

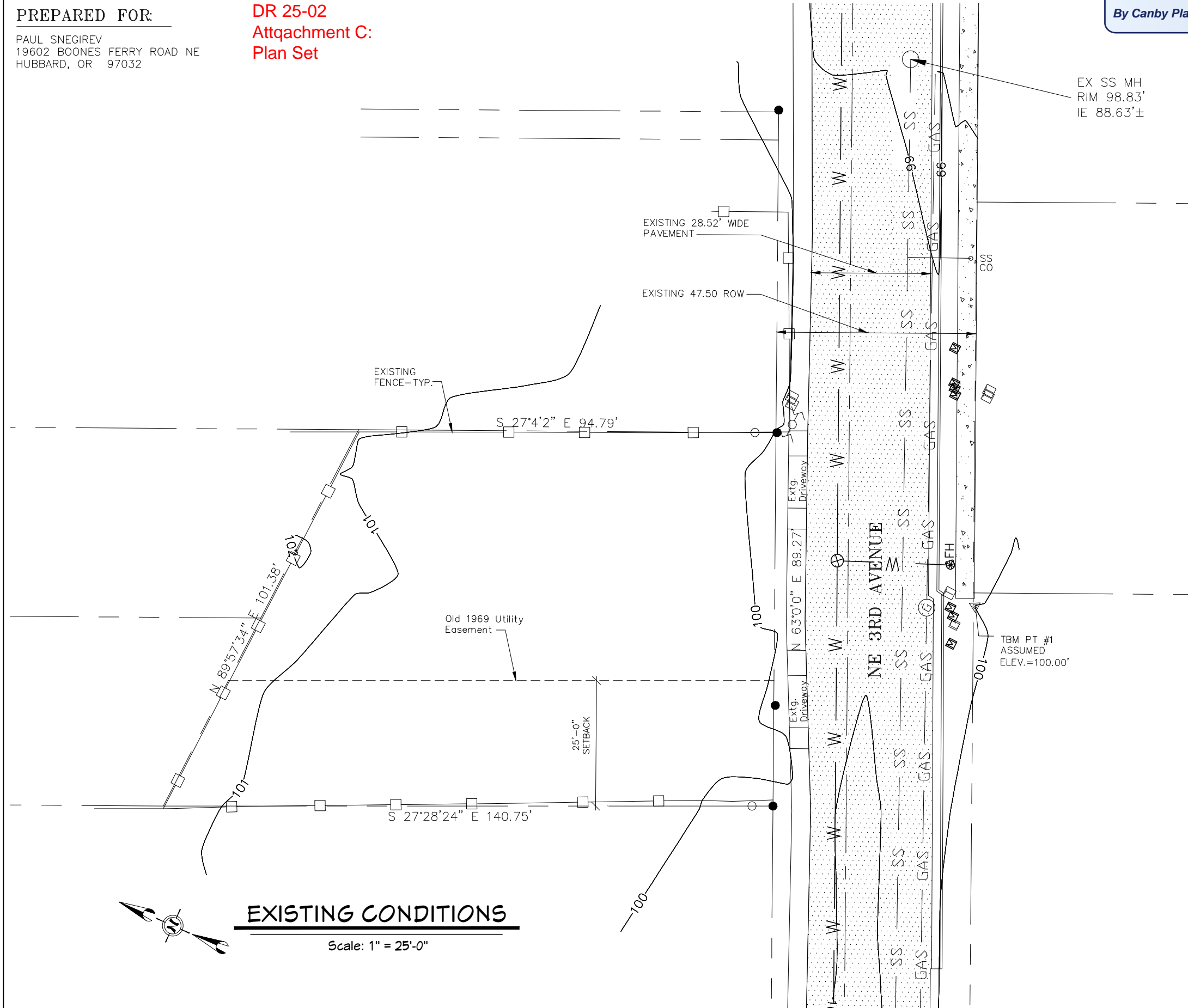
PREPARED FOR:

PAUL SNEGIREV
19602 BOONES FERRY ROAD NE
HUBBARD, OR 97032

DR 25-02
Attachment C:
Plan Set

RECEIVED

By Canby Planning Brianna Addotta at 3:44 pm, May 20, 2026



LEGEND

SS	- SANITARY SEWER
SD	- STORM DRAIN
MH	- MANHOLE
CB	- CATCH BASIN
CO	- CLEAN OUT
PP	- UTILITY POLE
IE	- INVERT ELEVATION (FLOW LINE)
FF	- FINISH FLOOR
R.O.W.	- RIGHT-OF-WAY
FD	- FOUND
CS	- COUNTY SURVEY
IR	- IRON ROD
000.00	- NEW SURFACE GRADE
M	- 1"x3/4" ANGLE METER STOP IN METER BOX
R	- RADIUS
BO	- BLOWOFF
■	- ABOVE GROUND UTILITY STRUCTURES
S.L.	- STREET LIGHT
TFOC	- TOP FACE OF CURB
⊙FH	- FIRE HYDRANT
CI	- CURB INLET
T.O.P.	- TOP OF PIPE
FL	- FLOW LINE
Z	- 4" SANITARY SEWER SERVICE
⊕	- TELEPHONE PEDESTAL
⊗	- WATER VALVE
PUE	- PUBLIC UTILITY EASEMENT
DRAIN	- CURB DRAIN DIRECTION
EX.	- EXISTING
---	- EXISTING SD LINE
---	- EXISTING SS LINE
---	- EXISTING WATER LINE
---	- EXISTING GAS LINE

SURVEYED INFORMATION PROVIDED BY:

Kirby & Crawford, Inc.
ENGINEERING AND LAND SURVEYING
1788 S. MAIN STREET, LEBANON, OREGON 97355
PH: (541) 258-8833 FAX: (541) 258-8834

SCALE WARNING
IF THIS SCALE LINE DOES NOT MEASURE ONE INCH, THEN DRAWING IS NOT TO SCALE

BUILDER:
CONTACT:

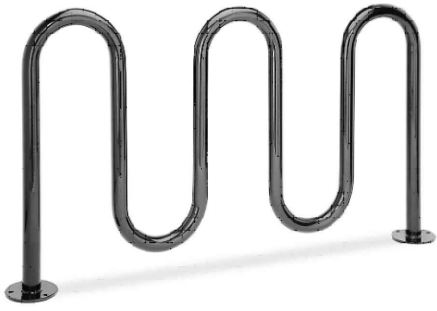
EXISTING CONDITIONS
PROJECT: **3RD. AVENUE APARTMENTS**
486 NE THIRD AVE. CANBY, OR 97013

REVISION NO.	
DRAWN BY:	Serge Chernishoff
PROJECT NO.	2023002
DATE:	May 2026

SHEET **2** OF **14**

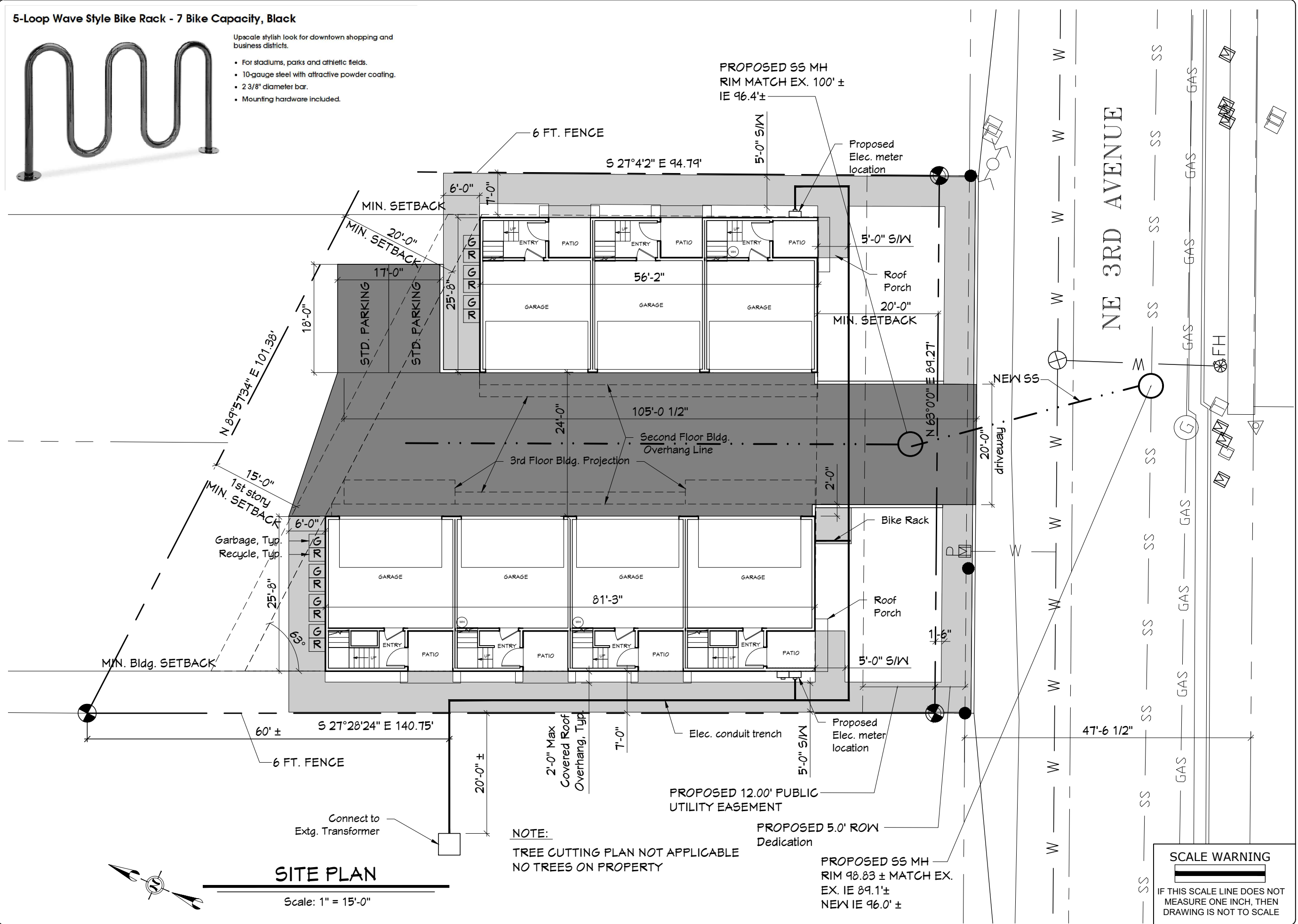
EXISTING CONDITIONS
Scale: 1" = 25'-0"

