

PANZER MIXED USE

LAND USE DEVELOPMENT PLANS BEAVERTON, OREGON

EXHIBIT 3.03

PREPARED BY:

SITE DATA:

LOCATION
1065 NW 181ST AVENUE
ALOHA, OR 97006

PARCEL
ASSESSORS MAP: 15106BC
TAX LOTS: 3700, 3702, 3800, 3900, 4000, 4100 AND 4200

ZONING
CITY OF BEAVERTON: STATION COMMUNITY - MIXED USE,
STATION COMMUNITY - HIGH DENSITY RESIDENTIAL

PROJECT AREA
TOTAL AREA - 26.60 ACRES

TEAM MEMBERS:

APPLICANT/OWNER

TNHC OREGON LLC
15455 NW GREENBRIER
PARKWAY, SUITE 240
BEAVERTON, OR 97006
PHONE: 503-313-7795

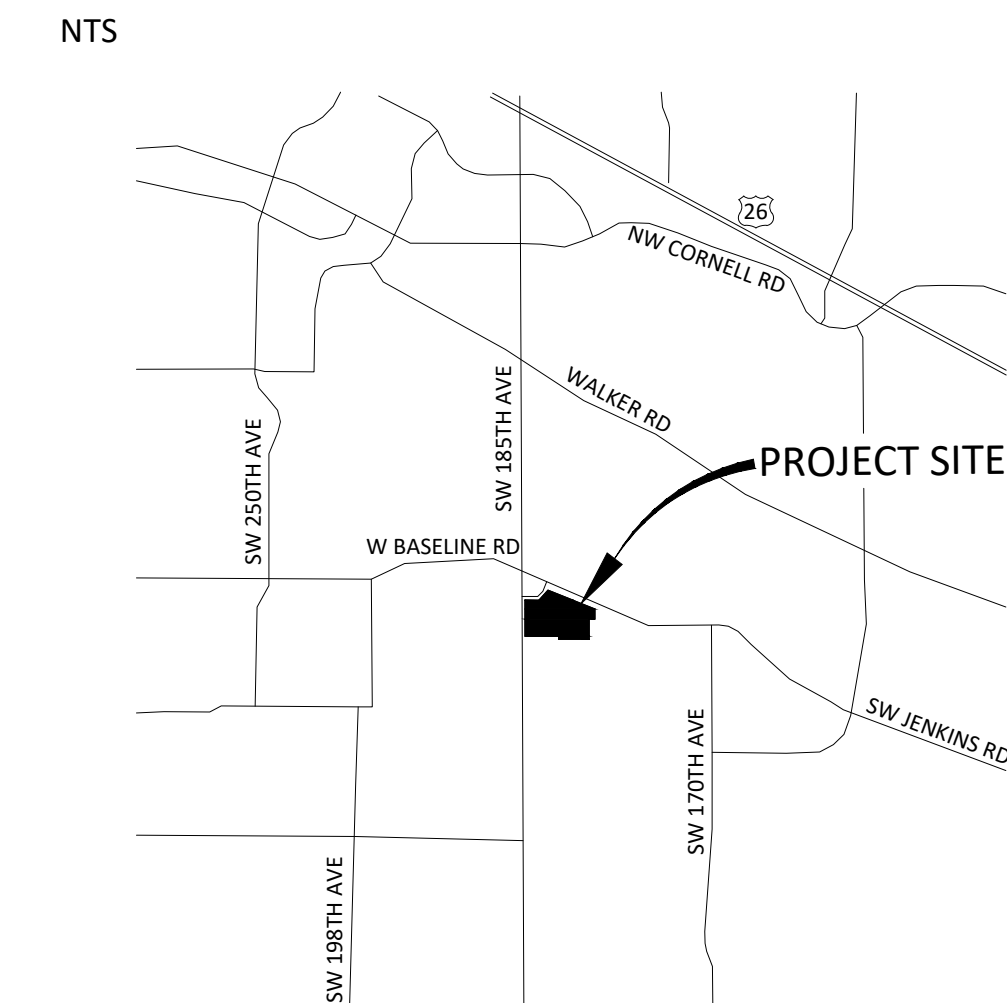
PLANNER/CIVIL ENGINEER/SURVEYOR

STANDRIDGE INC.
703 BROADWAY STREET, SUITE 600
VANCOUVER, WA 98660
PHONE: 360-597-9240
CONTACT: LAURA STANDRIDGE, PE
INGRID FRIEDBERG, PLANNER
EMAIL: LAURA@STANDRIDGEINC.COM
INGRID@STANDRIDGEINC.COM

PROPERTY OWNERS:

GPK INVESTMENTS LLC AND
PANZER INVESTMENT PROPERTIES LLC
2840 SW 121ST AVENUE
ALOHA, OR 97006

VICINITY MAP:



SHEET INDEX:

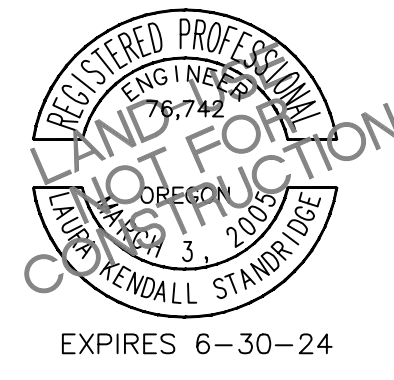
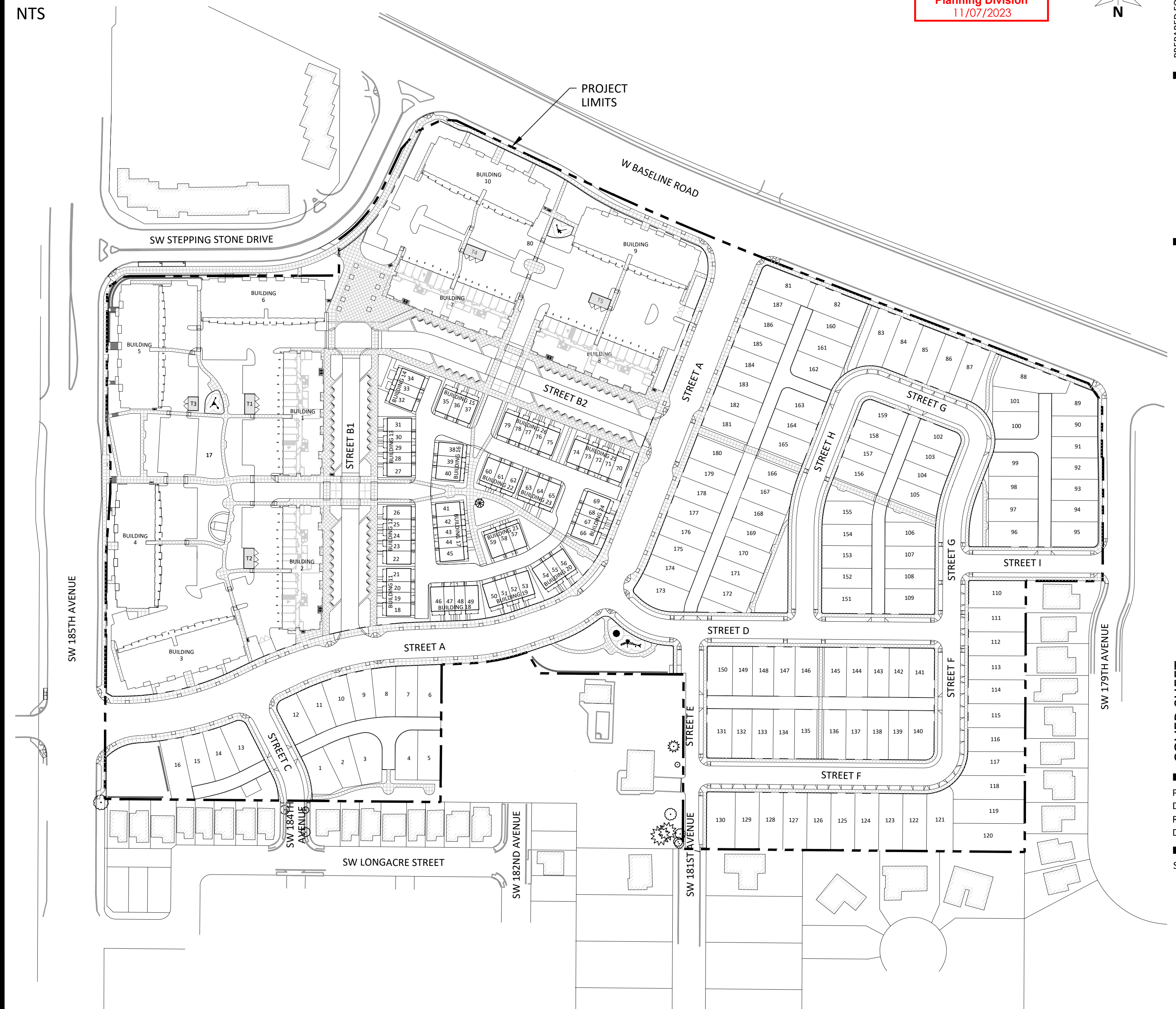
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C023	PRELIMINARY PLAT - SOUTHWEST AREA
C024	PRELIMINARY PLAT - SOUTHEAST AREA
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EC01	EROSION CONTROL PLAN
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ARCHITECTURE

A001	SINGLE FAMILY DETACHED - 3004 FLOORPLAN
A002	SINGLE FAMILY DETACHED - 3004 MODERN FARMHOUSE ELEVATION
A003	SINGLE FAMILY DETACHED - 3004 CONTEMPORARY FRENCH ELEVATION
A004	SINGLE FAMILY DETACHED - 3004 CONTEMPORARY TUDOR ELEVATION
A005	SINGLE FAMILY DETACHED - 3014 FLOORPLAN
A006	SINGLE FAMILY DETACHED - 3014 MODERN FARMHOUSE ELEVATION
A007	SINGLE FAMILY DETACHED - 3014 CONTEMPORARY FRENCH ELEVATION
A008	SINGLE FAMILY DETACHED - 3014 CONTEMPORARY TUDOR ELEVATION
A009	SINGLE FAMILY DETACHED - 2410 FLOORPLAN
A010	SINGLE FAMILY DETACHED - 2410 MODERN FARMHOUSE ELEVATION
A011	SINGLE FAMILY DETACHED - 2410 CONTEMPORARY FRENCH ELEVATION
A012	SINGLE FAMILY DETACHED - 2410 CONTEMPORARY TUDOR ELEVATION
A013	SINGLE FAMILY DETACHED - 2650 FLOORPLAN
A014	SINGLE FAMILY DETACHED - 2650 MODERN FARMHOUSE ELEVATION
A015	SINGLE FAMILY DETACHED - 2650 CONTEMPORARY FRENCH ELEVATION
A016	SINGLE FAMILY DETACHED - 2650 CONTEMPORARY TUDOR ELEVATION
A017	SINGLE FAMILY ATTACHED - E16 FLOORPLAN
A018	SINGLE FAMILY ATTACHED - F22 FLOORPLAN
A019	SINGLE FAMILY ATTACHED - 3 PLEX MODERN FARMHOUSE ELEVATION
A020	SINGLE FAMILY ATTACHED - 4 PLEX MODERN FARMHOUSE ELEVATION
A021	SINGLE FAMILY ATTACHED - 5 PLEX MODERN FARMHOUSE ELEVATION
A022	SINGLE FAMILY ATTACHED - 3 PLEX CONTEMPORARY TUDOR ELEVATION
A023	SINGLE FAMILY ATTACHED - 4 PLEX CONTEMPORARY TUDOR ELEVATION
A024	SINGLE FAMILY ATTACHED - 5 PLEX CONTEMPORARY TUDOR ELEVATION
A025	SINGLE FAMILY ATTACHED - 3 PLEX CONTEMPORARY FRENCH ELEVATION
A026	SINGLE FAMILY ATTACHED - 4 PLEX CONTEMPORARY FRENCH ELEVATION
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A031	MULTI-FAMILY MAINSTREET - ELEVATIONS
A032	MULTI-FAMILY RESIDENTIAL - FLOORPLANS
A033	MULTI-FAMILY RESIDENTIAL - FLOORPLANS
A034	MULTI-FAMILY RESIDENTIAL - ELEVATIONS
A035	MULTI-FAMILY RESIDENTIAL - ELEVATIONS

SITE PLAN:

NTS



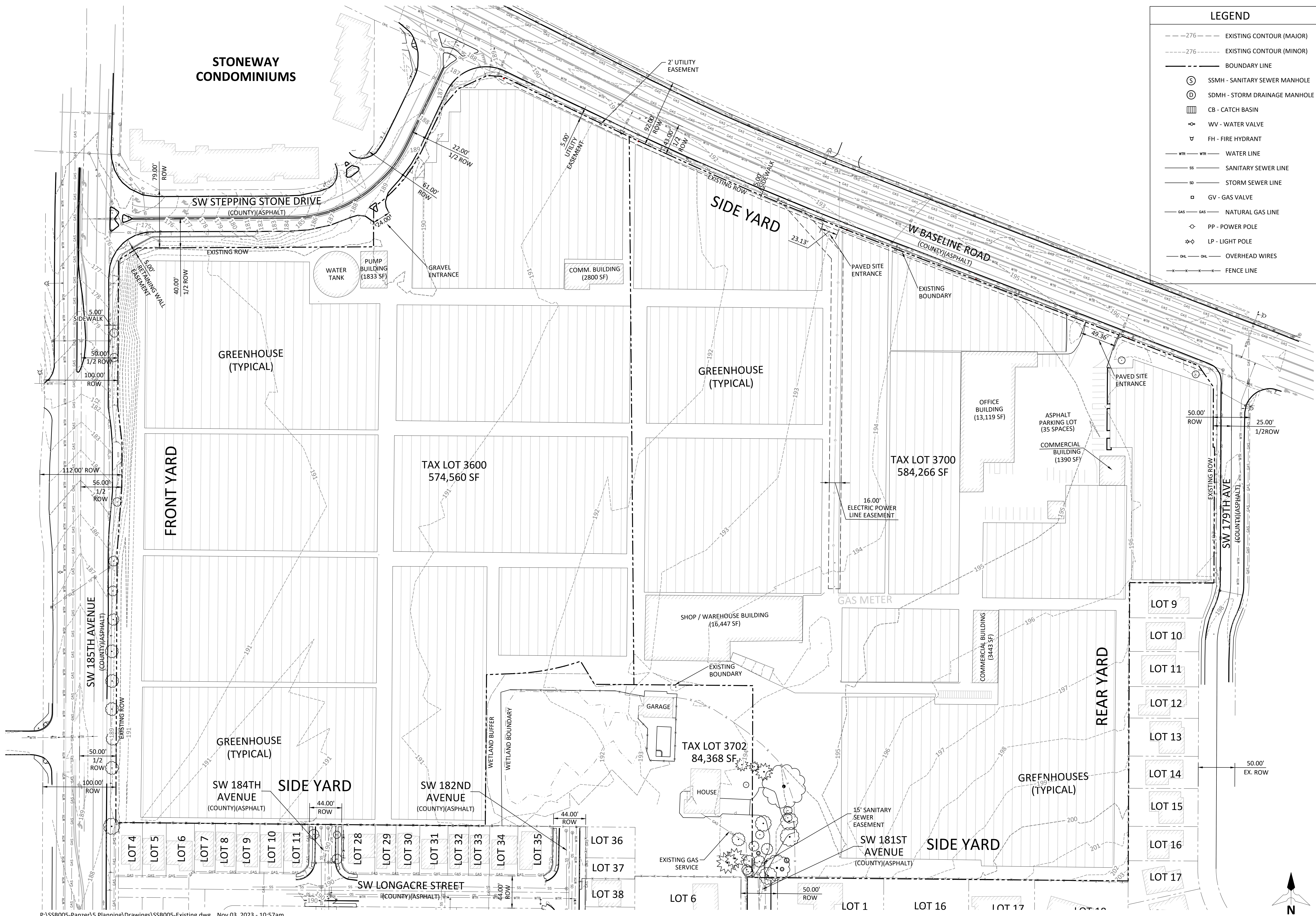
COVER SHEET

PROJECT NO.: SSB005
DESIGN BY: CDB
REVIEWED BY: LKS
DATE: 11/06/2023

SHEET

C000

PANZER MIXED USE
BEAVERTON, OREGON



LEGEND	
---276---	EXISTING CONTOUR (MAJOR)
---276---	EXISTING CONTOUR (MINOR)
---	BOUNDARY LINE
⊙	SSMH - SANITARY SEWER MANHOLE
⊙	SDMH - STORM DRAINAGE MANHOLE
▣	CB - CATCH BASIN
⊕	WV - WATER VALVE
⊕	FH - FIRE HYDRANT
---	WTR - WATER LINE
---	SS - SANITARY SEWER LINE
---	SB - STORM SEWER LINE
---	GV - GAS VALVE
---	GAS - NATURAL GAS LINE
⊕	PP - POWER POLE
⊕	LP - LIGHT POLE
---	OHL - OVERHEAD WIRES
---	FENCE LINE

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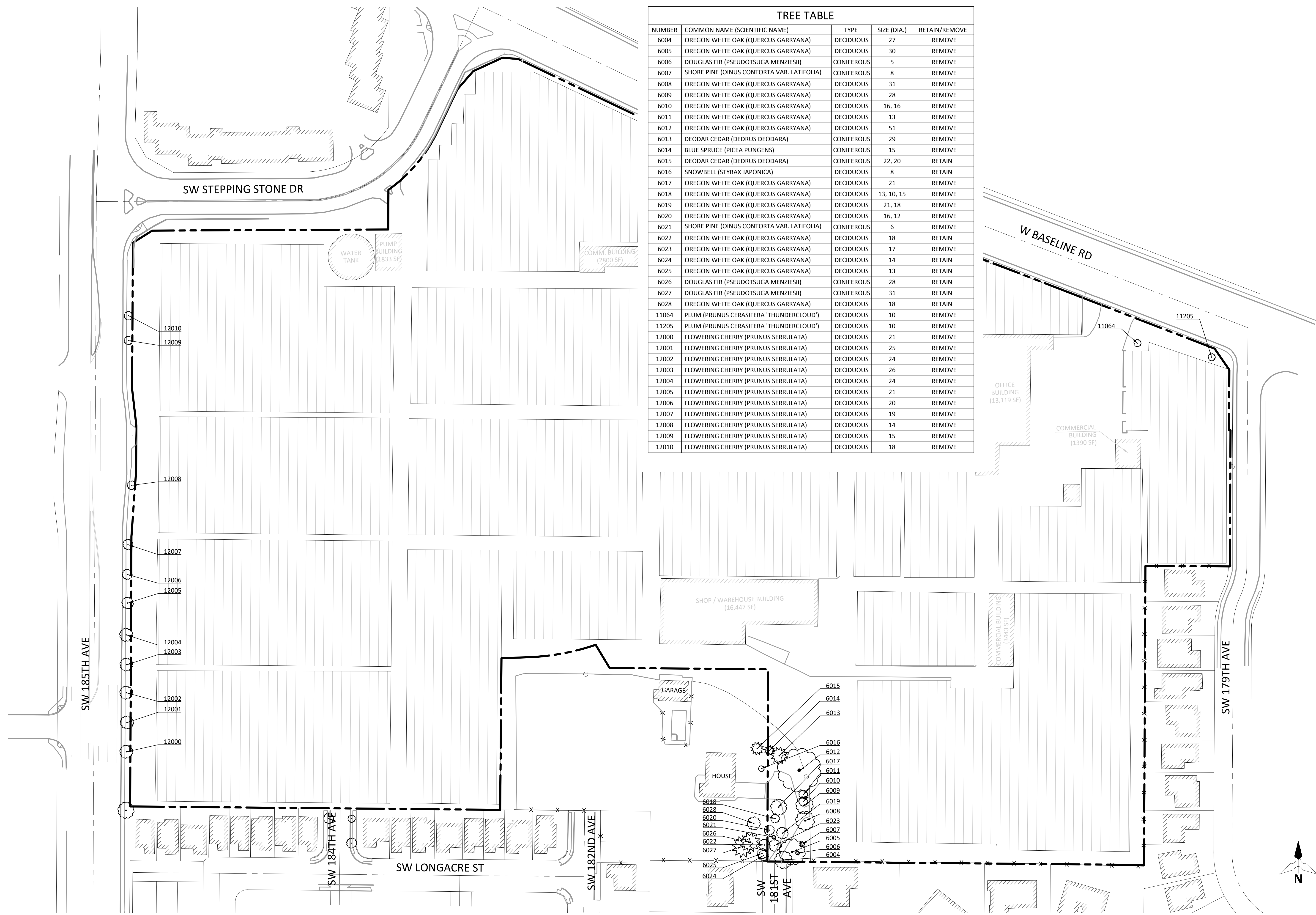
PREPARED FOR:
 NEW HOME CO.
 move forward

REGISTERED PROFESSIONAL
 LAND SURVEYOR
 OREGON
 NUMBER 3,205
 KENDALL STANDRIDGE
 EXPIRES 6-30-24

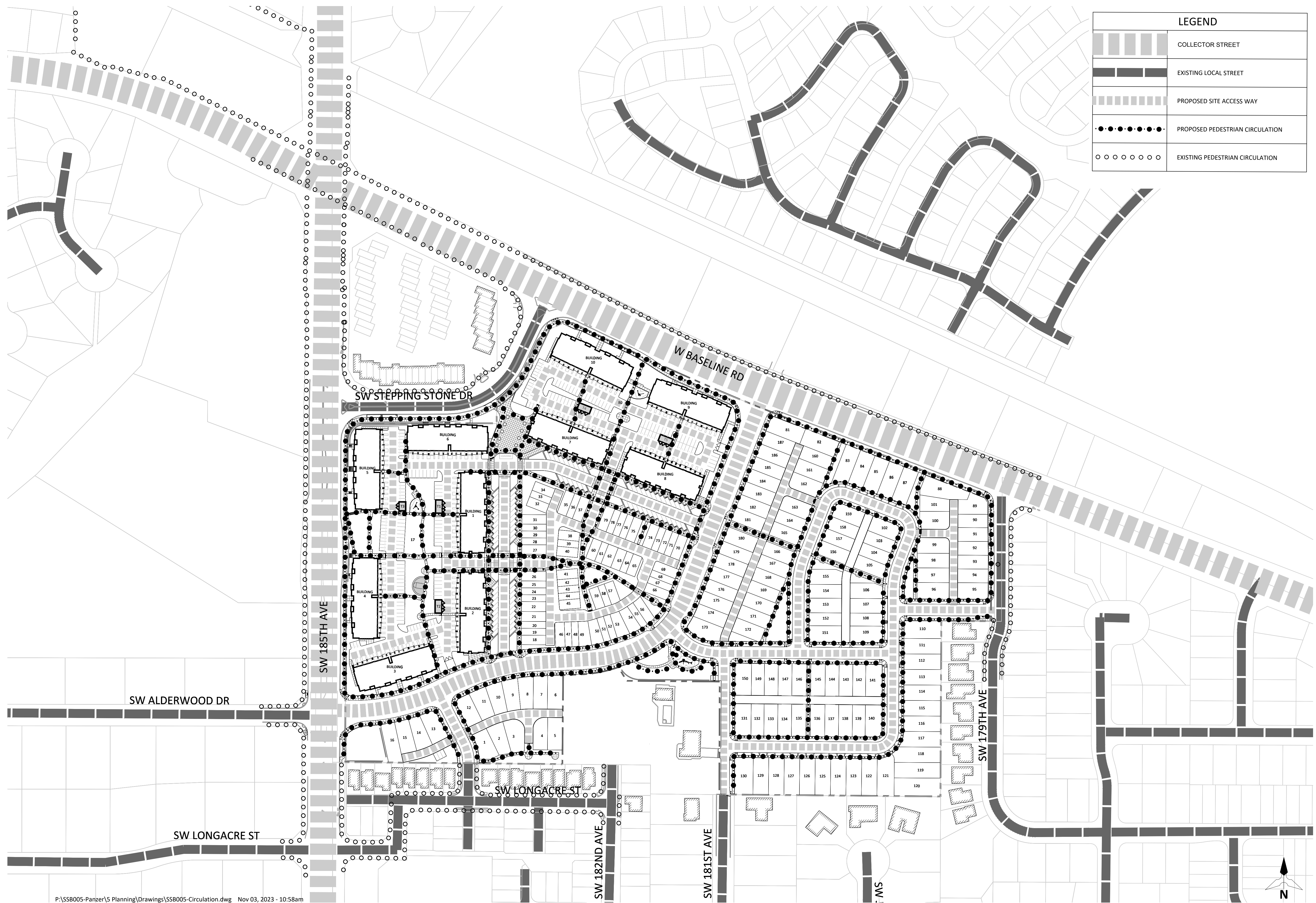
EXISTING CONDITIONS PLAN
 PANZER MIXED USE
 BEAVERTON, OREGON

PROJECT NO.: SSB005
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 11/03/2023
 SHEET

C001
 SCALE: 1" = 60'
 SHEET SIZE: 22x34
 0 60 120



TREE TABLE				
NUMBER	COMMON NAME (SCIENTIFIC NAME)	TYPE	SIZE (DIA.)	RETAIN/REMOVE
6004	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	27	REMOVE
6005	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	30	REMOVE
6006	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)	CONIFEROUS	5	REMOVE
6007	SHORE PINE (PINUS CONTORTA VAR. LATIFOLIA)	CONIFEROUS	8	REMOVE
6008	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	31	REMOVE
6009	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	28	REMOVE
6010	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	16, 16	REMOVE
6011	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	13	REMOVE
6012	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	51	REMOVE
6013	DEODAR CEDAR (DEDRUS DEODARA)	CONIFEROUS	29	REMOVE
6014	BLUE SPRUCE (PICEA PUNGENS)	CONIFEROUS	15	REMOVE
6015	DEODAR CEDAR (DEDRUS DEODARA)	CONIFEROUS	22, 20	RETAIN
6016	SNOWBELL (STYRAX JAPONICA)	DECIDUOUS	8	RETAIN
6017	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	21	REMOVE
6018	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	13, 10, 15	REMOVE
6019	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	21, 18	REMOVE
6020	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	16, 12	REMOVE
6021	SHORE PINE (PINUS CONTORTA VAR. LATIFOLIA)	CONIFEROUS	6	REMOVE
6022	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	18	RETAIN
6023	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	17	REMOVE
6024	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	14	RETAIN
6025	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	13	RETAIN
6026	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)	CONIFEROUS	28	RETAIN
6027	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)	CONIFEROUS	31	RETAIN
6028	OREGON WHITE OAK (QUERCUS GARRYANA)	DECIDUOUS	18	RETAIN
11064	PLUM (PRUNUS CERASIFERA 'THUNDERCLOUD')	DECIDUOUS	10	REMOVE
11205	PLUM (PRUNUS CERASIFERA 'THUNDERCLOUD')	DECIDUOUS	10	REMOVE
12000	FLOWERING CHERRY (PRUNUS SERRULATA)	DECIDUOUS	21	REMOVE
12001	FLOWERING CHERRY (PRUNUS SERRULATA)	DECIDUOUS	25	REMOVE
12002	FLOWERING CHERRY (PRUNUS SERRULATA)	DECIDUOUS	24	REMOVE
12003	FLOWERING CHERRY (PRUNUS SERRULATA)	DECIDUOUS	26	REMOVE
12004	FLOWERING CHERRY (PRUNUS SERRULATA)	DECIDUOUS	24	REMOVE
12005	FLOWERING CHERRY (PRUNUS SERRULATA)	DECIDUOUS	21	REMOVE
12006	FLOWERING CHERRY (PRUNUS SERRULATA)	DECIDUOUS	20	REMOVE
12007	FLOWERING CHERRY (PRUNUS SERRULATA)	DECIDUOUS	19	REMOVE
12008	FLOWERING CHERRY (PRUNUS SERRULATA)	DECIDUOUS	14	REMOVE
12009	FLOWERING CHERRY (PRUNUS SERRULATA)	DECIDUOUS	15	REMOVE
12010	FLOWERING CHERRY (PRUNUS SERRULATA)	DECIDUOUS	18	REMOVE



LEGEND	
	COLLECTOR STREET
	EXISTING LOCAL STREET
	PROPOSED SITE ACCESS WAY
	PROPOSED PEDESTRIAN CIRCULATION
	EXISTING PEDESTRIAN CIRCULATION

PREPARED BY:
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PREPARED FOR:
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REGISTERED PROFESSIONAL
 ENGINEER
 No. 742
LAND FOR CONSTRUCTION
 OREGON
 MAILED 3, 2005
 KENDALL STANDRIDGE
 EXPIRES 6-30-24

CIRCULATION PLAN

PANZER MIXED USE
 BEAVERTON, OREGON

PROJECT NO.: SS8005
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 11/03/2023

SHEET

C005

SCALE: 1" = 100'
 SHEET SIZE: 22x34

ZONING & DENSITY

ZONING	STATION COMMUNITY-MIXED USE
GROSS AREA	26.60 AC
LESS PUBLIC ROW	5.34 AC
LESS PRIVATE STREETS	0.65 AC
LESS ALLEYS	1.47 AC
LESS ACTIVE OPEN SPACE IN DEDICATED TRACTS*	1.34 AC
NET AREA	17.80 AC
MINIMUM DENSITY	17.80 AC x 0.79 @ 24 UNITS/AC = 337 UNITS
MAXIMUM DENSITY	NONE

*ONLY THE ACTIVE OPEN SPACE AREAS THAT ARE CONTAINED WITHIN A DEDICATED TRACT ARE USED IN THIS CALCULATION

PROVIDED PARKING

PARKING TYPE	ON-STREET	STANDARD GUEST	GARAGE	DRIVEWAY	TOTAL	RATIO PER UNIT
MULTI-FAMILY NORTH (140 UNITS)	4	77	60	60	201	1.44
MULTI-FAMILY WEST (208 UNITS)	2	96	90	90	278	1.34
TOWNHOMES (62 UNITS)	17	4	124	0	145	2.34
SINGLE FAMILY (123 UNITS)	77	3	246	52	378	3.07
MAINSTREET COMMERCIAL (17,736 SF)	83	N/A	N/A	N/A	83	1/214 SF
TOTAL	183	180	520	202	1085	2.04

MAXIMUM ALLOWED PARKING

PARKING TYPE	0 BEDROOM	1 BEDROOM	2 BEDROOM	3 OR MORE BEDROOM	RETAIL SPACE (SF)	EATING/DRINKING SPACE (SF)	TOTAL
MULTI-FAMILY MIXED USE BUILDING	36	24	84	0	8,868	8,868	
MULTI-FAMILY RESIDENTIAL BUILDING	0	0	204	0	0	0	
TOWNHOMES	0	0	0	62	0	0	
SINGLE FAMILY DETACHED	0	0	0	123	0	0	
MAXIMUM PARKING	1.8	1.8	2.0	2.0	5.1/1000 SF	19.1/1000 SF	
MAXIMUM PARKING TOTAL	64.8	43.2	576	370	45.2	169.4	1268.6

BIKE PARKING TABLE

PARKING TYPE	MULTI-FAMILY (348 UNITS)	SINGLE FAMILY ATTACHED (62 UNITS)	SINGLE FAMILY DETACHED (128 UNITS)	RETAIL COMMERCIAL (8,868 SF)	EATING ESTABLISHMENT (8,868 SF)	TOTAL REQUIRED	TOTAL PROVIDED
MULTI-FAMILY LONG TERM (1 PER UNIT)	348	N/A	N/A	N/A	N/A	348	348*
MULTI-FAMILY SHORT TERM (1 PER 20 UNITS)	18	N/A	N/A	N/A	N/A	18	20***
SINGLE FAMILY LONG TERM (1 PER UNIT)	N/A	62	128	N/A	N/A	190	190**
SINGLE FAMILY SHORT TERM (1 PER UNIT)	N/A	62	128	N/A	N/A	190	190**
RETAIL LONG TERM (2 SPACES OR 1 PER 12,000 SF)	N/A	N/A	N/A	2	N/A	2	4***
RETAIL SHORT TERM (2 SPACES OR 1 PER 12,000 SF)	N/A	N/A	N/A	2	N/A	2	4***
EATING ESTABLISHMENT LONG TERM (2 SPACES OR 1 PER 4,000 SF)	N/A	N/A	N/A	N/A	2	2	4***
EATING ESTABLISHMENT SHORT TERM (2 SPACES OR 1 PER 4,000 SF)	N/A	N/A	N/A	N/A	2	2	4***
TOTAL	365	124	256	4	4	753	764

* PROVIDED ON APARTMENT'S PRIVATE BALCONY
 ** PROVIDED IN UNITS' GARAGE
 *** PROVIDED BY EXTERIOR BIKE RACKS

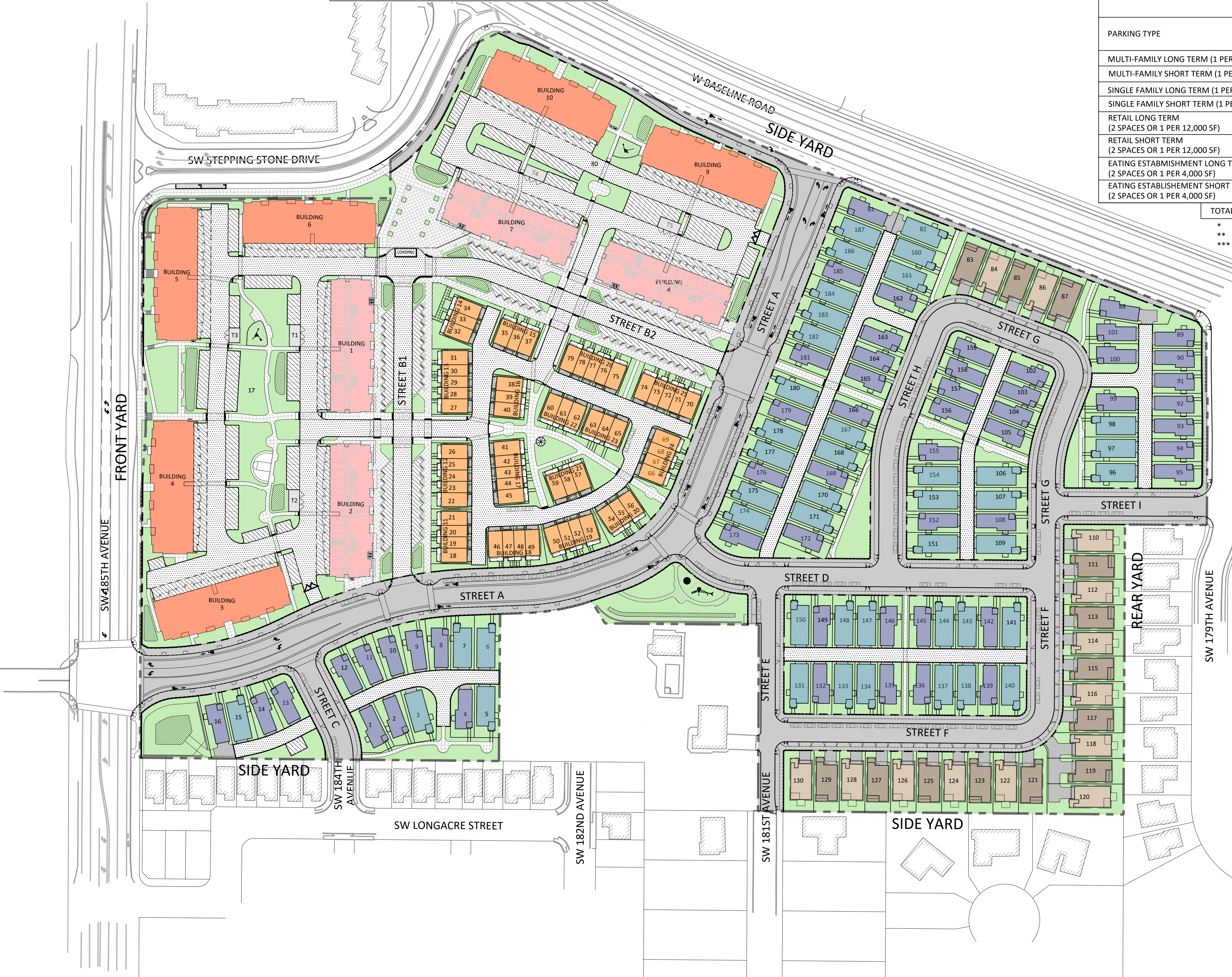
UNIT COUNT

DESCRIPTION	# OF UNITS PER BUILDING	# OF BUILDINGS	TOTAL UNITS
FRONT LOADED SINGLE FAMILY (PLAN 3004)	1	13	13
FRONT LOADED SINGLE FAMILY (PLAN 3014)	1	13	13
ALLEY LOADED SINGLE FAMILY (PLAN 2410)	1	50	50
ALLEY LOADED SINGLE FAMILY (PLAN 2650)	1	47	47
MIXED USE MAIN STREET*	36	4	144
4 STORY APARTMENTS	34	6	204
5-PLEX ALLEY TOWNHOME (F22&E16)	5	5	25
4-PLEX ALLEY TOWNHOME (F22&E16)	4	4	16
3- PLEX ALLEY TOWNHOME (F22&E16)	3	7	21
TOTAL			533

* TOTAL COMMERCIAL RETAIL ALONG MAIN STREET IS 17,736 SF (BUILDINGS 1, 2, 7 & 8 WITH 4,434 SF PER BUILDING)

LAND USE LEGEND

SYMBOL	DESCRIPTION	AREA (SQUARE FEET)	AREA (ACRES)	% OF SITE
	BUILDING FOOTPRINT	331707	7.61	28.62%
T	TRASH ENCLOSURE	2299	0.06	0.20%
	PUBLIC STREET - ROW	233885	5.37	20.18%
	PRIVATE STREET/ALLEYS/ DRIVE AISLES	154431	3.55	13.33%
	SIDEWALKS / WALKWAYS	54810	1.26	4.73%
	GUEST PARKING	72045	1.65	6.22%
	LANDSCAPE	278082	6.38	24.00%
	PRIVATE DRIVEWAY	20668	0.47	1.78%
	STORM PLANTER/POND	10909	0.25	0.94%
TOTAL		1158836	26.60	100.00%



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REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 NUMBER 3, 2005
 TAYLOR KENDALL STANDAIDE
 EXPIRES 6-30-24

DEVELOPMENT PLAN
 PANZER MIXED USE
 BEAVERTON, OREGON

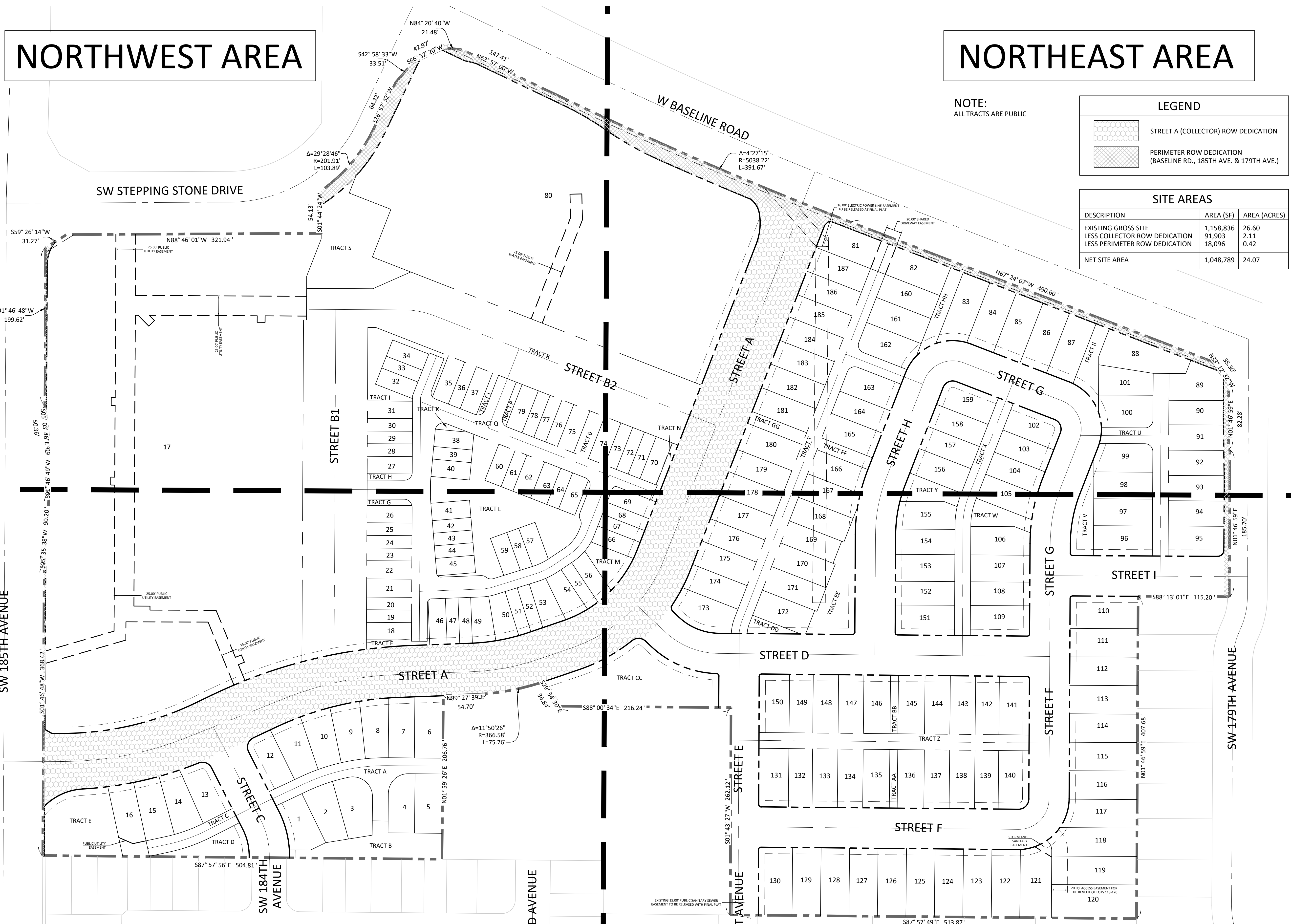
PROJECT NO.: SSB005
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 11/06/2023

SHEET

C010
 SCALE: 1" = 80'
 SHEET SIZE: 22x34
 0 80 160

NORTHWEST AREA

NORTHEAST AREA



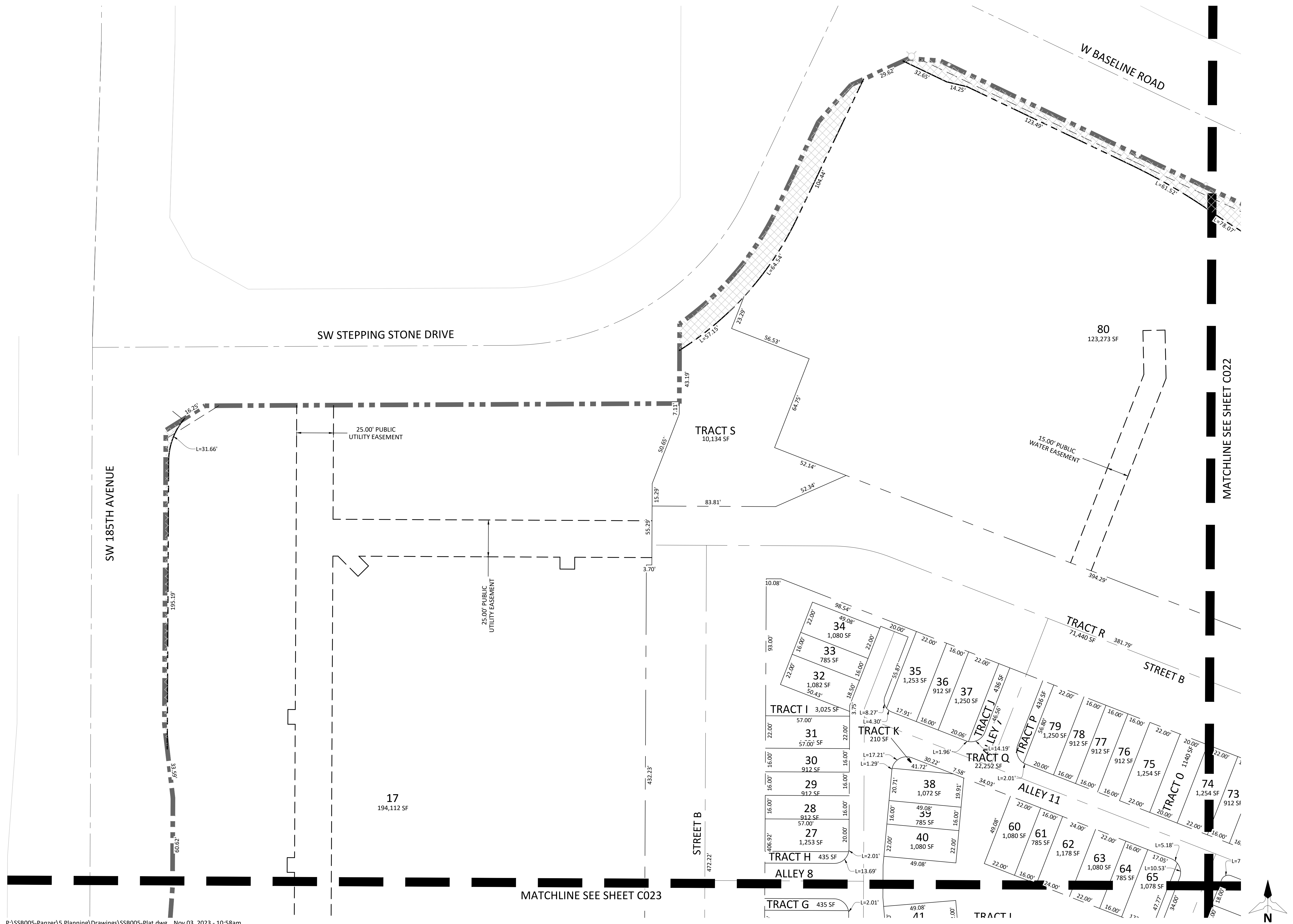
NOTE:
ALL TRACTS ARE PUBLIC

LEGEND	
	STREET A (COLLECTOR) ROW DEDICATION
	PERIMETER ROW DEDICATION (BASELINE RD., 185TH AVE. & 179TH AVE.)

SITE AREAS		
DESCRIPTION	AREA (SF)	AREA (ACRES)
EXISTING GROSS SITE	1,158,836	26.60
LESS COLLECTOR ROW DEDICATION	91,903	2.11
LESS PERIMETER ROW DEDICATION	18,096	0.42
NET SITE AREA	1,048,789	24.07

SOUTHWEST AREA

SOUTHEAST AREA



MATCHLINE SEE SHEET C022

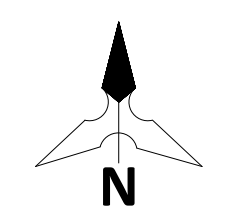
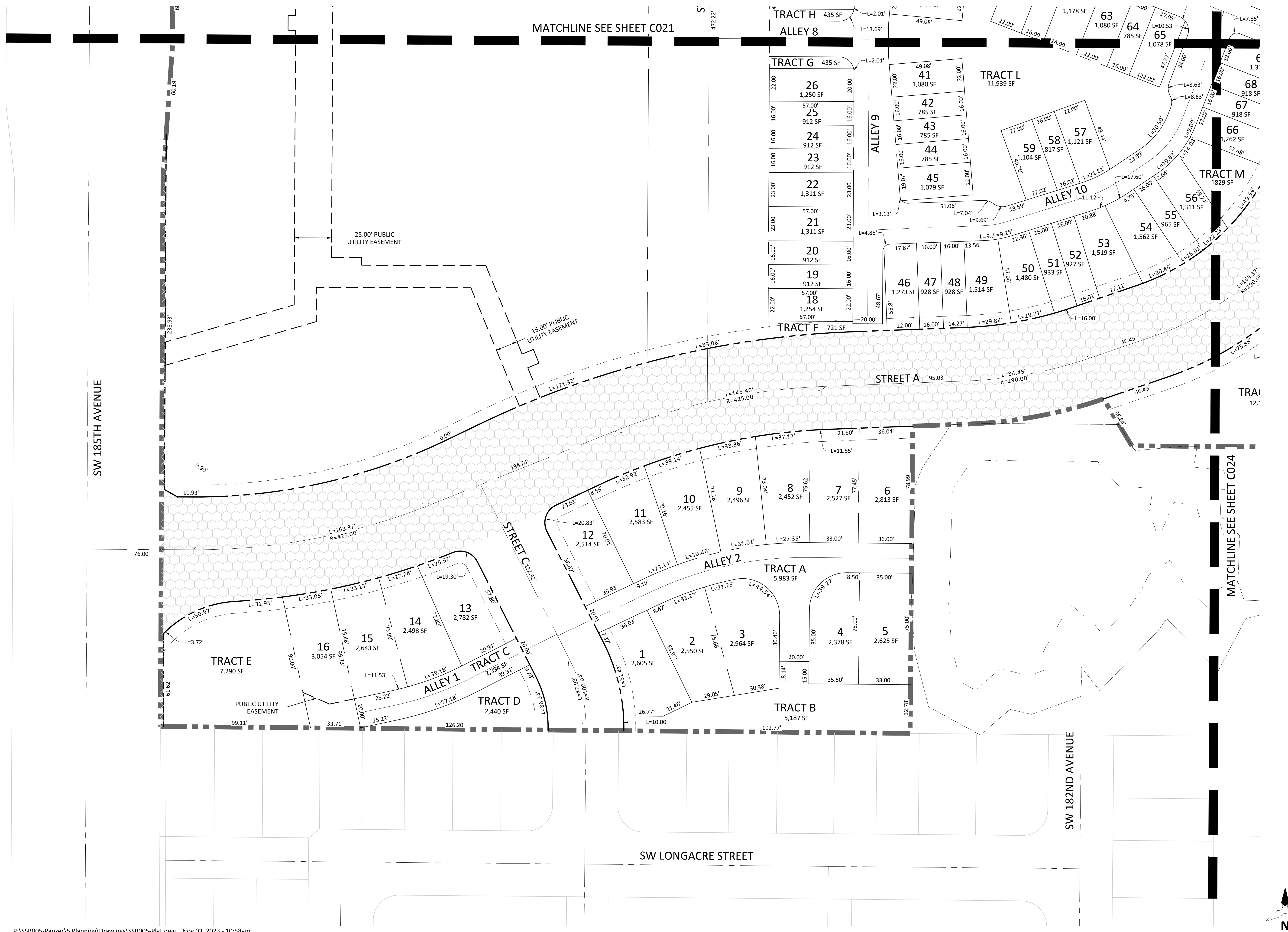
MATCHLINE SEE SHEET C023



MATCHLINE SEE SHEET C021

REET B

MATCHLINE SEE SHEET C024



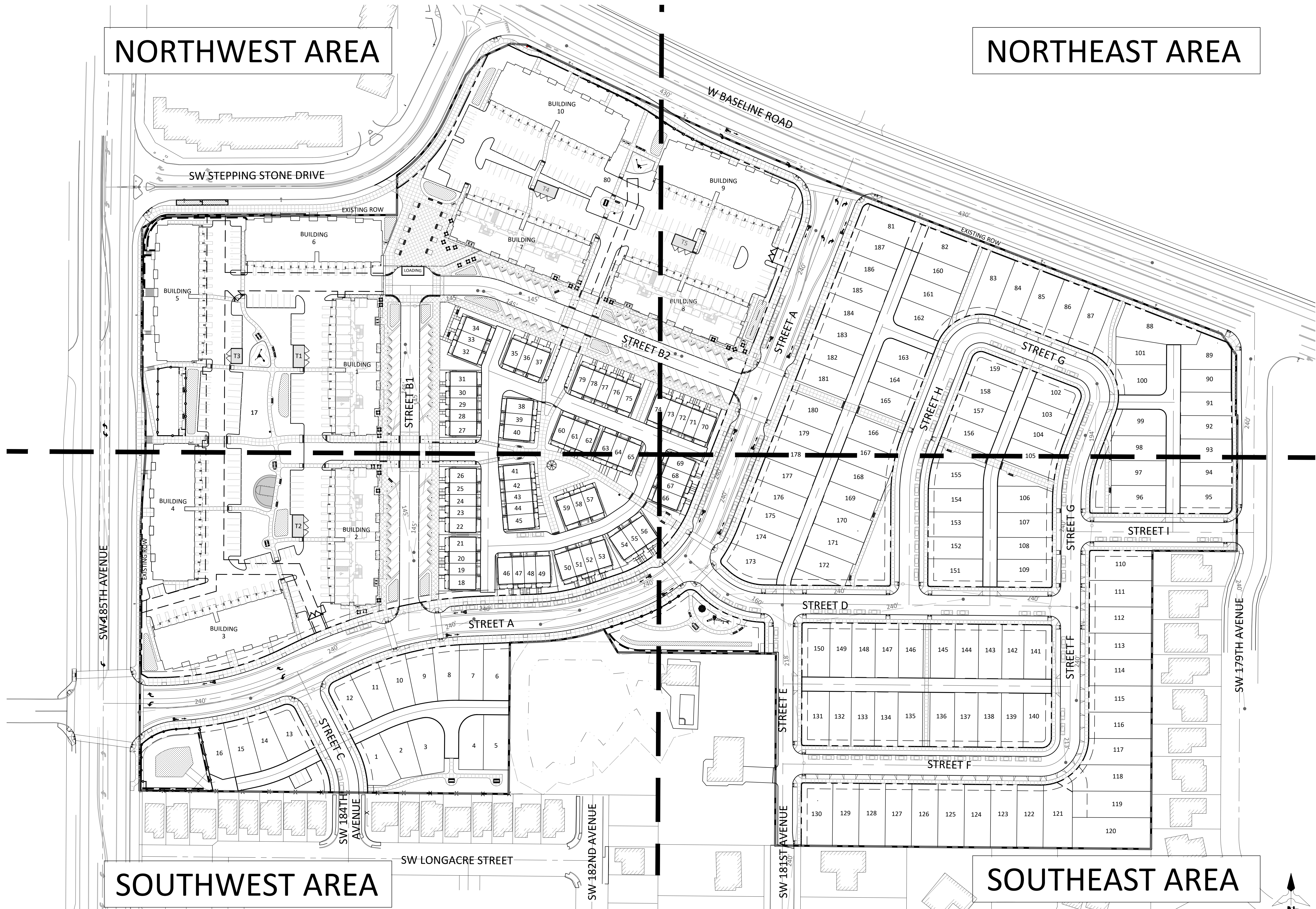


NORTHWEST AREA

NORTHEAST AREA

SOUTHWEST AREA

SOUTHEAST AREA



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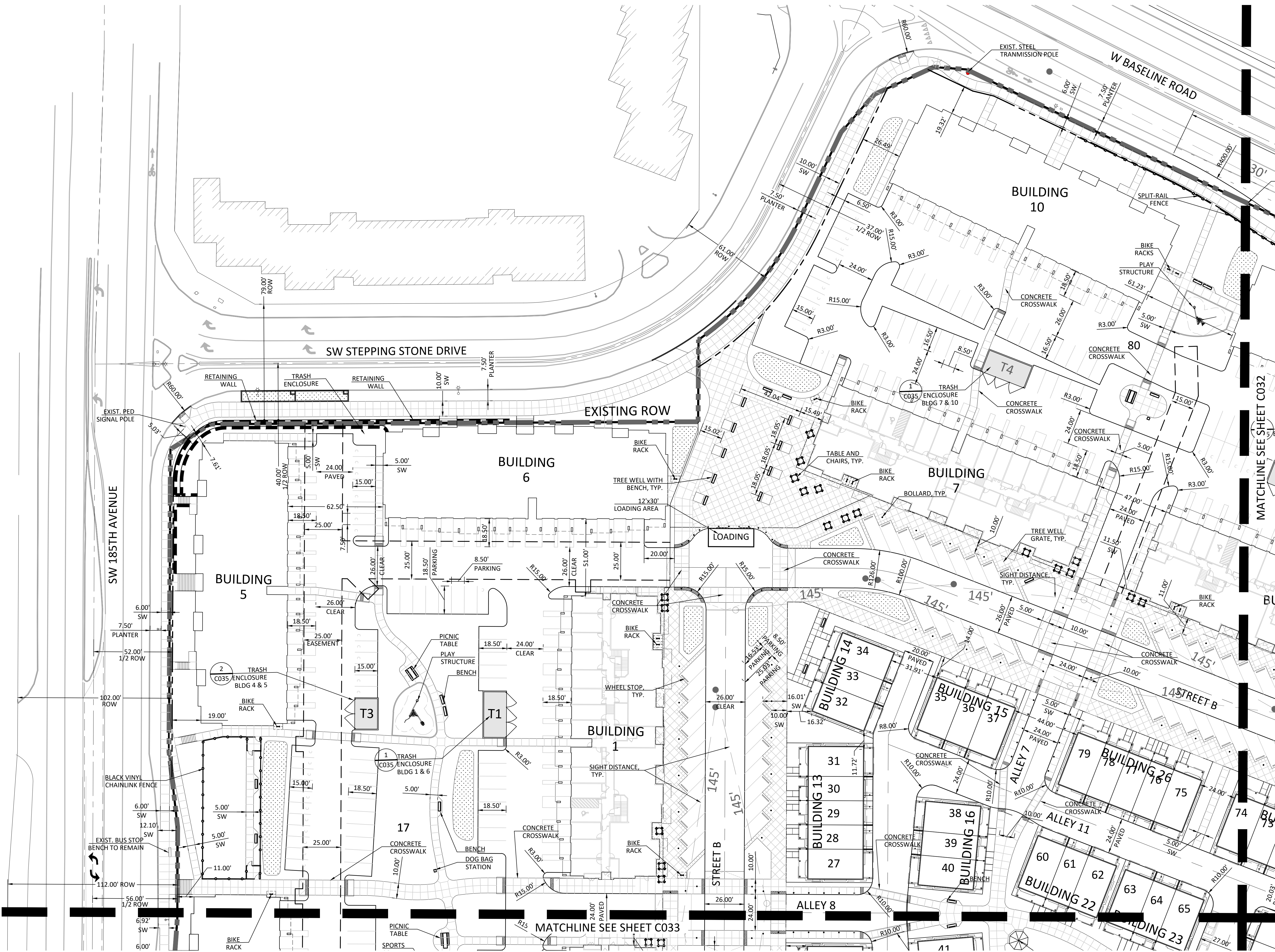
DIMENSIONED SITE PLAN - OVERALL
 PANZER MIXED USE
 BEAVERTON, OREGON

PROJECT NO.: SS8005
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 11/03/2023

SHEET

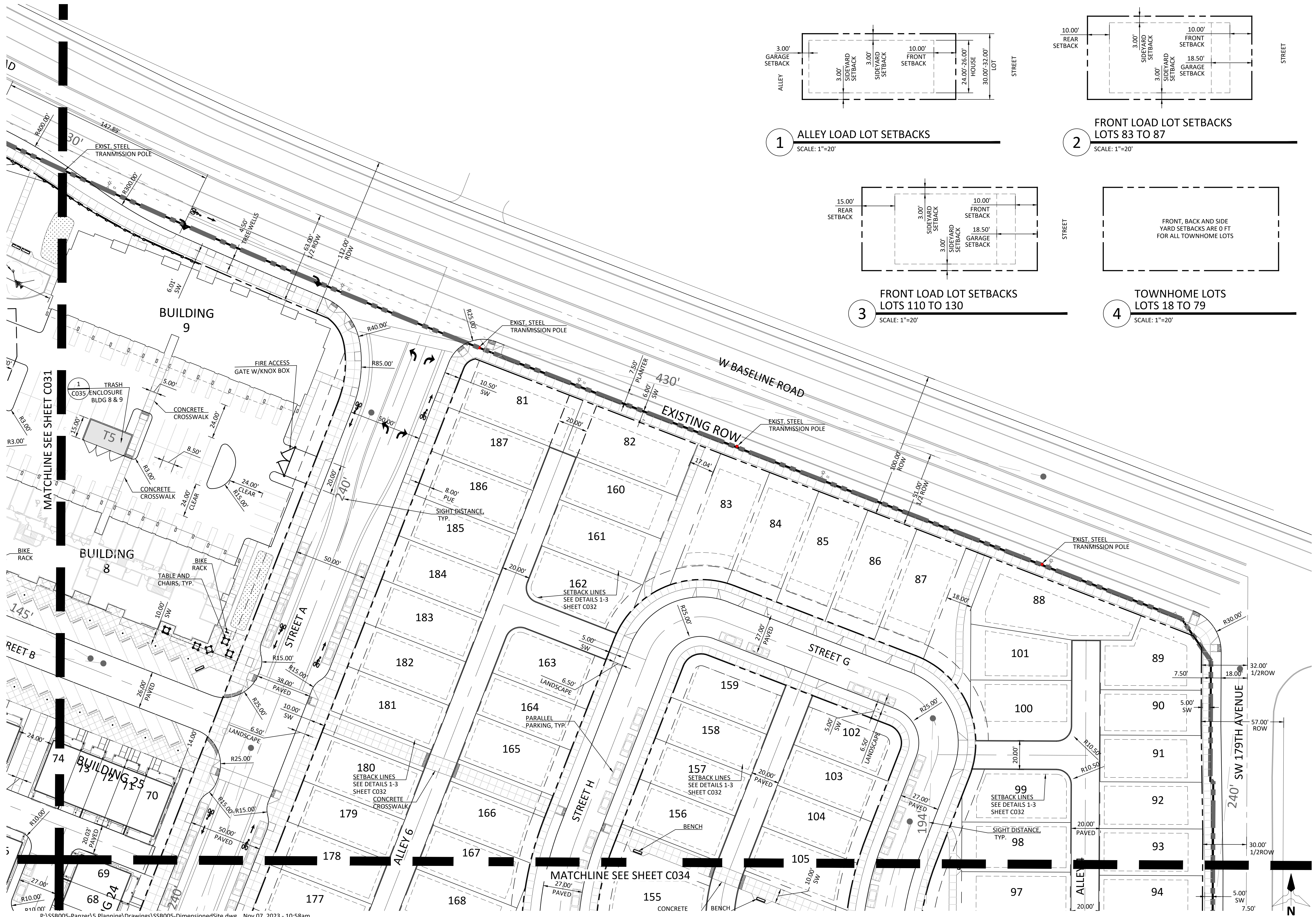
C030

SCALE: 1" = 60'
 SHEET SIZE: 22x34

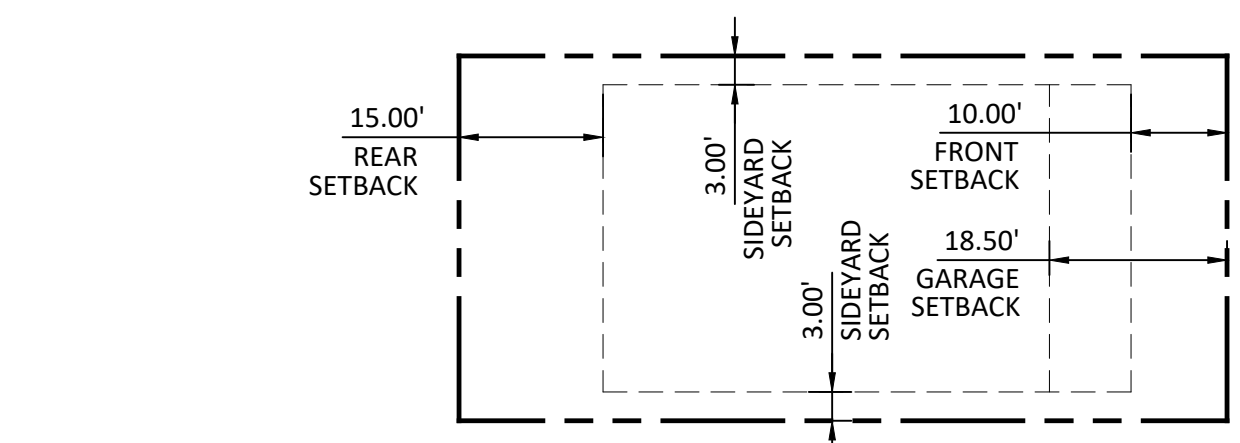


MATCHLINE SEE SHEET C032

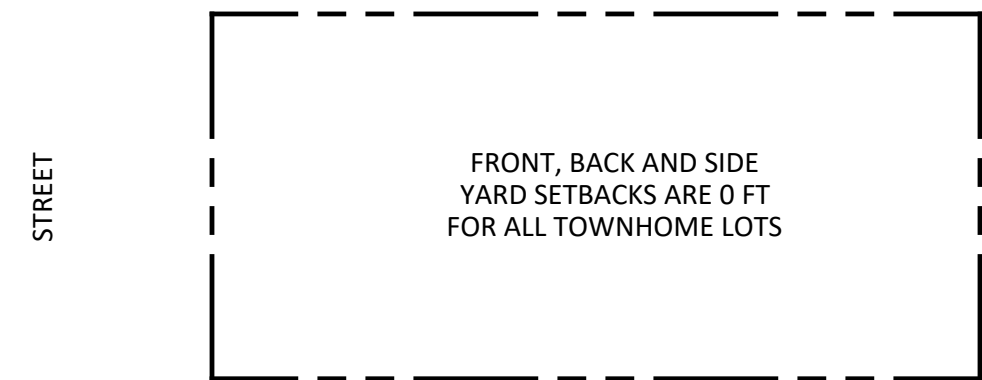
MATCHLINE SEE SHEET C033



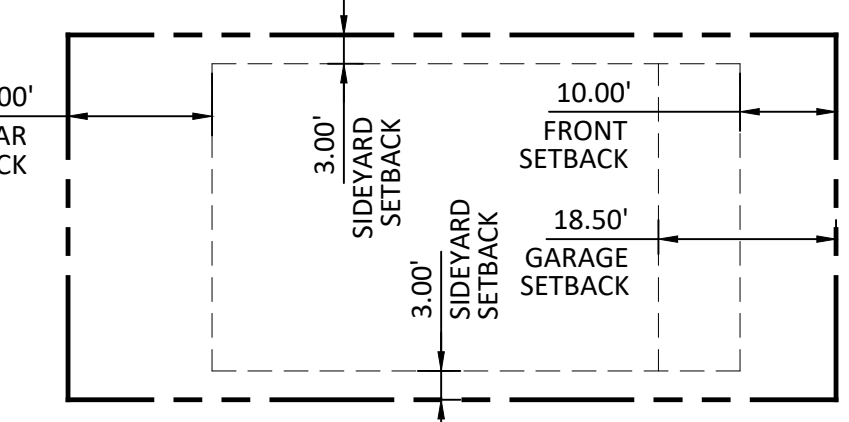
1 ALLEY LOAD LOT SETBACKS
SCALE: 1"=20'



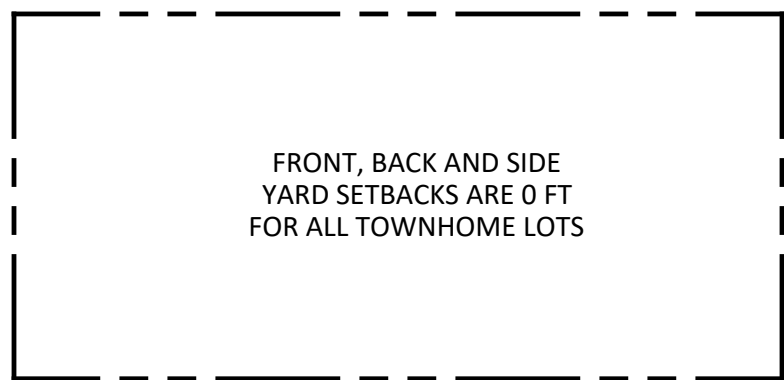
2 FRONT LOAD LOT SETBACKS LOTS 83 TO 87
SCALE: 1"=20'

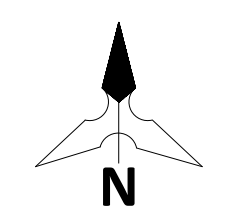
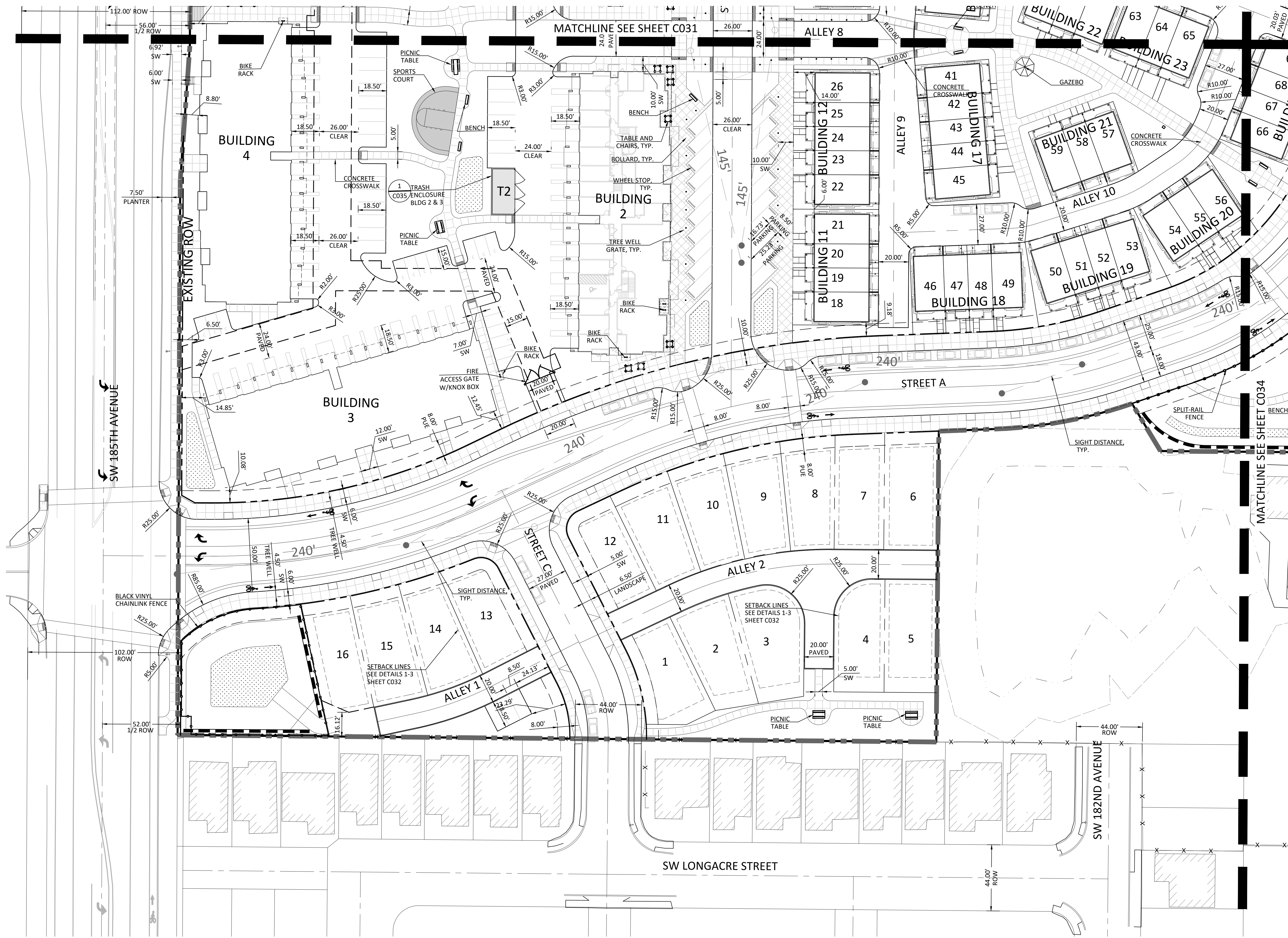


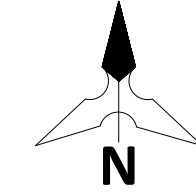
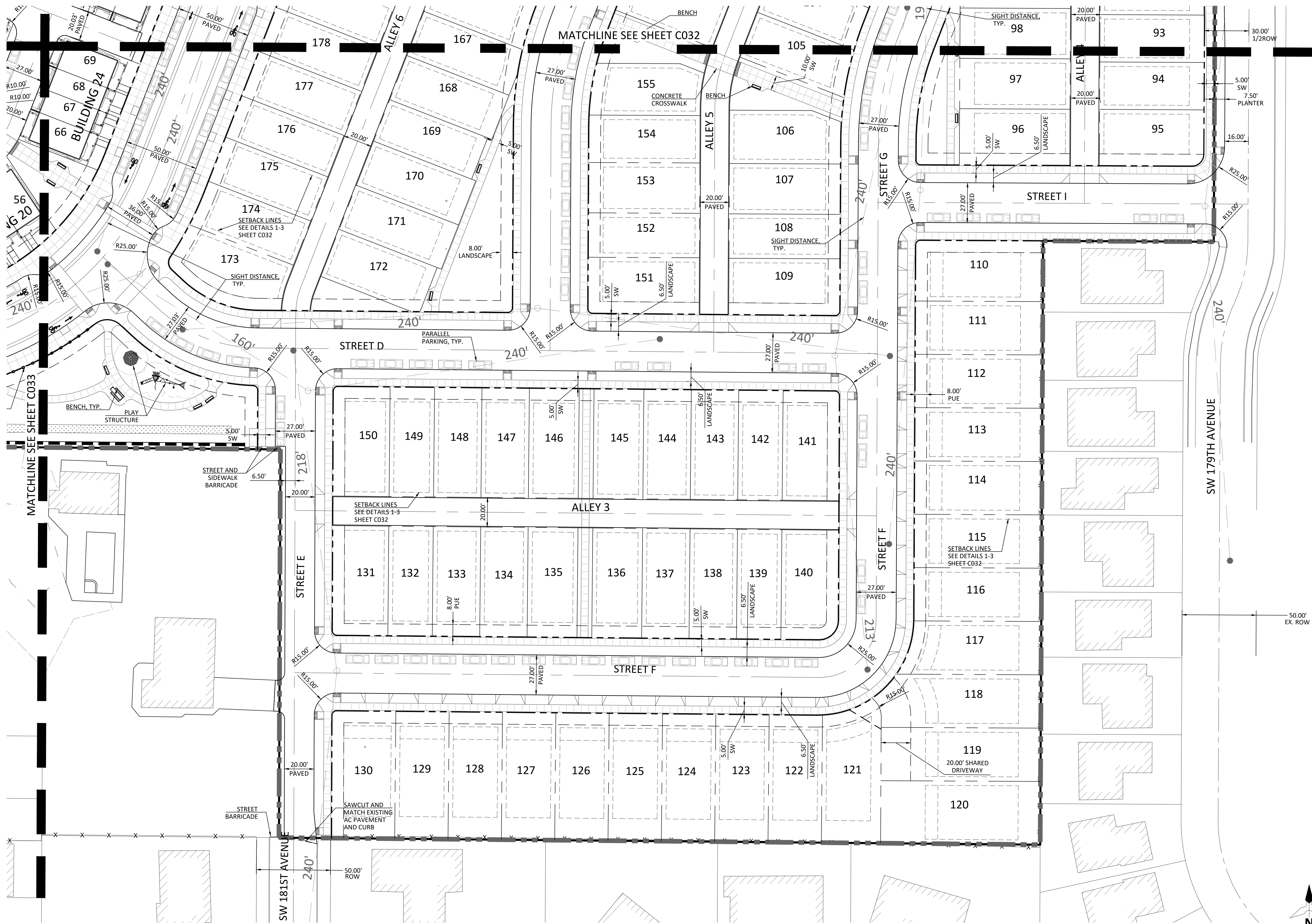
3 FRONT LOAD LOT SETBACKS LOTS 110 TO 130
SCALE: 1"=20'

