENTER
REVISION TABLE	
DATE	
BY	
CHECKED BY	
PROJECT	COMMUNITY
MODEL/PROJECT	
ELEVATION NAME	
SCALE	20x41 W/1 x 1/2 (UNO) 1/4" = 1'-0" (1/4" UNO)
SHEET NUMBER	80-1
SHEET DESCRIPTION	FOUNDATION PLAN, FLOOR PLAN, LIFE SAFETY PLAN, NOTES & DETAILS
SERIAL #	2016.3
ACH	----
LOT#	LOT#

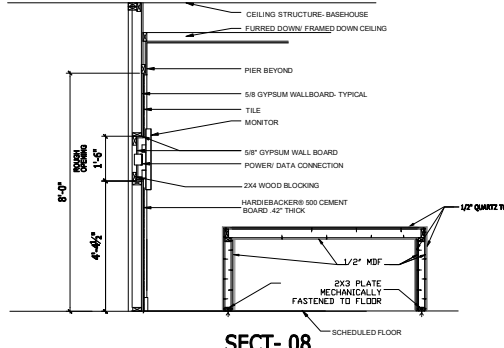
DATE: Tuesday, January 19, 2021 - 12:41:06 pm

ALL DRAWINGS, ARRANGEMENTS AND NOTATIONS OR PRESENTED BY AND THE ARCHITECTURE OF TOLLAROSE, INC. (TOLLAROSE) ARE OWNED BY AND THE ARCHITECTURE OF TOLLAROSE, INC. (TOLLAROSE) AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TOLLAROSE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. TOLLAROSE SHALL BE NOTIFIED OF ANY DISCREPANCIES OR CONDITIONS FROM THE DRAWINGS AND CONDITIONS SHOWN BY THE DRAWINGS.

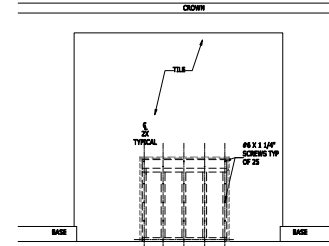
© TB Proprietary Corp.