5-Loop Wave Style Bike Rack - 7 Bike Capacity, Black



Upscale stylish look for downtown shopping and business districts.

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.



SITE PLAN

Scale: 1" = 15'-0"

NOTE:
TREE CUTTING PLAN NOT APPLICABLE
NO TREES ON PROPERTY

PROPOSED 5.0' ROW
Dedication

PROPOSED SS MH
RIM 98.83 ± MATCH EX.
EX. IE 89.1' ±
NEW IE 96.0' ±

SCALE WARNING
IF THIS SCALE LINE DOES NOT
MEASURE ONE INCH, THEN
DRAWING IS NOT TO SCALE

PLANS PROVIDED BY:
TRADITIONAL DESIGN SERVICES
INSPIRE WITH 3D DESIGN
Phone: 503.507.8992 Email: TDSNWLCC@GMAIL.COM
THE DESIGNER IS NOT AN ARCHITECT NOR AN ENGINEER
CONSTRUCTION SHALL NOT BE UNDERTAKEN W/O A PROFESSIONAL

BUILDER:
CONTACT:

SITE PLAN
PROJECT:
3RD. AVENUE APARTMENTS
486 NE THIRD AVE. CANBY, OR 97013

REVISION NO.	DATE	DESCRIPTION

DRAWN BY:
Serge Chernishoff
PROJECT NO.
2023002
DATE:
May 2026

SHEET
3
OF
14



150-Watt Equivalent Integrated LED Wall Pack Light, Dimmable, Selectable CCT 2700K/4000K/5000K

by J&H LED >

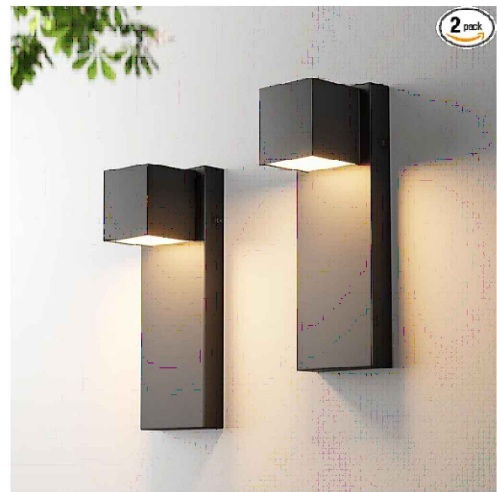
★★★★★ (1)

- CCT selectable between soft white, bright white, or daylight
- Brightness: 1200 Lumens/1800 Lumens/ 2400 Lumens
- Ideal outdoor wall pack light for walkways, garages and patios

Maximum Lumens: **2400**

1440 **2400** 3600 5400 9000

LIGHT #1



2 Pack 13" Modern Outdoor Led Wall Light, 16W 3000K 1200Lumen Porch & Patio Hardwired Wall Mount Wall Sconces, Exterior IP65 Waterproof Aluminum Wall Lamp for Front Door Garage Garden (Black)

Visit the Aceleey Store
4.6 ★★★★★ (43)

\$69.90

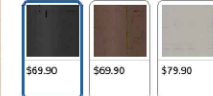
Get \$50 off instantly. Pay \$19.90 upon approval for Amazon Visa. No annual fee.

FREE Returns

Coupons: Apply 10% coupon Shop items > | Terms

Available at a lower price from other sellers that may not offer free Prime shipping.

Color: Black



Size: 2-Pack

2-Pack 4-Pack

Brand: Aceleey

Color: Black

Material: Acrylic, Aluminum, Metal

LIGHT #2



HALO HLB 6 inch LED Recessed Lighting Canless Dimmable Wet Location Selectable Lumens and Selectable Color 27/30/35/40/5000K 4-Pack Indoor Outdoor Soffit Ceiling Lights HLB6LSFS5-4PK

Visit the HALO Store
4.7 ★★★★★ (146)

Amazon's Choice

100+ bought in past month

\$99.75 (\$24.93 / count)

Get a \$50 Amazon Gift Card instantly upon approval for Amazon Visa. No annual fee.

FREE Returns

Available at a lower price from other sellers that may not offer free Prime shipping.

Size: 6 inch



Number of Items: 4

1 4 6

Brand: HALO

Color: White

Material: Aluminum

Style: Selectable Lumens 800/1000/1200

Light fixture form: Ceiling

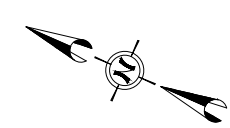
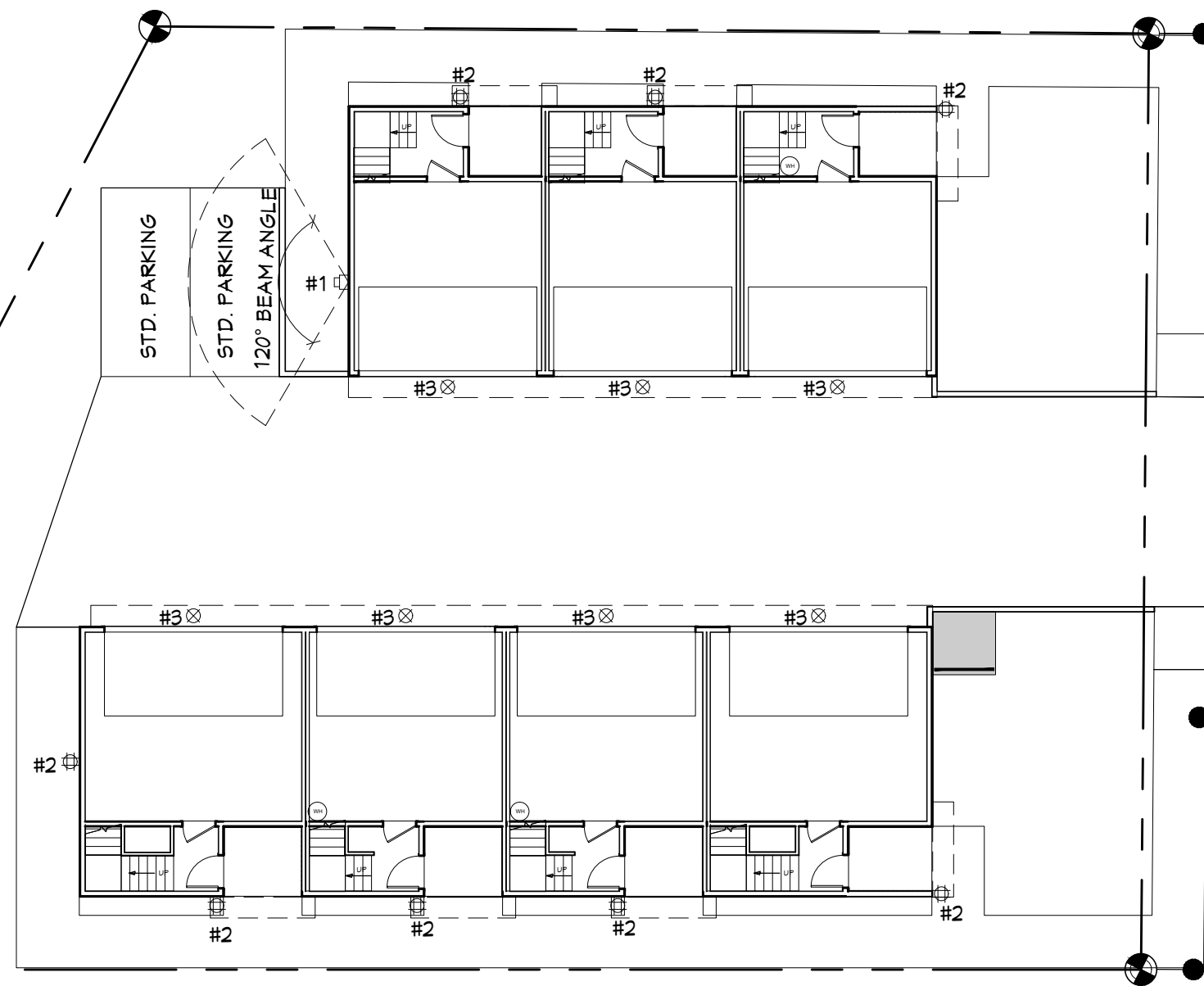
LIGHT #3

