



## PLANNING COMMISSION MEETING

Tuesday, February 24, 2015

6:30 p.m.

Council Chambers

2<sup>nd</sup> Floor City Hall

1300 NE Village Street

### MEETING AGENDA

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1. **CALL TO ORDER:** 6:30 p.m.
2. **CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS**
3. **REVIEW AND ADOPT MINUTES:**
  - February 10, 2015
5. **PUBLIC HEARING**
  - **Application 2015-03-MOD: A request to consider a modification to an existing approved design review to remove an entrance facing NE Halsey Street that was required by a condition of approval.**
6. **STAFF UPDATES**
  - **Discussion about the possibility of future amendments to Natural Resource Code regarding riparian buffer on Fairview Lake.**
7. **COMMISSION UPDATES**
8. **TENTATIVE AGENDA**
9. **ADJOURNMENT**

### NEXT PLANNING COMMISSION MEETING TUESDAY, MARCH 24, 2015.

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Planning Commission hearings are broadcast live on Comcast Cable Channel 22 and Frontier Cable Channel 33. Replays of the hearing are shown on Comcast Channel 22 and Frontier Channel 33 Saturday at 12:00pm and Monday at 2:00pm, and Comcast Channel 30 and Frontier Channel 39 Wednesday at 7:00pm. Further information is available on our web page at [www.fairvieworegon.gov](http://www.fairvieworegon.gov) or by calling Devree Leymaster, City Recorder, 503-674-6224.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for person with disabilities should be made at least 48 hours before the meeting to: Devree Leymaster, 503-674-6224.

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MINUTES  
PLANNING COMMISSION MEETING  
1300 NE Village Street  
Fairview, OR 97024  
Tuesday, February 10, 2015

PRESENT: Ed Jones, Chair  
Keith Kudrna, Vice Chair  
Gary Stonewall  
Jack McGiffin  
Steve Kaufman  
Greg Walczyk

ABSENT: Julius Arceo

STAFF: Allan Berry, Public Works Director  
Erika Palmer, Development Analyst  
Heather Martin, City Attorney  
Devree Leymaster, City Recorder

**1. CALL TO ORDER**

Chair Jones called the meeting to order at 6:30 PM.

**2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS**

Chair Jones inquired if any person would like to speak on a non-agenda item, hearing none moved to approval minutes.

**3. REVIEW AND ADOPT MINUTES**

Commissioner Stonewall moved to approve the January 27, 2015 minutes and Commissioner Kaufman seconded. The motion passed unanimously.

**4. PUBLIC HEARING**

2014-43-ZC Marijuana Facilities & Marijuana Retail Premises  
(Continued from January 27, 2015)

Chair Jones opened the continued hearing from January 27, 2015. Development Analyst Palmer reviewed the added language (19.80.080D) to prohibit the production, processing, or sale of recreational marijuana and the distribution of medical marijuana at the same location.

Vice Chair Kudrna inquired about the Halsey Corridor for sales or distribution. Development Analyst Palmer reiterated staff's approach was to contain sales and distribution within a reasonable area, with a minimum 1,000 ft. buffer from any schools or parks (19.80.030B). The code language does not identify the Halsey Corridor but the Commission could direct Staff to revisit the issue. Commissioner Kaufman asked if there was anything that would prevent adding additional areas in the future. Development Analyst Palmer replied no, there isn't anything. Commissioner McGiffin clarified the location of any facility would have to come before the Commission for review. Development Analyst Palmer replied yes, all applications will be reviewed as a conditional use.

Vice Chair Kudrna moved to close the public hearing and Commissioner Stonewall seconded. Chair Jones closed the public hearing.

Vice Chair Kudrna commented the added code language makes sense for requiring different locations for medical and recreational.

Commissioner Stonewall moved to recommend approval of application 2014-43-ZC with the presented amendments to City Council and Vice Chair Kudrna seconded. The motion passed unanimously.

AYES: 6  
NOES: 0  
ABSTAINED: 0

**5. STAFF UPDATES**

Director Berry reported the Lakeshore Park survey has been mailed to local park residents and will be mailed to all Fairview residents in early March with utility bills. City Council did not approve additional funding for the Heslin House exterior stair project. Staff is contacting City County Insurance Services (CIS) regarding the risks associated with continued use of the interior stairs and alternatives to mitigate the risk.

**6. COMMISSION UPDATES**

Commissioner Stonewall noted he is unavailable, and will not attend, the February 24 meeting.

**7. TENTATIVE AGENDA – February 24, 2015**

- Work Session: Fairview Lake Natural Resource Buffer
- Major Modification Request: VA Clinic Remove an Entrance Door

**8. ADJOURNMENT**

Meeting adjourned by consensus at 6:43 PM.

Ed Jones, Chair

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Devree A. Leymaster  
City Recorder

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Date: \_\_\_\_\_



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## PLANNING COMMISSION STAFF REPORT EXHIBIT "A" FINDINGS OF FACT

**Staff Contact:** Erika Palmer, Development Analyst

**Public Hearing Date:** February 24, 2015  
**Date of Report:** February 17, 2015

**Application Number:** 2015-03-MOD

**Application/Proposal:** A request to consider a modification to an existing design review (application number 2013-31-DR) to eliminate an entrance facing NE Halsey Street that was required by a conditional of approval to keep this entrance open during all business hours for a Veterans Affairs outpatient clinic.

