

### III. Pre-application Summary



City of Canby  
 Planning Department  
 222 NE 2<sup>nd</sup> Avenue  
 PO Box 930  
 Canby, OR 97013  
 (503) 266-7001

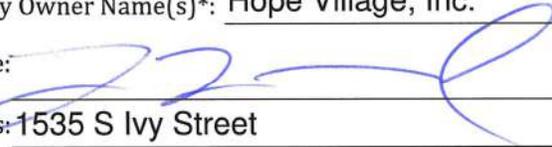
# LAND USE APPLICATION

## Pre-Application Conference

**APPLICANT INFORMATION:** (Check ONE box below for designated contact person regarding this application)

Applicant Name: Hope Village Inc., Frank Howard Phone: (503) 266-9810  
 Address: 1535 S Ivy Street Email: frank@hopevillage.org  
 City/State: Canby, OR Zip: 97013

Representative Name: Sisul Engineering, Pat Sisul Phone: (503) 657-0188  
 Address: 375 Portland Avenue Email: patsisul@sisulengineering.com  
 City/State: Gladstone, OR Zip: 97027

Property Owner Name(s)\*: Hope Village, Inc. Phone: (503) 266-9810  
 Signature:   
 Address: 1535 S Ivy Street Email: frank@hopevillage.org  
 City/State: Canby, OR Zip: 97013

NOTE: Property owners or contract purchasers are required to authorize the filing of this application and must sign above

\* All property owners represent they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.

**PROPERTY & PROJECT INFORMATION:**

<u>1546 S Fir St., 1535 &amp; 1555 S Ivy St.</u>	<u>27.45 Ac.</u>	<u>4 1E 04D 802,803,809,810 &amp; 811</u>
Street Address or Location of Subject Property	Total Size of Property	Assessor Tax Lot Numbers
<u>Hope Village Campus</u>	<u>R-1.5 (PUD)</u>	<u>MDR</u>
Existing Use, Structures, Other Improvements on Site	Zoning	Comp Plan Designation

Design Review, PUD & CUP amendment for several modifications to the Hope Village Campus as explained below:

Brief description of proposed development or use

The Community Center will be expanded to add new services & amenities, the Shop to the rear of the Community Center will be altered inside together with some exterior elevation modifications. The main driveway through Hope Village will be reconfigured into two main accessways with double loaded parking & a Fire Dept emergency access will be created by Ivy St. The Cascade House & The Meadows Apt. buildings will receive new additions.

STAFF USE ONLY				
FILE #	DATE RECEIVED	RECEIVED BY	RECEIPT #	DATE APP COMPLETE



City of Canby  
Planning Department  
222 NE 2<sup>nd</sup> Avenue  
P.O. Box 930  
Canby, OR 97013  
Ph: 503-266-7001  
Fax: 503-266-1574

# CHECKLIST

## PRE-APPLICATION CONFERENCE

**All required application submittals detailed below must also be submitted in electronic format on a CD, flash drive or via email to: [PlanningApps@canbyoregon.gov](mailto:PlanningApps@canbyoregon.gov)**

Pre-Application Conferences are designed to provide applicants the opportunity to present land use development proposals to City staff prior to the actual land use application process. This advance discussion allows applicants an opportunity to ask questions about the applicable city codes, required permits, hearing and noticing and estimated processing timelines. The Pre-Application Conference also allows City staff an opportunity to review preliminary plans, and to provide comments to applicants regarding the project and design. This feedback early in the planning process can help applicants avoid major plan revisions that are more cumbersome to change after an actual application submittal.

Applicants should keep in mind that, due to the preliminary nature of information discussed during Pre-Application Conferences; City staff reserves the right to determine permitting requirements upon receipt of an official application. Information obtained during a Pre-Application Conference is subject to subsequent changes in the Canby Comprehensive Plan, Canby Municipal Code, and/or any other applicable regulations. A Pre-Application Conference does not “vest” (lock in any fees or development requirements) a project in any way.

Once your pre-application has been submitted, it will be reviewed by the Planning Department. You will be notified of any changes and returned to the Planner for approval. The Office Specialist at Public Works will contact you to set up your pre-application conference. At this conference representatives from the following City departments and public agencies will be in attendance: Public Works, water, telephone, cable, gas, electric, Clackamas County (if needed), Canby Fire District, Oregon Department of Transportation (if needed), Planning, Engineering, and Parks.

Applicant City  
Check Check

- Submit one copy of your proposed pre-application submittal, addressing the minimum pre- application requirements listed below, to the Planner for review and comments.
- Once you have made any needed changes per the Planning Department, submit two (2) paper copies of this application packet to the Planning Department
- Submit an electronic copy of the complete application packet to the Planning Department
- Payment of appropriate fees – cash or check only. Refer to the city’s Master Fee Schedule.
- Narrative – A detailed narrative description of your proposal and any specific questions you want the City to respond to at the Pre-Application Conference.