LEGEND

☐ = WALL LIGHT #1

⊕ = WALL LIGHT #2

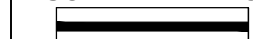
⊗ = WALL LIGHT #3



ILLUMINATION PLAN

Scale: 1" = 15'-0"

SCALE WARNING



IF THIS SCALE LINE DOES NOT MEASURE ONE INCH, THEN DRAWING IS NOT TO SCALE

PLANS PROVIDED BY:
TRADITIONAL DESIGN SERVICES
INSPIRE WITH 3D DESIGN
Phone: 503.507.8992 Email: TDSNWLLC@GMAIL.COM
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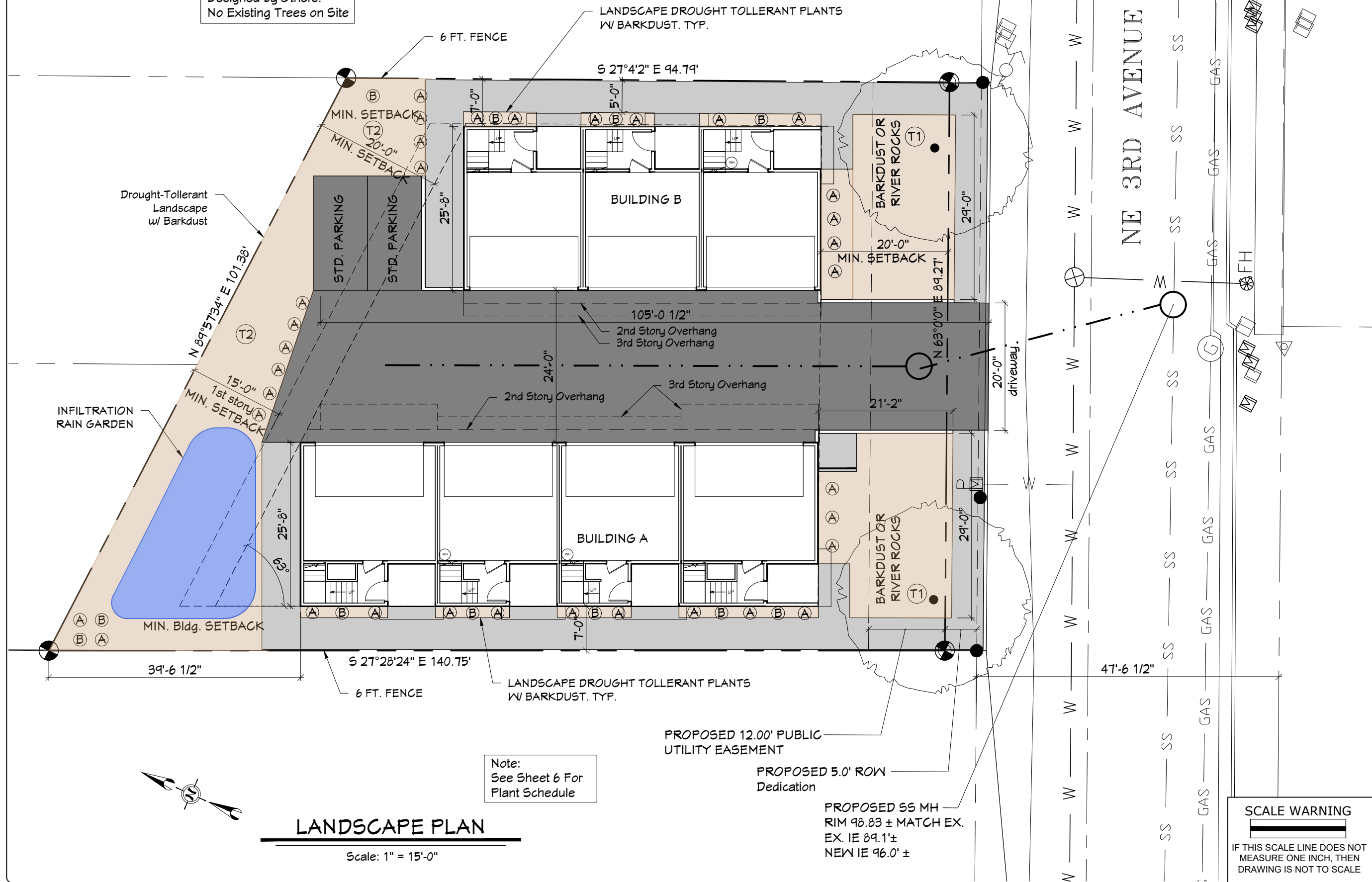
BUILDER:
CONTACT:

TITLE: **ILLUMINATION PLAN**
PROJECT: **3RD. AVENUE APARTMENTS**
486 NE THIRD AVE., CANBY, OR 97013

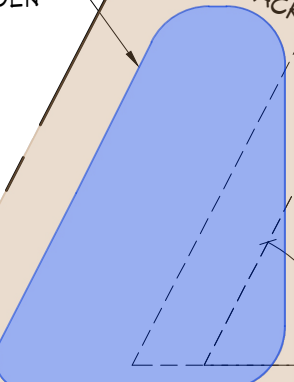
REVISION NO.
DRAWN BY: **Serge Chernishoff**
PROJECT NO. **2023002**
DATE: **May 2026**

SHEET **4**
OF **14**

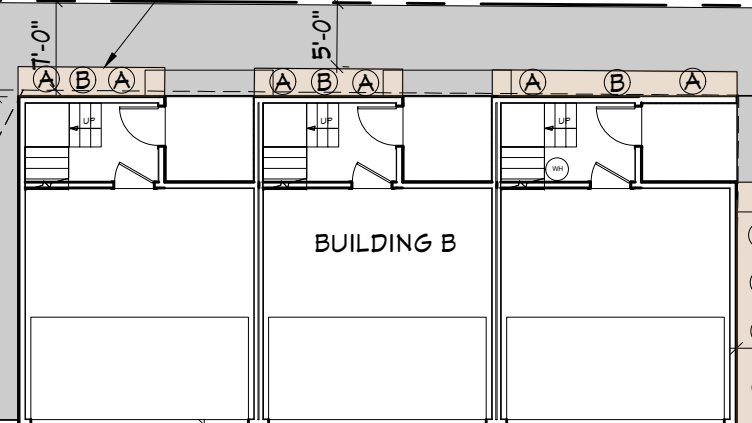
Note:
Landscape Irrigation
Designed by Others.
No Existing Trees on Site



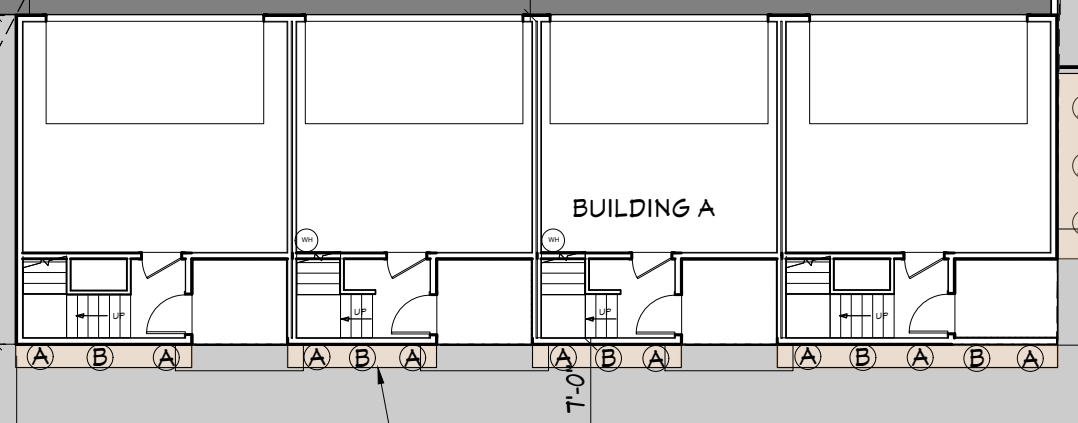
INFILTRATION
RAIN GARDEN



STD. PARKING
STD. PARKING



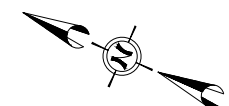
BUILDING B



BUILDING A

BARKDUST OR
RIVER ROCKS
MIN. SETBACK

BARKDUST OR
RIVER ROCKS



LANDSCAPE PLAN

Scale: 1" = 15'-0"