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

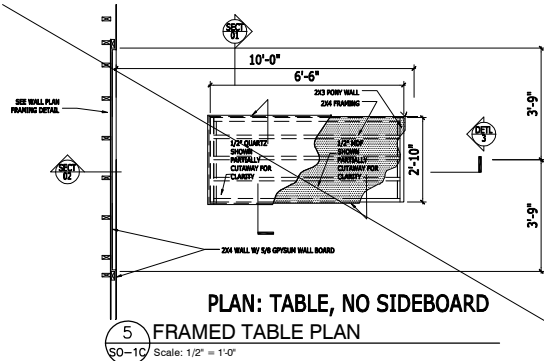


7 FRAMED TABLE LONGITUDINAL SECTION
Scale: 1/2" = 1'-0"

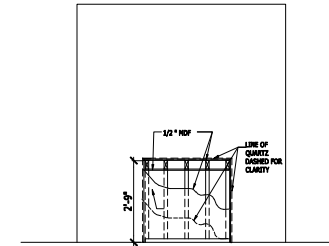


DTL 03
END ELEVATION
FASTENING PATTERN

6 FRAMED TABLE END ELEVATION
Scale: 1/2" = 1'-0"

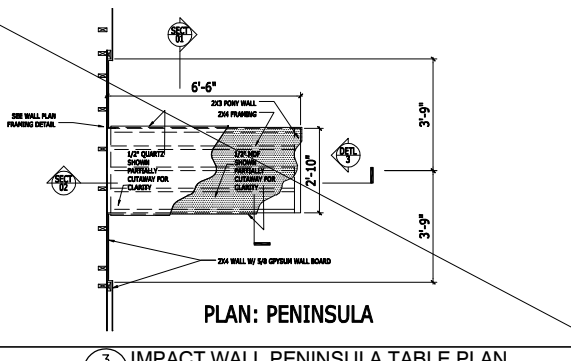


5 FRAMED TABLE PLAN
Scale: 1/2" = 1'-0"

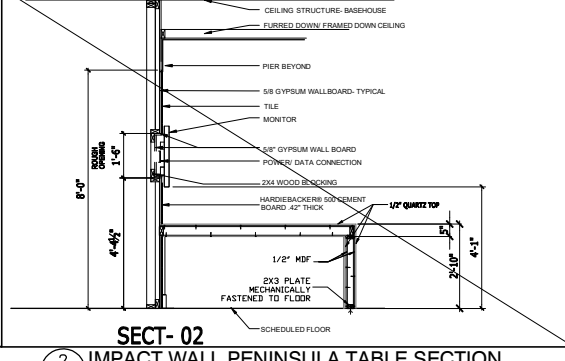


SECT- 01

4 FRAMED TABLE SECTION DETAIL
Scale: 1/2" = 1'-0"

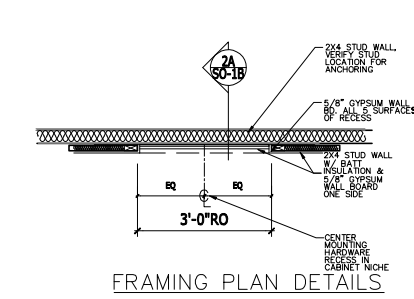


3 IMPACT WALL PENINSULA TABLE PLAN
Scale: 1/2" = 1'-0"



SECT- 02

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



FRAMING PLAN DETAILS

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

CITY USE

TOLLARCHITECTURE
A Division of T&B Brothers

COMMUNITY

LOT#

ACH

PROJECT/SUBJECT	REVISION	DATE
SUBJECT	NO.	
DATE		
BY		

MODEL/PROJECT	ELEVATION NAME	SCALE
		2024 1/11 x 12 (1/4) 1/16 x 1/8 x 1/4 (1/4) 1/8 x 1/8 x 1/4 (1/4) 1/8 x 1/8 x 1/4 (1/4)
FRAMING DETAILS		
SHEET NAME		
SERIAL #		