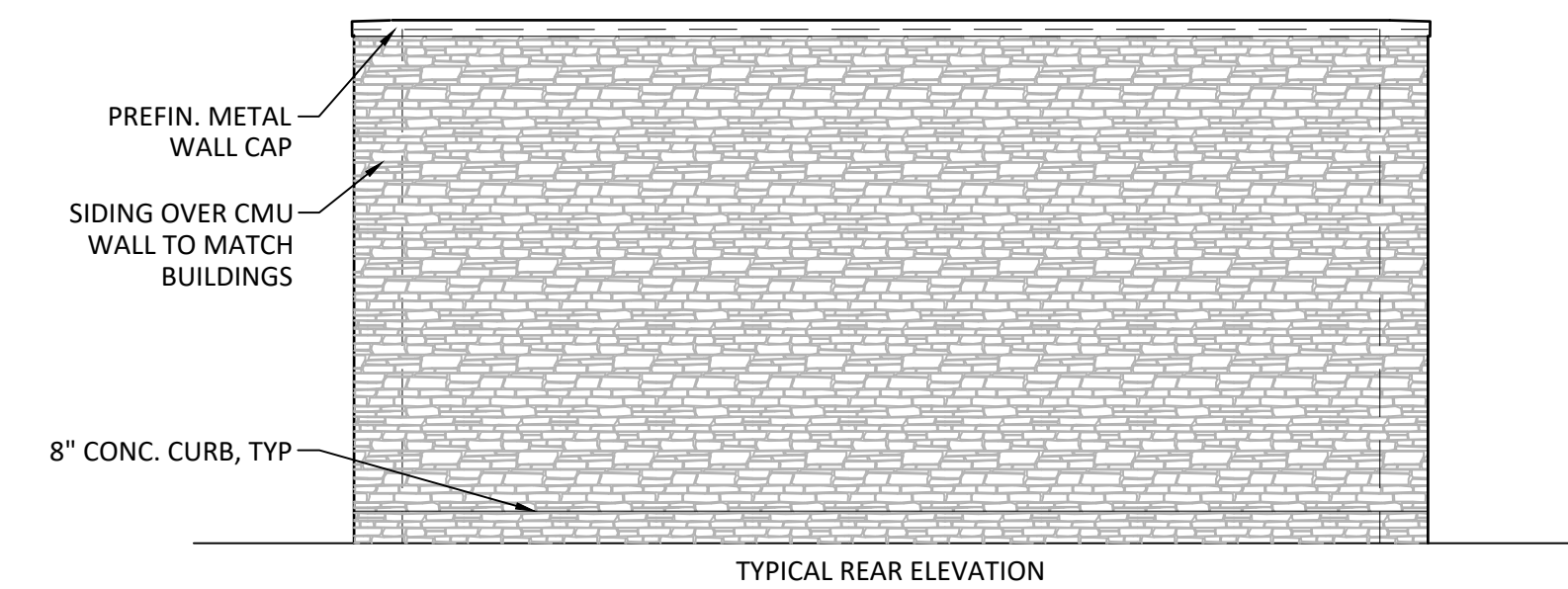
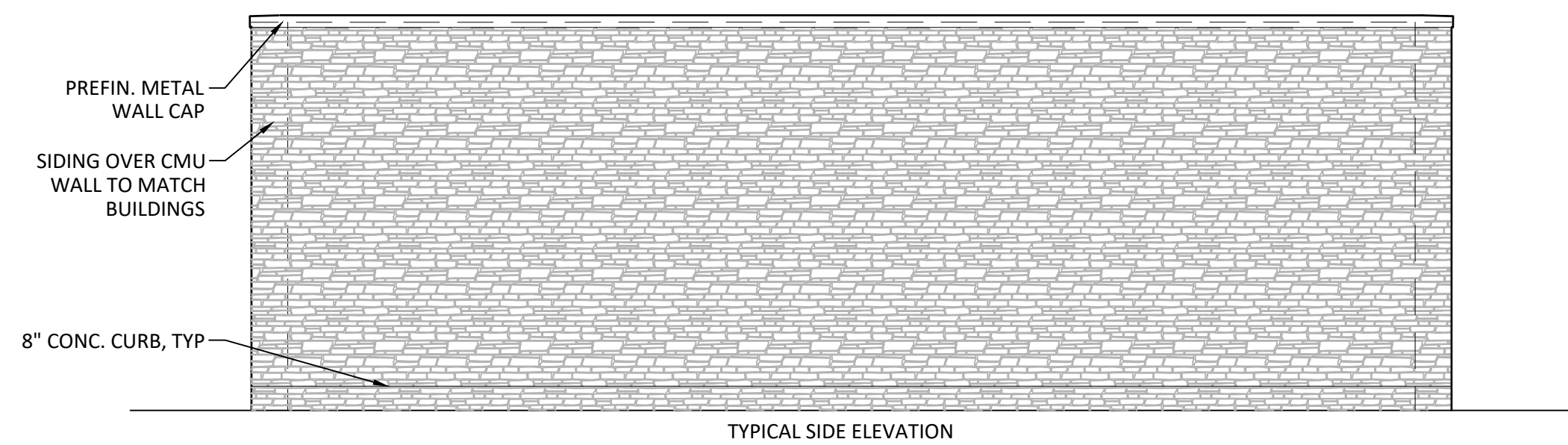
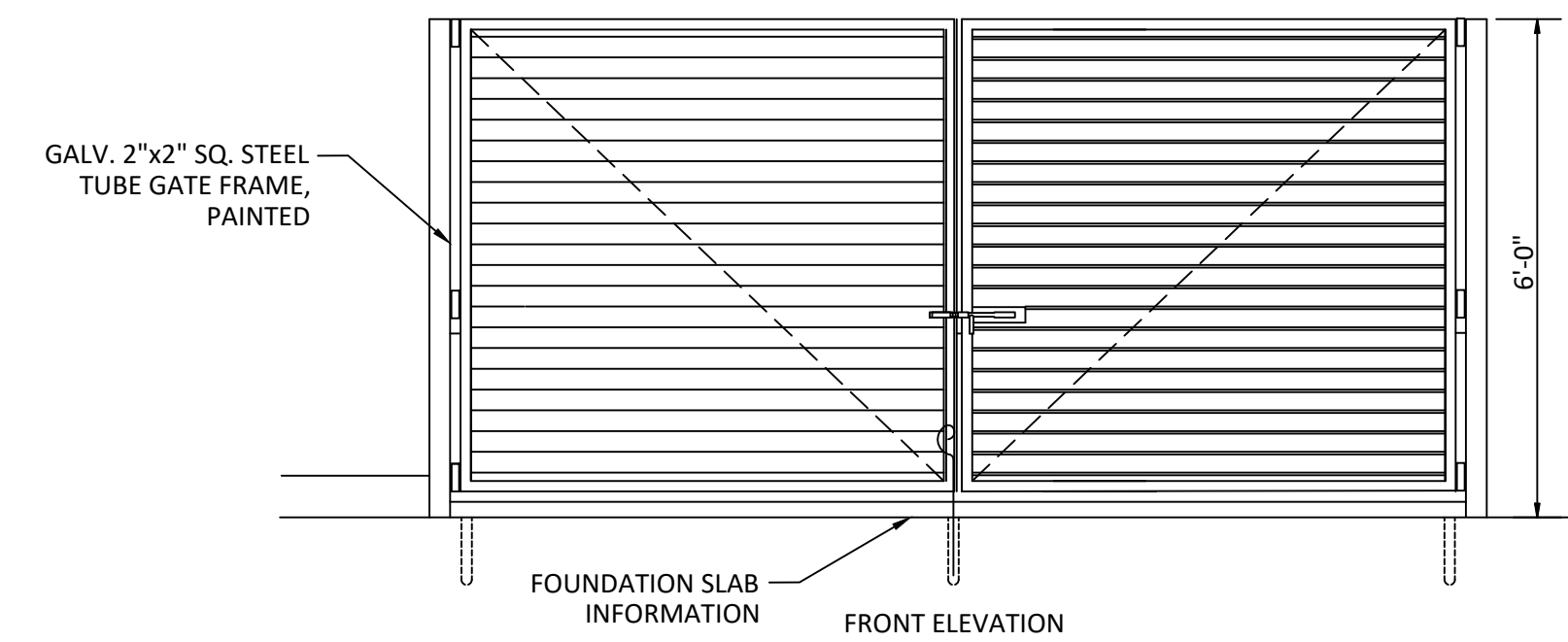
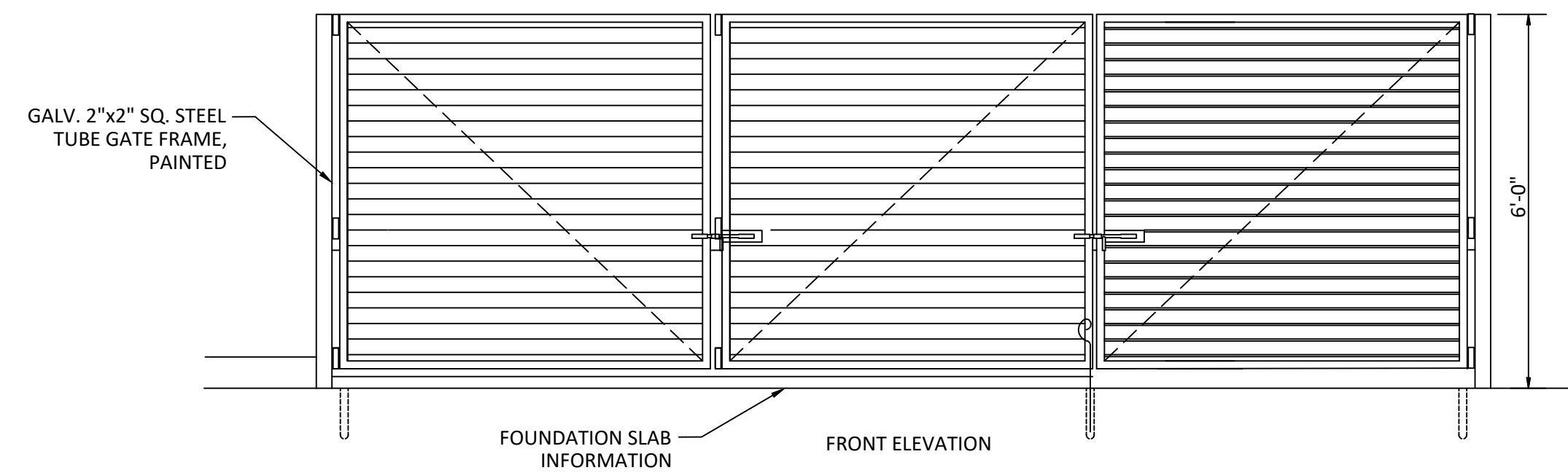
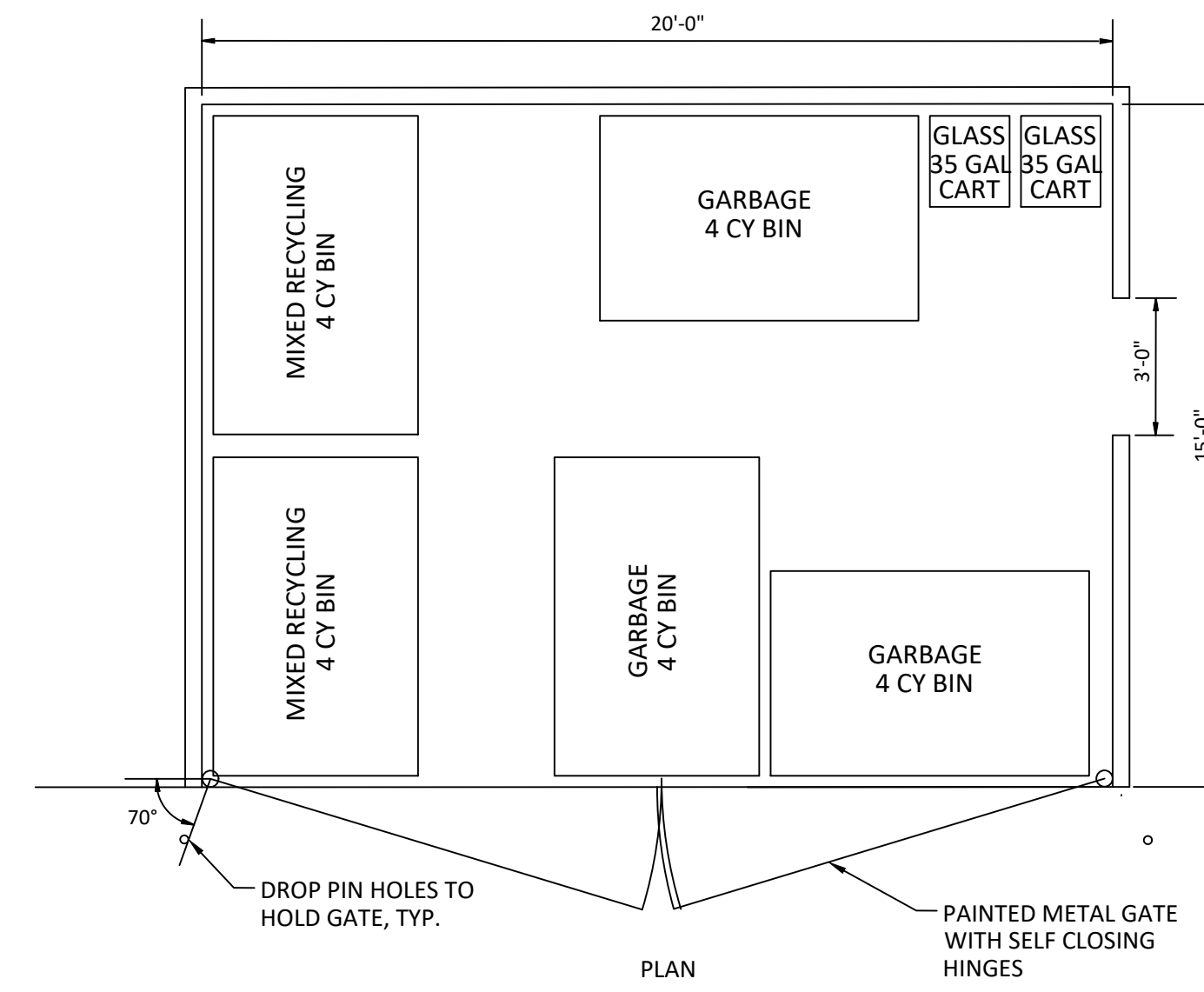
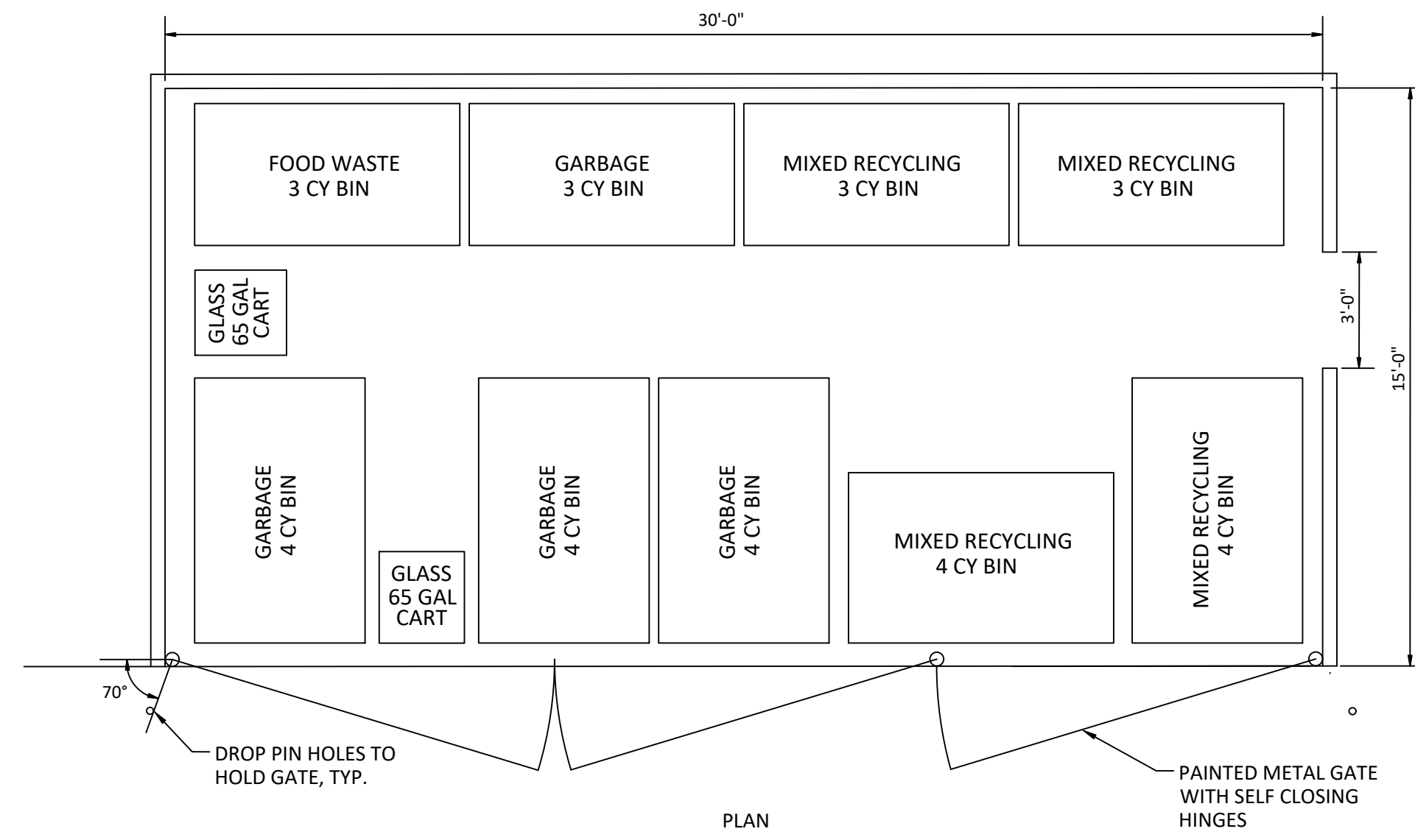


4 TOWNHOME LOTS LOTS 18 TO 79
SCALE: 1"=20'



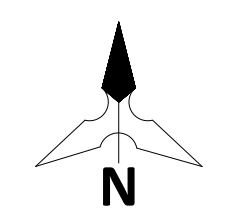


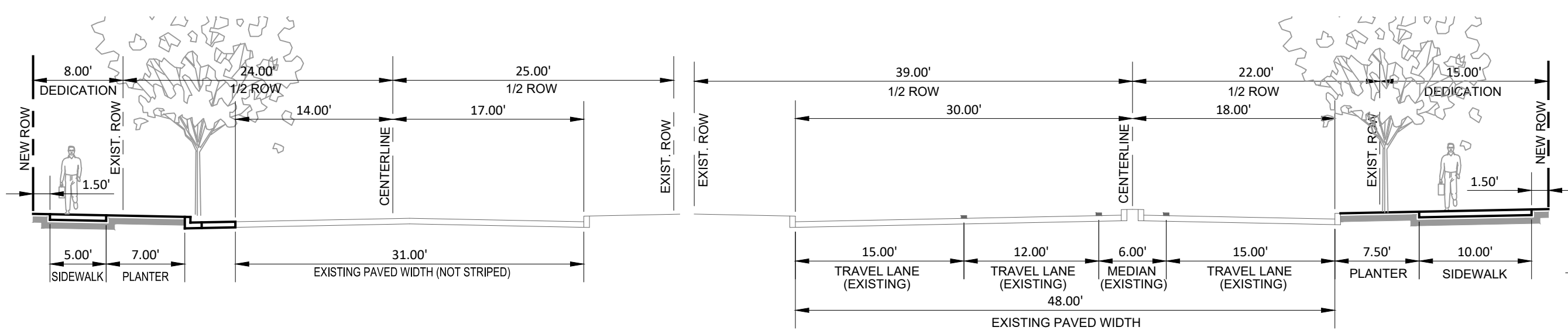




1 TRASH ENCLOSURE - 1-MIXED USE BLDG & 1 RESIDENTIAL BUIDLING
NTS

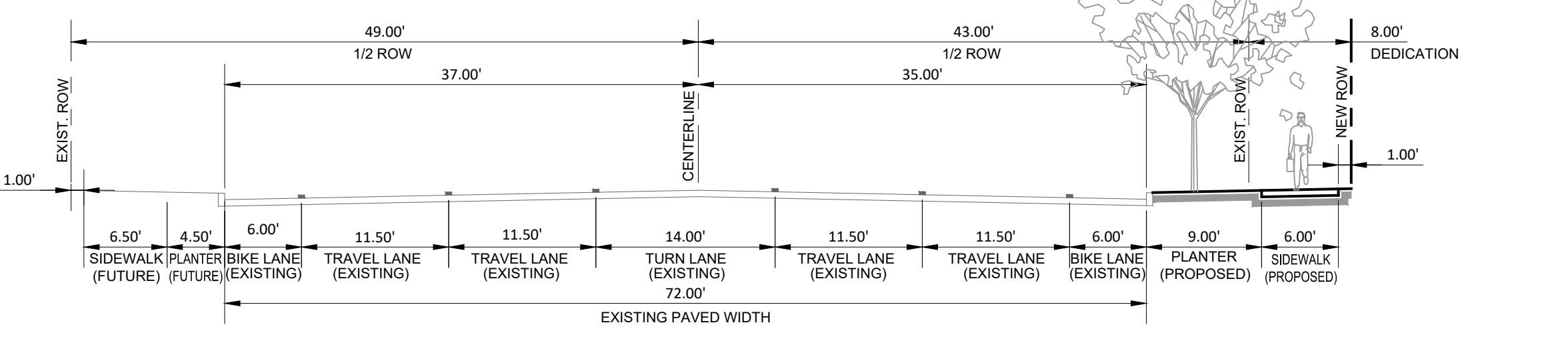
2 TRASH ENCLOSURE - 2 - RESIDENTIAL BUIDLINGS
NTS



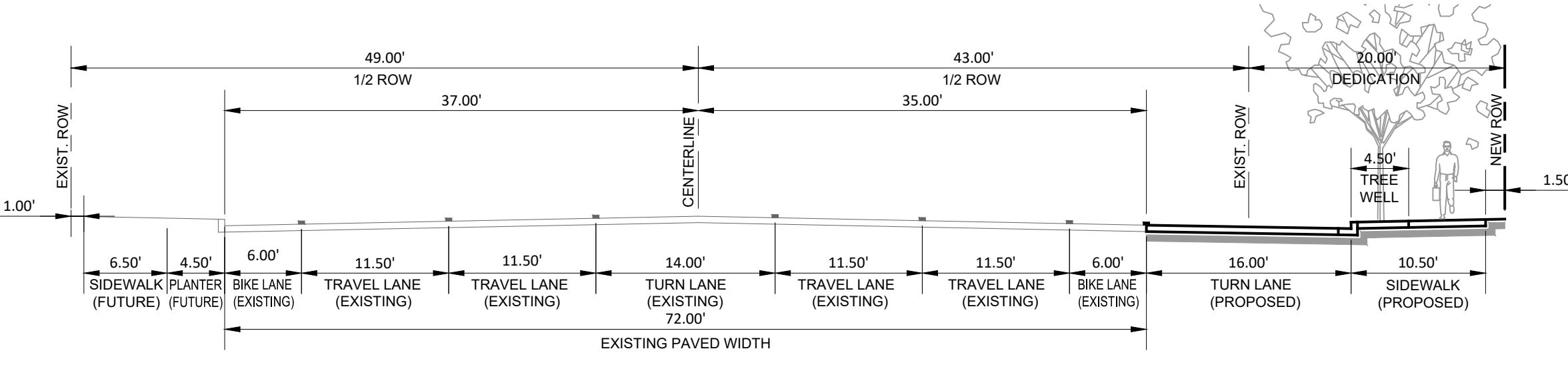


SECTION E1 - 179TH AVENUE
 1"=10'
 WASHINGTON COUNTY NR3 STREET
 CITY OF BEAVERTON
 SIDEWALK SECTION
 CLASSIFICATION - NR3

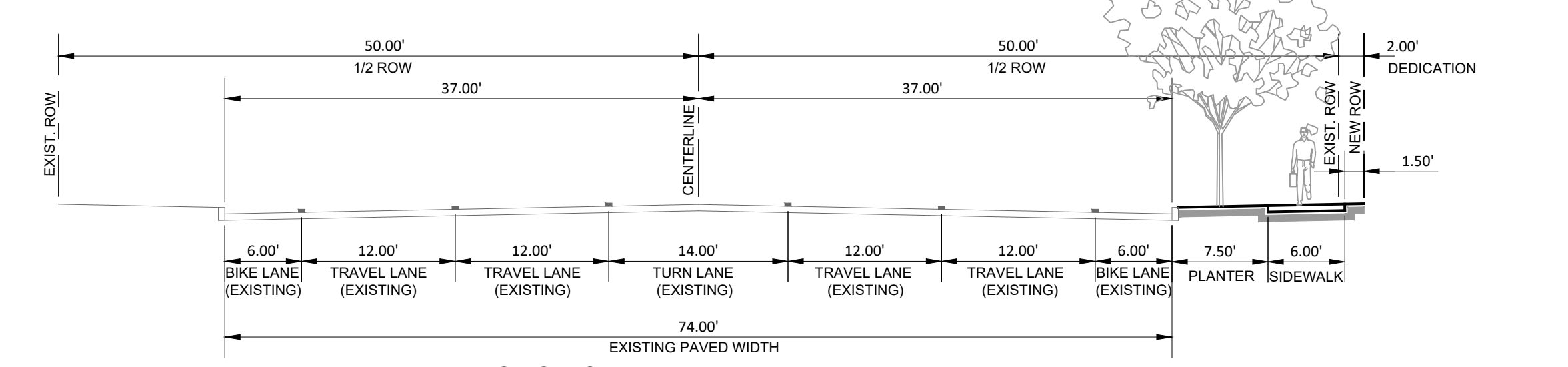
SECTION E2 - STEPPING STONE DRIVE
 1"=10'
 WASHINGTON COUNTY STREET
 CITY OF BEAVERTON
 SIDEWALK SECTION
 CLASSIFICATION - COLLECTOR



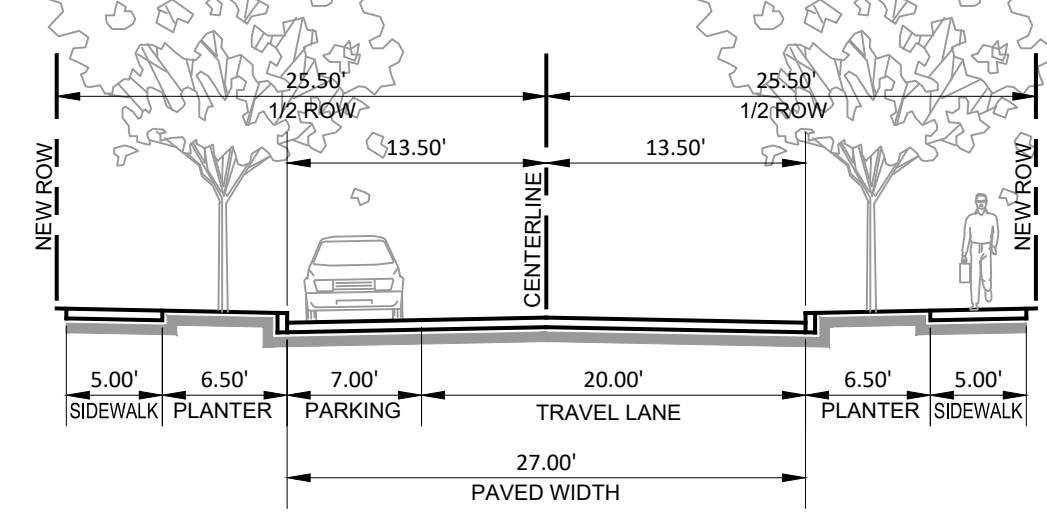
SECTION E3 - BASELINE ROAD
 1"=10'
 WASHINGTON COUNTY STREET
 CITY OF BEAVERTON
 SIDEWALK SECTION
 CLASSIFICATION - ARTERIAL



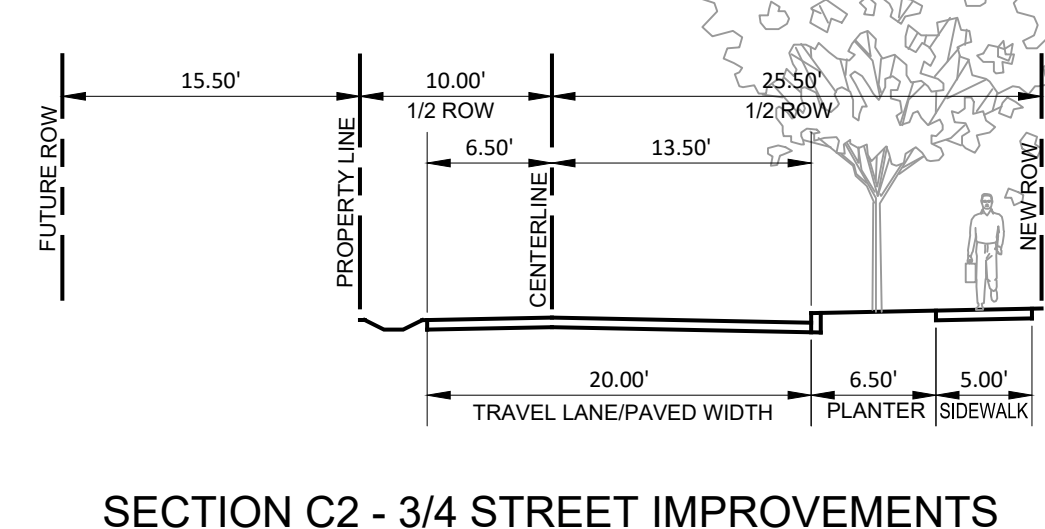
SECTION E4 - BASELINE ROAD
 1"=10'
 WASHINGTON COUNTY STREET
 CITY OF BEAVERTON
 SIDEWALK SECTION
 CLASSIFICATION - ARTERIAL



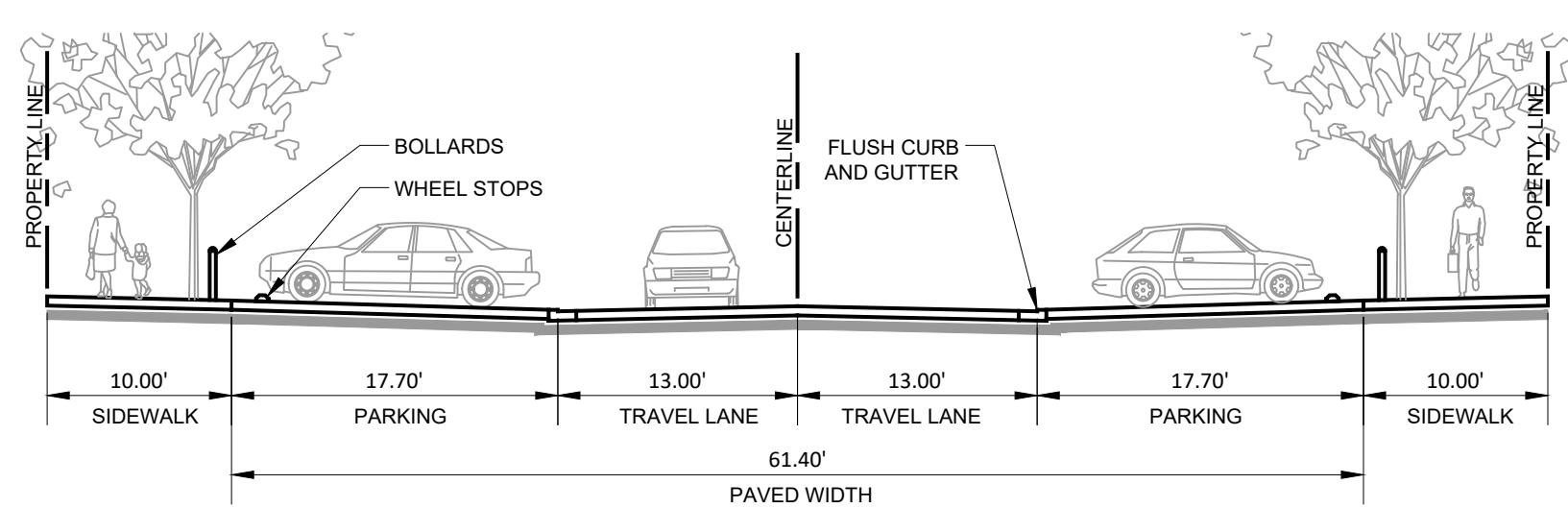
SECTION E5 - 185TH AVENUE
 1"=10'
 WASHINGTON COUNTY STREET
 CITY OF BEAVERTON
 SIDEWALK SECTION
 CLASSIFICATION - ARTERIAL



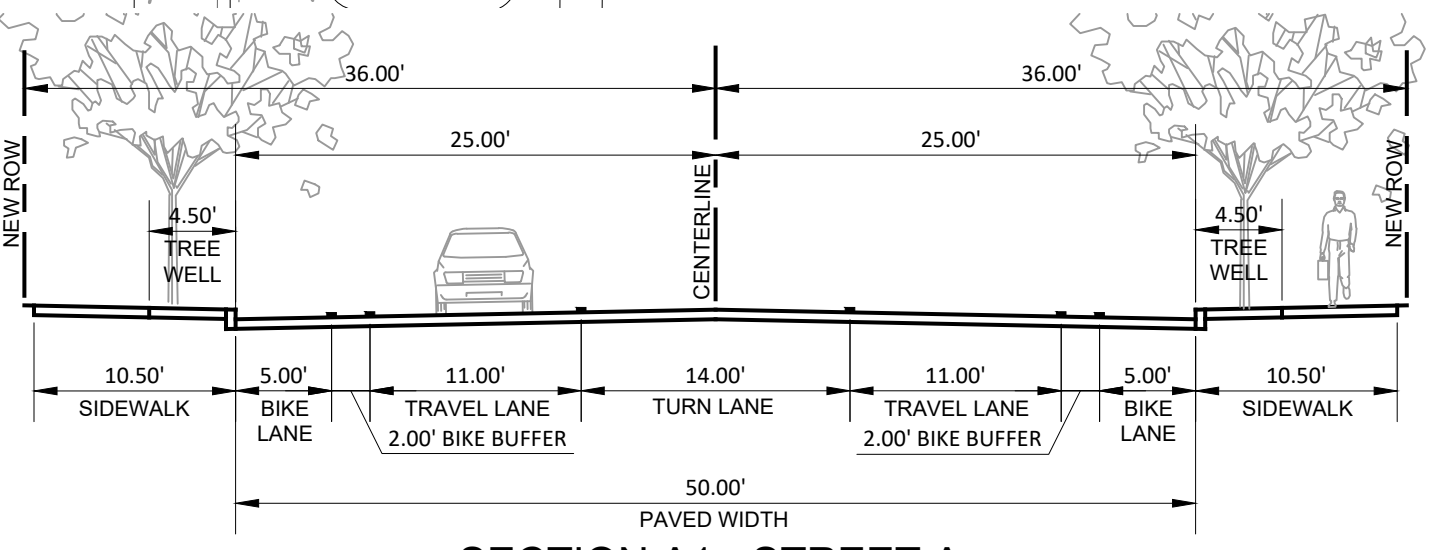
SECTION C1 - STREETS C, D, E, F, G, H, & I
 1"=10'
 CITY OF BEAVERTON
 STREET CLASSIFICATION - L1
 (MODIFIED TO PARKING ON ONE SIDE)



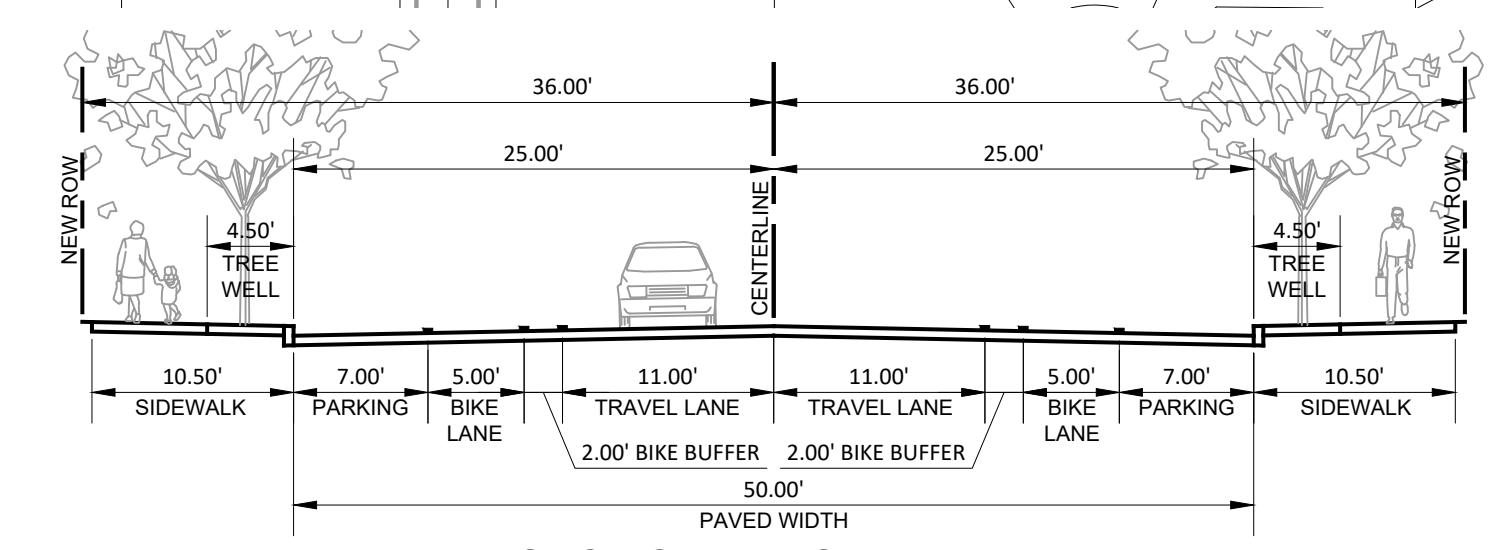
**SECTION C2 - 3/4 STREET IMPROVEMENTS
 STREET E & 181ST**
 1"=10'
 CITY OF BEAVERTON
 STREET CLASSIFICATION - L1
 (MODIFIED TO PARKING ON ONE SIDE)



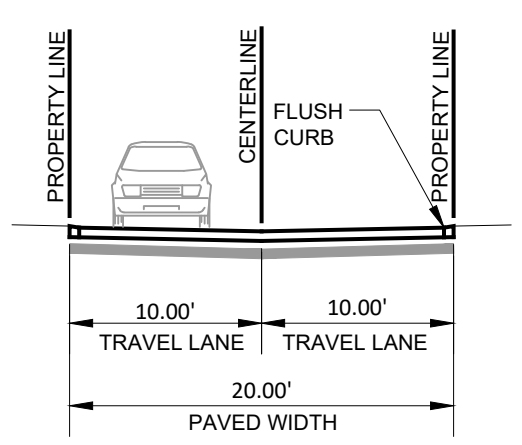
SECTION B1 - STREETS B1 & B2
 1"=10'
 STREET CLASSIFICATION - PRIVATE STREET



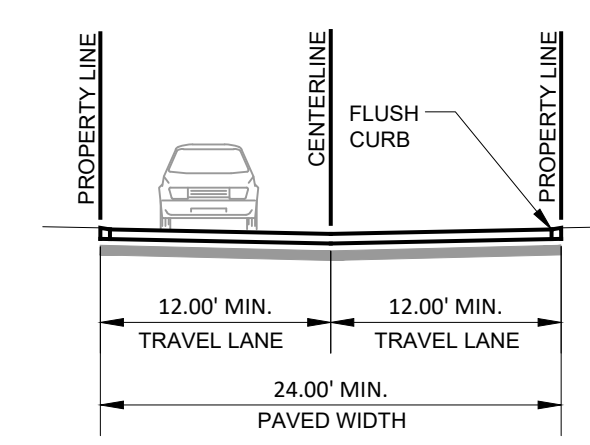
SECTION A1 - STREET A
 1"=10'
 CITY OF BEAVERTON
 STREET CLASSIFICATION - COLLECTOR
 (MODIFIED STANDARD WITH BIKE BUFFER LANE, PARKING AND 10' CURB-TIGHT SIDEWALK WITH TREE WELLS)



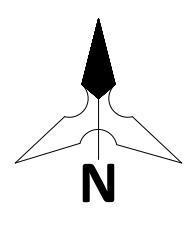
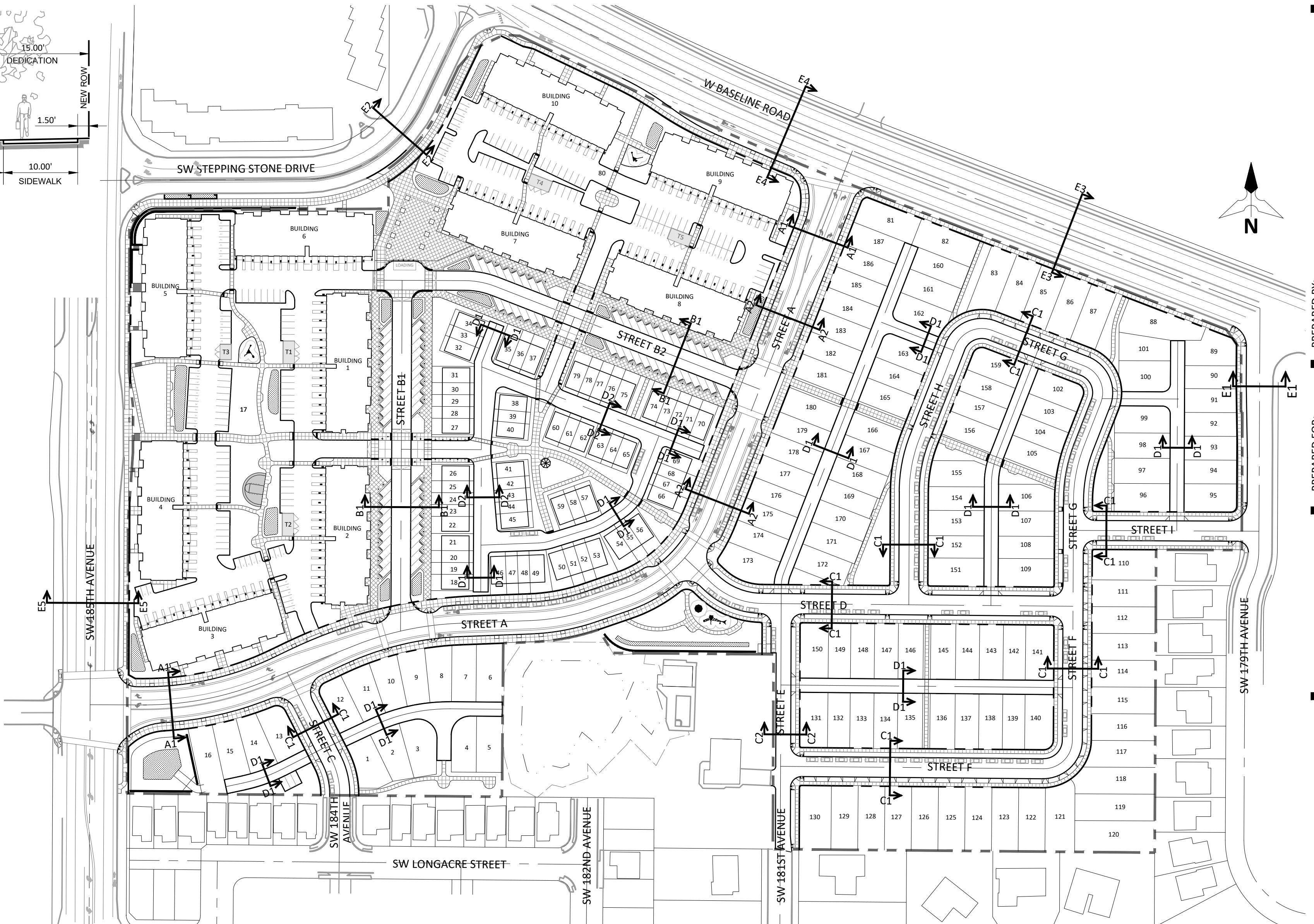
SECTION A2 - STREET A
 1"=10'
 CITY OF BEAVERTON
 STREET CLASSIFICATION - COLLECTOR
 (MODIFIED STANDARD WITH BIKE BUFFER LANE, PARKING AND 10' CURB-TIGHT SIDEWALK WITH TREE WELLS)

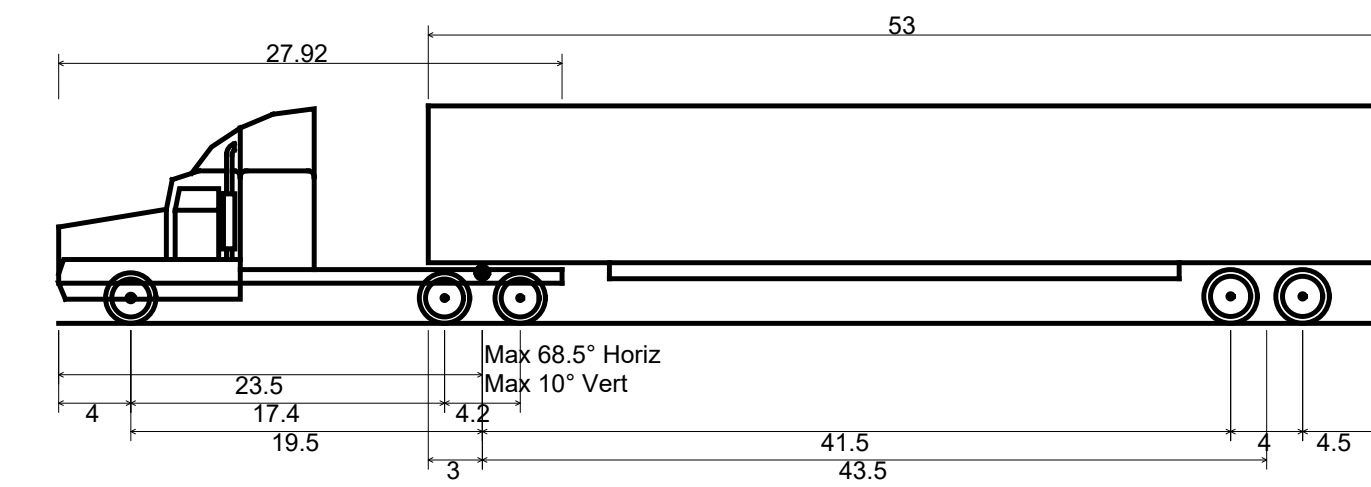
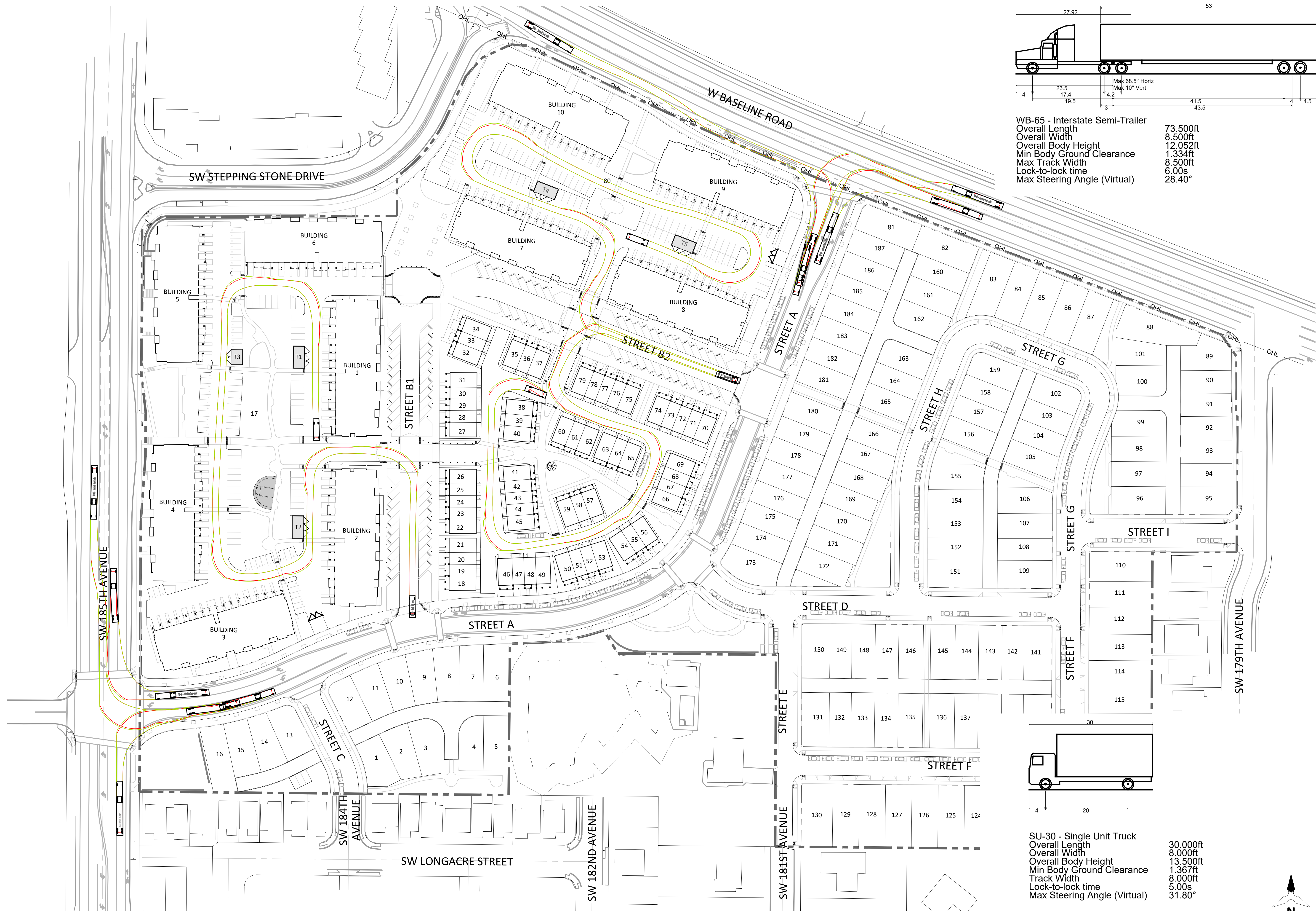


SECTION D1
 1"=10'
 STREET CLASSIFICATION - PRIVATE ALLEY

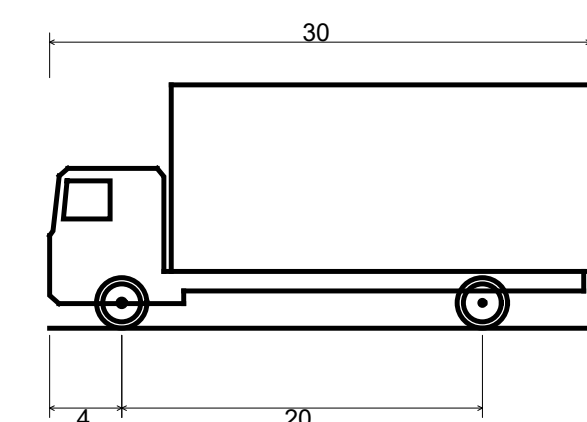


SECTION D2
 1"=10'
 STREET CLASSIFICATION - PRIVATE ALLEY

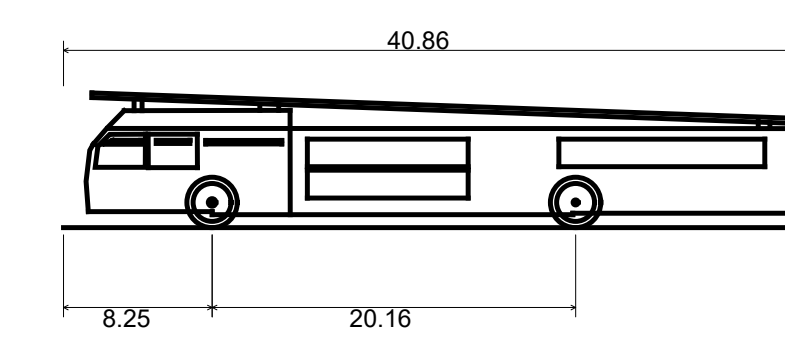




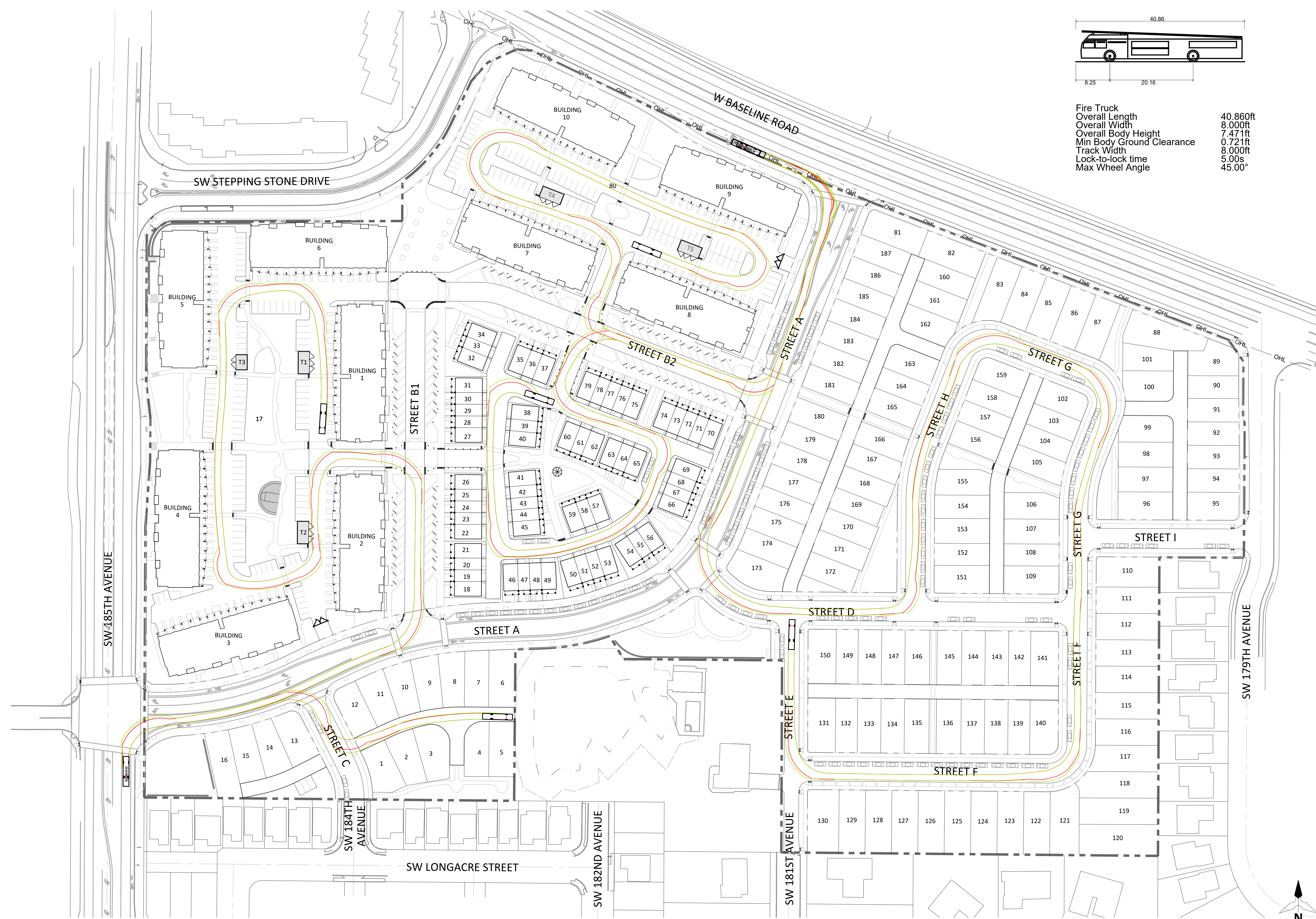
WB-65 - Interstate Semi-Trailer
 Overall Length 73.50ft
 Overall Width 8.50ft
 Overall Body Height 12.052ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.50ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°



SU-30 - Single Unit Truck
 Overall Length 30.00ft
 Overall Width 8.00ft
 Overall Body Height 13.50ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.00ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°



Fire Truck
 Overall Length 40.860ft
 Overall Width 8.000ft
 Overall Body Height 7.471ft
 Min Body Ground Clearance 0.721ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°



PREPARED BY:
STANDRIDGE
 PLANNING | ENGINEERING | SURVEYING
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NEW HOME CO.
 move forward

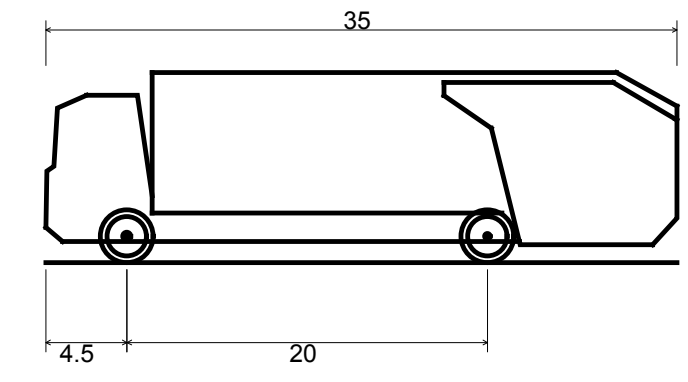
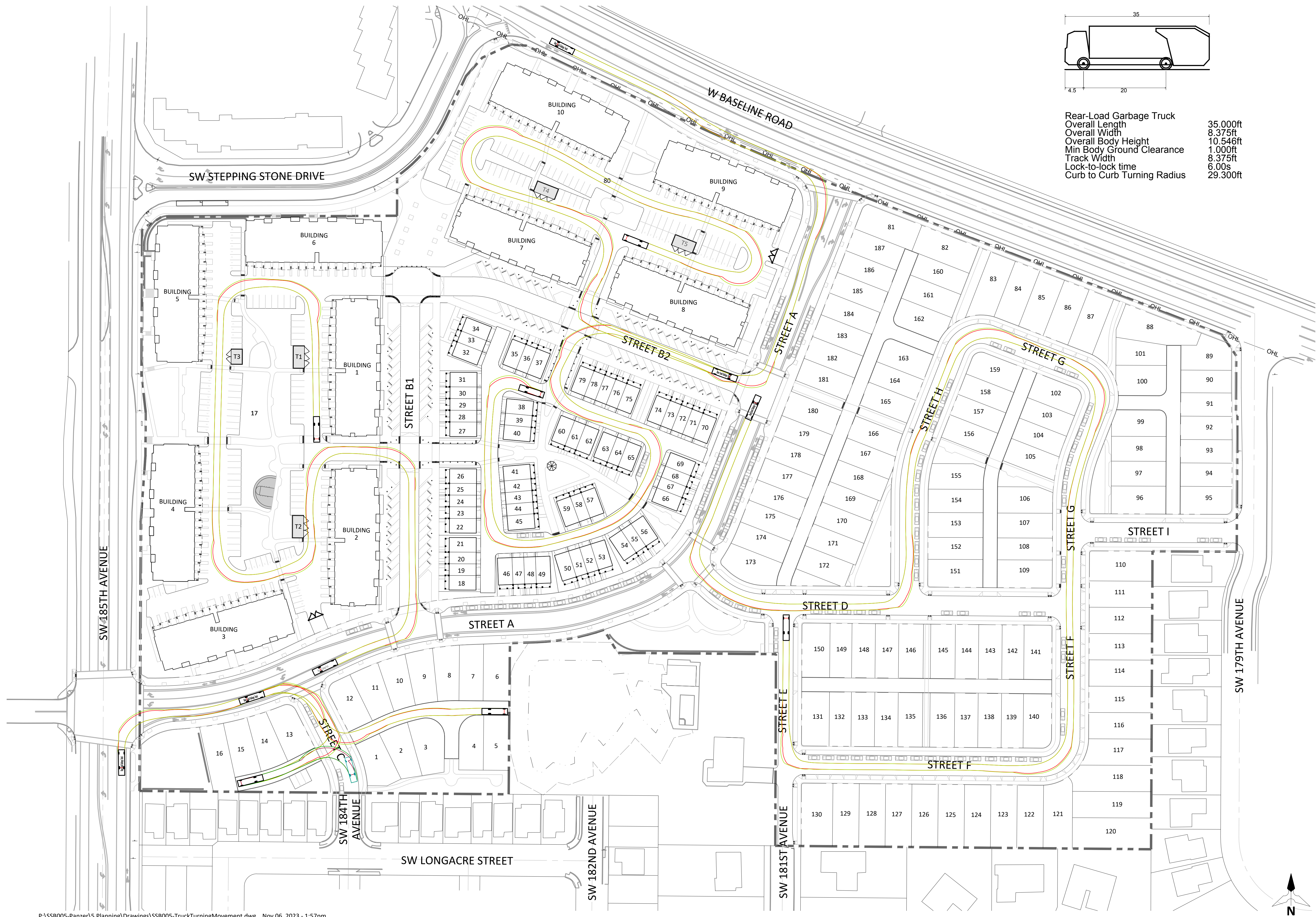
REGISTERED PROFESSIONAL
 ENGINEER
 No. 742
LAND FOR CONSTRUCTION
 OREGON
 MAILED 3 2005
 KENDALL STANDAIDE
 EXPIRES 6-30-24

FIRE TURNING MOVEMENT PLAN
 PANZER MIXED USE
 BEAVERTON, OREGON

PROJECT NO.: SS8005
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 11/03/2023

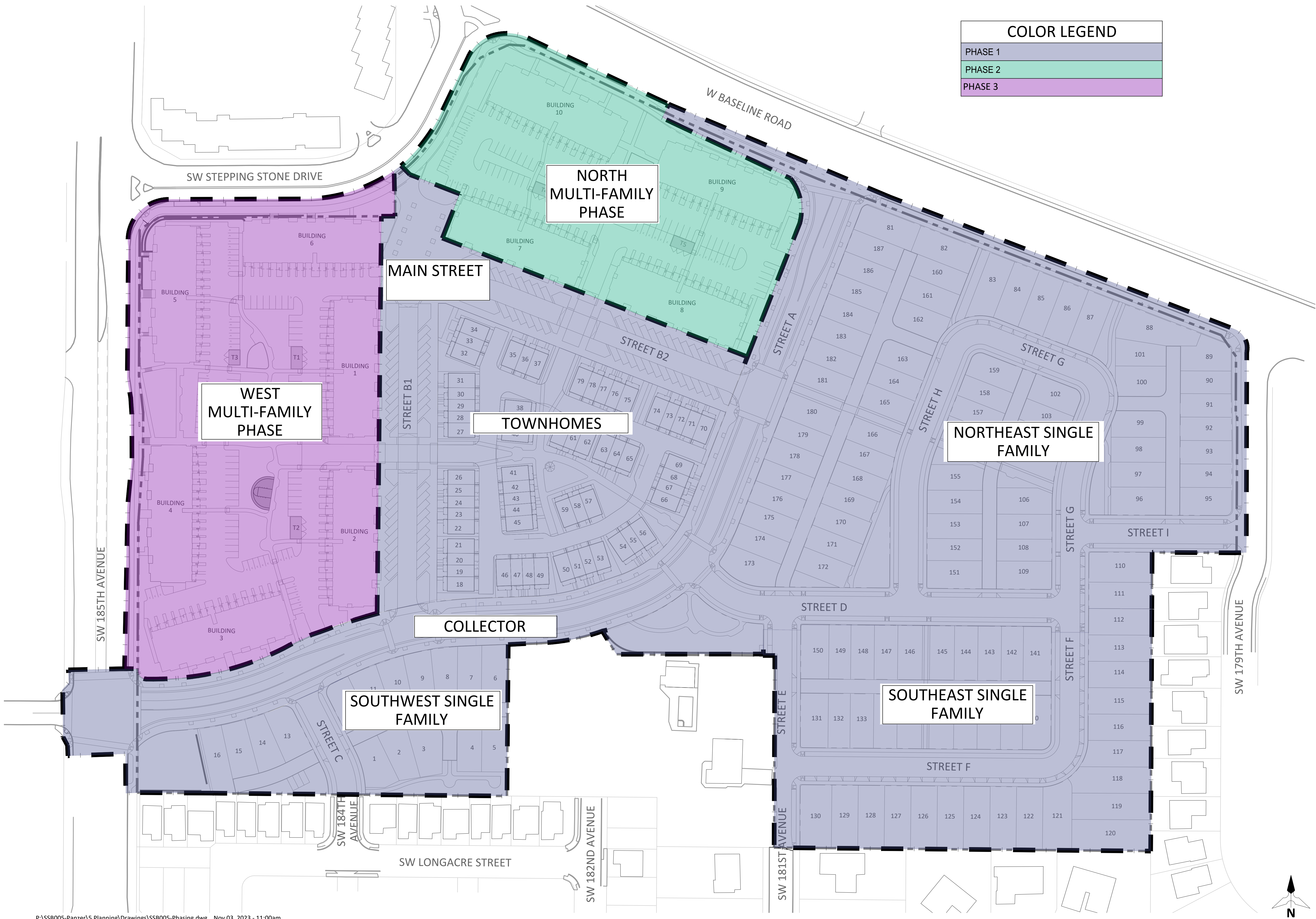
SHEET

C041
 SCALE: 1" = 60'
 SHEET SIZE: 22x34
 0 60 120

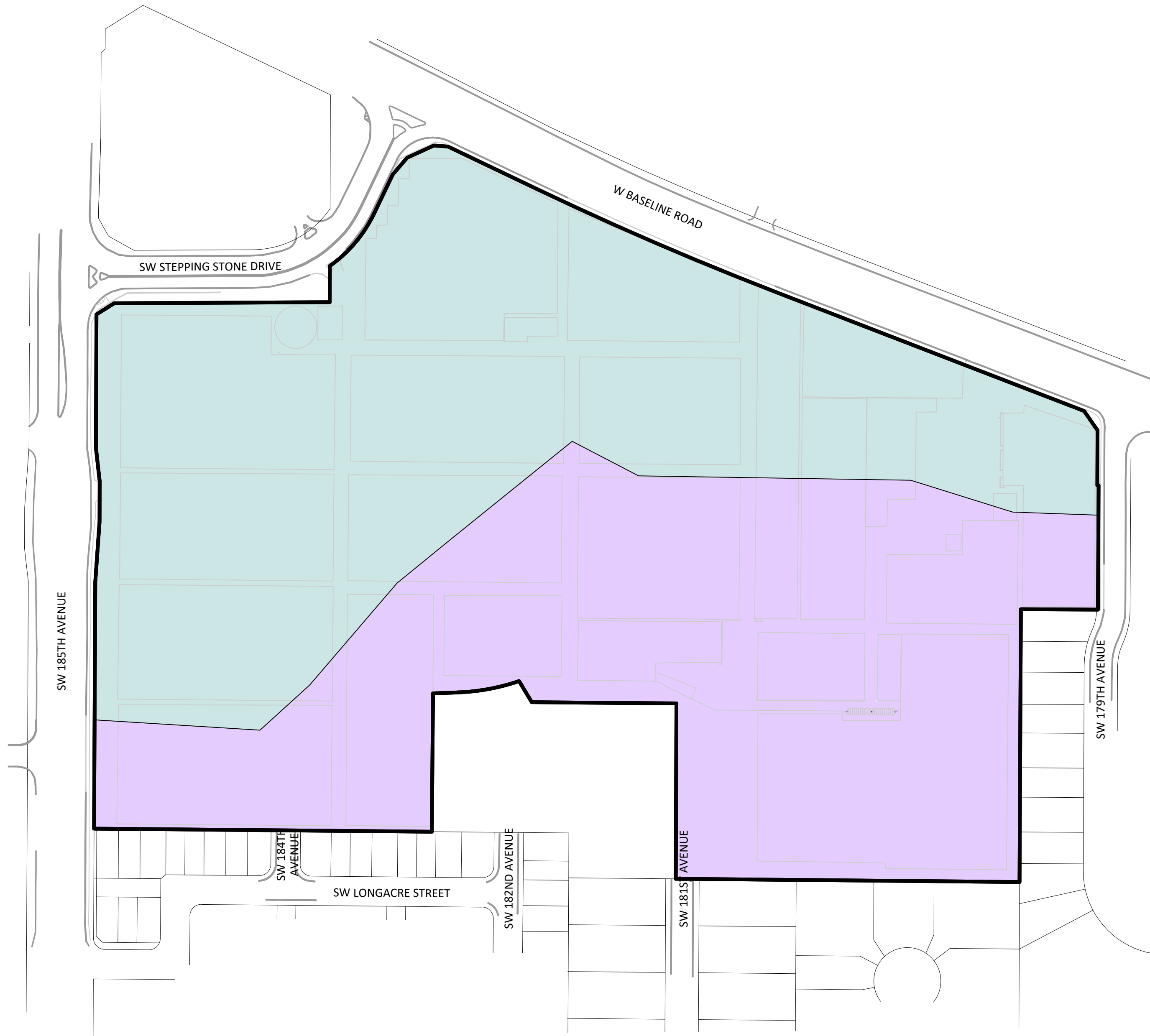


Rear-Load Garbage Truck
 Overall Length 35.00ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft

COLOR LEGEND	
PHASE 1	[Light Blue Box]
PHASE 2	[Light Green Box]
PHASE 3	[Light Purple Box]



EXISTING ZONING AREAS		
ZONING	AREA (SF)	AREA (ACRES)
SC-HDR	609,910	14.00
SC-MU	548,926	12.60
TOTAL	1,158,836	26.60

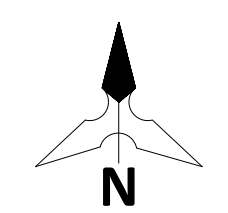


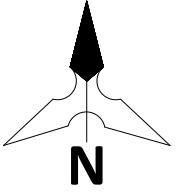
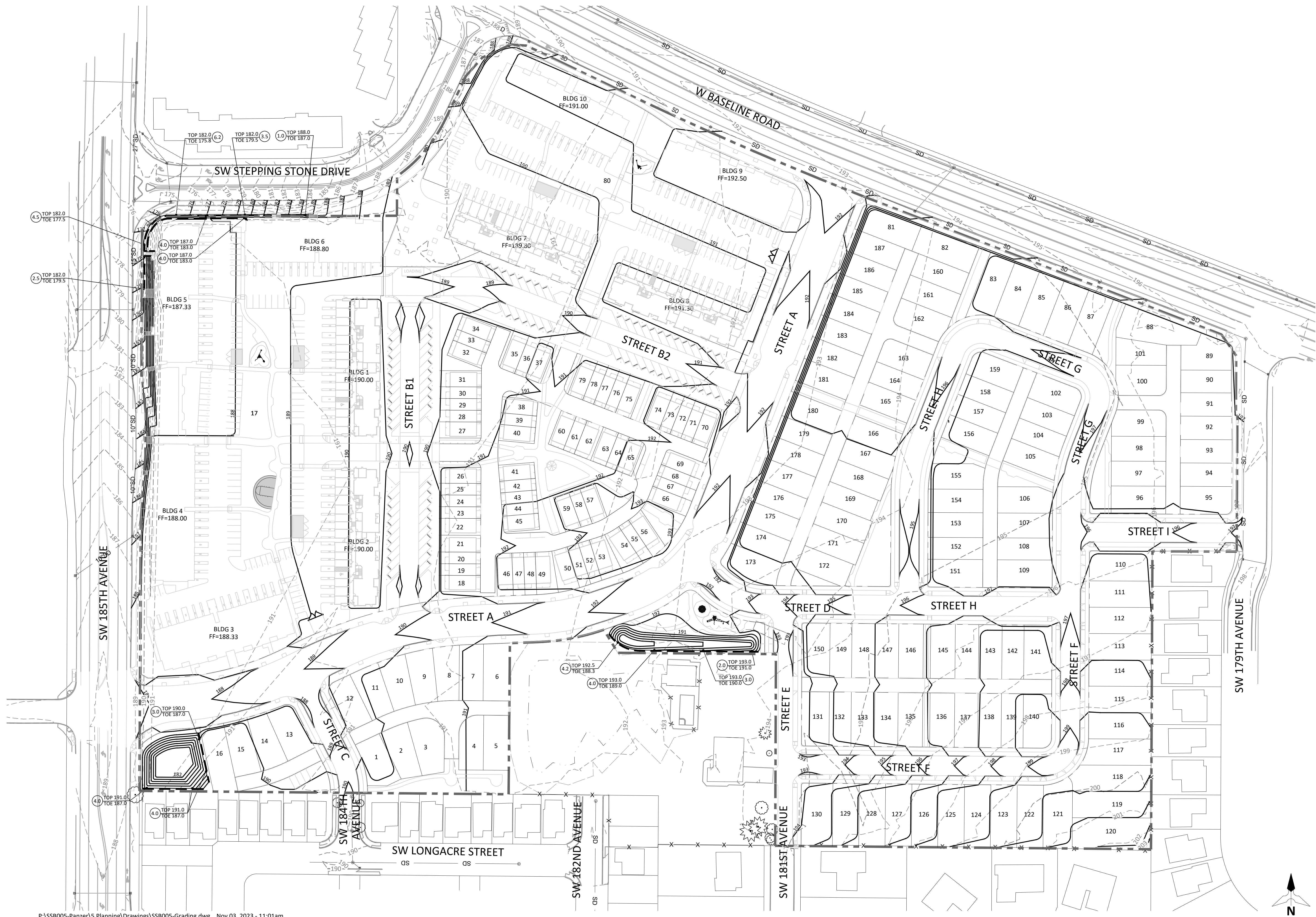
EXISTING

PROPOSED ZONING AREAS		
ZONING	AREA (SF)	AREA (ACRES)
SC-HDR	810,006	18.60
SC-MU	348,830	8.00
TOTAL	1,158,836	26.60



PROPOSED



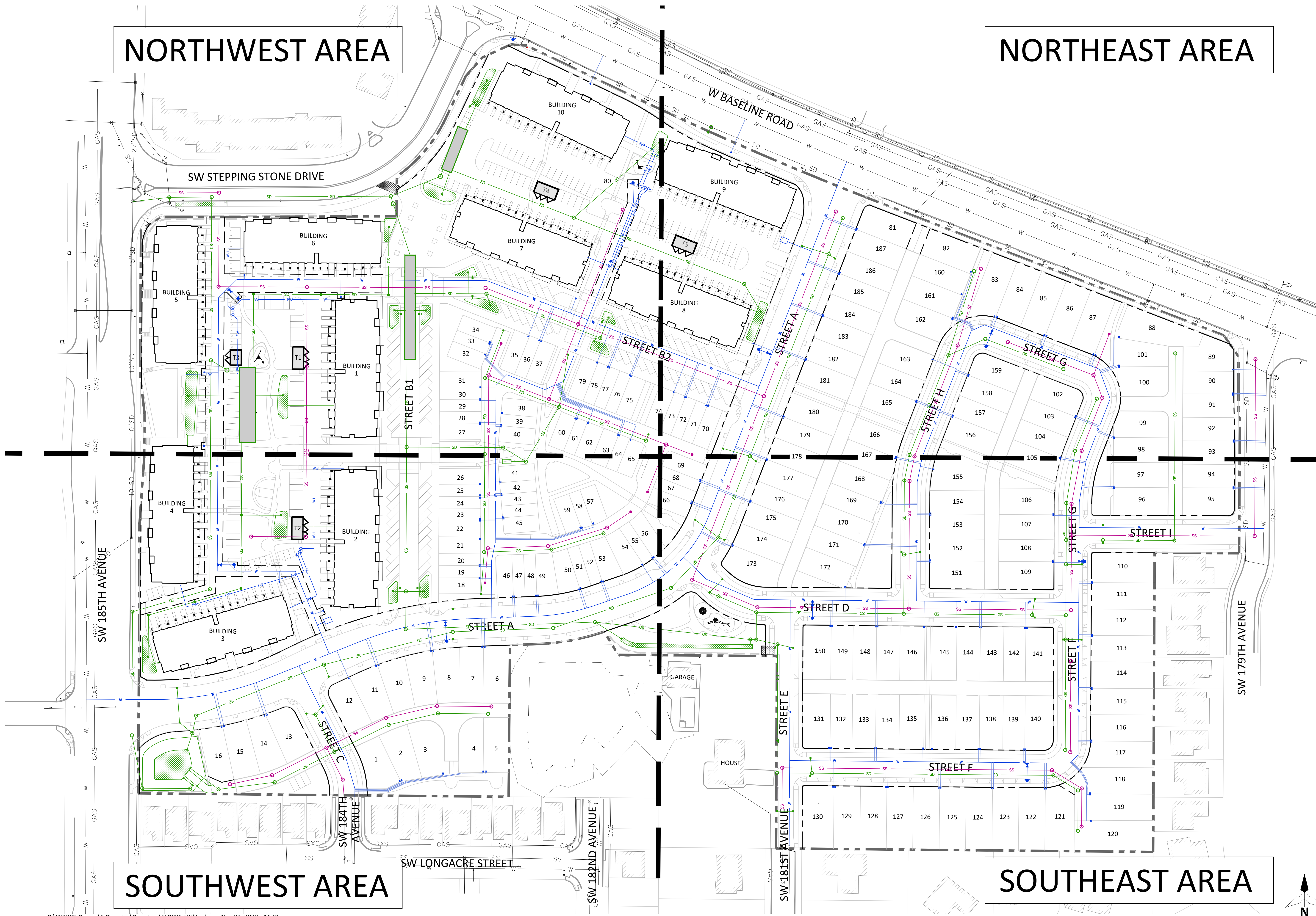


NORTHWEST AREA

NORTHEAST AREA

SOUTHWEST AREA

SOUTHEAST AREA



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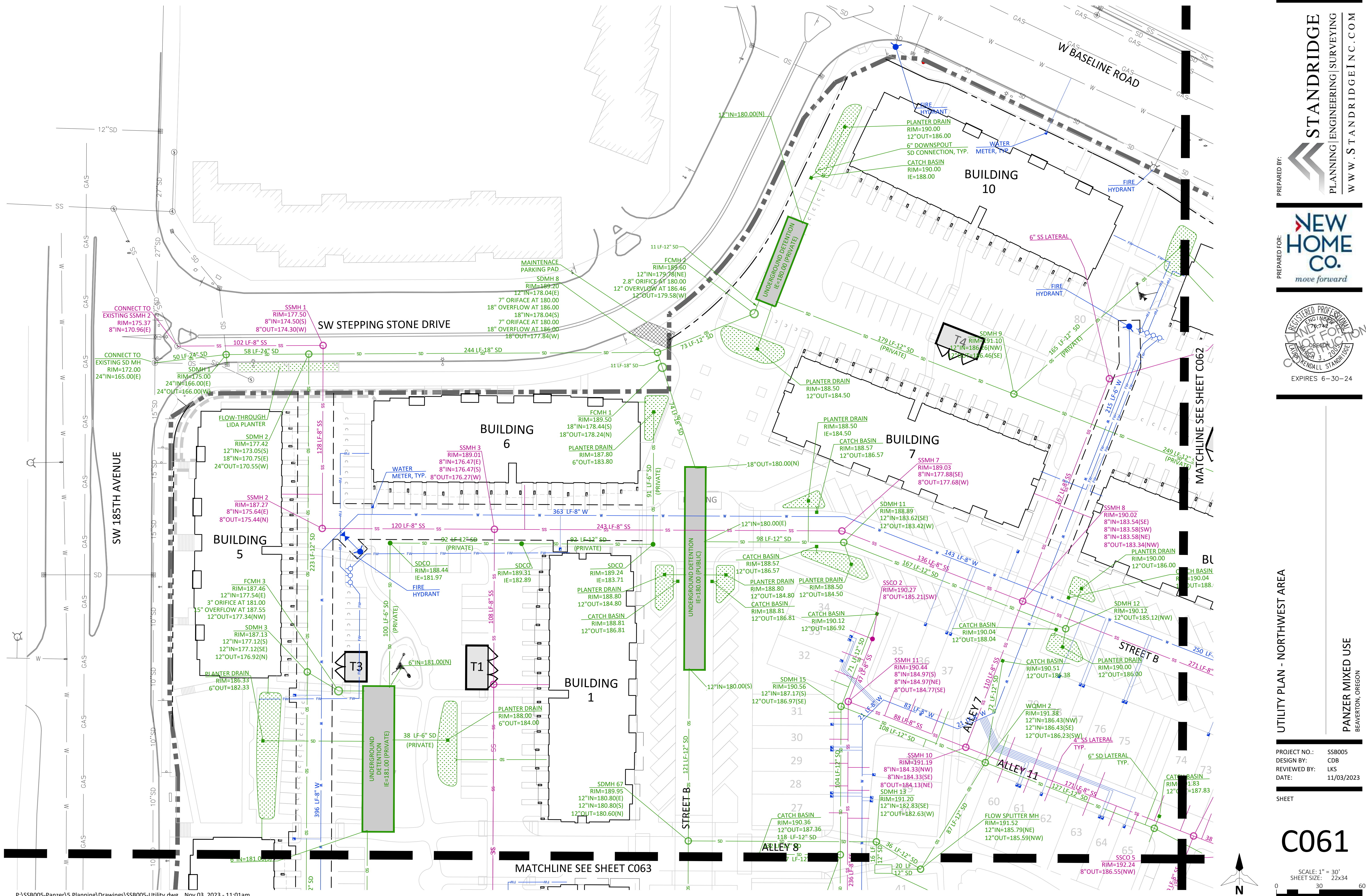
REGISTERED PROFESSIONAL
 ENGINEER
 NO. 742
 LAND FOR
 CONSTRUCTION
 ISSUED 3/2023
 KENDALL STANDRIDGE
 EXPIRES 6-30-24

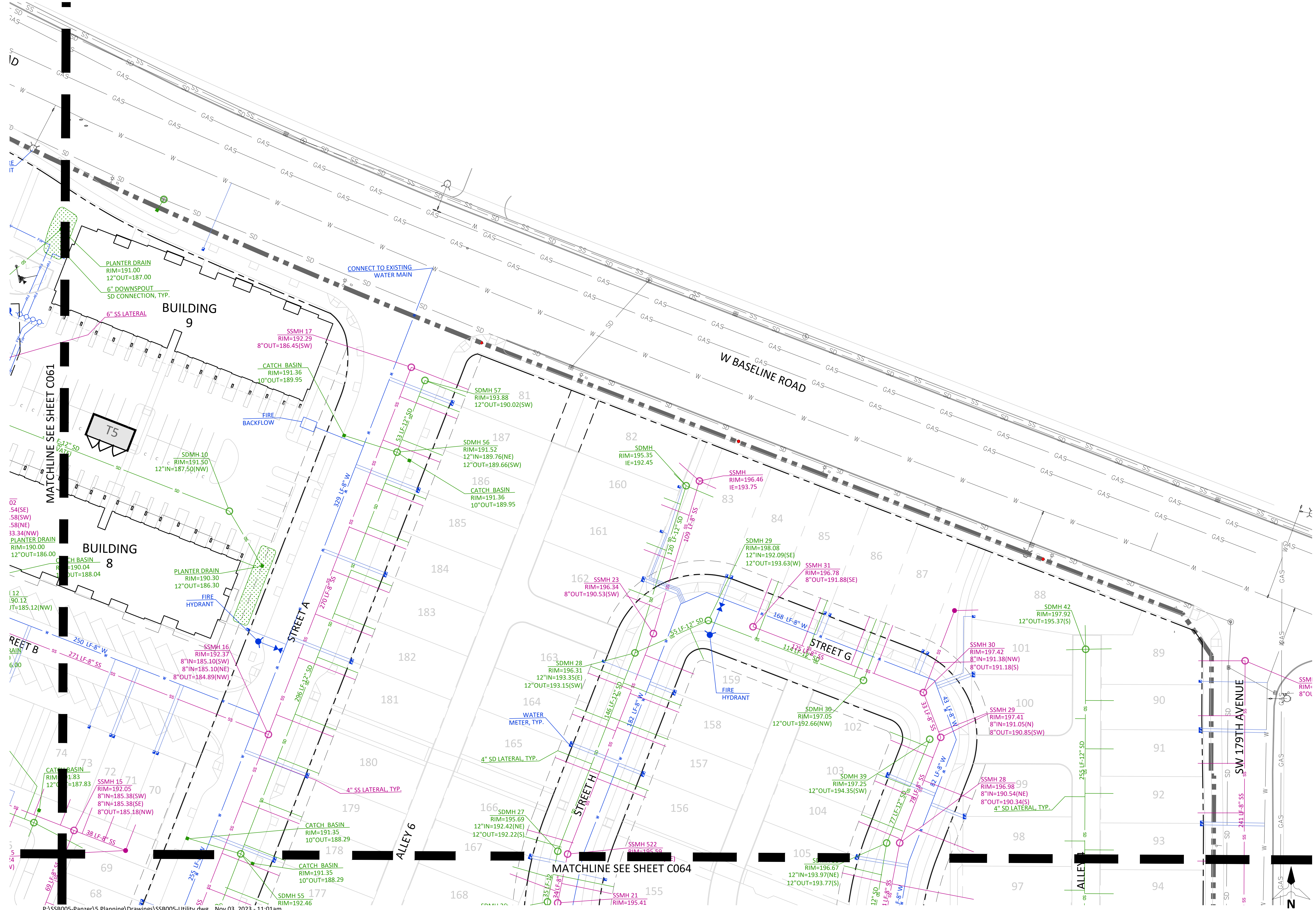
UTILITY PLAN - OVERALL
 PANZER MIXED USE
 BEAVERTON, OREGON

PROJECT NO.: SS8005
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 11/03/2023

SHEET

C060
 SCALE: 1" = 60'
 SHEET SIZE: 22x34





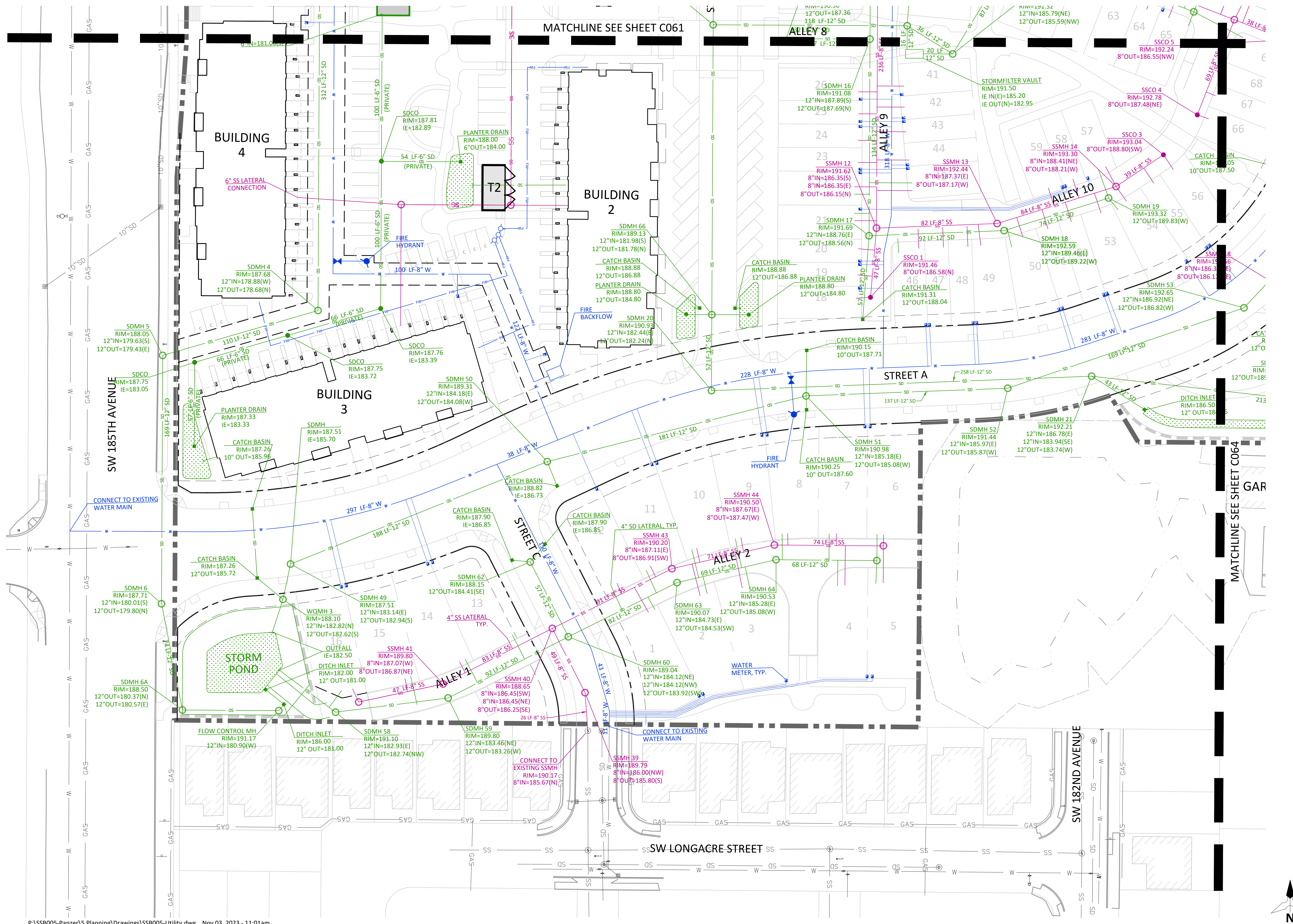
UTILITY PLAN - NORTHEAST AREA

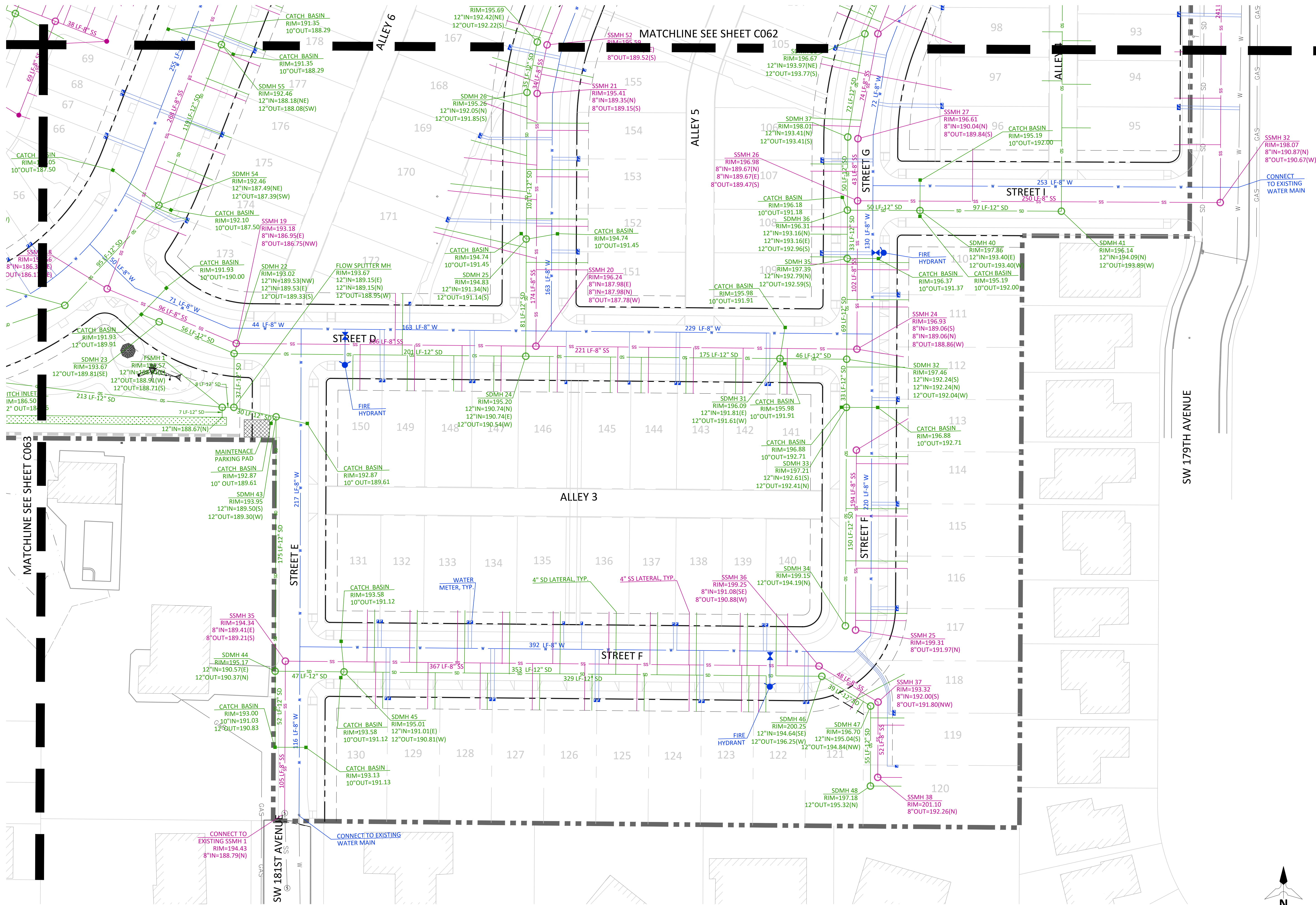
PANZER MIXED USE
 BEAVERTON, OREGON

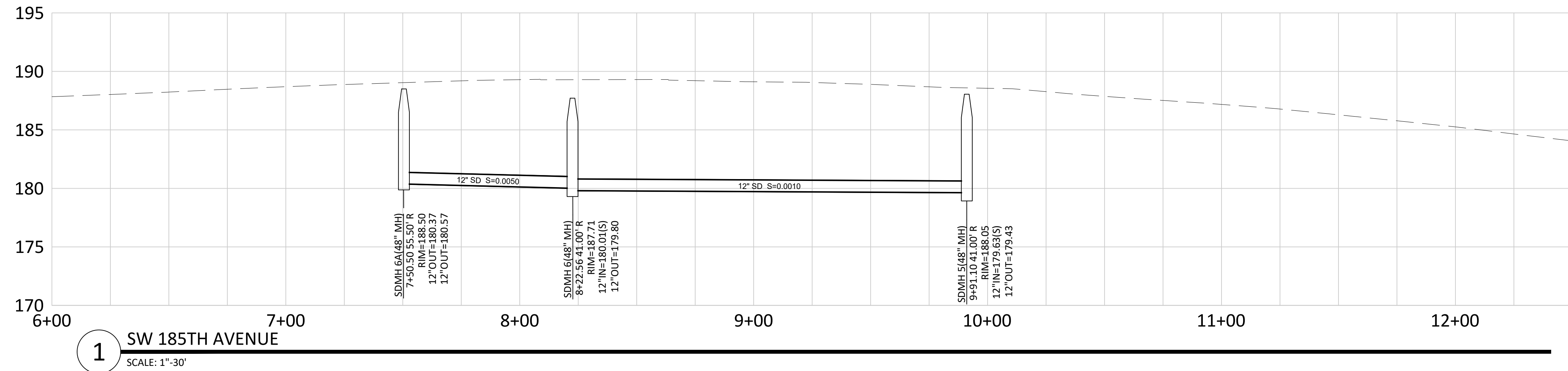
PROJECT NO.: SSB005
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 11/03/2023