**Applicant:** Parker Development NW, Inc.  
1800 Blankenship Road, Suite 200  
West Linn, OR 97068

**Property Owners:** Jeff Parker

**Location:** Parcel south of NE Halsey St. between Village and Market Streets.

**Tax Map & Tax Lot:** 1N3E33AB 300, 600, 700,800

**Acreage:** Total area of 4.13 acres with the clinic sited on 2.9 acres.

**Comprehensive Plan Designation:** Village

**Zoning Designation:** Village Commercial (VC), Village Mixed Use (VMU), Village Flex (FLX)

**Zoning Overlays:** None

**Surround Land Use/Zoning:**

North: Residential (R-7.5)  
South: Village Mixed-Use (Fairview Post Office, small scale commercial)  
East: Village Office (vacant)  
West: Town Center Commercial (large scale commercial --Target)

**Streets/Classification:** Halsey Street -- Main Street from 207<sup>th</sup> to 223rd /Multnomah County Jurisdiction. Market Street – Neighborhood/City of Fairview. Village Street – Neighborhood/City of Fairview.

**Notices & Referrals:**

**Notice:** On January 30, 2015 notice was mailed to surrounding property owners within a 250 ft. of the site. On January 30, 2015 the Gresham Outlook published the public notice of Planning Commission hearing and a sign was posted at the site near the intersection of Halsey and Village Streets on February 13, 2015. All noticing met the requirements of Fairview Municipal Code (FMC) 19.413.030, *Type III Procedures (Quasi-Judicial)*.

At the time of this report, the City has not received any written comments.

**Referrals:** On February 11<sup>th</sup>, 2015 a courtesy referral was sent to the City of Fairview Police Department and Gresham Fire to seek feedback on the doorway access change from a public safety perspective.

Exhibit B – Referral Comments

Ken Johnson, Fairview Police Chief, comments submitted on February 11, 2015:  
I strongly support the request by the VA to eliminate ingress and egress onto a major county road: Halsey. For security purposes and police response it is always better to have one ingress and egress.

Secondarily, there will be a mental health component to the VA Clinic. We do not want to run the risk of having someone that is suffering from a mental health crisis bolt out of a door and run directly into a major roadway (when they see a police officer enter via a different door).

I believe it is in the best interest of the veteran's being served as well as the law enforcement community to restrict ingress and egress and to not have a door facing north- Halsey (See Exhibit B-1).

Shawn Durham, Gresham Fire, comments submitted on February 11, 2015:  
By eliminating the entrance they may be eliminating a required exit from the interior. They may not meet the required exiting rules without it. That comes out of the Oregon

Structural Specialty Code so Steve Winstead would review that requirement (See Exhibit B-2).

**Applicable Review Criteria:** Significant changes to land use decisions that do not meet the criteria as minor modifications (FMC 19.145.050) require additional review by the original decision making body. The original application 2013-31-DR approved by the Planning Commission on August 28, 2013 was a Type III process and as such this review is the same.

*This application is strictly limited to reviewing the request of eliminating an entrance on the north side of the building that faces NE Halsey and the condition in the original Planning Commission approved application (August 28, 2013) stating that this entrance be open during all business hours.*

This Type III application process requires a Planning Commission decision subject to the following:

Fairview Municipal Code (FMC) Title 19:

FMC 19.413.030 Type III Procedures

- 19.110 Village General Provisions
- 19.135 Village Commercial and Mixed Use
- 19.140 Village General Standards
- 19.150 Special Development Standards – VO, VC and VMU Zones
- 19.162 Access and Circulation
- 19.163 Landscaping, Street Trees, Fences, and Walls
- 19.164 Vehicle and Bicycle Parking
- 19.165 Public Facility Standards
- 19.413.030 Type III Procedures

## **1. APPLICATION NARRATIVE/ LOCATION/BACKGROUND & EXISTING CONDITIONS:**

### ***Narrative/Location/Background***

This site located south of NE Halsey between Village and Market streets and is approved for the Veterans Affairs Outpatient Clinic. The applicant is requesting a modification to original design review application which was approved by the Planning Commission on August 28<sup>th</sup>, 2013 (application number 2013-31-DR).

The proposed modification would remove the primary entrance on the North side of the building which fronts NE Halsey Street. The modification would also remove a condition of approval stating that this entry shall be open during all business hours. The entrance from the parking lot area on the south side of the building would become the primary entrance for patients visiting the clinic.

The tenant (The Department of Veterans Affairs) is requesting that this change be made because they would like one primary entrance on the (south elevation from the parking lot) for patients accessing the clinic due to their proposed floor plan.

***Existing Conditions***

The site is currently under construction. The applicant has received building permits for the following:

<b>Building Permit Type</b>	<b>Date of Approved Permit</b>
Grading and Erosion Control Permit # 2014-0179 EC	October 10, 2014
Foundation Permit #2014-0222	December 11, 2015
Building Core and Shell	Not approved at this time

**2. PROPOSED FINDINGS:**

***FMC 19.110: Village General Provisions***

**FINDINGS: Chapter does not apply to the applicant’s modification request and development meets all applicable code language.**

***FMC 19.110 Village General Provisions***

**FINDINGS: Chapter does not apply to the applicant’s modification request and development meets all applicable code language.**

***FMC 19.135 Village Commercial Mixed Use***

**FINDINGS: Chapter does not apply to the applicant’s modification request – the building is not being constructed in this zoned portion of the lot area.**

***FMC 19.140 Village General Standards***

19.140.100: Blank wall standard.