SO-1C

HAND SET

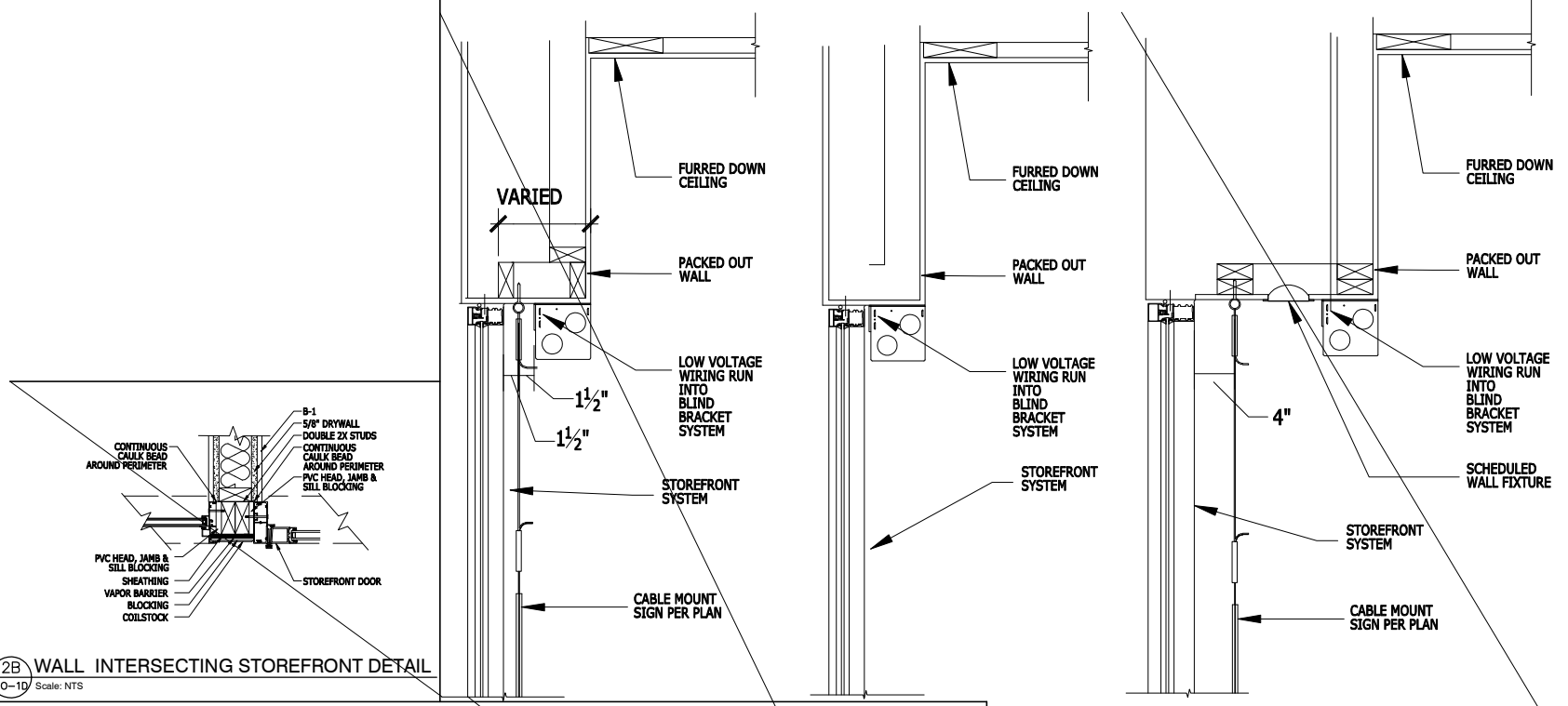
2016.3

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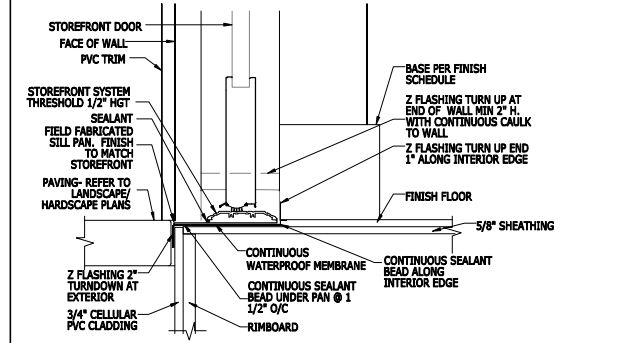
ALL RIGHTS RESERVED. ARRANGEMENTS AND/OR INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TOLL ARCHITECTURE, INC. ALL RIGHTS RESERVED AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TOLL ARCHITECTURE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONSULT FOR ALL DIMENSIONS AND CONDITIONS ON THE DRAWING. TOLL ARCHITECTURE SHALL BE NOTIFIED OF ANY WORK DONE FROM THE DRAWINGS AND CONDITIONS SHOWN BY THE DRAWINGS.

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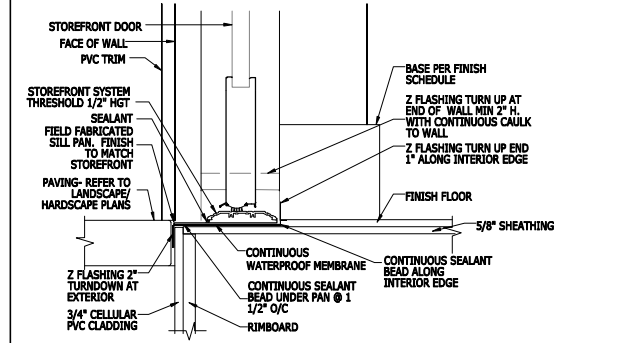
2B WALL INTERSECTING STOREFRONT DETAIL
SO-1D Scale: NTS



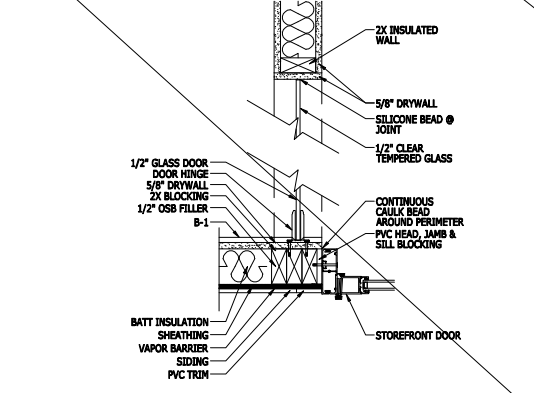
3 STOREFRONT SOFFIT DETAIL
SO-1D Scale: N.T.S.



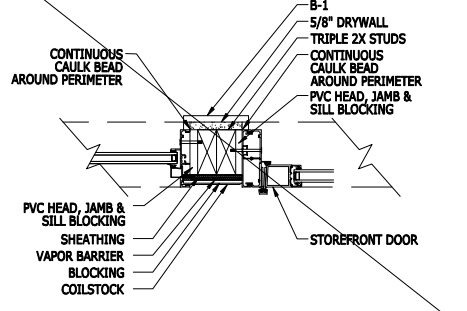
1 STOREFRONT THRESHOLD
SO-1D Scale: NTS



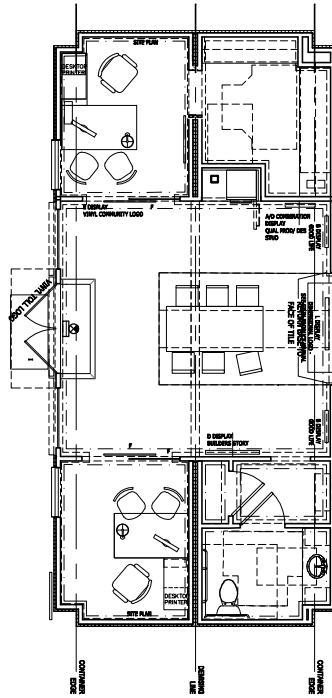
2A GLASS DOOR INTERSECTING STOREFRONT DETAIL
SO-1D Scale: NTS