SHEET

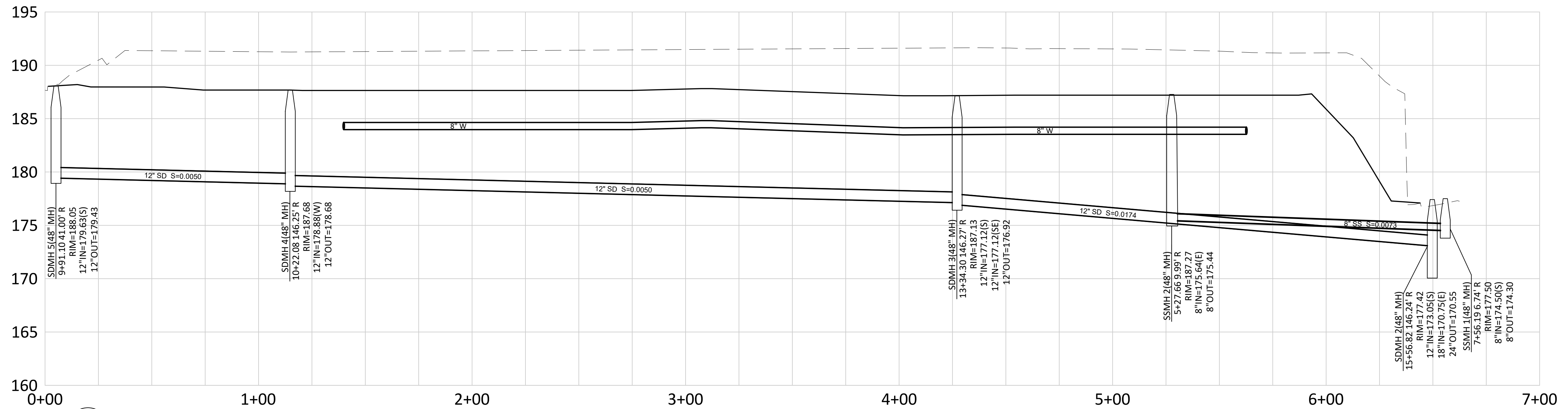
C062
 SCALE: 1" = 30'
 SHEET SIZE: 22x34



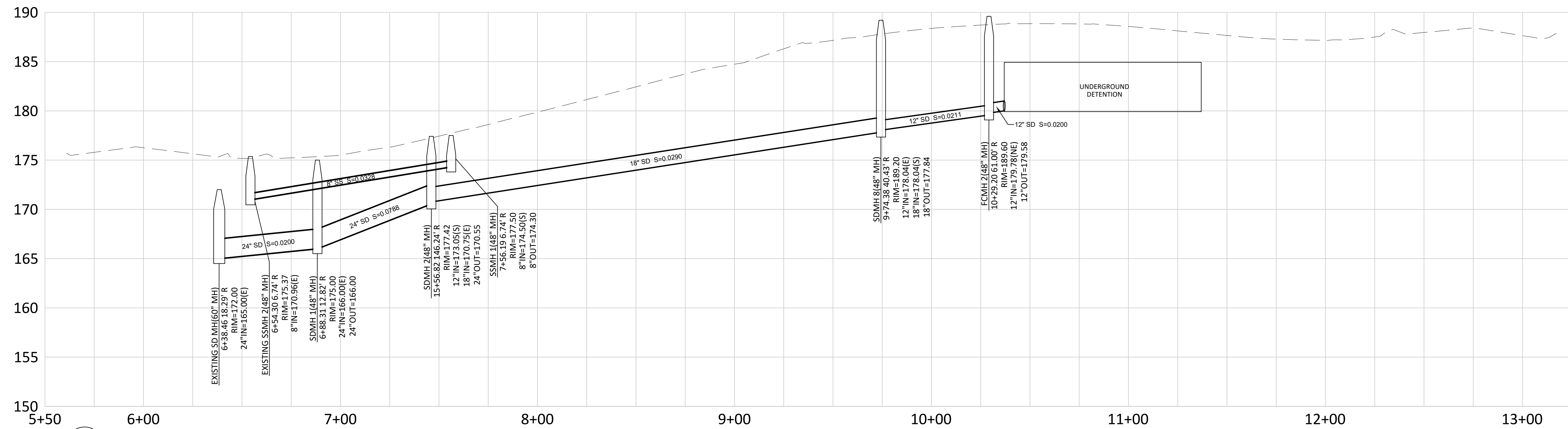




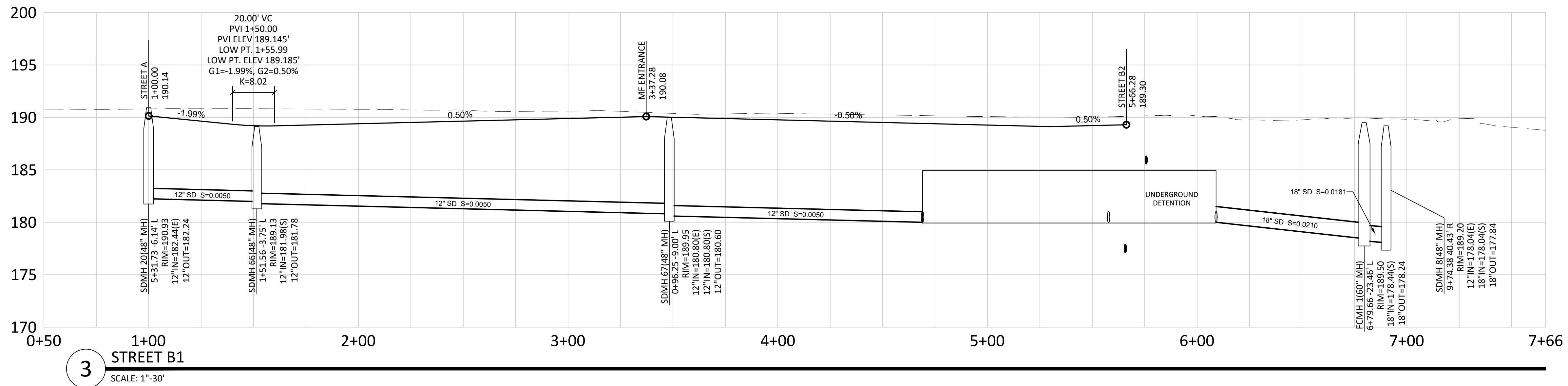
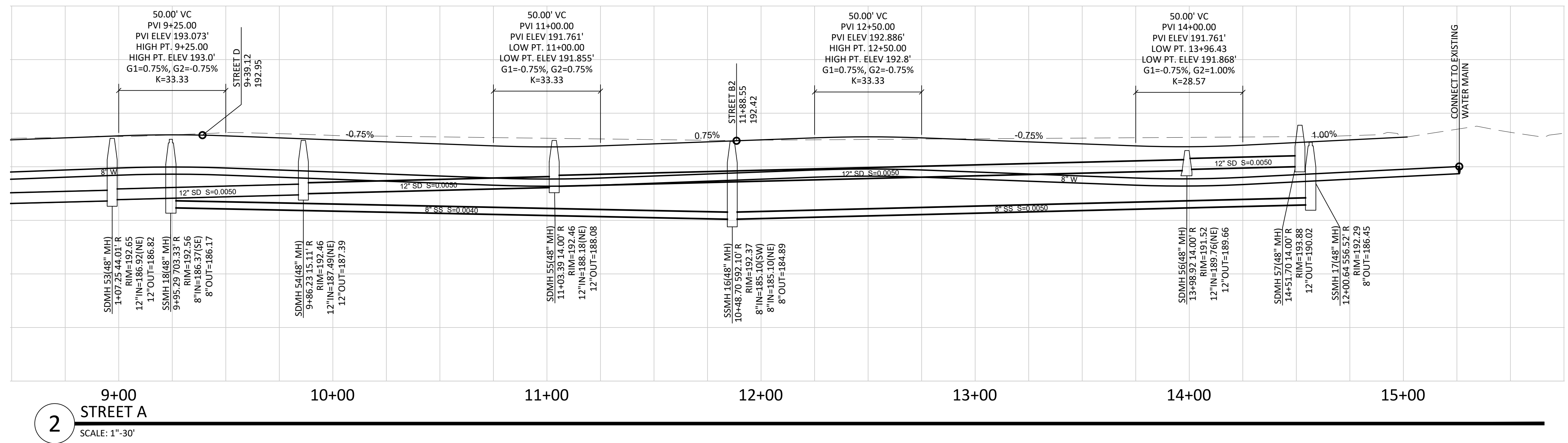
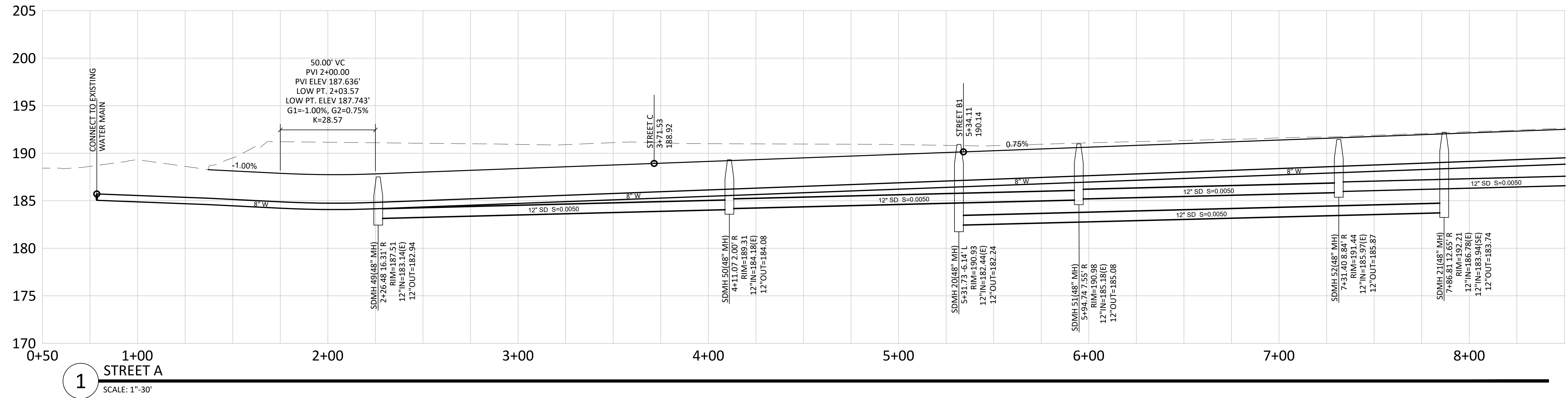
1 SW 185TH AVENUE
SCALE: 1"=30'

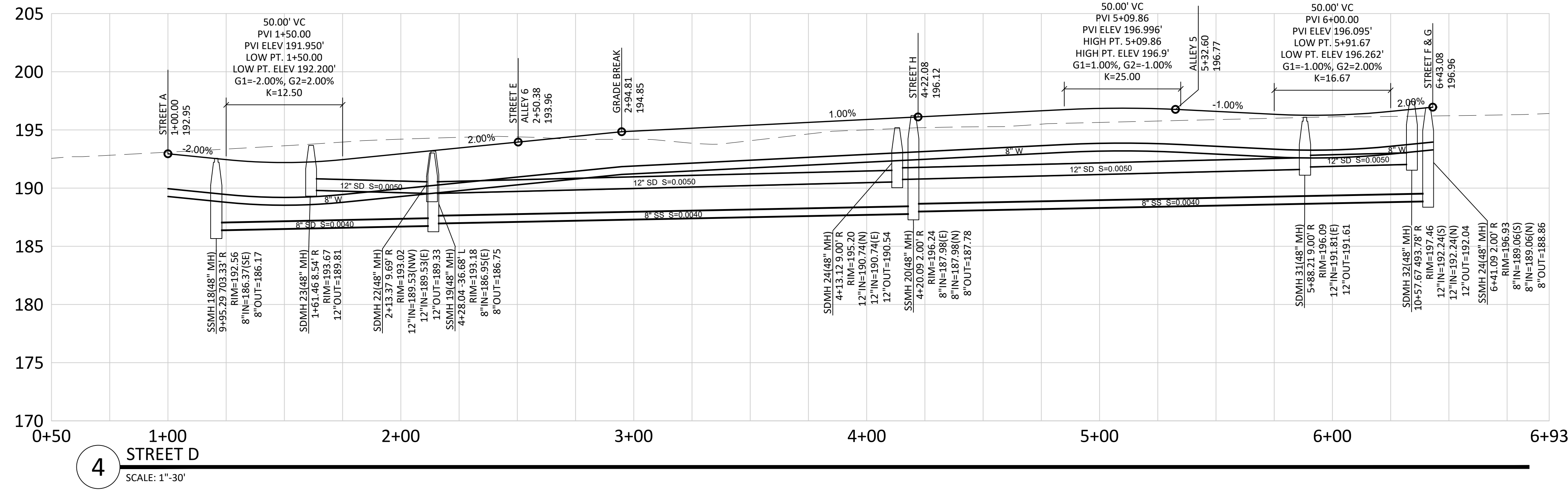
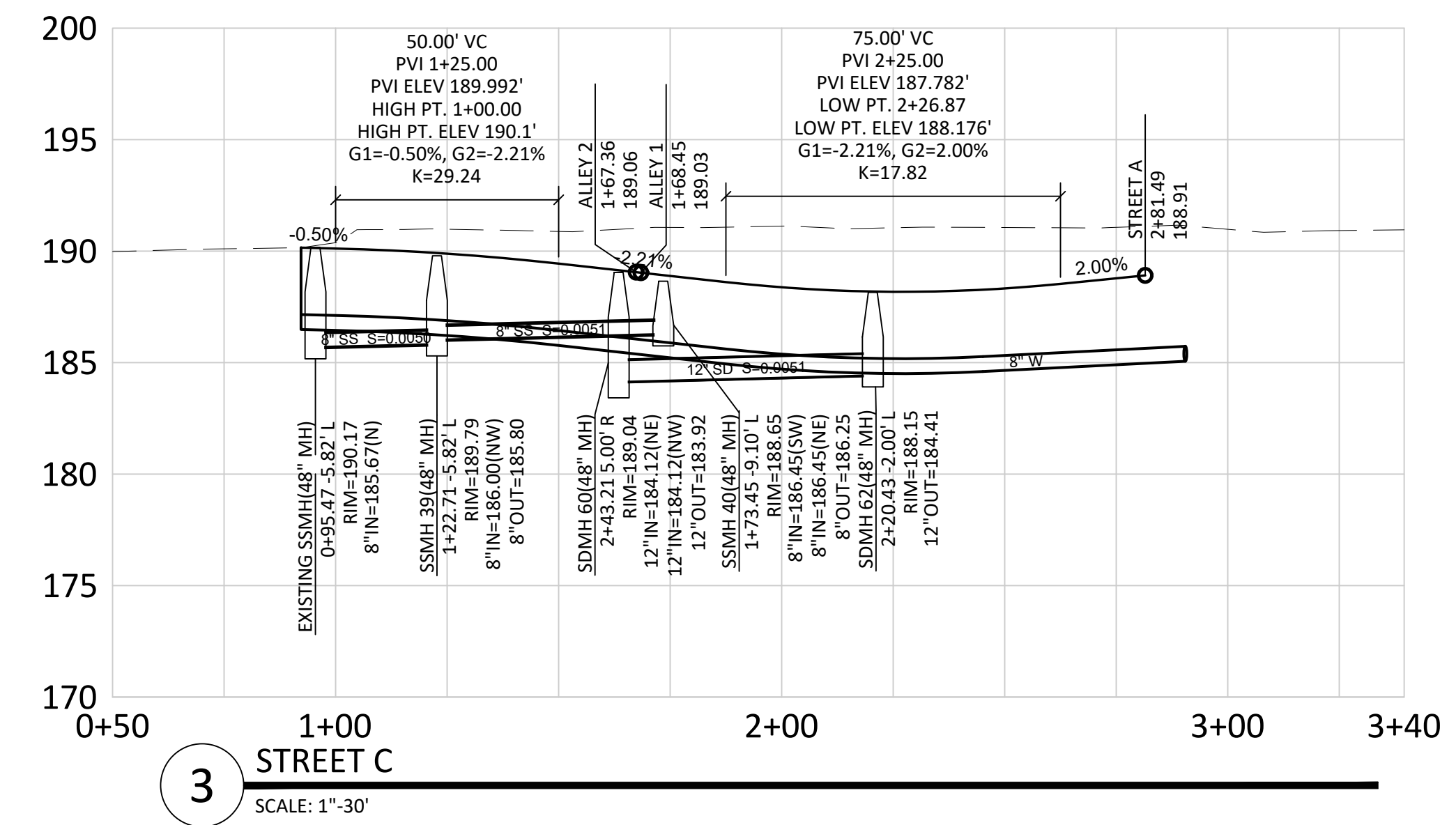
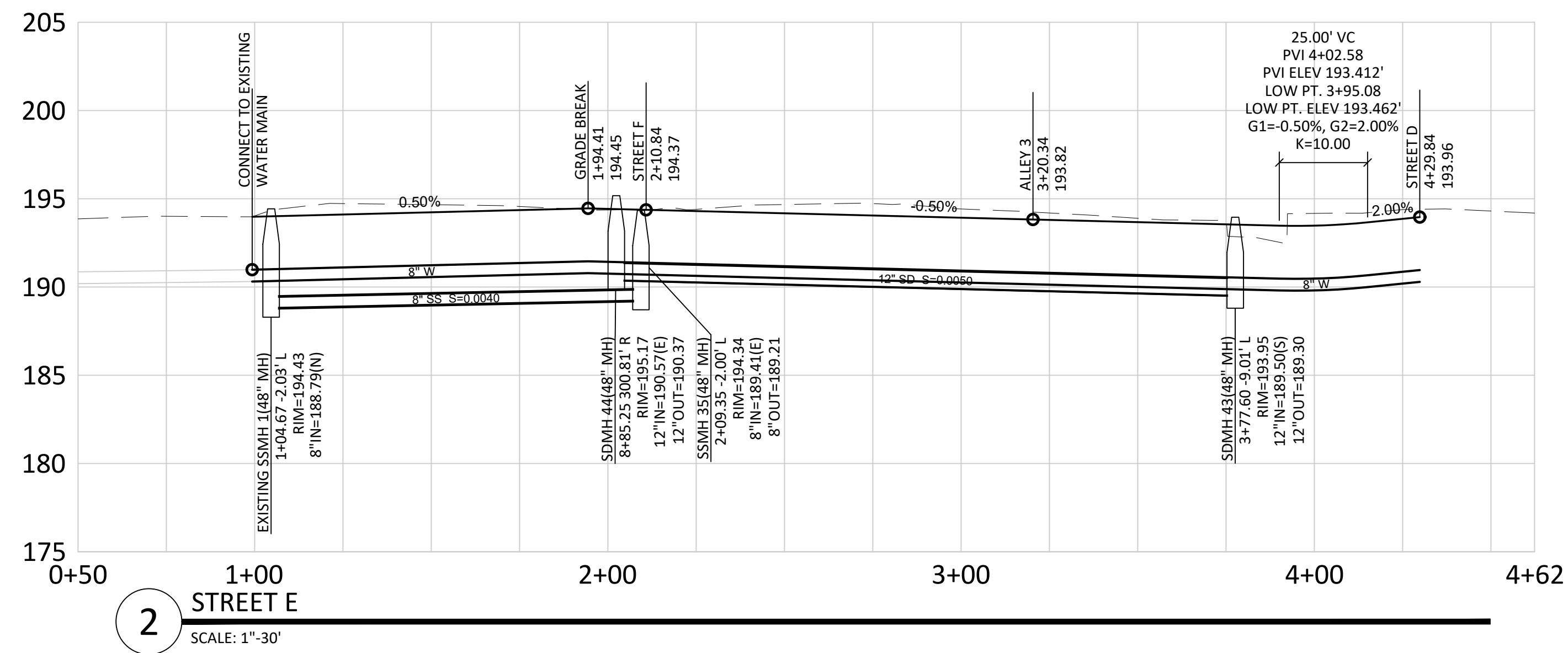
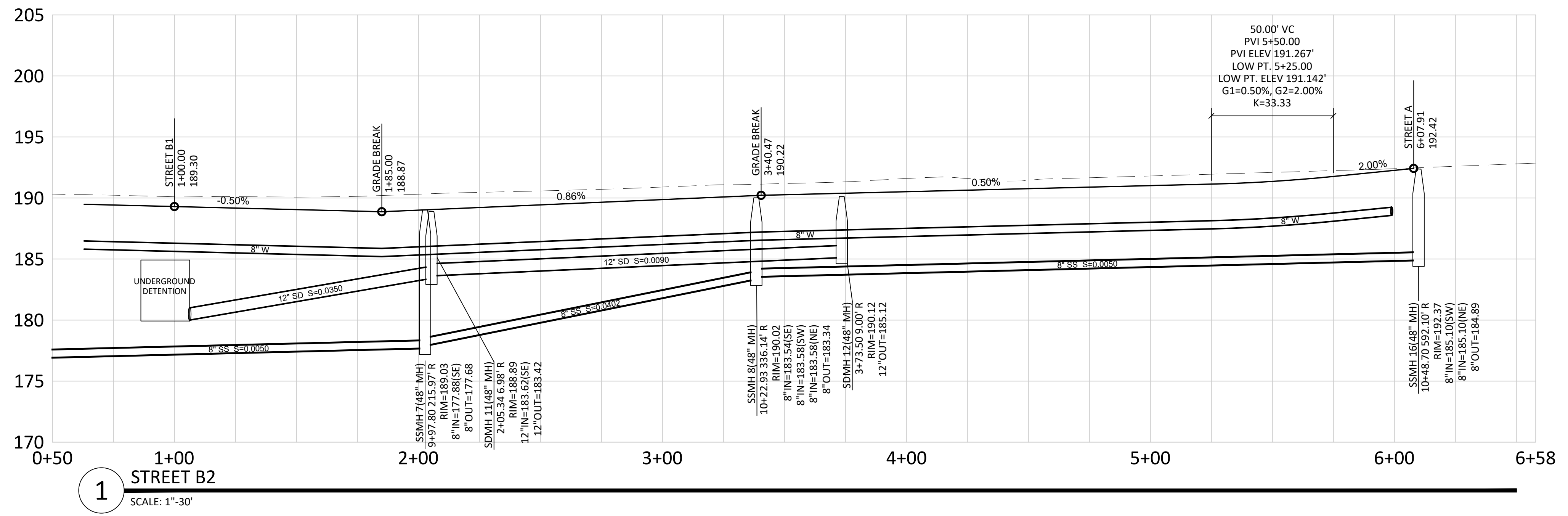


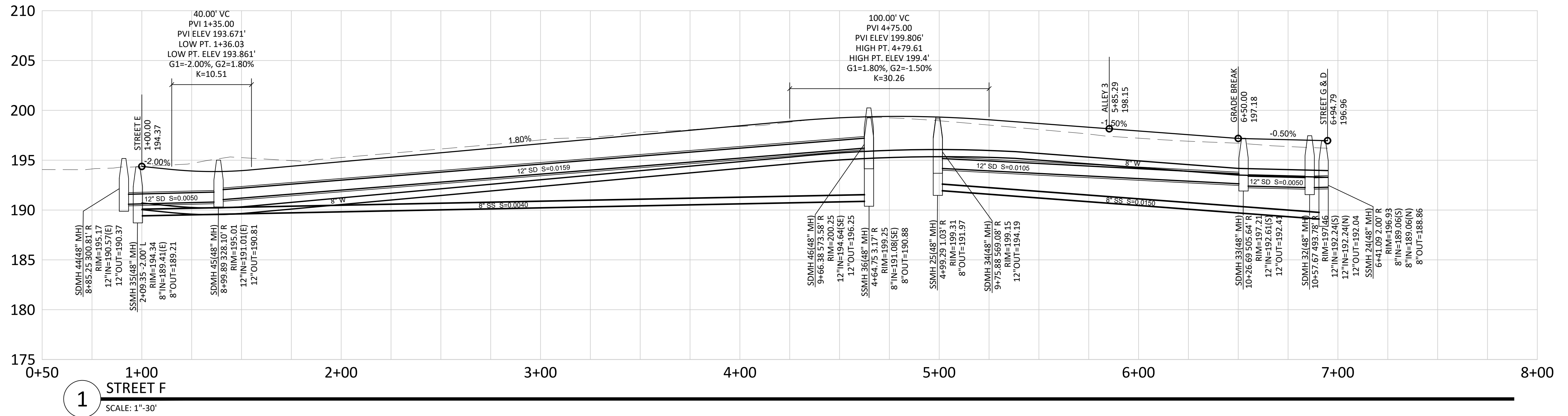
2 POND OUTFALL
SCALE: 1"=30'



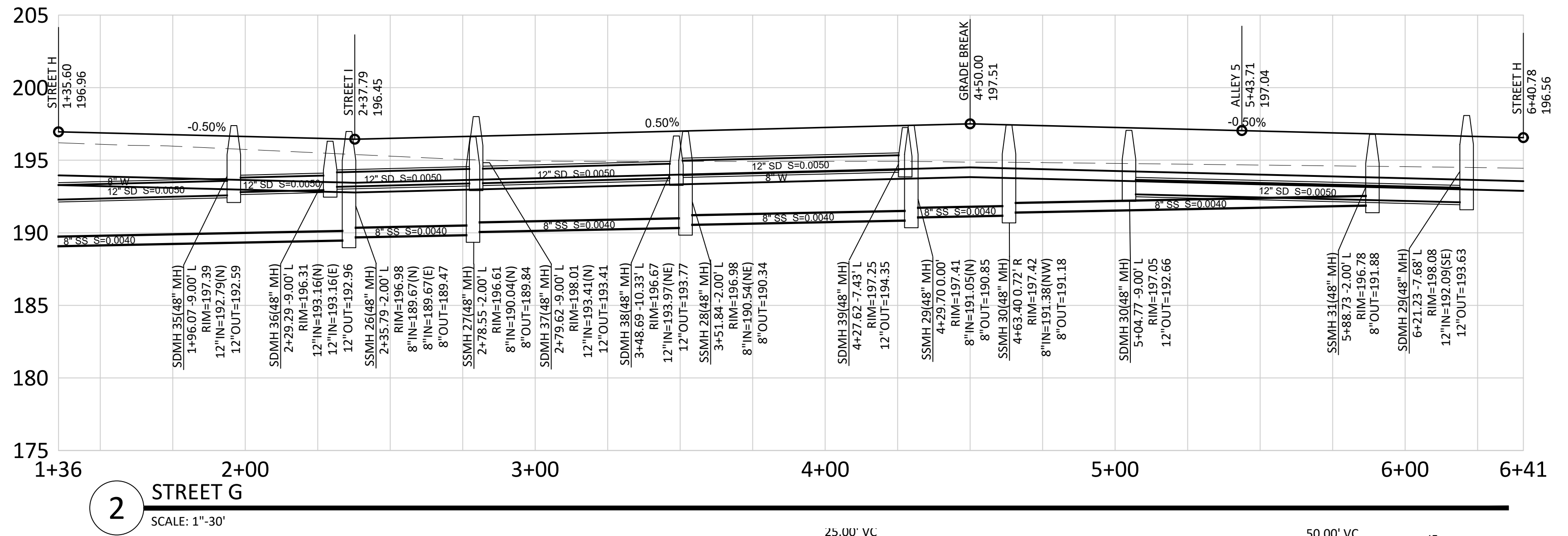
3 SW STEPPING STONE DRIVE
SCALE: 1"=30'



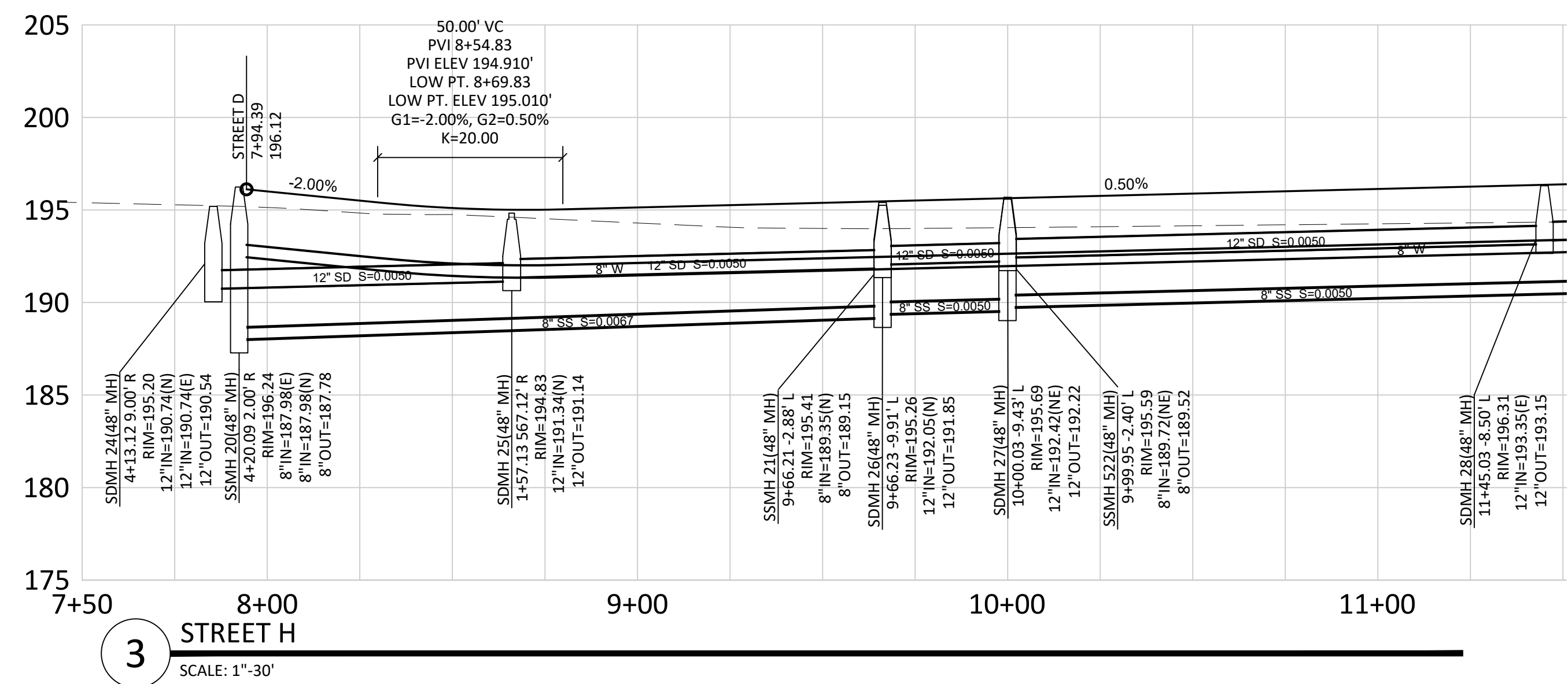




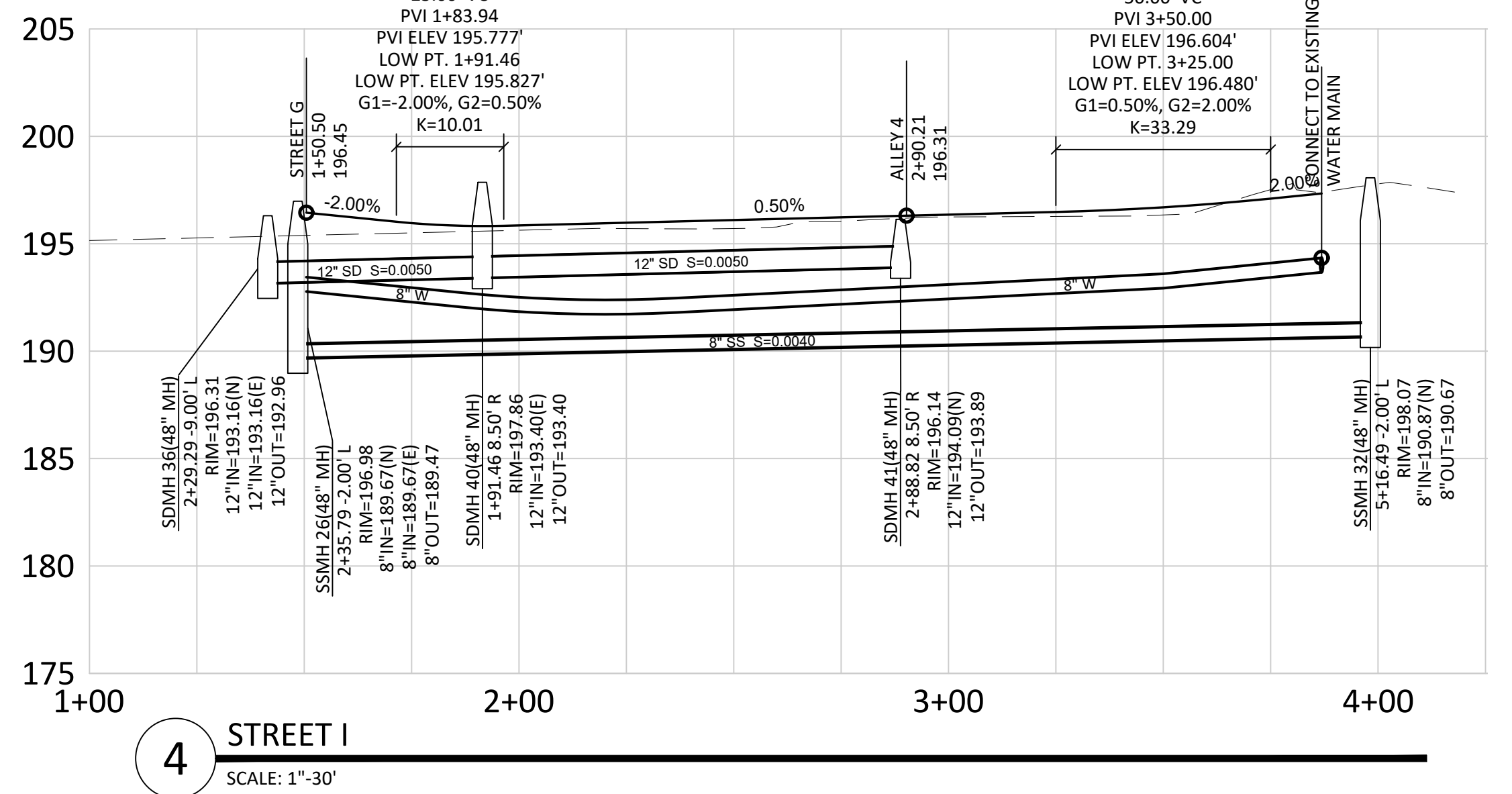
1 STREET F
SCALE: 1"=30'



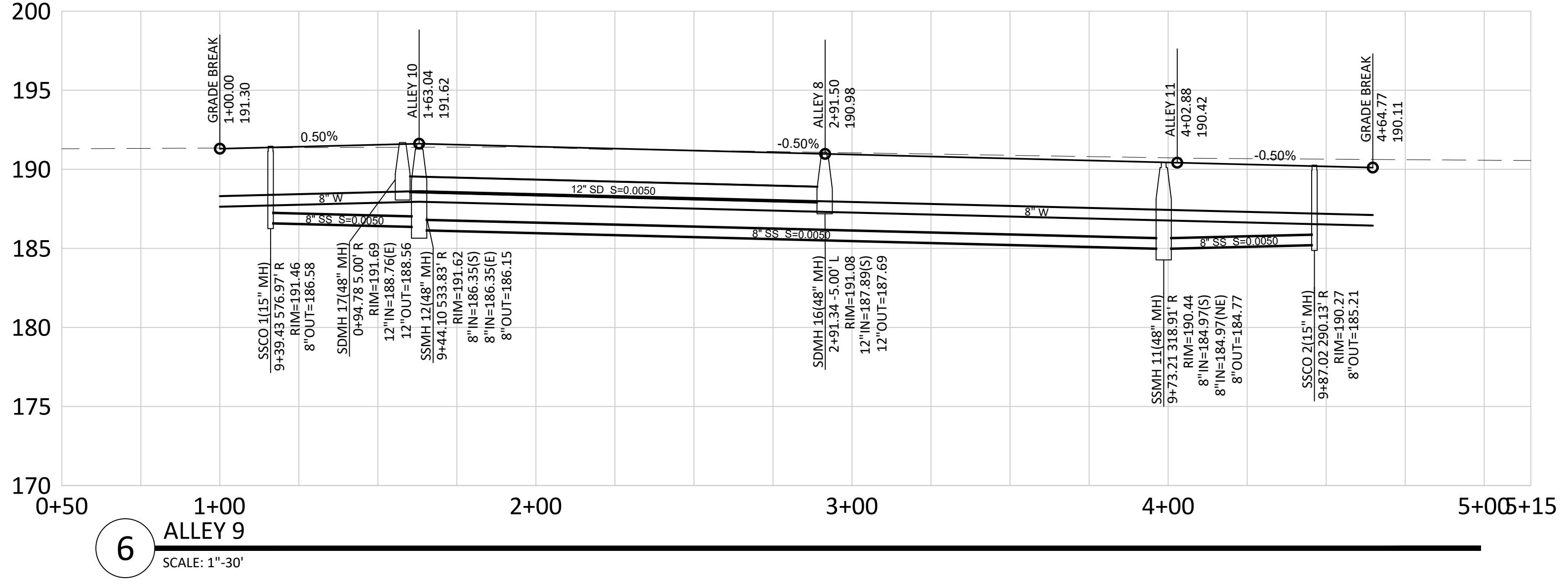
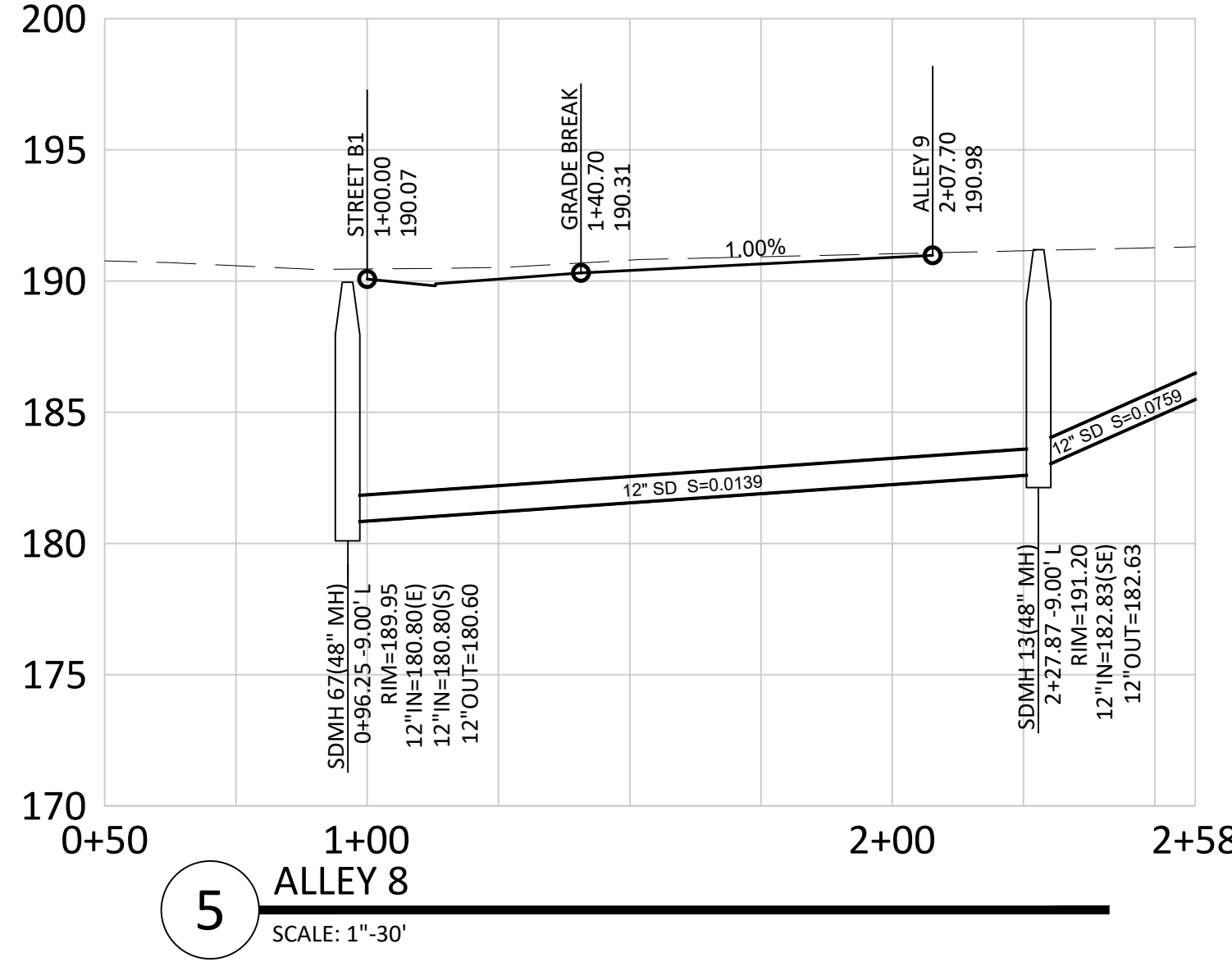
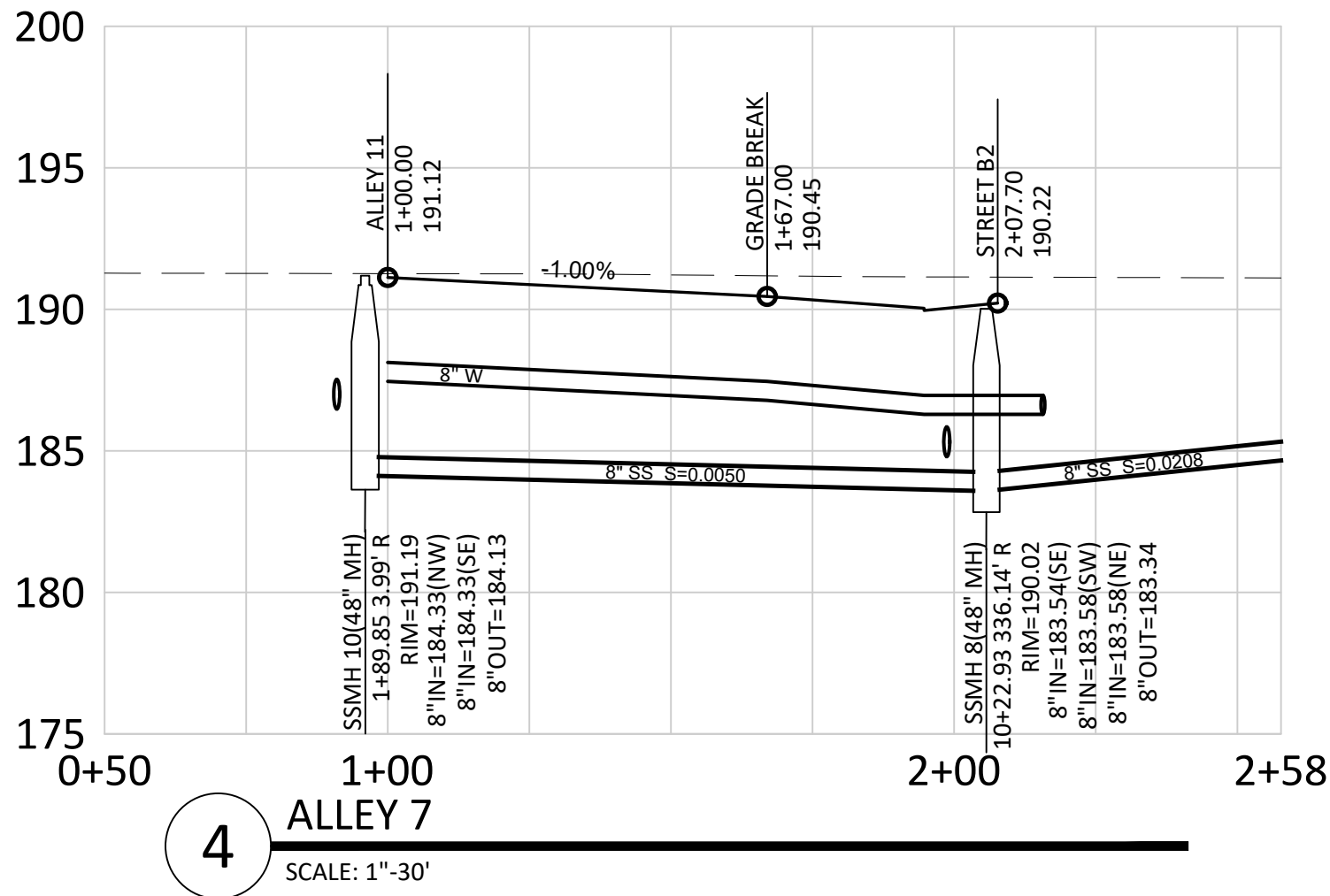
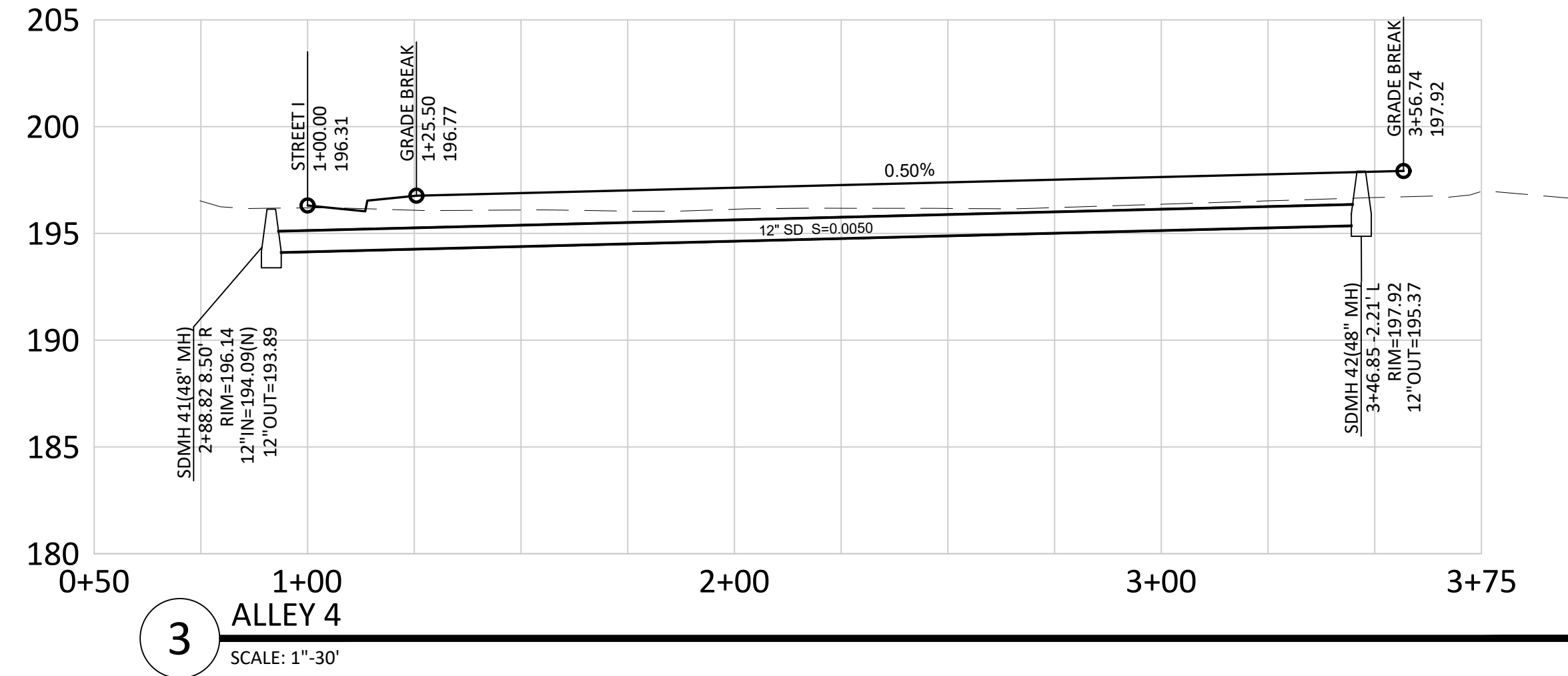
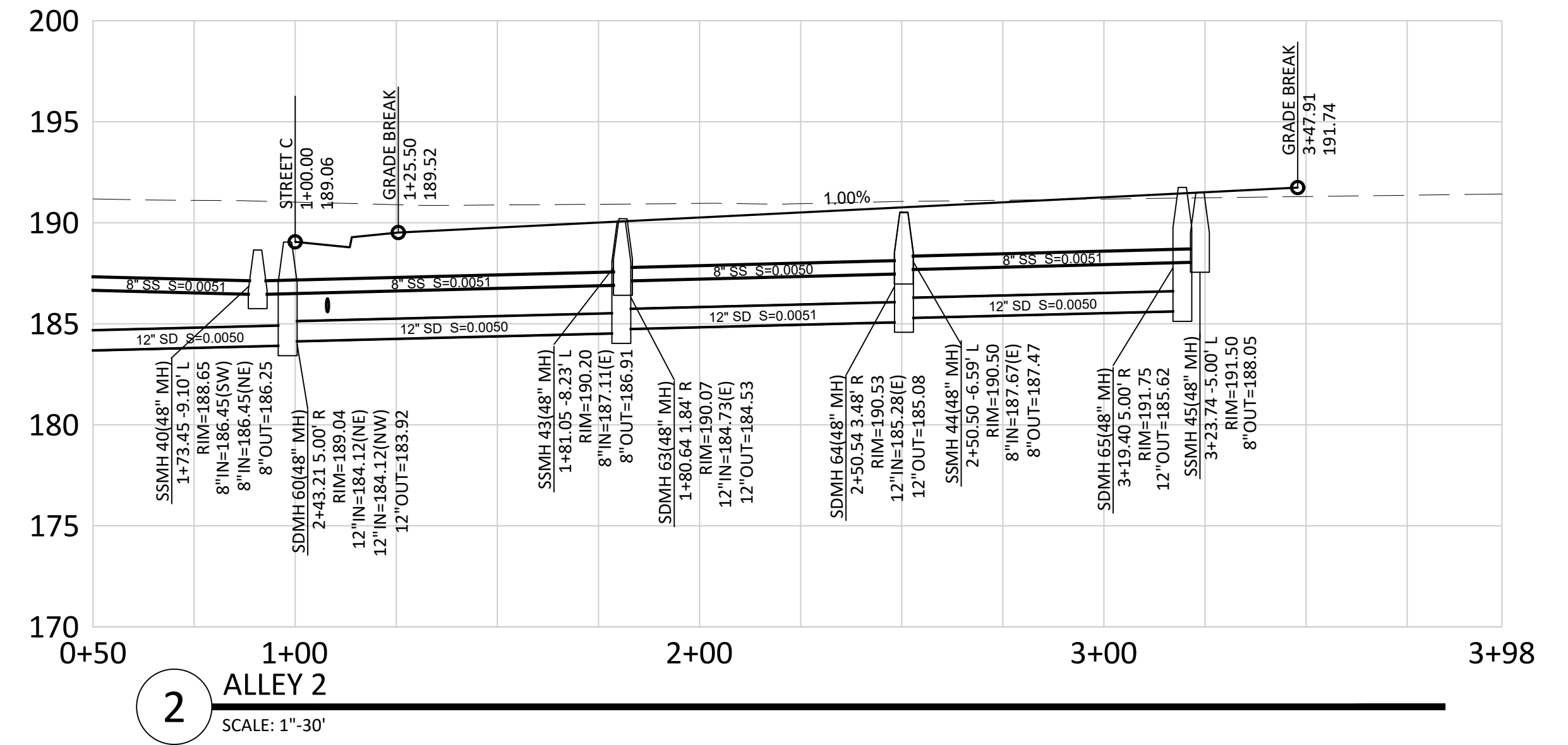
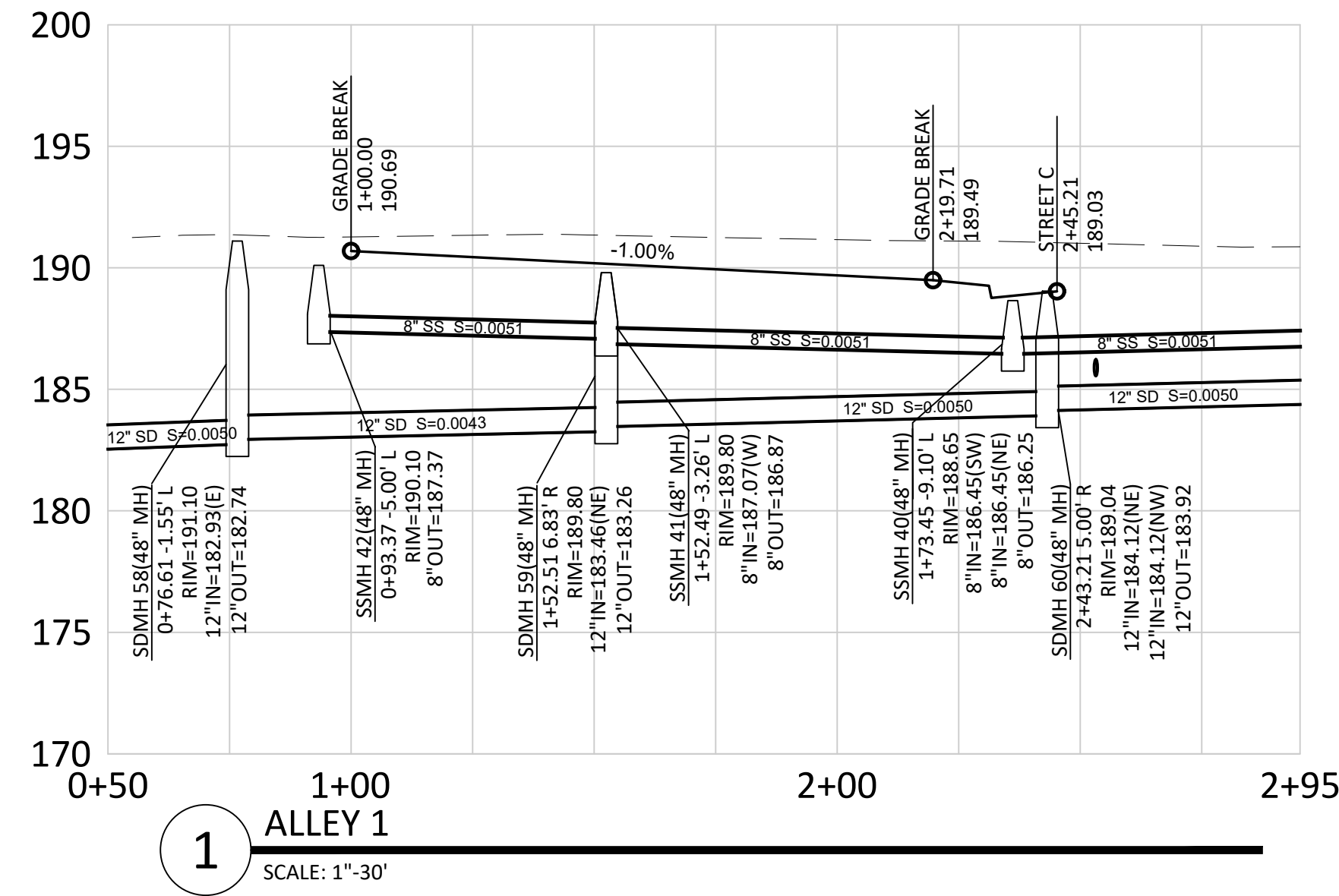
2 STREET G
SCALE: 1"=30'

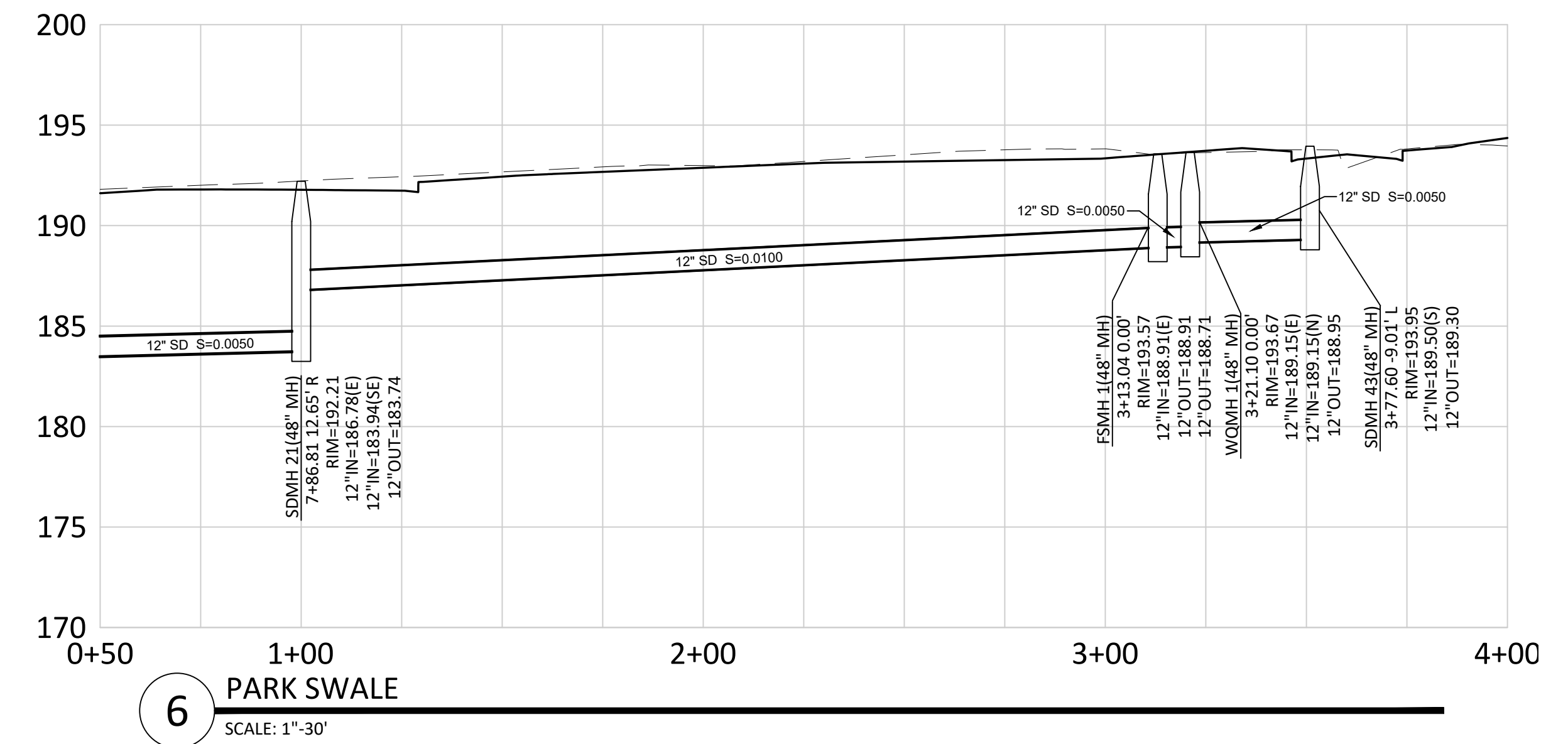
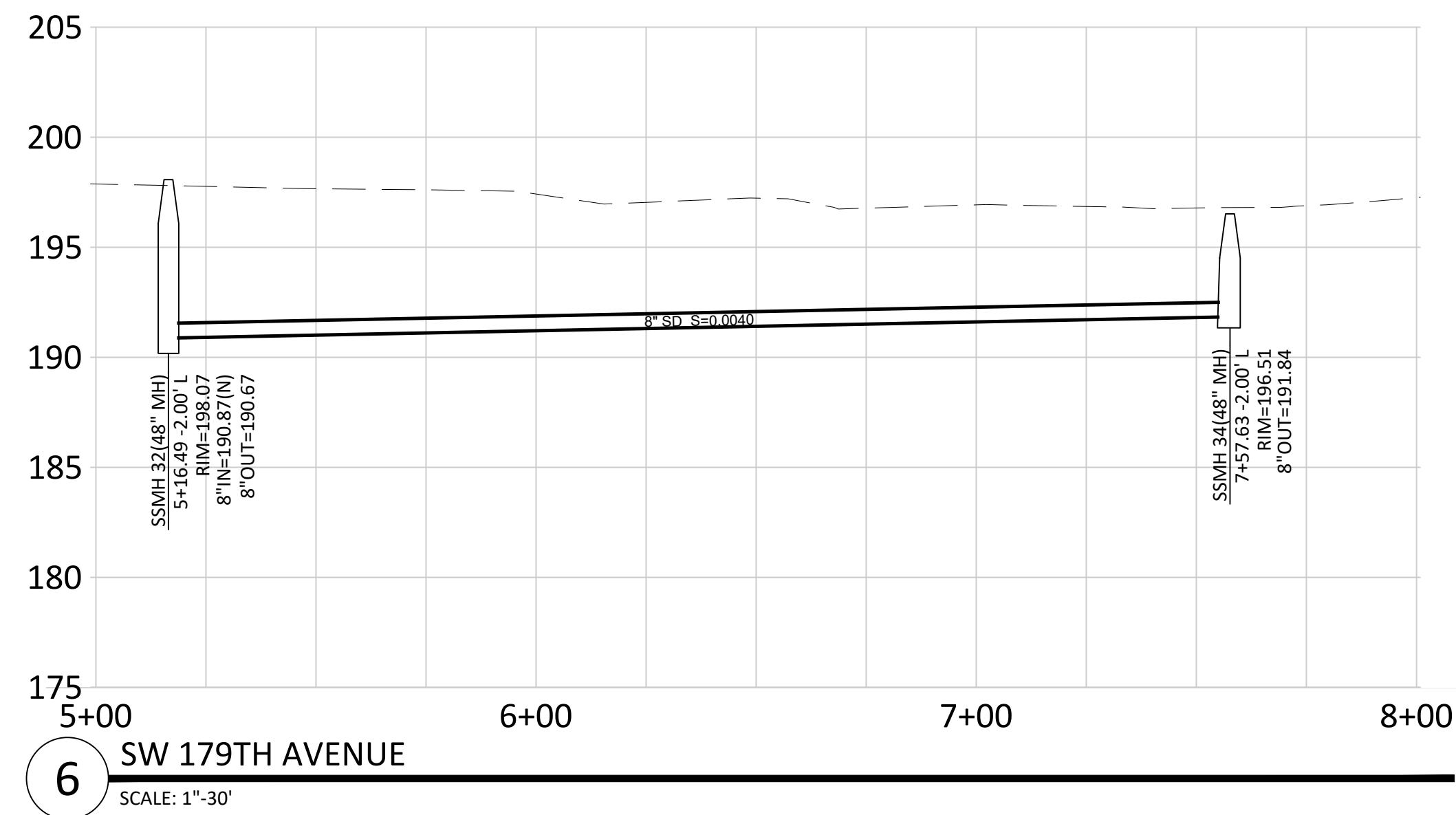
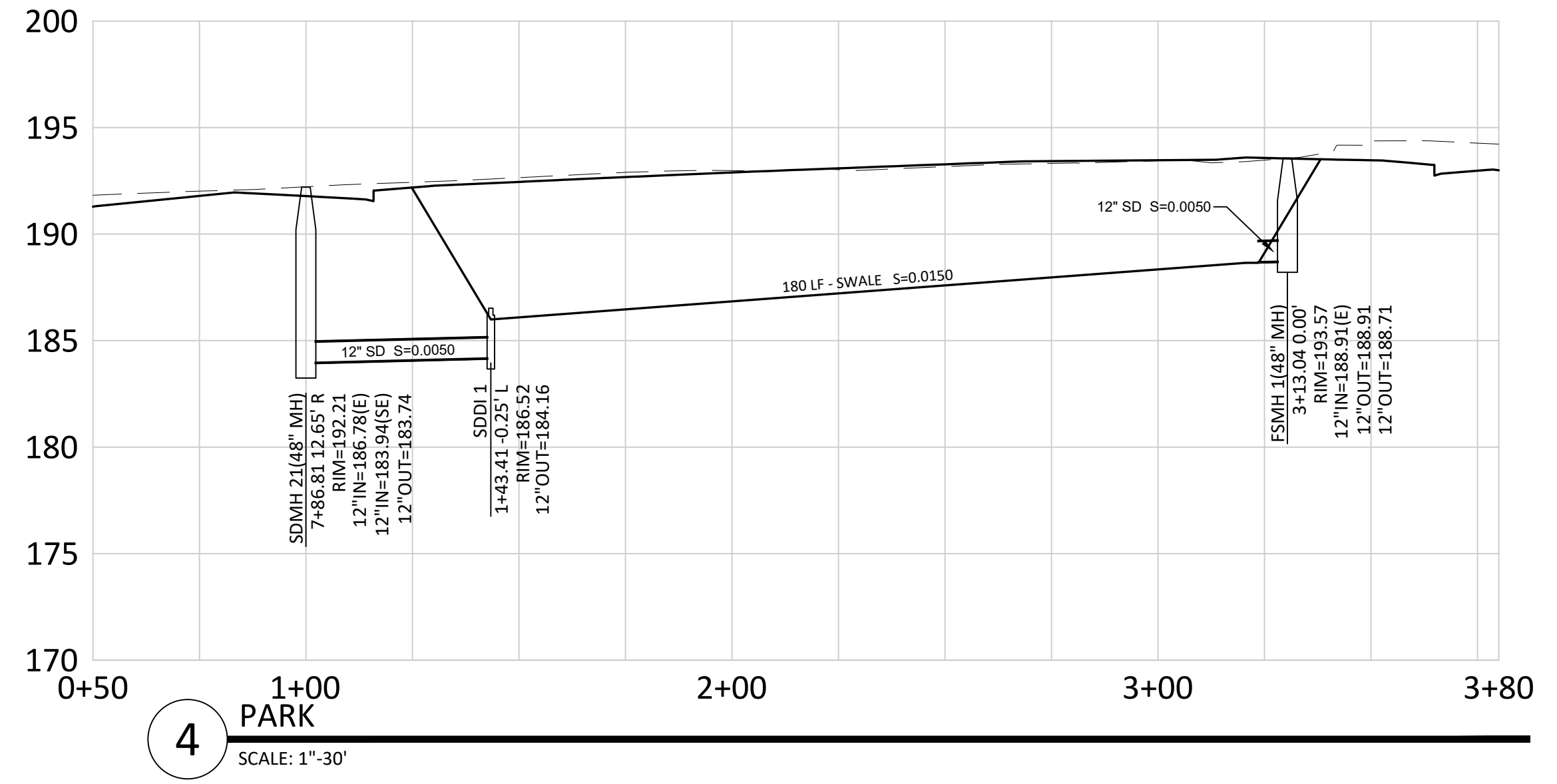
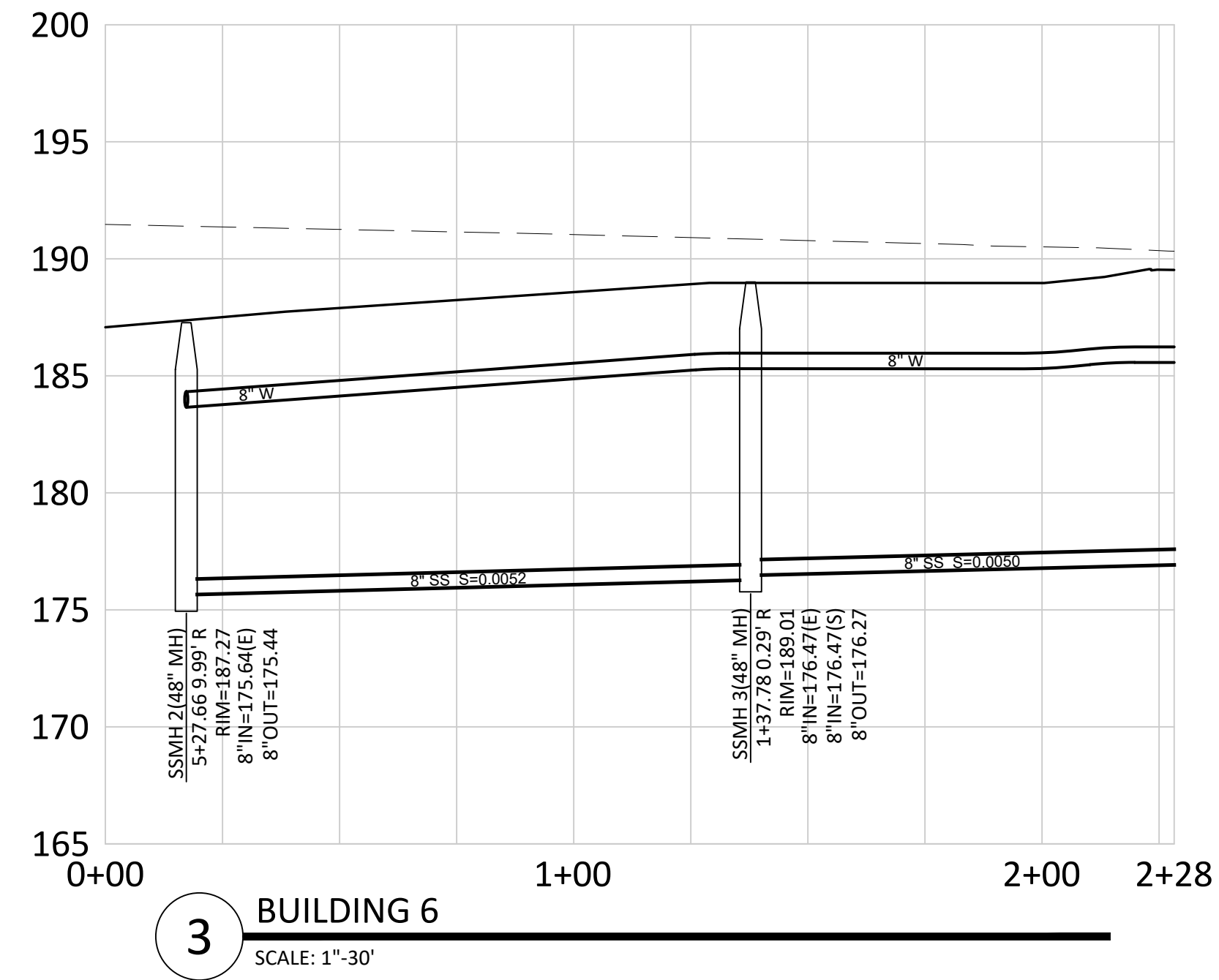
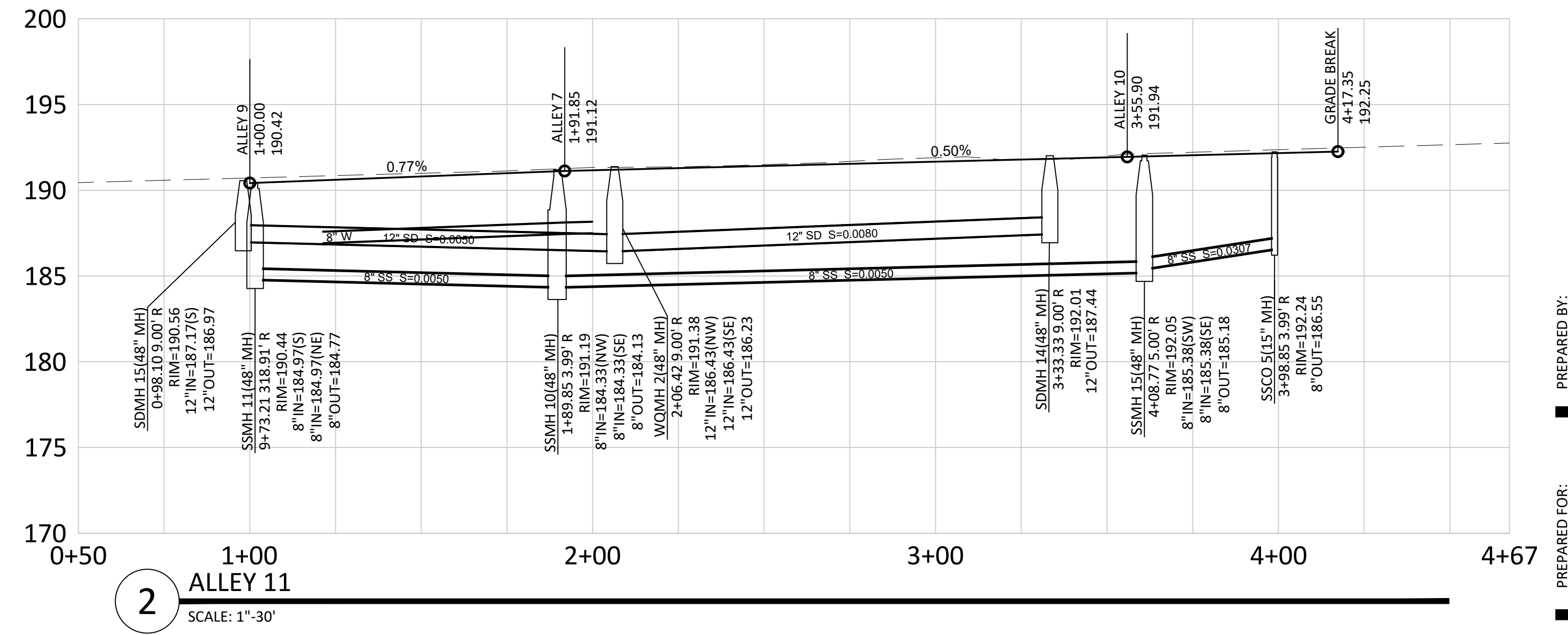
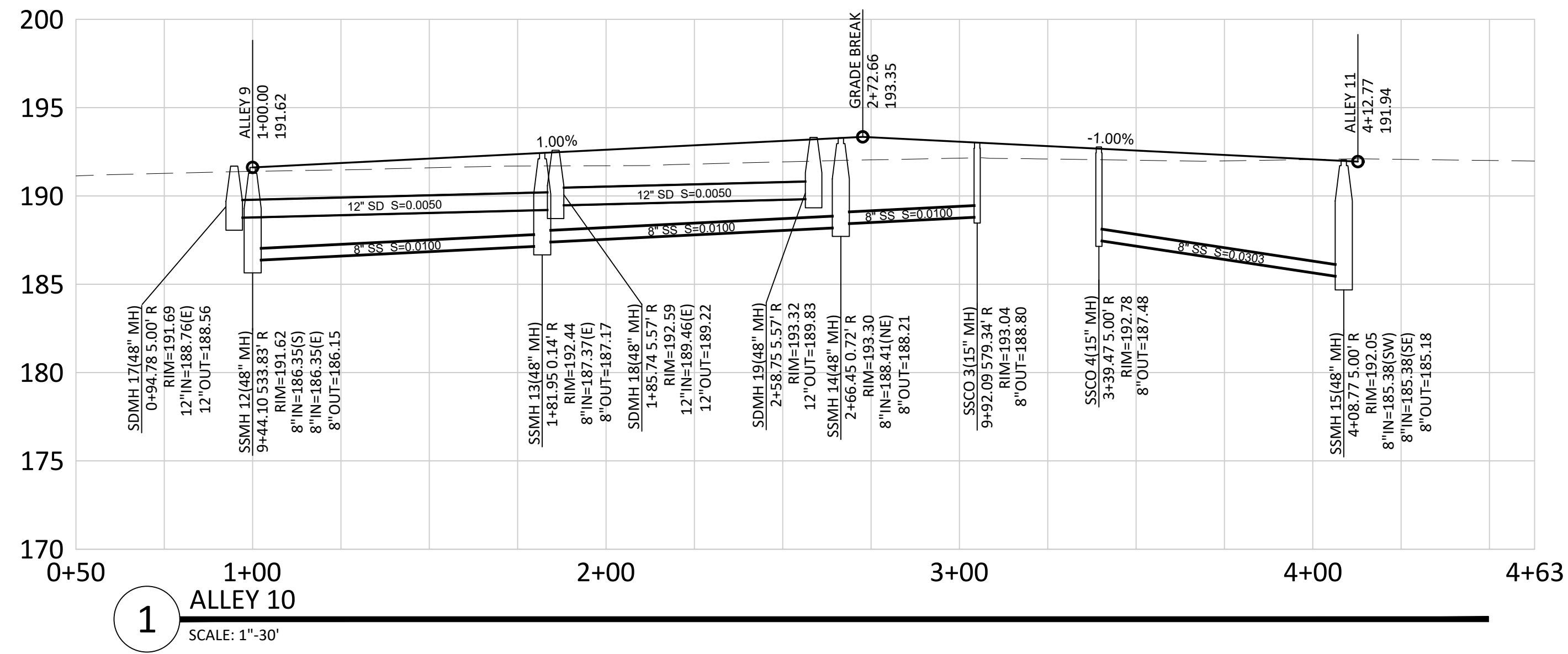


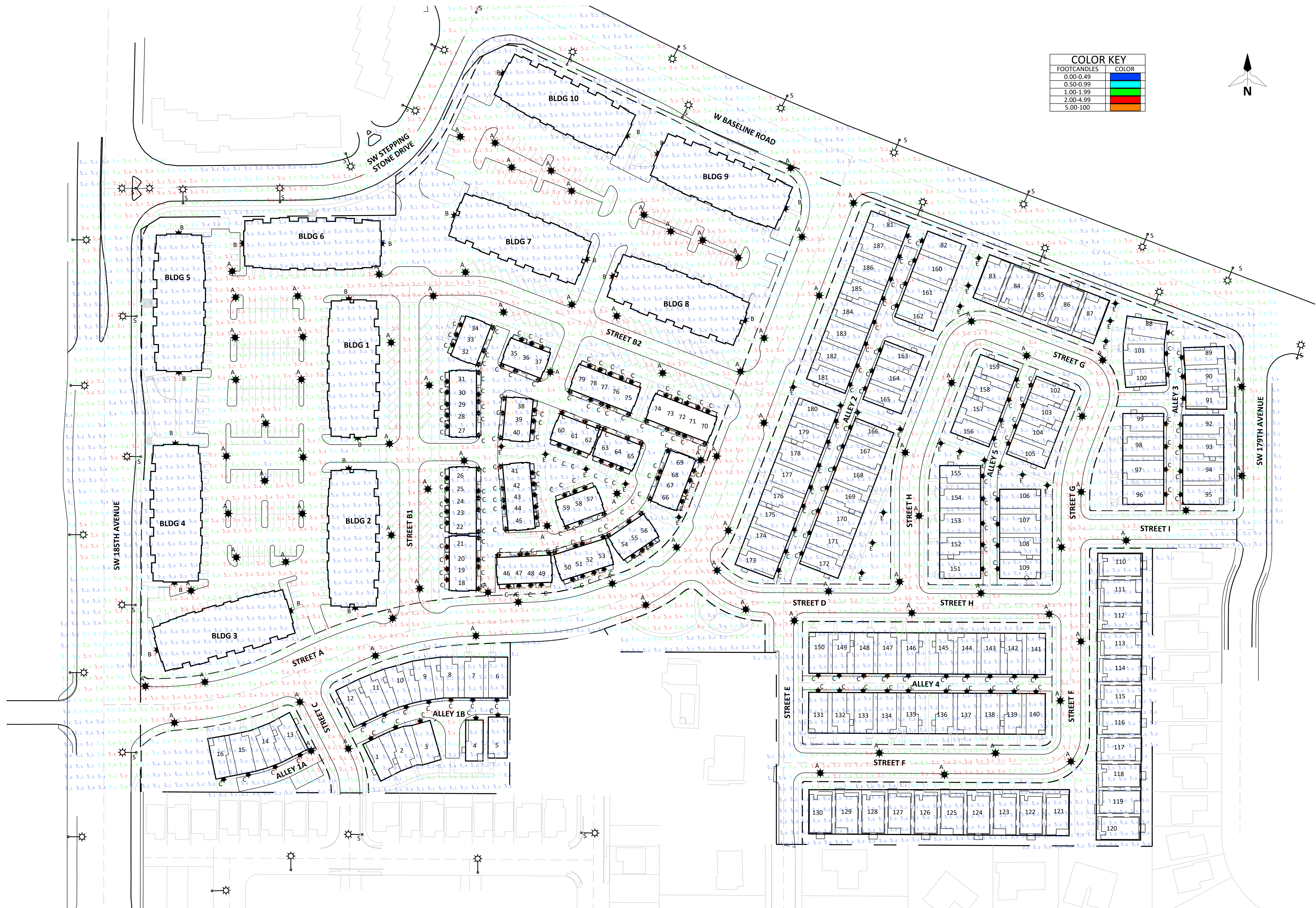
3 STREET H
SCALE: 1"=30'



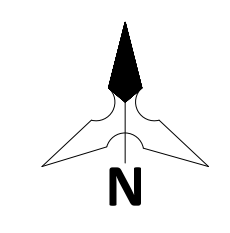
4 STREET I
SCALE: 1"=30'







FOOTCANDLES	COLOR
0.00-0.49	Blue
0.50-0.99	Green
1.00-1.99	Yellow
2.00-4.99	Orange
5.00-100	Red



PHOTOMETRIC LIGHTING PLAN

PANZER MIXED USE
BEAVERTON, OREGON

PROJECT NO.: SSB005
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 11/03/2023

SHEET

LT001

SCALE: 1" = 60'
 SHEET SIZE: 22x34

PHOTOMETRIC ANALYSIS						
LOCATION	MINIMUM MAINTAINED (FC)	MAXIMUM MAINTAINED (FC)	AVERAGE MAINTAINED (FC)	UNIFORMITY (AVG:MIN)	UNIFORMITY (MAX:MIN)	UNIFORMITY (MAX:AVG)
BEAVERTON JURISDICTION						
FULL SITE	0.0	38.5	0.98	N.A.	N.A.	39.29
WHOLE STREETS						
STREET A	0.7	4.0	2.10	3.00	5.71	1.90
STREET A	0.7	4.0	2.10	3.00	5.71	1.90
STREET B1	0.9	2.8	1.94	2.16	3.11	1.44
STREET B2	1.0	3.7	2.14	2.14	3.70	1.73
STREET C	1.4	4.3	2.54	1.81	3.07	1.69
STREET D	1.0	4.2	2.40	2.40	4.20	1.75
STREET F	0.9	3.0	2.06	2.29	3.33	1.46
STREET G	0.9	2.9	1.84	2.04	3.22	1.58
STREET H	0.9	4.2	2.02	2.24	4.67	2.08
STREET I	0.8	2.3	1.46	1.83	2.88	1.58
PARKING AREAS						
WEST PARKING	0.7	4.2	1.78	2.54	6.00	2.36
NORTH PARKING	0.8	3.4	2.14	2.68	4.25	1.59
INTERSECTIONS						
AxB1	0.8	3.9	1.90	2.38	4.88	2.05
AxB2	0.9	2.8	1.95	2.17	3.11	1.44
AxC	1.3	3.0	2.38	1.83	2.31	1.26
AxD	2.0	4.0	2.93	1.47	2.00	1.37
B1xB2	1.5	3.1	2.36	1.57	2.07	1.31
DxE	1.8	3.2	2.68	1.49	1.78	1.19
DxH	2.7	4.2	3.48	1.29	1.56	1.21
HxF	2.2	2.4	2.30	1.05	1.09	1.04
IxG	2.2	2.9	2.48	1.13	1.32	1.17
ALLEYS						
ALLEY 1A	0.5	5.0	2.22	4.44	10.00	2.25
ALLEY 1B	0.3	3.2	1.63	5.43	10.67	1.96
ALLEY 2	0.1	13.9	1.34	13.40	139.00	10.37
ALLEY 3	0.1	2.3	0.75	7.50	23.00	3.06
ALLEY 4	0.3	5.4	1.08	3.60	18.00	5.00
ALLEY 5	0.1	5.7	0.97	9.70	57.00	5.88
WASHINGTON COUNTY JURISDICTION						
179TH AVE	0.4	2.4	1.35	3.38	6.00	1.78
185TH AVE	0.1	4.0	0.97	9.70	40.00	4.12
BASELINE RD	0.1	2.7	1.08	10.80	27.00	2.50
STEPPING STONE DR	0.1	4.4	1.21	12.10	44.00	3.64

- ### SHEET NOTES
- PRELIMINARY CHARACTERISTICS OF THE LUMINAIRE IN THIS ANALYSIS ARE SHOWN IN THE LUMINAIRE TABLE INCLUDED ON THIS SHEET. DURING THE DESIGN PROCESS, ALTERNATIVE FIXTURES AND POLES MAY BE SPECIFIED.
 - ANALYSIS PERFORMED WITH AN 0.85 LLF.
 - ALL MATERIALS AND WORKMANSHIP ONSITE AND WITHIN STREET A AND PROPOSED RESIDENTIAL STREETS SHALL CONFORM TO THE CITY OF BEAVERTON SPECIFICATIONS. OFFSITE ROW SHALL CONFORM TO WASHINGTON COUNTY STANDARDS.
 - COORDINATE WITH OTHER UTILITIES TO ENSURE PROPER INSTALLATION OF ILLUMINATION CONDUITS AND JUNCTION BOXES.
 - THE CALCULATED RESULTS OF THIS LIGHTING SIMULATION REPRESENT AN ANTICIPATED PREDICTION OF SYSTEM PERFORMANCE. ACTUAL MEASURED RESULTS MAY VARY FROM THE ANTICIPATED PERFORMANCE AND ARE SUBJECT TO MEANS AND METHODS WHICH ARE BEYOND THE CONTROL OF THE DESIGNER.
 - ALL INTERNAL PROPERTY LINES NOT FRONTING PARKING SPACES, STREETS, VEHICLE-ACCESSIBLE AREAS, AND WALKWAYS WHERE A MINIMUM OF 0.7 FOOT-CANDELES IS REQUIRED ARE DESIGNED BELOW 0.5 FOOT-CANDELES. EXTERNAL PROPERTY LINES ARE DESIGNED BELOW 0.5 FOOT-CANDELES.