- Site/Plot Plan drawn to scale showing:
- Property lines (legal lot of record boundaries)
  - Lot area
  - Impervious surface area
  - Location and size of all proposed hardscape, including driveways, parking lots, compact cars and handicapped spaces, loading areas, bicycle paths, bicycle parking, sidewalks, and pedestrian ways
  - Location, size, & heights of existing and proposed structures
  - Proposed elevations
  - Distances between structures and other significant features, including property lines, yards and setbacks, building area,
  - Layout of all proposed structures, such as buildings, fences, signs, solid waste collection containers, mailboxes, exterior storage areas, and exterior mechanical and utility equipment
  - Significant tree locations (all trees over 6 inches)
  - Location and dimensions of easements
  - Location of utilities – storm, sanitary sewers and water (including size of service and street location)
  - Location, width, and names of all existing or planned streets, other public ways, and easements within or adjacent to the property, and other important features
  - Existing and proposed driveway widths
  - Location of any forested/wetland area, water bodies, or other significant natural features
  - Location of and distance to fire hydrant(s)
  - Location and profile drawings of all proposed exterior signage
- Slope map (if area is over 25% slope)

**Nonresidential Projects Wastewater Information**

*\*\*Businesses are required to complete an Environmental Survey from the City of Canby Public Works Department prior to receiving a business license.*

- Do you plan on discharging anything other than domestic waste? Yes No
- Will you be discharging any wastes that were produced during an industrial process or the manufacturing of a product? Yes No
- Are you proposed to have floor drains that will be connected to sanitary sewer? Yes No

**HOPE VILLAGE ORIGINAL CAMPUS IMPROVEMENTS:**

Hope Village intends to submit a consolidated land use application for an amendment to the Hope Village Conditional Use Permit (CUP) and Planned Unit Development (PUD) to allow for development of several projects within the “original campus” area of the Hope Village site plan. The requested approvals will allow Hope Village to further fulfill the mission of Hope Village, to enable successful aging for residents, and to serve more people, better.

The improvements are organized into three main parts. All are being designed concurrently however, construction will be phased to over an 18-to-24-month period to allow the campus and the Hope Village Staff to continue to operate while construction is occurring.

- The Community Center will be renovated and receive three new additions. The existing building is approximately 12,874 GSF. It includes a lobby, reception area, auditorium, stage, staff administrative spaces, and resident recreation spaces. The renovated spaces will receive new finishes and furniture. The new additions total around 8,000 GSF and will incorporate additional administrative spaces, offices, storage, an upgraded gym, locker rooms, an indoor pickleball court, and an aquatic room. The aquatic room will include a 1,000 square foot swimming pool with a 10-person hot tub, as well as a dedicated mechanical room for pool maintenance. A small café will be added to the existing lobby.

Outside the Community Center, the façade facing the parking lot will be remodeled, a new emergency generator is planned along the northeastern wall of the site, and upgrades to the back patio that separates the Community Center from the Shop building will be completed to allow for better accessibility between the two buildings. The adjacent Shop building will receive modest interior upgrades to create a game room for residents. Utility upgrades will be included for existing electrical, water, and drainage. A new fire hydrant will be installed between the Community Center and Cascade House.

- Meadows and Cascade House are existing two-story apartment buildings with elevators and interior corridors. Each building will receive a small new community pantry addition alongside a covered outdoor seating area to the rear of each building. Cascade House will also receive a new canopy at the main building entrance to provide year-round weather protection for vehicular pick-ups and drop-offs.
- The central parking area between the Community Center, Cascade House, and Marquis will be reconfigured improve parking efficiency, pedestrian connectivity, outdoor amenities, and environmental outcomes. Sections of existing paving will be removed. New sidewalks, surface parking, site lighting, landscaping, and outdoor amenities will be installed. A new Fire Department Access will be constructed near S Ivy Street to provide better fire access for the NE portion of the Hope Village campus.

## **SEQUENCE OF CONSTRUCTION:**

Improvements will be phased over an 18-to-24-month period as sequenced below.

- Stage 1:           The Meadows: Pantry & Covered Outdoor Seating Area  
                      Cascade House: Pantry, Covered Outdoor Seating Area and Porte Cochere  
                      The Shop: Interior Improvements for Game Room
- Stage 2:           Community Center: Northeastern Administration Wing Expansion
- Stage 3:           Community Center: Professional Wing Expansion  
                      Community Center: Front Façade Improvement, Entry and Bistro
- Stage 4:           Community Center: Auditorium Improvement  
                      Community Center: Pool Wing Expansion  
                      Parking Lot Reconstruction & Fire Department Access Construction  
                      Adjustment of Utilities to south side of Community Center  
                      Additional Fire Hydrant between Cascade House & Community Center

## **PUBLIC IMPROVEMENTS:**

Few public improvements are anticipated, as noted below.

### **Street:**

The public streets around Hope Village are fully constructed. No new public street improvements are expected. New private access, parking, and sidewalk improvements are planned within the campus and a new Fire Department Access near S Ivy Street to provide Canby Fire with a larger turning radius for improved access to the NE corner of the campus.

Much of the existing paved parking area in between Cascade House, Marquis, and the Community Center will be reconstructed to improve parking efficiency, pedestrian connectivity, & outdoor amenities. The outdoor amenities have not yet been chosen, but could include a gazebo, gathering spaces, a fire pit, and an outdoor pickleball court. Parking lot lighting and landscaping will be installed throughout this area.