Note:
See Sheet 6 For
Plant Schedule

PROPOSED 12.00' PUBLIC
UTILITY EASEMENT

PROPOSED 5.0' ROW
Dedication

PROPOSED 55 MH
RIM 98.83 ± MATCH EX.
EX. IE 89.1 ±
NEW IE 96.0 ±

SCALE WARNING
IF THIS SCALE LINE DOES NOT
MEASURE ONE INCH, THEN
DRAWING IS NOT TO SCALE

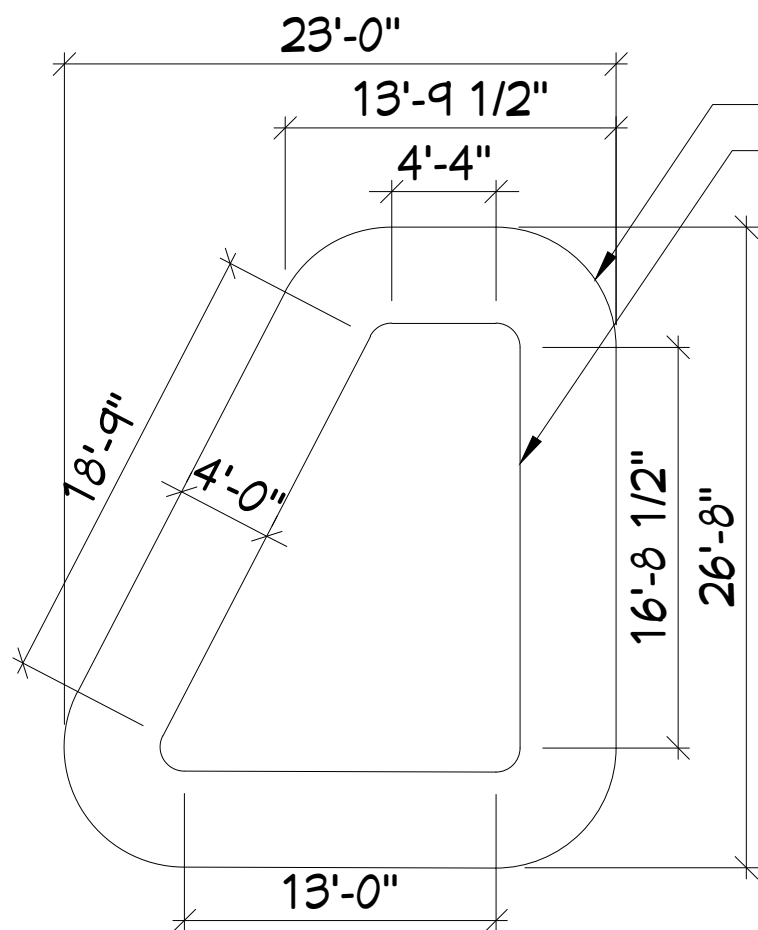
PLANS PROVIDED BY:
TRADITIONAL DESIGN SERVICES
INSPIRE WITH 3D DESIGN
Phone: 503.507.8992 Email: TDSNWLLC@GMAIL.COM
THE DESIGNER IS NOT AN ARCHITECT NOR AN ENGINEER
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BUILDER:
CONTACT:

TITLE: **LANDSCAPE PLAN**
PROJECT: **3RD. AVENUE APARTMENTS**
486 NE THIRD AVE. CANBY, OR 97013

REVISION NO.
DRAWN BY:
Serge Chernishoff
PROJECT NO.
2023002
DATE:
May 2026

SHEET
5
OF
14



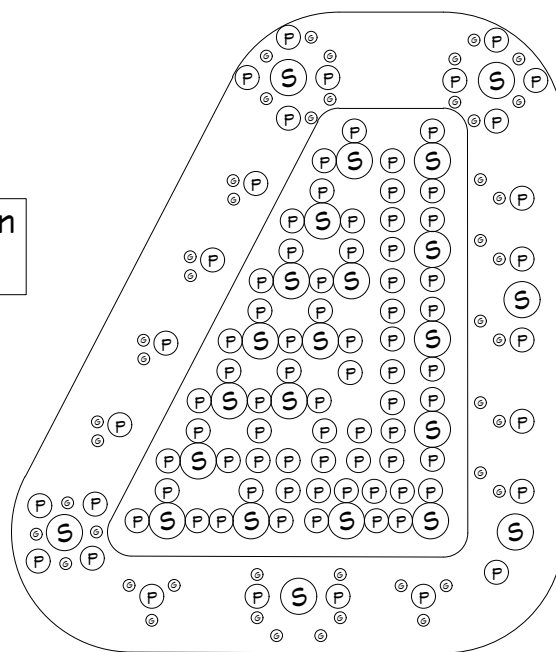
INFILTRATION RAIN GARDEN PLAN

Scale: 1/8" = 1'-0"

**Zone A
Zone B**

Total Rain Garden
= 487 sq. ft.

- NOTE:
1. IRRIGATION DESIGNED BY INSTALLER.
2. VERIFY ALL ELEVATIONS PRIOR TO EXCAVATION.



LANDSCAPE PLAN

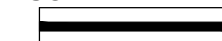
Scale: 1/8" = 1'-0"

PLANT SCHEDULE				
SYMBOL	VEGETATION GROUP	COMMON NAME	LATIN NAME	# REQ'D
(A)	GRASSES	-	-	-
(B)	SHRUBS	-	-	-
(C)	SHRUBS	SKY PENCIL HOLLY	Ilex crenata 'Sky Pencil'	6
(T1)	TREE	-	-	-
(T2)	TREE COLUMNAR	-	-	-

ZONE A				
SYMBOL	VEGETATION GROUP	COMMON NAME	LATIN NAME	# REQ'D
(G)	GRASS / SEDGE / RUSH	NEW ZEALAND HAIR SEDGE	CAREX COMANS	46
(P)	PERENNIAL	GIANT CAMAS	CAMASSIA LEICHTLINII	26
(S)	SHRUBS	SHINY LEAF SPIREA	SPIREA LUCIDA	6

ZONE B				
SYMBOL	VEGETATION GROUP	COMMON NAME	LATIN NAME	# REQ'D
(P)	PERENNIAL	KINNIKINNICK	ARCTOSTAPHYLOS UVA-URSI	64
(S)	SHRUBS	SHINY LEAF SPIREA	SPIREA LUCIDA	17