SHEET LEGEND

SYMBOL	REFERENCE	DESCRIPTION
	S	EXISTING COBRAHEAD
	A	PROPOSED POST-MOUNTED
	B	PROPOSED WALL-MOUNTED, TYPE 1
	C	PROPOSED WALL-MOUNTED, TYPE 2
	E	PROPOSED BOLLARD

LUMINAIRE TABLE

LUMINAIRE	STYLE	WATT	TYPE	DISTRIBUTION	MOUNTING HEIGHT**	ARM LENGTH	MANUFACTURER, PART NUMBER	BUG RATING
A	POST-MOUNTED	51	LED	TYPE II	20'	8"	CREE, STR-LWY-2M-HT-02-E-UL-XX-700-40K-XXX	B1-U0-G1
B	WALL-MOUNTED	10.9	LED	TYPE III	12'	-	LITHONIA LIGHTING, ARC1 LED-P1-30K-MVOLT	B0-U0-G0
C	WALL-MOUNTED	19.8	LED	TYPE V	7'	-	RAB, CDL4-20W80D950-OLDENS	B1-U0-G0
E	BOLLARD	18.7	LED	TYPE IV	3.5'	-	KIM LIGHTING, VRB1-15L3K	B1-U3-G1
S*	COBRAHEAD	200	LED	TYPE II	25'	6'	CREE, STR-LWY-2M-HT-09-E-UL-XX-700-40K-XXX	B3-U0-G3

*MOUNTING HEIGHT, ARM LENGTH AND LUMINAIRE PART NUMBER ARE ESTIMATED FOR EXISTING LIGHTS, BASED ON WASHINGTON COUNTY ROAD STANDARDS SECTION 350 "ROADWAY ILLUMINATION"



1 RENDERING
NTS

N

LOT AREA CALCULATION	
DESCRIPTION	AREA (SF)
GROSS SITE AREA	1,158,823
LESS COLLECTOR AND ARTERIAL ROW DEDICATION	110,107
NET SITE AREA FOR OPEN SPACE	1,048,716

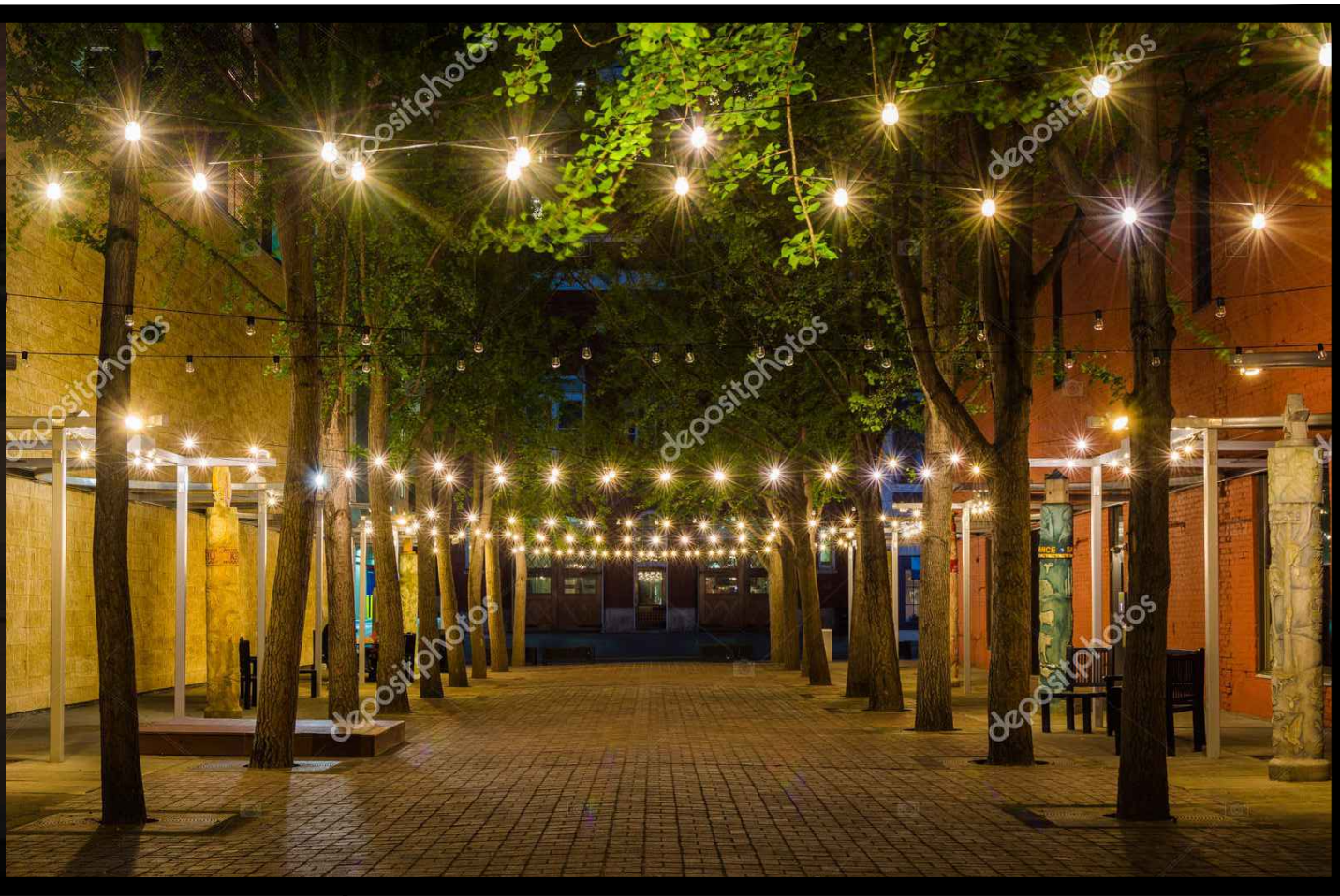
OPEN SPACE CALCULATION	
REQUIREMENTS	AREA (SF)
20% OF SITE AREA	209,743
20% REDUCTION FOR ADDING 25% ACTIVE OPEN SPACE	41,949
TOTAL REQUIRED OPEN SPACE	167,794
PROVIDED	
OPEN SPACE	54,213
ACTIVE OPEN SPACE	105,372
GROUND FLOOR PATIOS	8,608
TOTAL PROVIDED OPEN SPACE	168,193

ACTIVE OPEN SPACE CALCULATION	
REQUIREMENTS	AREA (ACRES)
25% OF OPEN SPACE	52,487
ADDITIONAL 25% FOR OPEN SPACE REDUCTION	52,487
TOTAL REQUIRED ACTIVE OPEN SPACE	104,974
PROVIDED	
TOTAL PROVIDED ACTIVE OPEN SPACE	105,372





PUBLIC PLAZA



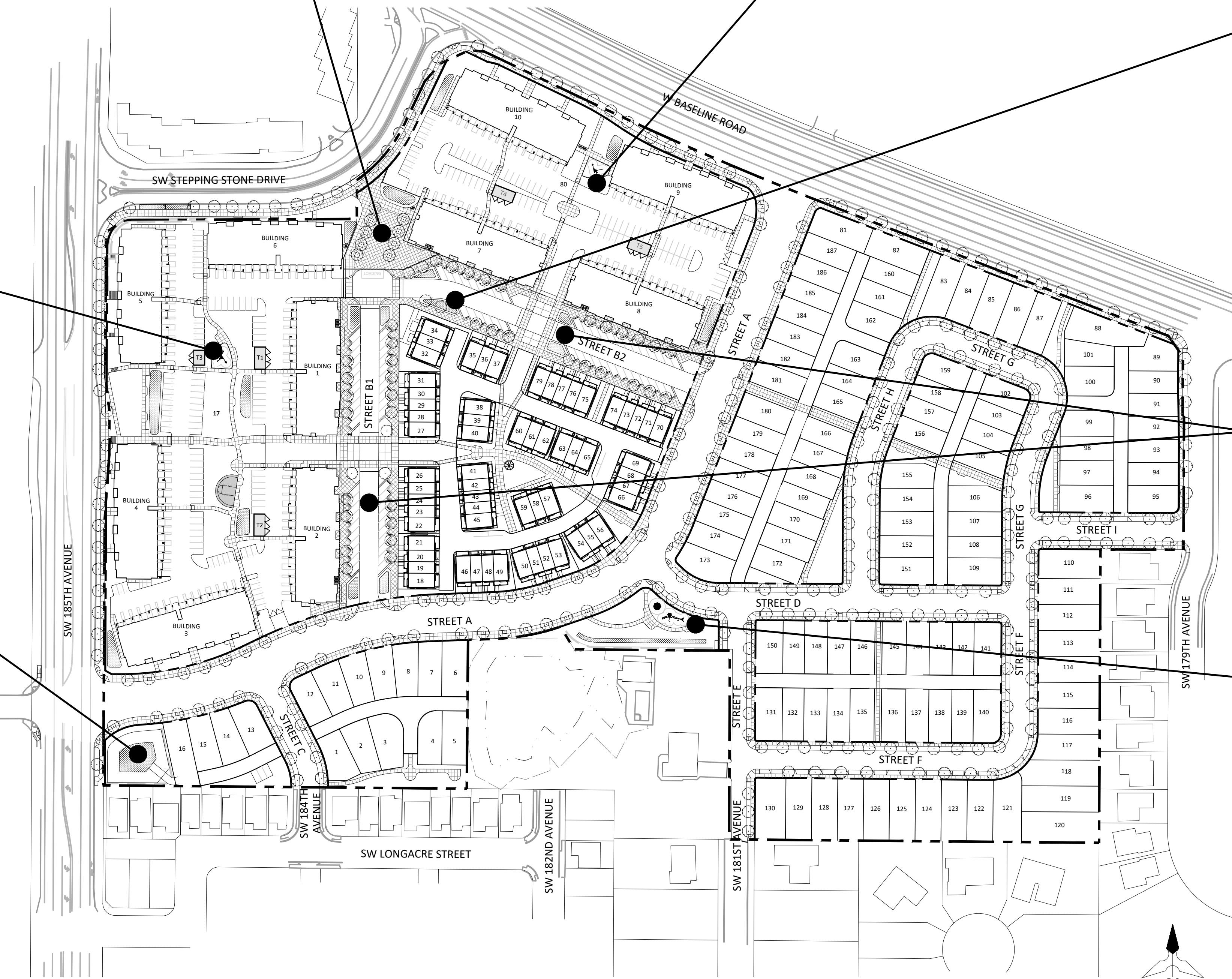
PLAY STRUCTURE



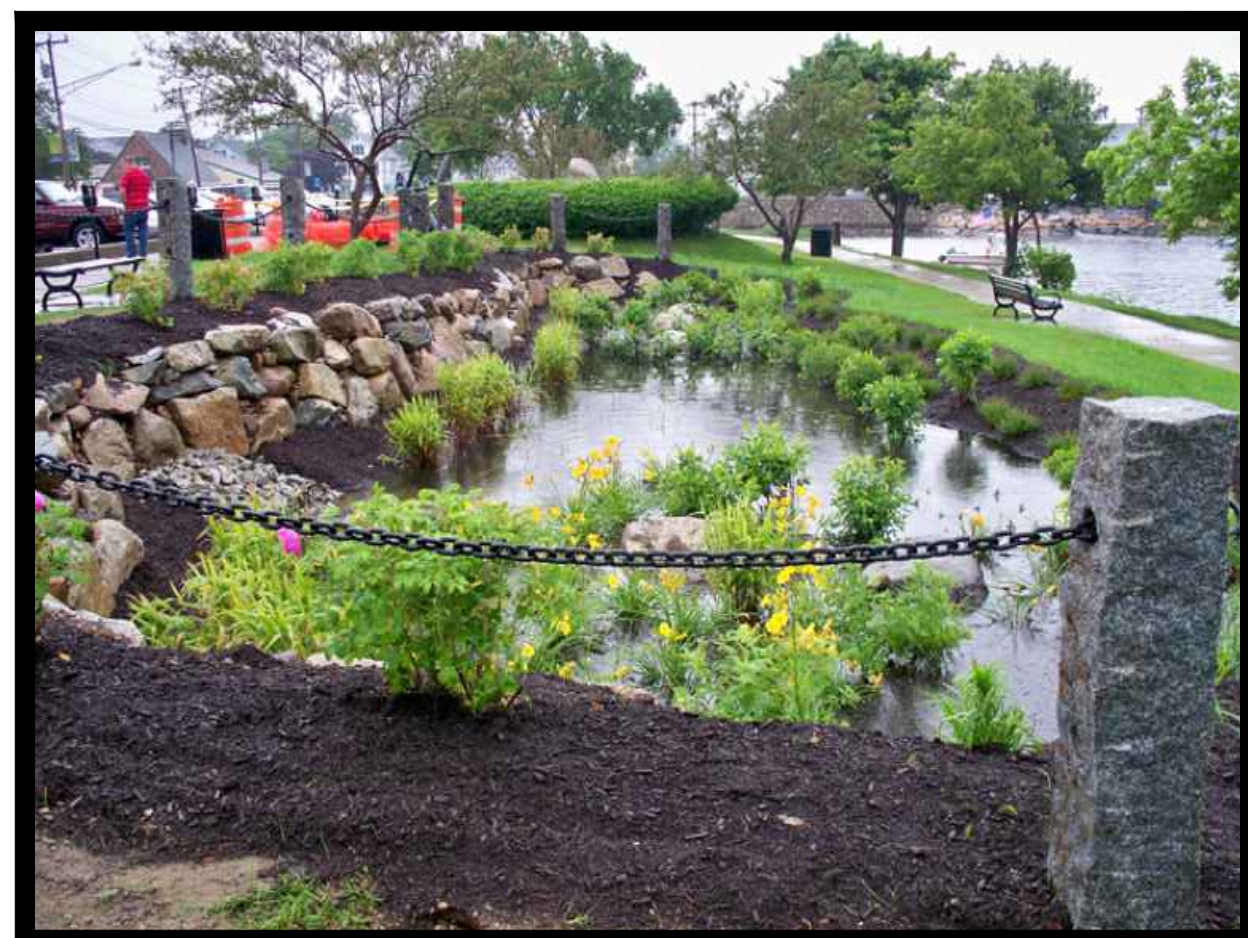
STORMWATER PLANTERS



PLAY STRUCTURE



MAIN STREET RETAIL



STORMWATER POND



PLAY STRUCTURE

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PREPARED FOR:
NEW HOME CO.
move forward

REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
KENDALL STANDRIDGE
EXPIRES 6-30-24

OPEN SPACE DETAILS

PANZER MIXED USE
BEAVERTON, OREGON

PROJECT NO.: SSB005
DESIGN BY: CDB
REVIEWED BY: LKS
DATE: 11/03/2023

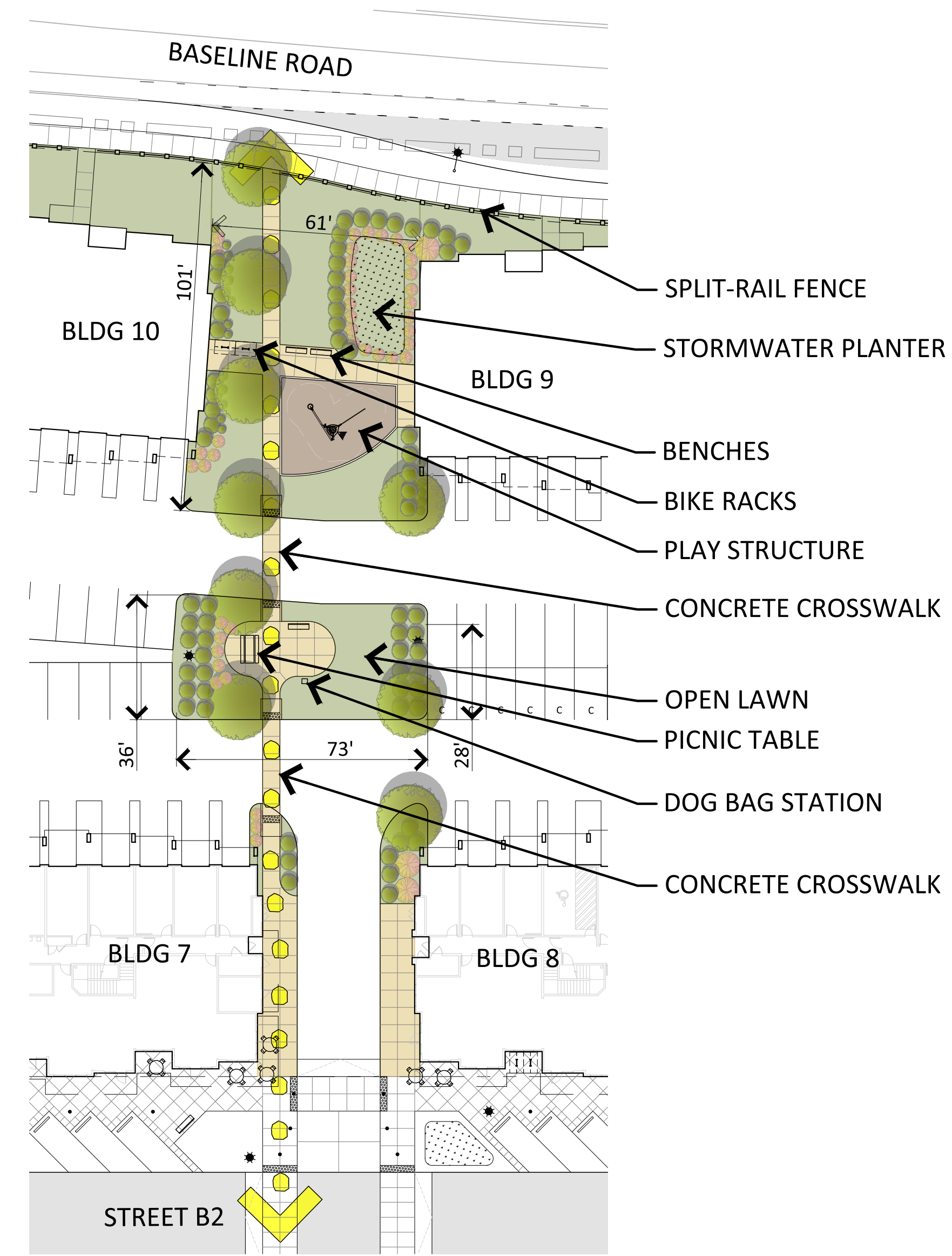
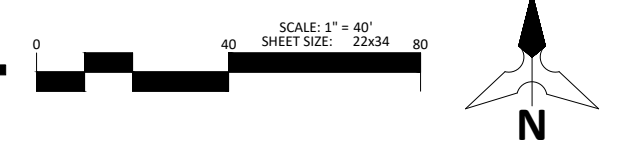
SHEET

OS02

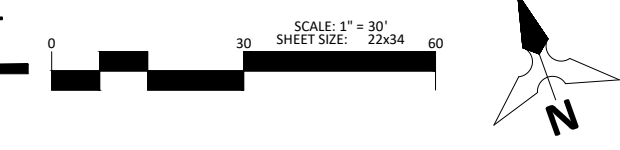
SCALE: 1" = 60'
SHEET SIZE: 22x34



1 TOWNHOME OPEN SPACE ENLARGEMENT
SCALE: 1"=40'



2 MULTI-FAMILY NORTH OPEN SPACE ENLARGEMENT
SCALE: 1"=30'

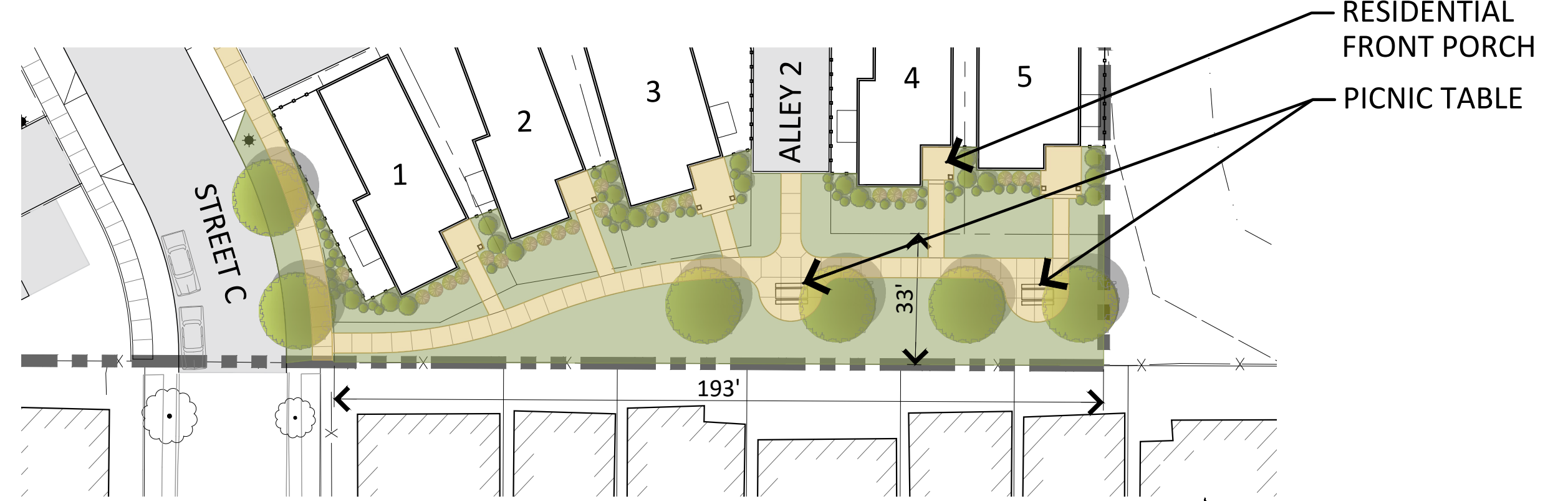




4 SINGLE FAMILY OPEN SPACE ENLARGEMENT
 SCALE: 1"=30'



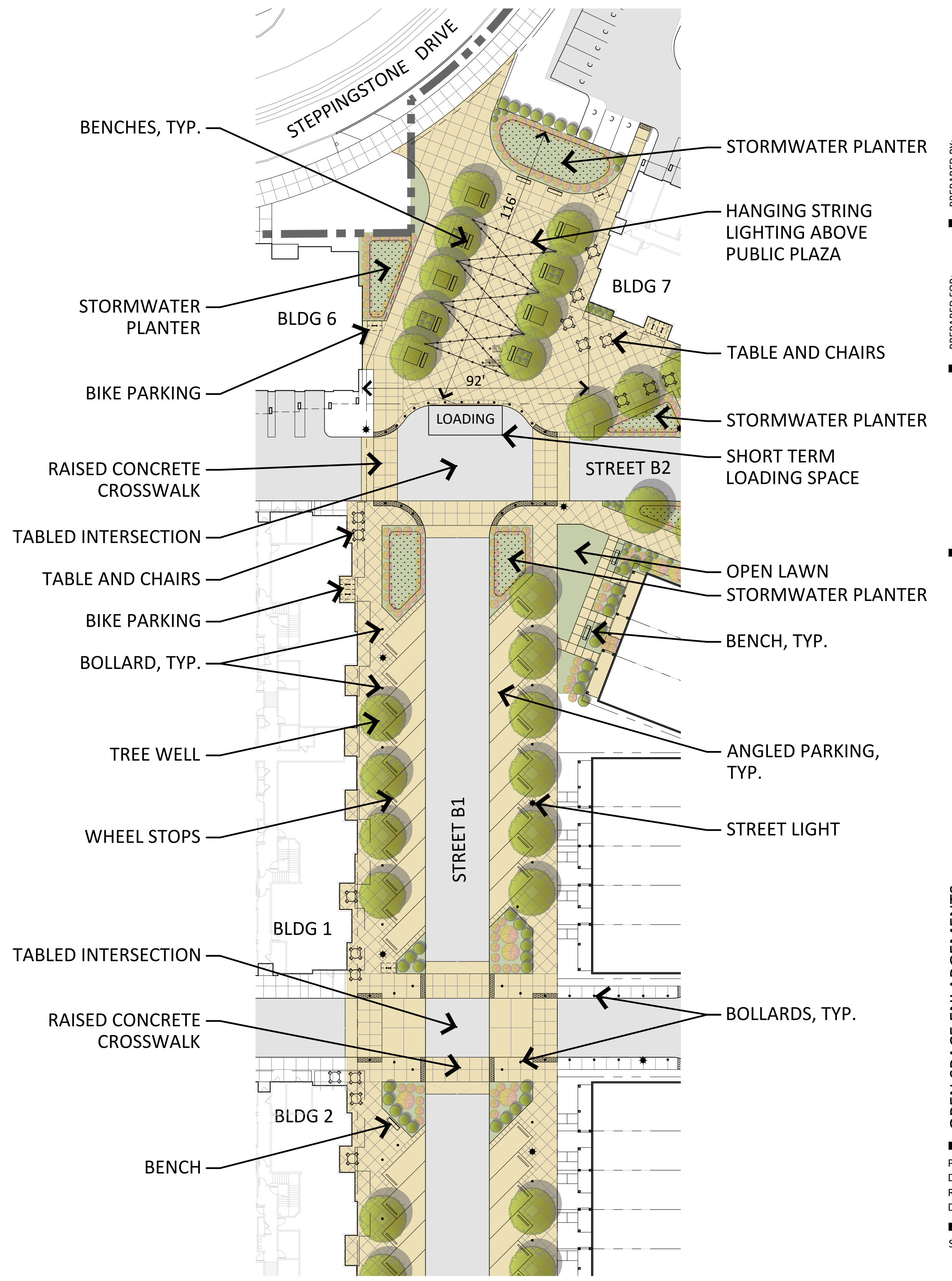
3 SINGLE FAMILY PLAY AREA OPEN SPACE ENLARGEMENT
 SCALE: 1"=30'



5 SINGLE FAMILY SOUTHWEST - FRONT YARD OPEN SPACE
 SCALE: 1"=30'



6 MULTI-FAMILY WEST OPEN SPACE ENLARGEMENT
 SCALE: 1"=30'



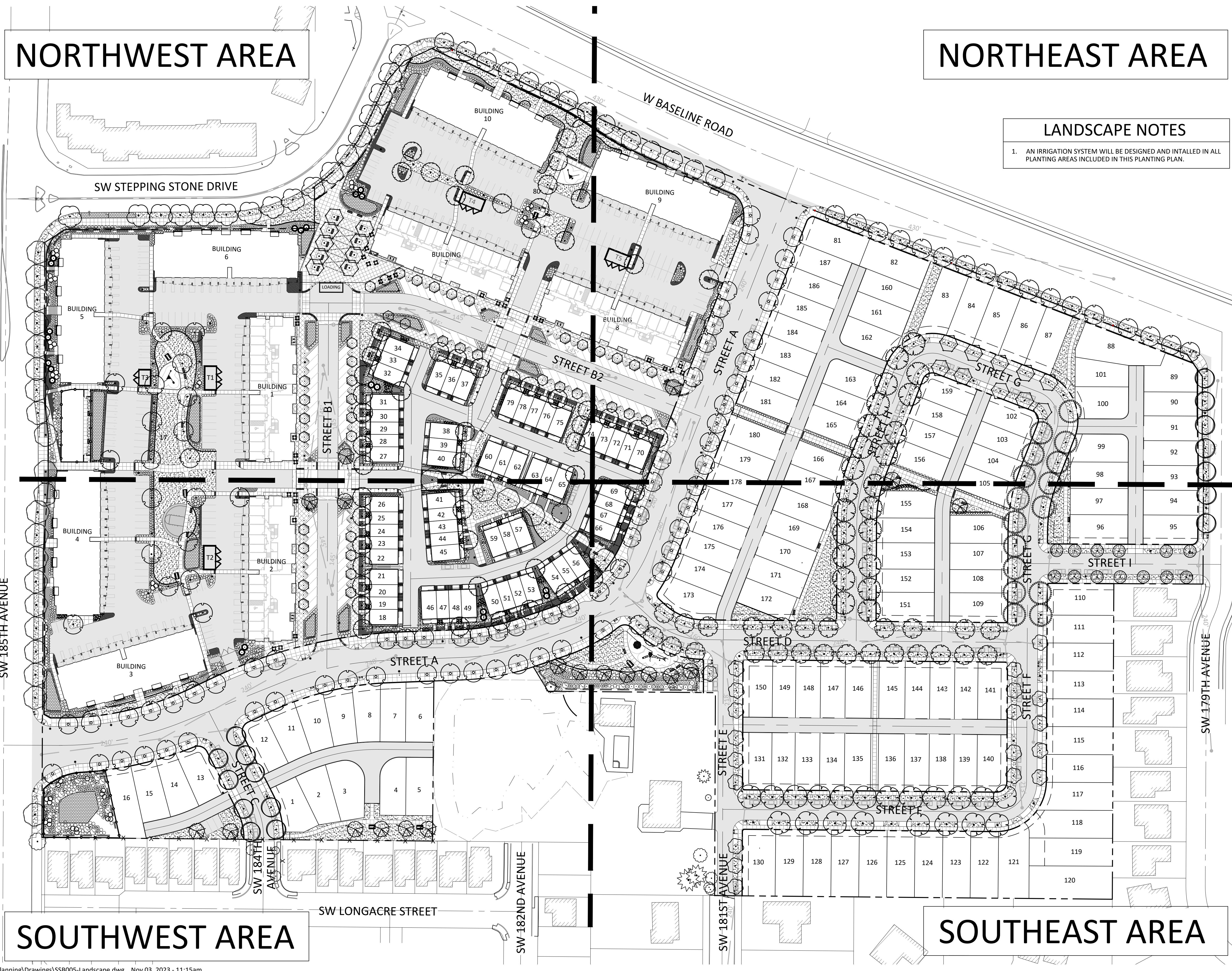
7 PUBLIC PLAZA & MAIN STREET DETAIL ENLARGEMENT
 SCALE: 1"=30'

NORTHWEST AREA

NORTHEAST AREA

LANDSCAPE NOTES

1. AN IRRIGATION SYSTEM WILL BE DESIGNED AND INTALLED IN ALL PLANTING AREAS INCLUDED IN THIS PLANTING PLAN.

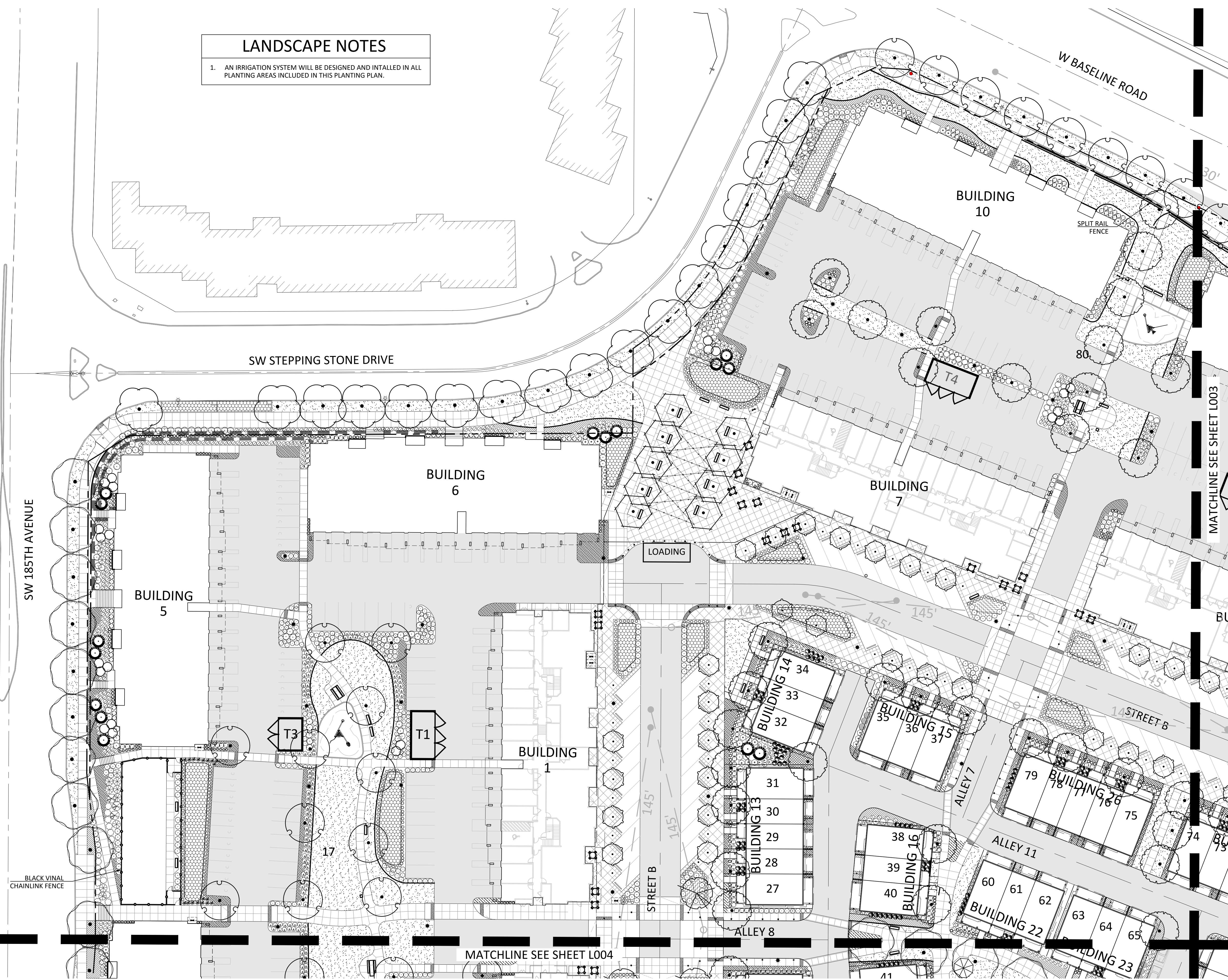


SOUTHWEST AREA

SOUTHEAST AREA

LANDSCAPE NOTES

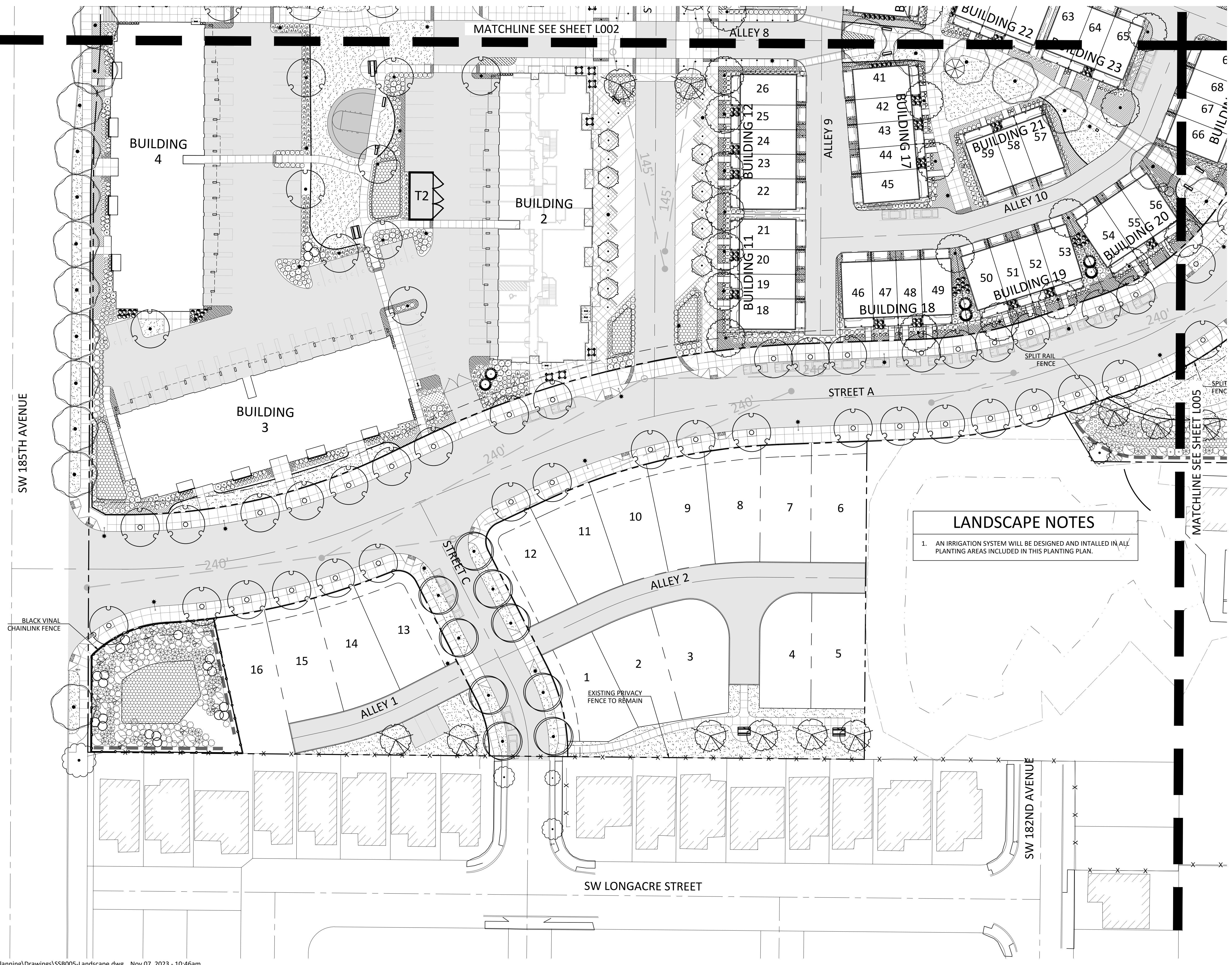
1. AN IRRIGATION SYSTEM WILL BE DESIGNED AND INTALLED IN ALL PLANTING AREAS INCLUDED IN THIS PLANTING PLAN.



LANDSCAPE NOTES

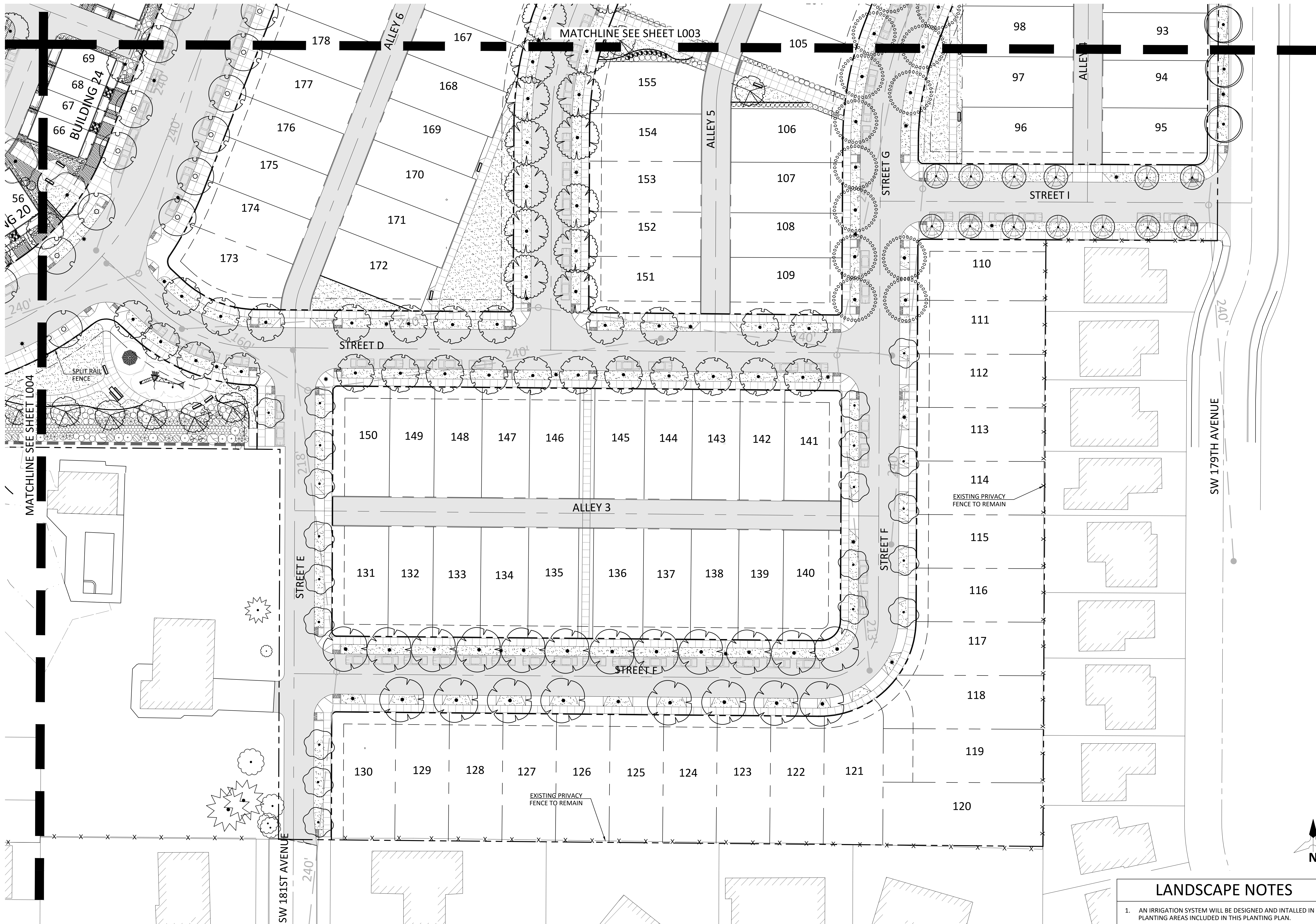
1. AN IRRIGATION SYSTEM WILL BE DESIGNED AND INTALLED IN ALL PLANTING AREAS INCLUDED IN THIS PLANTING PLAN.





LANDSCAPE NOTES

1. AN IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED IN ALL PLANTING AREAS INCLUDED IN THIS PLANTING PLAN.



LANDSCAPE NOTES

1. AN IRRIGATION SYSTEM WILL BE DESIGNED AND INTALLED IN ALL PLANTING AREAS INCLUDED IN THIS PLANTING PLAN.

GROUNDCOVERS, GRASSES & PERENNIALS LIST:				
SYM.	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
	8,080 SF	WALDSTENIA FRAGAROIDES Barren Strawberry	1 GAL.	3' O.C.
	14,693 SF	RUBUS CALCYNOIDES "EMERALD CARPET" Emerald Carpet Bramble	1 GAL.	3' O.C.
	778 SF	ARCTOSTAPHYLOS UVA-URSI "MASS." Massachusetts Kinnikinnick	1 GAL.	3' O.C.
	75,004 SF	FINE LAWN See Specifications		
○	153	HELICTOTRICHON SEMPERVIRENS Blue Oat Grass	1 GAL.	2' O.C.
○	453	BUXUS KOREANA "WINTERGREEN" Wintergreen Boxwood	1 GAL.	1' O.C.
○	544	LIRIOPE MUSCARI Lily Turf	1 GAL.	2' O.C.
*	33	PENNISETUM ORIENTALE Oriental Fountain Grass	1 GAL.	2' O.C.

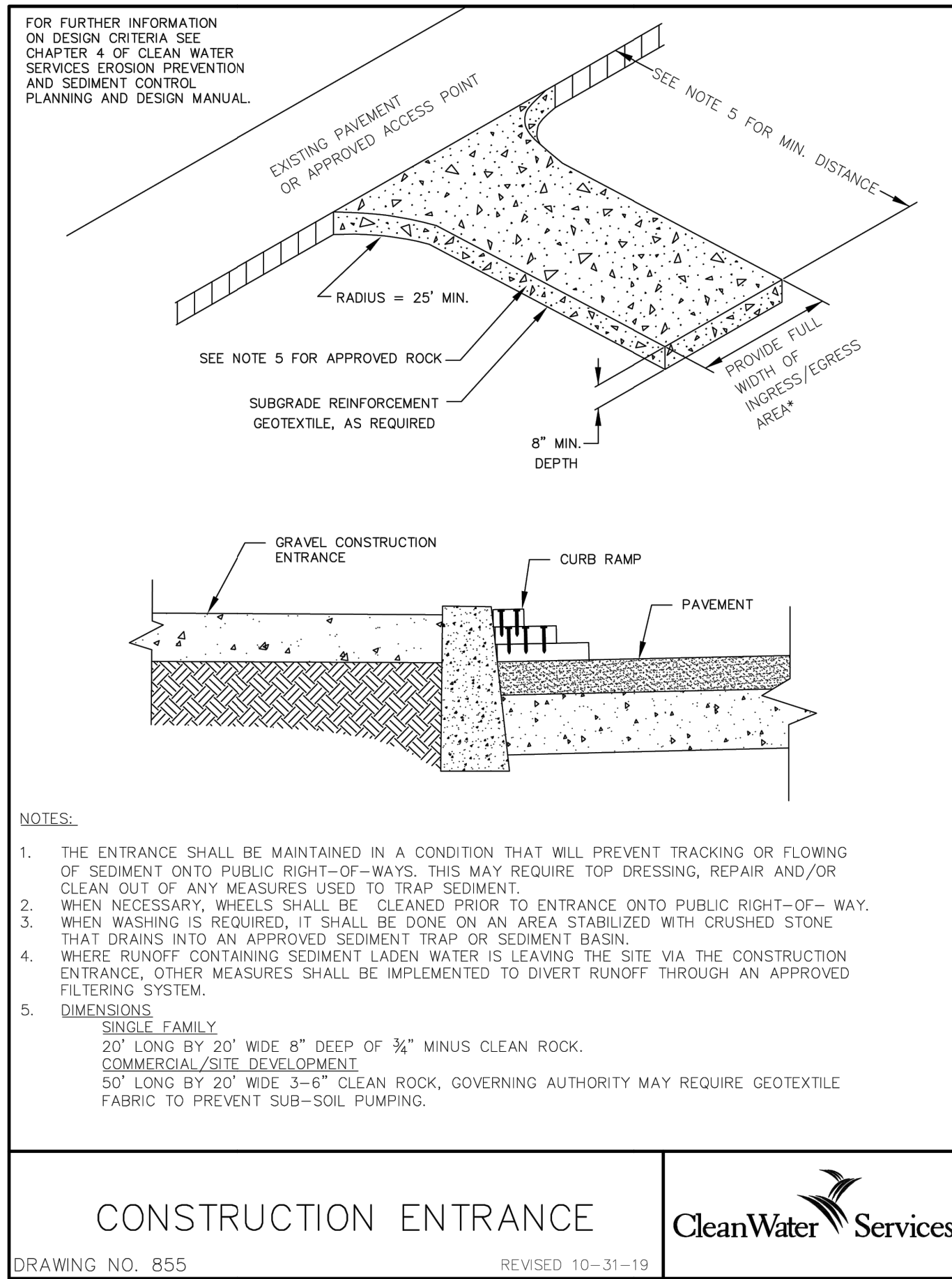
LIDA AND BIORETENTION FACILITY PLANTINGS:			
	LATIN NAME/ Common Name	SIZE	SPACING
ZONE A	JUNCUS PATENS Spreading Rush	1 GAL.	12" O.C.
	CAREX OBNUPTA Slough Sedge	1 GAL.	12" O.C.
ZONE B	CAMASSIA QUAMASH Common Camas	1 GAL.	12" O.C.
	DESCHAMPSIA CESPITOSA Tufted Hair Grass	1 GAL.	12" O.C.

SHRUB LIST:				
SYM.	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
	19	AMELANCHIER ALNIFOLIA Western Serviceberry	5 GAL.	6' O.C.
○	201	ABELIA GRAND. "EDWARD GOUCHER" Edward Goucher Abelia	5 GAL.	4' O.C.
○	133	AUCUBA JAPONICA "MR. GOLDSRIKE" Mr. Goldstrike Japanese Aucuba	5 GAL.	4' O.C.
○	697	AZALEA "STEWARTSTONIAN" Stewartstonian Azalea	2 GAL.	3' O.C.
○	359	BERBERIS THUN. "CRIMSON PYGMY" Crimson Pygmy Barberry	2 GAL.	30" O.C.
	152	CORNUS SERICEA "FLAVIRAMEA" Yellowtwig Dogwood	2 GAL.	5' O.C.
○	20	EUONYMUS JAPONICA "AURO-VARIEGATUS" Variegated Japanese Euonymus	5 GAL.	3' O.C.
○	51	EUONYMUS JAPONICA "GREENSPIRE" Greenspire Japanese Euonymus	5 GAL.	2' O.C.
○	35	ILEX CRENATA "SKY PENCIL" Sky Pencil Japanese Holly	3 GAL.	3' O.C.
○	17	ILEX GLABRA "SHAMROCK" Shamrock Inkberry	3 GAL.	3' O.C.
	10	MAHONIA AQUIFOLIUM "COMPACTA" Compact Mahonia	2 GAL.	3' O.C.
	10	MAHONIA NERVOSA Longleaf Mahonia	1 GAL.	2' O.C.
○	11	MYRICA CALIFORNICA Pacific Wax Myrtle	5 GAL.	5' O.C.
○	141	NANDINA DOMESTICA "GULF STREAM" Gulf Stream Nandina	2 GAL.	3' O.C.
○	265	PIERIS JAPONICA "CAVATINE" Cavatine Pieris	3 GAL.	3' O.C.
○	645	PIERIS JAPONICA "LITTLE HEATH" Little Heath Pieris	3 GAL.	3' O.C.
	16	PHORMIUM TENAX "TOM THUMB" Tom Thumb New Zealand Flax	3 GAL.	3' O.C.
	200	RHODODENDRON "DORA AMATEIS" Dora Amateis Rhododendron	15-18"	3' O.C.
	46	RIBES SANGUINEUM "KING EDWARD" King Edward Flowering Currant	3-4' HT.	AS SHOWN
	76	ROSA "FLOWER CARPET" (RED) Red Flower Carpet Rose	2 GAL.	3' O.C.
	26	SYMPHORICARPOS ALBA Snowberry	2 GAL.	5' O.C.
○	15	TAXUS BACCATA "REPANDENS" Spreading English Yew	5 GAL.	4' O.C.
○	10	THUJA OCCIDENTALIS "SMARAGD" Emerald Green Arborvitae	5-6' HT.	30" O.C.
	61	VIBURNUM DAVIDII David Viburnum	2 GAL.	3' O.C.
	120	VIBURNUM TINUS "SPRING BOUQUET" Spring Bouquet Laurustinus	5 GAL.	4' O.C.

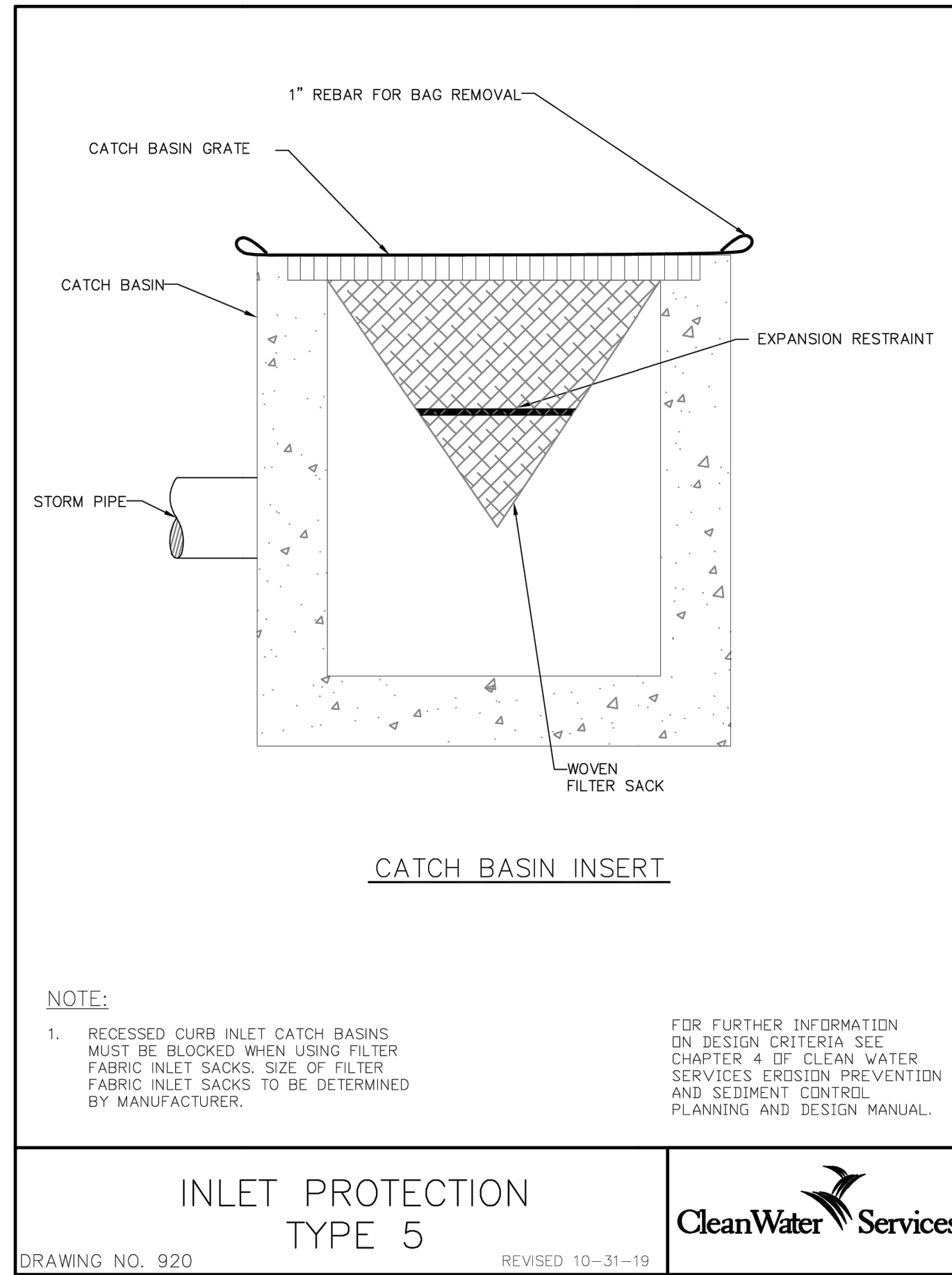
TREE LIST:				
SYM.	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
	12	ACER PLATANOIDES "COLUMNARBROAD" Parkway Norway Maple	1.5" CAL.	AS SHOWN
	43	ACER PLATANOIDES "COLUMNARE" Columnar Norway Maple	1.5" CAL.	AS SHOWN
	41	ACER CIRCINATUM Vine Maple (Min. 4 Stem)	6-7' HT.	AS SHOWN
	60	ACER RUBRUM "KARPICK" Karpick Red Maple	2" CAL.	AS SHOWN
	44	ACER RUBRUM "SCANLON" Scanlon Red Maple	1.5" CAL.	AS SHOWN
	2	SEQUOIA DENDRON GIGANTEUM Giant Sequoia	10' HT.	AS SHOWN
	22	PRUNUS YEDOENSIS "AKEBONO" Akebono Flowering Cherry	1.5" CAL.	AS SHOWN
	30	THUJA PLICATA "FASTIGIATA" Hogan Cedar	6-7' HT.	AS SHOWN
	13	ACER SACCHARUM "GREEN MOUNTAIN" TM Green Mountain Sugar Maple	1.5" CAL.	AS SHOWN
	67	ACER X FREEMANII "ARMSTRONG" Armstrong Freeman Maple	1.5" CAL.	AS SHOWN
	18	AESCULUS X CARNEA "BRIOTII" Briotii Horsechestnut	1.5" CAL.	AS SHOWN
	21	CERCIDIPHYLLUM JAPONICUM Katsura Tree	2" CAL.	AS SHOWN
	18	FAGUS SYLVATICA "PURPUREA TRICOLOR" European Beech	1.5" CAL.	AS SHOWN
	18	GINCGO BILOBA "AUTUMN GOLD" TM Maidenhair Tree	2" CAL.	AS SHOWN
	11	GINCGO BILOBA "PRINCETON SENTRY" Princeton Sentry Ginkgo	2" CAL.	AS SHOWN
	14	GINCGO BILOBA "SHANGRA LA" Shangra La Ginkgo	1.5" CAL.	AS SHOWN
	17	GLEDITSIA TRIACANTHOS "SKYLINE" Skyline Honey Locust	1.5" CAL.	AS SHOWN
	21	LIRIODENDRON TULIPIFERA "FASTIGIATUM" Tulip Tree	1.5" CAL.	AS SHOWN
		EXISTING DECIDUOUS TREE		
		EXISTING CONIFEROUS TREE		



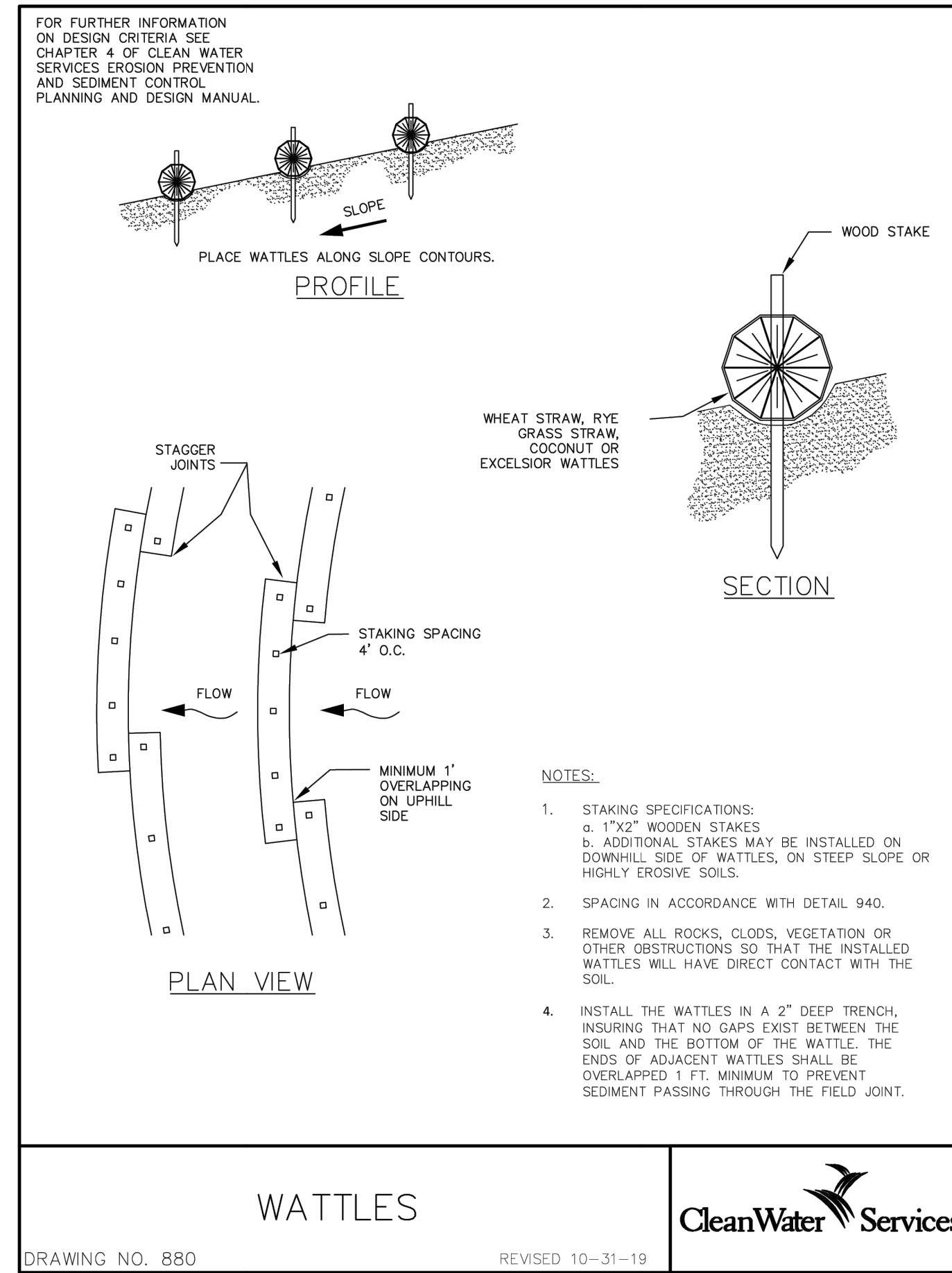
EROSION CONTROL LEGEND	
	SEDIMENT FENCE
	DRAINAGE FLOW DIRECTION
	EXISTING CONTOUR
	STORM INLET WITH PROTECTION
	WATTLES
	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



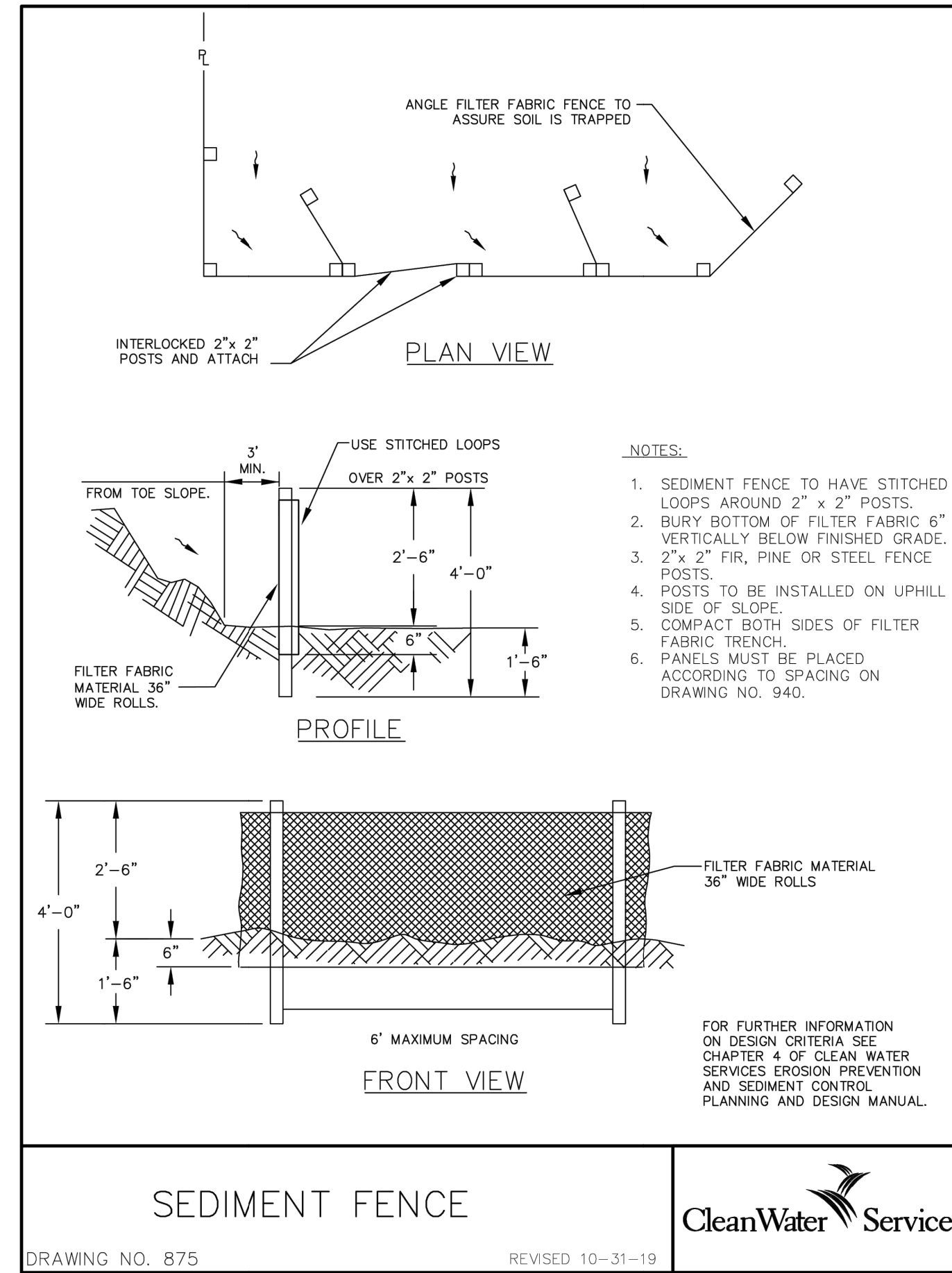
1 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
SCALE: NTS



2 INLET PROTECTION TYPE 5
SCALE: NTS



3 WATTLES
SCALE: NTS



4 SEDIMENT FENCE
SCALE: NTS

PREPARED BY: **STANDRIDGE** PLANNING | ENGINEERING | SURVEYING
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REGISTERED PROFESSIONAL ENGINEER
LAND FOR CONSTRUCTION
NOV 3, 2005
KENDALL STANDRIDGE

EXPIRES 6-30-24

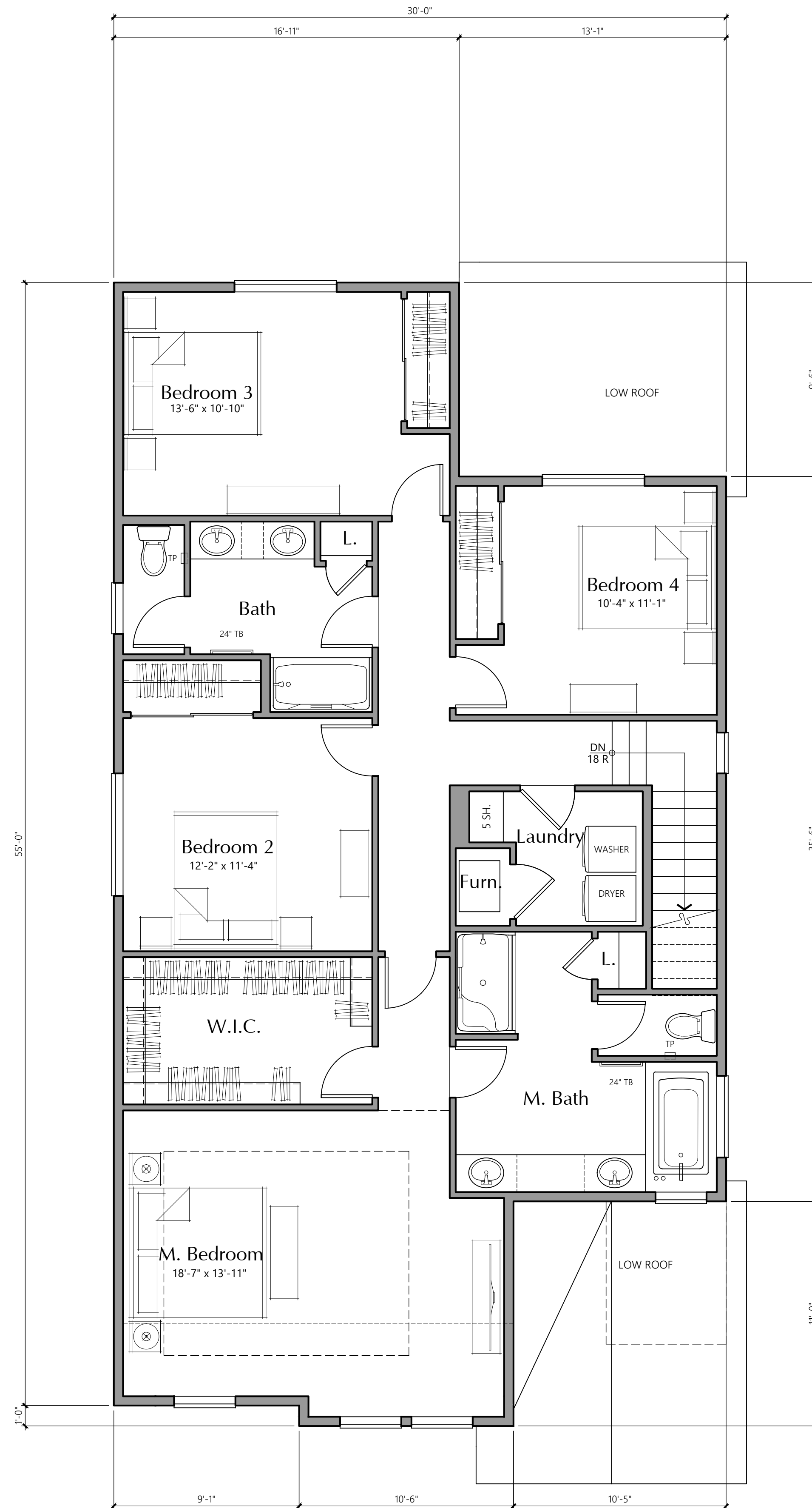
EROSION CONTROL DETAILS

PANZER MIXED USE
BEAVERTON, OREGON

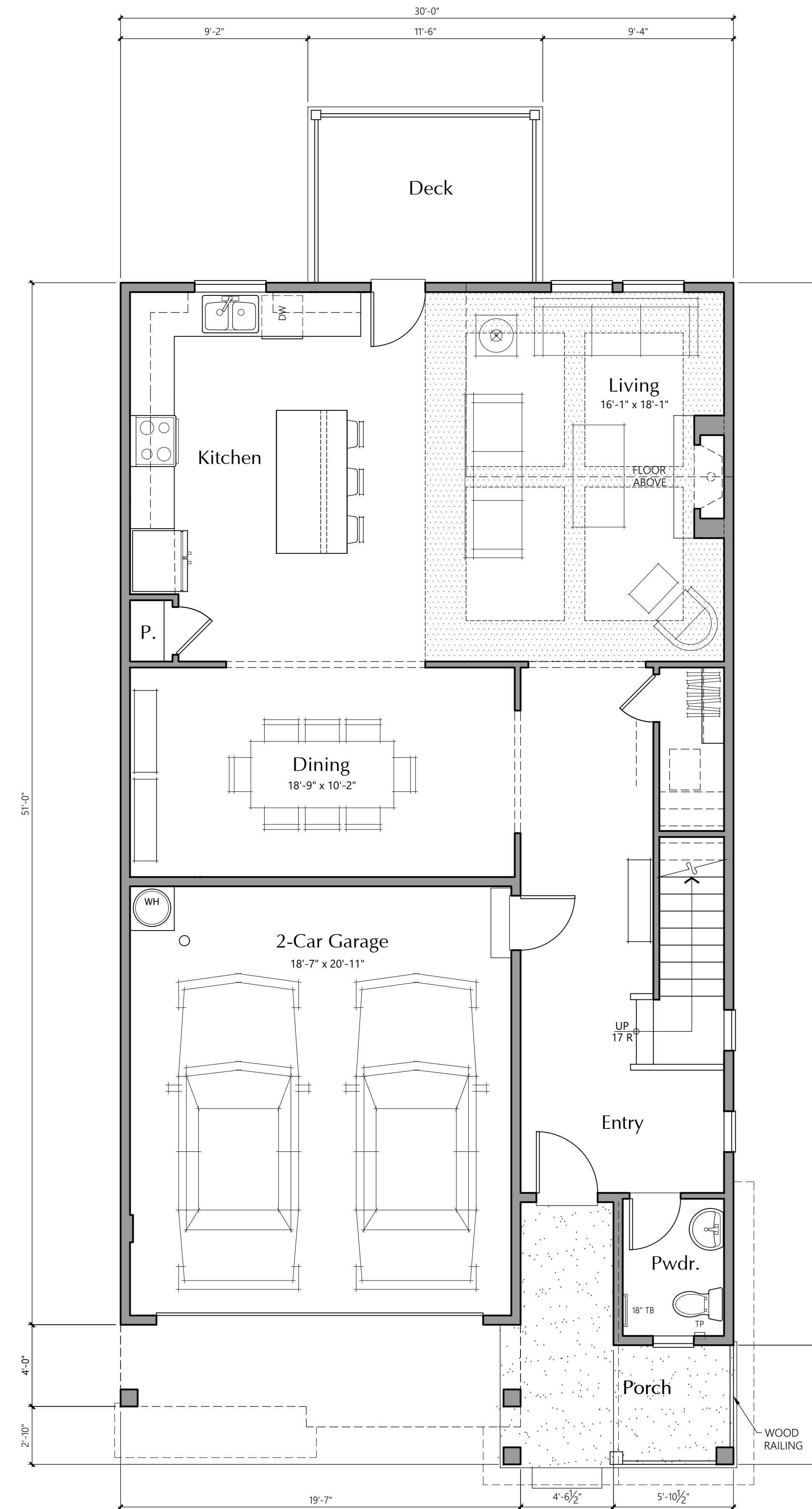
PROJECT NO.: SS8005
DESIGN BY: CDB
REVIEWED BY: LKS
DATE: 11/03/2023