Windows must occupy at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to nine feet above the finished grade. The window requirement applies to the ground level of exterior building walls which abut sidewalks, plazas, or other public open spaces. Walls

may be recessed three feet in maximum increments of 15 feet with landscaping in lieu of windows. Recess landscaping shall obscure the wall year-round. (Ord. 11-2014 § 2 (Exh. 2); Ord. 6-2001 § 1)

**STAFF COMMENTS:** Windows and architectural features help to break large expanses of blank walls. Staff expressed concern that without enough design elements there would be a large expanse of blank wall fronting Halsey Street. The modified North elevation shows fourteen windows ranging in size and shapes. The percent of glazed length is 52.8% and percent of total glazing is 38.7%, which exceed the standards for window requirements. This wall also provides others elements to break up the wall plane and provides visual and aesthetic interest to reduce the bulk/mass of the building including: variation in window shapes and sizes while maintaining regularly placed mullions in a dark aluminum frame, building materials that reference the existing village colors and textures by using brick masonry in red tones with a mix of rough and smooth finishes. The masonry also has two steps laid in to create shadow and reveals that are complemented with a band of soldier coursing and accented by piers that step out with building lighting to provide human scale and rhythm along Halsey. The surrounding landscaping will have a healthy mix of native plants that will affectively “soften” the building edge throughout the different seasons. Landscaping will also reach around to the outdoor patio areas creating areas of refuge along the length of the block between Market and Village Streets. All combined these elements provide a visual aesthetic that will be compatible with adjacent buildings in the village throughout the year (See Exhibit C, Site Elevations).

**FINDINGS:** The windows on the north elevation occupy 52.8 percent of the wall length and 38.7 percent ground level of wall area. The applicant has met the landscaping requirement in the prior site design review approval (August 28, 2013). The application is consistent with the applicable code language for

***FMC 19.150 Special Development Standards – VO, VC, and VMU Zones***

19.150.030: Entries

A. Primary entries shall face a public street or designated pedestrian way and shall be accessed from a public sidewalk. The entries shall be open to the public during all business hours. Secondary entries may face parking lots or loading areas.

**STAFF COMMENTS:** The tenant of the building (Department of Veteran’s Affairs) has a floor layout (See Exhibit D, Tenant Improvement Floor Plan) for the building which would not allow for a public entry on the North side of the building. The tenant is proposing one entry for the clients of the clinic to use that is accessed from the parking lot area and for this to be considered the “primary entry”.

The proposed modification would eliminate the “primary” entry facing Halsey Street that is accessed from the public sidewalk. It would make the “secondary” entrance on the South facing side of the building the “primary” entrance for all clients using the building. The site plan shows that the South facing entrance is accessed from a pedestrian pathway that leads to the public sidewalk on NE Halsey Street (See Exhibit E, Site Plan).

The City of Fairview’s Comprehensive Plan, June 2004 describes the Village Commercial zoning designation as the following:

*“Fairview Village includes a neighborhood shopping center at the main entrance at the intersection of Village Street and N.E. Halsey Street. The Target store is located west of Park Lane on Halsey Street and is the largest anchor retailer. Additional secondary retailers may be located elsewhere in the VC area. These retailers provide essential goods to neighboring residents which otherwise are only available by automobile. The center has adequate surface parking to allow for economic viability. In addition, being located at the periphery of the village, it collects automotive traffic destined to Village Main Street retailers and deters excess vehicular traffic from venturing further into the project.”*

This description of Village Commercial indicates and describes the uses in this area as being auto orientated and allowing for adequate surface parking. The majority of the clients visiting the clinic will be arriving in vehicles. Access to the clinic from the public sidewalk at NE Halsey is proposed from an internal sidewalk into the plan that wraps around the building.

Pedestrian sidewalks are already built on all sides of the site. In reviewing transit stop locations, the nearest stop for westbound riders is on the north side of Halsey Street just west of the Halsey/Village Street intersection. The nearest eastbound bus stop is closer to the Halsey/223<sup>rd</sup> intersection – in front of the vacant lot east of Village Street. The proposed site plan does indicate a sidewalk from Halsey that curves around the east side of the building that would allow pedestrians to access the proposed primary entrance on the south side of the building.

**FINDINGS: Removing the “primary” entrance on Halsey Street will not have significant impacts to transit riders, pedestrians or cyclists. In removing the “primary” entrance on Halsey Street Condition of Approval #16 in the Planning Commission’s approved site design application (August 27, 2013) is no longer applicable. A pedestrian pathway is proposed from NE Halsey into the site and follows the building to the proposed main entrance on the south side that will be open during business hours. The Comprehensive Plan describes this area having uses that are automobile-orientated with parking areas to support economic viability. The proposed modification does not conflict with the intent of the Comprehensive Plan’s vision/description for this area.**

***FMC 19.162 Access and Circulation***

19.150.030: Entries

A. Pedestrian Access and Circulation. To ensure safe, direct and convenient pedestrian circulation, all developments, except single-family detached housing (i.e., on individual lots), shall provide a continuous pedestrian and/or multi-use pathway system. (Pathways only provide for pedestrian circulation. Multi-use pathways accommodate pedestrians and bicycles.) The system of pathways shall be designed based on the standards in subsections (A)(1) through (A)(3) of this section:

1. Continuous Pathways. The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent trails, public parks and open space areas whenever possible. The developer may also be required to connect or stub pathway(s) to adjacent streets and private property, in accordance with the provisions of FMC [19.162.020](#), Vehicular access and circulation, and the transportation standards in Chapter [19.165](#) FMC.