### **Sanitary Sewer:**

No new public sanitary sewer improvements will be needed. New private sanitary sewer improvements will be constructed for the Community Center improvements.

**Storm Drain:**

No public storm drainage improvements will be necessary. Hope Village has several private drywells which will continue to be used for stormwater disposal. New private storm drainage improvements will be constructed for the new parking lot layout and new roof drains.

**Water:**

Public water mains run throughout the Hope Village campus, including a 10-inch diameter pipe through the parking area being reconstructed. No new water services will be needed for Cascade House or the Meadows covered areas. The expansion of the Community Center will have additional water fixtures; however, the existing 2-inch meter is anticipated to be able to accommodate the water needs. The following questions for Canby Utility Water:

**FRANCHISE UTILITIES:**

**Power:** The existing transformer on the south side of the Community Center will have to be removed and replaced.

**Natural Gas:** The existing natural gas line to the Community Center runs to a gas meter on the south side of the existing building. This meter will have to be relocated.

**Communications:** The DirectLink service line into the Community Center will be impacted by the southern expansion of the Community Center.

**QUESTIONS:**

- 1) Will any additional backflow protection be required on the water service to the Community Center?
- 2) Canby Fire will require an additional fire hydrant on the south side of the Community Center between the Community Center and Cascade House. Can this be a public fire hydrant?
- 3) Will Design Review be required if the new building improvements total less than 5,000 sq. ft. per year? (16.49.030.A.4)
- 4) If yes, do the proposed improvements have to meet required percentage of the Site and Design Review Matrix? Are they looked at individually, combined, or in the scope of the overall campus?
- 5) Will a Traffic Impact Study (TIS) be required?
- 6) Any concerns with a new propane tank being placed to the NE of the Community Center?

## **Pre-app meeting notes: Hope Village, City of Canby, 2025.06.11**

Spencer Pollack, City of Canby Public Works – No comments

Matt Downs, DirectLink – No comments, the Comm. Cntr. expansion will impact their facilities; he is available to help.

Josh Muravez – Canby Utility, Electric – Providing power is an issue across all of Canby due to the PGE transmission lines being at capacity. Basically, anything more than a single-family home is having to be looked at. Any project requiring more than 1 Megawatt of power will require a load study. As it applies to Hope Village, any new panel is an issue. The keys will be how much load and how soon. It may not be an issue until the exercise wing phase. Have ColeBreit work directly with Josh.

Frank asked about solar being an option. Yes, if it reduces the load. The concern is new need. New added load is the need. If there is savings due to the existing load being reduced by more efficient fixtures, then that should be considered in the load study.

Canby Fire – The new access point at the entrance will be a big help as will the new fire hydrant by the Comm. Cntr. Work with them on access through the site as construction is underway, they want to be aware of any site closures. No concerns regarding the propane tank but work with them on the pad during construction.

Richard Carlson and Sherley Cass-Crosby, Clackamas County – No concerns.

Tiffany, USPS – No new addresses so no concerns.

Jerry Benson, Astound – They have lines in the parking lot that will be impacted if the conversion to the outdoor amenity area lowers the grade.

Ryan, HHPR, City Engineer – No comments.

Avi Tayar, ODOT – Wondering whether the City will require a Traffic Study.

Planning Discussion – Don Hardy, Ryan Potter

1. They will want us to prepare a good description of what the project amenities are so DKS can scope the project to determine the needs for trip generation, TIA or TIS. We should provide them with information such as a) will there be new employees added within the Comm. Cntr, if so how many? b) what will the hours of the bistro be? c) what sort of menu will be offered?, d) will there be parking spaces reserved up front for the bistro?, e) will there be an increase in the number of events held at Hope Village?

2. The City is anticipating that very few additional trips will be created, as the improvements are intended to serve residents of Hope Village. It's possible that the offsite trip generation could be reduced by providing more onsite amenities. Family and friends visiting the site may now be able to remain onsite and go to the Bistro rather than drive offsite.
3. Per Larissa, the Bistro will mostly grab & go to begin with. The likely hours are 7AM to 2 PM Monday through Friday only.
4. ADA parking is not regulated by the City, but it will be regulated by the County Building Department. ADA parking will need to be addressed.
5. Ryan asked about the Fire Department access at the entrance. If it doesn't look like a place where vehicles are supposed to go then he doesn't see a problem with it. If it looks like a road, then it wouldn't meet their spacing standard.
6. Will the proposal impact the Development Agreement that is in place? No, other than Phase 6 of the Southern Campus, which showed part of the parking lot between Marquis and Cascade House being re-worked. The plan for that parking lot is now being changed by this proposal.
7. Is Design Review required even if the improvements will total less than 5,000 sf per year? Yes, below that Code Section there is another bullet than 2,500 sf of new impervious area triggers design review.
8. For the Site and Design Review Matrix – Focus only on the portion of the site around the projects that make up this package. You don't need to look at the entire site. He did a preliminary look at the Design Review Matrix, and he doesn't think that we'll have a hard time earning the required percentage of points.
9. For the CUP / PUD: Ryan feels like much of those two code sections are not applicable to this proposal. Ryan wants to work with us to slim down what portions of those chapters that we need to address with the narrative.
10. However, do a good job with the narrative explaining the project to the Planning Commission. They appreciate a good explanation.
11. The architectural plans that we have are adequate for the application.
12. Lack of electricity is not something that the City can deny an application for.
13. We discussed how we are looking at the parking requirements for the Community Center. That looked good to Ryan, add a plan that shows how the parking will be met for Marquis, Community Center, and the two apartment buildings.
14. We asked whether the Community Center is an accessory use. Yes and no. It is part of the CUP/PUD more so than an accessory building. We asked because there is a limitation regarding accessory building footprint being limited to less than the footprint of the primary use. They said that is really meant for residential lots. However, if we address it as an accessory structure, we can make the argument