SHEET

EC02



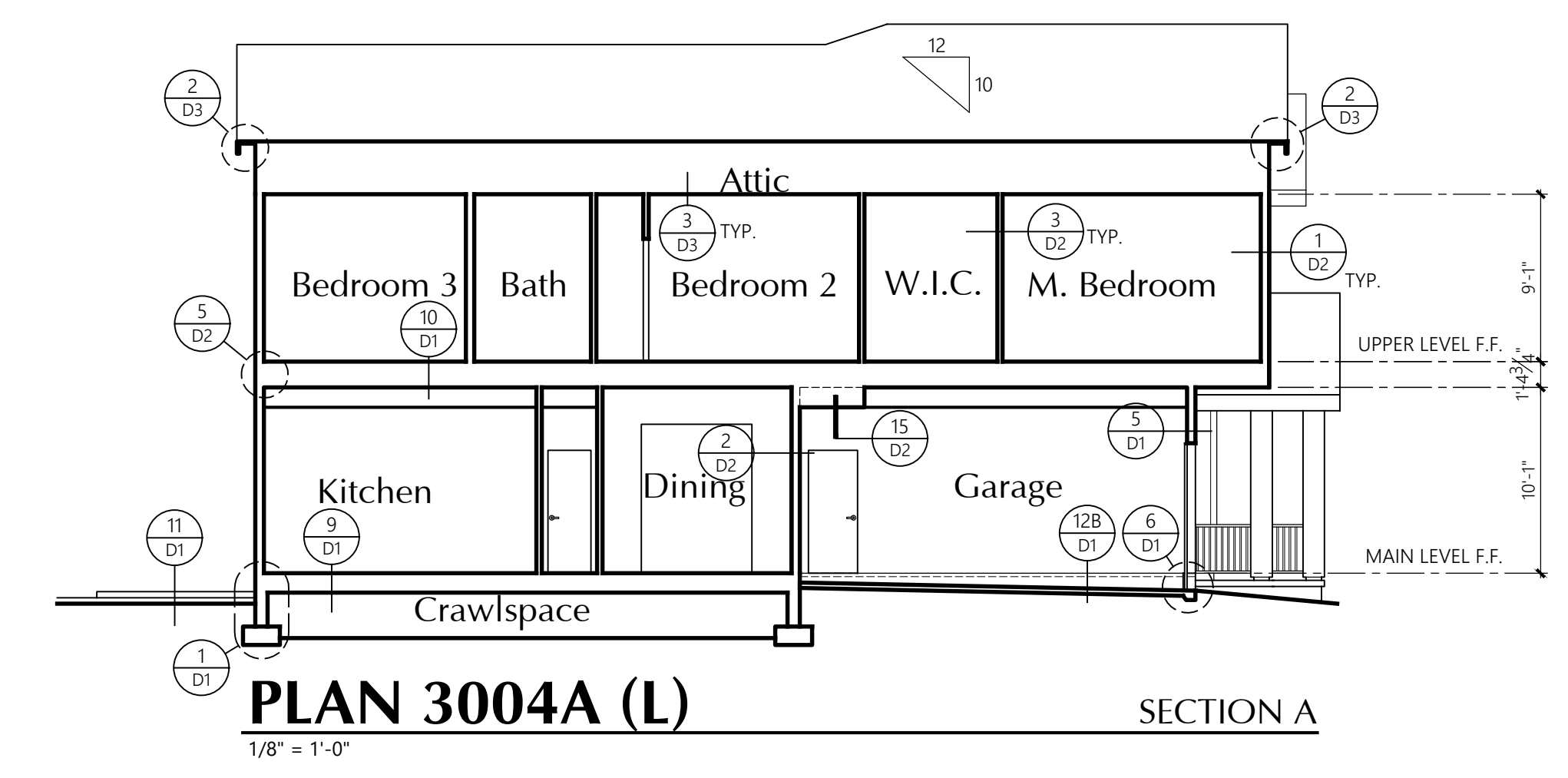
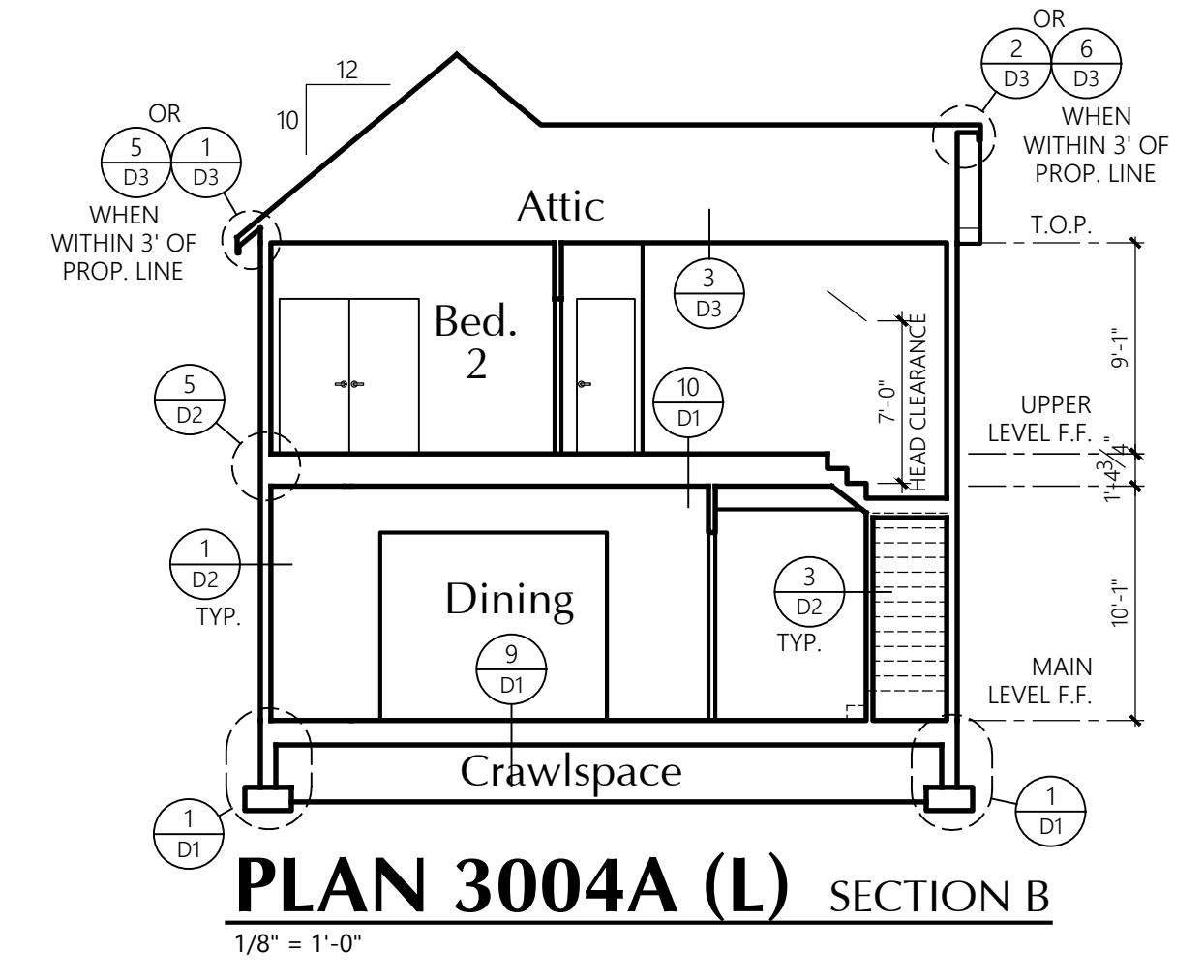
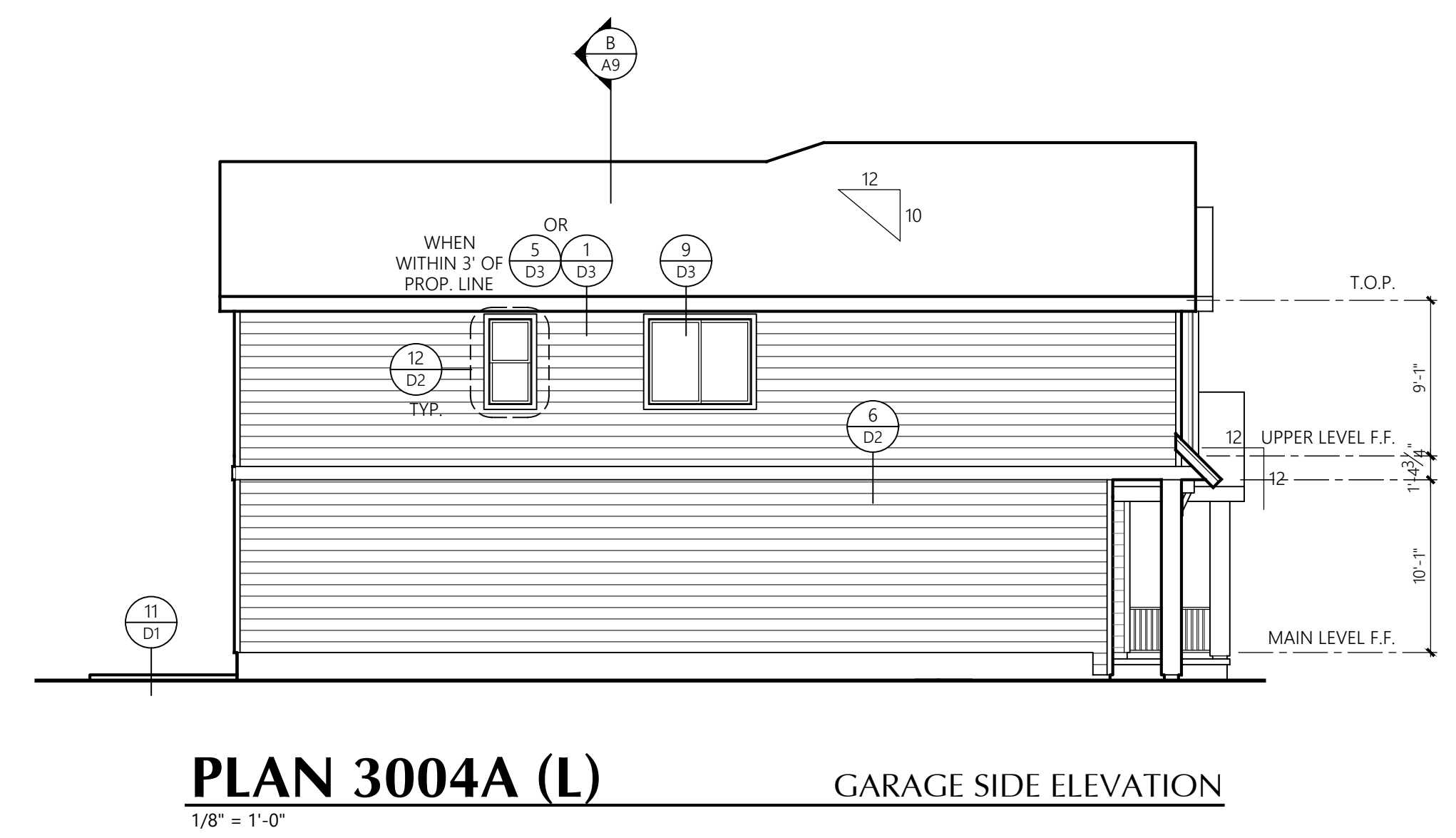
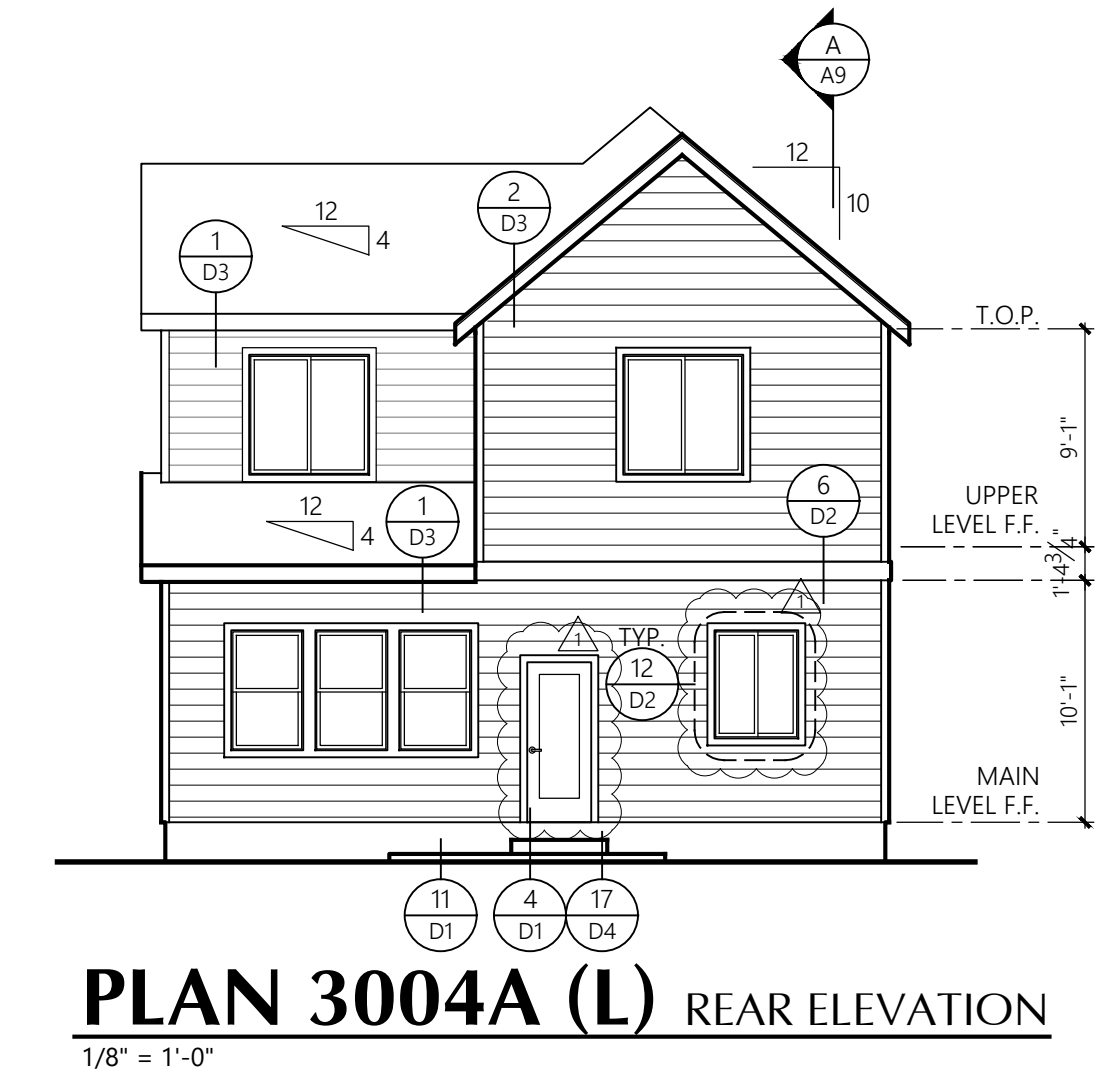
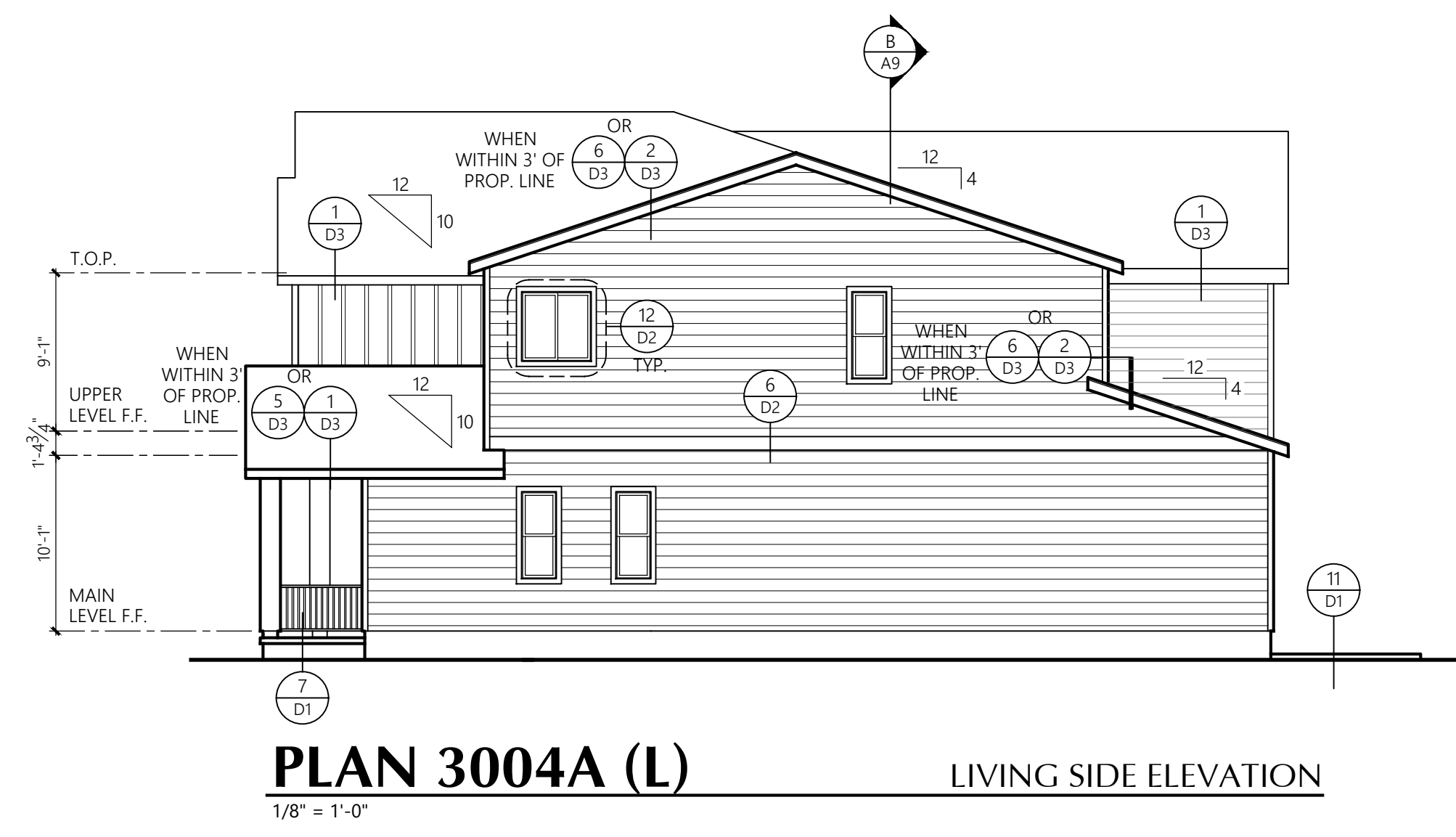
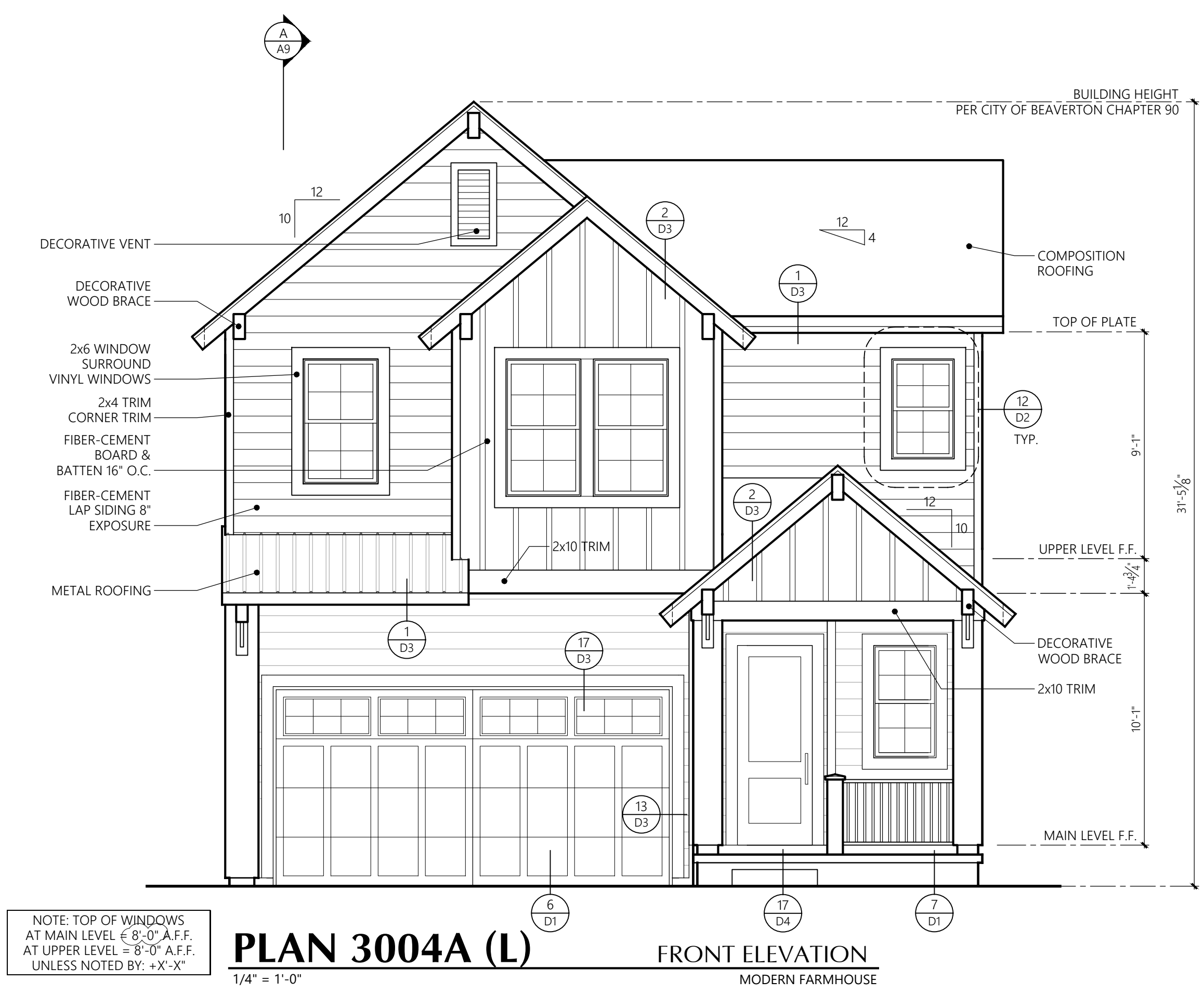
Plan 3004A UPPER LEVEL PLAN
1/4" = 1'-0"



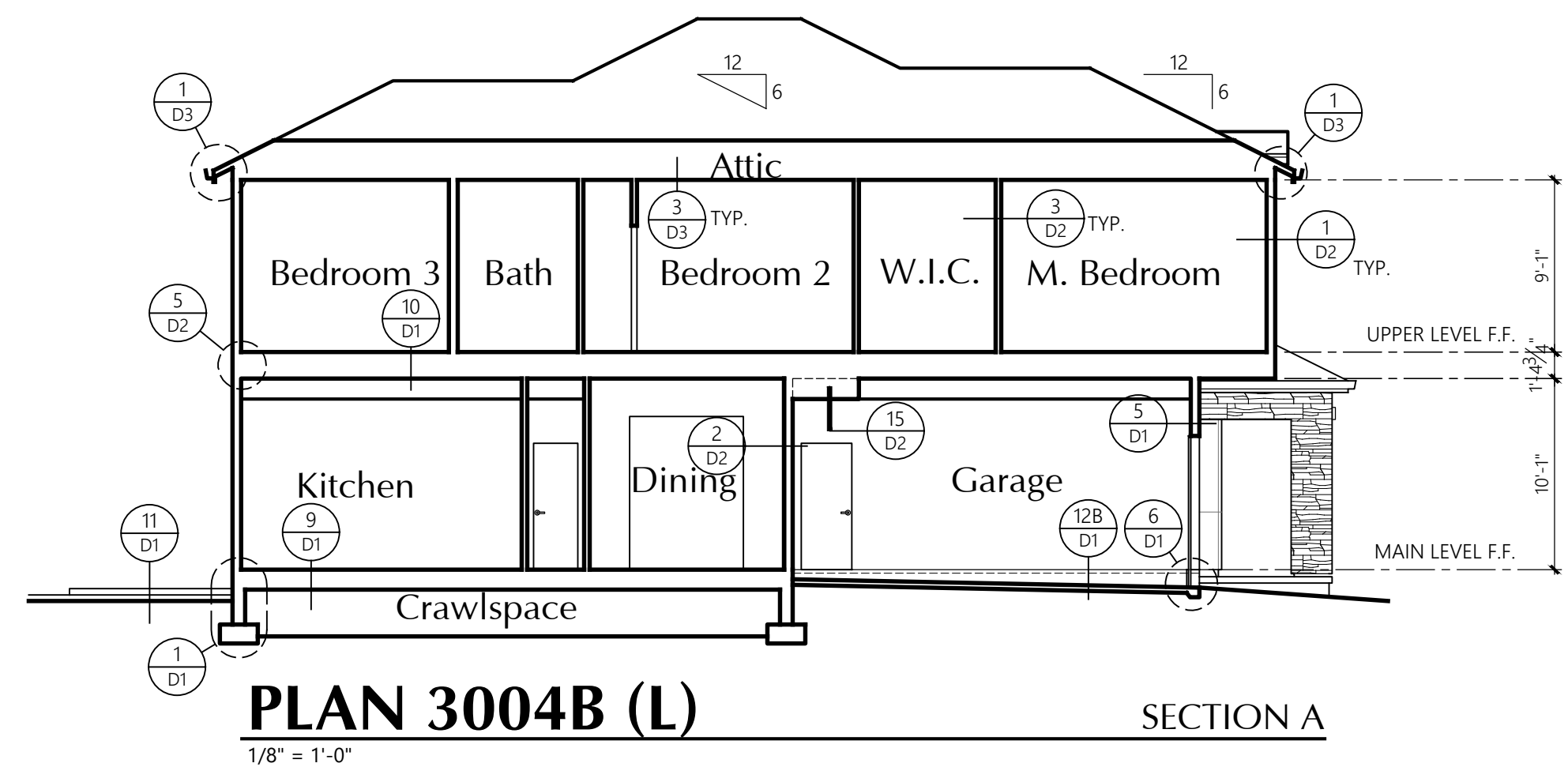
Plan 3004A MAIN LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY	
	Heated SF Inside Face*
First Floor	990
Second Floor	1385
Total SF	2385

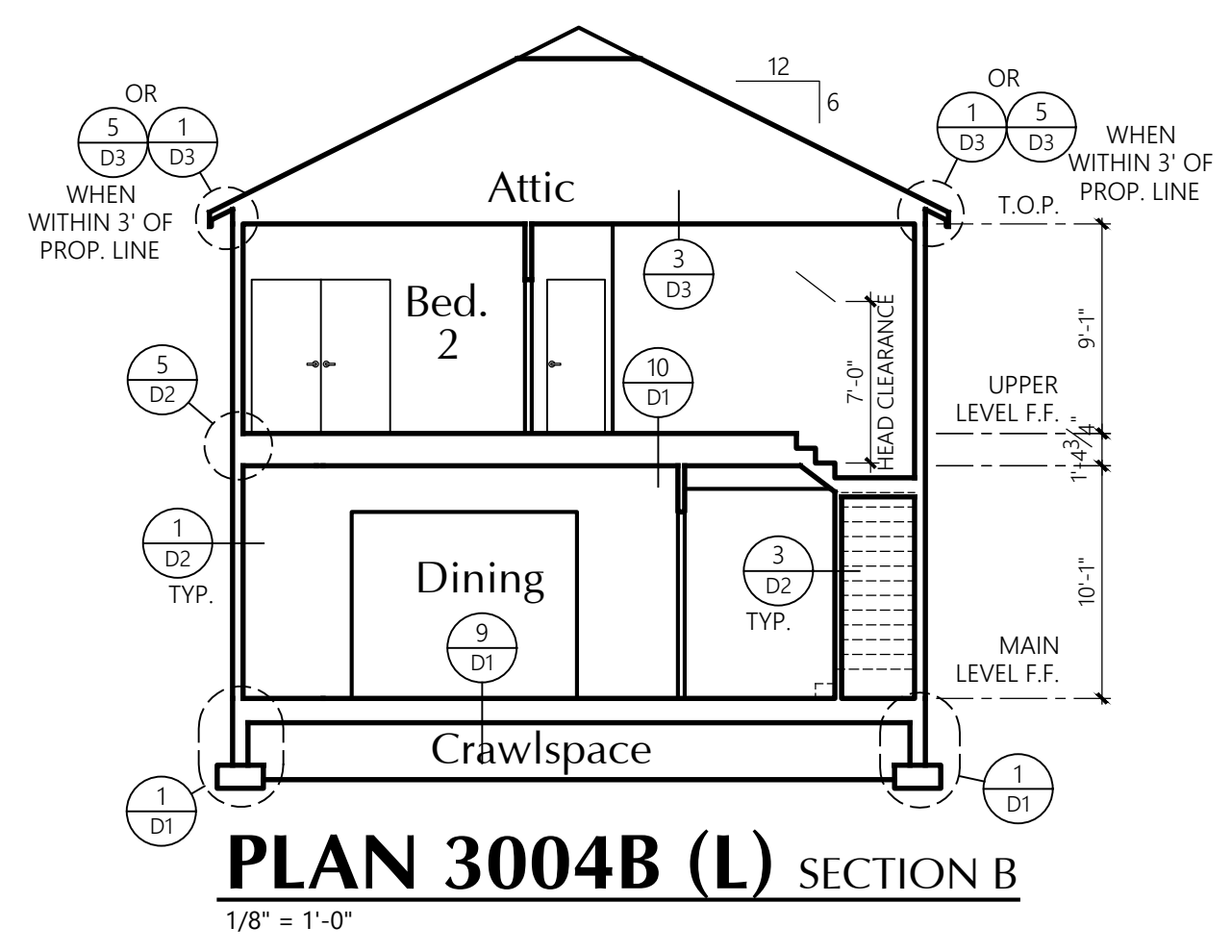
* Side of exterior walls to which area was measured



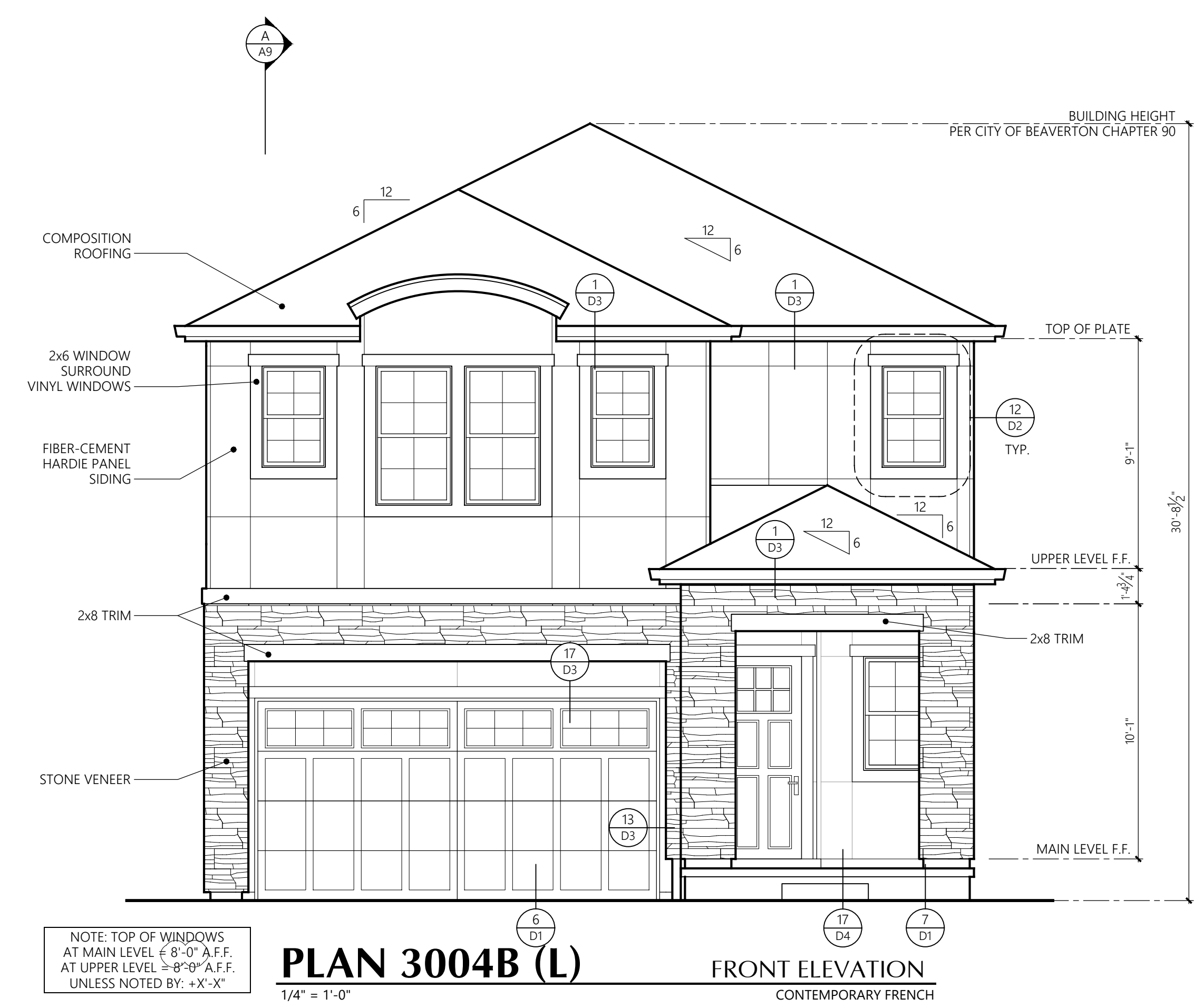
PL 2223 \PLAN_3004\PLAN_3004A.DWG



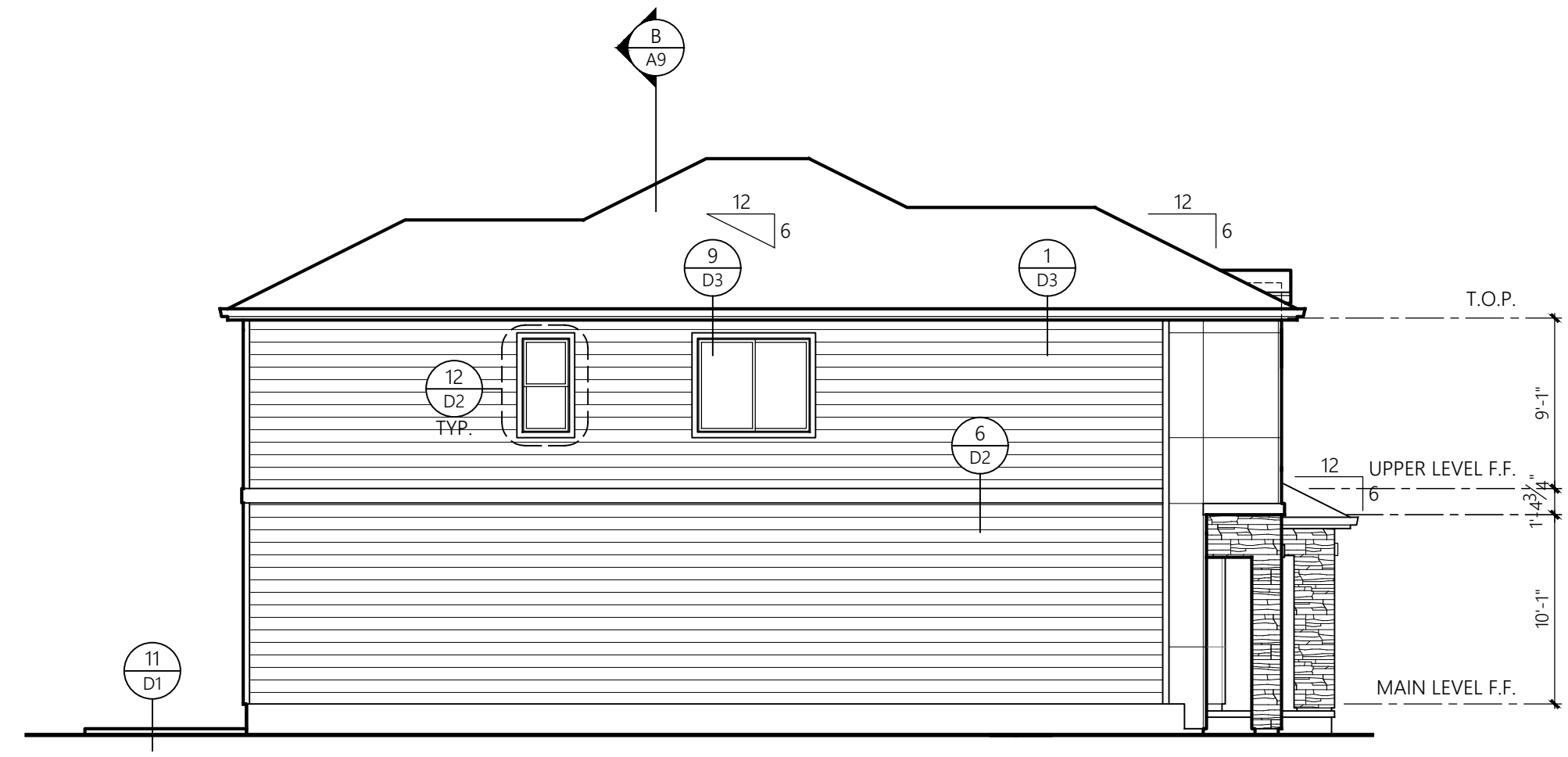
PLAN 3004B (L) SECTION A
1/8" = 1'-0"



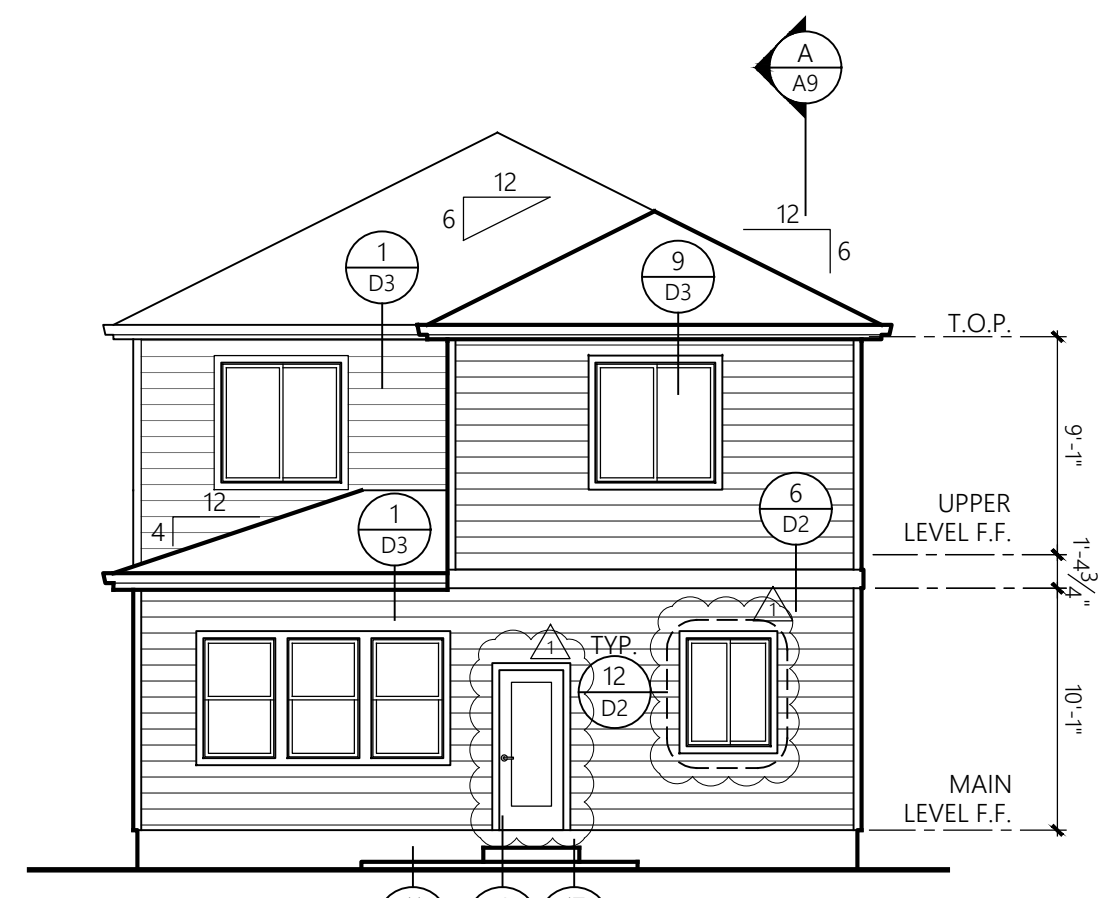
PLAN 3004B (L) SECTION B
1/8" = 1'-0"



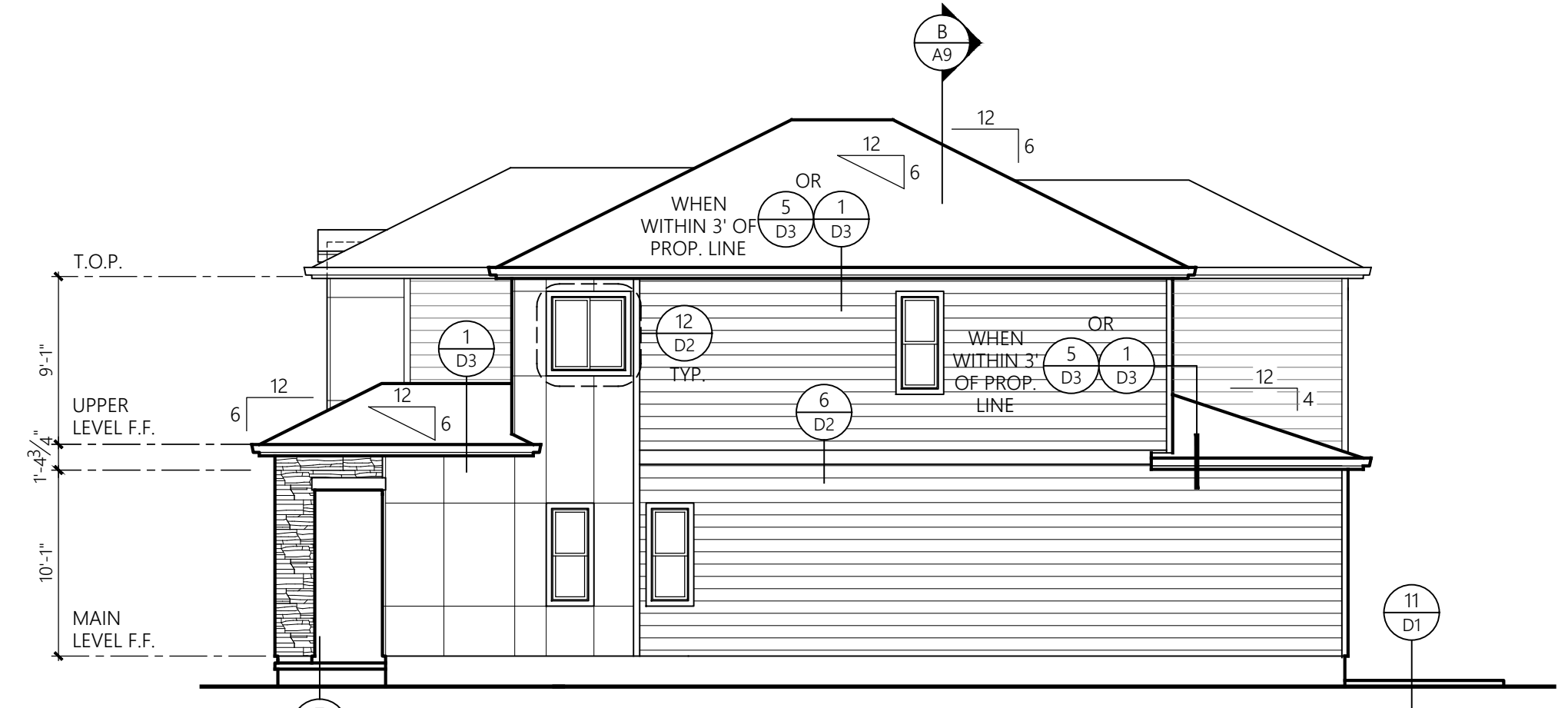
PLAN 3004B (L) FRONT ELEVATION
1/4" = 1'-0"



PLAN 3004B (L) GARAGE SIDE ELEVATION
1/8" = 1'-0"



PLAN 3004B (L) REAR ELEVATION
1/8" = 1'-0"



PLAN 3004B (L) LIVING SIDE ELEVATION
1/8" = 1'-0"

Elevations & Sections

Plan 3004B (L)

Panzer Mixed Use
Beaverton, Oregon

New Home Company

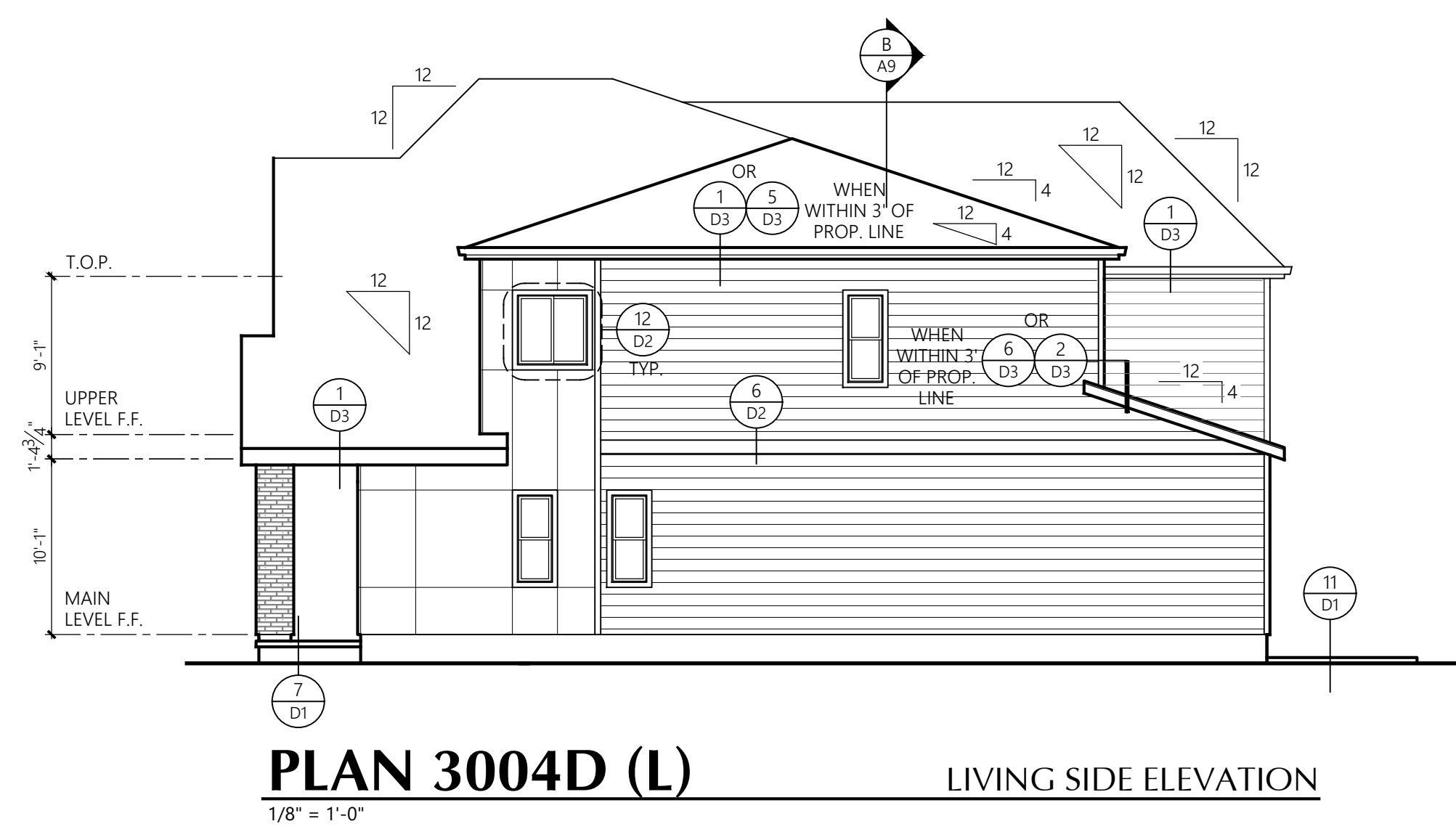
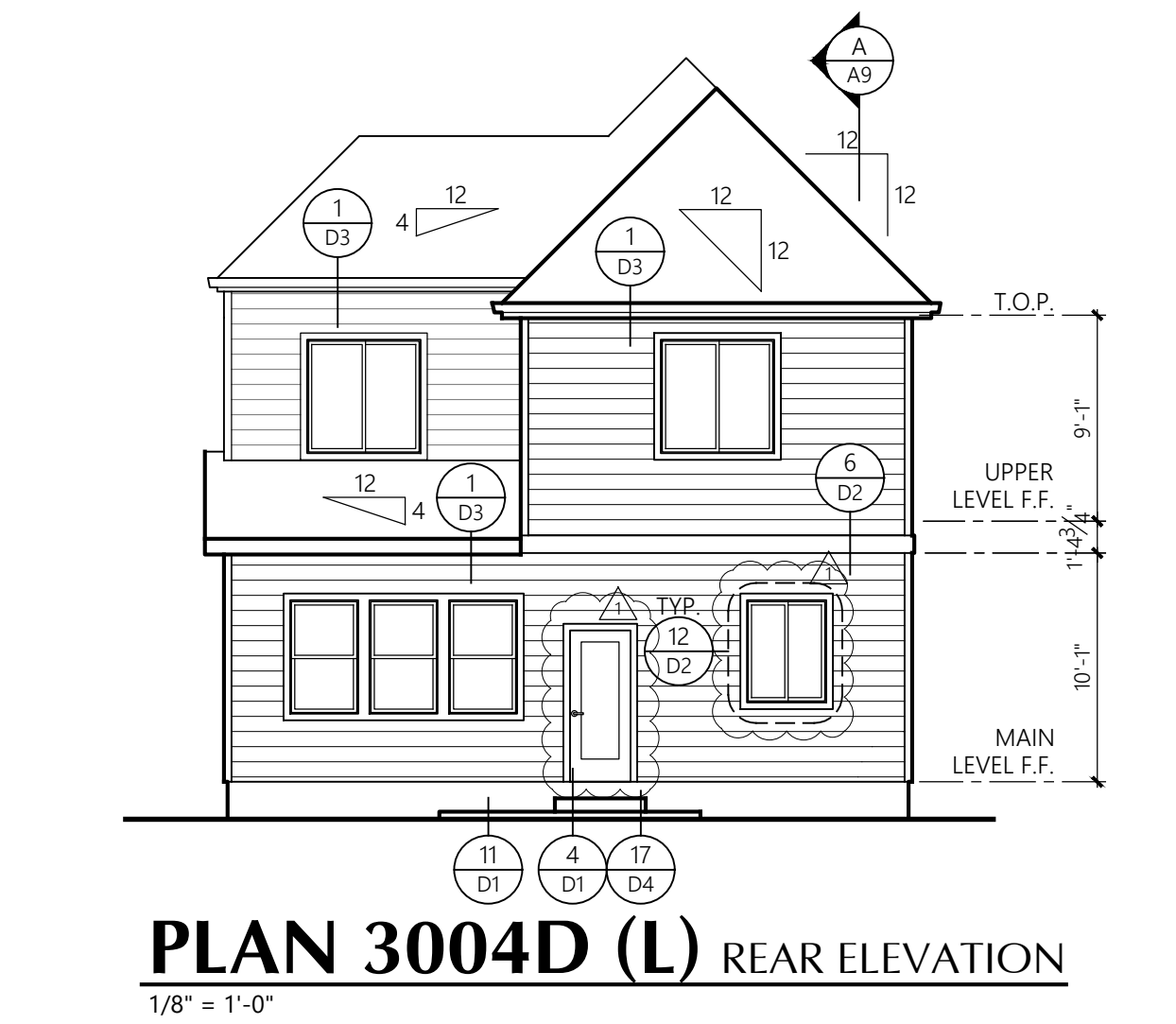
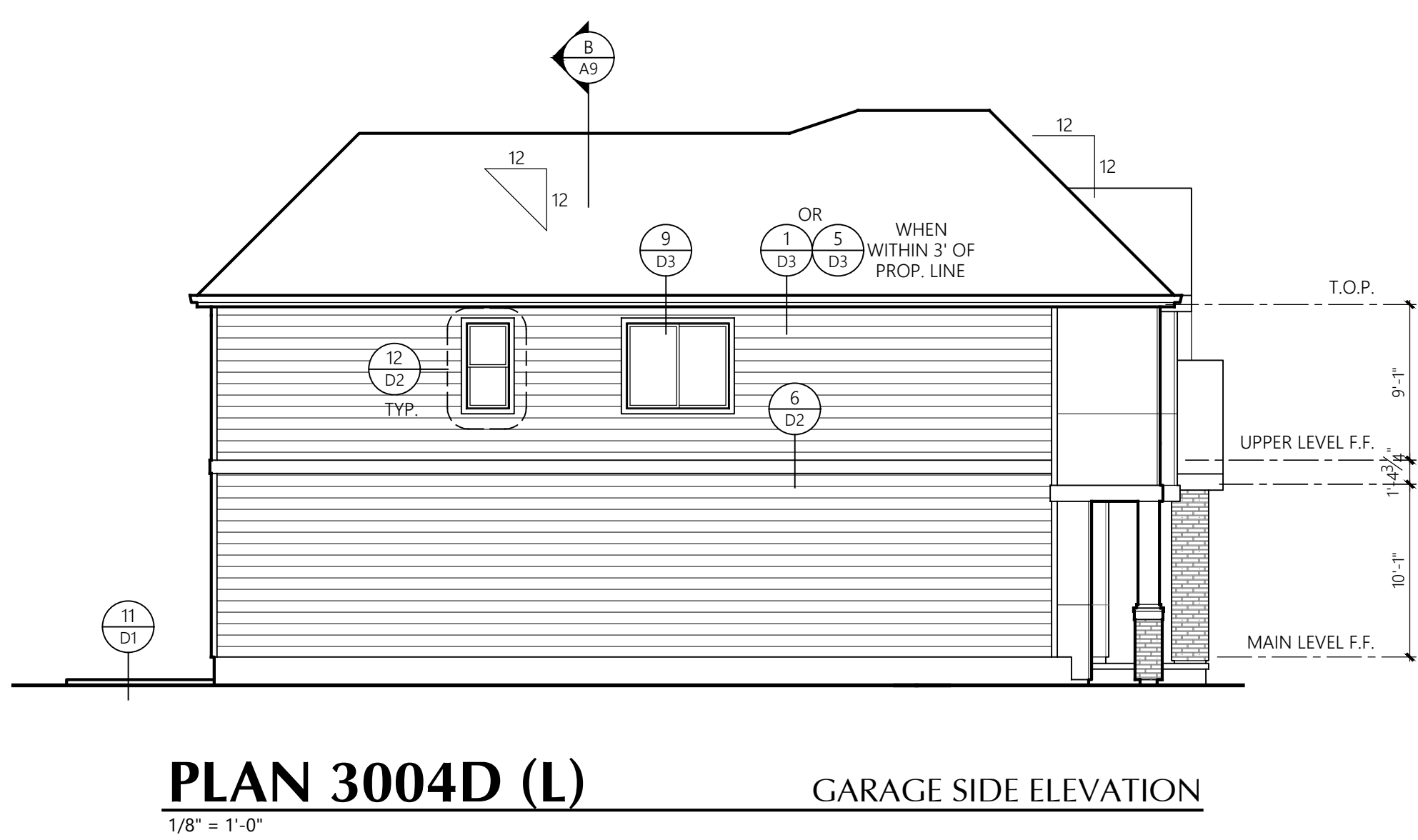
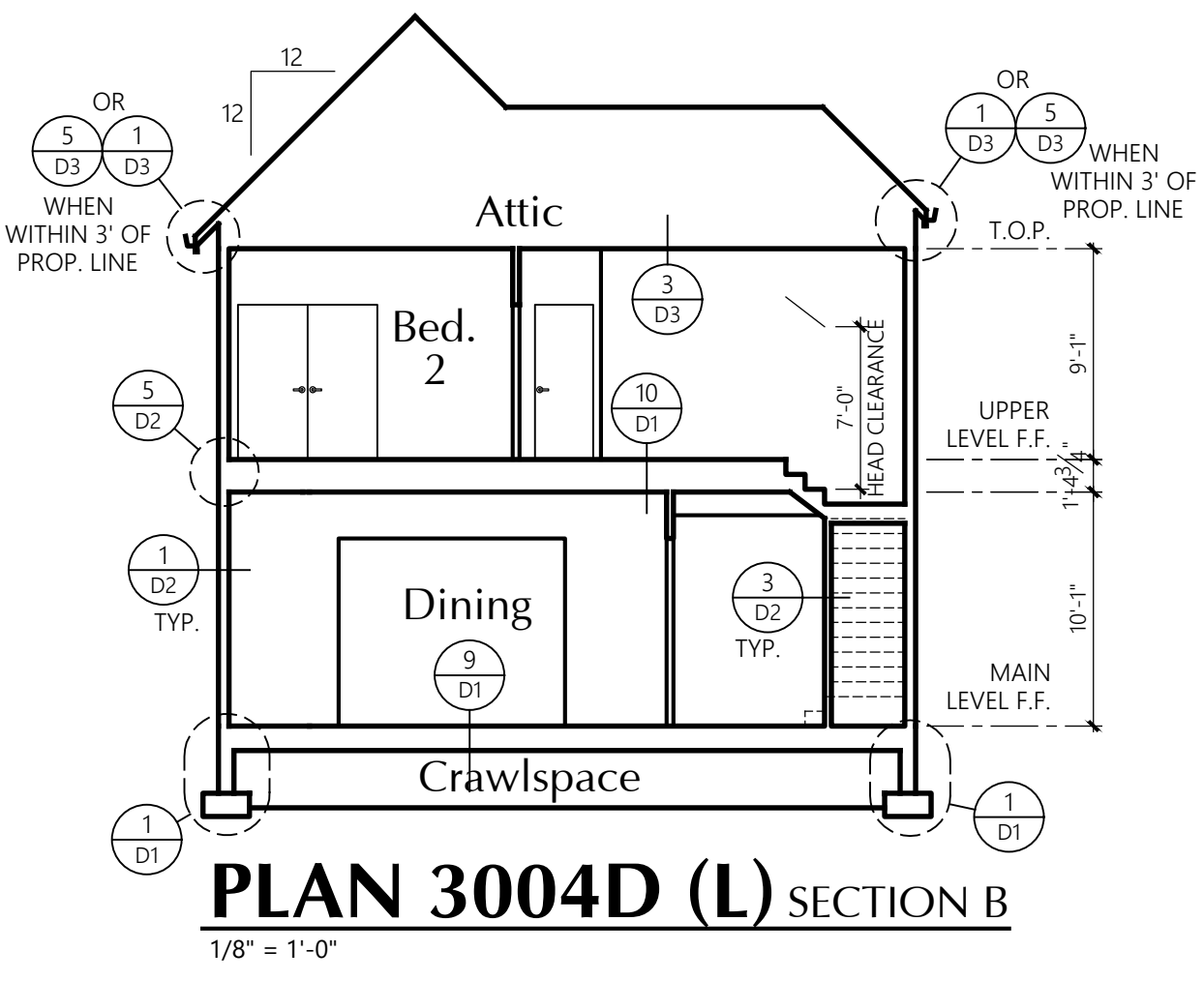
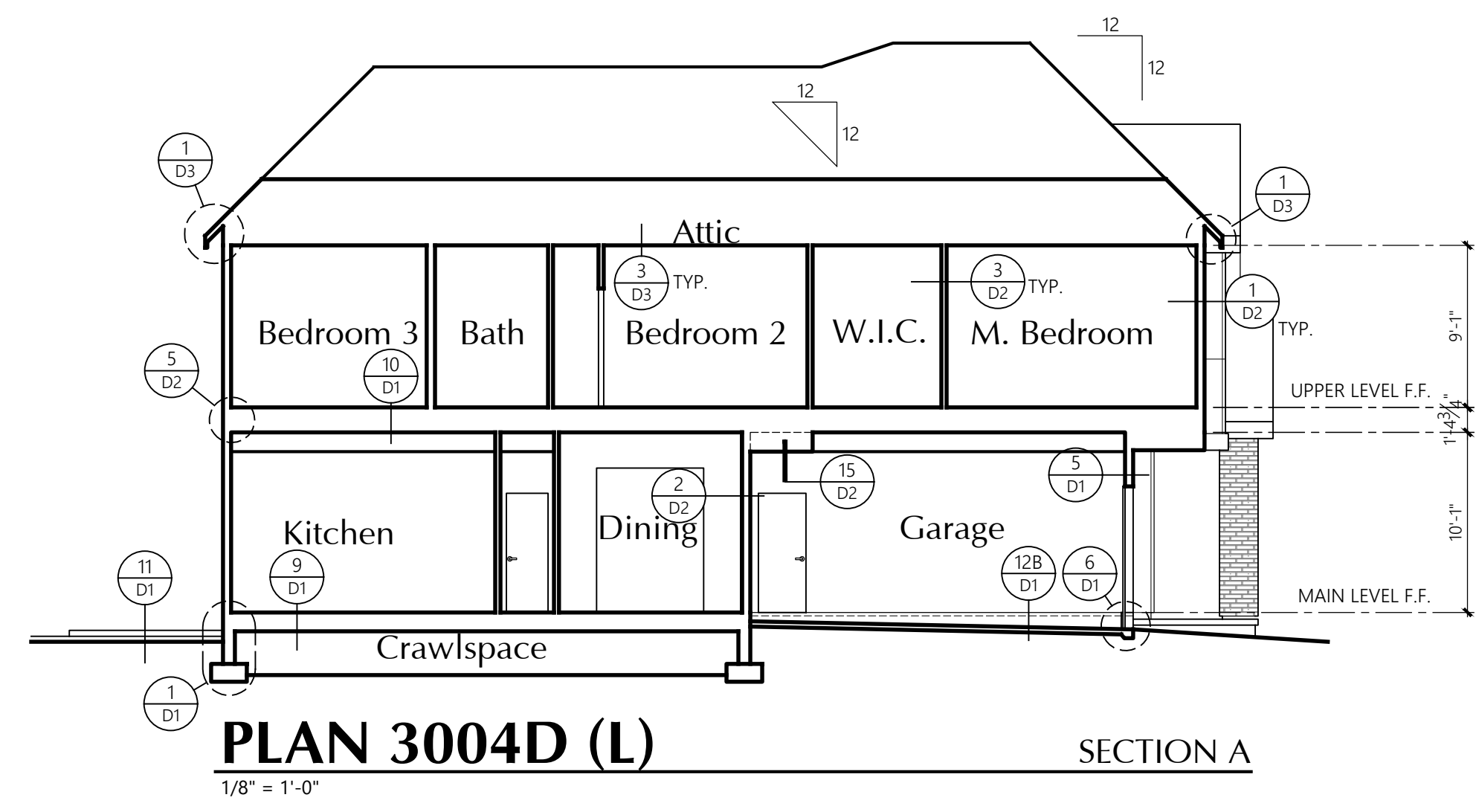
Revisions
No. Date Description

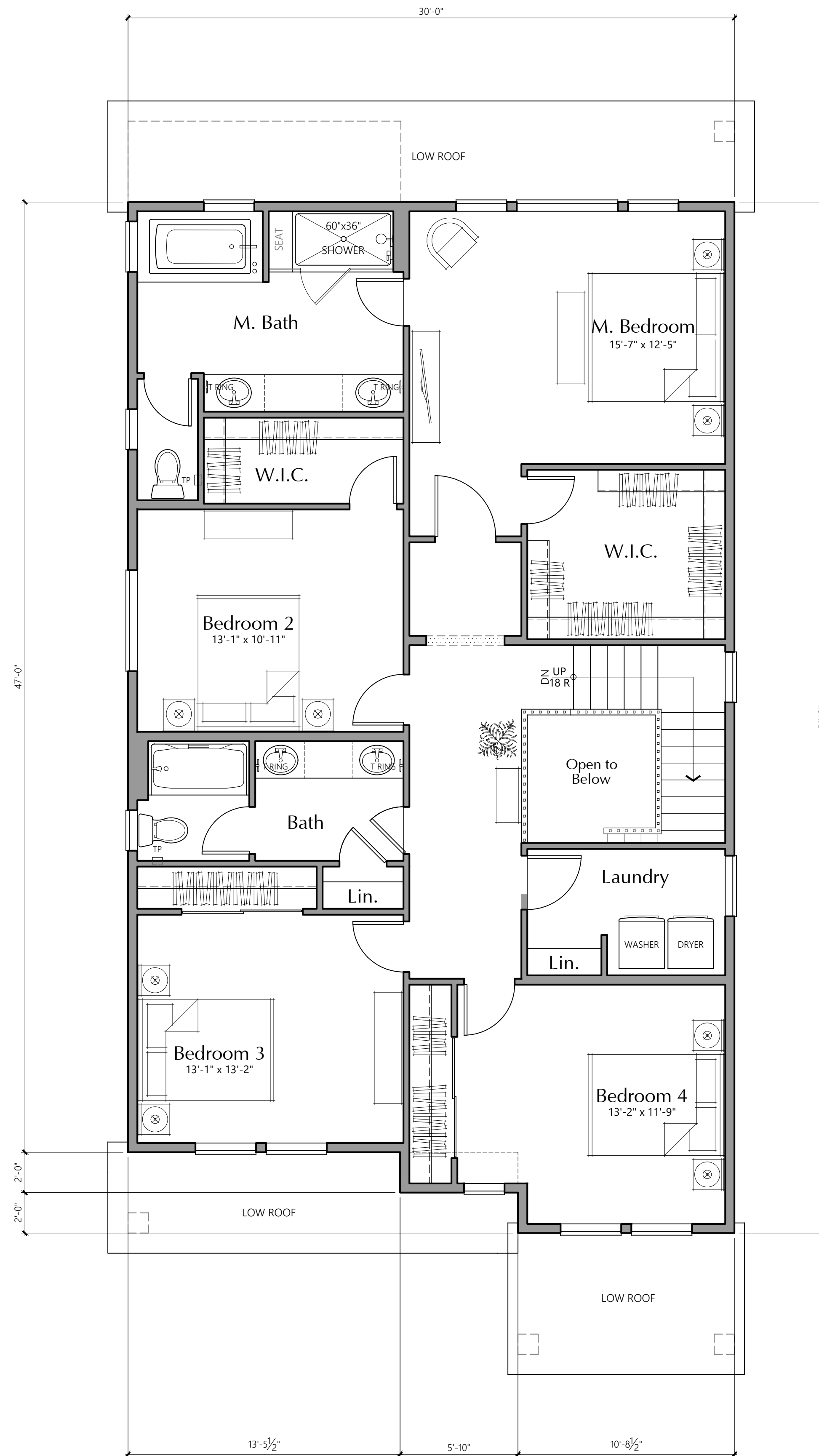
Initial Publish Date: 12-16-22
Date Plotted: 11-03-23

Job No.: Drawn By:

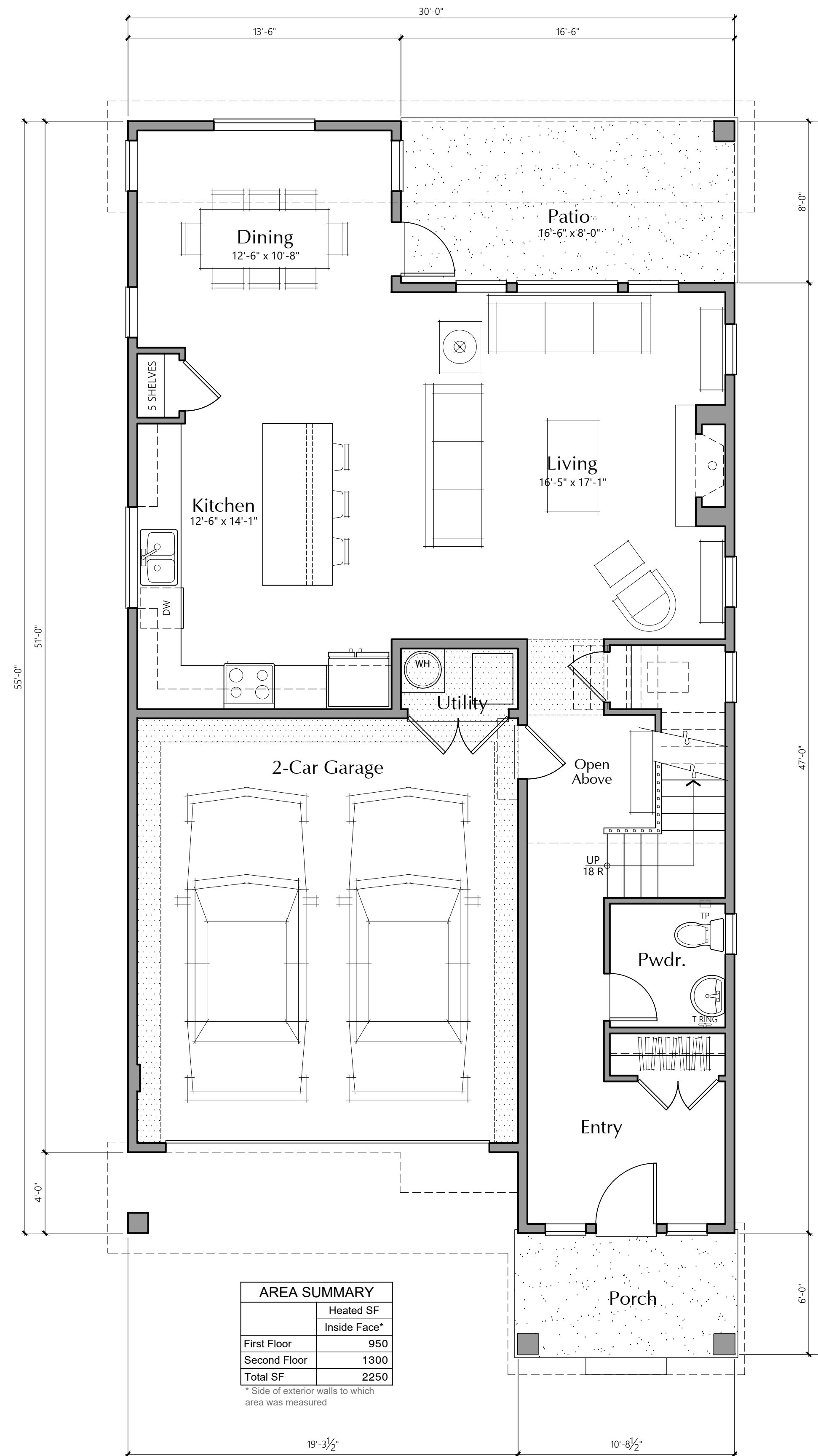
Sheet No.:

A003

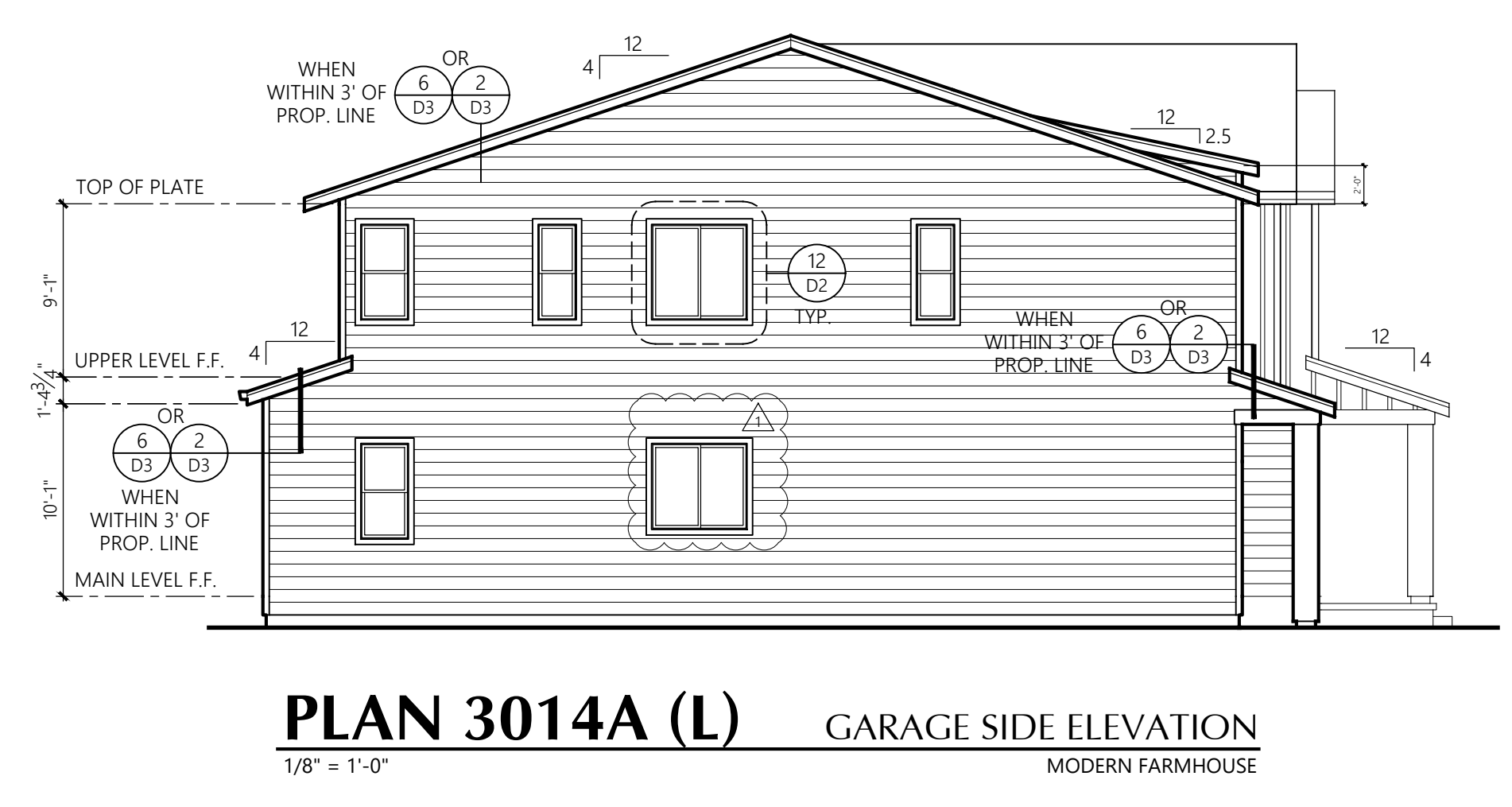
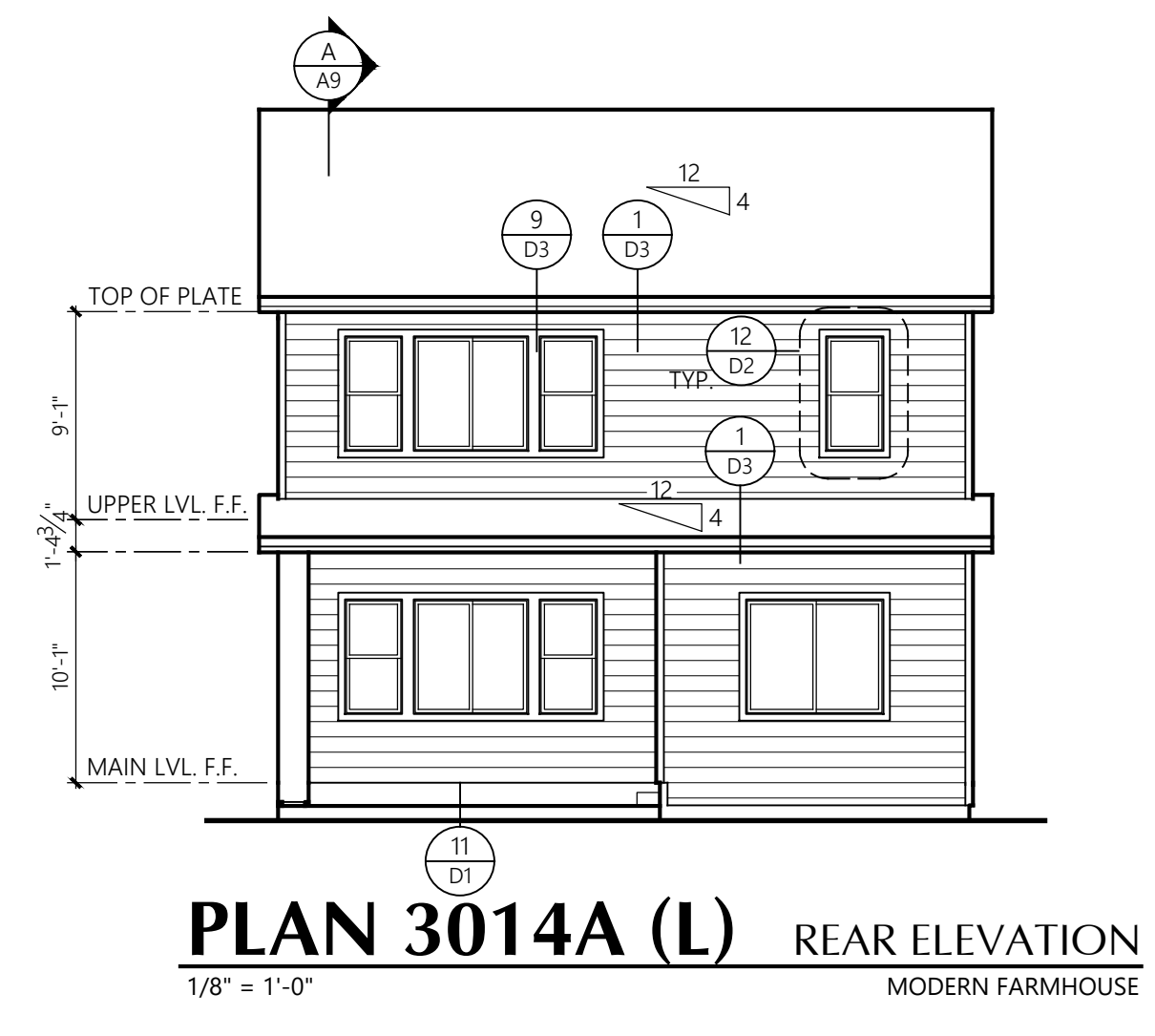
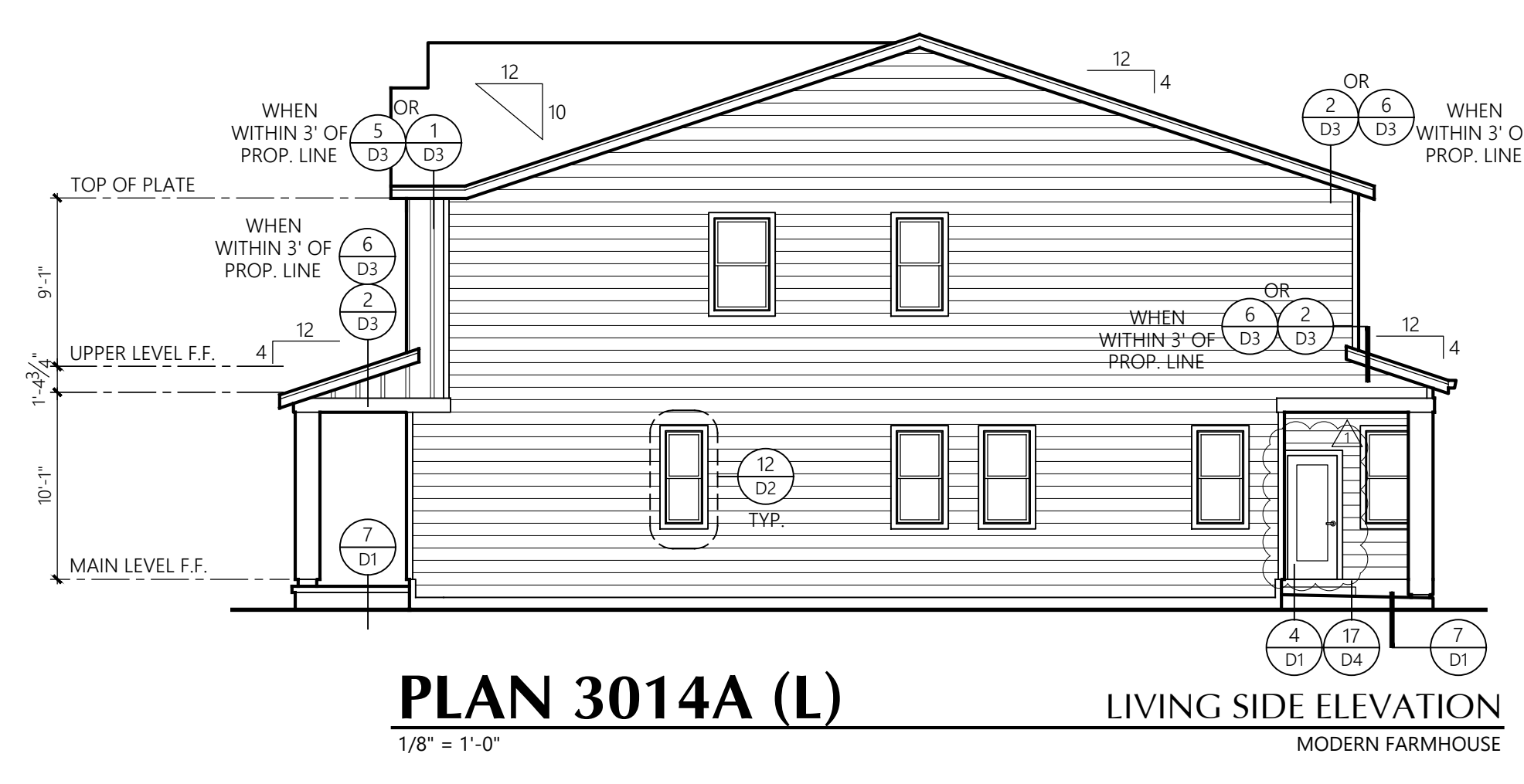
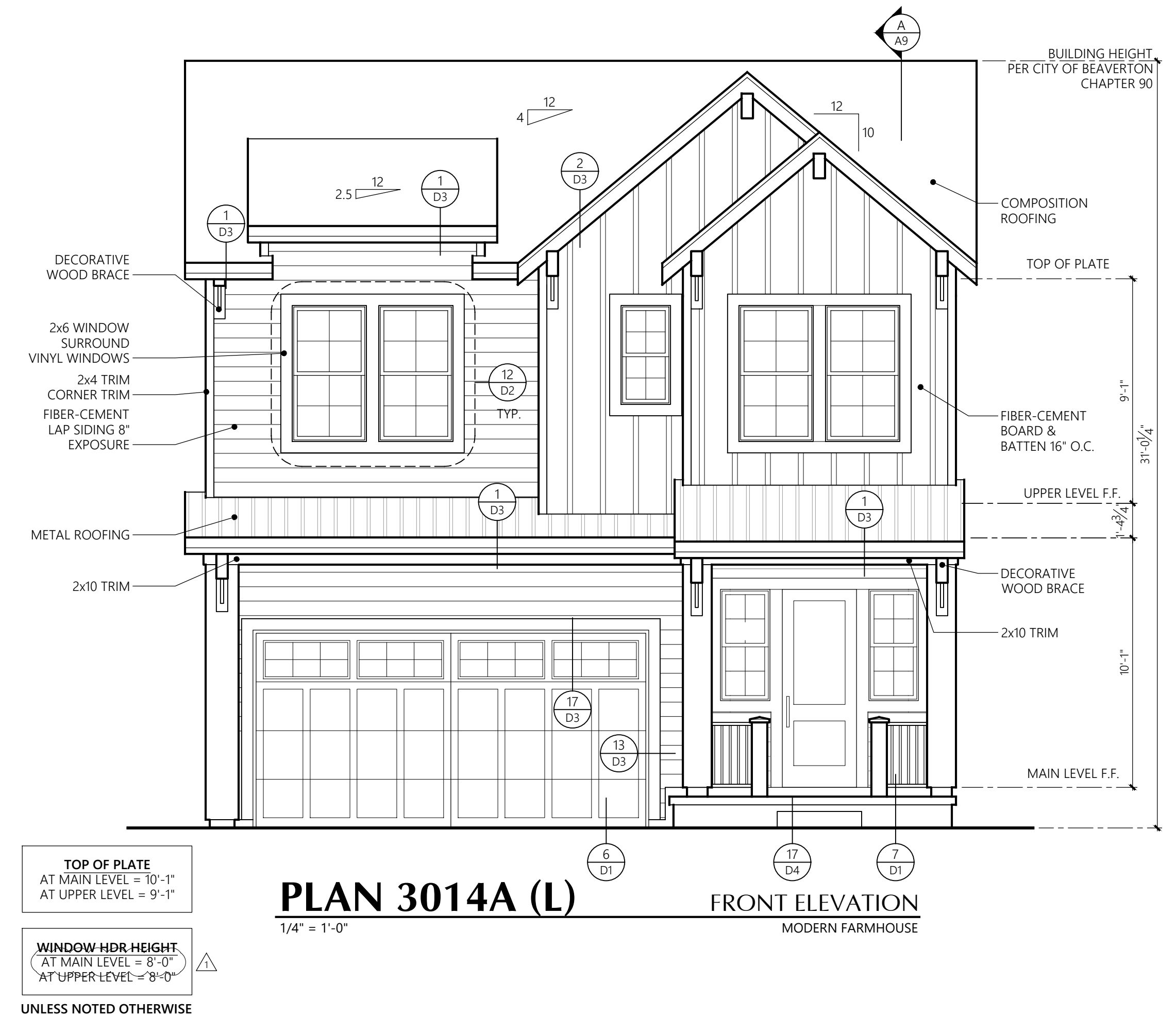
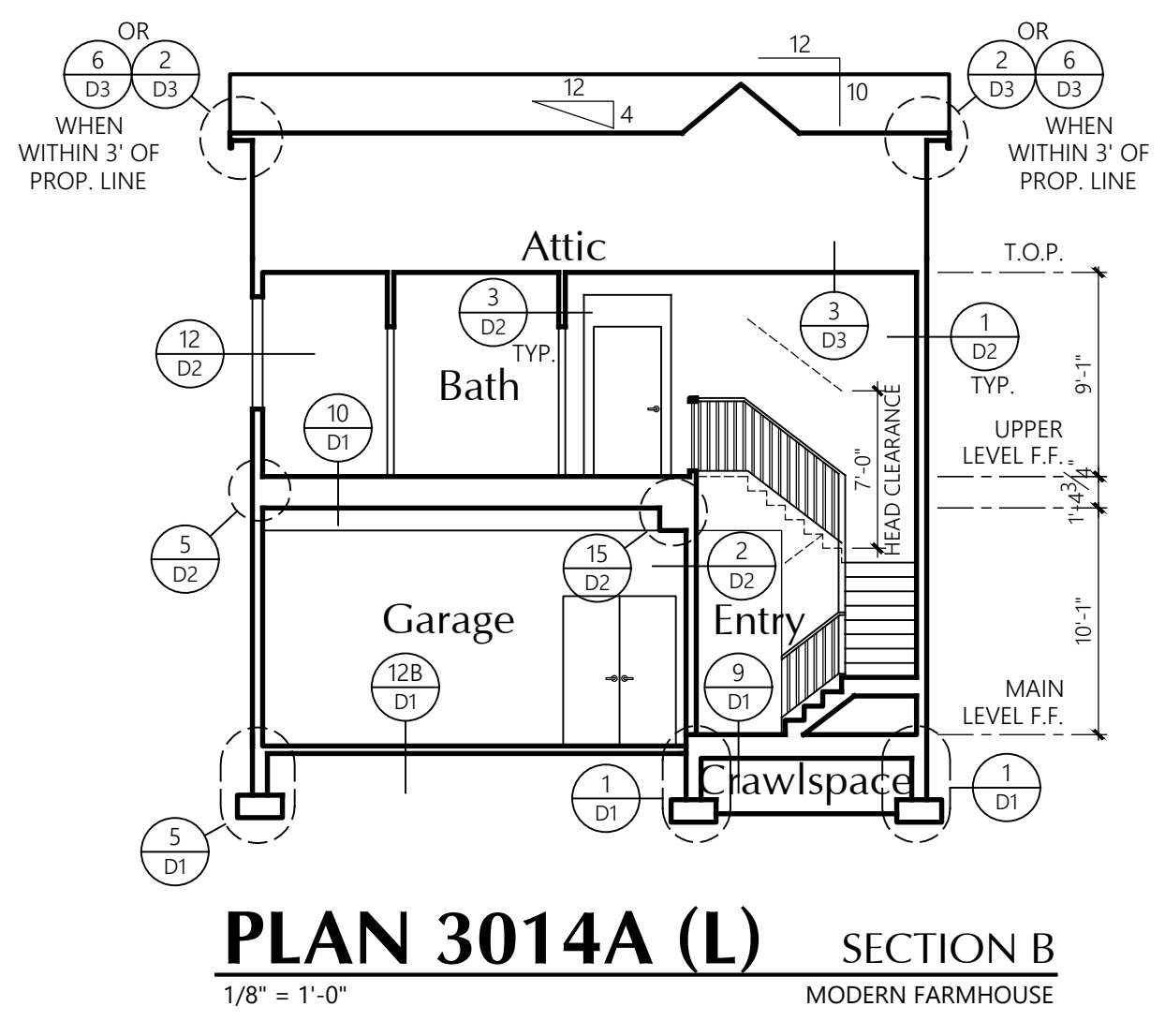
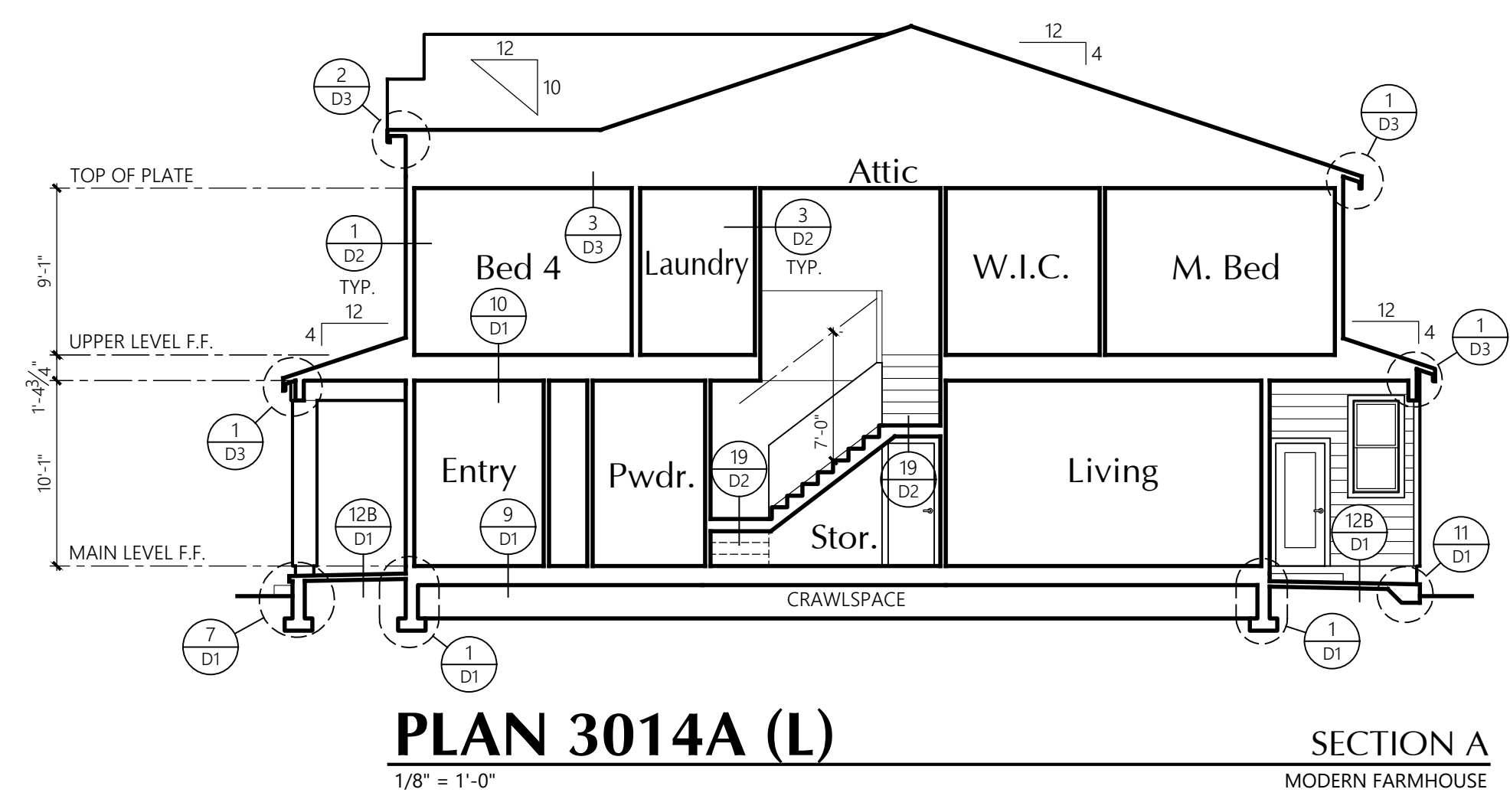