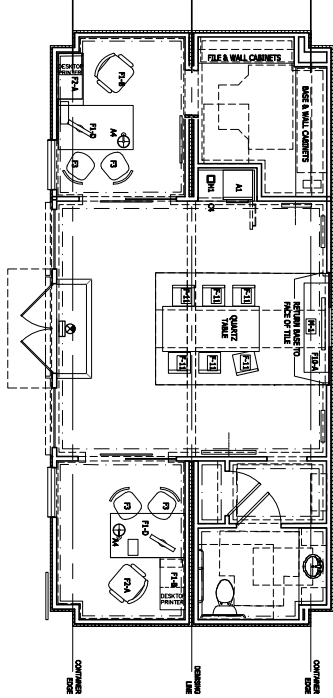
2 STOREFRONT PIER ASSEMBLY DETAIL
SO-1D Scale: NTS



CITY USE	
TOLL ARCHITECTURE A Division of T&B Brothers	
PROJECT/SHEET NO.	DATE
SUBJECT	DATE
REVISION TABLE	DATE
BY	DATE
CHECKED	DATE
ELEVATION NAME	SCALE
2024 1/16 x 12 (A1)	1/4" = 1' (1/4" = 1')
1/16" = 1' (1/16" = 1')	
COMMUNITY	LOT#
FRAMING DETAILS	SO-1D
SHEET NAME	SHEET NO.
HAND SET	2016.3



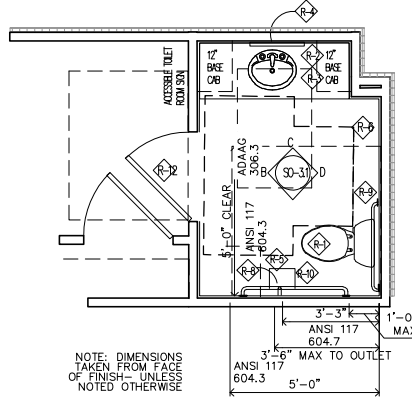
1 INTERIOR DISPLAY LAYOUT
Scale: 1/4" = 1'-0"



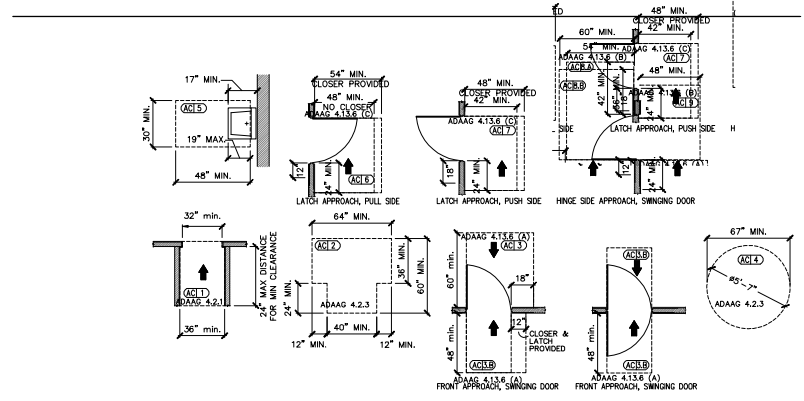
2 INTERIOR FURNITURE/EQUIPMENT LAYOUT
Scale: 1/4" = 1'-0"

