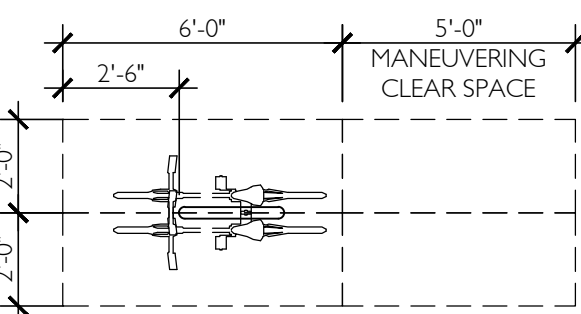




ZONING CODE ANALYSIS

SITE INFORMATION: BASED ON CITY OF CANBY ZONING CODE 2019

LOT 1 ZONE AREA	R-2 HIGH DENSITY RESIDENTIAL 44,124 SF / 1.01 ACRES
LOT 2 ZONE AREA	R-1 LOW DENSITY RESIDENTIAL 13,452 SF / 0.31 ACRES
TOTAL DEVELOPMENT AREA	57,576 SF / 1.32 ACRES
DEVELOPMENT STANDARDS (CHAPTER 16.20)	
R-2 MINIMUM DENSITY USES PERMITTED	14 UNITS PER ACRE = 15.4 UNITS MULTI-FAMILY DWELLING
SETBACKS: STREET YARD SIDE YARDS REAR YARD	REQUIRED 20 FEET DRIVEWAY SIDE 15 FEET 15 FEET (CORNER LOT 2 STORY) PROVIDED 16'-5" & 35'-7" EXISTING (NO CHANGE) 19'-10" EXISTING (NO CHANGE) 27'-6" EXISTING (NO CHANGE)
MULTI-FAMILY DEVELOPMENT: BUILDING HEIGHT BUILDING LENGTH OVERHANGS	REQUIRED 35 FEET MAX 120 FEET MAX 2 FEET MAX PROVIDED 21'-4" EXISTING (NO CHANGE) 204'-2" EXISTING (NO CHANGE) 2'-4" EXISTING (NO CHANGE)
BUFFER ZONE LANDSCAPING	SITE OBSCURING LANDSCAPING SHALL BE REQUIRED AS VISUAL BUFFERING
REQUIRED OUTDOOR SPACE	150 SF PER UNIT
NO ACTIVE RECREATION AREAS WITHIN 15-FOOT BUFFER AREA	
UNITS PROVIDED	23 UNITS 3,450 SF OUTDOOR SPACE REQUIRED
OUTDOOR SPACE PROVIDED	4,779 SF
PARKING (CHAPTER 16.10)	
ONE BEDROOM UNITS TWO BEDROOM UNITS ADD 1 SPACE PER EVERY 5 UNITS	1 SPACE PER UNIT 2 SPACES PER UNIT
PARKING: (7) STUDIO UNITS (16) 1 BR OR STUDIO UNITS ADD 1 SPACE PER 5 UNITS TOTAL REQUIREMENT	7 SPACES 16 SPACES 5 SPACES 28 SPACES
10 PERCENT REDUCTION REVISED REQUIREMENT	DEDUCT 3 SPACES 25 SPACES
COMPACT PARKING	UP TO 30%
SPACES PROVIDED STANDARD COMPACT ADA TOTAL	30 SPACES 6 SPACES 2 SPACES 38 SPACES
BICYCLE PARKING	
MULTI-FAMILY	1 SPACE PER UNIT
DIMENSIONS:	6 FEET LENGTH 2 FEET WIDE 7 FEET OVERHEAD CLEAR 5 FEET MANEUVERING
RACK SPACING RACK LOCATION	2 FEET BETWEEN OBSTACLES/CURB 50 FEET MAX FROM MAIN ENTRY OR OTHER ENTRANCES
SPACES PROVIDED:	24



TYPICAL BIKE RACK PLAN

LANDSCAPING REQUIREMENTS:	
MAXIMUM IMPERVIOUS SURFACE ALLOWED	70%
MINIMUM PERVIOUS SURFACE ALLOWED	30%
TOTAL LANDSCAPING	PROVIDED 21,115 SF / 37%±
PARKING LOT LANDSCAPING REQUIRED PROVIDED	3,167 SF / 15% 5,515 SF / 26%
LANDSCAPE ISLANDS 48 SF MIN. 6-FT WIDE MIN. 1 ISLAND PER 8 CONTINUOUS SPACES 1 TREE REQUIRED PER ISLAND	
PARKING PERIMETER PLANTS TO SCREEN PARKING 1 TREE EVERY 40-FT MIN.	
IRRIGATION SYSTEM REQUIRED	