than the primary structure is the footprint of all residential buildings collectively. The accessory structures could be compared to the collective footprint area.

15. For the Neighborhood meeting, use the entire campus area as the “perimeter of the site”.













HOPE VILLAGE - PHASE O.C. 1 -  
COMMUNITY CENTER BUILDING

CLIENT:  
HOPE VILLAGE

PROJECT ADDRESS:  
1535 S IVY STREET, CANBY OR  
97013

APPROVED FOR	DATE	BY
SCHEMATIC DESIGN	5/26/2025	Approver

DESCRIPTION	DATE

PROJECT NO: 2304-1100  
DRAWN BY: JG  
CHECKED BY: JG  
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3D VIEWS - FOR REFERENCE ONLY



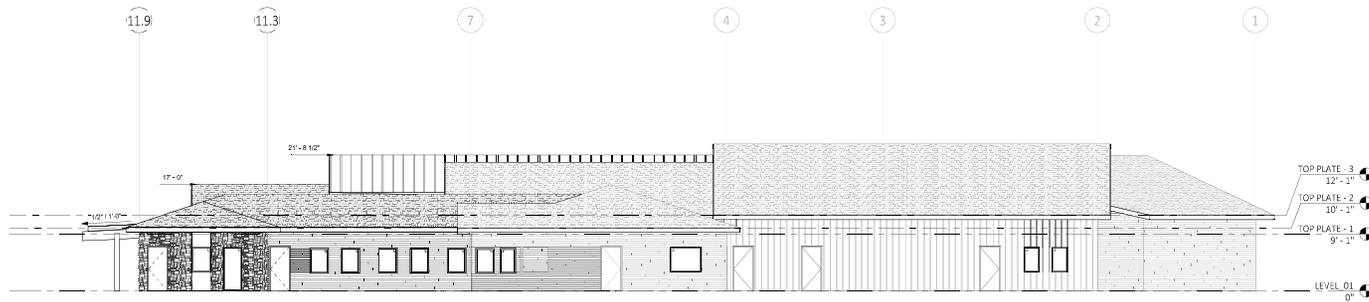
GENERAL EXTERIOR ELEVATION NOTES

KEYNOTES - EXTERIOR ELEVATIONS	
Key Value	Keynote Text
E1001	STRAIGHT CUT DOCKTILE
E1007	BULLOCK WOOD BENCH

ELEVATION	DESCRIPTION
[Pattern]	SHAKE SHINGLES
[Pattern]	MANUFACTURED STONE
[Pattern]	LAP SIDING
[Pattern]	BOARD AND BATTEN
[Pattern]	METAL HOODING
[Pattern]	PAINTED METAL PANEL



1 SOUTH ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"

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1001 SW DISK DRIVE, SUITE 105  
BEND OR 97702  
541.308.9897  
WWW.PINNACLEARCHITECTURE.COM



HOPE VILLAGE - PHASE O.C. 1 -  
COMMUNITY CENTER BUILDING

CLIENT:  
HOPE VILLAGE

PROJECT ADDRESS:  
1535 S IVY STREET, CANBY OR  
97013

APPROVED FOR	DATE	BY
SCHMATIC DESIGN	5/26/2025	Approver

DESCRIPTION	DATE

PROJECT NO.	2504-1100
DESIGNED BY	PAUL WILSON/PAW
CHECKED BY	CHRISTOPHER
DATE	5/26/2025

EXTERIOR ELEVATIONS

A203

5/26/2025 11:58:47 AM



# HOPE VILLAGE - PHASE O.C. 1 - THE SHOP

## 1535 S IVY STREET, CANBY OR 97013

PHASE: SCHEMATIC DESIGN  
 CLIENT: HOPE VILLAGE



VICINITY MAP



"ENHANCING LIVES AND COMMUNITIES"

1001 SW DISK DRIVE, SUITE 105  
 BEND OR 97702  
 541.388.8897  
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HOPE VILLAGE - PHASE O.C. 1 -  
 THE SHOP  
 CLIENT:  
 HOPE VILLAGE

PROJECT ADDRESS:  
 1535 S IVY STREET, CANBY OR  
 97013

### PROJECT CONTACT INFORMATION

**OWNER:**  
 HOPE VILLAGE  
 1535 S IVY STREET  
 CANBY, OR 97013  
 PHONE: (503) 263-0288  
 CONTACT: FRANK HOWARD  
 EMAIL: FRANK@HOPEVILLAGE.ORG