Plan 3014A UPPER LEVEL PLAN
1/4" = 1'-0"



Plan 3014A MAIN LEVEL PLAN
1/4" = 1'-0"



Elevations & Sections

PLAN 3014A (L)

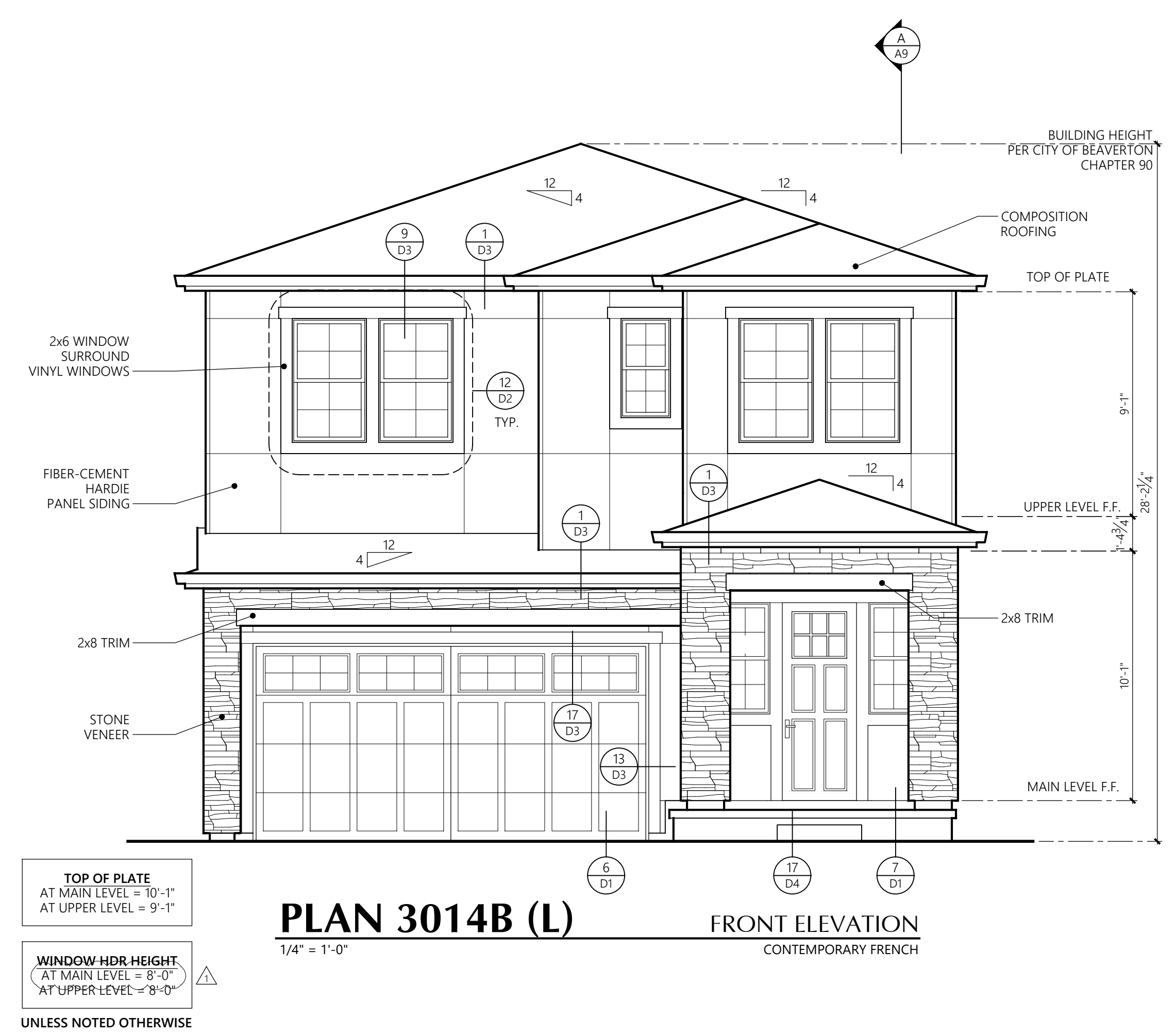
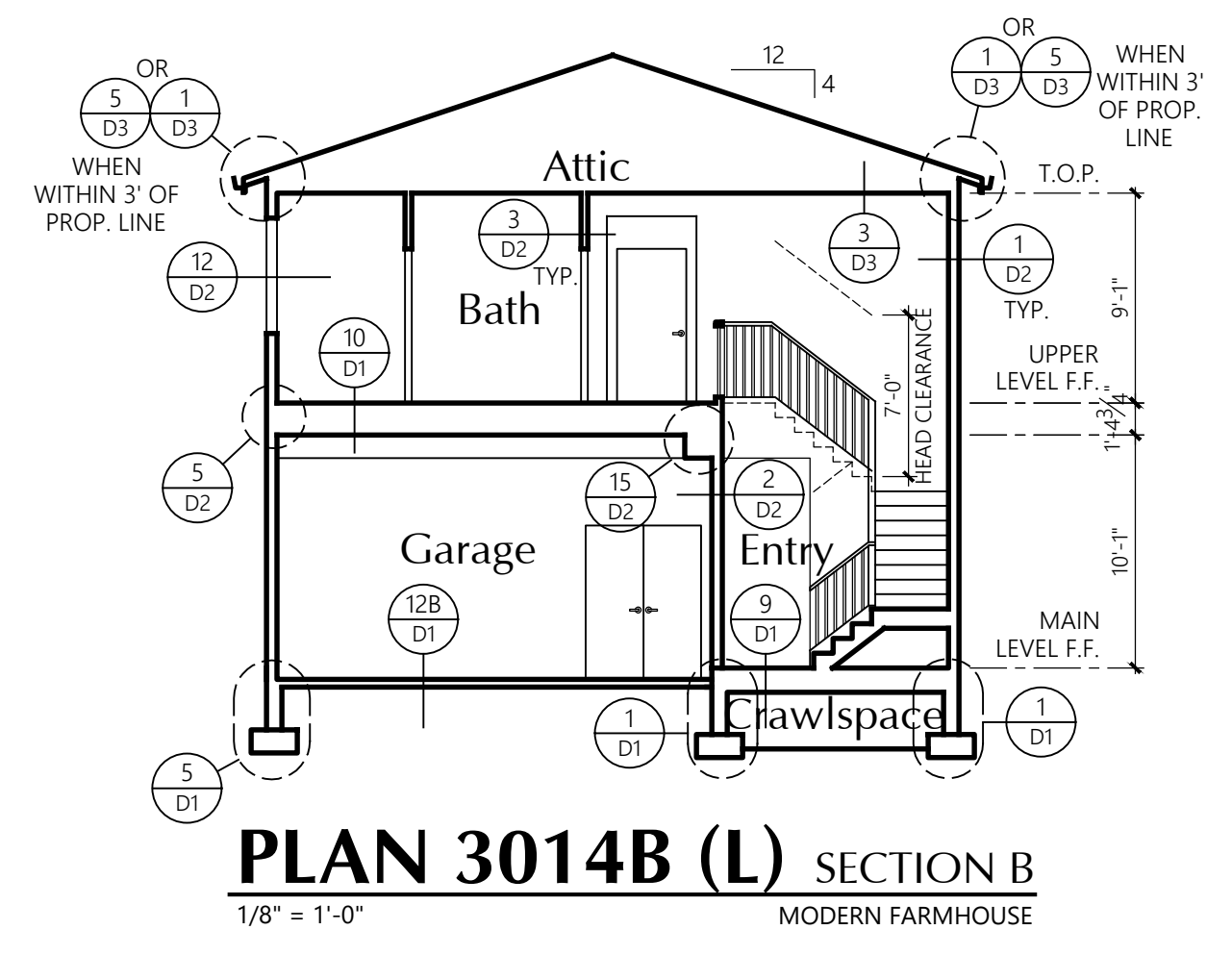
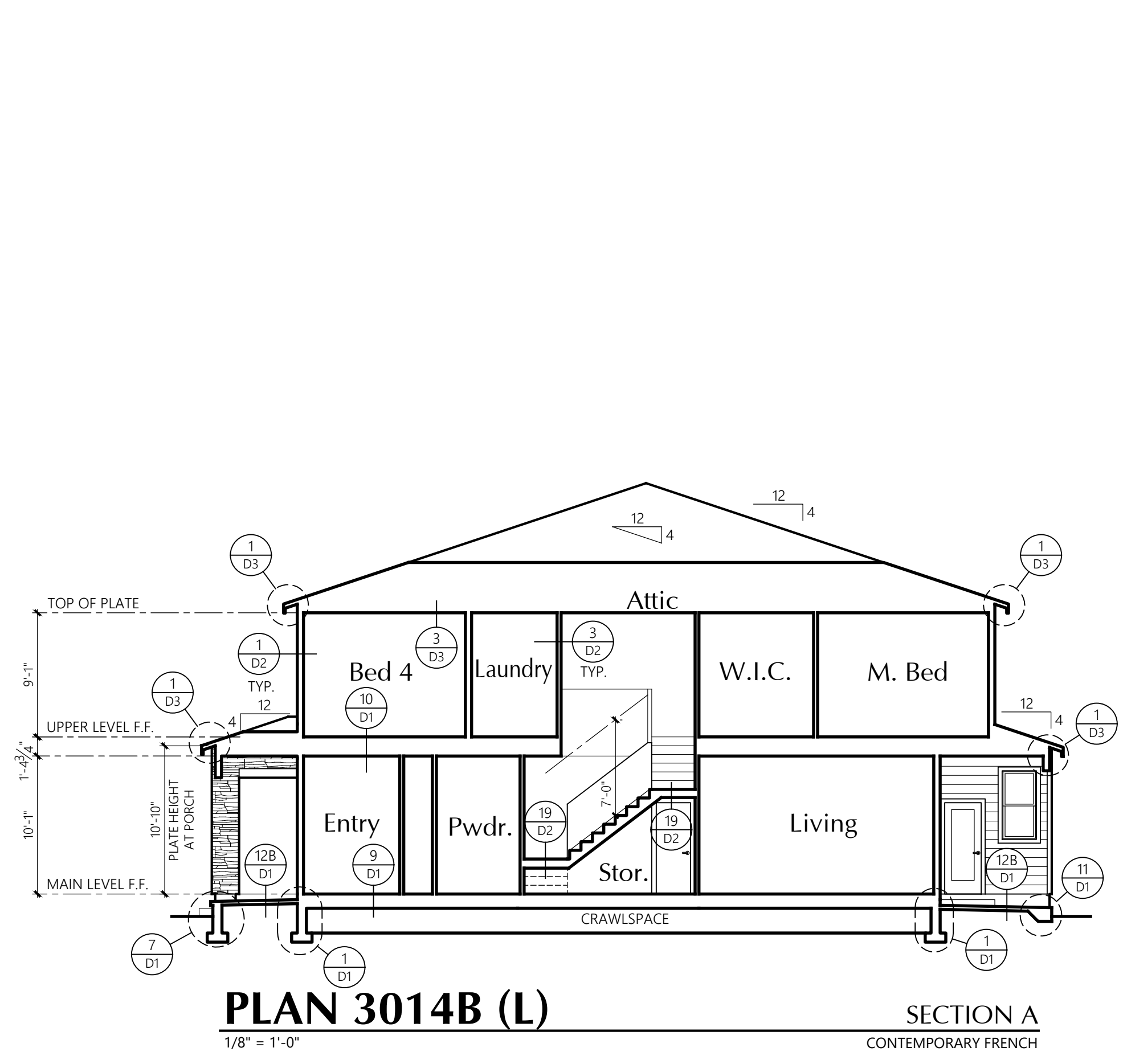
Panzer Mixed Use
Beaverton, Oregon

New Home Company

Revisions
No. Date Description

Initial Publish Date: 12-16-22
Date Plotted: 11-03-23
Job No.: Drawn By:
Sheet No.:

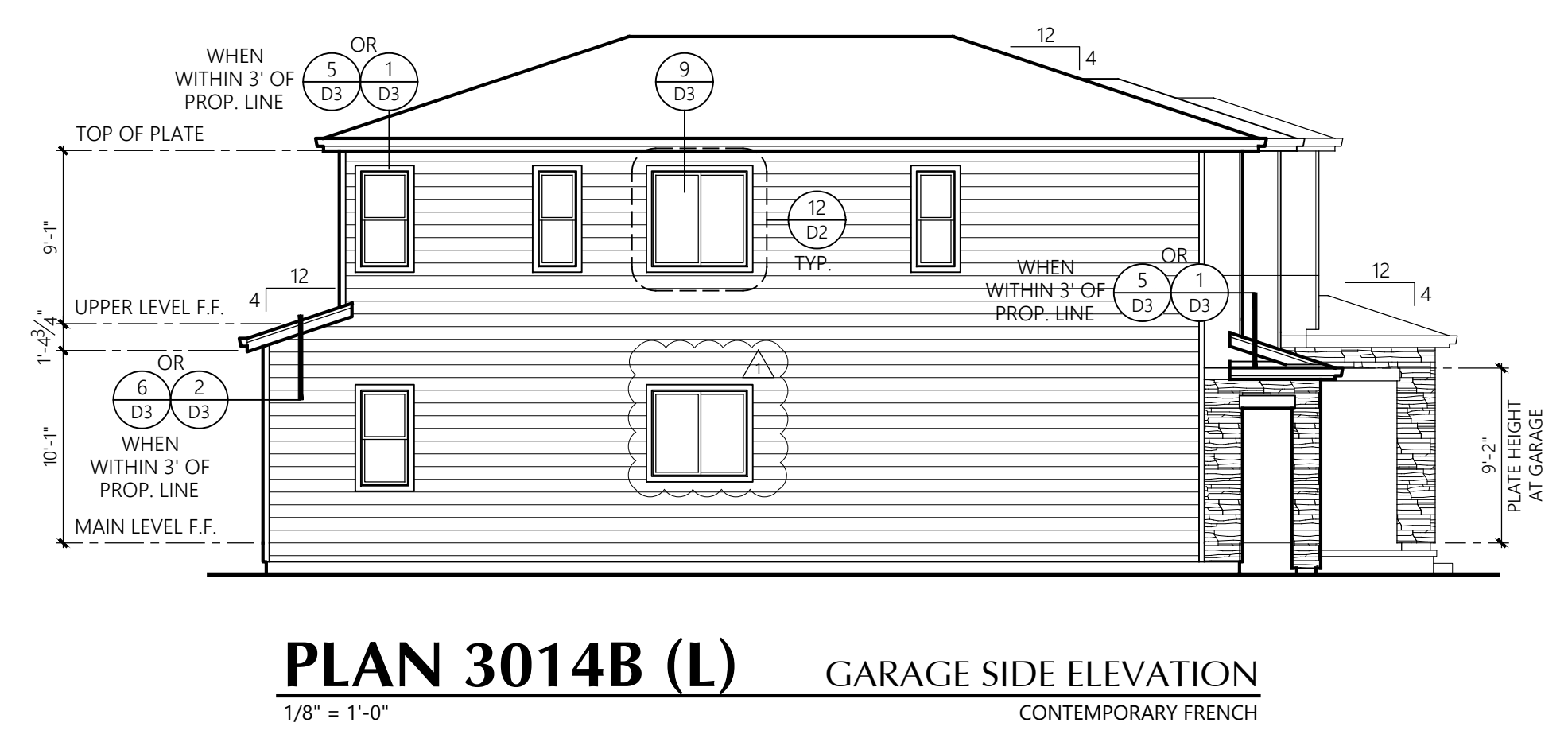
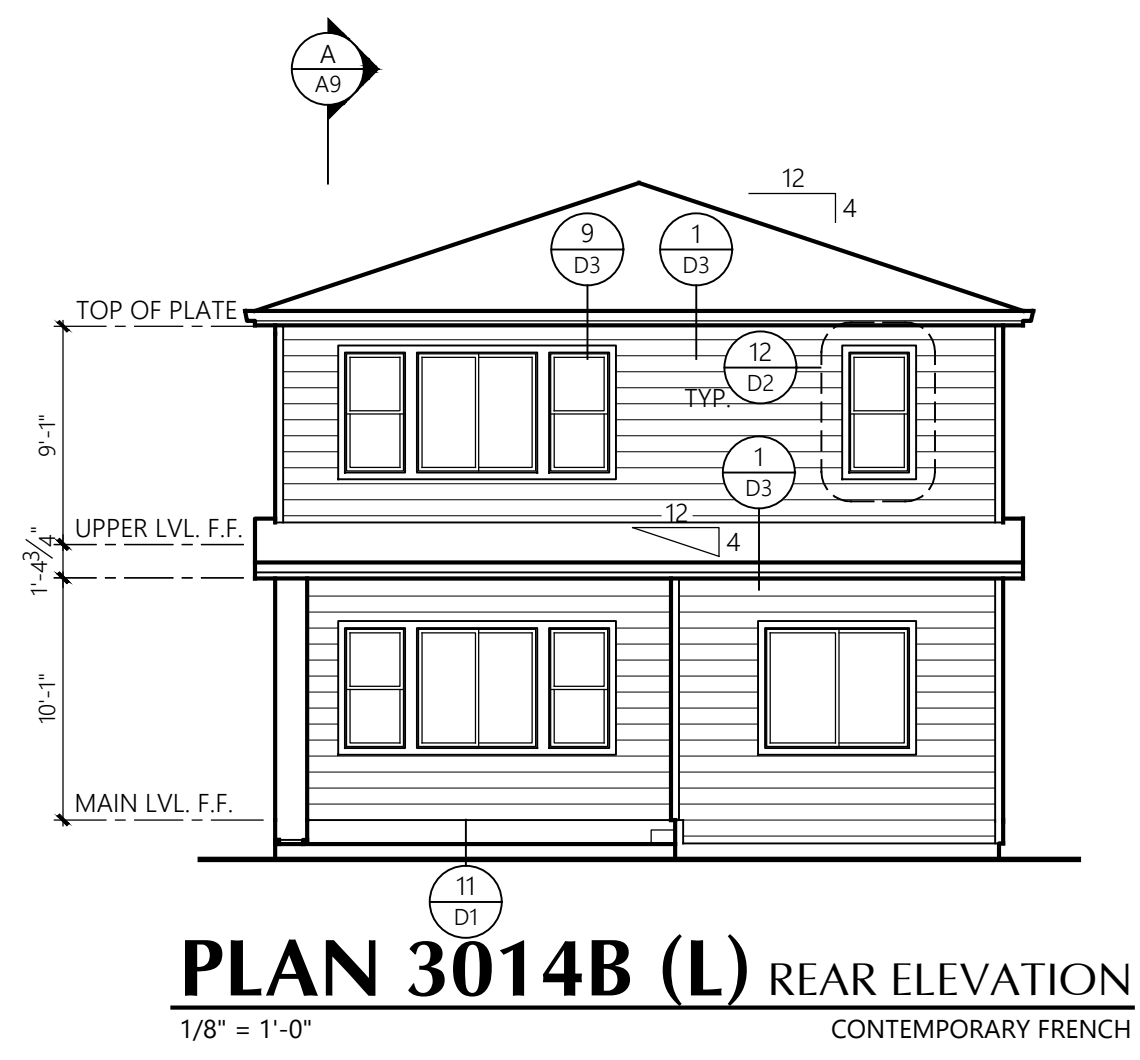
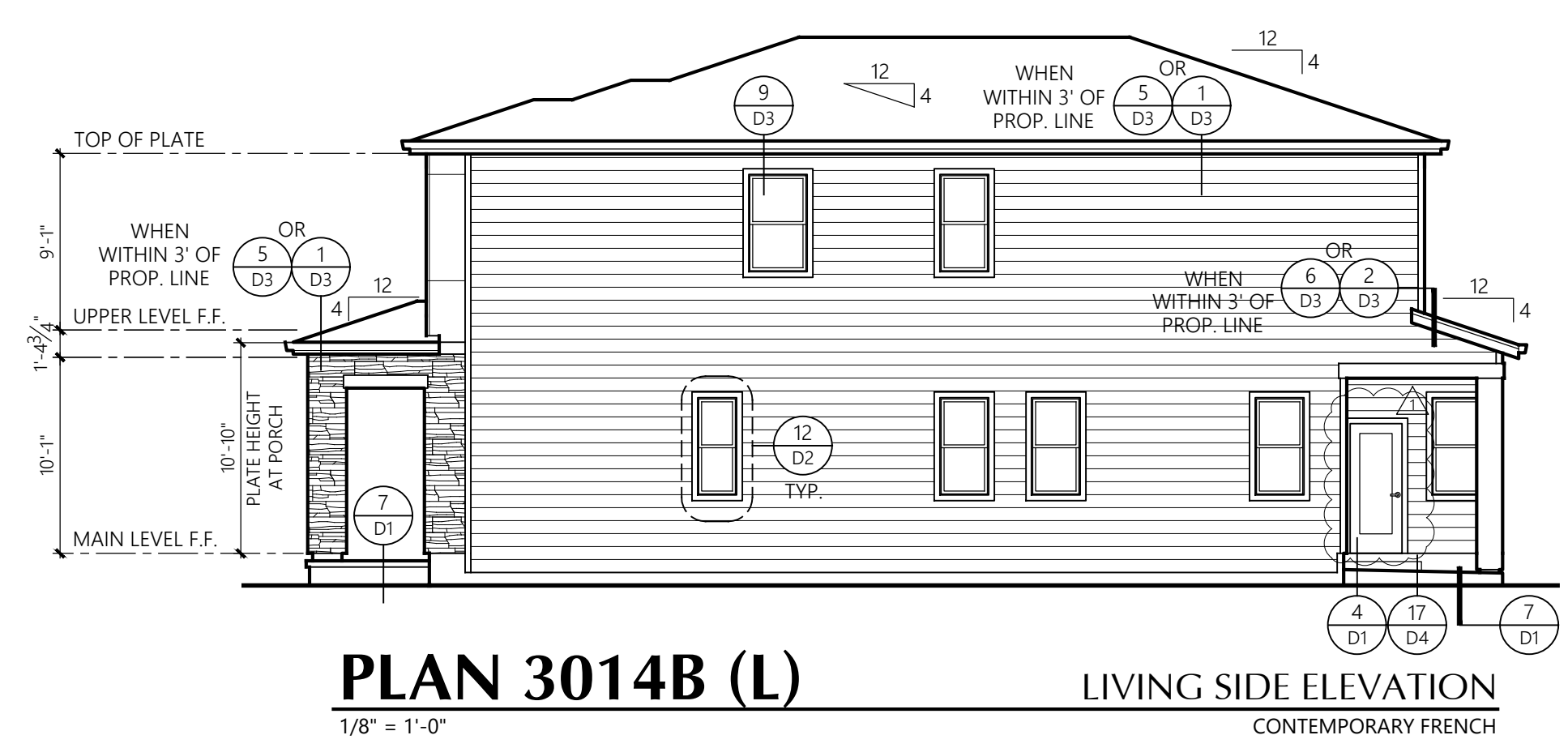
A006

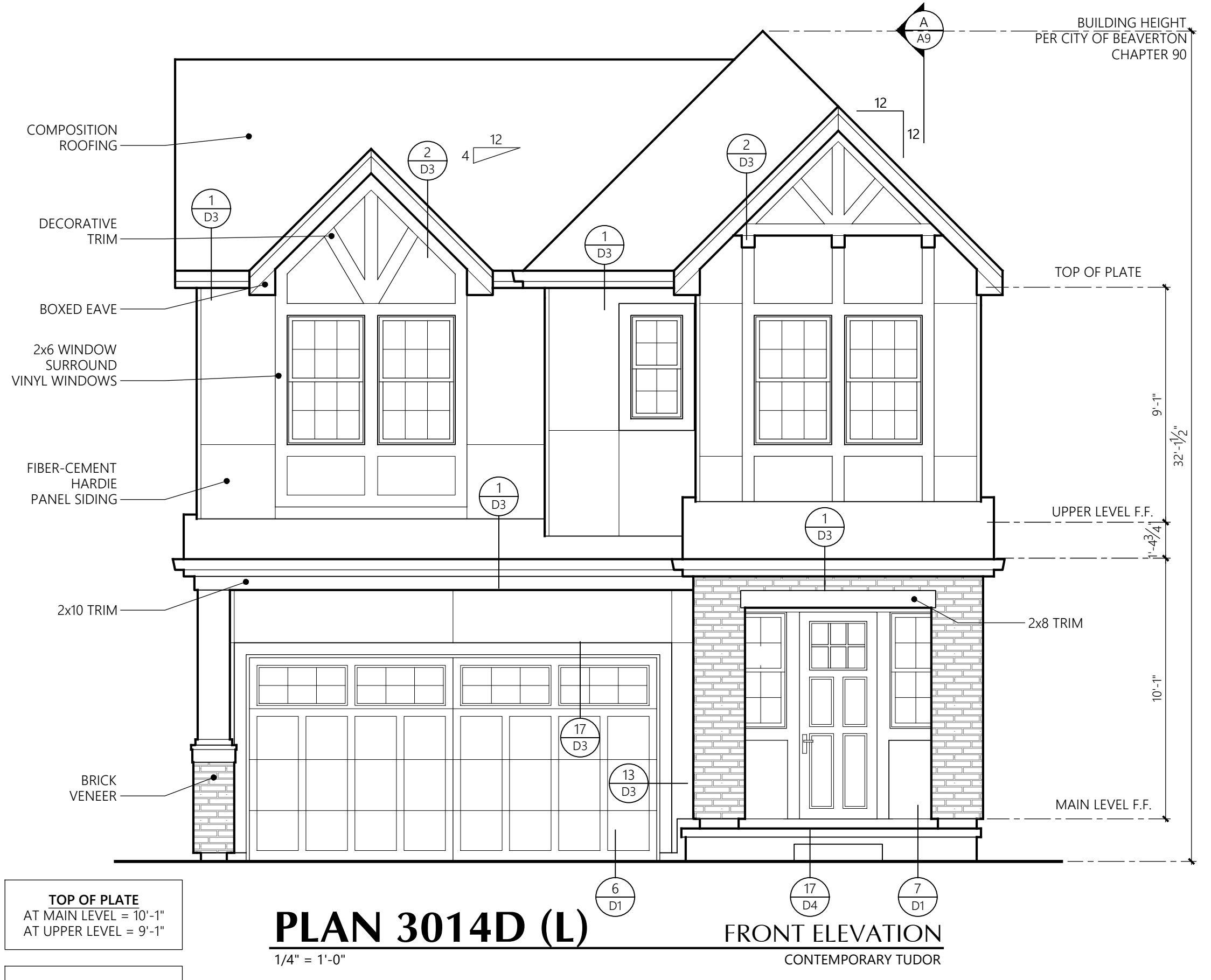
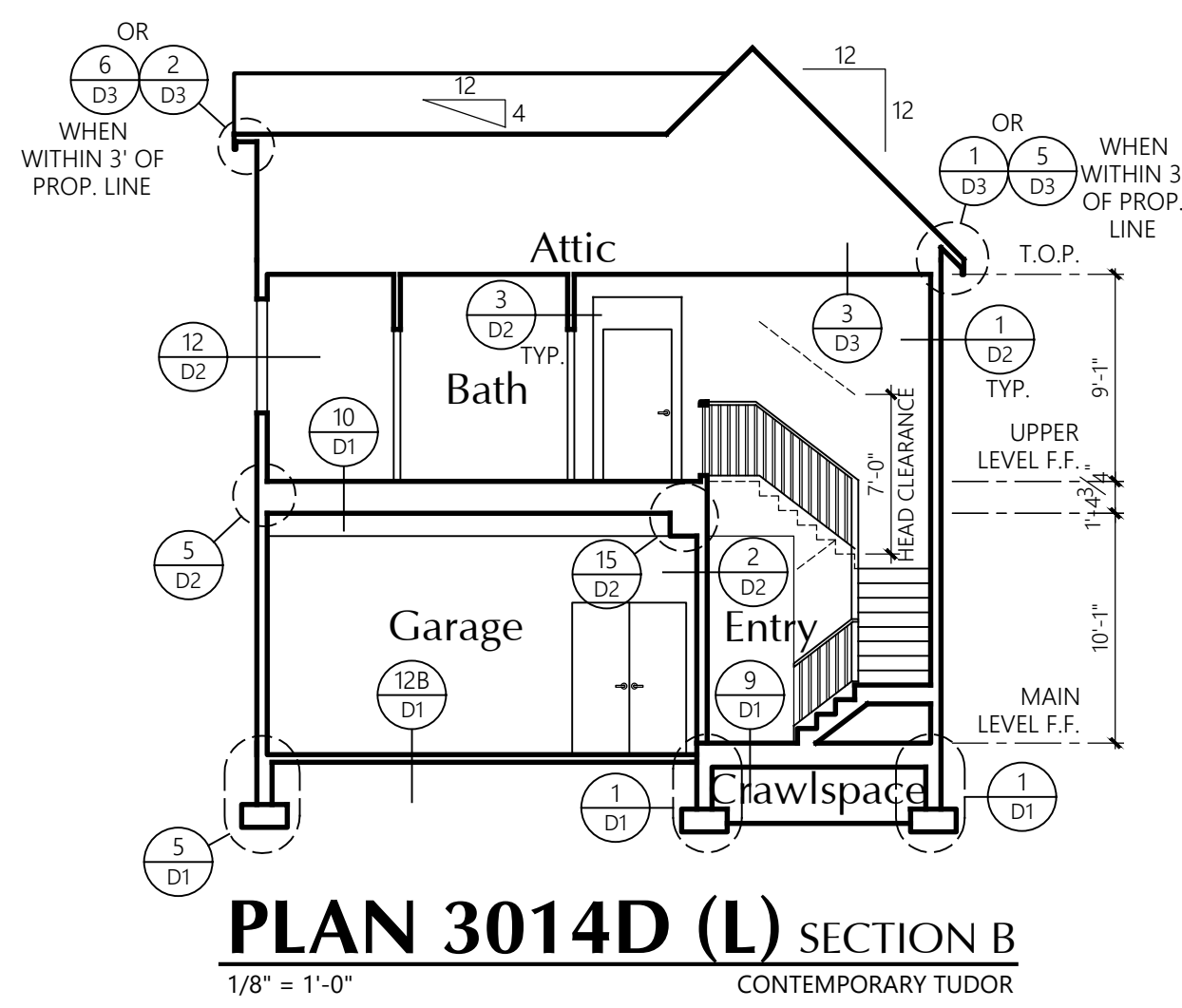
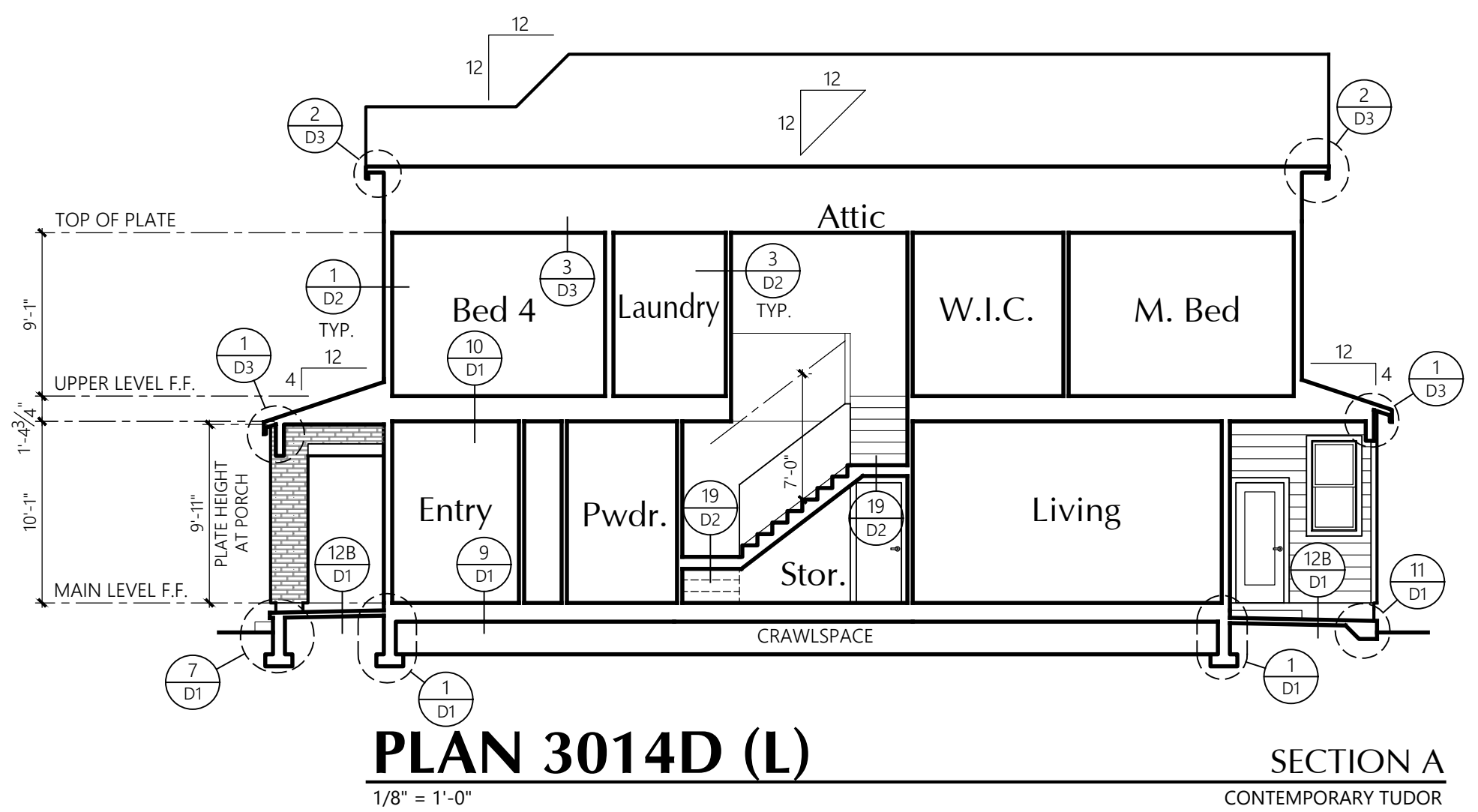


TOP OF PLATE
AT MAIN LEVEL = 10'-1"
AT UPPER LEVEL = 9'-1"

WINDOW HDR HEIGHT
AT MAIN LEVEL = 8'-0"
AT UPPER LEVEL = 8'-0"

UNLESS NOTED OTHERWISE

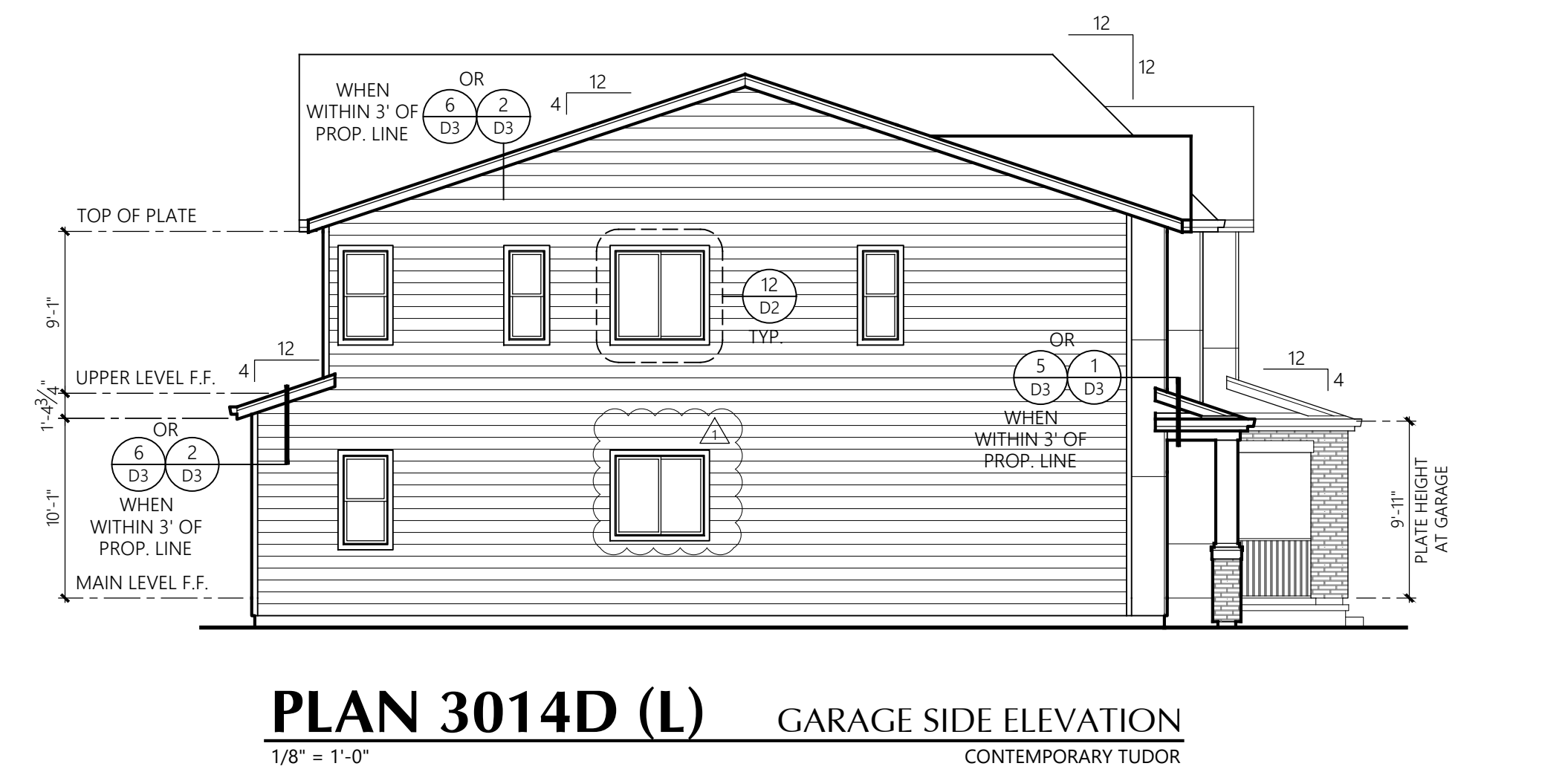
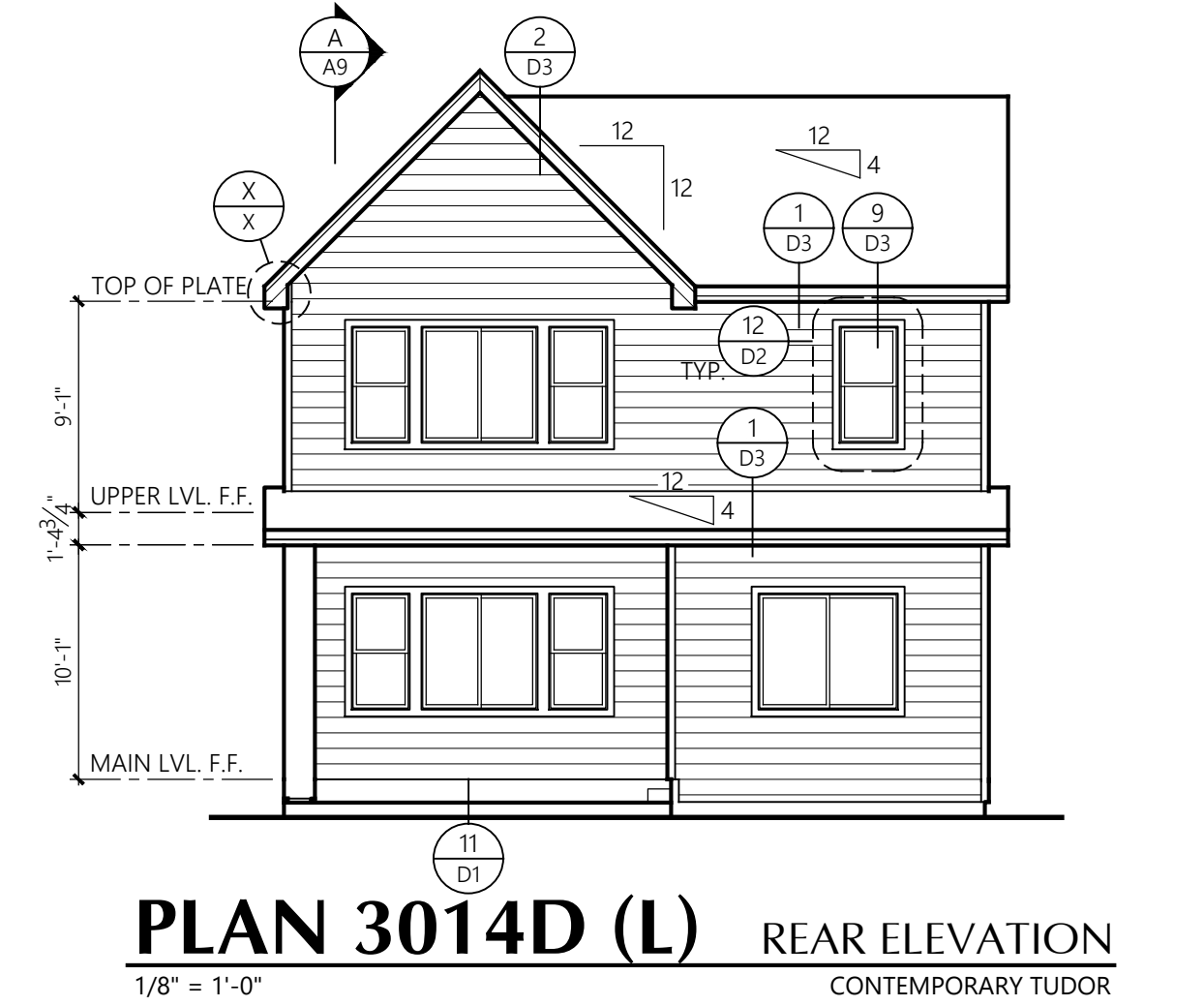
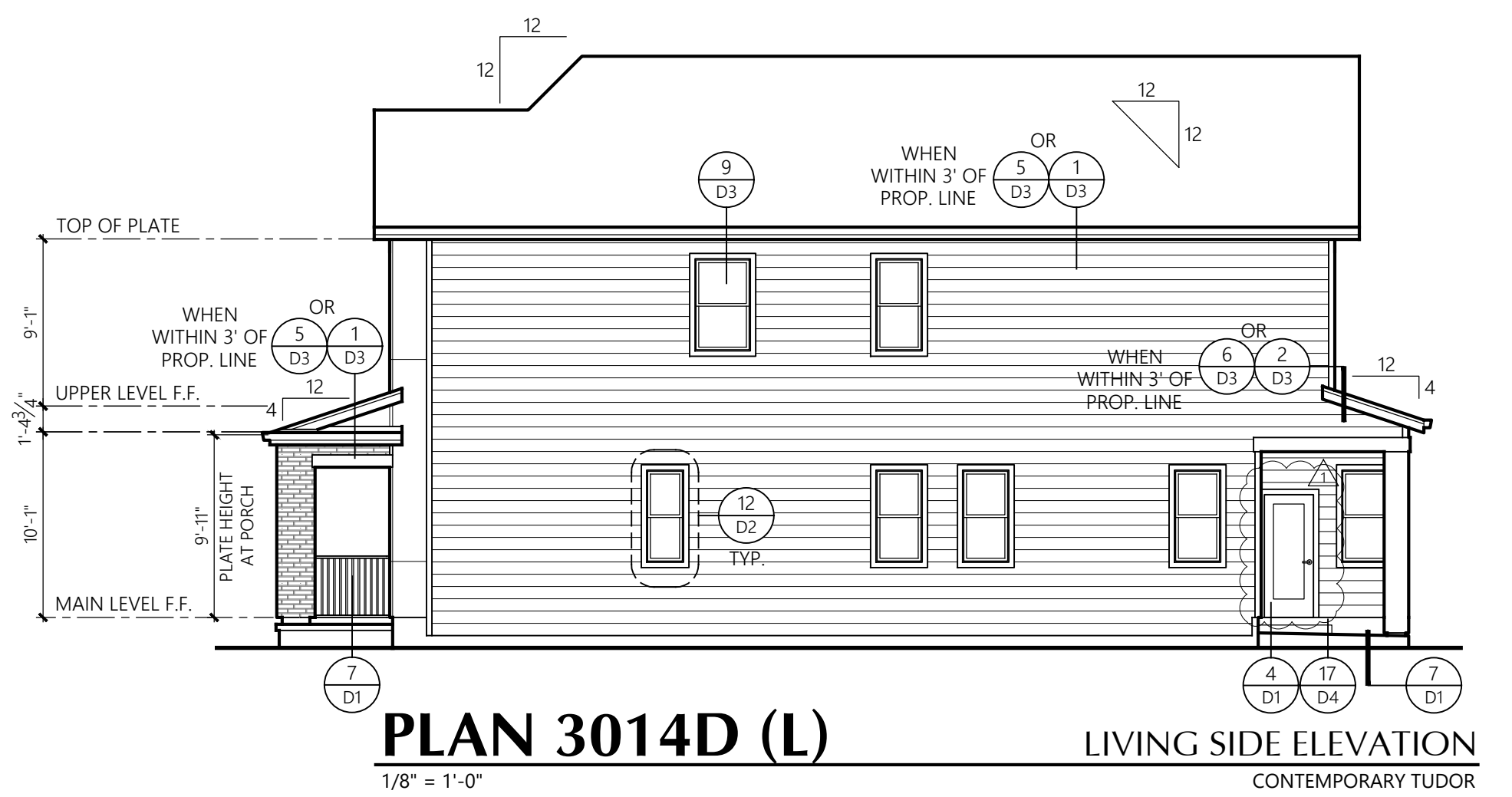


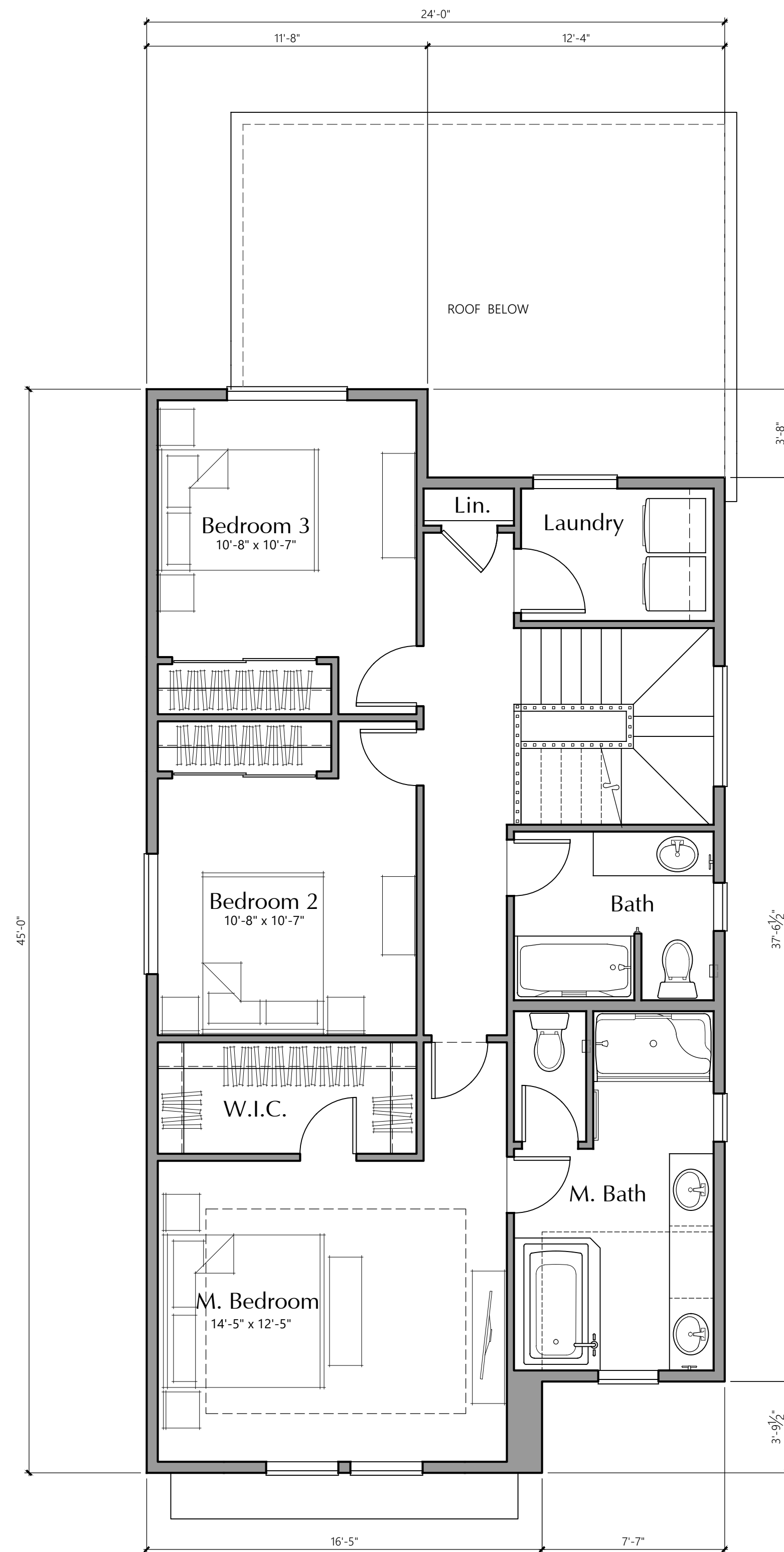


TOP OF PLATE
AT MAIN LEVEL = 10'-1"
AT UPPER LEVEL = 9'-1"

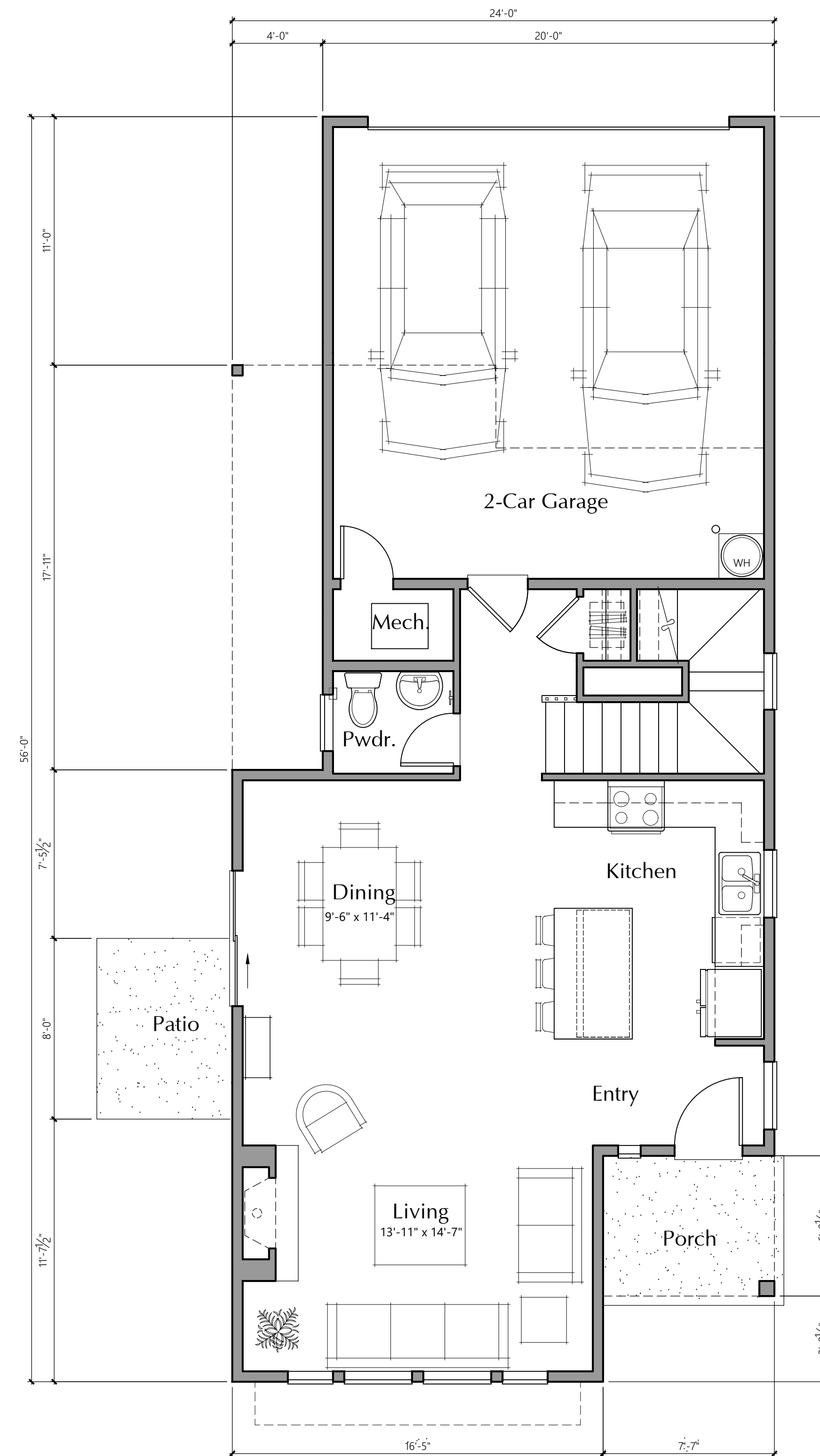
WINDOW HDR HEIGHT
AT MAIN LEVEL = 8'-0"
AT UPPER LEVEL = 8'-0"

UNLESS NOTED OTHERWISE





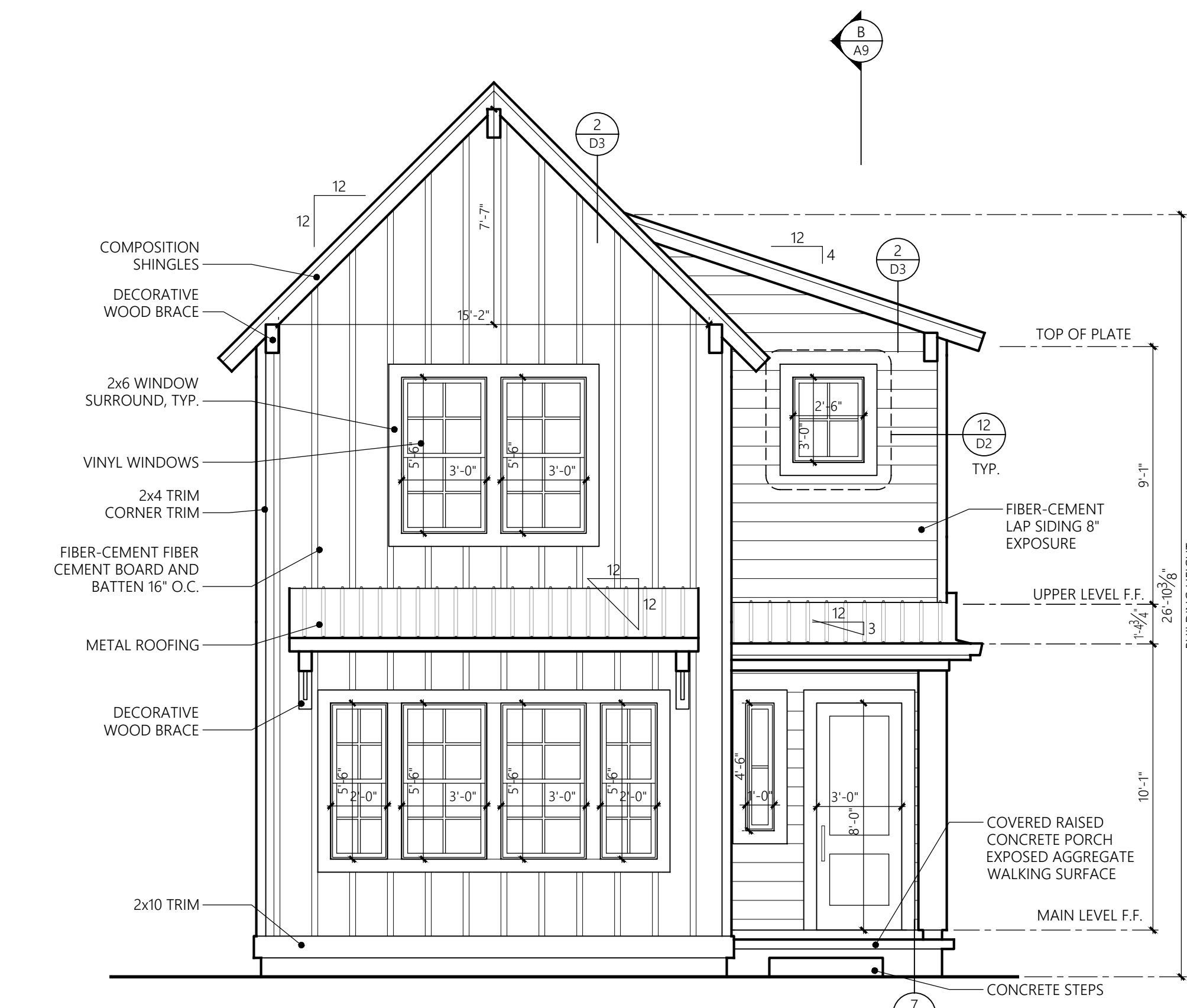
Plan 2410A UPPER LEVEL PLAN
1/4" = 1'-0"



Plan 2410A MAIN LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY	
	Heated SF
	Inside Face*
First Floor	631
Second Floor	940
Total SF	1571

* Side of exterior walls to which area was measured

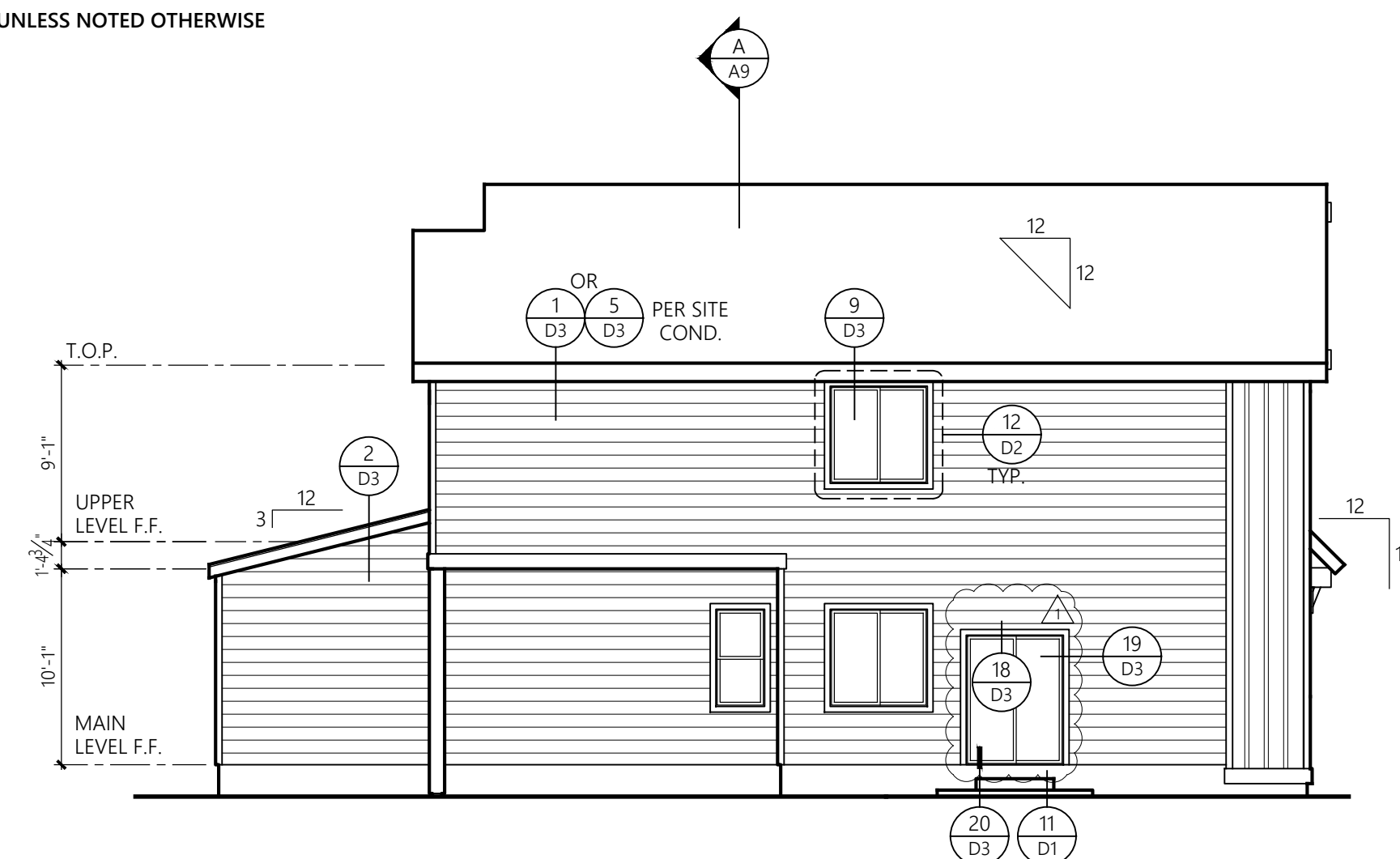


PLAN 2410A (L) FRONT ELEVATION
1/4" = 1'-0"
MODERN FARMHOUSE

TOP OF PLATE
AT MAIN LEVEL = 10'-1"
AT UPPER LEVEL = 9'-1"

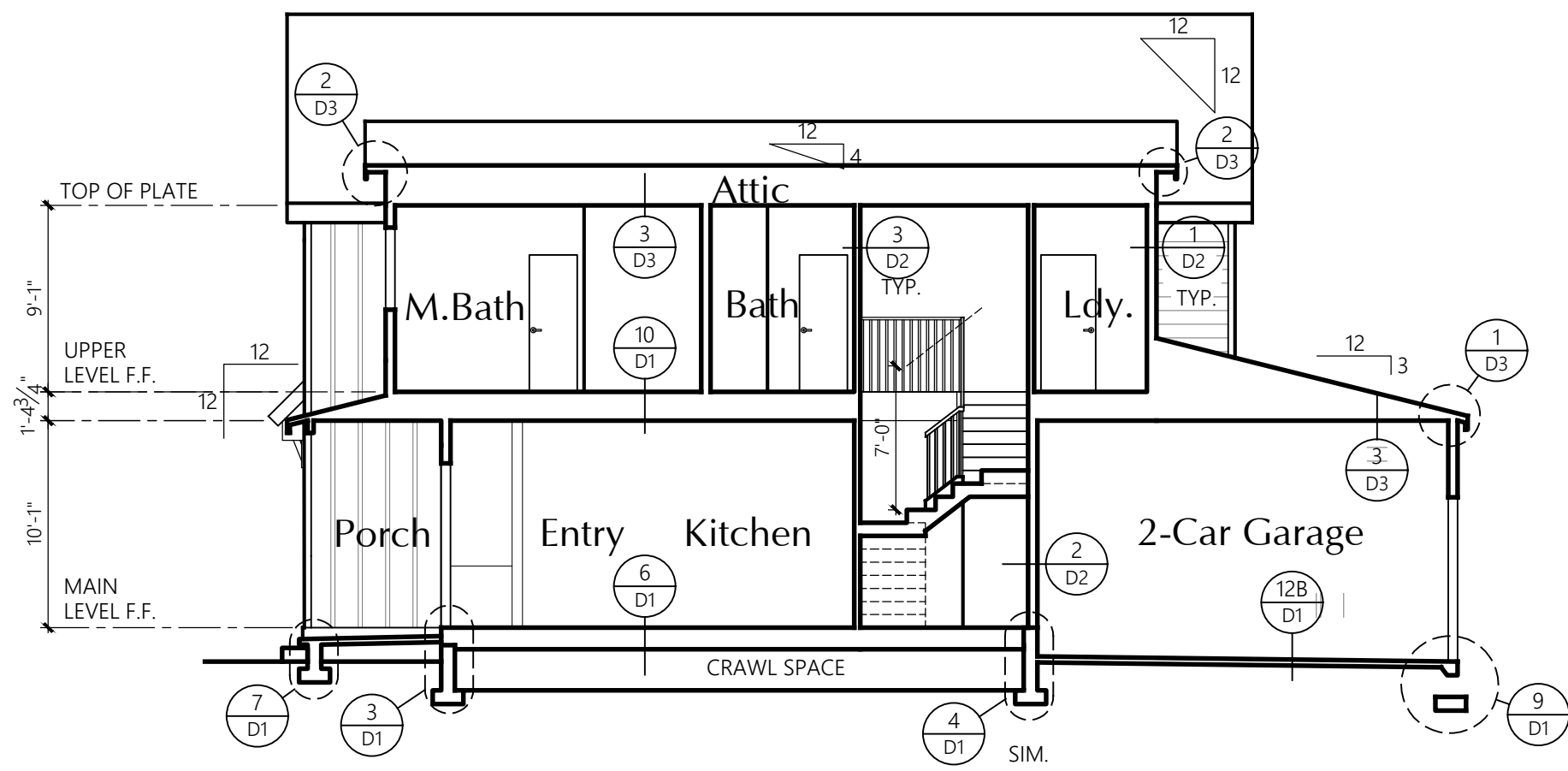
WINDOW HDR HEIGHT
AT MAIN LEVEL = 8'-0"
AT UPPER LEVEL = 8'-0"

UNLESS NOTED OTHERWISE

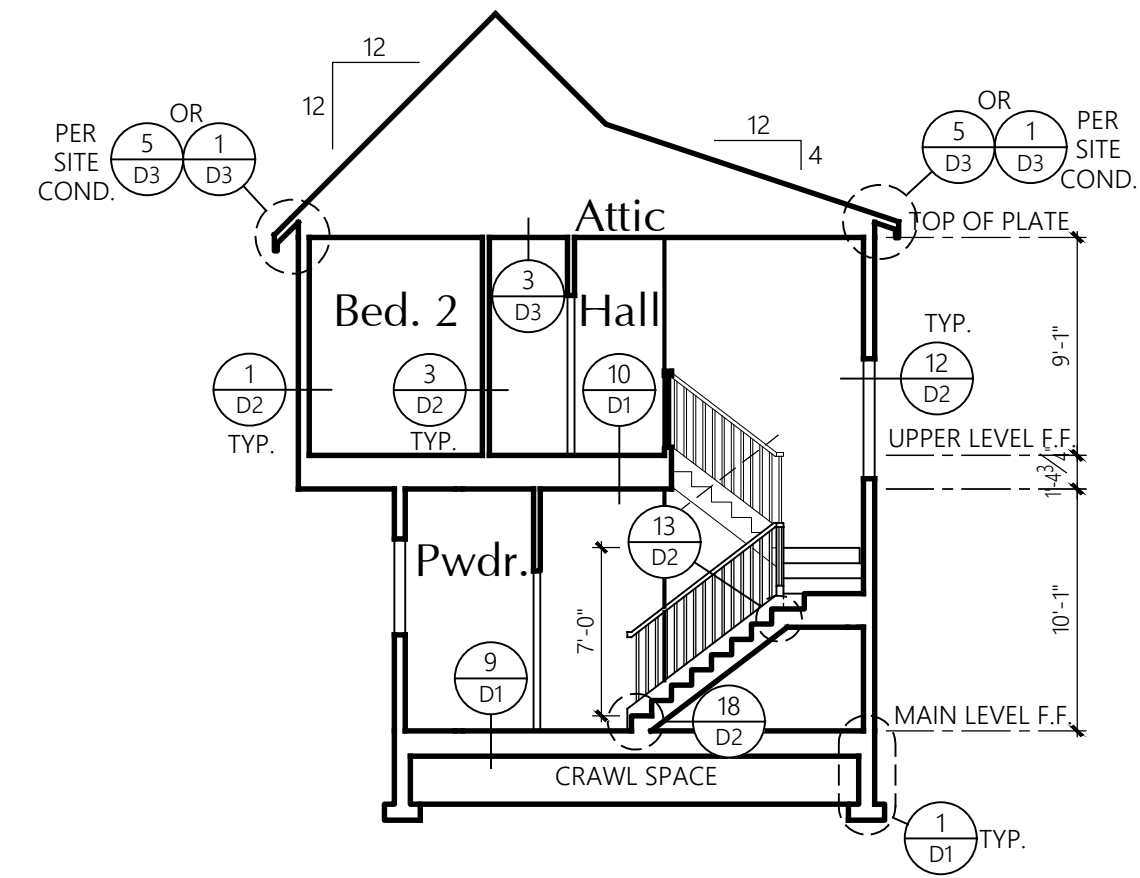


PLAN 2410A (L) LIVING SIDE ELEVATION
1/8" = 1'-0"

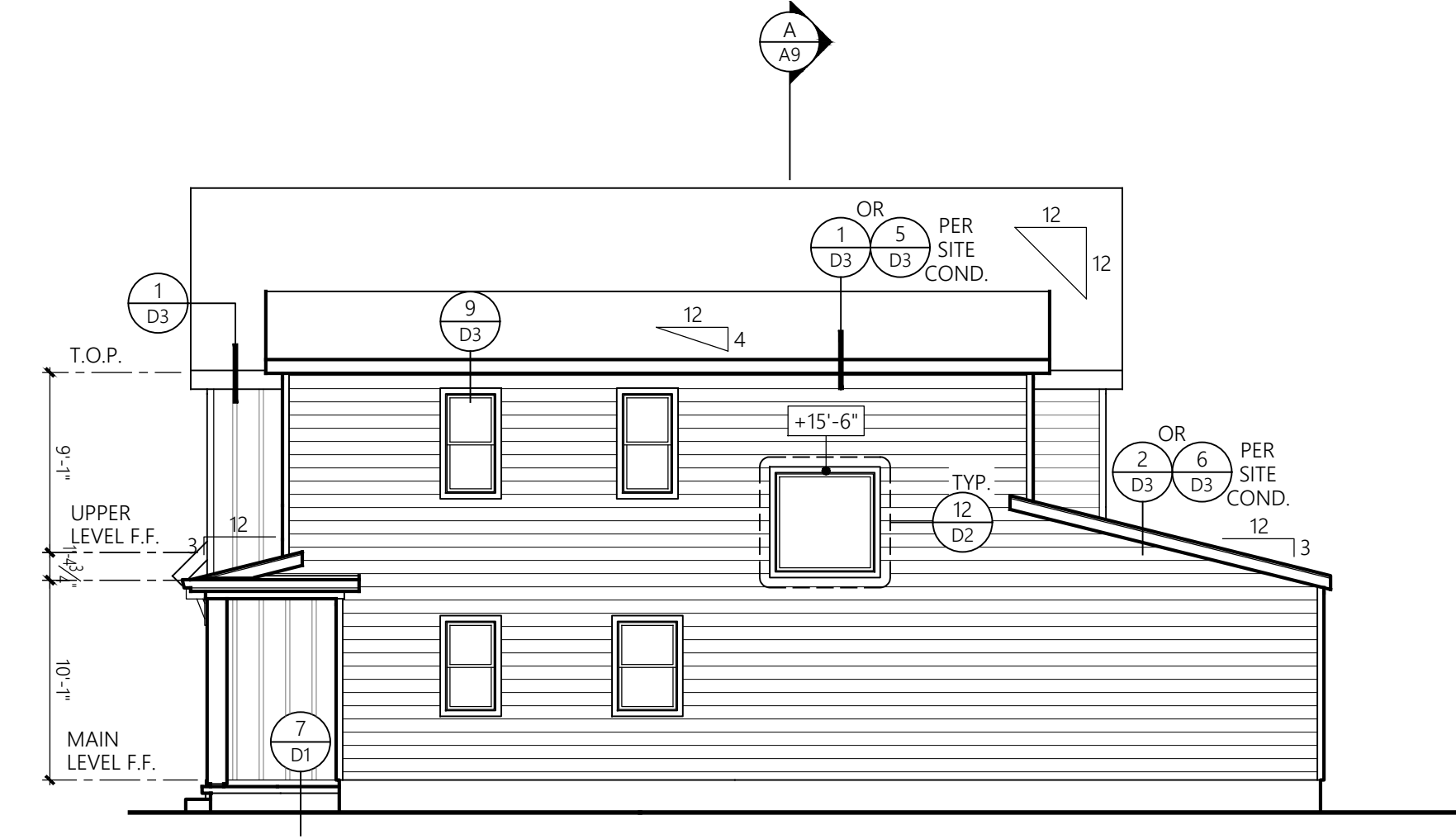
Unit	Window Size	Quantity	Glazing Area (ft. ²)	Total Glazing Area (ft. ²)	Total Face Area (ft. ²)	Percent Glazed
2410A	Door	1	24	24	576	22%
	3-0x5-6	4	16.5	66		
	2-6x3-0	1	7.5	7.5		
	2-0x4-6	2	11	22		
	1-0x4-6	1	4.5	4.5		
	Total		124			



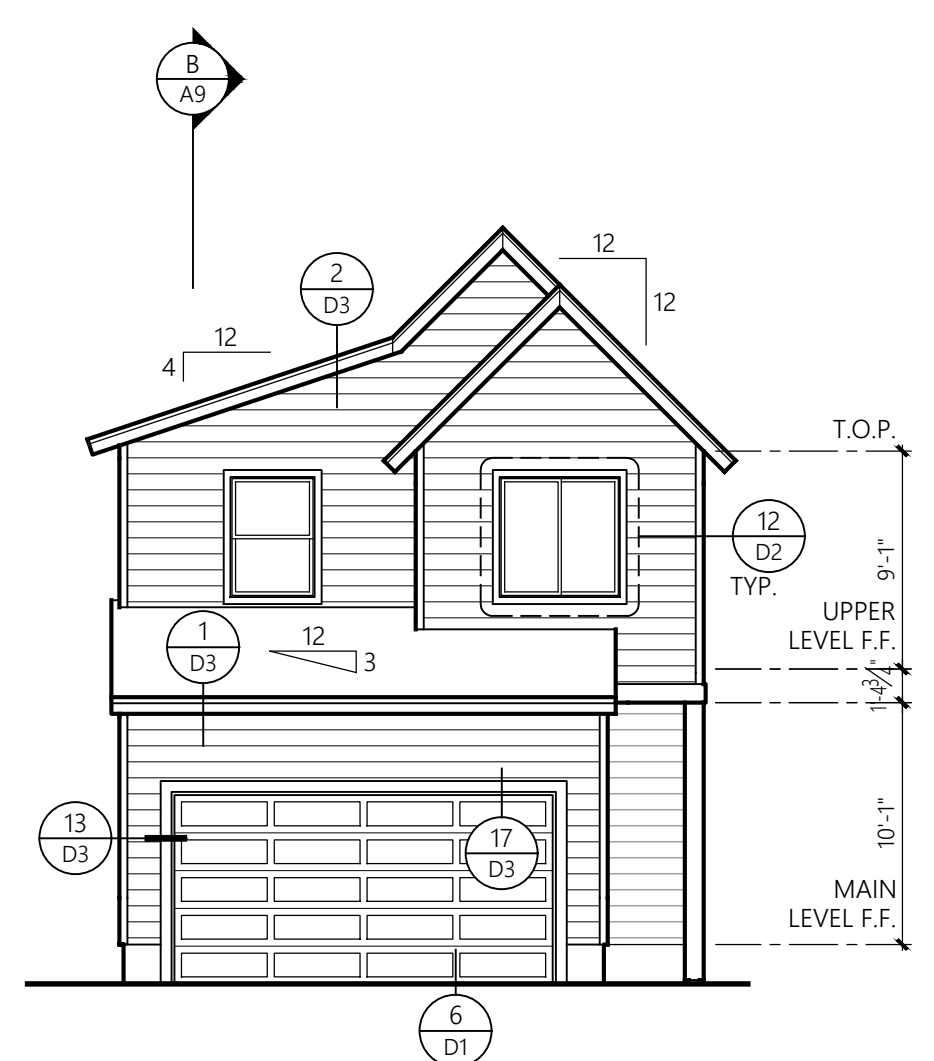
PLAN 2410A (L) SECTION B
1/8" = 1'-0"



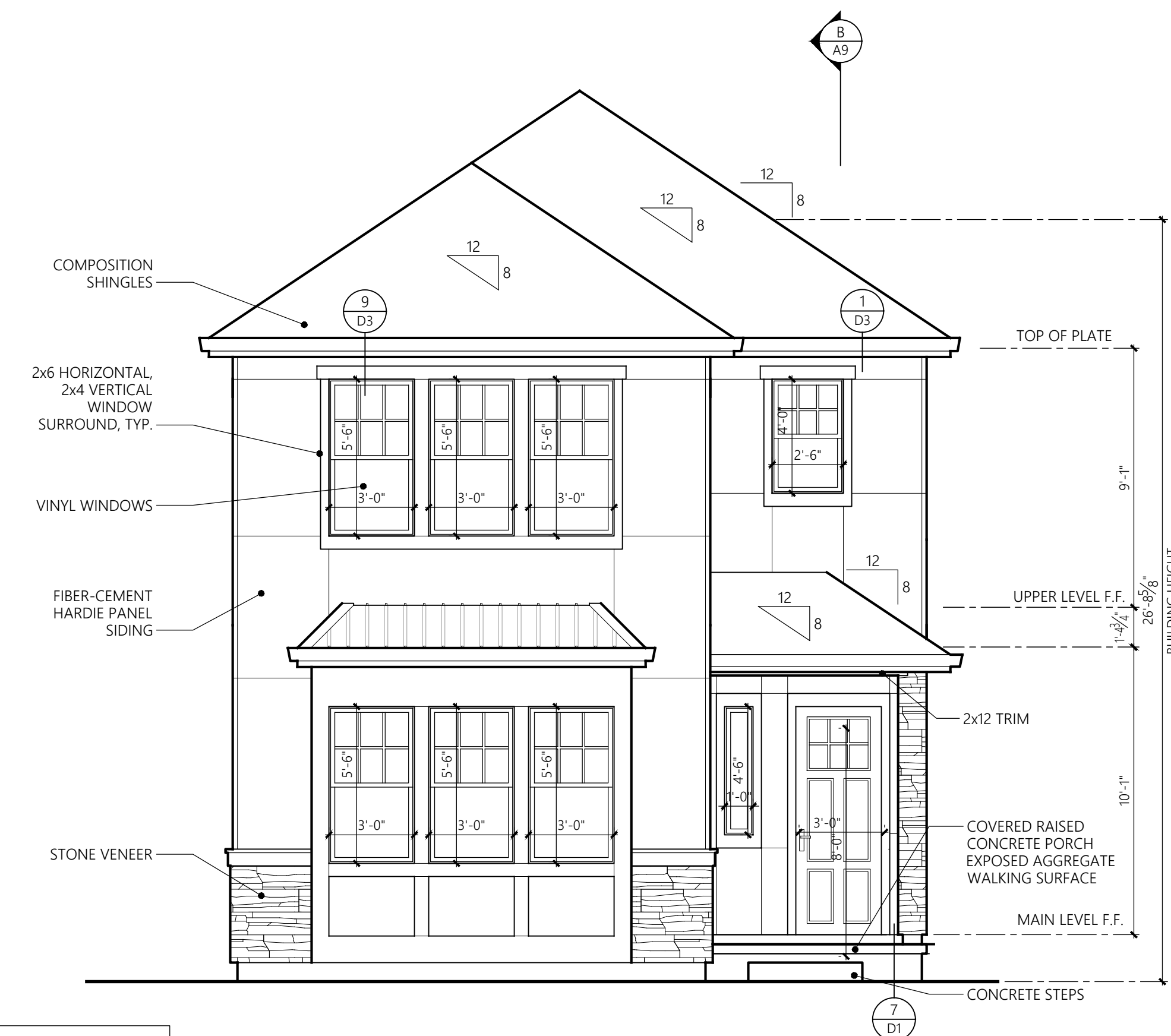
PLAN 2410A (L) SECTION A
1/8" = 1'-0"



PLAN 2410A (L) KITCHEN SIDE ELEVATION
1/8" = 1'-0"