2. Safe, Direct, and Convenient Pathways. Pathways within developments shall provide safe, reasonably direct and convenient connections between primary building entrances and all adjacent streets, based on the following definitions:

a. "Reasonably direct" means a route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.

b. "Safe and convenient" means bicycle and pedestrian routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.

**STAFF COMMENT:** The approved Planning Commission site design review (August 28, 2013) reviewed pedestrian access and circulation. No pedestrian pathways have been removed. Pedestrians and cyclists will be able to utilize the proposed south entryway from an internal pathway around the building from NE Halsey Street.

c. For commercial, industrial, mixed use, public, and institutional buildings, the "primary entrance" is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.

d. For residential buildings the "primary entrance" is the front door (i.e., facing the street). For multifamily buildings in which each unit does not have its own exterior entrance, the "primary entrance" may be a lobby,

courtyard or breezeway, which serves as a common entrance for more than one dwelling.

**STAFF COMMENT:** FMC 19.150.030.A.2.c, *Entries*, above, conflicts with the more restrictive standards in FMC 19.150.030.A, *Entries* above for the Village Office, Flex and Mix-Use zones. FMC 19.12.020.C, *Compliance and Scope*, states, “where the code imposes greater restrictions than those imposed or required by other rules or regulations, the most restrictive or that imposing the higher standard shall govern.” This would mean that FMC 19.150.030.A, *Entries* in the Village Office, Flex and Mix-Use zone prevails and is the criteria to be met. However, Planning Staff recognizes that FMC 19.150.030.A.2.c is the most appropriate “entry” criteria for the use of this public building and that the “primary entrance” is the main public entrance to the building and for this development that would be the south elevation entrance facing the parking lot. As stated above, pedestrians and cyclist can still access the south entrance from the sidewalk on NE Halsey from an internal path into the site that wraps around the building.

**FINDINGS: Removing the “primary” entrance on Halsey Street will not have significant impacts to pedestrians or cyclists. In removing the “primary” entrance on Halsey Street Condition of Approval #16 in the Planning Commission’s approved site design application (August 27, 2013) is no longer applicable.**

3. Connections within Development. For all developments subject to site design review, pathways shall connect all building entrances to one another. In addition, pathways shall connect all parking areas, storage areas, recreational facilities and common areas (as applicable), and adjacent developments to the site, as applicable.

4. Street Connectivity. Pathways (for pedestrians and bicycles) shall be provided at or near midblock where the block length exceeds the length required by FMC [19.162.020](#). Pathways shall also be provided where cul-de-sacs or dead-end streets are planned, to connect the ends of the streets together, to other streets, and/or to other developments, as applicable. Pathways used to comply with these standards shall conform to all of the following criteria:

- a. Multi-use pathways (i.e., for pedestrians and bicyclists) are no less than 10 feet wide and located within a 20-foot-wide right-of-way or easement that allows access for emergency vehicles.
- b. If the streets within the subdivision or neighborhood are lighted, the pathways shall also be lighted.
- c. Stairs or switchback paths using a narrower right-of-way/easement may be required in lieu of a multi-use pathway where grades are steep.

d. The city may require landscaping within the pathway easement/right-of-way for screening and the privacy of adjoining properties.

e. The hearings body or planning director may determine, based upon facts in the record, that a pathway is impracticable due to: physical or topographic conditions (e.g., freeways, railroads, extremely steep slopes, sensitive lands, and similar physical constraints); buildings or other existing development on adjacent properties that physically prevent a connection now or in the future, considering the potential for redevelopment; and sites where the provisions of recorded leases, easements, covenants, restrictions, or other agreements recorded as of the effective date of this code prohibit the pathway connection.

**FINDINGS: The application was reviewed and met all applicable code provisions in design review application (August 27, 2013) for connections within the development and street connectivity.**

***FMC 19.163 Landscaping, Street Trees, Fences, and Walls***

**FINDINGS: Chapter does not apply to the applicant's modification request and development meets all applicable code language.**

***FMC 19.164 Vehicle & Bicycle Parking***

**FINDINGS: Chapter does not apply to the applicant's modification request and development meets all applicable code language.**

***FMC 19.165 Public Facility Standards***

**FINDINGS: Chapter does not apply to the applicant's modification request and development meets all applicable code language.**

**3. ALTERNATIVES**

- 1. Approve the application for modification based on the findings.**
- 2. Modify the findings, reasons, or conditions and approve the request as modified in compliance with City regulations.**
- 3. Deny the application based on the Commission's findings**

**4. Continue the Public Hearing to date certain if more information is needed**

**4. CONCLUSION:**

Staff does not find significant impacts in the removal of the “primary” entrance on Halsey Street. Transit riders, pedestrians and cyclists have access to the entryway on the south elevation from NE Halsey Street from an internal pathway into the site that wraps around the building. In removing the “primary” entrance on Halsey Street Condition of Approval #16 in the Planning Commission’s approved site design application (August 27, 2013) is no longer applicable. The proposed wall facing Halsey Street (south elevation) exceeds the required percentage for window area and provides others elements to break up the wall plane and provide visual and aesthetic interest and reduce the bulk/mass of the building including: variation in window shapes and sizes, building materials, textures and colors, surrounding native landscaping, that all provide a visual aesthetic compatible with adjacent buildings in the village.