SCALE WARNING



IF THIS SCALE LINE DOES NOT MEASURE ONE INCH, THEN DRAWING IS NOT TO SCALE

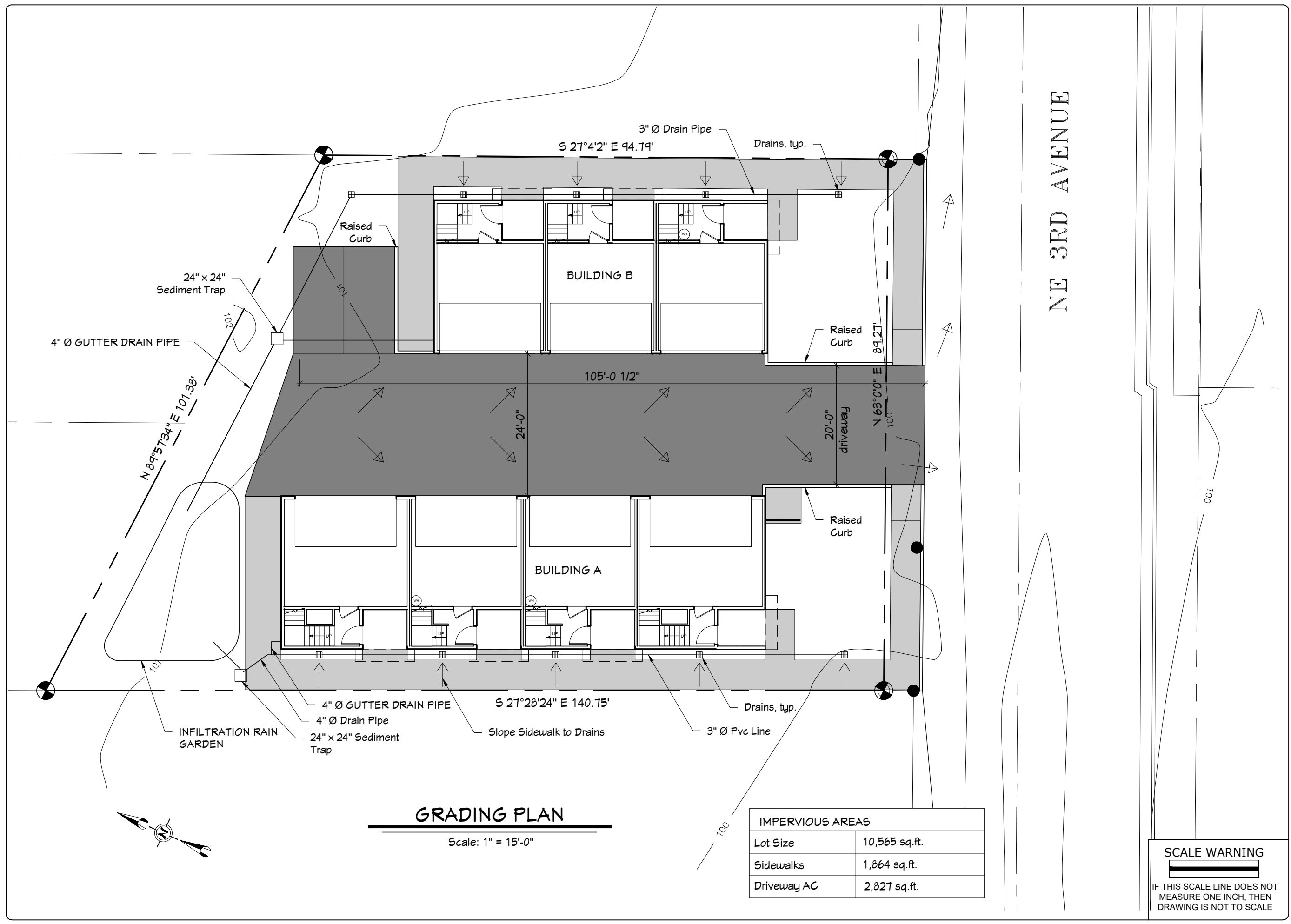
BUILDER:
CONTACT:

PLANT SCHEDULE
TITLE:
PROJECT:
3RD. AVENUE APARTMENTS
486 NE THIRD AVE. CANBY, OR 97013

REVISION NO.
DRAWN BY:
Serge Chernishoff
PROJECT NO.
2023002
DATE:
May 2026

SHEET
6
OF
14

NE 3RD AVENUE

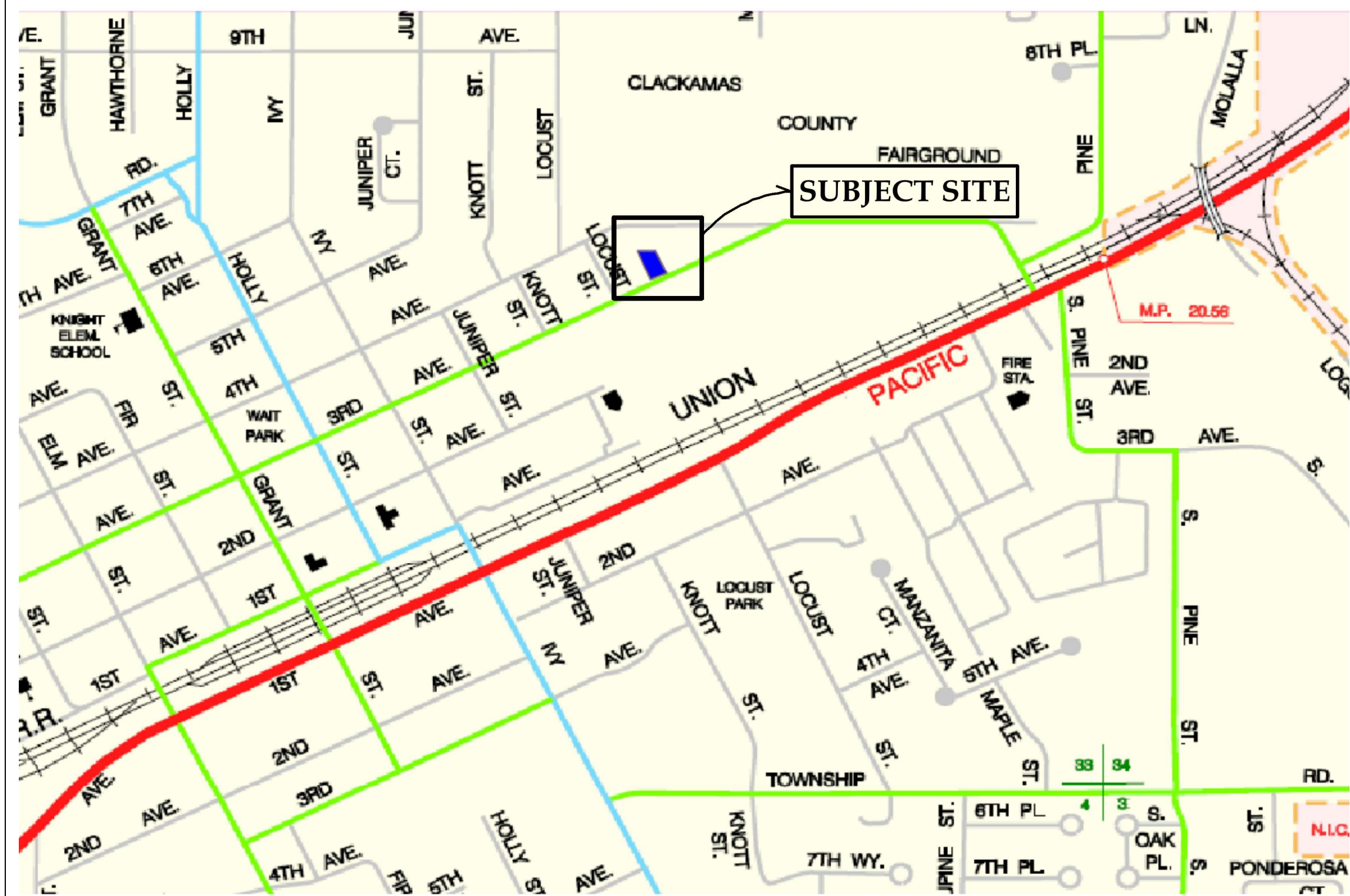


GRADING PLAN

Scale: 1" = 15'-0"

IMPERVIOUS AREAS	
Lot Size	10,565 sq.ft.
Sidewalks	1,864 sq.ft.
Driveway AC	2,821 sq.ft.

SCALE WARNING
 IF THIS SCALE LINE DOES NOT MEASURE ONE INCH, THEN DRAWING IS NOT TO SCALE



VICINITY MAP

3RD AVE. TOWNHOUSE APARTMENTS

SHEET INDEX

- 1 COVER, SHEET INDEX & VICINITY MAP
- 2 EXISTING CONDITIONS
- 3 SITE PLAN
- 4 ILLUMINATION PLAN
- 5 LANDSCAPE PLAN
- 6 PLANT SCHEDULE
- 7 GRADING PLAN
- 8 PERSPECTIVE VIEW
- 9 PAINT SCHEDULE, FRONT & REAR ELEVATIONS
- 10 RIGHT & LEFT BUILDING A & BUILDING B ELEVATIONS
- 11 RIGHT & LEFT ELEVATIONS
- 12 DOOR SCHEDULE, BUILDING A & BUILDING B FIRST FLOOR PLAN
- 13 BUILDING A & BUILDING B SECOND FLOOR PLAN
- 14 BUILDING A & BUILDING B THIRD FLOOR PLAN

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OWNER:
CONTACT:

TITLE: **COVER SHEET**
OWNER: **3RD AVENUE APARTMENTS**
496 NE THIRD AVE. CANBY, OR 97013

REVISION NO:

DRAWN BY: **Serge Chernishoff**
PROJECT NO: **2023002**
DATE: **May-2026**

SHEET: **1**
OF **14**

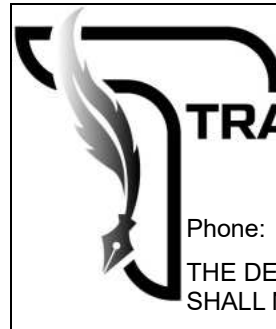
SCALE WARNING
IF THIS SCALE LINE DOES NOT MEASURE ONE INCH, THEN DRAWING IS NOT TO SCALE