PLAN 2410A (L) REAR ELEVATION
1/8" = 1'-0"

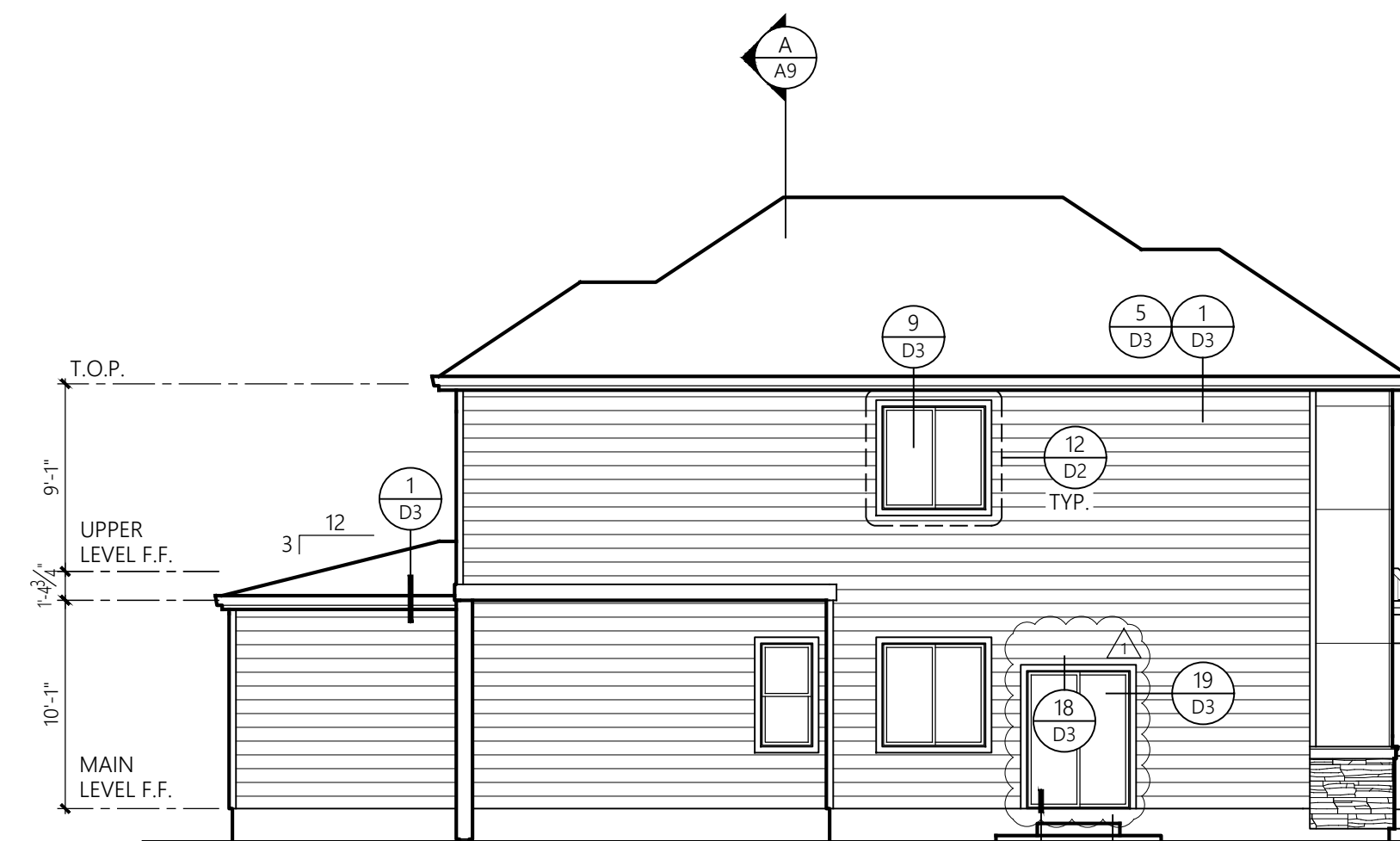


TOP OF PLATE
AT MAIN LEVEL = 10'-1"
AT UPPER LEVEL = 9'-1"

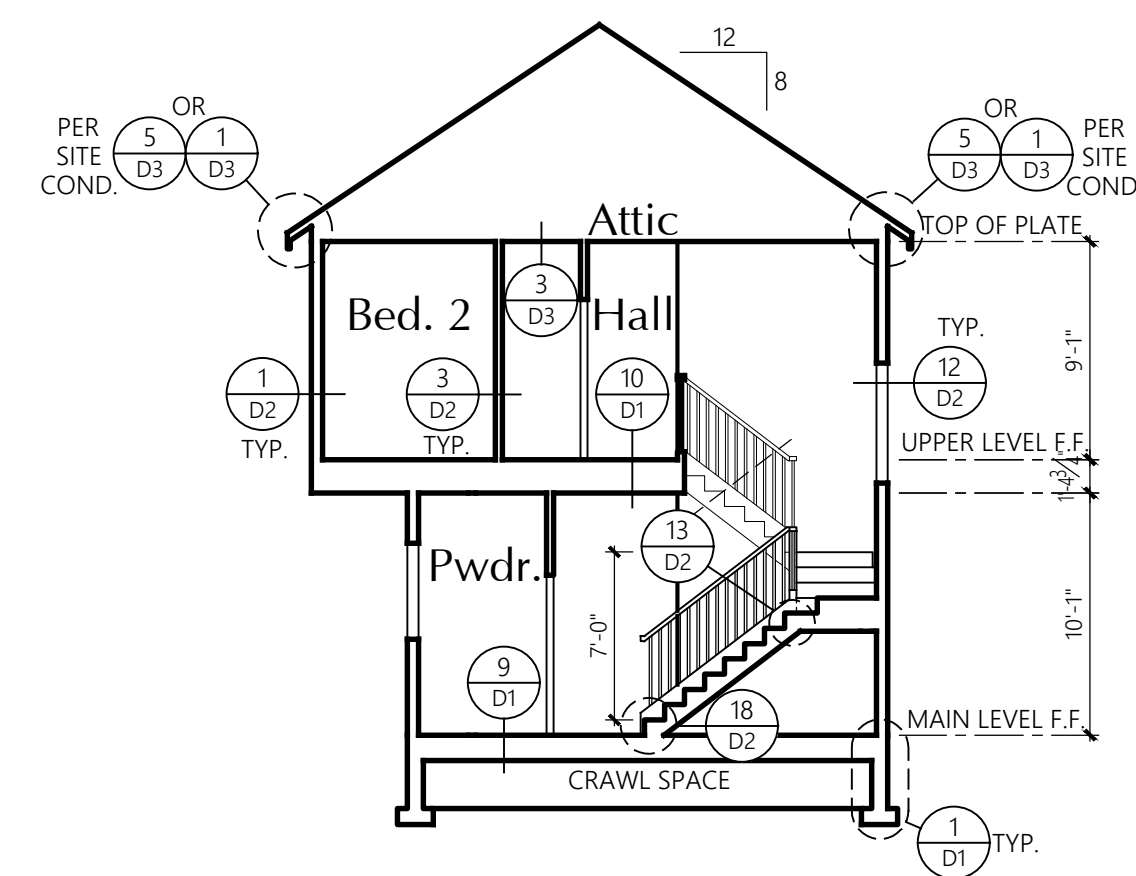
WINDOW HDR HEIGHT
AT MAIN LEVEL = 8'-0"
AT UPPER LEVEL = 8'-0"

UNLESS NOTED OTHERWISE

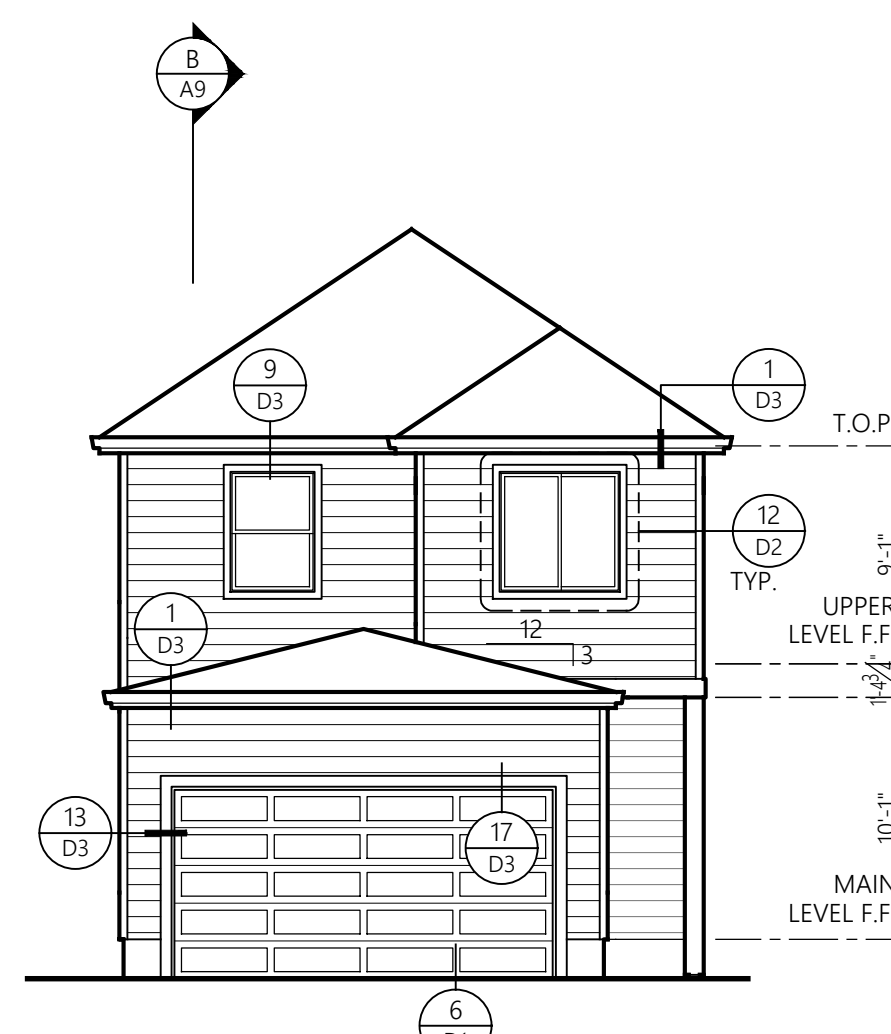
PLAN 2410B (L) FRONT ELEVATION
1/4" = 1'-0" CONTEMPORARY FRENCH



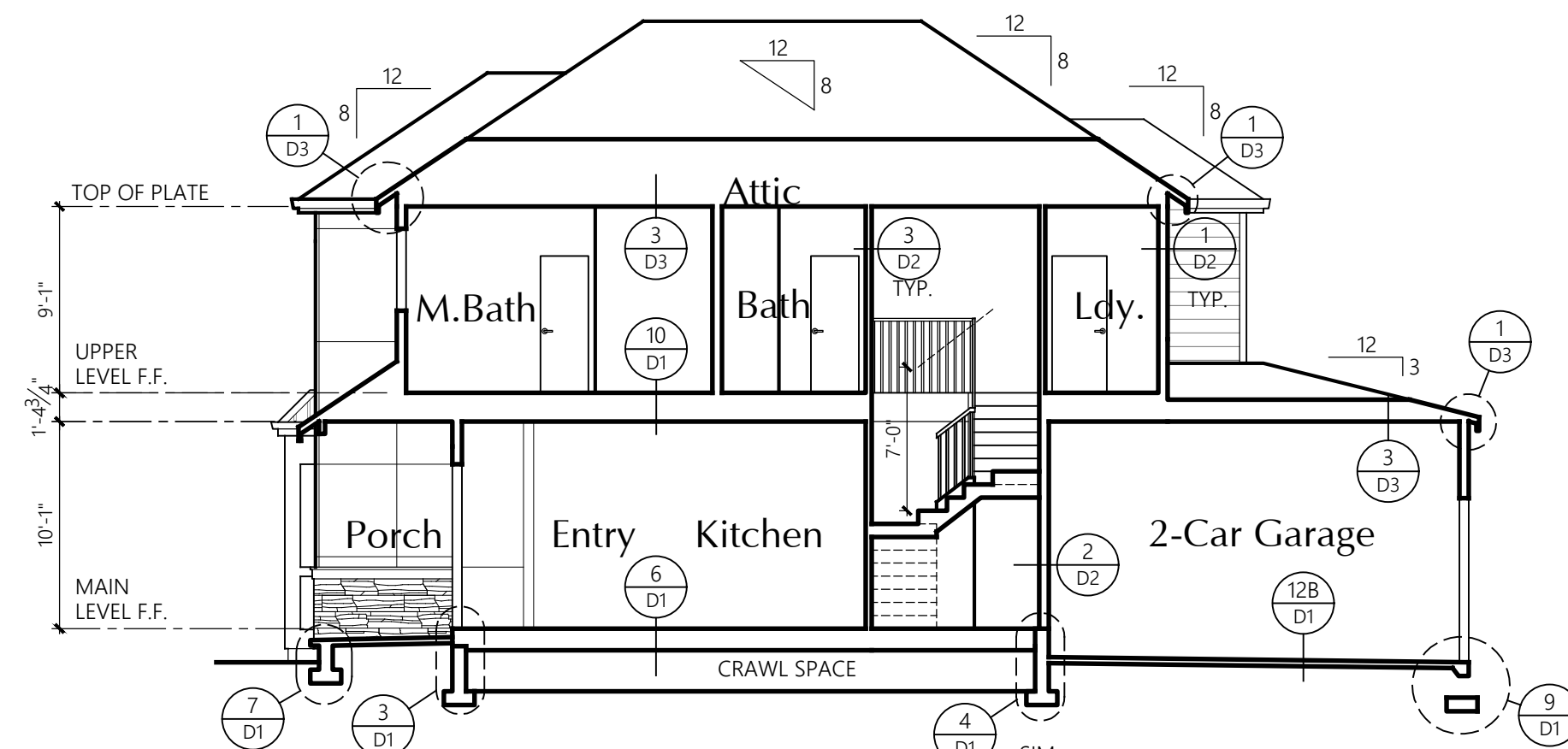
PLAN 2410B (L) LIVING SIDE ELEVATION
1/8" = 1'-0"



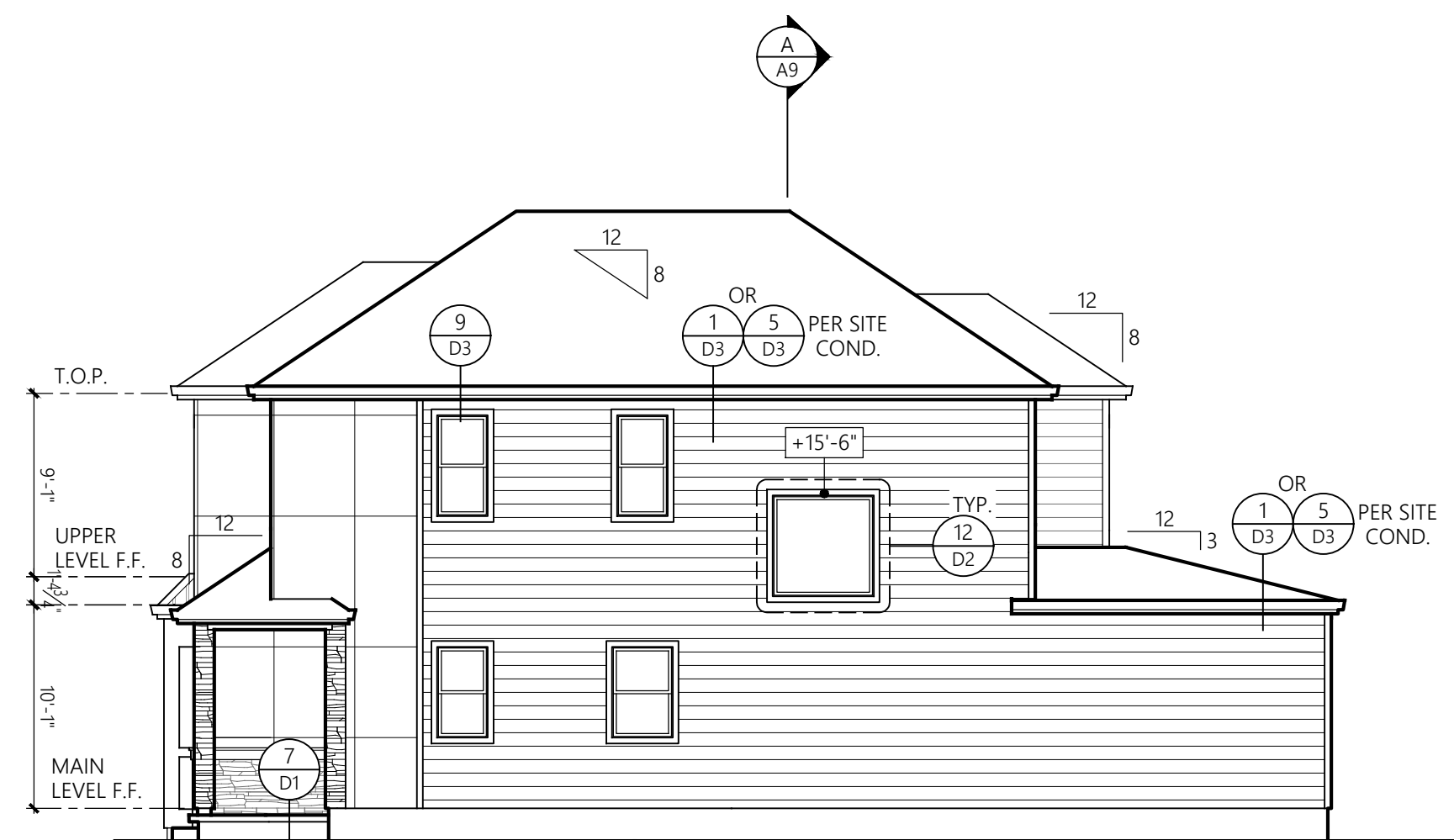
PLAN 2410B (L) SECTION A
1/8" = 1'-0"



PLAN 2410B (L) REAR ELEVATION
1/8" = 1'-0"

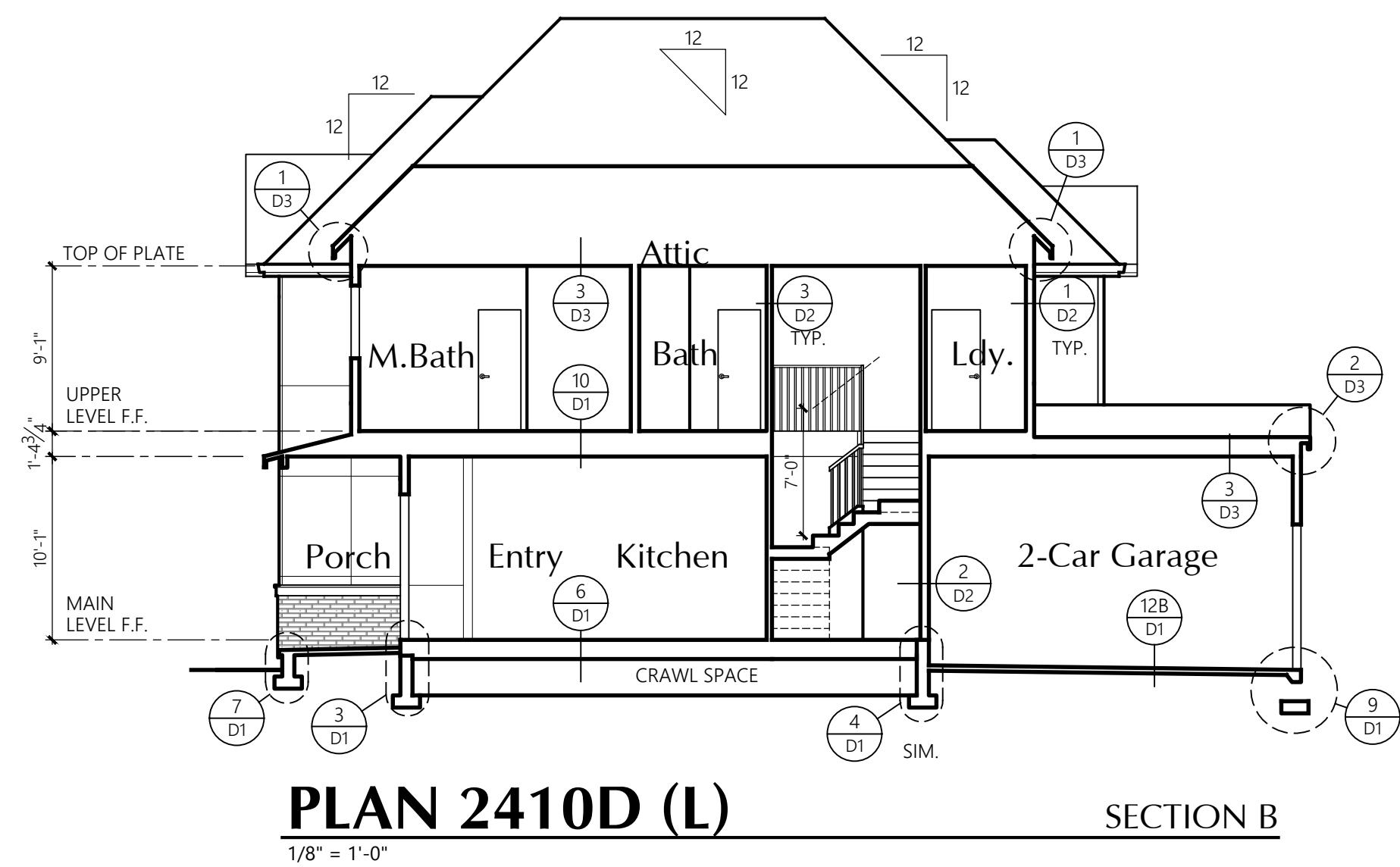


PLAN 2410B (L) SECTION B
1/8" = 1'-0"



PLAN 2410B (L) KITCHEN SIDE ELEVATION
1/8" = 1'-0"

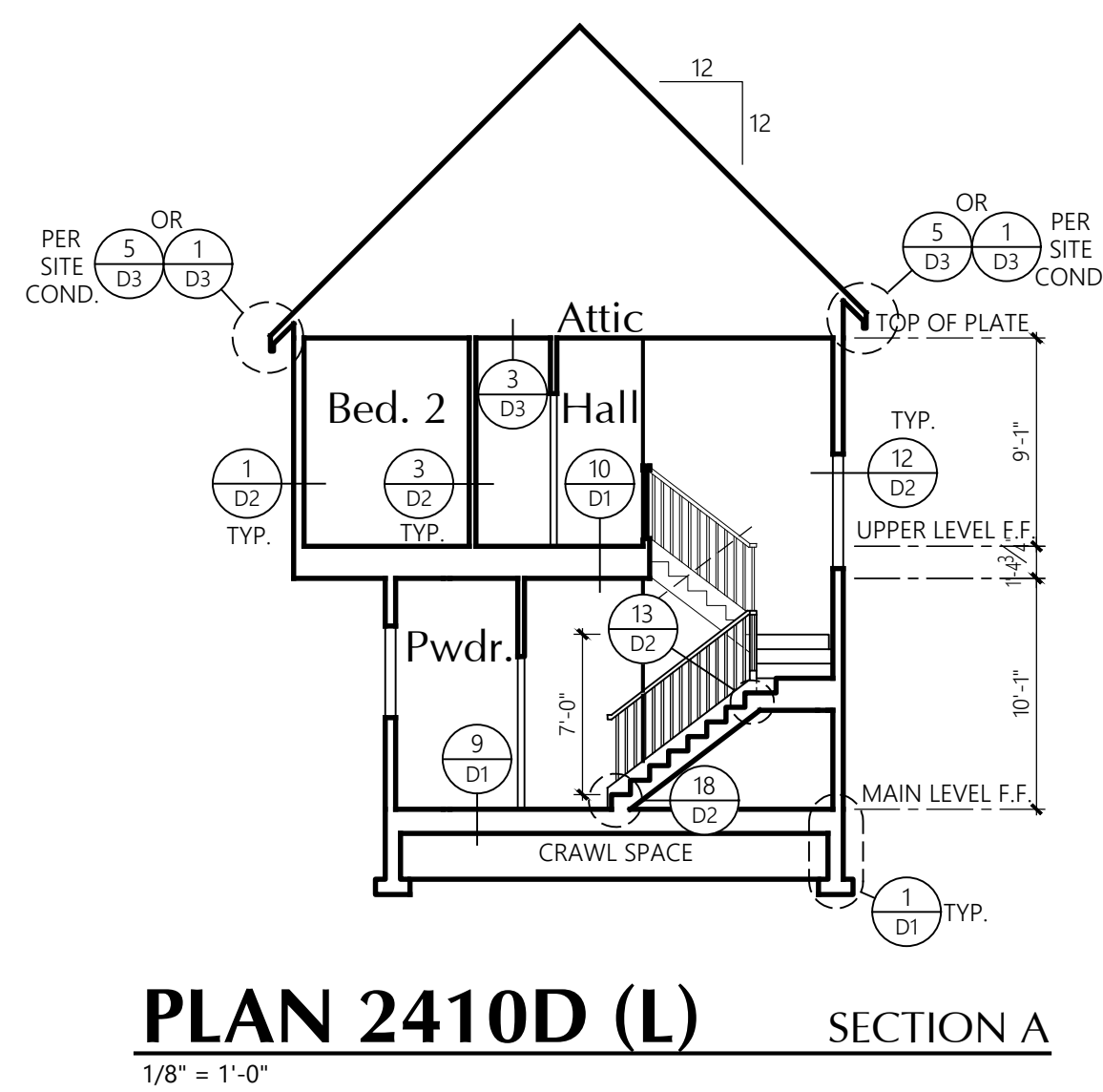
Unit	Window Size	Quantity	Glazing Area (ft. ²)	Total Glazing Area (ft. ²)	Total Face Area (ft. ²)	Percent Glazed
2410B	Door	1	24	24		
	3-0x5-6	6	16.5	99		
	2-6x4-0	1	10	10		
	1-0x4-6	1	4.5	4.5		
	Total			137.5	486	28%



PLAN 2410D (L)

SECTION B

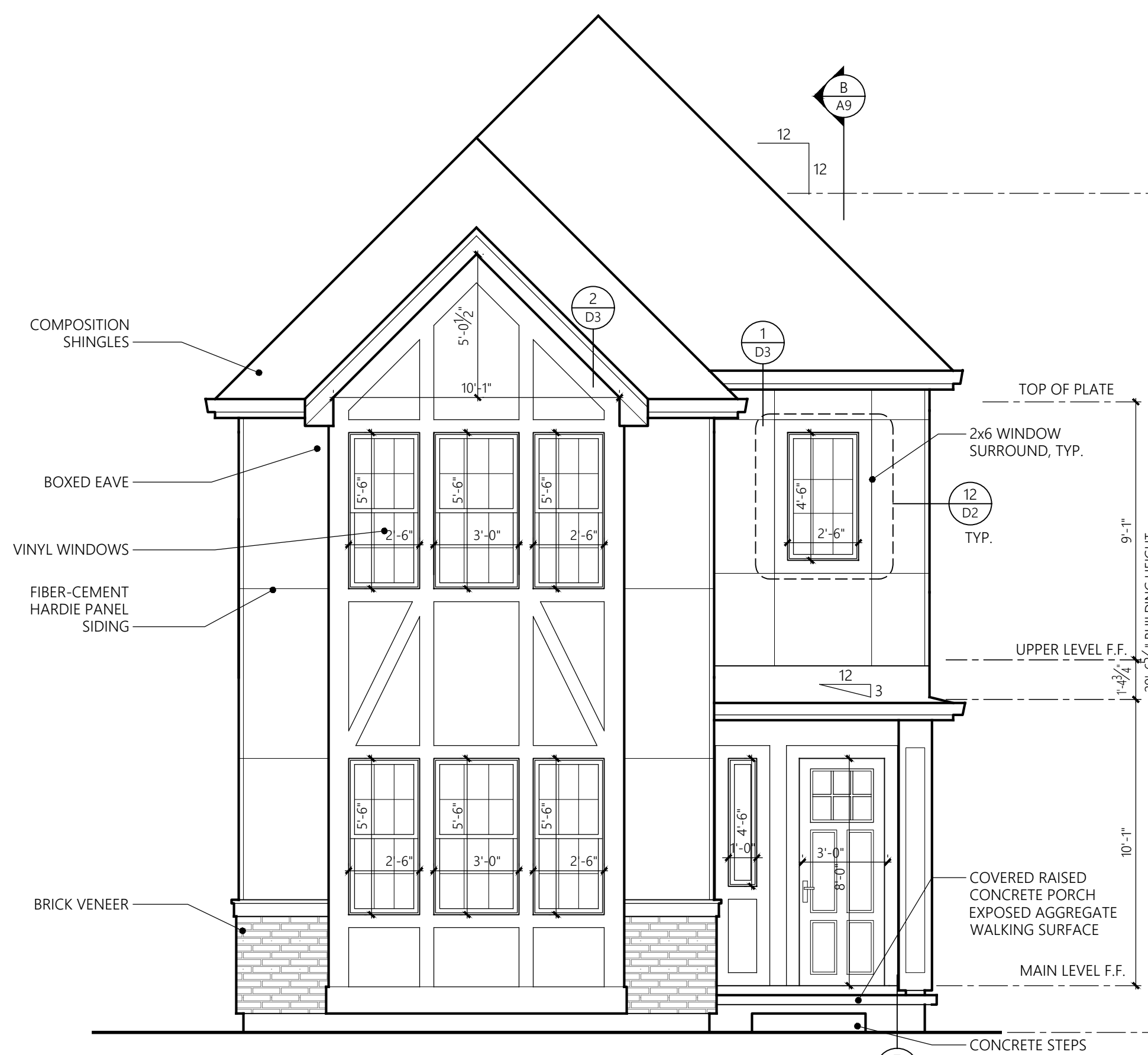
1/8" = 1'-0"



PLAN 2410D (L)

SECTION A

1/8" = 1'-0"



PLAN 2410D (L)

FRONT ELEVATION

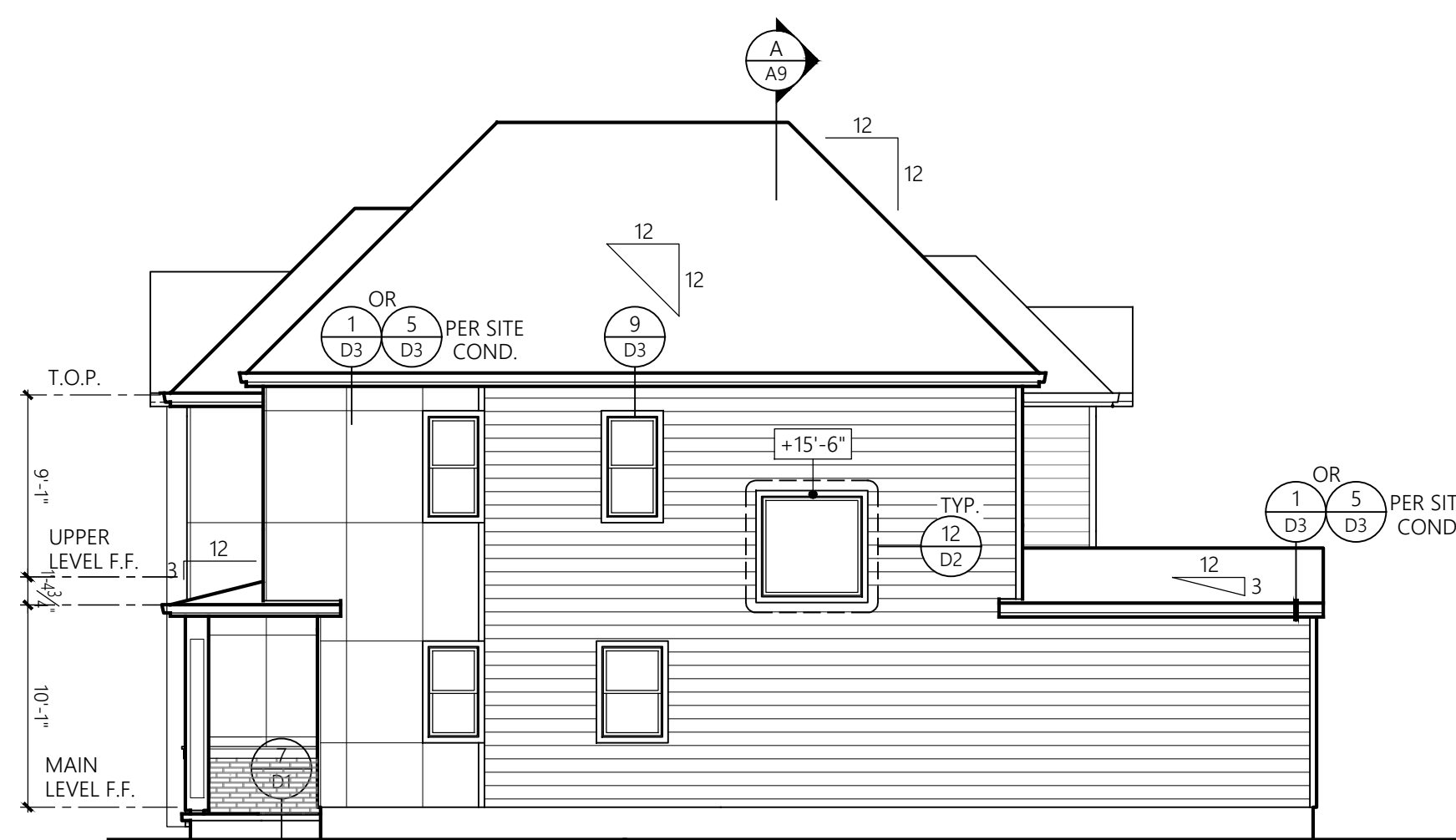
1/4" = 1'-0"

CONTEMPORARY TUDOR

TOP OF PLATE
AT MAIN LEVEL = 10'-1"
AT UPPER LEVEL = 9'-1"

WINDOW HDR HEIGHT
AT MAIN LEVEL = 8'-0"
AT UPPER LEVEL = 8'-0"

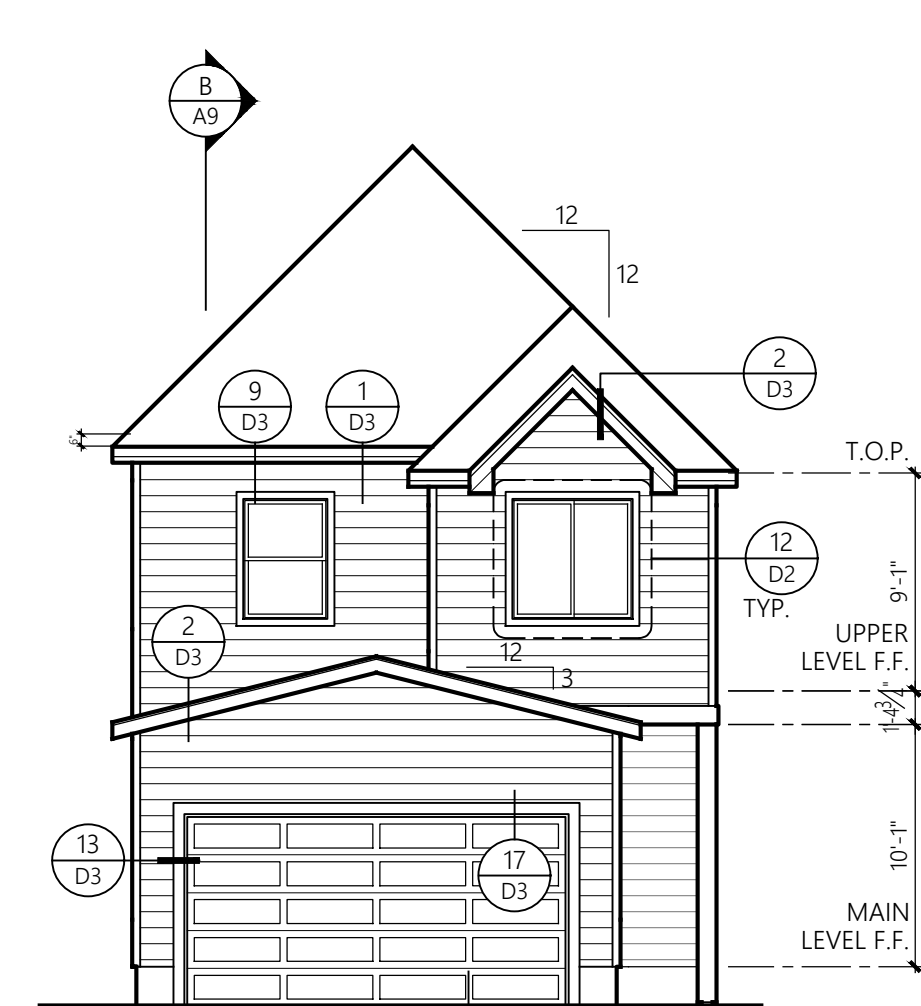
UNLESS NOTED OTHERWISE



PLAN 2410D (L)

KITCHEN SIDE ELEVATION

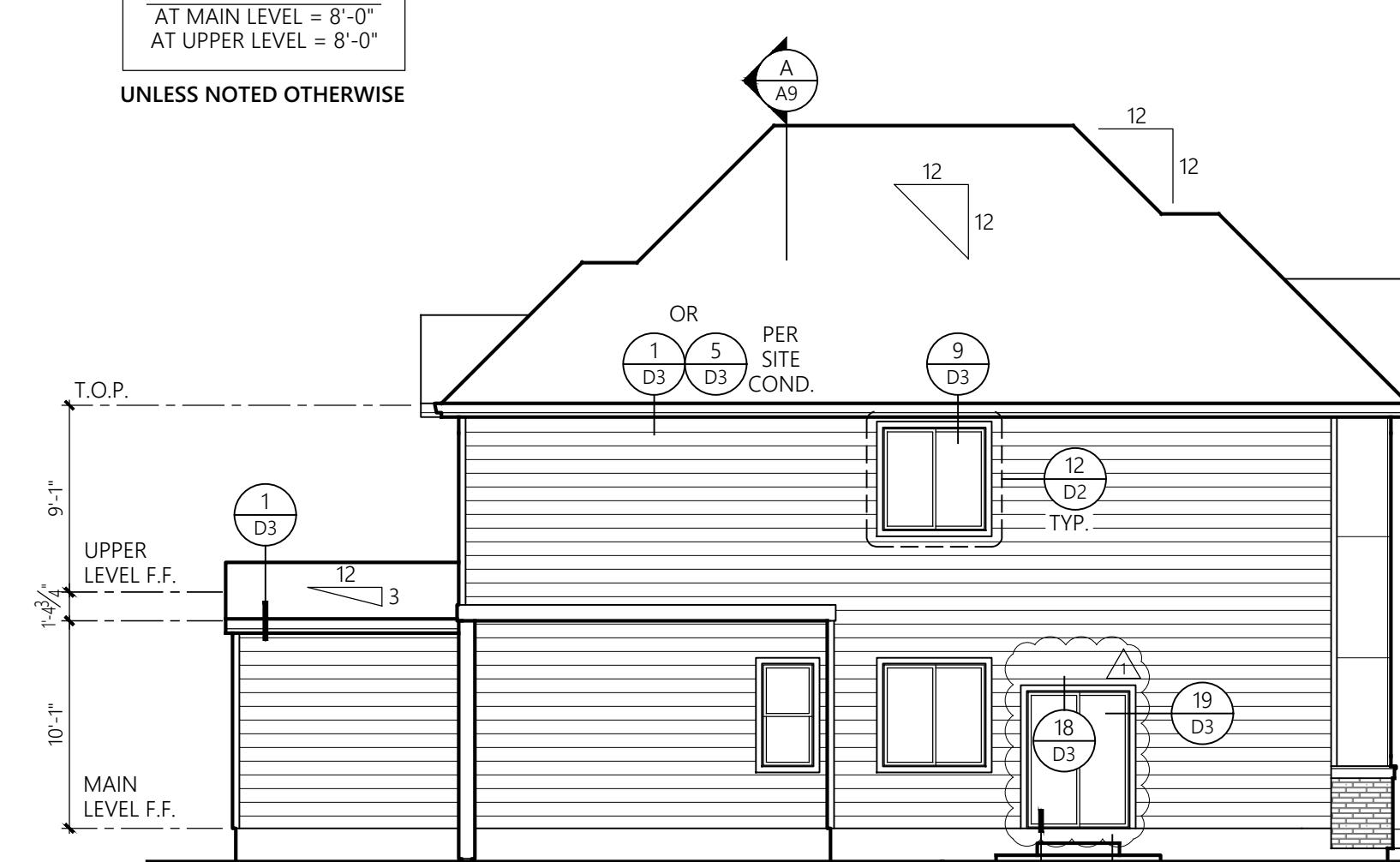
1/8" = 1'-0"



PLAN 2410D (L)

REAR ELEVATION

1/8" = 1'-0"

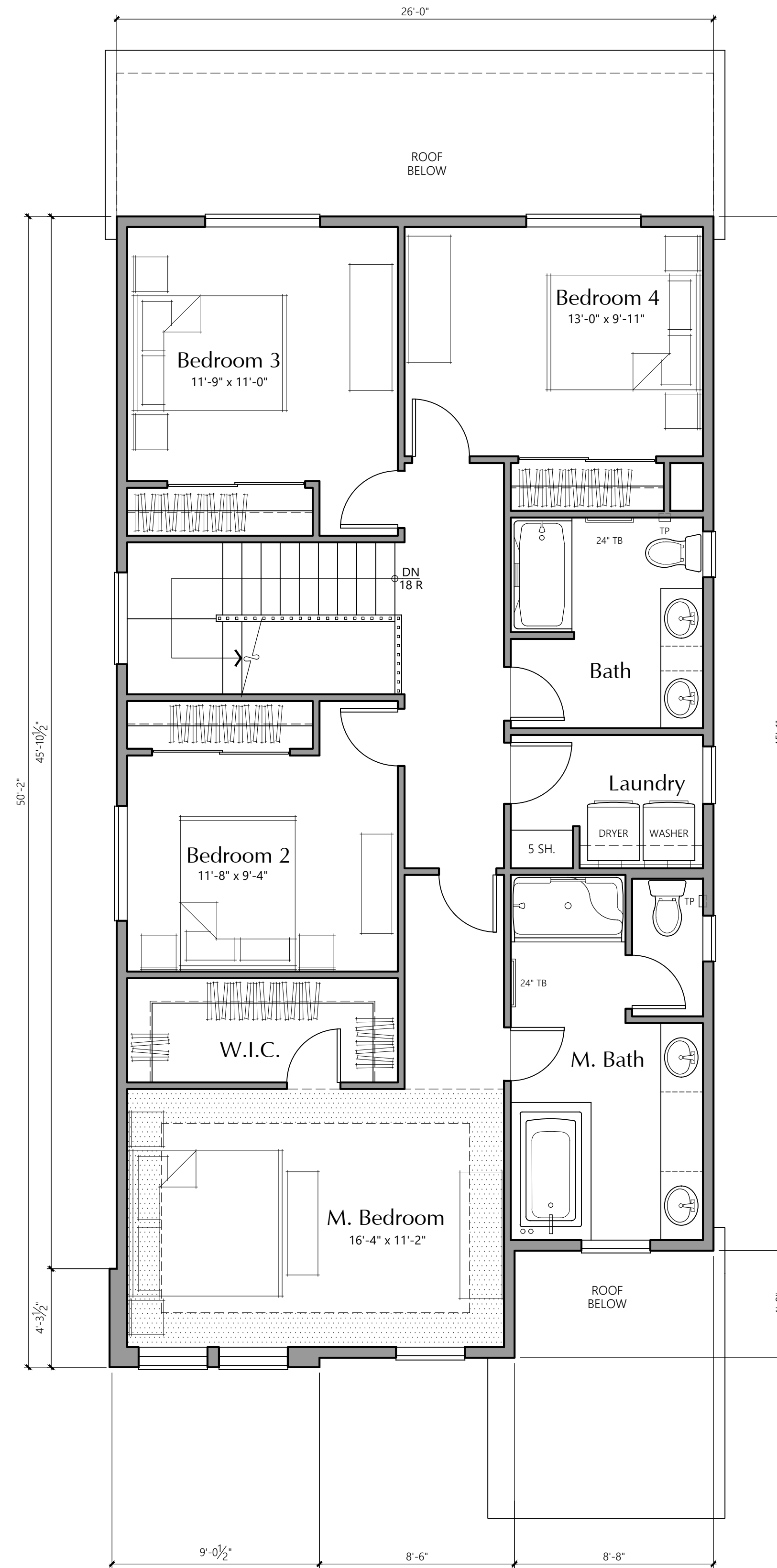


PLAN 2410D (L)

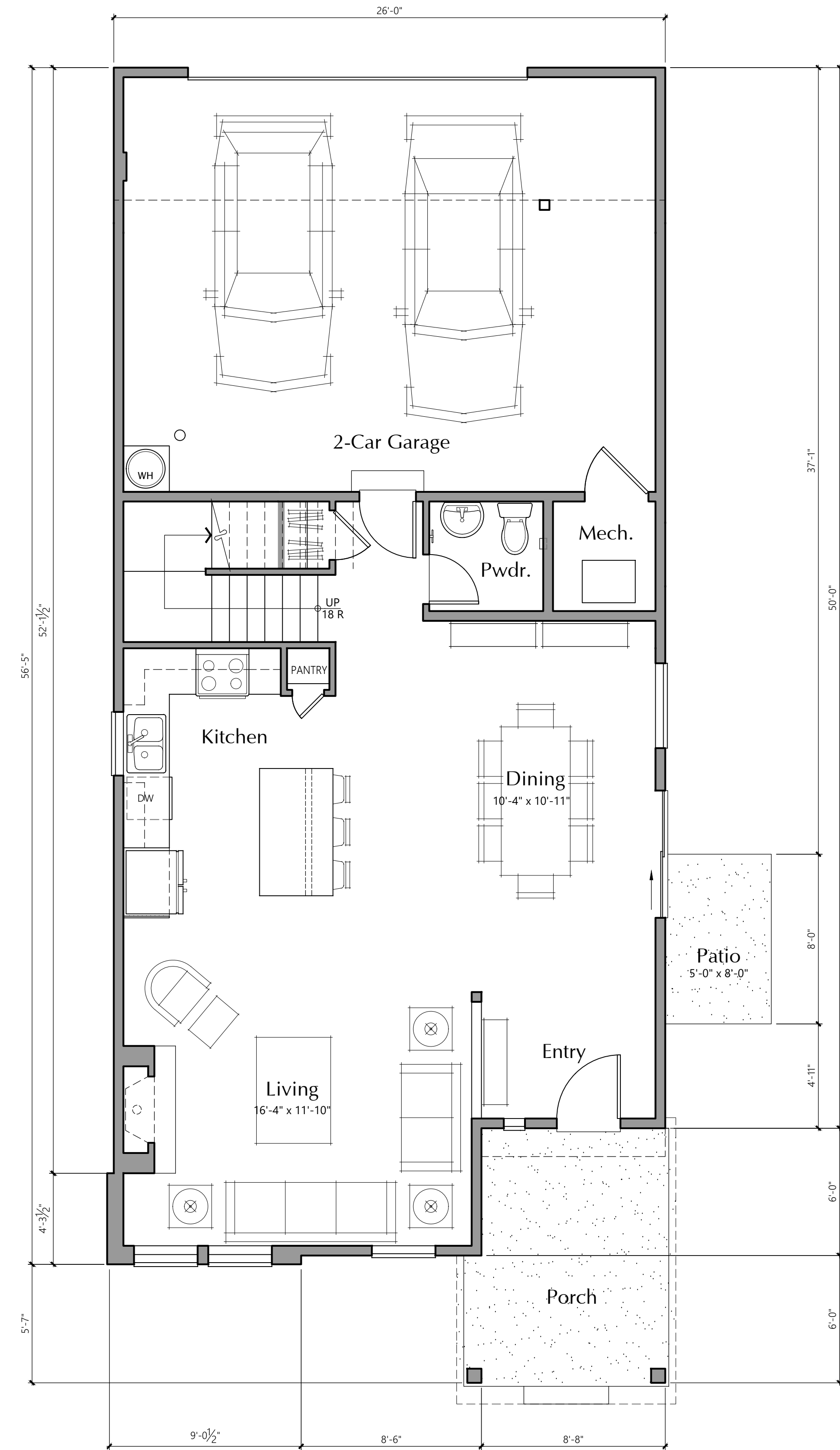
LIVING SIDE ELEVATION

1/8" = 1'-0"

Unit	Window Size	Quantity	Glazing Area (ft. ²)	Total Glazing Area (ft. ²)	Total Face Area (ft. ²)	Percent Glazed
2410D	Door	1	24	24		
	2-6x5-6	4	13.75	55		
	3-0x5-6	2	16.5	33		
	2-6x4-6	1	11.25	11.25		
	1-0x4-6	1	4.5	4.5		
		Total		127.75	513	25%



Plan 2650A UPPER LEVEL PLAN
 1/4" = 1'-0"

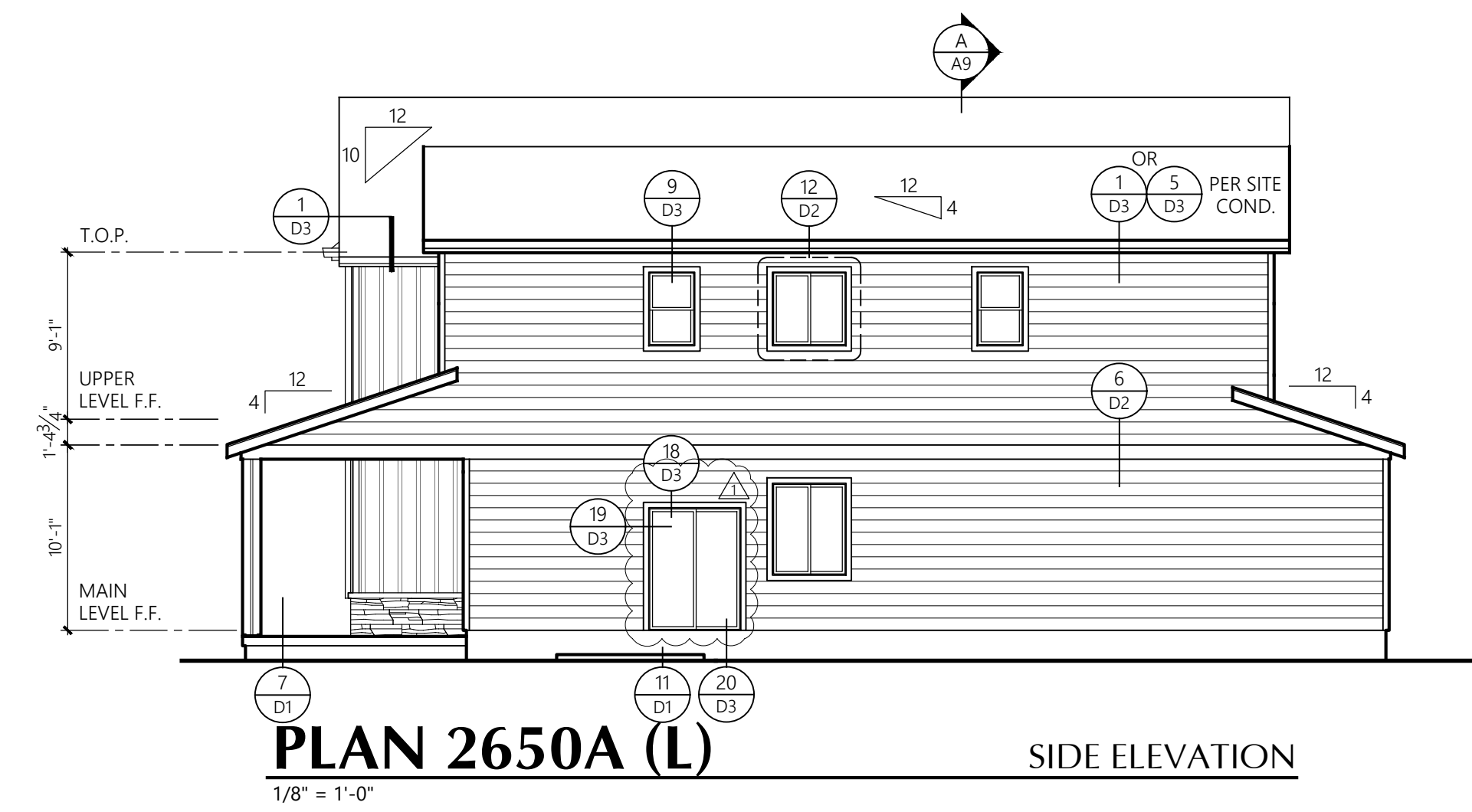
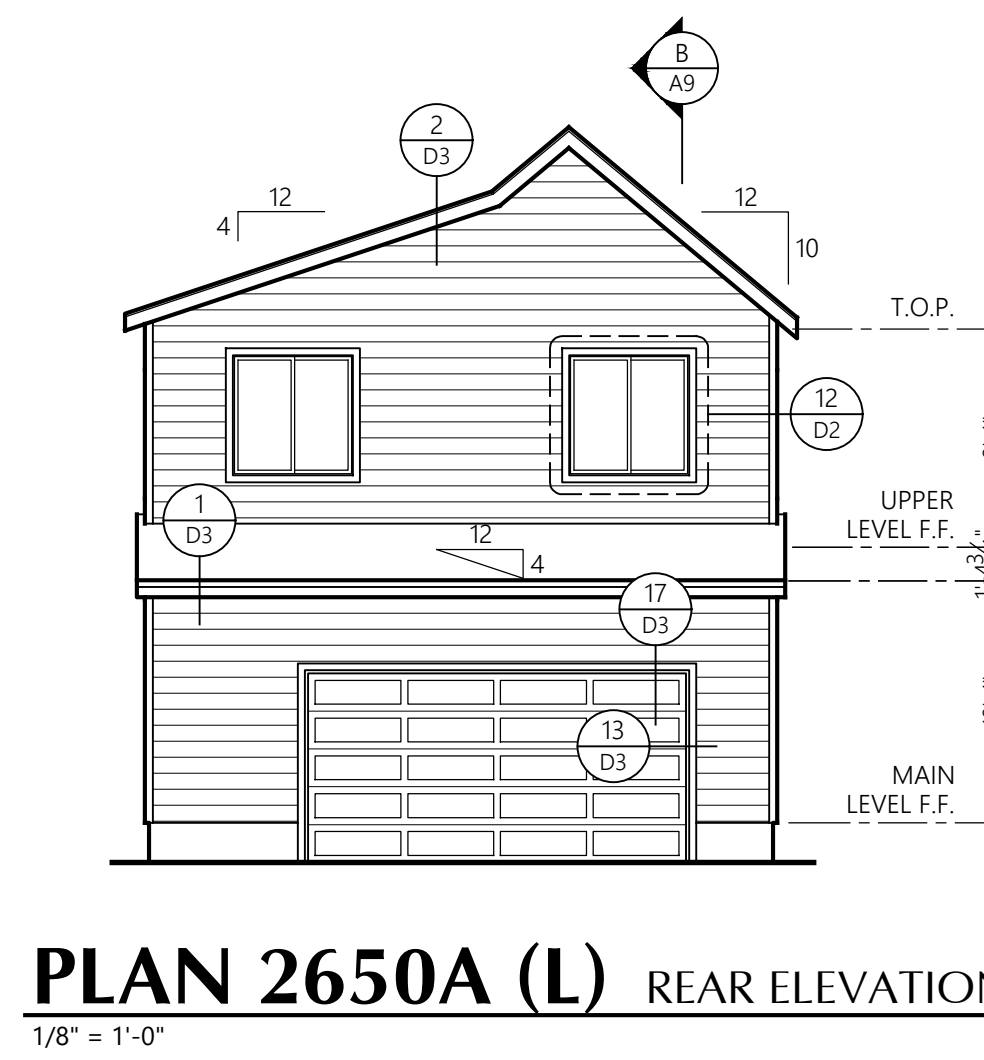
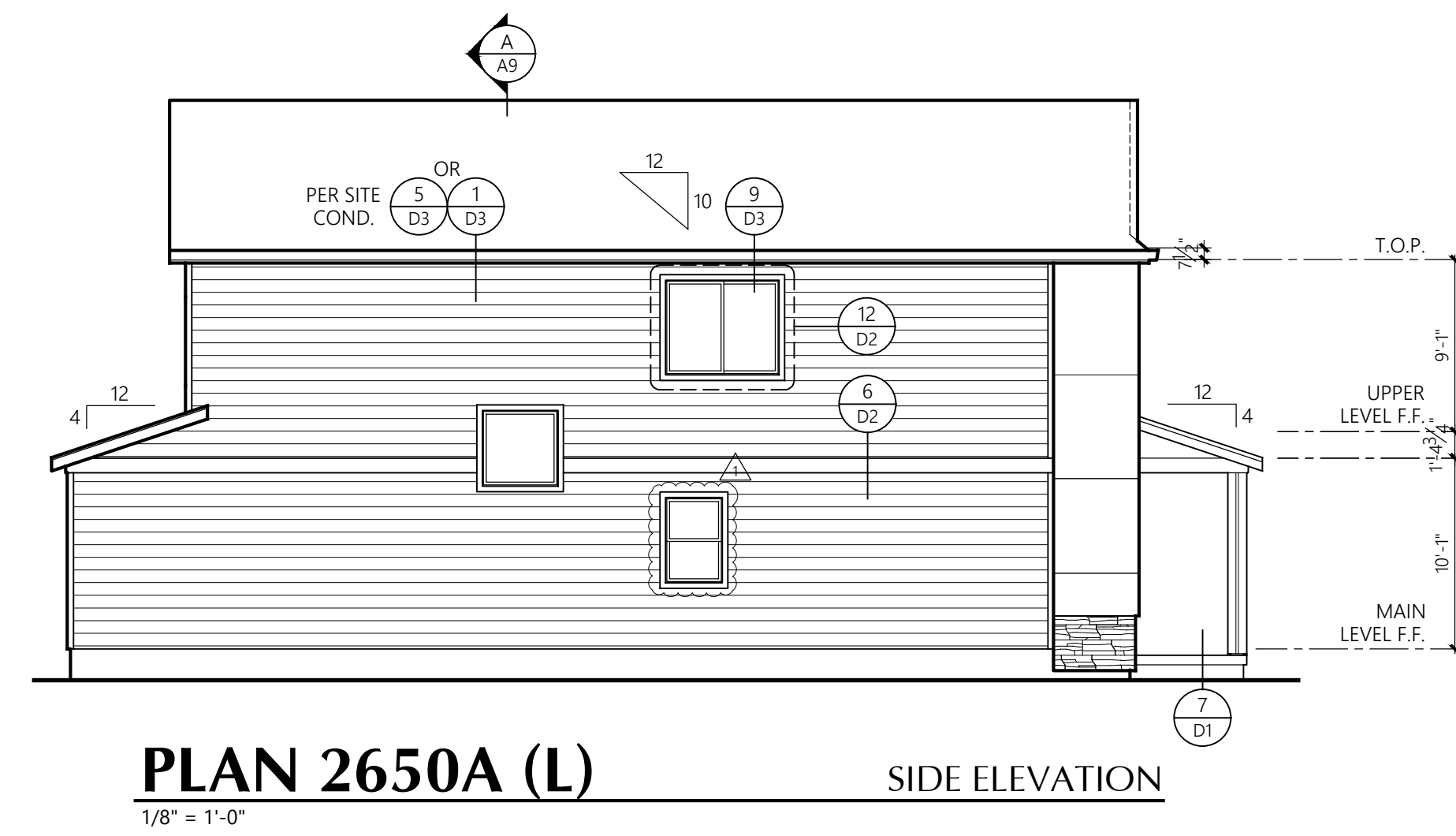
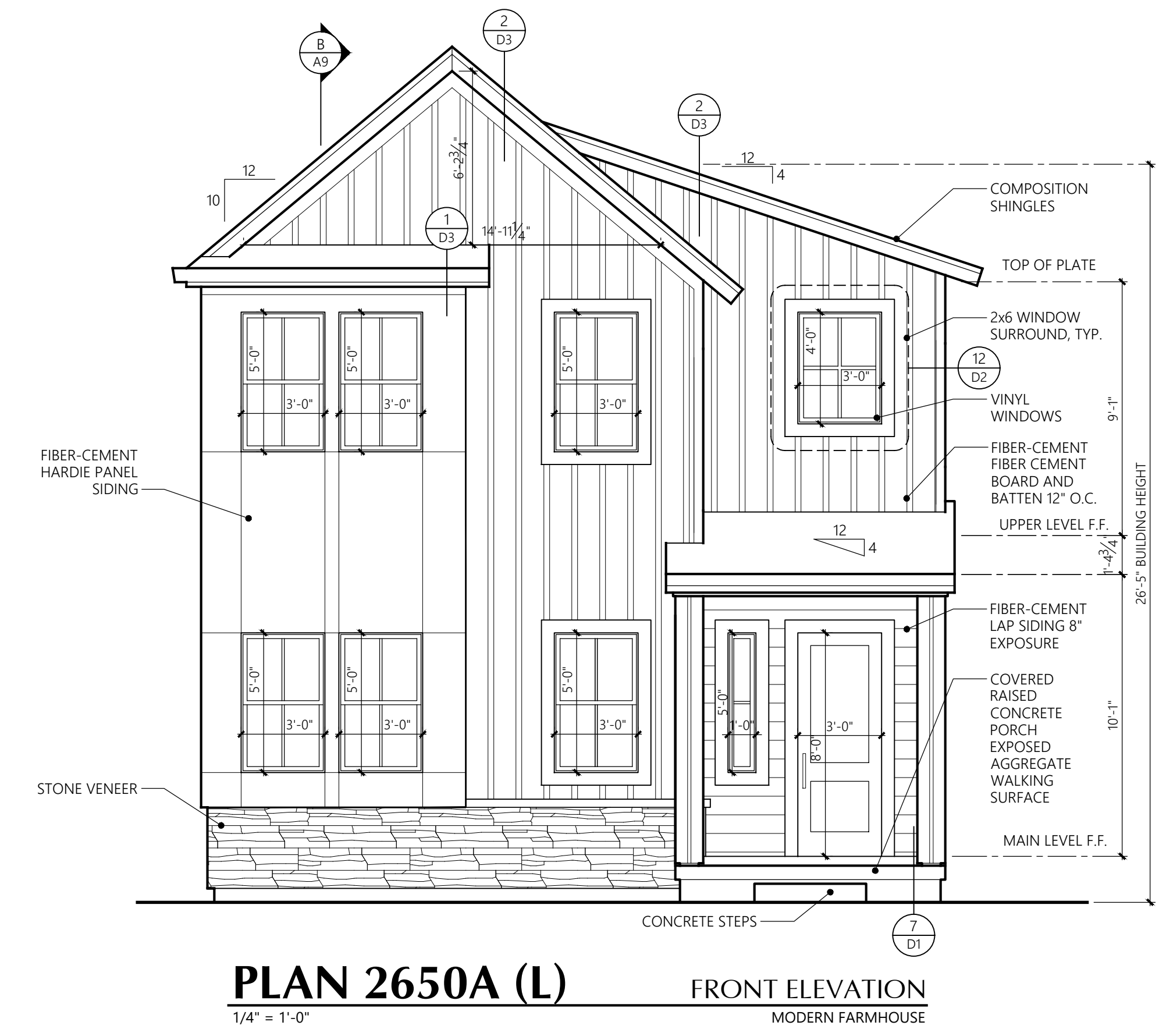
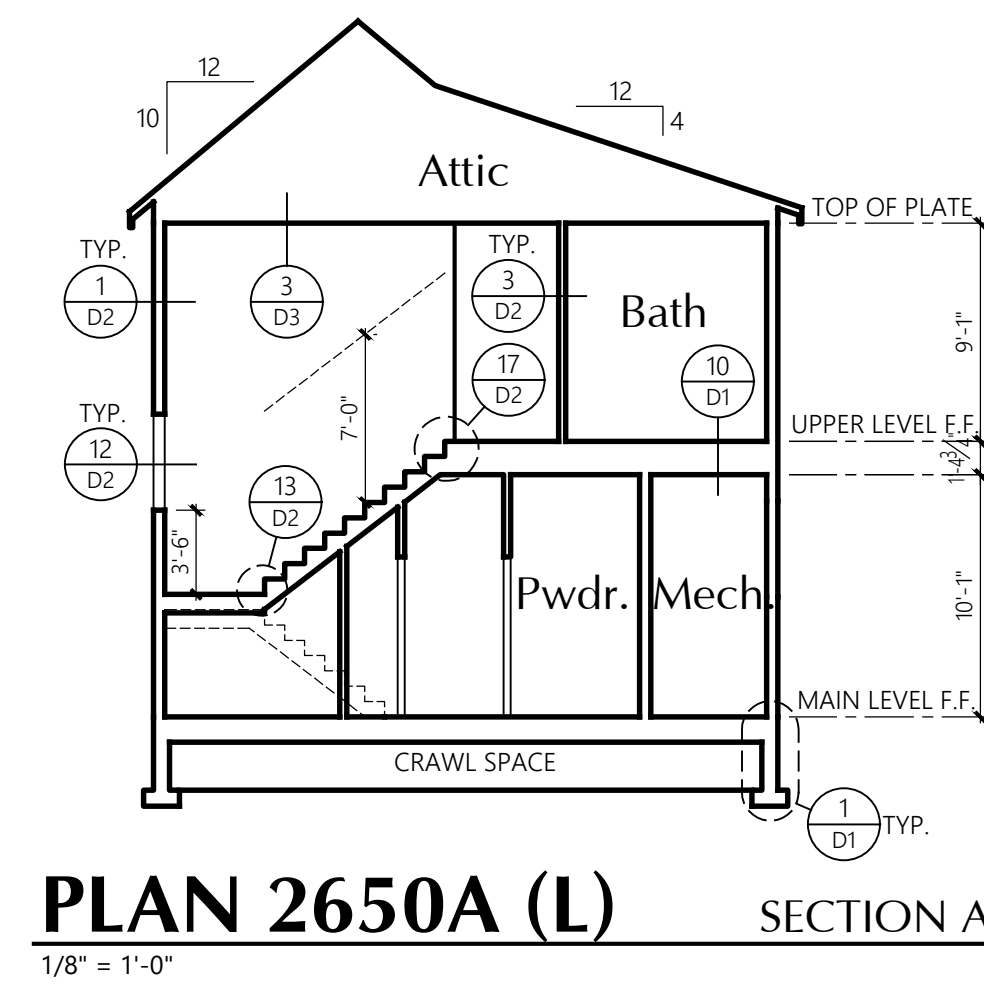
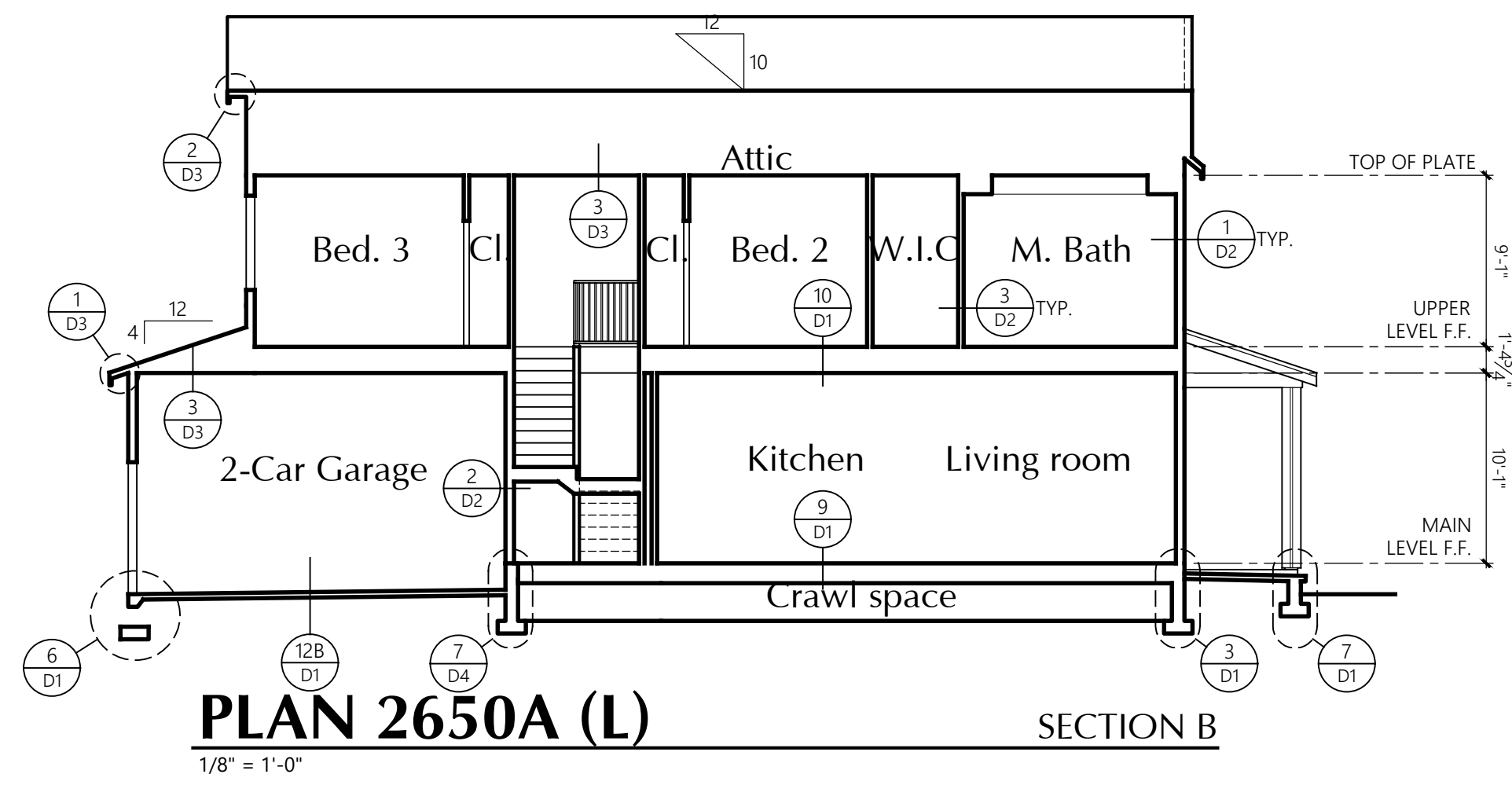


Plan 2650A MAIN LEVEL PLAN
 1/4" = 1'-0"

AREA SUMMARY	
	Heated SF
	Inside Face*
First Floor	774
Second Floor	1184
Total SF	1958

* Side of exterior walls to which area was measured

Unit	Window Size	Quantity	Glazing Area (ft. ²)	Total Glazing Area (ft. ²)	Total Face Area (ft. ²)	Percent Glazed
2650A	Door	1	24	24		
	3-0x5-0	6	15	90		
	3-0x4-0	1	12	12		
	1-0x5-0	1	5	5		
Total				131	626	21%



Elevations & Sections

Plan 2650A (L)

Panzer Mixed Use

Beaverton, Oregon

New Home Company

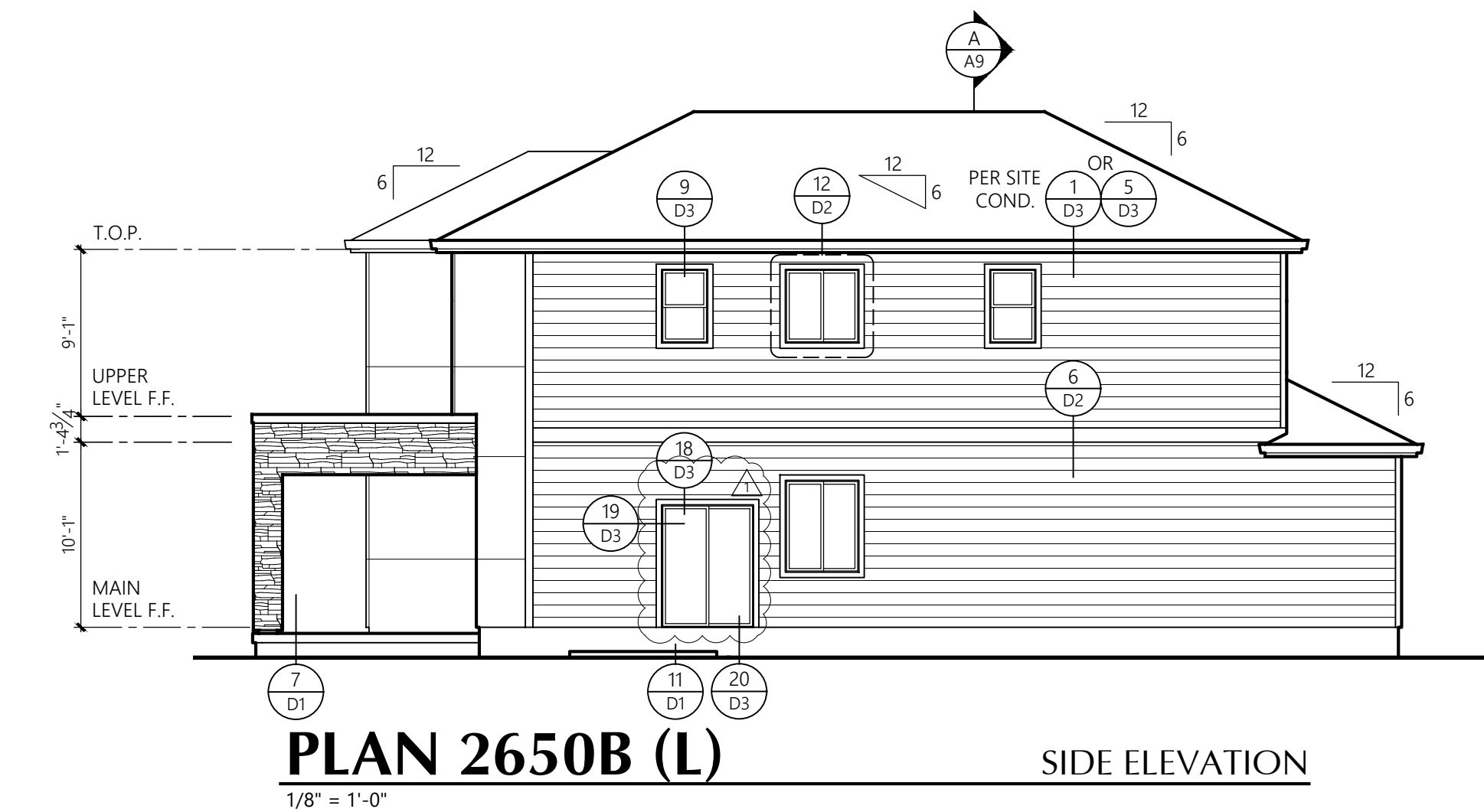
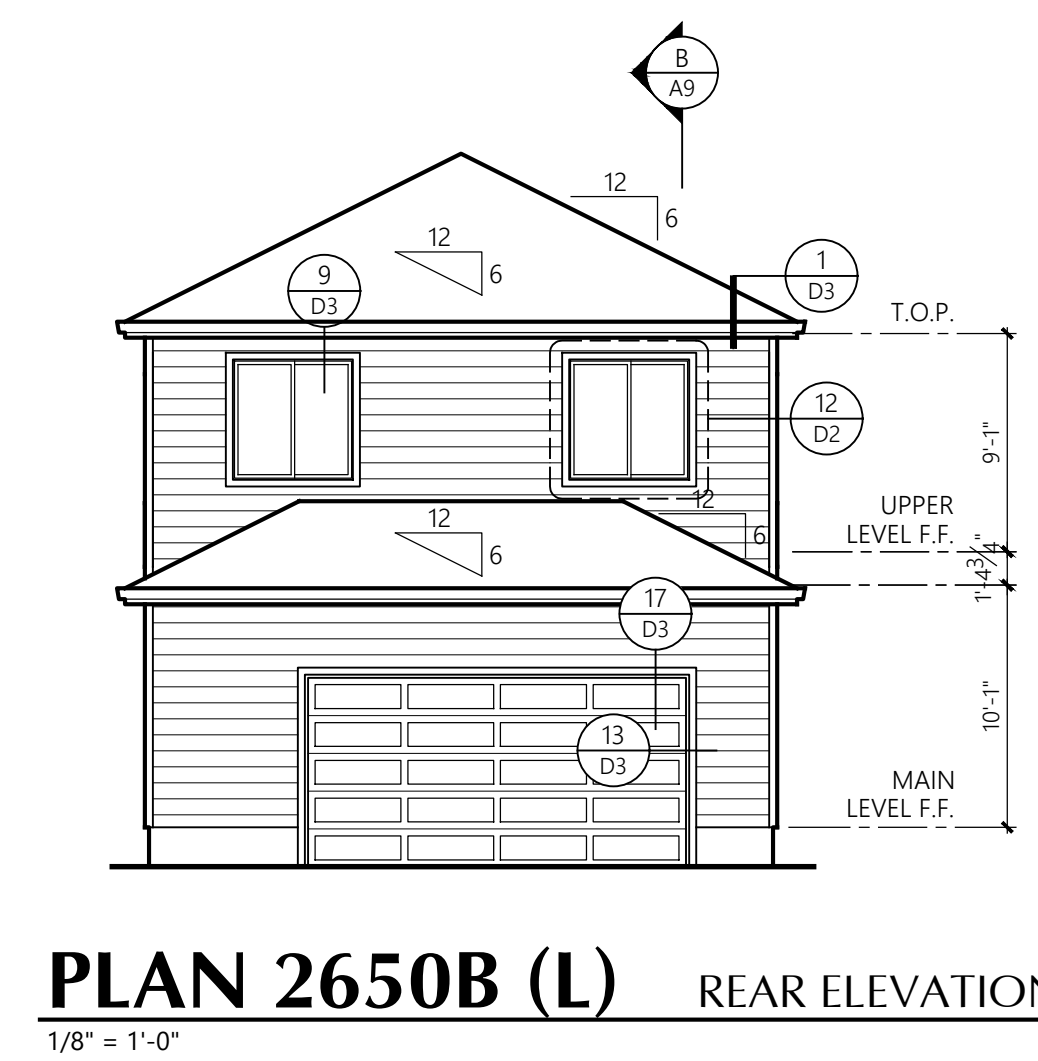
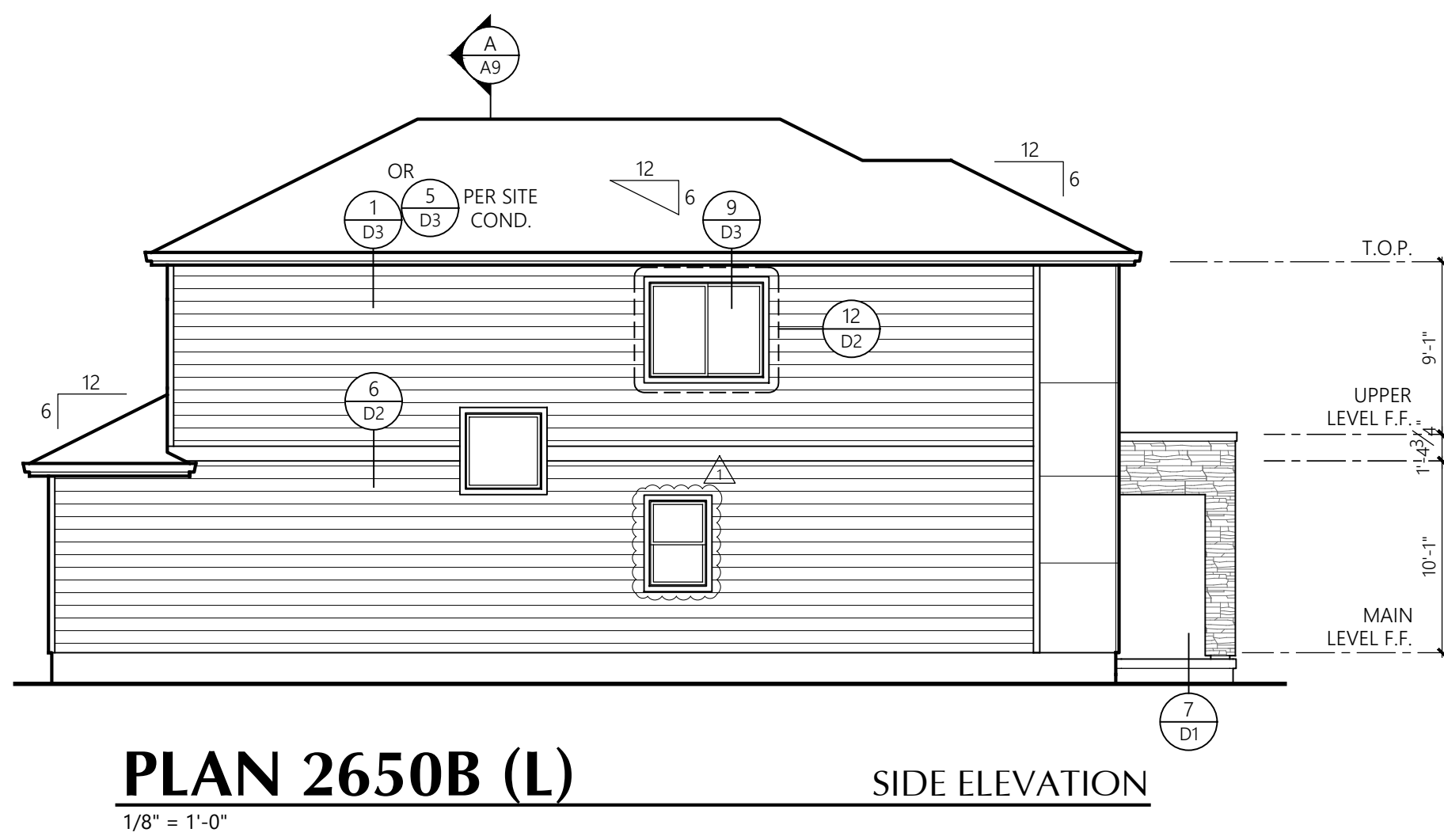
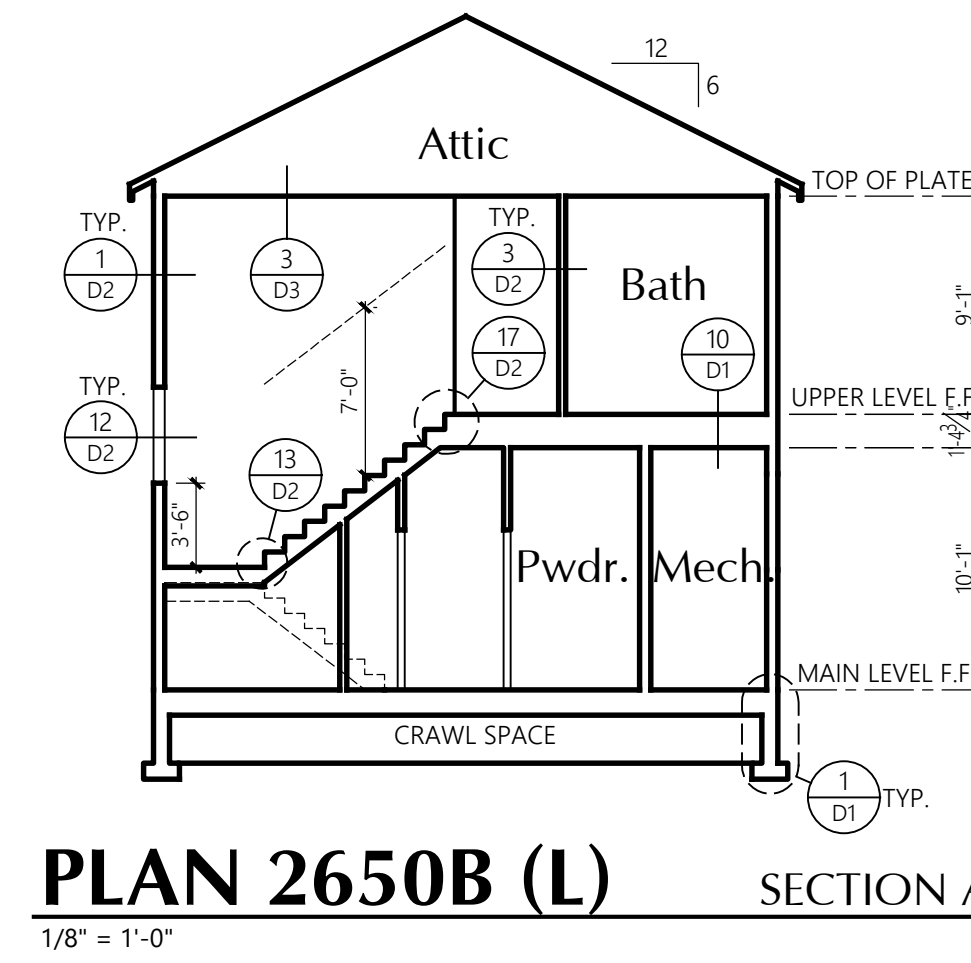
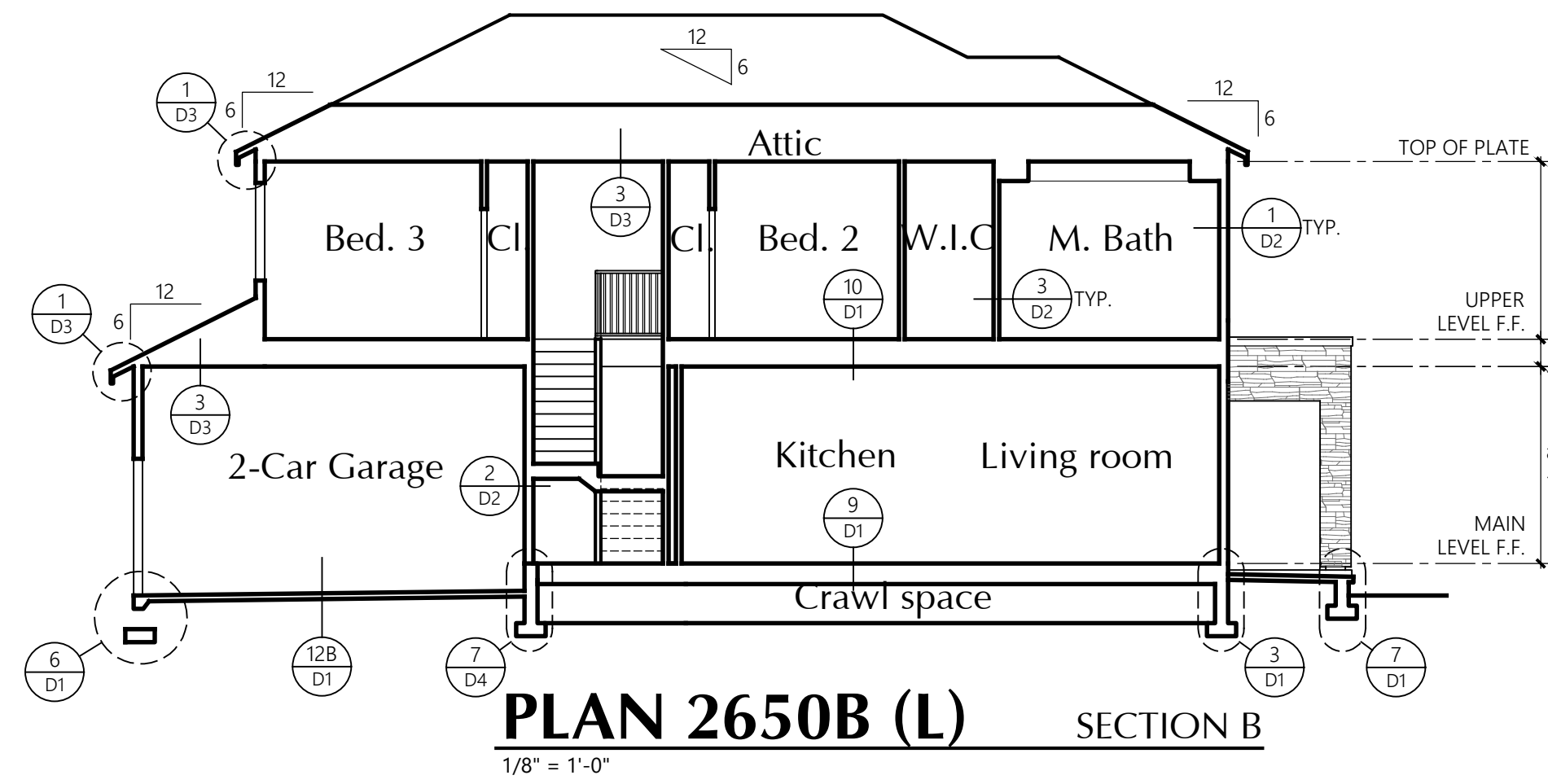
Revisions
No. Date Description