SALES CENTER DISPLAY AND SIGN LEGEND		
LABEL	DESCRIPTION	QUANTITY
A.	QUALITY PRODUCTS DISPLAY	2
B.	LOCKING CABINETS (ONE GOOD LINE) 3 PANEL DISPLAY	2
C.	---	---
D.	BUILDER'S STORE DISPLAY	1
E.	COMPARTMENT COUNTER - WITH STYRO DASH TRIMMER - THREE COLOR MATCHING	1
F.	STREET SIGNAGE - WITH STYRO DASH TRIMMER - THREE COLOR MATCHING	3
G.	SPRINT OR MOUNTED WALL MOUNT SIGNAGE	---
H.	IN COMMERCIAL LETTERING	---
I.	MONITOR ON WALL (INCLUDE WALL ABOVE FOOTING)	1
J.	TOLL STORES WALL-CUT-OUT (FROM TOLLSTORES)	---
K.	RECEPTIONAL, ARCHITECTURAL COMMUNITY BY WAY IN ON ARCHITECTS	---
L.	MEDIA BOARD	---
M.	MONITORING BOARD (FROM TOLLSTORES)	---
N.	TOLL STORES LOGO	---
O.	SPRINT	---
P.	PROJECT MANAGERS LETTER (FROM TOLLSTORES)	---
Q.	TOLL STORES DISPLAY (FROM TOLLSTORES)	---
R.	ALUM. & P.L.O. COMPARTMENT (FROM TOLLSTORES)	---
S.	DESIGN SIGNAGE DISPLAY	2
T.	ORANGE POINT QUALITY PRODUCTS DISPLAY (ORANGE POINT QUALITY PRODUCTS)	---
U.	ORANGE POINT QUALITY PRODUCTS DISPLAY (ORANGE POINT QUALITY PRODUCTS)	---
V.	ORANGE POINT QUALITY PRODUCTS DISPLAY (ORANGE POINT QUALITY PRODUCTS)	---
W.	ORANGE POINT QUALITY PRODUCTS DISPLAY (ORANGE POINT QUALITY PRODUCTS)	---
X.	ORANGE POINT QUALITY PRODUCTS DISPLAY (ORANGE POINT QUALITY PRODUCTS)	---
Y.	ORANGE POINT QUALITY PRODUCTS DISPLAY (ORANGE POINT QUALITY PRODUCTS)	---
Z.	ORANGE POINT QUALITY PRODUCTS DISPLAY (ORANGE POINT QUALITY PRODUCTS)	---

AC#	LOT#	LOT#	COMMUNITY
SHEET DESCRIPTION DISPLAY / FURNITURE / EQUIPMENT LAYOUT AND SCHEDULES			
MODEL/PROJECT	ELEVATION NAME		
SCALE 23/32" 1/4" = 1'-0" (N.A.) (NOT: 1/8" = 1'-0" (N.A.) - HALF NOTED)			
PROJECT ISSUE DATE SHEET DATE		REVISION TABLE	
#	ADD	DATE	BY/REV
SHEET NUMB. SO-3		TOLLARCHITECTURE A Division of Toll Brothers	
CITY/USE			



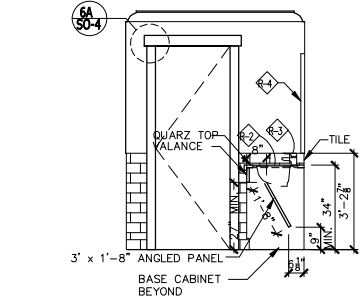
3 RESTROOM LAYOUT
Scale: 1/2" = 1'-0"



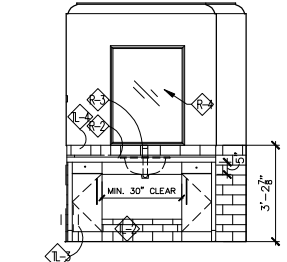
3 ACCESSIBILITY CLEARANCES
Scale: N.T.S.

TOILET ROOM FINISH SCHEDULE	
WALL FINISH	
TL-2	WALL TYLE - RESTROOM FINISH: TYLE STYLE: COLOR WHEEL - FIELD TYLE COLOR: ANCTIC WHITE 630 GRID: COP FASH BRIGHT WHITE SPACING: 12" x 12"
TL-3	CURTAIN TYLE - RESTROOM FINISH: TYLE STYLE: COLOR WHEEL - GEM BARS ANCHORED COLOR: ANCTIC WHITE 630 GRID: COP FASH BRIGHT WHITE SPACING: 12" x 12"
TL-4	WALL TYLE - RESTROOM FINISH: TYLE STYLE: COLOR WHEEL - REALMORE S-488800 COLOR: ANCTIC WHITE 630 GRID: COP FASH BRIGHT WHITE SPACING: 12" x 12"