LEGEND

- △ GRADE LEVEL OVERHEAD DOOR
- ORD EXISTING ROOF DRAIN - SEE CIVIL PLANS
- ACCESSIBLE PARKING STALL
- FH FIRE HYDRANT - SEE CIVIL UTILITY PLACEMENT
- FDC FIRE DEPARTMENT CONNECTION
- FIRE LANE CURB STRIPING
- ||||| DENOTES PRIMARY PEDESTRIAN CIRCULATION
- LANDSCAPE AREA - SEE LANDSCAPE PLAN
- PAINT STRIPED ACCESSIBLE AISLE AND NO PARKING AREA

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RENOVATION FOR:
MANZANITA STREET APARTMENTS
1477 N. MANZANITA STREET
CANBY, OREGON

SITE PLAN

A0.1

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LEGEND			
101	ROOM NUMBER	FOF	FACE OF FINISH
101-A	DOOR NUMBER	TYP	TYPICAL
R100-A	RELITE NUMBER - SEE A2.2 FOR SCHEDULE	MIR	MIRROR
EXISTING EXTERIOR WALL		MIN	MINIMUM
INFILL EXTERIOR WALL		CLR	CLEAR
NEW FIRE PARTITION		SIM	SIMILAR
NEW INTERIOR PARTITION		FOM	FACE OF MASONRY
BATHROOMS: WALLS AND CEILINGS, INCLUDING WALLS AND CEILINGS BEHIND SHOWER/TUB ENCLOSURE TO BE NON-COMBUSTIBLE MATERIALS WITH A 15-MINUTE THERMAL BARRIER RATING (OSSC 903.3.1.1.2)		RO	ROUGH OPENING
WALL TYPE TAG - SEE A1.7 FOR SCHEDULE		MO	MASONRY OPENING
WINDOW TYPE TAG - SEE A2.2 FOR SCHEDULE		(E)	EXISTING
		(N)	NEW
		UNO	UNLESS NOTED OTHERWISE

KEYNOTES	
1. FLOOR INFILL - SEE STRUCTURAL FOR MORE INFORMATION	
2. PROPOSED LOCATION OF ELECTRICAL PANEL - UNDER SEPARATE PERMIT	
3. STACKED WASHER / DRYER PER 3/A7.1	
4. ADA COMPLIANT FRONT LOAD WASHER / DRYER - TYP. TYPE 'A' & 'B' UNITS (SEE A0.1 FOR UNIT LOCATIONS)	
SEE A6.1 FOR TYP. KITCHEN + BATH LAYOUTS	