**MECHANICAL:**  
 COMPANY:  
 ADDRESS:  
 ADDRESS:  
 PHONE:  
 CONTACT:  
 NAME:

**CIVIL:**  
 COMPANY:  
 375 PORTLAND AVENUE  
 BASTROP, OR 97103  
 PHONE: (503) 672-0288  
 CONTACT: FAY SULL  
 EMAIL: FAY@SULLBRUNSANDASSOCIATES.COM

**STRUCTURAL:**  
 COMPANY:  
 ADDRESS:  
 ADDRESS:  
 PHONE:  
 CONTACT:  
 NAME:

**GEOTECH:**  
 BENTON SOLUTIONS, INC.  
 3000 S SPRINGDALE RD  
 ESTACADA, OR 97123  
 (503) 388-9876  
 DON.FENDERMA  
 DON@BENTONSOLUTIONS.COM

**ARCHITECT:**  
 PINNACLE ARCHITECTURE, INC.  
 1001 SW DISK DRIVE, SUITE 105  
 BEND, OREGON 97702  
 PHONE: (541) 388-8897  
 CONTACT: PIVAN CANBY  
 EMAIL: PIVAN@PAC.AE

**ELECTRICAL:**  
 COMPANY:  
 ADDRESS:  
 ADDRESS:  
 PHONE:  
 CONTACT:  
 NAME:

**PLUMBING:**  
 COMPANY:  
 ADDRESS:  
 ADDRESS:  
 PHONE:  
 CONTACT:  
 NAME:

**BUILDER:**  
 COMPANY:  
 ADDRESS:  
 ADDRESS:  
 PHONE:  
 CONTACT:  
 NAME:

**SURVEYOR:**  
 BENTON AND ASSOCIATES  
 4027 SW 183RD AVE  
 BASTROP, OR 97103  
 PHONE: (503) 263-0288  
 CONTACT: KEN GRIFFIN  
 EMAIL:

### PROJECT INFORMATION

**DESCRIPTION (SCOPE OF WORK):**  
 RENOVATION OF EXISTING SHOP/STORAGE BUILDING

**OCCUPANCY TYPE:**  
 BUSINESS

**CONSTRUCTION TYPE:**  
 1/4

**LEGAL DESCRIPTION:**  
 1/4-33-30-1

**ZONING:**  
 R 1.5 (MED-LOW DENSITY RESIDENTIAL)

**USE CODE:**  
 USE-CODES

**ACCESSIBLE:**  
 CURRENT:  NOT PROVIDED:   
 STAIRS: CURRENT:  NOT PROVIDED:   
 TOTAL: CURRENT:  NOT PROVIDED:

**SETBACKS:**  
 FRONT: 30'  
 SIDE: 10'  
 REAR: 20'

**REFERENCES/NOTES:**  
 -  
 -  
 -

BUILDING INFORMATION	
Name	Area
1535 S IVY	1,100 SF
1535 S IVY	1,340 SF
Other	0 SF

**NECESSARY STATISTICALS:**  
 "A"

### DRAWING INDEX

SHEET LIST	
Sheet Number	Sheet Name
01 - GENERAL	
001R	COVER
002R	NOTES & CONFORMANCE
003R	GENERAL ACCESSIBILITY DETAILS
01 - ARCHITECTURAL - SHOP	
011R	DEMOLITION & FLOOR PLAN
012R	DEMOLITION ELECTRICALS
013R	CONSTRUCTION ELEVATIONS
014R	ACCESSIBILITIES