**5. CONDITIONS OF APPROVAL**

1. Approval for the modification application shall be shown on:

- |          |     |  |
|----------|-----|--|
| Exhibits | “A” | Findings of Fact   |
|          | “B” | Referral Comments from City of Fairview Police Department and Gresham Fire |
|          | “C” | Building Elevations, dated January 30, 2015                                |
|          | “D” | Tenant Improvement Floor Plan, dated January 30, 2015                      |
|          | “E” | Building Site Plan   |

2. The applicant shall follow all Conditions of Approval in application 2013-25-DR, approved by the Planning Commission on August 27, 2013 EXCEPT for Condition of Approval #16 which states, “The NE Halsey Street building entrance shall be open during all business hours”. This condition of approval is not applicable with the approval of this application.

3. As part of approval for the core and shell building permit the applicant shall submit the Building Elevations, dated January 30, 2015 and the Tenant Improvement Floor Plan, dated January 30, 2015 for review and approval of all applicable Building Code requirements.

**From:** Ken Johnson  
**Sent:** Wednesday, February 11, 2015 10:59 AM  
**To:** Erika Palmer  
**Subject:** RE: Comments on VA Building Safety Perspective

Erika,

I strongly support the request by the VA to eliminate ingress and egress onto a major county road: Halsey. For security purposes and police response it is always better to have one ingress and egress.

Secondarily, there will be a mental health component to the VA Clinic. We do not want to run the risk of having someone that is suffering from a mental health crisis bolt out of a door and run directly into a major roadway (when they see a police officer enter via a different door).

I believe it is in the best interest of the veteran's being served as well as the law enforcement community to restrict ingress and egress and to not have a door facing north- Halsey.

Please do not hesitate to contact me if you need additional information.

***Ken Johnson***  
Kenneth D. Johnson  
Chief of Police  
Fairview Police Department  
1300 NE Village St.  
Fairview, OR 97024  
(503) 674-6200 (office)



**From:** Durham, Shawn [mailto:Shawn.Durham@greshamoregon.gov]  
**Sent:** Wednesday, February 11, 2015 1:01 PM  
**To:** Erika Palmer; Mottice, Robert  
**Cc:** Sarale Hickson  
**Subject:** RE: Comments -- Modification to VA Building

Erika,

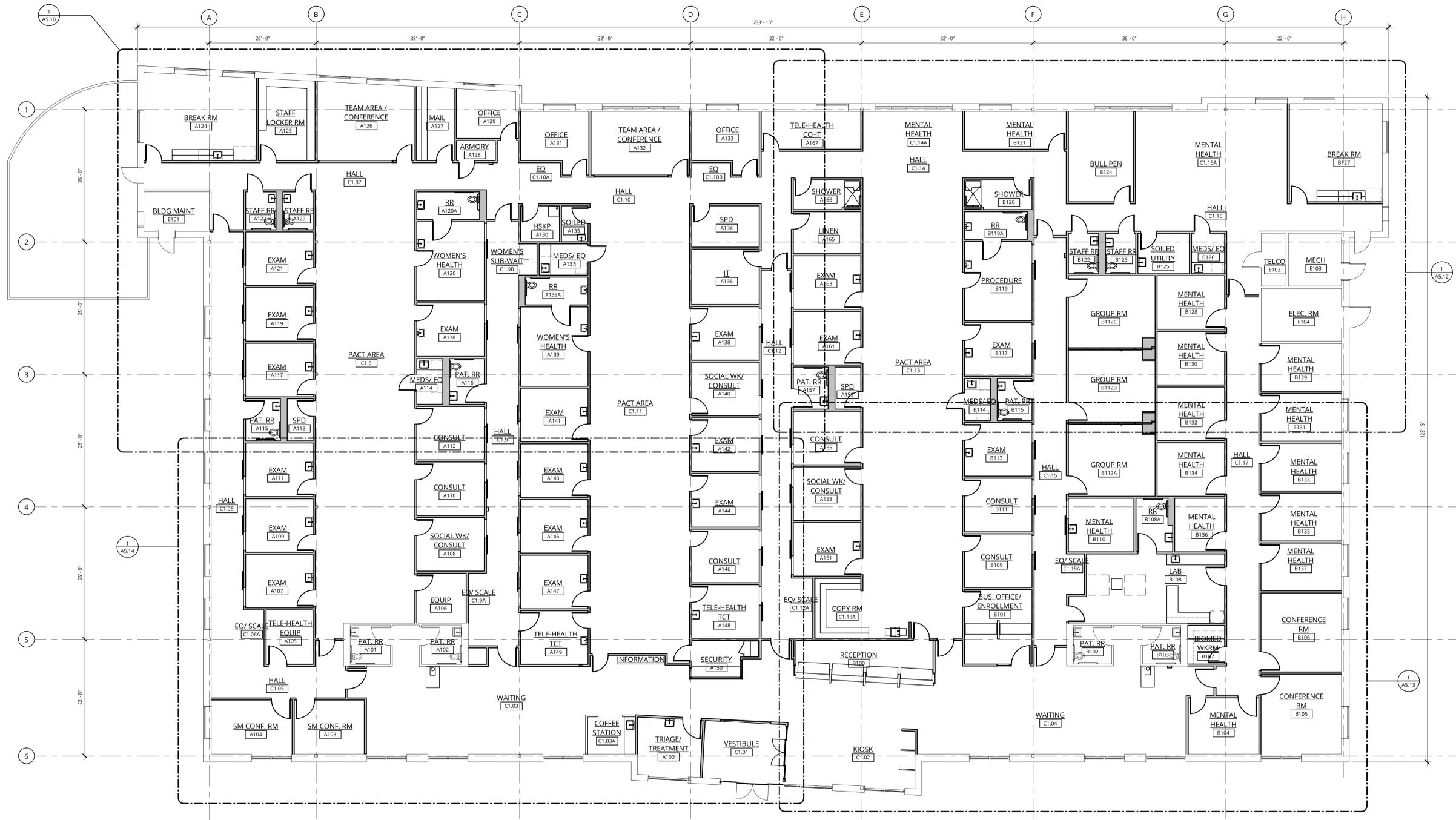
WE wouldn't be able to provide a law enforcement perspective, since that is beyond our responsibilities. However, by eliminating the entrance they may be eliminating a required exit from the interior. They may not meet the required exiting rules without it. That comes out of the Oregon Structural Specialty Code so Steve Winstead would review that requirement.