1 NORTH A1.1 1ST FLOOR PLAN 1/8" = 1'-0"

UNIT BREAKDOWN	
I-BR LOFT:	5
I-BR:	11
STUDIO:	7
TOTAL UNITS:	23

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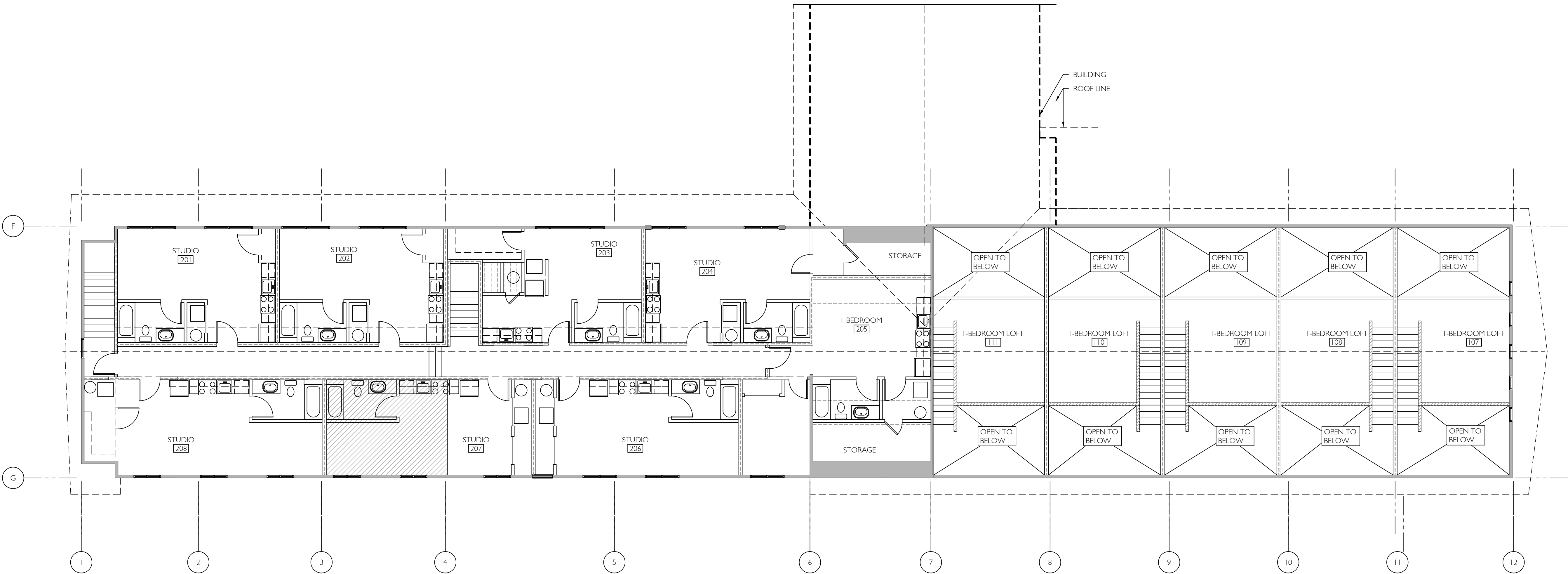
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1ST FLOOR PLANS

A1.1

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LEGEND

	ROOM NUMBER	FOF	FACE OF FINISH
	DOOR NUMBER	TYP	TYPICAL
	RELITE NUMBER - SEE A2.2 FOR SCHEDULE	MIR	MIRROR
	EXISTING EXTERIOR WALL	MIN	MINIMUM
	INFILL EXTERIOR WALL	CLR	CLEAR
	NEW FIRE PARTITION	SIM	SIMILAR
	NEW INTERIOR PARTITION	FOM	FACE OF MASONRY
	BATHROOMS: WALLS AND CEILINGS, INCLUDING WALLS AND CEILINGS BEHIND SHOWER/TUB ENCLOSURE TO BE NON-COMBUSTIBLE MATERIALS WITH A 15-MINUTE THERMAL BARRIER RATING (OSSC 903.3.1.1.2)	RO	ROUGH OPENING
	WALL TYPE TAG - SEE A1.7 FOR SCHEDULE	MO	MASONRY OPENING
	WINDOW TYPE TAG - SEE A2.2 FOR SCHEDULE	(E)	EXISTING
		(N)	NEW

KEYNOTES

1. FLOOR INFILL - SEE STRUCTURAL FOR MORE INFORMATION
 2. PROPOSED LOCATION OF ELECTRICAL BOX - UNDER SEPARATE PERMIT
 3. STACKED WASHER / DRYER PER 3/A7.1
 4. ADA COMPLIANT FRONT LOAD WASHER / DRYER - TYP. TYPE 'A' & 'B' UNITS (SEE A01. FOR UNIT LOCATIONS)
- SEE XXX FOR TYP. KITCHEN + BATH LAYOUTS

NORTH
1
A1.2
1/8" = 1'-0"

UNIT BREAKDOWN

I-BR LOFT:	5
I-BR:	11
STUDIO:	7
TOTAL UNITS:	23

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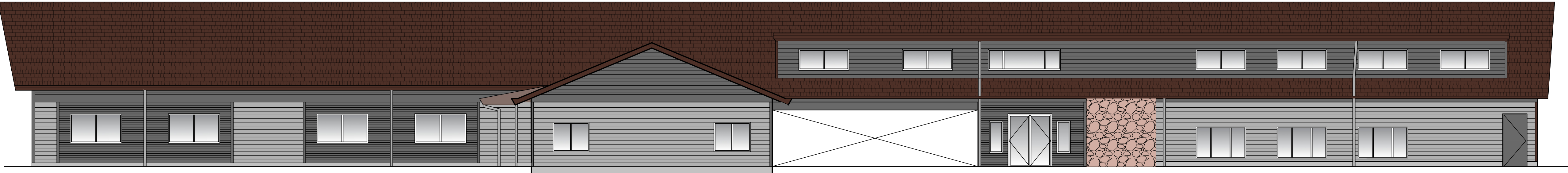
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2ND FLOOR PLANS