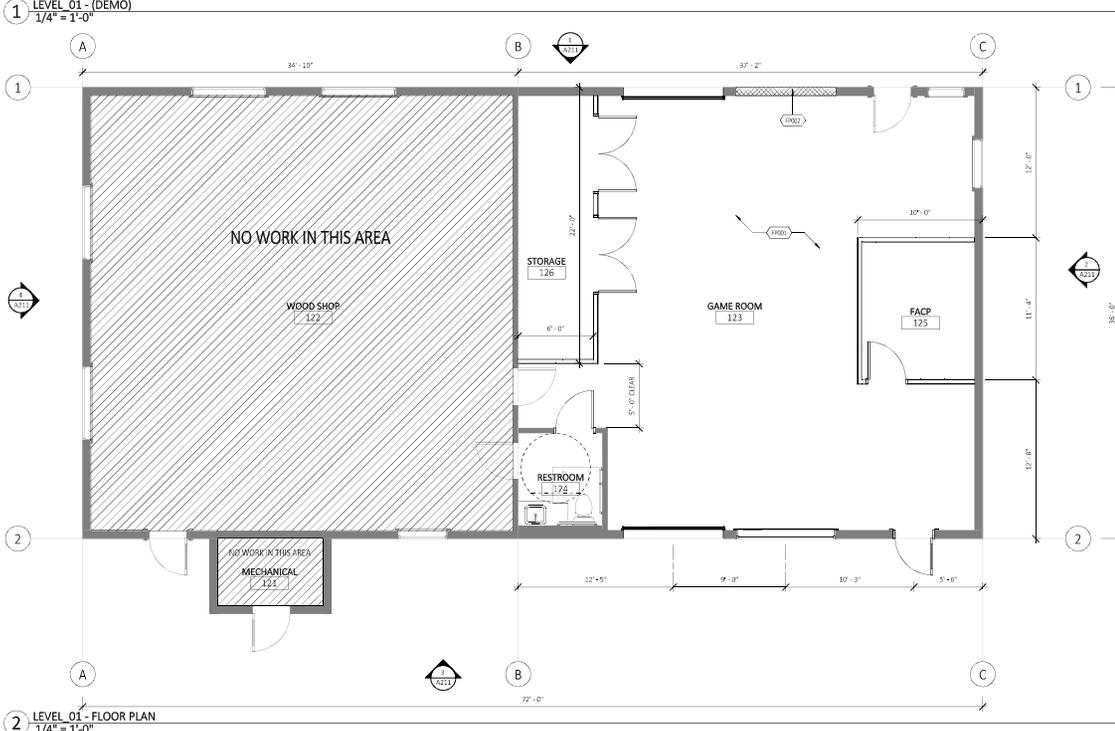
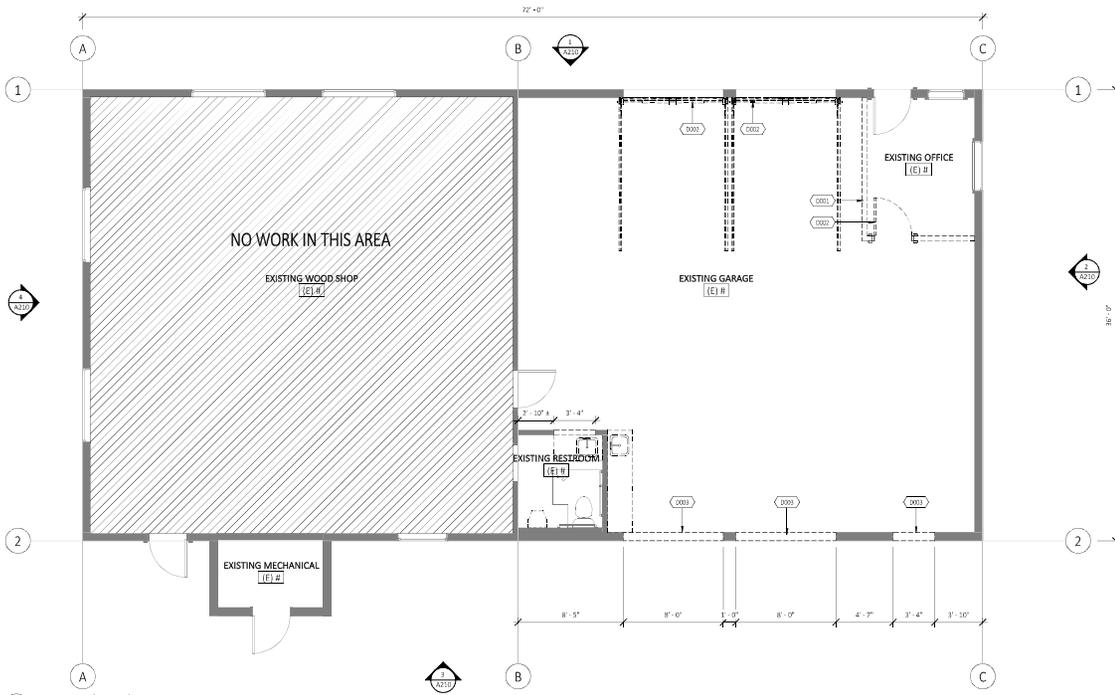
APPROVED FOR: \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 SCHEMATIC DESIGN 05/26/2023 PIVAN CANBY

REVISION	DESCRIPTION	DATE
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PROJECT NO: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ MAIL DELIVERABLE  
 CHECKED BY: \_\_\_\_\_ PIVAN CANBY  
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COVER

G010



**GENERAL DEMO FLOOR PLAN NOTES**

KEYNOTES - DEMO	
Key Value	Excerpt Text
0001	REMOVE ALL EXISTING FINISH WALL MATERIAL AND FRAMING
0002	REMOVE BATHS EXISTING DOOR, TRIM, AND THRESHOLDS
0003	REMOVE PORTION OF GYM WALL TO ALLOW FOR NEW OPENING. PROTECT ADJACENT CHIL BLOCK BATHS REMOVAL.

**GENERAL FLOOR PLAN NOTES**

KEYNOTES - FLOOR PLANS	
Key Value	Excerpt Text
1001	DRIVE ELEVATING
1002	CONCRETE FLOOR - MATCH EXISTING PATTERN



1001 SW DISK DRIVE, SUITE 105  
BEND OR 97702  
541.308.3897  
WWW.PINNACLEARCHITECTURE.COM



HOPE VILLAGE - PHASE O.C. 1 - THE SHOP  
CLIENT: HOPE VILLAGE  
PROJECT ADDRESS: 1535 S IVY STREET, CANBY OR 97013

APPROVED FOR	DATE	BY
SCHEMATIC DESIGN	05/09/2025	RYAN CAIN

REVISION	DESCRIPTION	DATE
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PROJECT NO: 2504-1101  
DRAWN BY: AUSTIN GARDNER  
CHECKED BY: RYAN CAIN  
© PINNACLE ARCHITECTURE, P.C. 2025 05/09/2025 09:42