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PERSPECTIVE VIEW

SCALE WARNING
 IF THIS SCALE APPEARS NOT
 MEASURE ONE INCH TO ONE
 DRAWING IS NOT TO SCALE

DRAWN BY: Serge Chemishoff PROJECT NO.: 2023002 DATE: May-2026	TITLE: <p style="text-align: center;">PERSPECTIVE</p>	OWNER: 	 <p>TRADITIONAL DESIGN SERVICES INSPIRE WITH 3D DESIGN</p> <p>Phone: 503.507.8992 Email: TDSNWLLC@GMAIL.COM THE DESIGNER IS NOT AN ARCHITECT NOR AN ENGINEER. CONSTRUCTION SHALL NOT BE UNDERTAKEN W/O A PROFESSIONAL.</p>
	REVISION NO.:	OWNER: <p style="text-align: center;">3RD. AVENUE APARTMENTS 486 NE THIRD AVE. CANBY, OR 97013</p>	
SHEET: <p style="text-align: center;">8</p>	OF <p style="text-align: center;">14</p>		

PAINT SCHEDULE

- ① Bravo Blue (SW 6784)
- ② Extra White (SW 7006)
- ③ Black Magic (SW 6991)

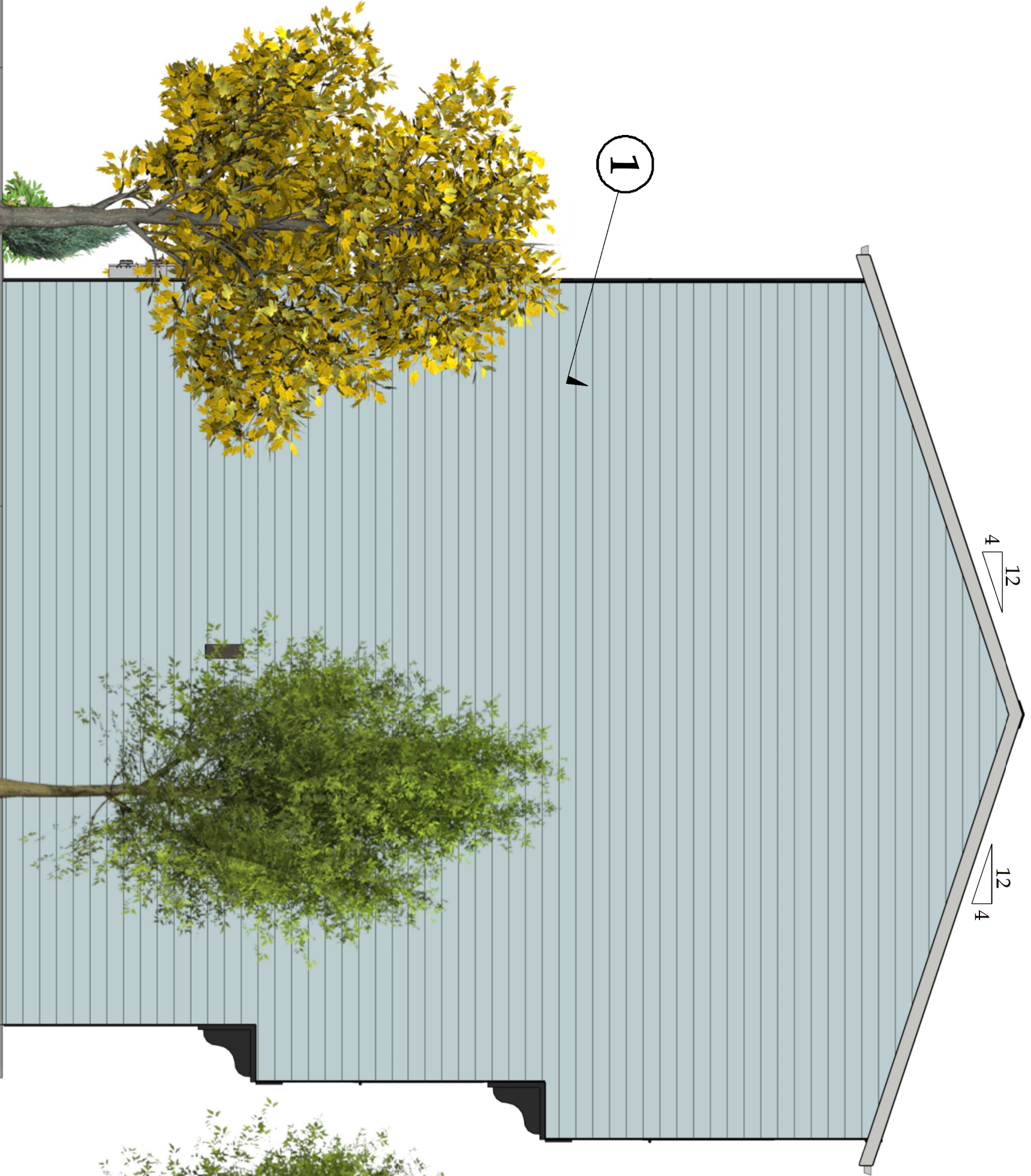


BLDG. A

FRONT ELEVATION

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

BLDG. B



BLDG. B

REAR ELEVATION

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

BLDG. A

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OWNER:
CONTACT:

TITLE: **ELEVATIONS**

OWNER: **3RD. AVENUE APARTMENTS**
486 NE THIRD AVE. CANBY, OR 97013

REVISION NO.:

DRAWN BY: **Serge Chernishoff**

PROJECT NO.: **2023002**

DATE: **May-2026**

SCALE WARNING

IF THIS SCALE LINE PERSISTS
MEASURE ONE INCH THEN
DRAWING IS NOT TO SCALE

SHEET: **9**
OF **14**



LEFT ELEVATION - BLDG. B

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



RIGHT ELEVATION - BLDG. A

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

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OWNER:
CONTACT:

TITLE: **ELEVATIONS**

OWNER: **3RD. AVENUE APARTMENTS**
486 NE THIRD AVE. CANBY, OR 97013

REVISION NO.:

DRAWN BY: **Serge Chernishoff**
PROJECT NO.: **2023002**
DATE: **May-2026**

SCALE WARNING

IF THIS SCALE LINE PERSISTS
MEASURE ONE INCH THEN
DRAWING IS NOT TO SCALE

SHEET: **10**
OF **14**



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

SCALE WARNING
IF THIS SCALE LINE PERSISTS
MEASURE ONE INCH WHEN
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CONTACT:

TITLE:
ELEVATIONS
OWNER:
3RD. AVENUE APARTMENTS
486 NE THIRD AVE. CANBY, OR 97013

REVISION NO.:
DRAWN BY:
Serge Chernishoff
PROJECT NO.:
2023002
DATE:
May-2026
SHEET:
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OF
14

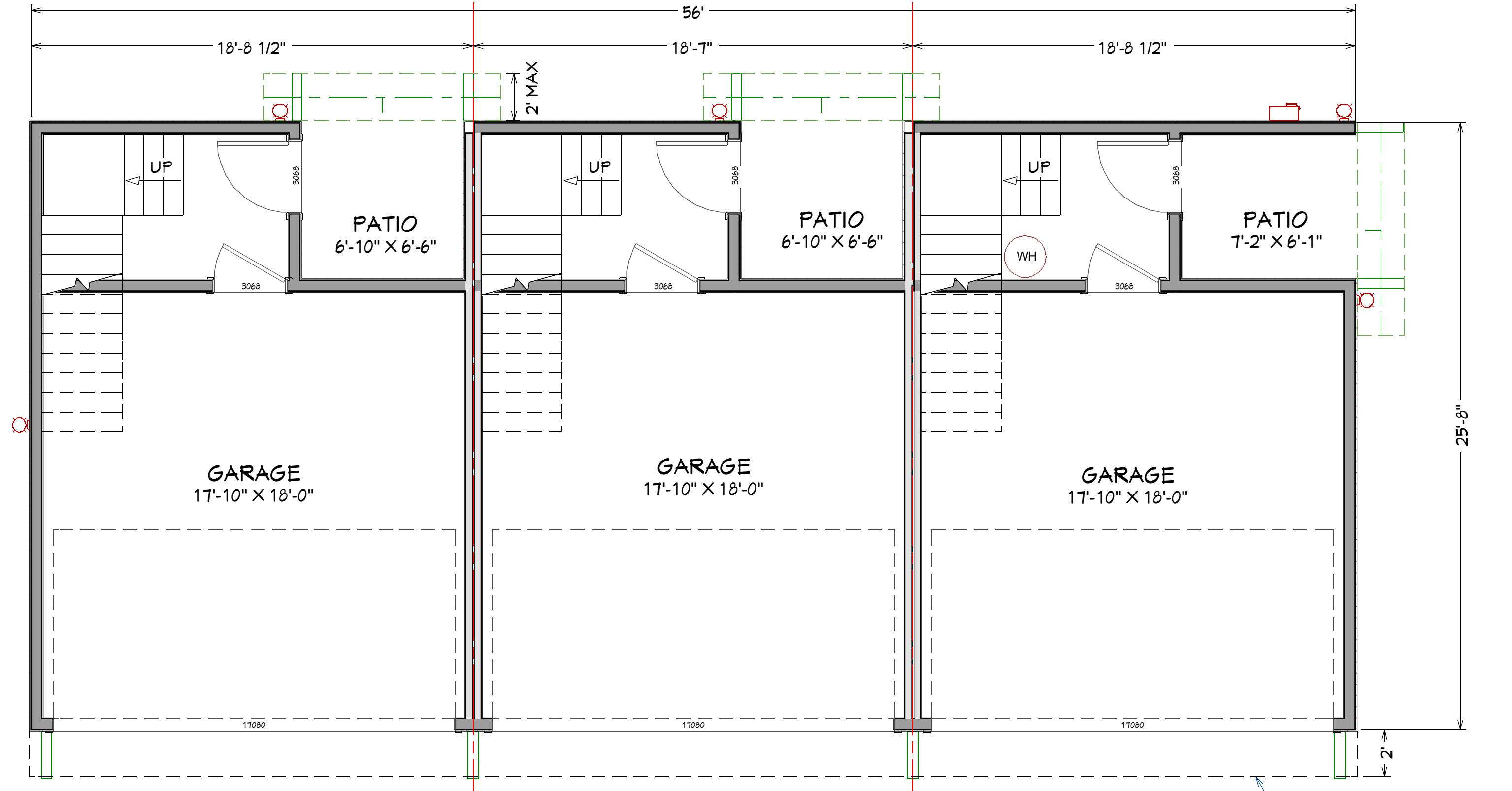
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By Canby Planning Brianna Addotta at 3:45 pm, May 20, 2026