Thanks.

*Shawn Durham*

Gresham Fire





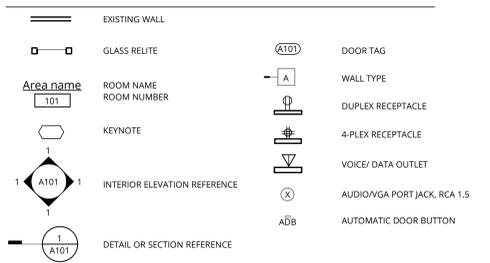
**1 TI - FLOOR PLAN - OVERALL**  
A2.11 | 1/8" = 1'-0"



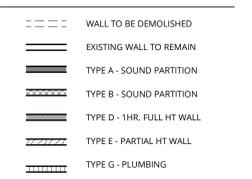
**GENERAL NOTES - FLOOR PLAN**

- ALL INTERIOR PARTITION WALLS TO EXTEND 6" ABOVE CEILING UNO.
- PROVIDE 2x WOOD OR STEEL STRAP BLOCKING IN WALLS AS REQUIRED FOR ALL WALL MOUNTED EQUIPMENT, CABINETS, FURNISHINGS, GRAB BARS, ECT.
- PROVIDE ACCOUSTICAL SEALANT AND PUTTY PADS @ ALL PENETRATIONS IN ACCOUSTIC RATED WALLS INCLUDING AROUND SWITCH AND OUTLET BOXES.
- OFFSET ALL J-BOXES SO THEY DO NOT OCCUR BACK TO BACK.
- ALL DIMENSIONS ARE TO GRID LINE OR CENTERLINE OF WALL UNO.
- PAINT ALL EXPOSED GYP. BD. UNO - SEE FINISH SCHEDULE
- PROVIDE WINDOW SHADES AT ALL EXTERIOR WINDOW LOCATIONS. SEE FINISH SCHEDULE FOR TYPES BY LOCATION.
- REFER TO ELEVATIONS FOR ALL CASEWORK DIMENSIONS AND CONFIGURATIONS. SIGNAGE SHALL BE FABRICATED AND INSTALLED PER ICC/ANSI A117.1 AND OSSC CHAPTER 11.
- CONTRACTOR IS TO COORDINATE SIGNAGE INSTALLATION WITH ARCHITECT AND TENANT.
- SEE POWER AND DATA PLAN AND EQUIPMENT PLAN FOR DETAILED INFORMATION.
- ALL SWITCHES TO BE MOUNTED @ 40" A.F.F.
- PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED.

**FLOOR PLAN SYMBOLS**



**WALL TYPE LEGEND**



ABBREVIATIONS

E	EXISTING
N	NEW
R	REMOVED
RL	RELOCATED
+44"	MOUNTING HEIGHT A.F.F. TO CENTERLINE
D	DEDICATED



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PORTLAND, OR 97219  
T. 503.245.7100

117 SOUTH MAIN STREET, SUITE 400  
SEATTLE, WA 98104  
T. 206.576.1600

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**AAI ENGINEERING**  
STRUCTURAL - CIVIL - LANDSCAPING  
4875 SW GRIFFITH DRIVE, SUITE 300  
BEAVERTON, OR 97005  
T. 503.620.3030

**INTERFACE ENGINEERING**  
MECHANICAL - ELECTRICAL - PLUMBING  
100 SW MAIN STREET, SUITE 1600  
PORTLAND, OR 97204  
T. 503.382.2734