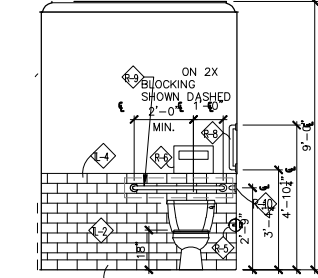
TOILET ROOM EQUIPMENT SCHEDULE		
MARK	FEATURE TYPE	INFO
R-1	TOILET HURUF: KOHLER NUMBER: CHARMON K-3609-0 (K-3609-TN) ALTK-6418 COLOR: WHITE SIZE: NOTES: ADA COMPLIANT, ELONGATED BOWL, COMFORT HEIGHT	
R-2	RESTROOM SINK HURUF: KOHLER NUMBER: LADENA 2215-0 WHITE (ADA & TMS COMPLIANT LAV) SIZE: 25-1/4" X 18-1/4" X 8-1/4" NOTES: SINGLE HOLE ACCESSIBLE LAV, UNDERMOUNT	
R-3	RESTROOM FAUCET HURUF: KOHLER NUMBER: JULY K-18027-4 COLOR: POLISHED CHROME SIZE: NOTES: SINGLE HOLE, ADA COMPLIANT FAUCET	
R-4	HURUF: RESTORATION HARDWARE NUMBER: RESTOROS BAK COLOR: SATIN NICKEL SIZE: 30"W x 40"H NOTES: MOUNT W/ BOTTOM EDGE OF REFLECTIVE SURFACE @ 40" AFF	
R-5	TOILET PAPER DISPENSER HURUF: BOBICK NUMBER: B-6677 NOTES: RECESSED TOILET TISSUE DISPENSER WITH HOOD	
R-6	TOILET SEAT LINES HURUF: BOBICK NUMBER: B-221 CLASSIC SERIES NOTES: SURFACE MOUNTED SEAT COVER DISPENSER	
R-8	GRAB BARS HURUF: BOBICK 18" GRAB BAR: B-2805 X 18 MOUNT BOTTOM @ 30" - 41" AFF	
R-9	30" L GRAB BAR: B-2805 X 30 MOUNT @ 23" - 35" AFF	
R-10	48" L GRAB BAR: B-2805 X 48 MOUNT @ 23" - 30" AFF	
R-12	COAT HOOK HURUF: BOBICK NUMBER: B-542 NOTES: MOUNT @ 40" - 46" AFF	
R-13	DOOR BUMPER HURUF: BOBICK NUMBER: B-487	



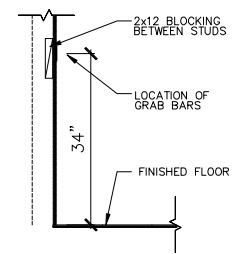
B RESTROOM
Scale: 1/4" = 1'-0"



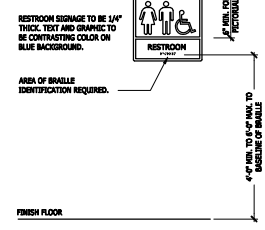
C RESTROOM
Scale: 1/4" = 1'-0"



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



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



1 ACCESSIBLE TOILET SIGN
Scale: 1/2" = 1'-0"

TOILET ROOM GENERAL NOTES	
NOTES:	
1. ALL WALLS FOR TOILET ROOM TO BE INSULATED FLOOR TO 6" ABOVE FINISHED CEILING TO ASSIST WITH SOUND CONTROL, UNLESS NOTED OTHERWISE.	
2. PROVIDE 2X BLOCKING IN WALLS AS REQUIRED FOR ALL GRAB BAR LOCATIONS, TYPICAL.	
3. INSULATE HOT WATER AND DRAIN LINES, TYPICAL.	
4. REFER TO 30-3.1 FOR CLEARANCES MOUNTING HEIGHT OF FEATURES AND TOILET ACCESSORIES.	
5. REFER TO ACCESSIBILITY GENERAL NOTES FOR ADDITIONAL INFORMATION.	
TOILET ROOM DIMENSION NOTES	
ONLY TO CONTRIBUTE CLEAR SPACE, ETC.	DIMENSION & CODE REF
	ONLY TO FINISH

CITY USE

TOLL ARCHITECTURE
A Division of Toll Brothers

COMMUNITY

LOT# LOT#

PROJECT SHEET DATE	SHEET DATE
REVISION TABLE	REVISION TABLE
DATE	DATE
BY	BY
CHECKED	CHECKED
ELEVATION NAME	ELEVATION NAME
SCALE	SCALE
2024.11.12.20 (NO)	2024.11.12.20 (NO)
1041.11.12.20 (NO)	1041.11.12.20 (NO)