BUILDING B - 3 PLEX

3 UNITS - 2 BED, 1 1/2 BATH
1,151 SQ.FT. LIVING
344 SQ.FT. GARAGE

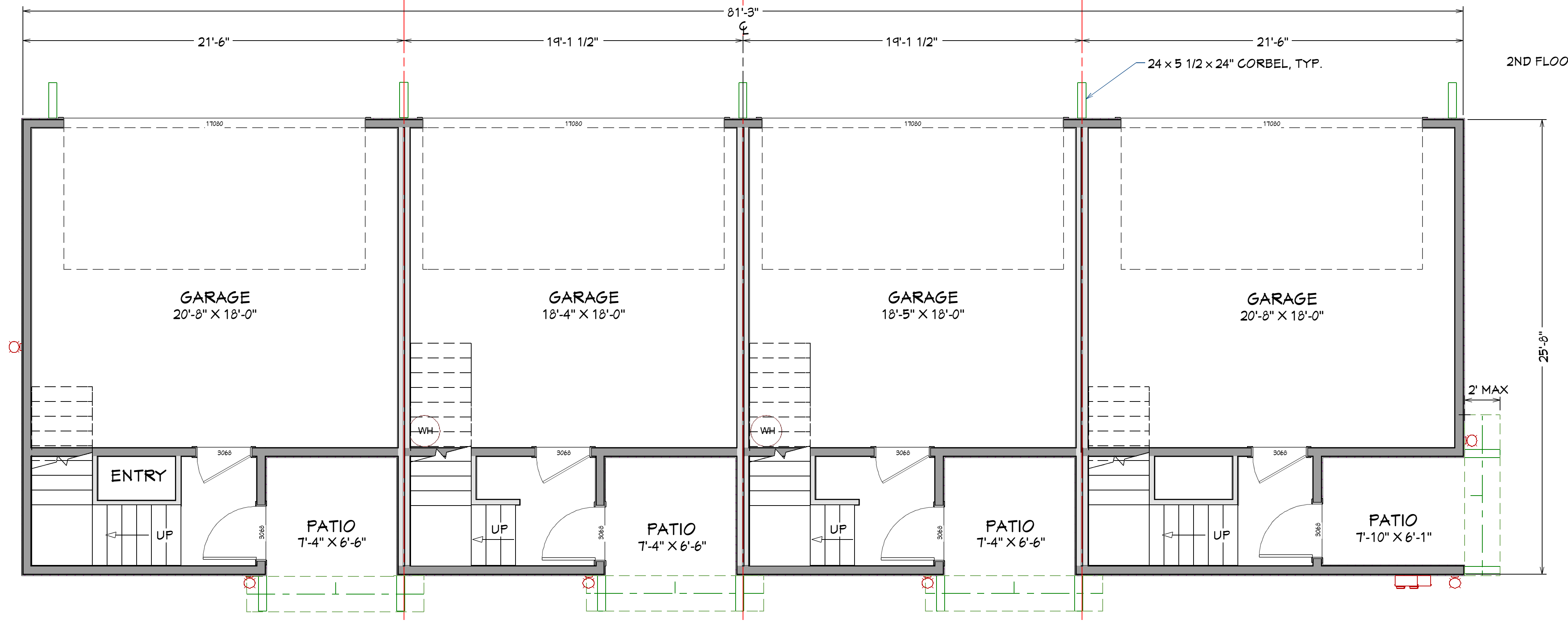
BUILDING A - 4 PLEX

2 UNITS - 2 BED, 1 1/2 BATH
1,175 SQ.FT. LIVING
345 SQ.FT. GARAGE
2 UNITS - 3 BED, 2 1/2 BATH
1,372 SQ.FT. LIVING
387 SQ.FT. GARAGE



BUILDING B

2ND FLOOR OVERHANG



BUILDING A

2ND FLOOR OVERHANG

FIRST FLOOR PLAN

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

SCALE WARNING
IF THIS SCALE LINE DOES NOT MEASURE ONE INCH, THEN DRAWING IS NOT TO SCALE

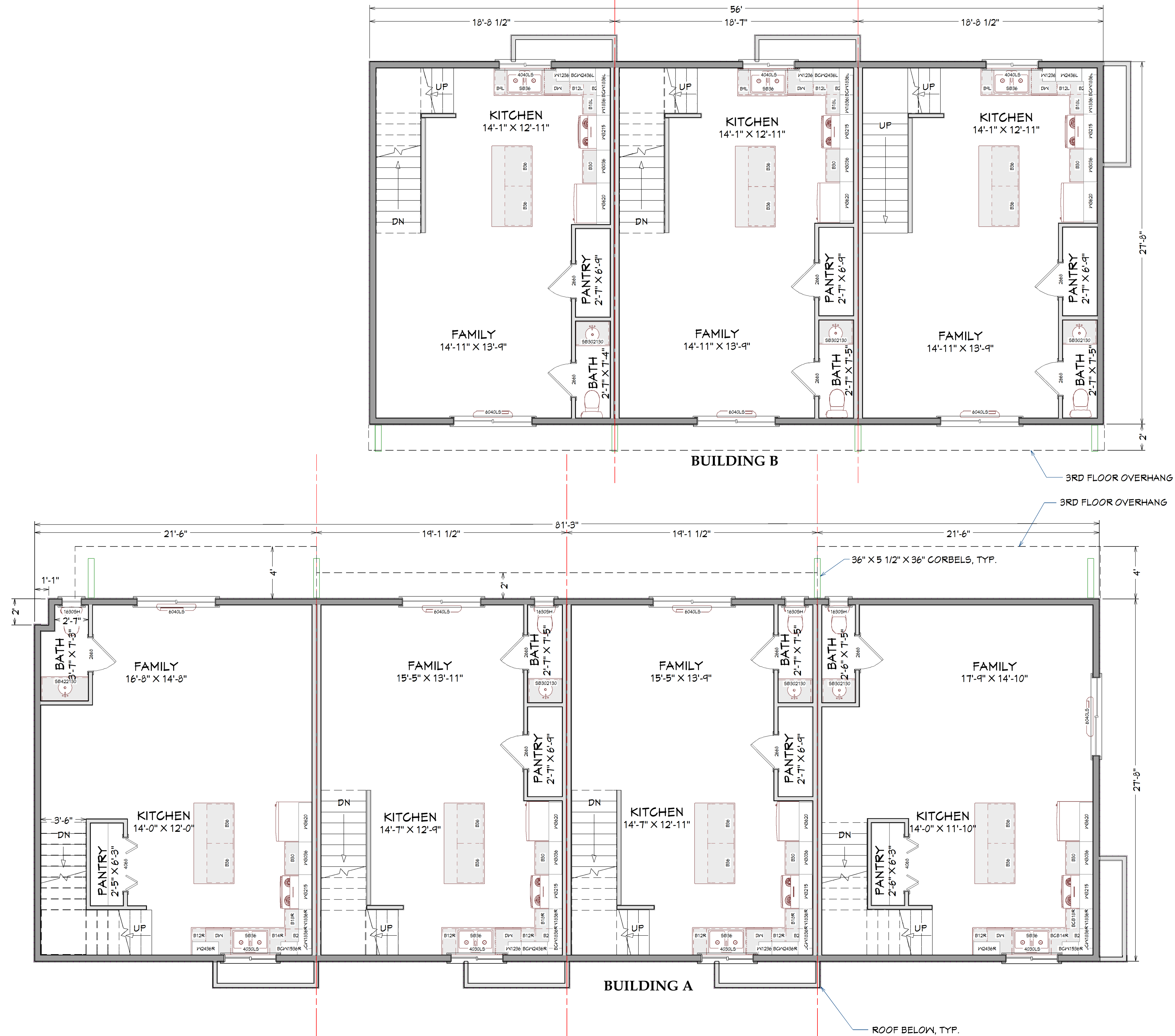
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Phone: 503.507.8992 Email: TDSNWILLCO@GMAIL.COM
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OWNER:
CONTACT:

TITLE: **FIRST FLOOR PLAN**
OWNER: **3RD. AVENUE APARTMENTS**
496 NE THIRD AVE. CANBY, OR 97013

REVISION NO:
DRAWN BY: **Serge Chernishoff**
PROJECT NO: **2023002**
DATE: **May-2026**

SHEET:
12
OF
14



SECOND FLOOR PLAN

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

SCALE WARNING

IF THIS SCALE LINE DOES NOT MEASURE ONE INCH, THEN DRAWING IS NOT TO SCALE

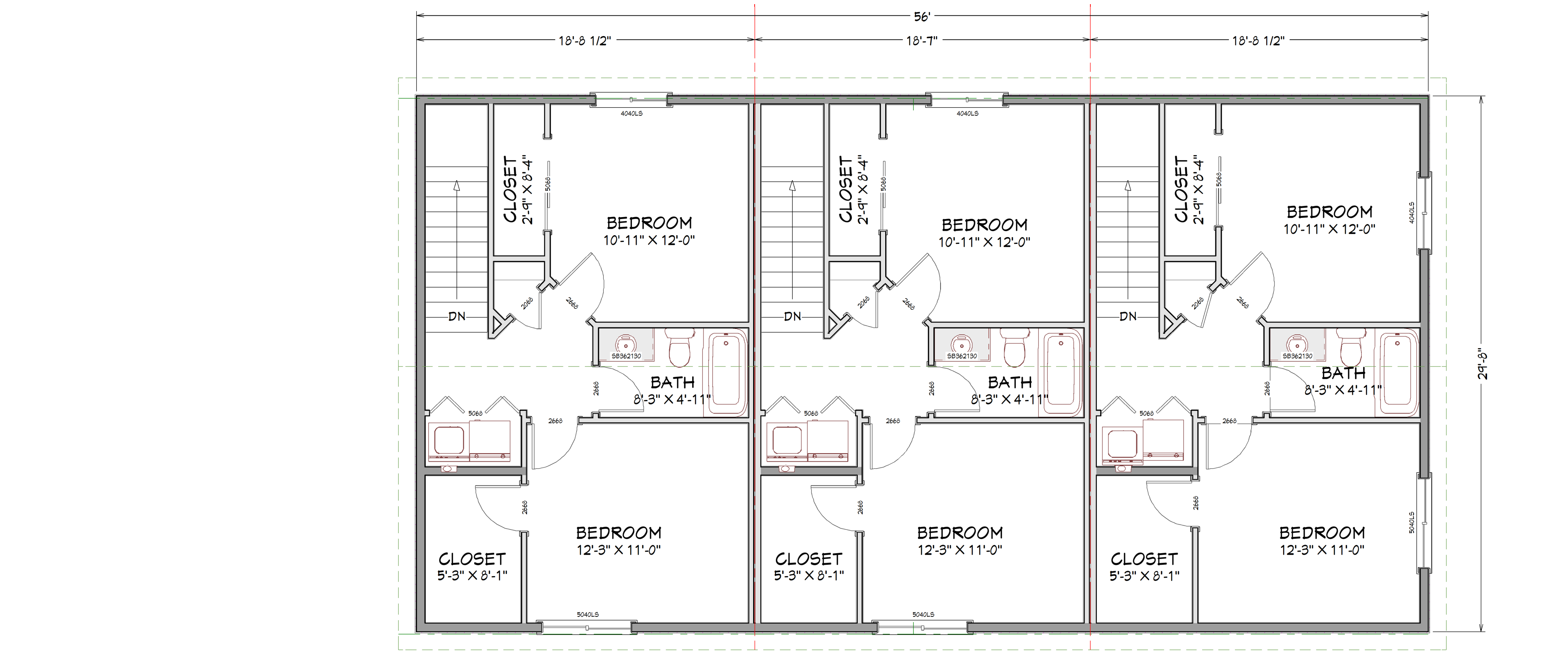
OWNER:
 CONTACT:

TITLE: **SECOND FLOOR PLAN**
 OWNER: **3RD . AVENUE APARTMENTS**
 486 NE THIRD AVE. CANBY, OR 97013

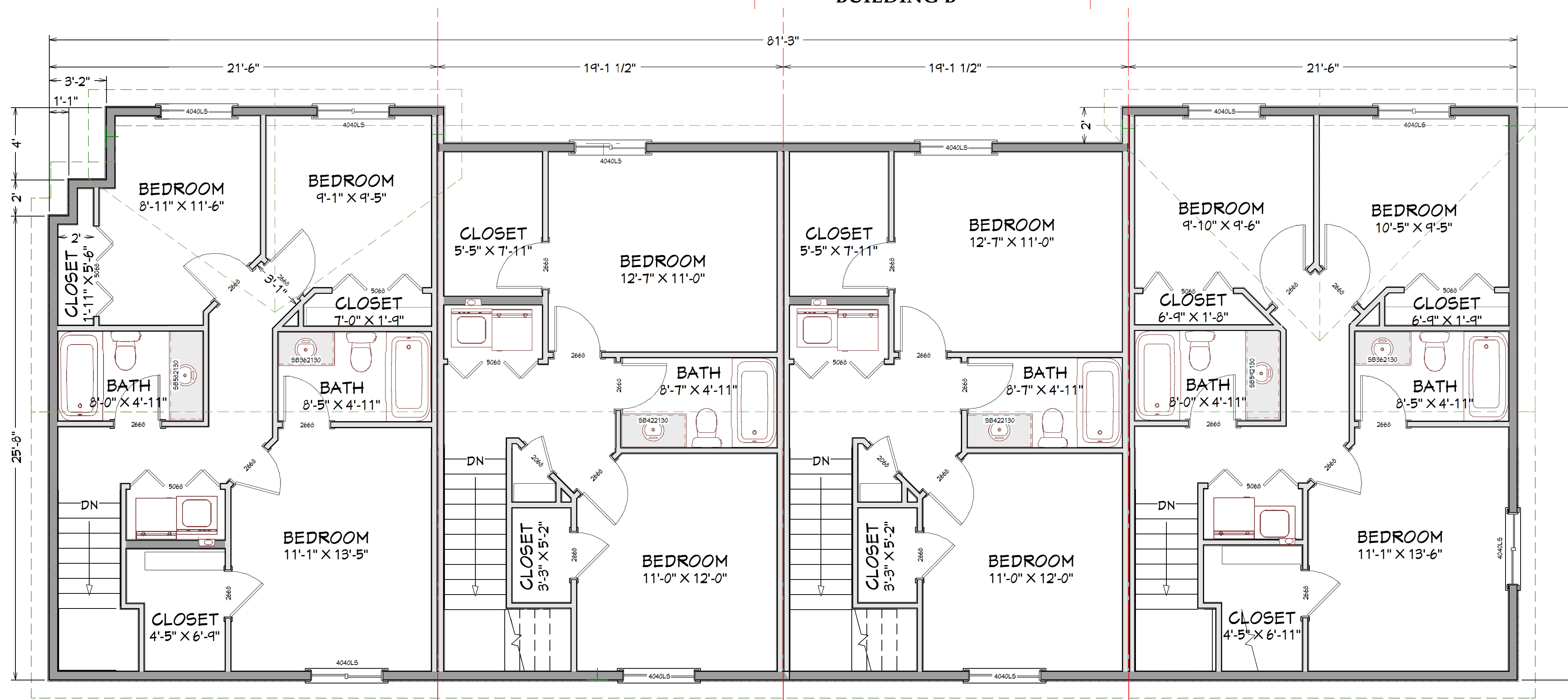
REVISION NO:

DRAWN BY:
 Serge Chernishoff
 PROJECT NO:
 2023002
 DATE:
 May-2026

SHEET:
 13
 OF
 14



BUILDING B



BUILDING A

THIRD FLOOR PLAN

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

SCALE WARNING

IF THIS SCALE LINE DOES NOT MEASURE ONE INCH, THEN DRAWING IS NOT TO SCALE

OWNER:
 CONTACT:

TITLE: **THIRD FLOOR PLAN**
 OWNER: **3RD. AVENUE APARTMENTS**
 486 NE THIRD AVE. CANBY, OR 97013

REVISION NO:

DRAWN BY:
 Serge Chernishoff
 PROJECT NO:
 2023002
 DATE:
 May-2026

SHEET:
 14
 OF
 14