**BRIGHTWORKS SUSTAINABILITY**  
ENERGY MODELING  
412 NW Couch Street, Suite 202  
Portland, OR 97209  
T. 503.290.3000

**FAIRVIEW VA, LLC**  
1800 BLANKENSHIP ROAD  
WEST LINN, OREGON 97068

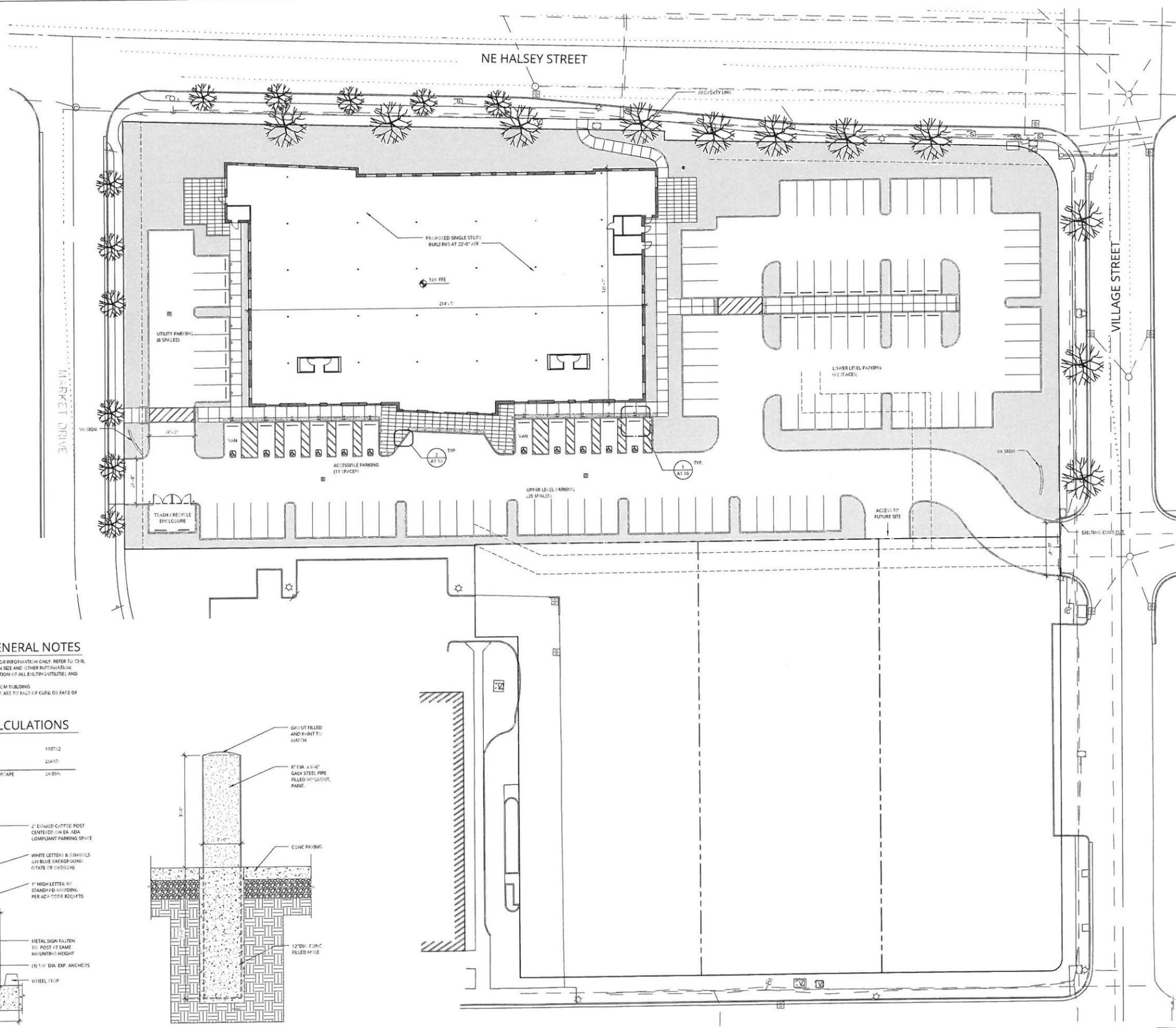
**VETERANS ADMINISTRATION**  
COMMUNITY BASED OUTPATIENT CLINIC (CBOC)  
NE HALSEY STREET  
FAIRVIEW, OREGON 97024

**Department of Veterans Affairs**

REVISION	DATE	REASON FOR ISSUE

**FLOOR PLAN - TI PLAN**

DATE	REVISION
01.30.15	
PROJECT NUMBER	SHEET NUMBER
142900	A2.11
SCALE	As indicated

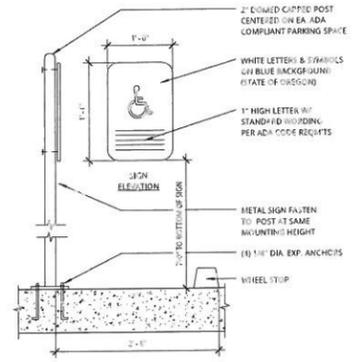


**SITE PLAN - GENERAL NOTES**

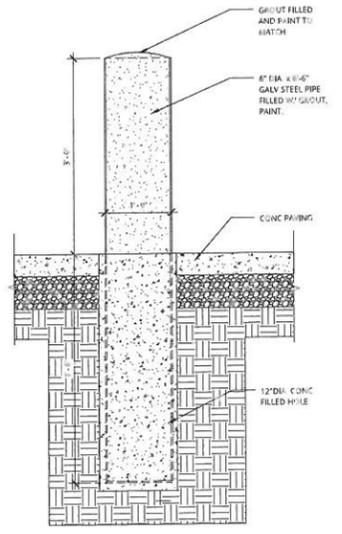
- UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. REFER TO CIVIL AND LANDSCAPE PLANS FOR LOCATION AND OTHER INFORMATION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND CONNECT TO POINTS OF INTEREST.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- UNLESS OTHERWISE NOTED, DIRECTIONALS TO FACE OF CURB OR FACE OF EXTERIOR BUILDING AND GRAB BARS.