**DEMOLITION & FLOOR PLAN**



**A110**

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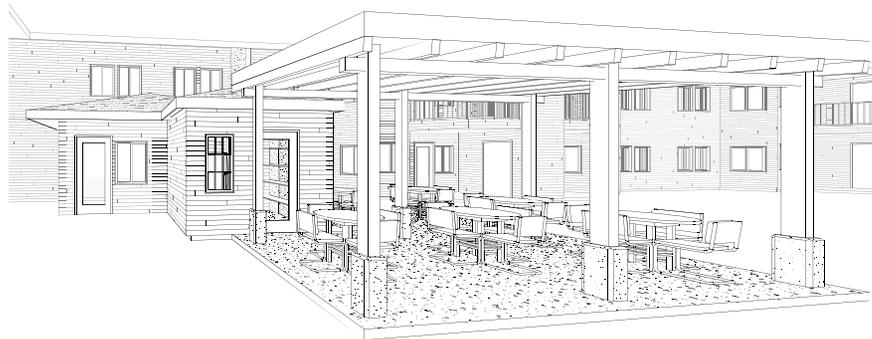








1 PANTRY EXTENSION - 1



2 PANTRY EXTENSION - 2



HOPE VILLAGE - PHASE O.C. 1 - THE MEADOWS

CLIENT:  
HOPE VILLAGE

PROJECT ADDRESS:  
1546 FIR STREET, CANBY OR  
97013

APPROVED FOR	DATE	BY
SCHEMATIC DESIGN	05/09/2025	Approver

DESCRIPTION	DATE
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PROJECT NO.	DATE ISSUED
ARCHITECT	DATE
DESIGNED BY	DATE
BY PINNACLE ARCHITECTURE, INC. 2025	© PINNACLE ARCHITECTURE, INC. 2025