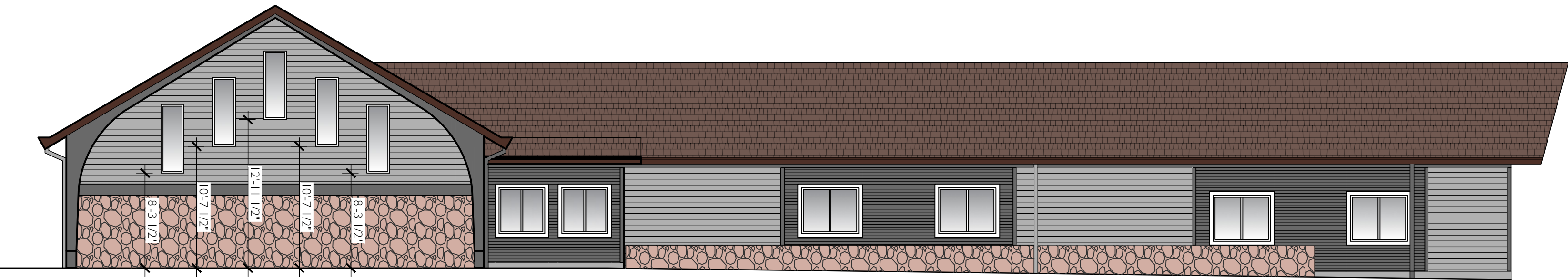
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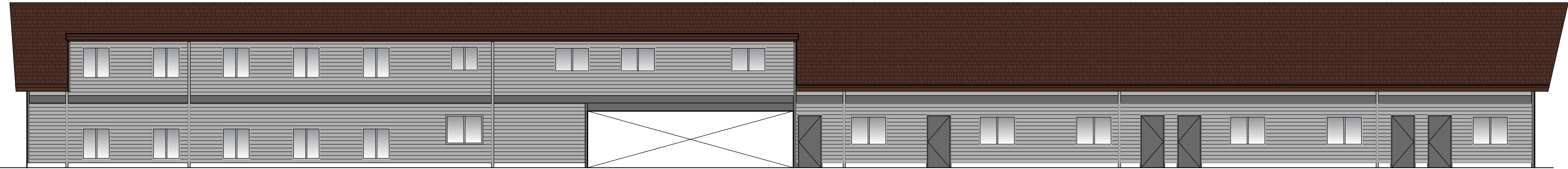
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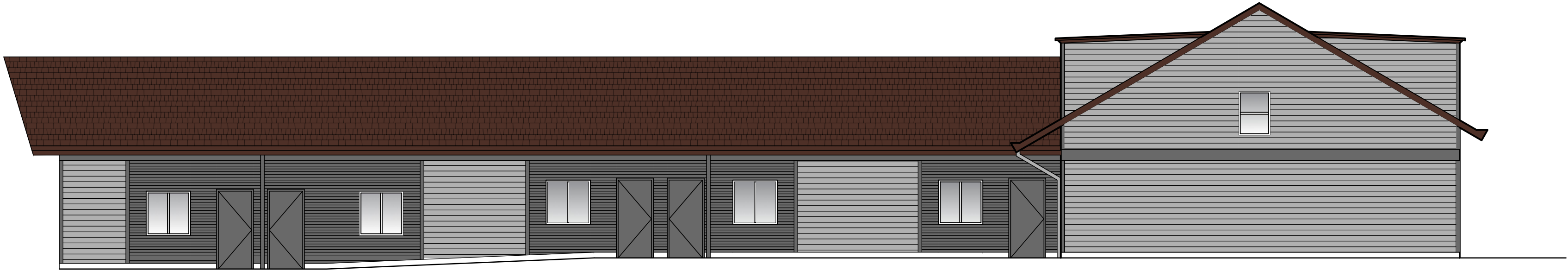
1 BUILDING ELEVATION - NORTH



2 BUILDING ELEVATION - EAST



3 BUILDING ELEVATION - SOUTH



4 BUILDING ELEVATION - WEST

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BUILDING ELEVATIONS

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