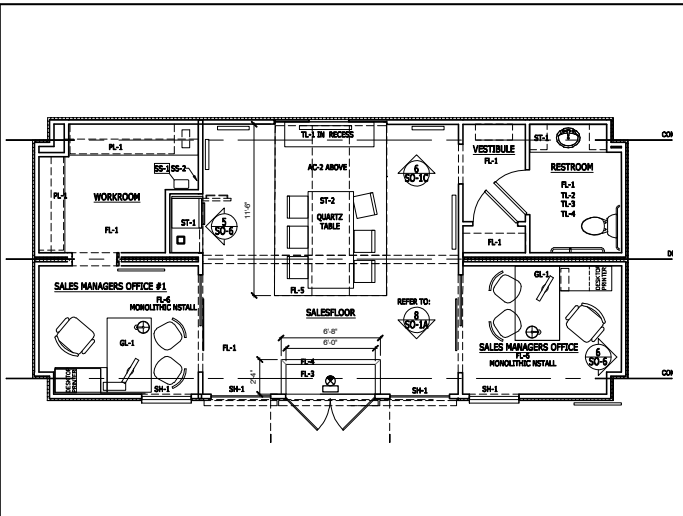
SHEET DESCRIPTION
RESTROOM LAYOUTS AND SCHEDULES

SHEET # 2016.3

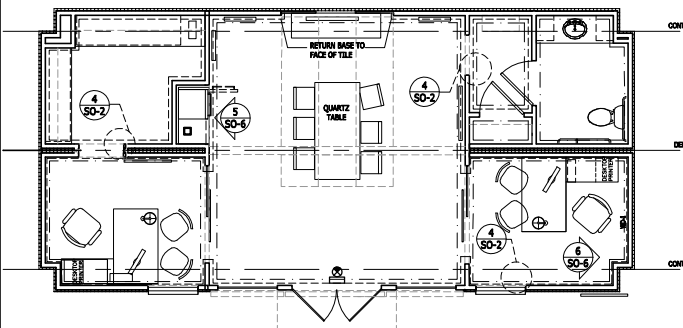
SO-3-1

SHEET NAME

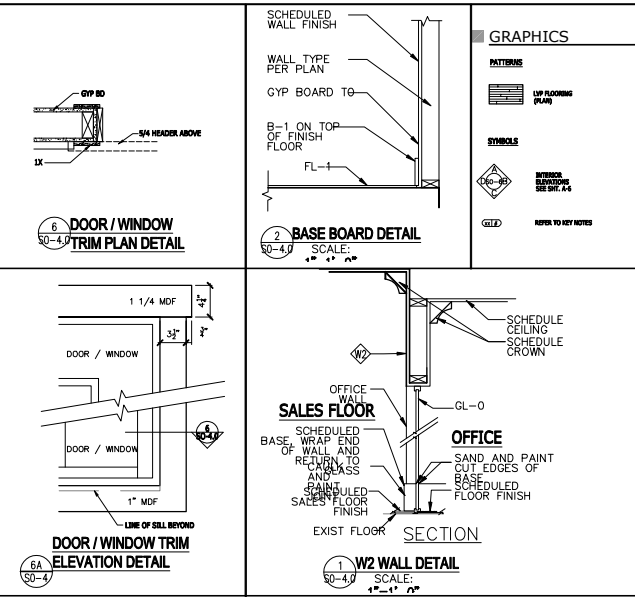
HAND SET



1 FINISH PLAN
Scale: 1/4" = 1'-0"



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



GRAPHICS

PATTERNS

UP FLOORING PLAN

SYMBOLS

INTERIOR PARTITIONS SEE DET. #4

REFER TO KEY NOTES

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS	CEILING	REFER TO FINISH NOTES
SALES AREA	FL-1/8	B-1	P-1	P-3 @ 8'-0"	1, 2, 3, 4, 5
SALES MNL. OFFICE #1	FL-4/2	B-1	P-1 & WD-1	P-3 @ 8'-0"	1, 2, 3, 4, 10
SALES MNL. OFFICE #2	FL-4/2	B-1	P-1 & WD-1	P-3 @ 8'-0"	1, 2, 3, 4, 10
RESTROOM	FL-1/8	TL-4	P-1 & TL-2 & TL-4	P-3 @ 8'-0"	1, 3
WORKROOM	FL-1/8	B-1	P-1	P-3 @ 8'-0"	1, 3, 4
VESTIBULE	FL-1/8	B-1	P-1	P-3 @ 8'-0"	1, 2, 3, 4

- ROOM FINISH NOTES**
- PAINT TRIM, DOORS AND BASE: P-2.
 - INSTALL TR-1 CROWN.
 - PROVIDE FLOOR TRANSITIONS AS REQUIRED. REFER TO FLOORING TRANSITIONS.
 - REFER TO SO-4 FOR CASING OPENINGS (IF APPLICABLE).
 - WALL FINISH TL-2, TL-3 TO BE INCLUDED ON ALL TOILET WALLS U.S.A.
 - ACCENT WALL TILE (TL-1) TO RUN HORIZONTAL UNLESS NOTED OTHERWISE (IF APPLICABLE).
 - FIELD TO DETERMINE FINAL SELECTION OF WALL FINISHES AND LOCATION OF FINISHES.
 - TYPICALLY FLOOR FINISH TO MATCH ADJACENT SALES AREA FLOOR FINISH. FIELD TO DETERMINE FINAL SELECTION OF FLOOR FINISH.
 - WD-1 BR-1 ON ACCENT WALL OF OFFICE. REFER TO INTERIOR ELEVATION AND SO-4 SHEET.