**SITE AREA CALCULATIONS**

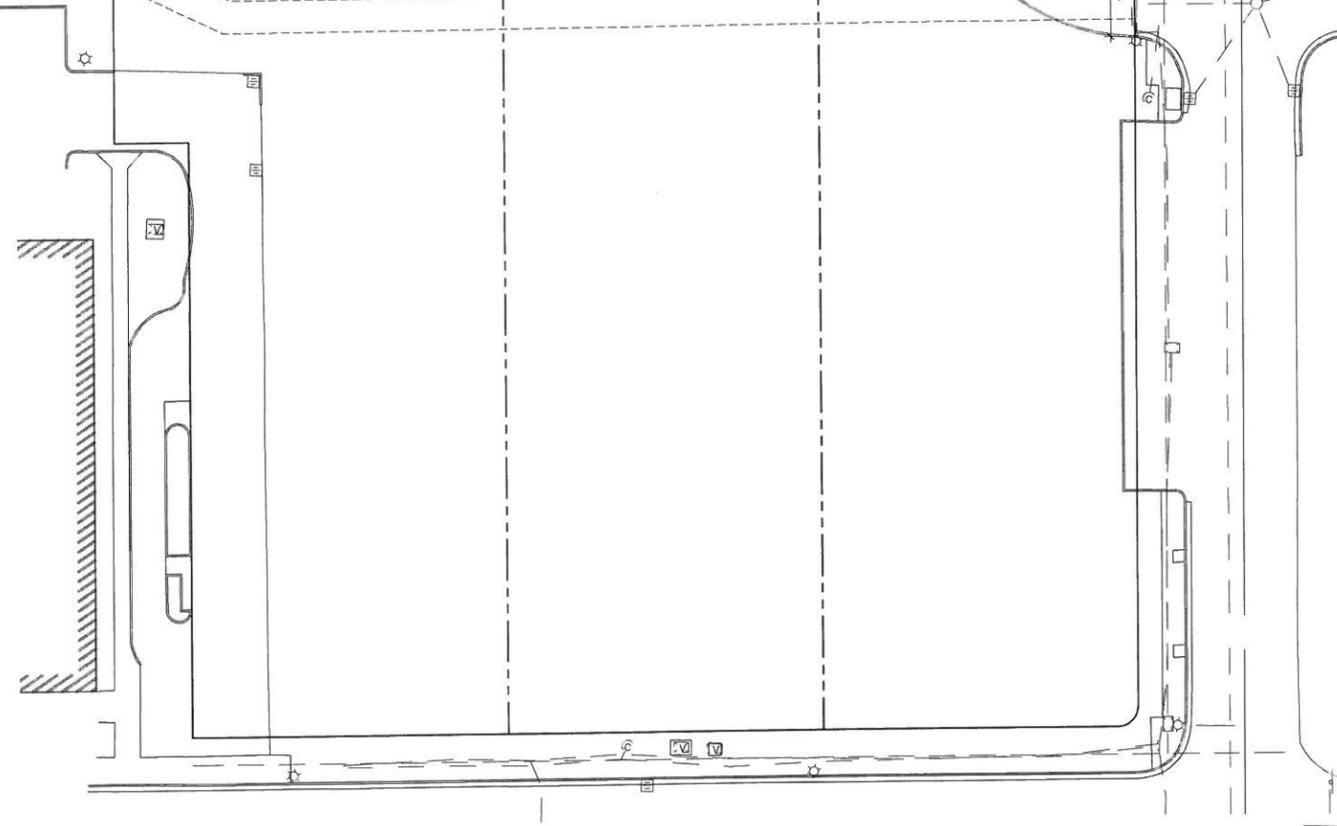
LANDSCAPE	AREA
TOTAL SITE AREA	110712
TOTAL LANDSCAPED AREA	25610
PERCENTAGE OF SITE USED FOR LANDSCAPE	23.07%



**1 ADA PARKING SIGNAGE**  
A1.10 | 1" = 1'-0"



**2 SECURITY BOLLARD**  
A1.10 | 1" = 1'-0"



**3 SITE PLAN**  
A1.10 | 1" = 20'-0"



4700 SW MACADAM AVENUE, SUITE 100  
PORTLAND, OR 97219  
P: 503.281.7100

117 1/2 NORTH MAIN STREET, SUITE 400  
SEATTLE, WA 98104  
T: 206.576.1800

ANKROM MOISAN ARCHITECTS, INC.

**AAI ENGINEERING**  
STRUCTURAL - CIVIL - LANDSCAPING  
4875 SW CRAWFORD DRIVE, SUITE 200  
PORTLAND, OR 97202  
T: 503.488.2020

**INTERFACE ENGINEERING**  
MECHANICAL - ELECTRICAL - PLUMBING  
1000 NW MAIN STREET, SUITE 1400  
PORTLAND, OR 97214  
T: 503.382.2734

**BRIGHTWORKS SUSTAINABILITY**  
ENERGY MODELING  
412 NW CROOK STREET, SUITE 202  
PORTLAND, OR 97209  
T: 503.252.3990

**FAIRVIEW VA, LLC**  
PARKER DEVELOPMENT NW  
1800 BLANKENSHIP ROAD  
WEST LUNN, OREGON 97108

**VETERANS ADMINISTRATION**  
COMMUNITY BASED OUTPATIENT CLINIC (CBOC)  
NE HALSEY STREET  
FAIRVIEW, OREGON 97104

**Department of Veterans Affairs**

REVISION	DATE	REASON FOR ISSUE

**SITE PLAN**

**DD SET**

DATE	REVISION
11.28.14	
PROJECT NUMBER	SHEET NUMBER
142900	A1.10
SCALE	As indicated