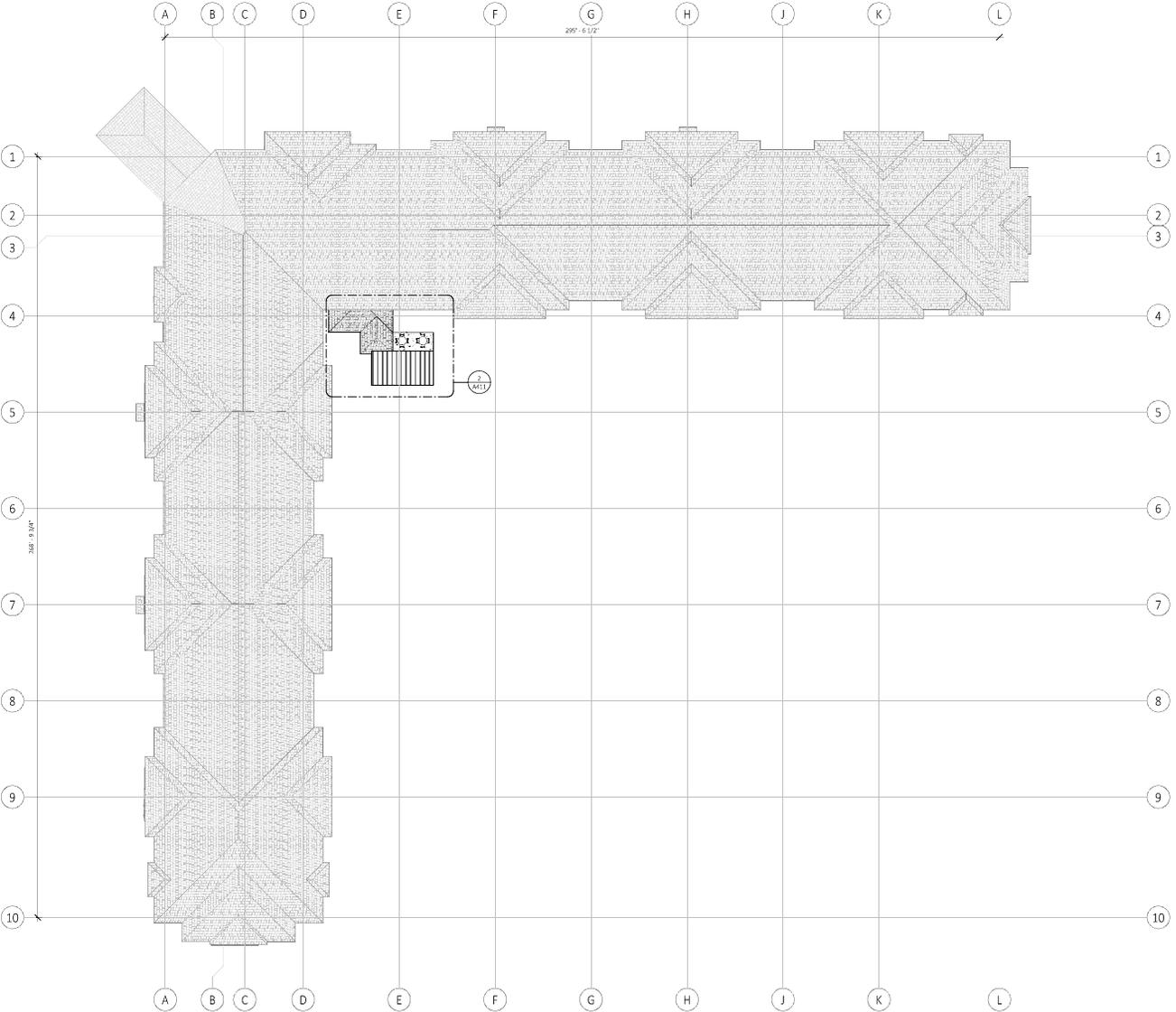
3D VIEWS - FOR REFERENCE ONLY

GENERAL ROOF PLAN NOTES

ROOF LEGEND

	15°
	12:12
	8:12
	6:12

KEYNOTES - ROOF PLAN	
Key Value	Keynote Text



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HOPE VILLAGE - PHASE O.C. 1 - THE MEADOWS

CLIENT:  
HOPE VILLAGE

PROJECT ADDRESS:  
1546 FIR STREET, CANBY OR  
97013

APPROVED FOR	DATE	BY
SCHEMATIC DESIGN	05/09/2025	Approver

REVISION	DESCRIPTION	DATE
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PROJECT NO.	2504 - 010
DESIGNED BY	J. Carr
CHECKED BY	J. Carr
DATE	05/09/2025

ROOF PLAN

1 ROOF PLAN  
1/16" = 1'-0"



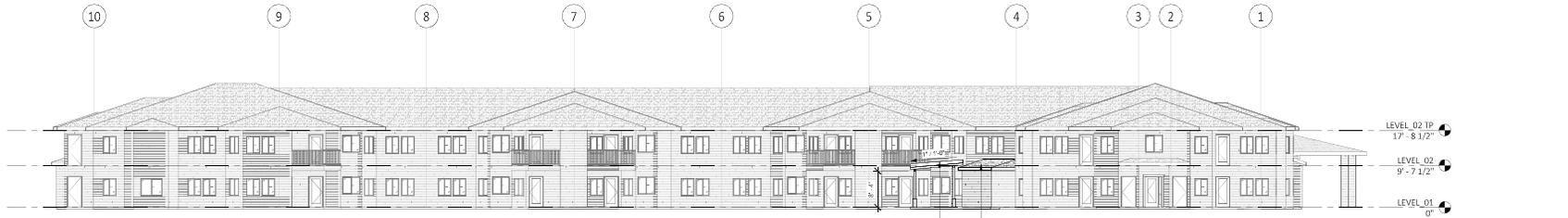
A131

KEYNOTES - EXTERIOR ELEVATIONS	
Key Value	Keynote Text
EQ02	MULTIFUNCTION
EQ04	WORKING, SEAM PANEL, ROOFING
EQ05	SPRINKLE ROOFING

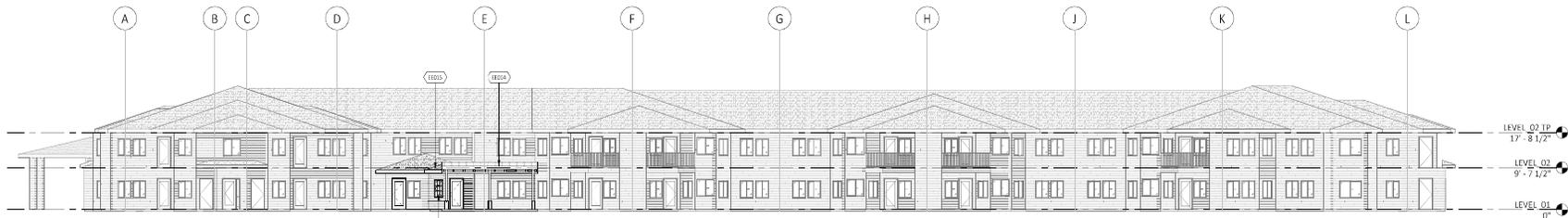
GENERAL EXTERIOR ELEVATION NOTES



1 NORTH ELEVATION  
3/32" = 1'-0"



2 EAST ELEVATION  
3/32" = 1'-0"



3 SOUTH ELEVATION  
3/32" = 1'-0"



4 WEST ELEVATION  
3/32" = 1'-0"

**pinnacle**  
architecture, Inc.

"ENHANCING LIVES AND COMMUNITIES"

1001 SW DISK DRIVE, SUITE 105  
BEND OR 97702  
541.308.9897  
WWW.PINNACLEARCHITECTURE.COM



HOPE VILLAGE - PHASE O.C. 1 - THE MEADOWS

CLIENT:  
HOPE VILLAGE

PROJECT ADDRESS:  
1546 FIR STREET, CANBY OR  
97013

APPROVED FOR	DATE	BY
SCHEMATIC DESIGN	05/09/2025	Approver

REVISION	DESCRIPTION	DATE
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PROJECT NO.	DATE	BY
ARCHITECT	DATE	BY
CHECKED BY	DATE	BY

EXTERIOR ELEVATIONS

A211

ISSUED 05/09/2025