- FINISH NOTES**
- REFER TO FINISH SCHEDULE FOR CORRECT MOUNT SCHEDULE FOR IMPACT WALL, SALES CENTER WALLS, CEILING AND ETC. PHOTOS ARE AVAILABLE ON THE PROJECT DEVELOPMENT WEB SITE.
 - TILE ON ACCENT WALLS (TL-1) TO RUN HORIZONTAL.
 - DOORS TO BE SOLID WOOD CORE, EQUAL TWO PANEL SQUARE EDGE DOOR, PAINTED P-2 WITH SQUARE LEVER DOOR HARDWARE, UNLESS NOTED OTHERWISE. ROCKET DOORS TO BE SOLID WOOD CORE, EQUAL TWO PANEL SQUARE EDGE DOOR, PAINTED P-2.

FILE SECURITY

ALL FILE CABINETS MUST HAVE LOCKS. NO EXCEPTIONS.

LINE TYPE LEGEND

CROWN

BASE ONLY, DO NOT INCLUDE SHOE HOLDING

NOTE:

REFER TO PROJECT MANUAL FOR FINISHES.

- KEY NOTES:**
- MILLWORK**
- IM-1 CASING HEAD TO BE OF 1X, REFER TO DETAIL 10/SO-4A
 - IM-2 CASING JAMBS TO BE 1/2" THK
 - B-1 BASEBOARD TO BE 1/2" THK X 5 1/2" H. INSTALL BASE AFTER FLOOR INSTALL. DO NOT INSTALL QUARTER ROUND. SAND & PAINT ROUGH ENDS WHEN REQUIRED. RETURN TO FACE OF GLASS, CASEWORK OR ALUMINUM
 - TR-1 CROWN
 - WD-1 ACCENT WALL PANEL, REFER TO 6/SO-4, ALTERNATE: 6'-O.C. "V" GROOVE MDF
 - BR-1 ACCENT BRICK WALL, REFER TO W9/SO-1A.

- INTERIOR FINISH KEYNOTES**
- F-1 INSTALL WALL TILE IN 2 STAGES. STOP TILE 1 COURSE ABOVE TOP OF FURNITURE. INSTALL LAST COURSE AFTER QUARTZ TOP IS INSTALLED. - REFER TO PROJECT MANUAL FOR MORTAR SPEC.
 - F-3 STAINLESS STEEL EDGE AT ALL CARPET, WOOD AND TILE TRANSITIONS.
 - F-5 NOT USED.
 - F-6 TILE CARPETING: INSTALL IN MONOLITHIC PATTERN
 - F-8 INSTALL VINYL TRANSITION STRIP AT TRANSITION TO VINYL FLOOR. REFER TO SO-4
 - AC-2 FIXED SOUND-ABSORPTIVE PANELS - REFER TO PROJECT MANUAL FOR APPROVED VENDORS. MOUNTING DETAIL VARIES BY VENDOR.
 - F-10 UNDERLAYMENT UNDER VINYL FLOOR
- INTERIOR FINISH KEYNOTES**
- P-1 INTERIOR WALLS PAINTING AND COATING
 - P-2 TRIM PAINTING AND COATING
 - P-3 INTERIOR CEILING PAINTING

- SIGNAGE**
- S-1 INTERIOR SIGNAGE SCHEDULE-REFER TO 1/SO-6
 - G DIMENSIONAL LETTER SIGNAGE - PER IMAGE BY TBI MARKETING REP., SUPPLY SHOP DRAWING.
 - S-4 ELECTRONIC MESSAGE SIGNAGE
- SPECIALTY**
- SP-1 GLAZED OFFICE PARTITIONS - 1/2" CLEAR TEMPERED

CITY USE

TOLLARCHITECTURE
A Division of Toll Brothers

PROJECT/SUBJECT: COMMUNITY

SHEET DESCRIPTION: FINISH PLAN, MILLWORK PLAN, NOTES, DETAILS, AND SCHEDULE

LOT# 107

SCALE: 1/4" = 1'-0" (INDICATED)

SHEET NAME: SO-4

DATE: 2016.3