Initial Publish Date: 1-30-23
Date Plotted: 11-03-23
Job No.: Drawn By:

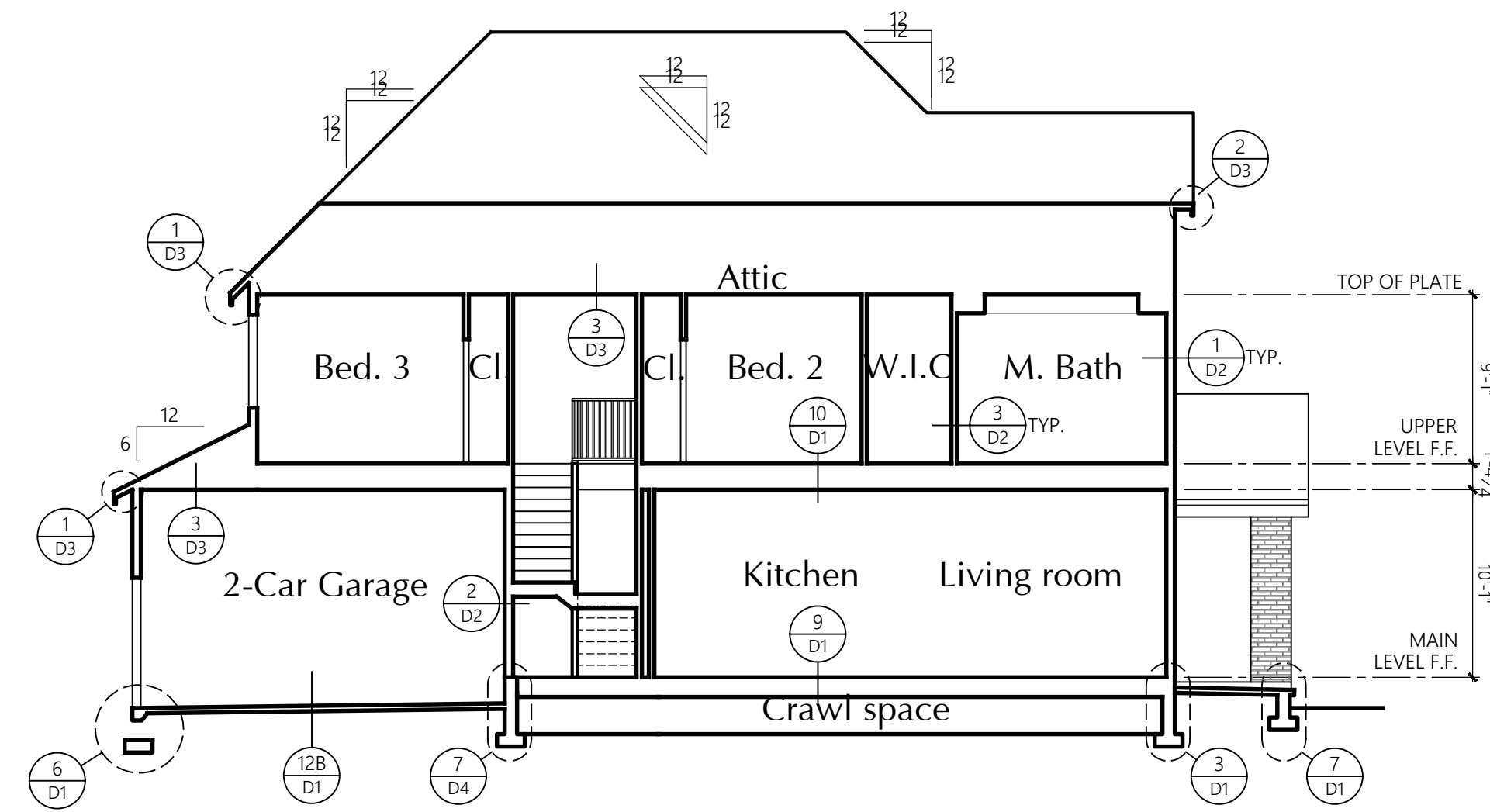
Sheet No.:

A014

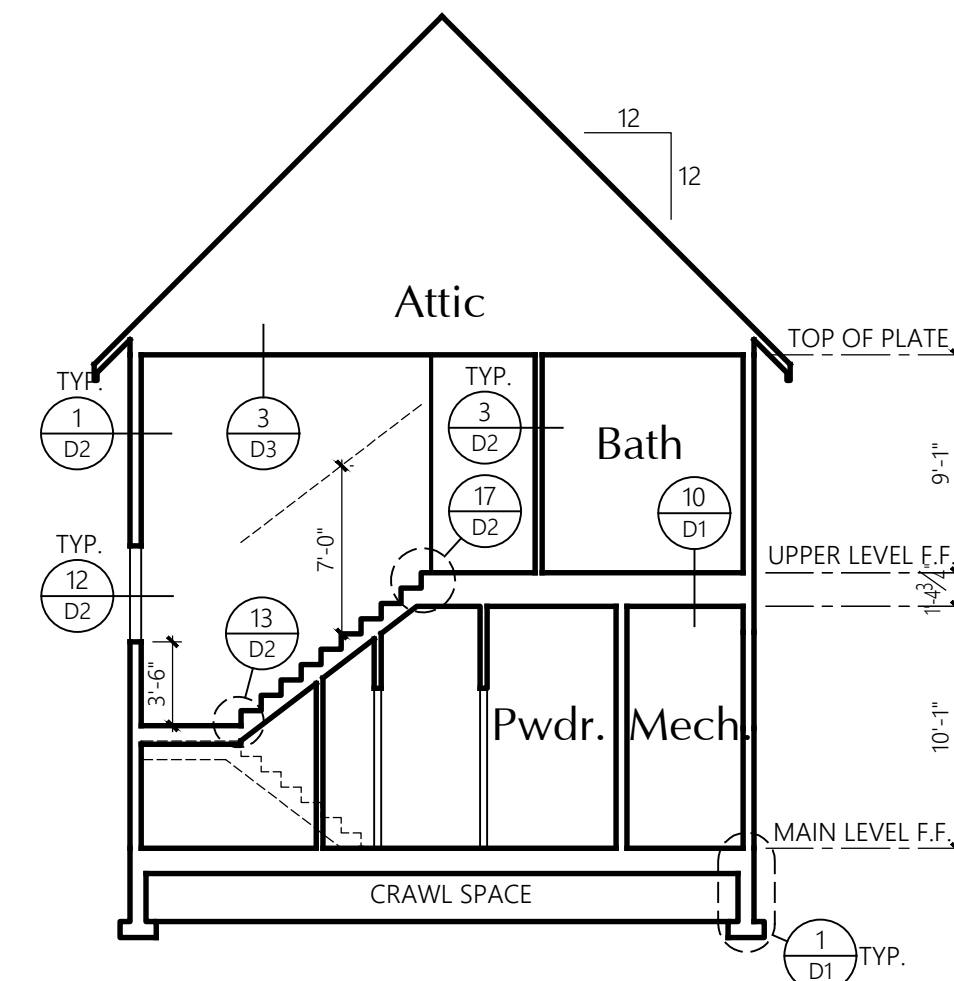
Unit	Window Size	Quantity	Glazing Area (ft. ²)	Total Glazing Area (ft. ²)	Total Face Area (ft. ²)	Percent Glazed
2650B	Door	1	24	24		
	1-6x5-6	4	8.25	33		
	3-0x5-6	4	16.5	66		
	1-0x5-6	1	5.5			
	2-6x4-0	1	10	10		
	Total			138.5	530	26%



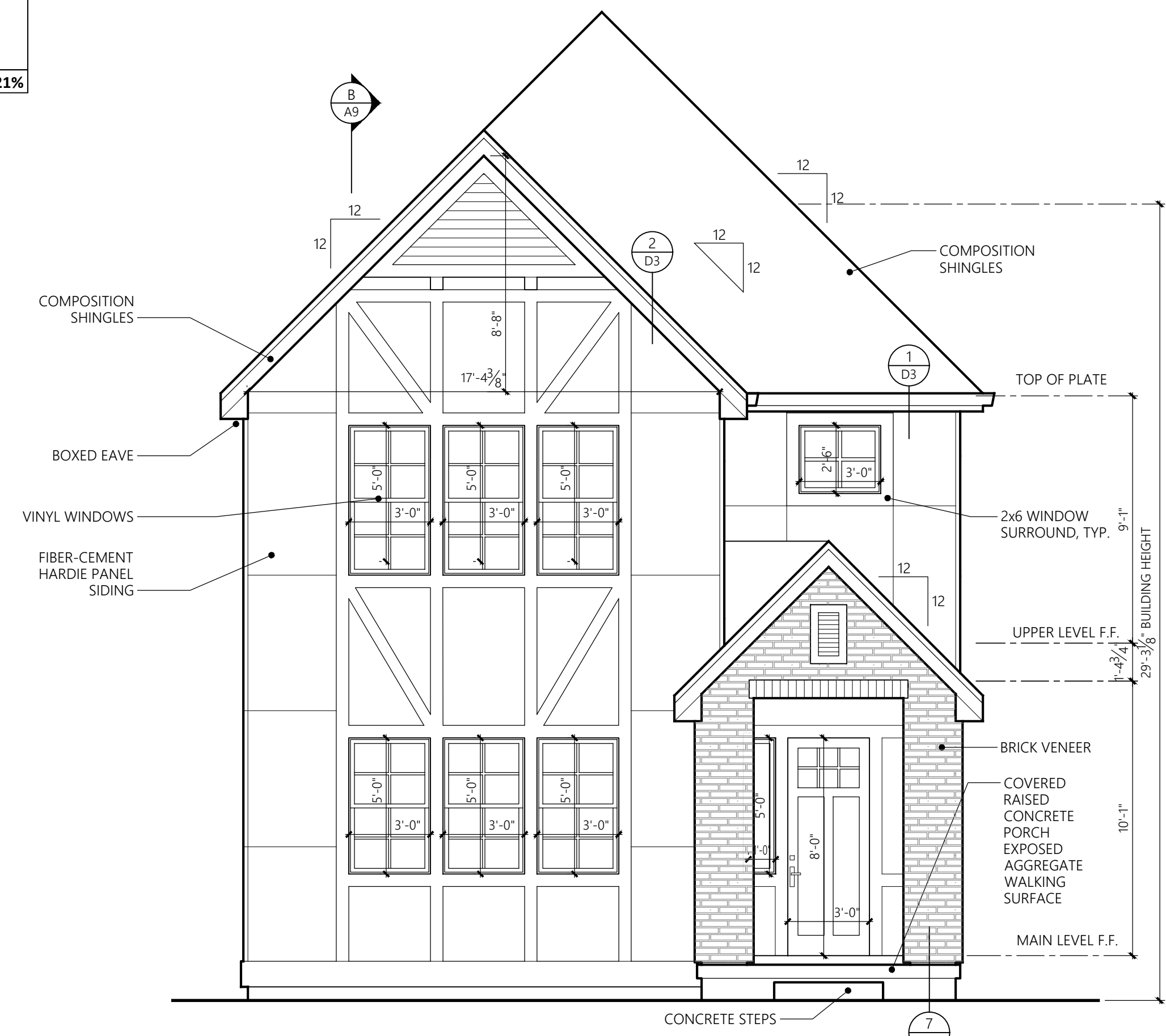
Unit	Window Size	Quantity	Glazing Area (ft. ²)	Total Glazing Area (ft. ²)	Total Face Area (ft. ²)	Percent Glazed
26500	Door	1	24	24		
	3-0x5-0	6	15	90		
	2-6x3-0	1	7.5	7.5		
	1-0x5-0	1	5	5		
		Total		126.5	607	21%



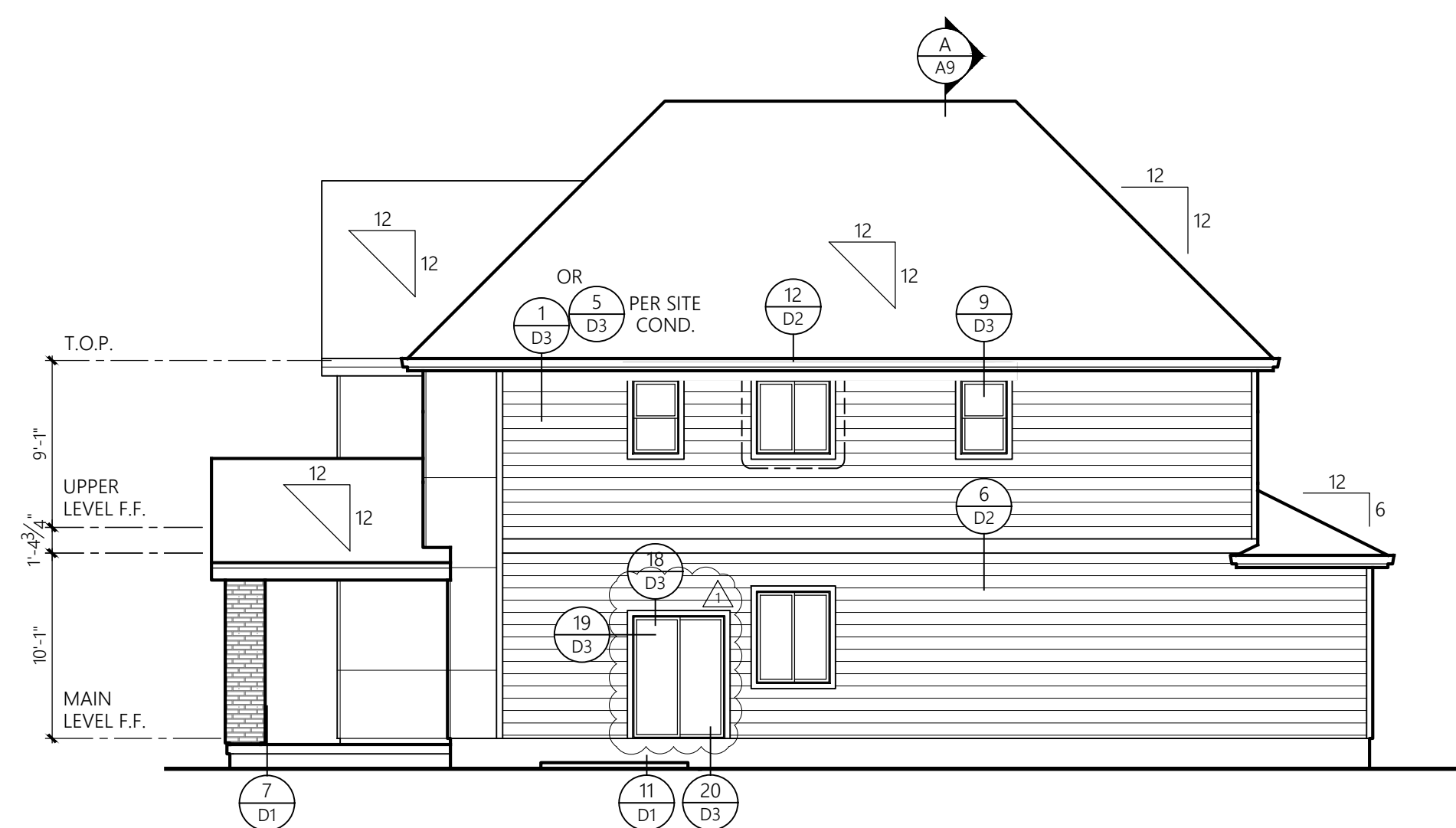
PLAN 2650D (L) SECTION B
1/8" = 1'-0"



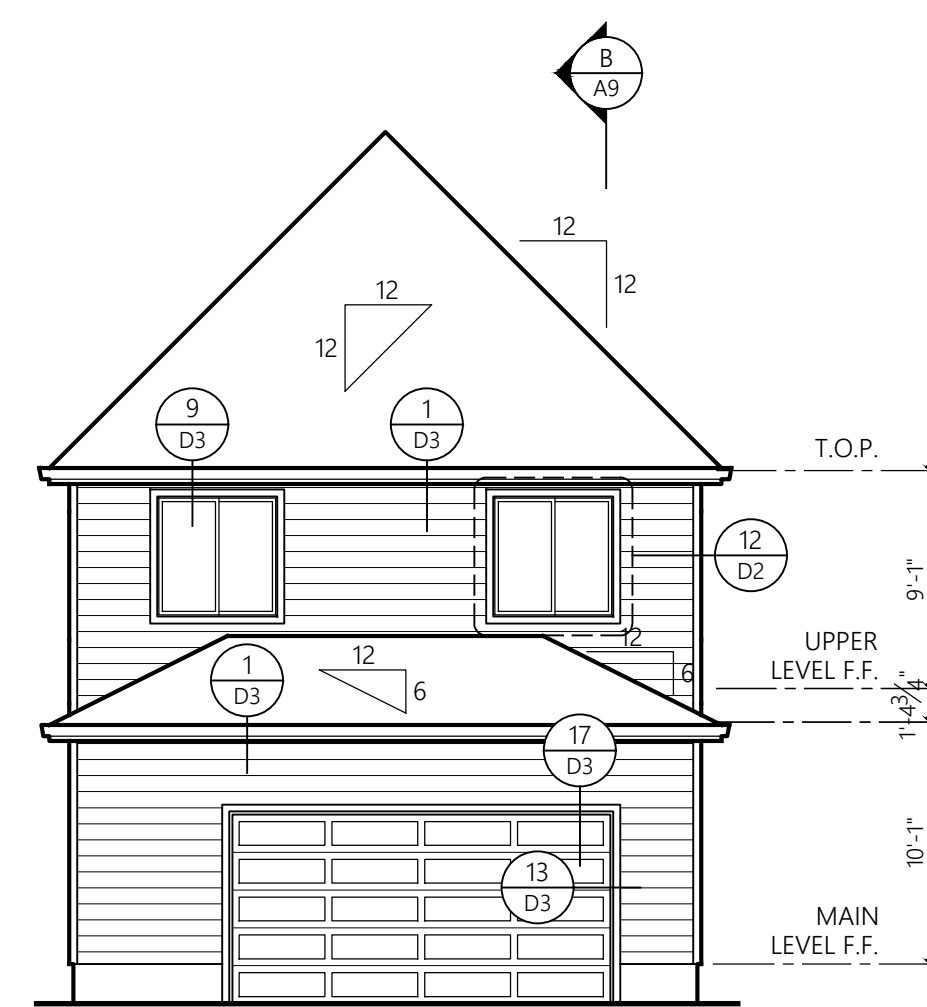
PLAN 2650D (L) SECTION A
1/8" = 1'-0"



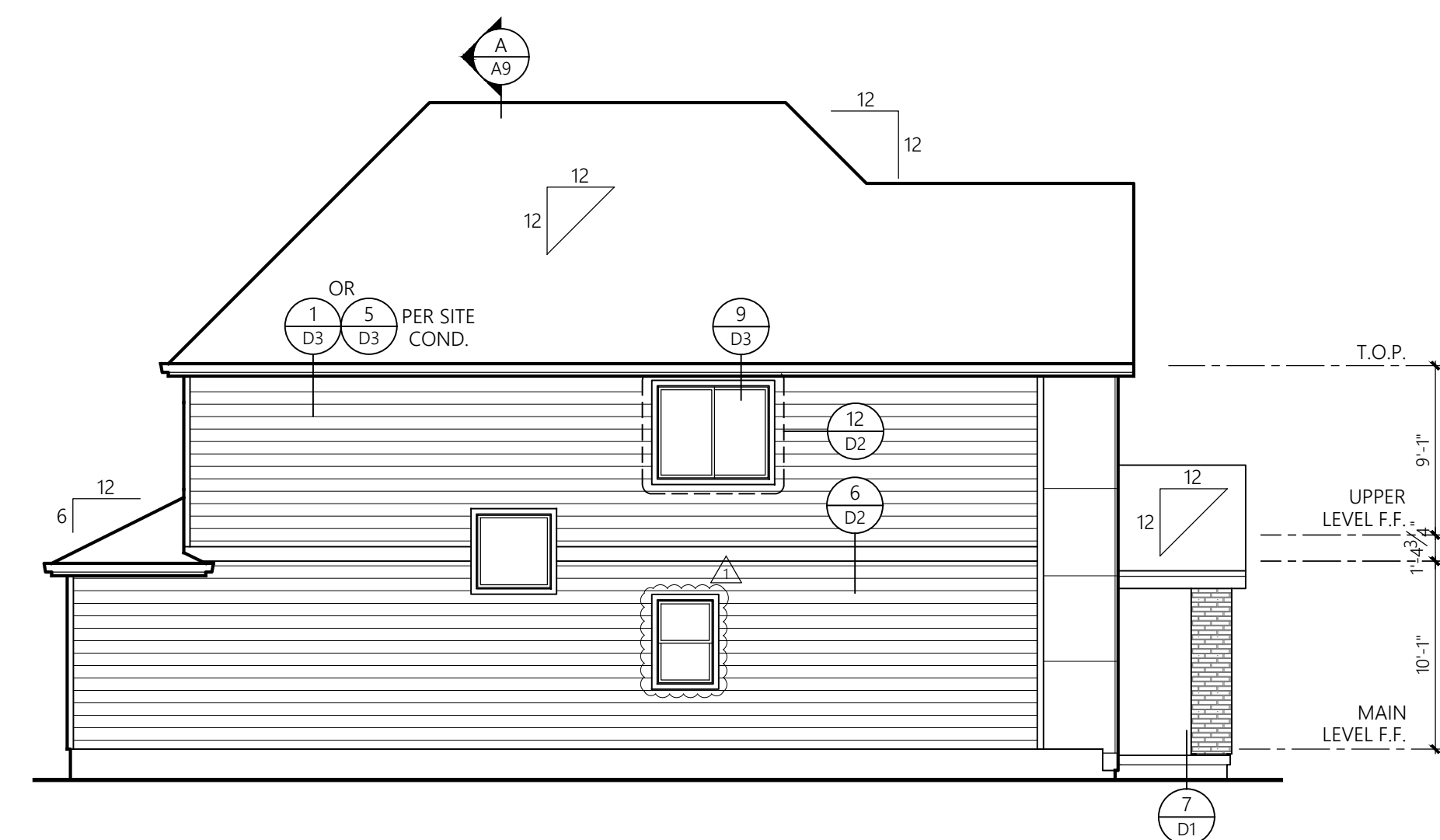
Plan 2650D (L) FRONT ELEVATION
1/4" = 1'-0"
CONTEMPORARY TUDOR



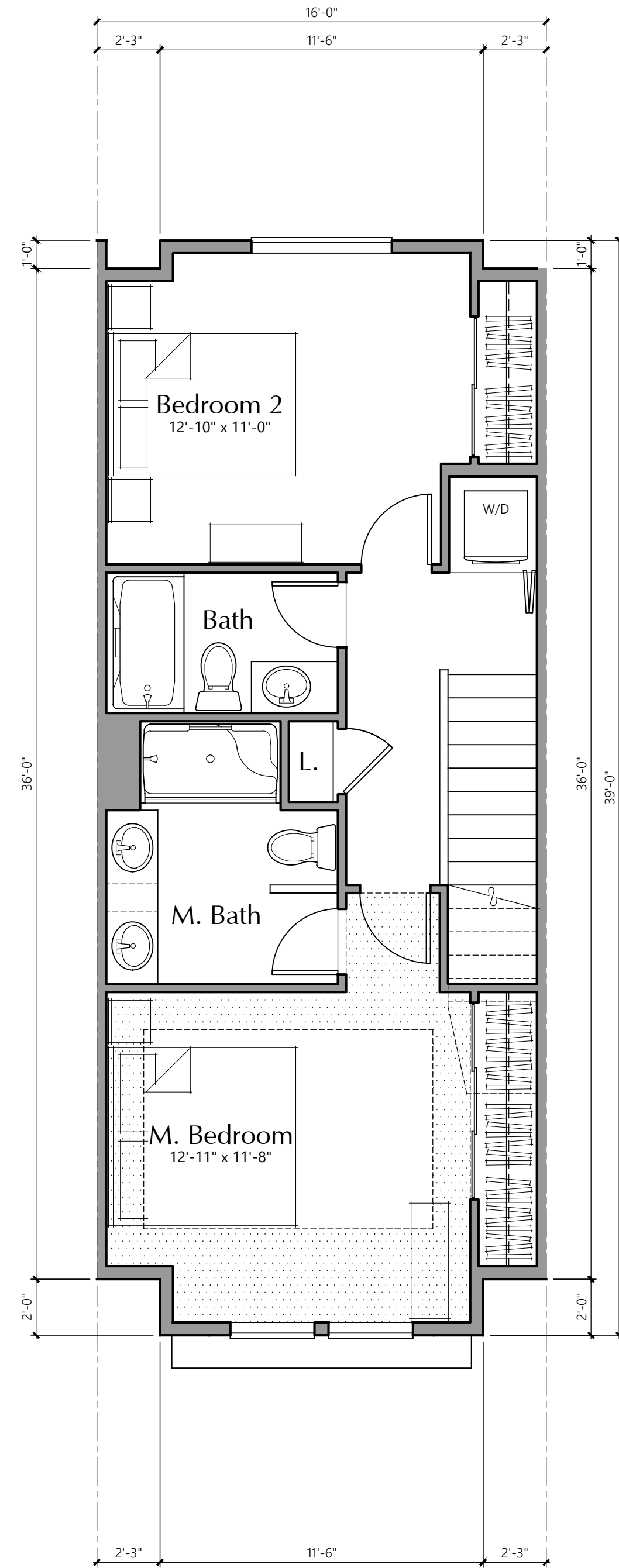
PLAN 2650D (L) SIDE ELEVATION
1/8" = 1'-0"



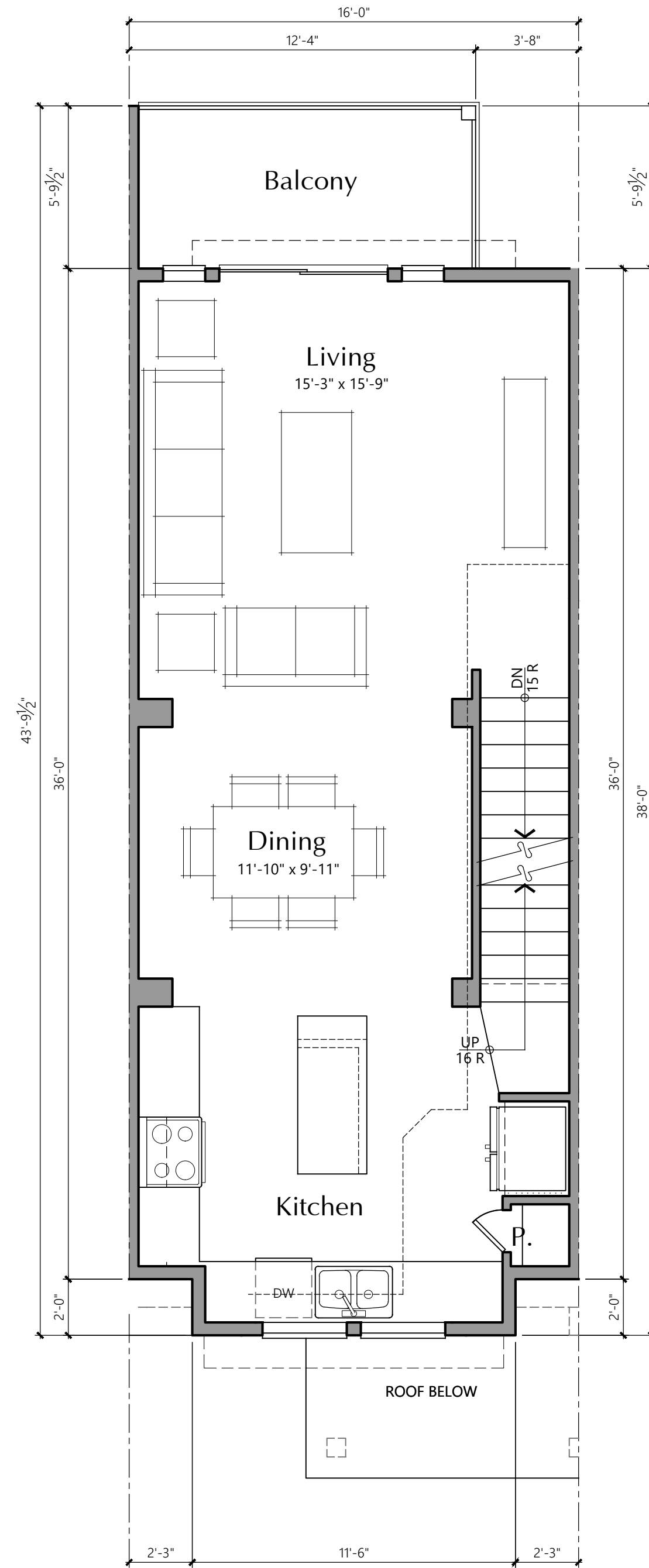
PLAN 2650D (L) REAR ELEVATION
1/8" = 1'-0"



PLAN 2650D (L) SIDE ELEVATION
1/8" = 1'-0"



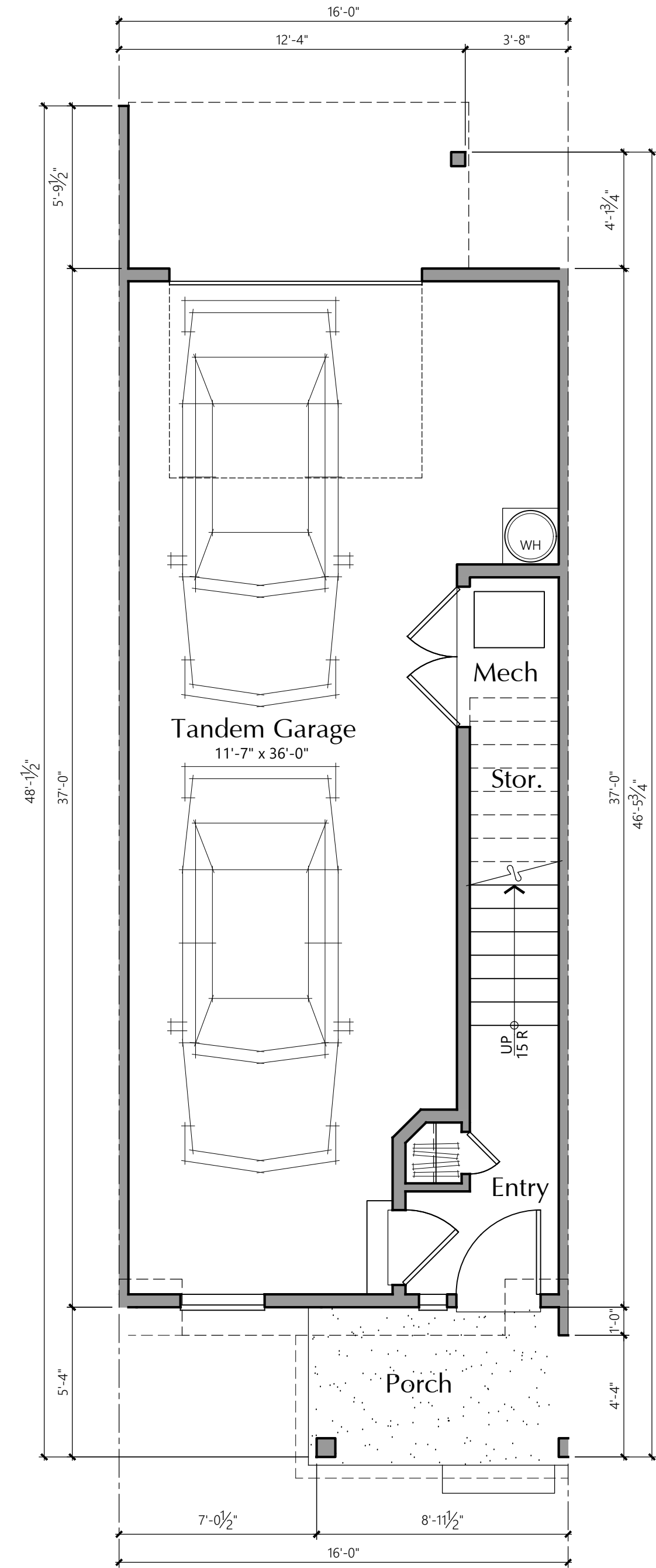
Unit E16A UPPER LEVEL PLAN
1/4" = 1'-0"



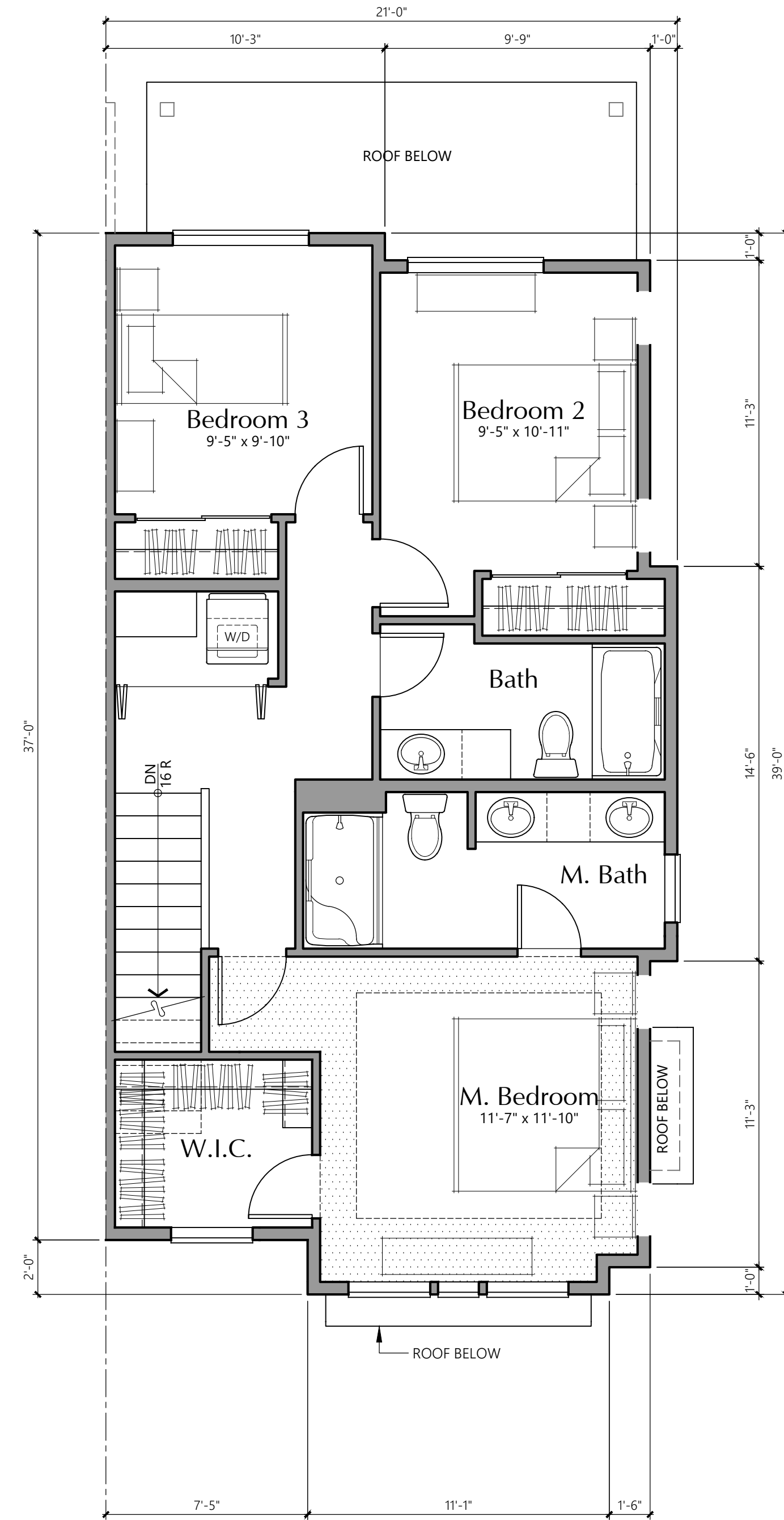
Unit E16A MIDDLE LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY	
Heated SF	
Inside Face*	
First Floor	64
Second Floor	583
Third Floor	593
Total SF	1240

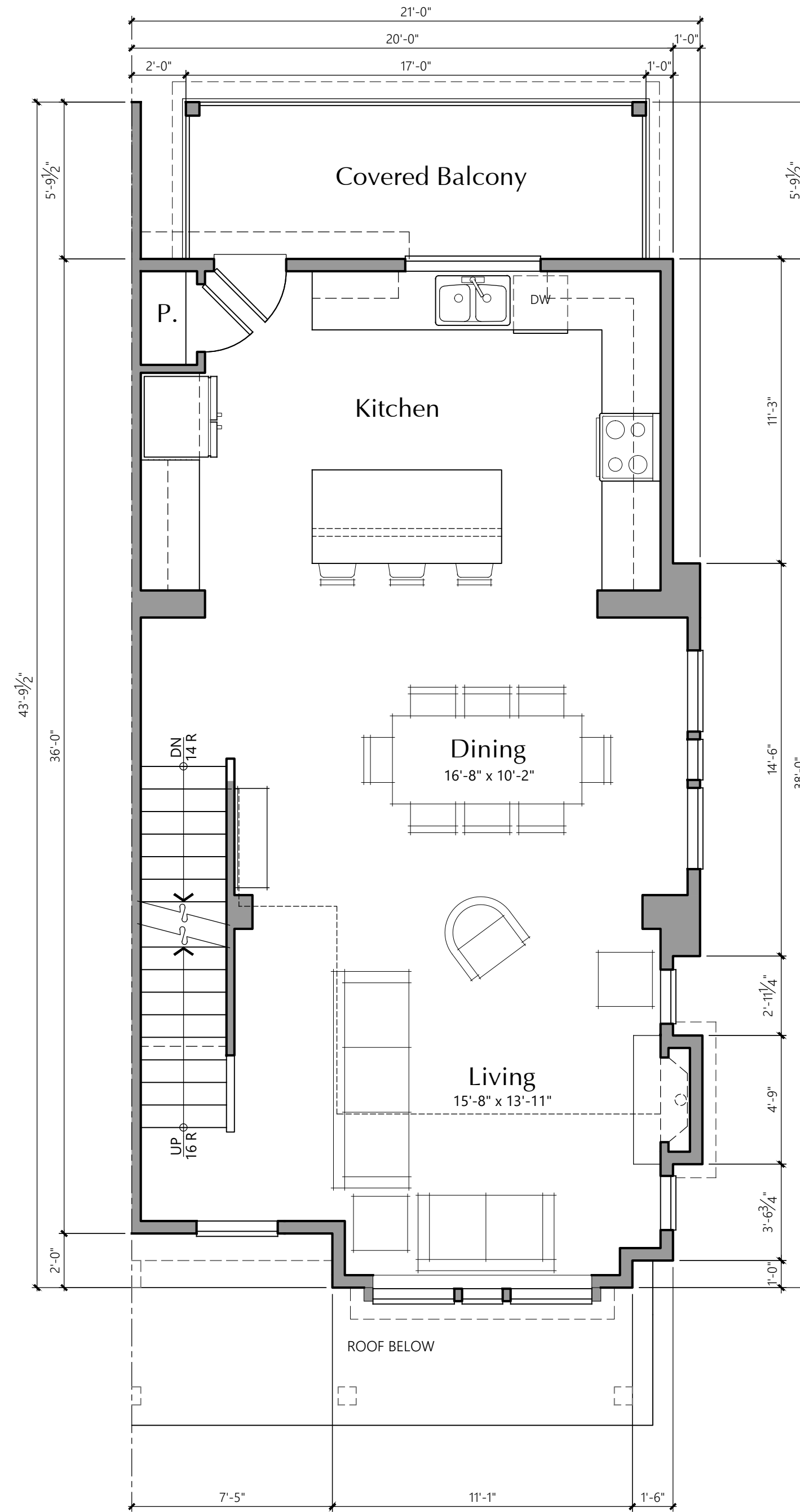
* Side of exterior walls to which area was measured



Unit E16A LOWER LEVEL PLAN
1/4" = 1'-0"



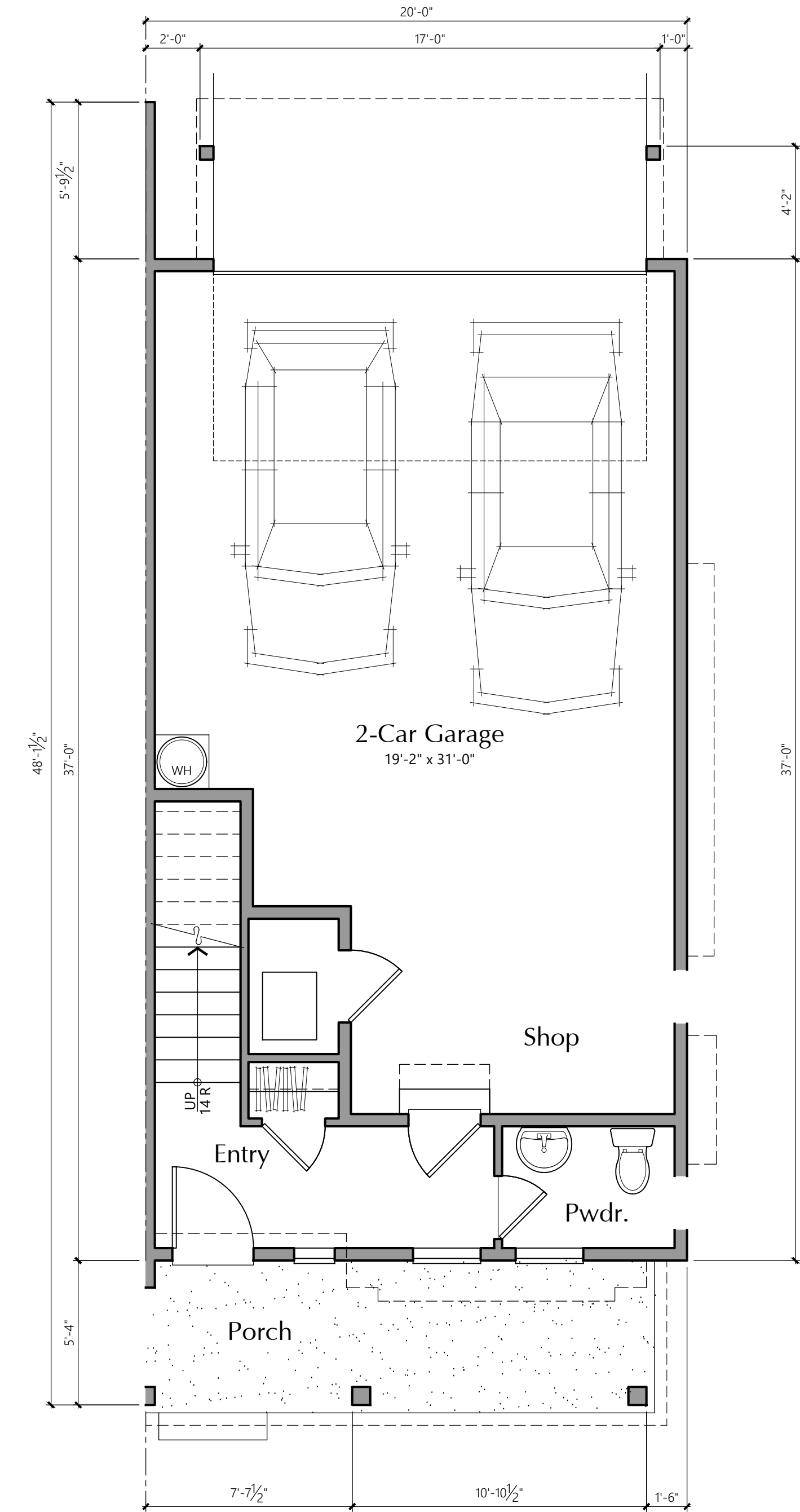
UNIT F22A UPPER LEVEL PLAN
1/4" = 1'-0" MODERN FARMHOUSE



Unit F22A MIDDLE LEVEL PLAN
1/4" = 1'-0" MODERN FARMHOUSE

	AREA SUMMARY	
	Heated SF	Inside Face*
First Floor	136	
Second Floor	725	
Third Floor	731	
Total SF	1592	

* Side of exterior walls to which area was measured



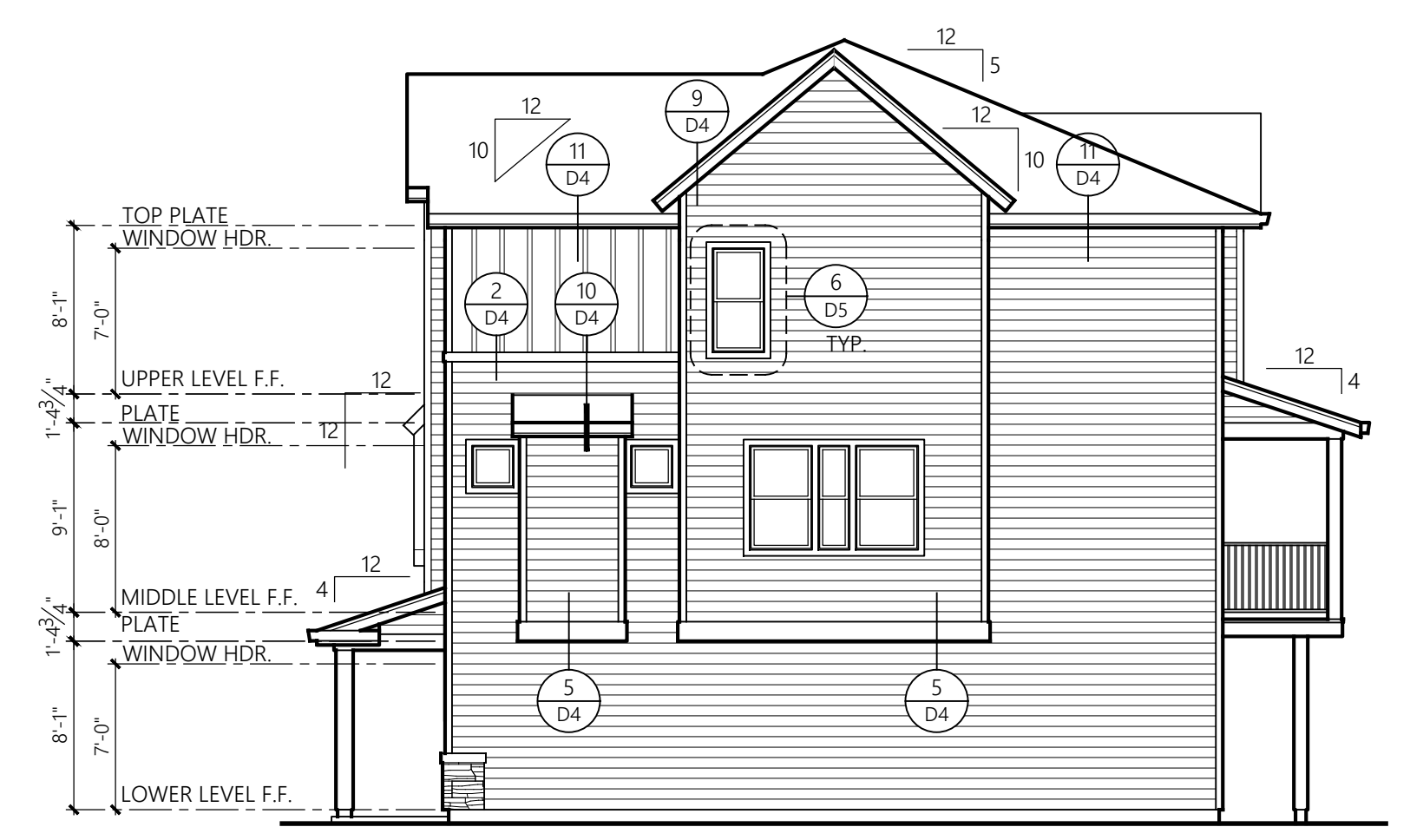
Unit F22A LOWER LEVEL PLAN
1/4" = 1'-0" MODERN FARMHOUSE



BUILDINGS 14, 15 & 22

3/16" = 1'-0"

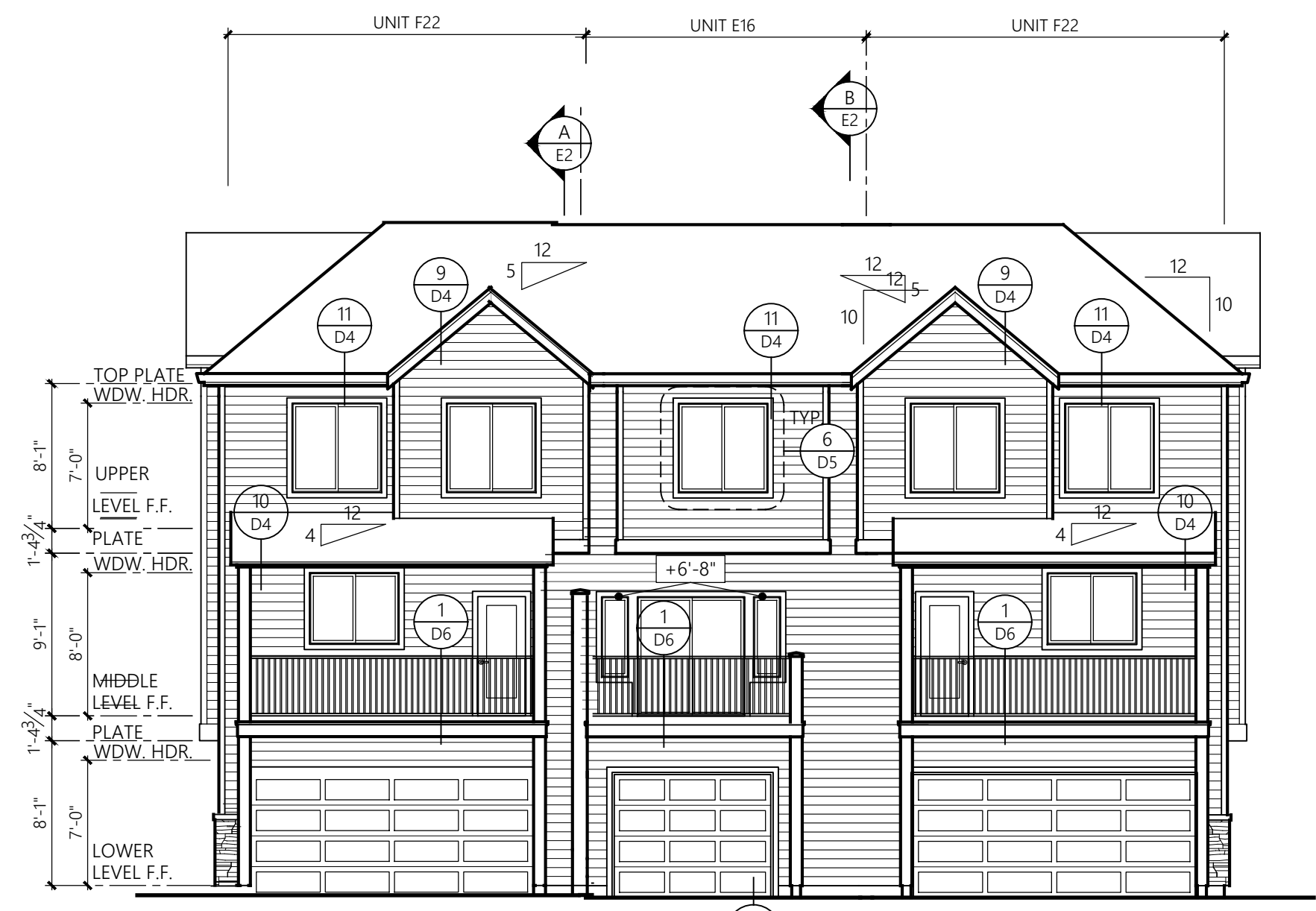
ENTRY ELEVATION
MODERN FARMHOUSE



BUILDINGS 14, 15 & 22

1/8" = 1'-0"

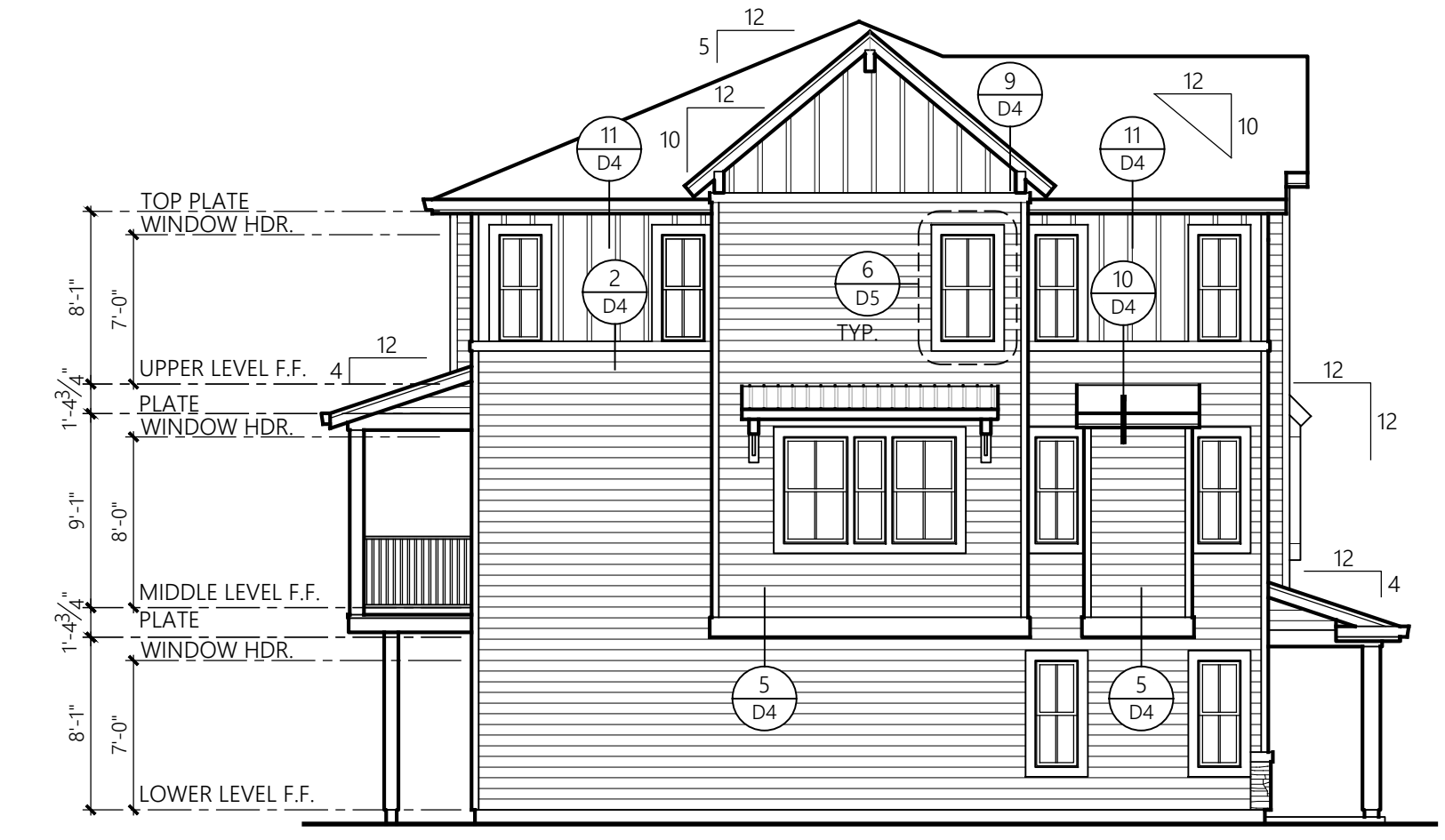
SIDE ELEVATION



BUILDINGS 14, 15 & 22

1/8" = 1'-0"

REAR ELEVATION



BUILDINGS 14, 15 & 22

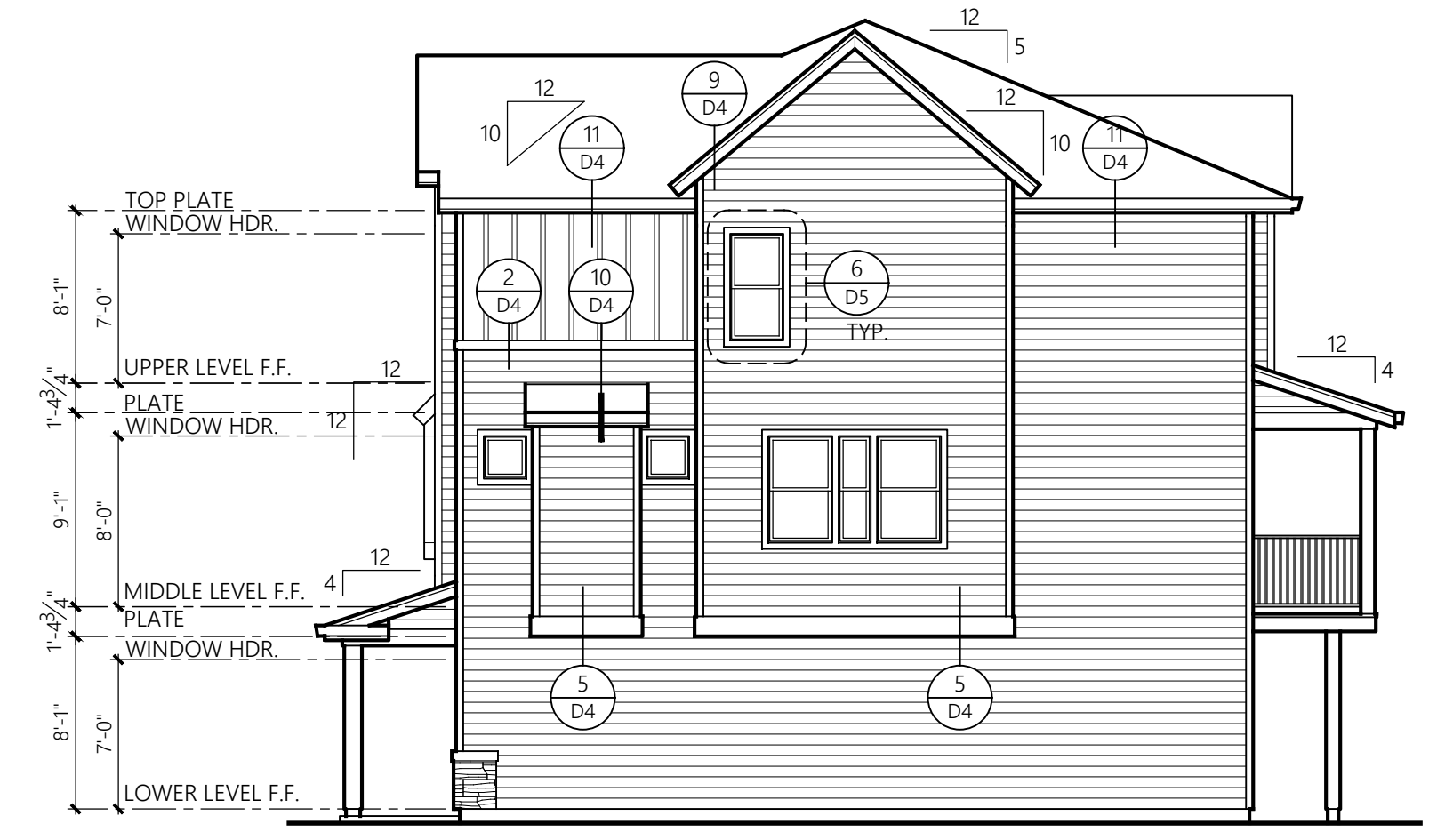
1/8" = 1'-0"

ENHANCED SIDE ELEVATION

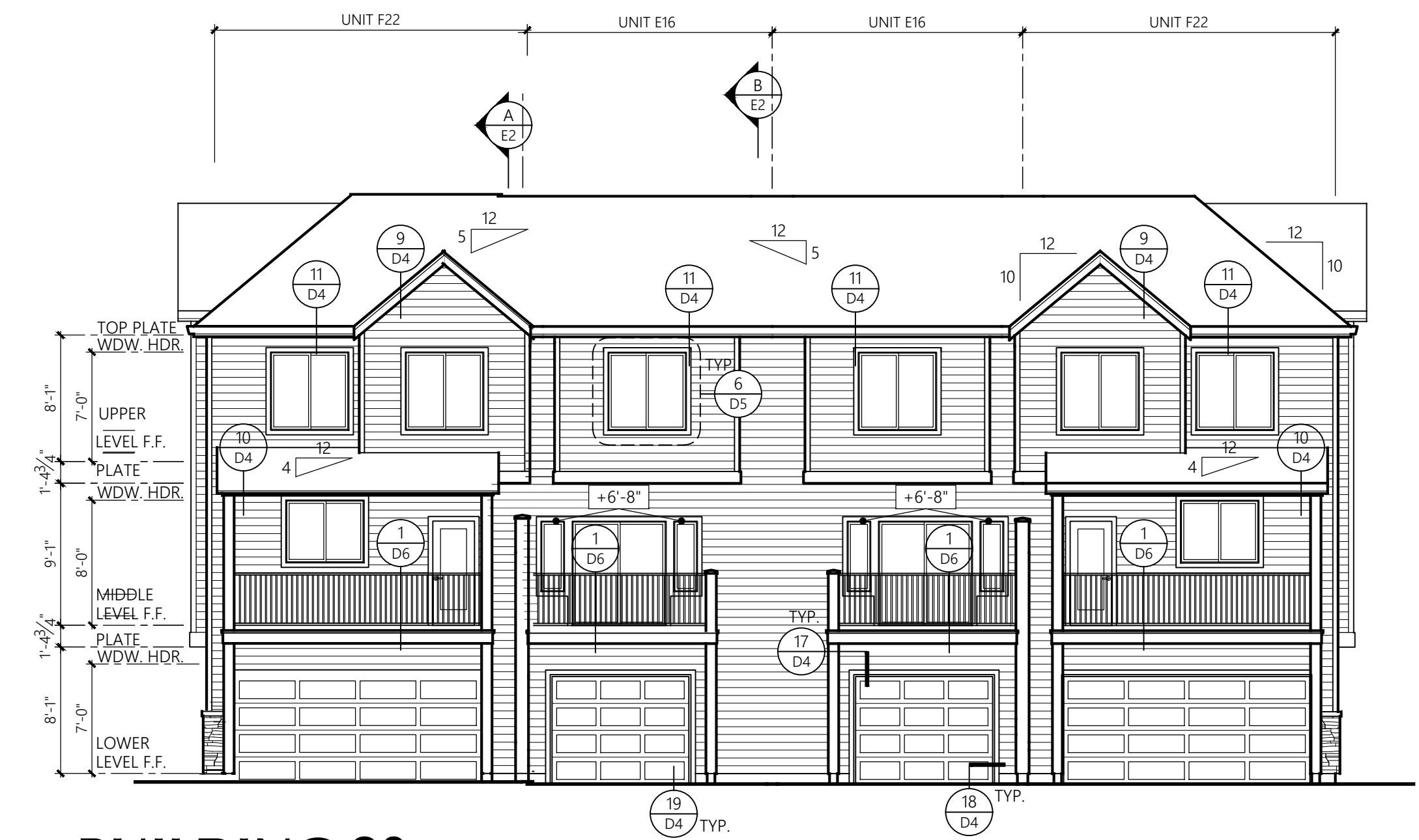


BUILDING 20
3/16" = 1'-0"

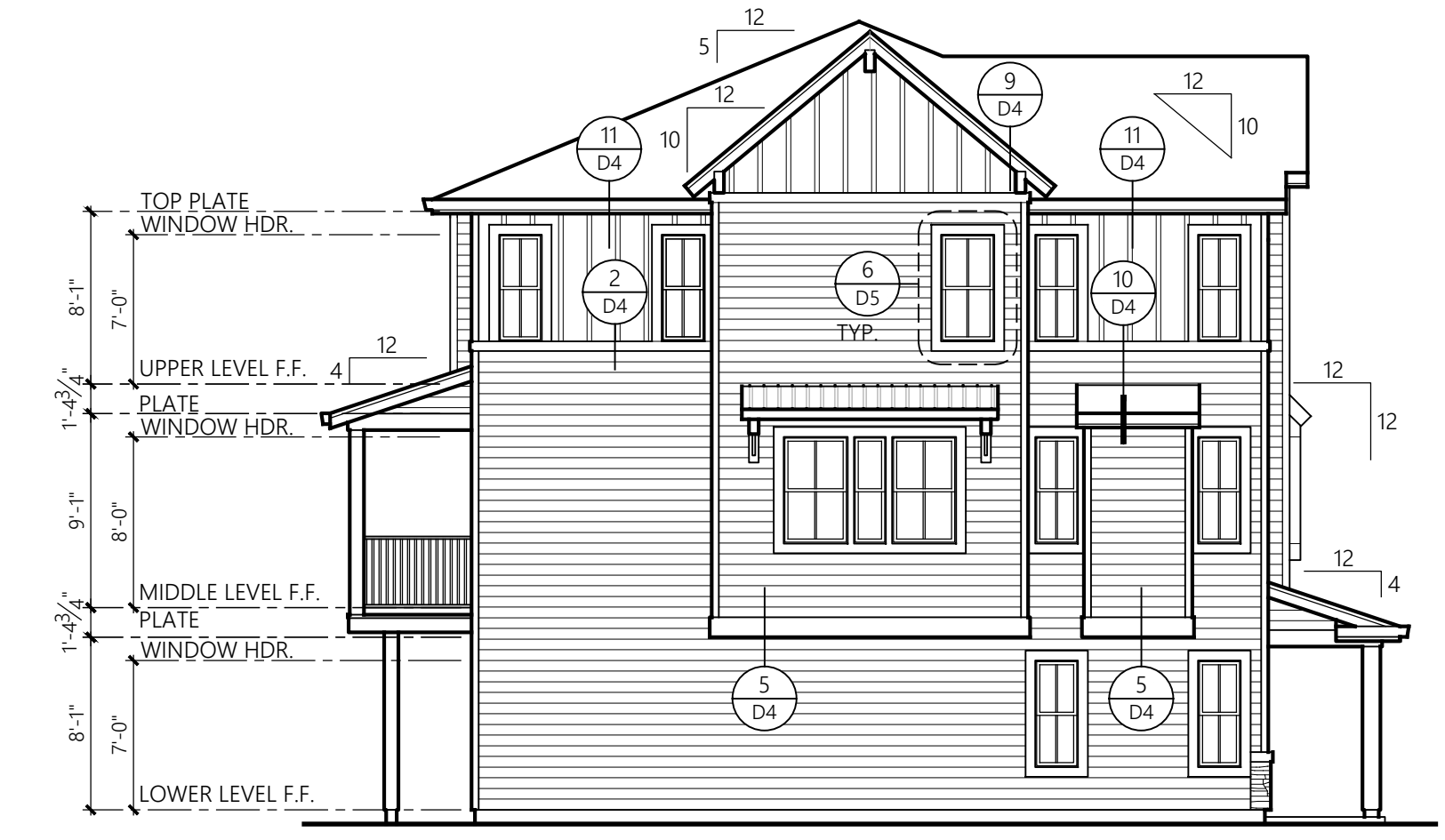
ENTRY ELEVATION
MODERN FARMHOUSE



BUILDING 20
1/8" = 1'-0" **SIDE ELEVATION**



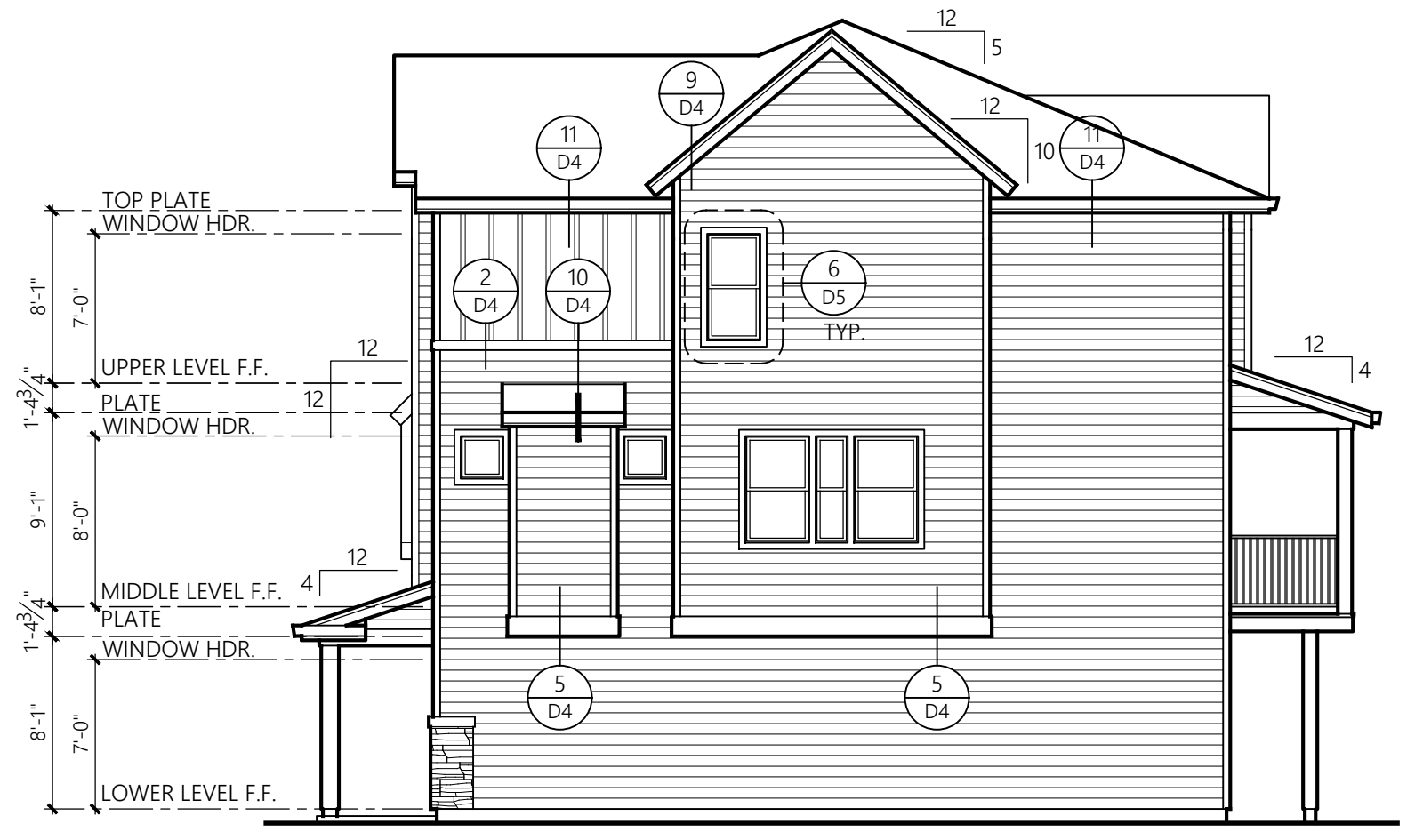
BUILDING 20
1/8" = 1'-0" **REAR ELEVATION**



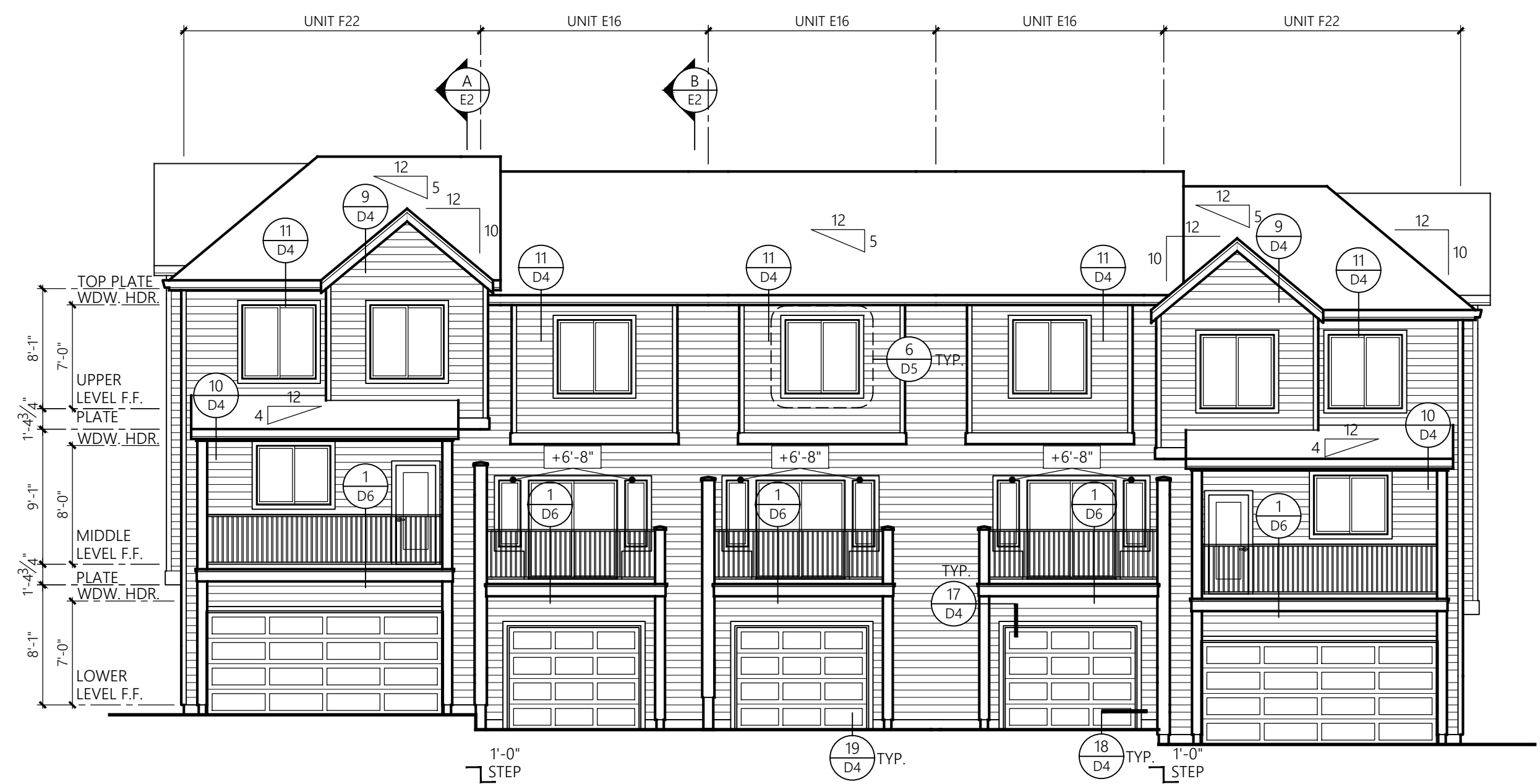
BUILDING 20
1/8" = 1'-0" **ENHANCED SIDE ELEVATION**



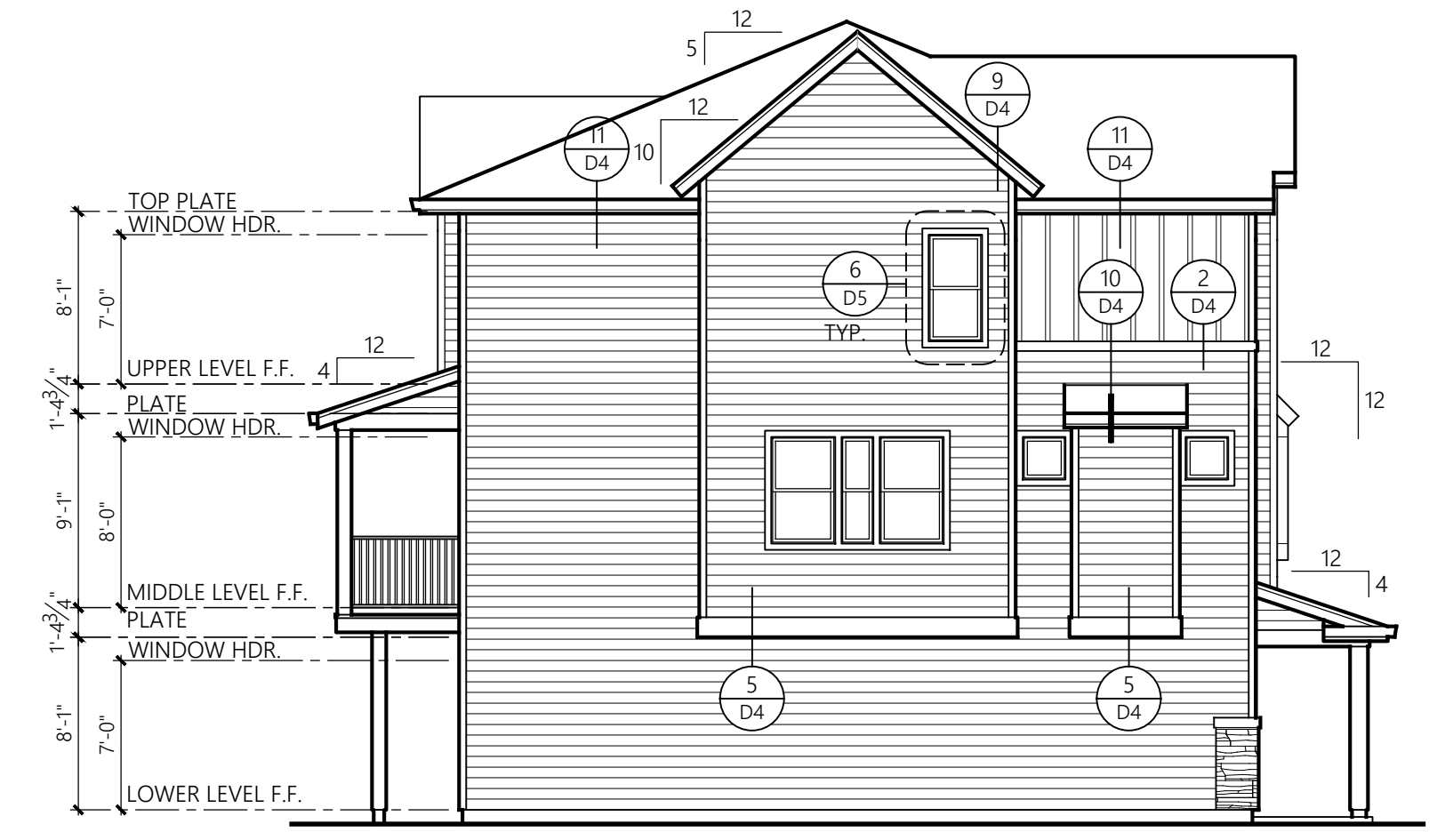
BUILDINGS 12 & 26 ENTRY ELEVATION
3/16" = 1'-0"
MODERN FARMHOUSE



BUILDINGS 12 & 26 SIDE ELEVATION
1/8" = 1'-0"



BUILDINGS 12 & 26 REAR ELEVATION
1/8" = 1'-0"

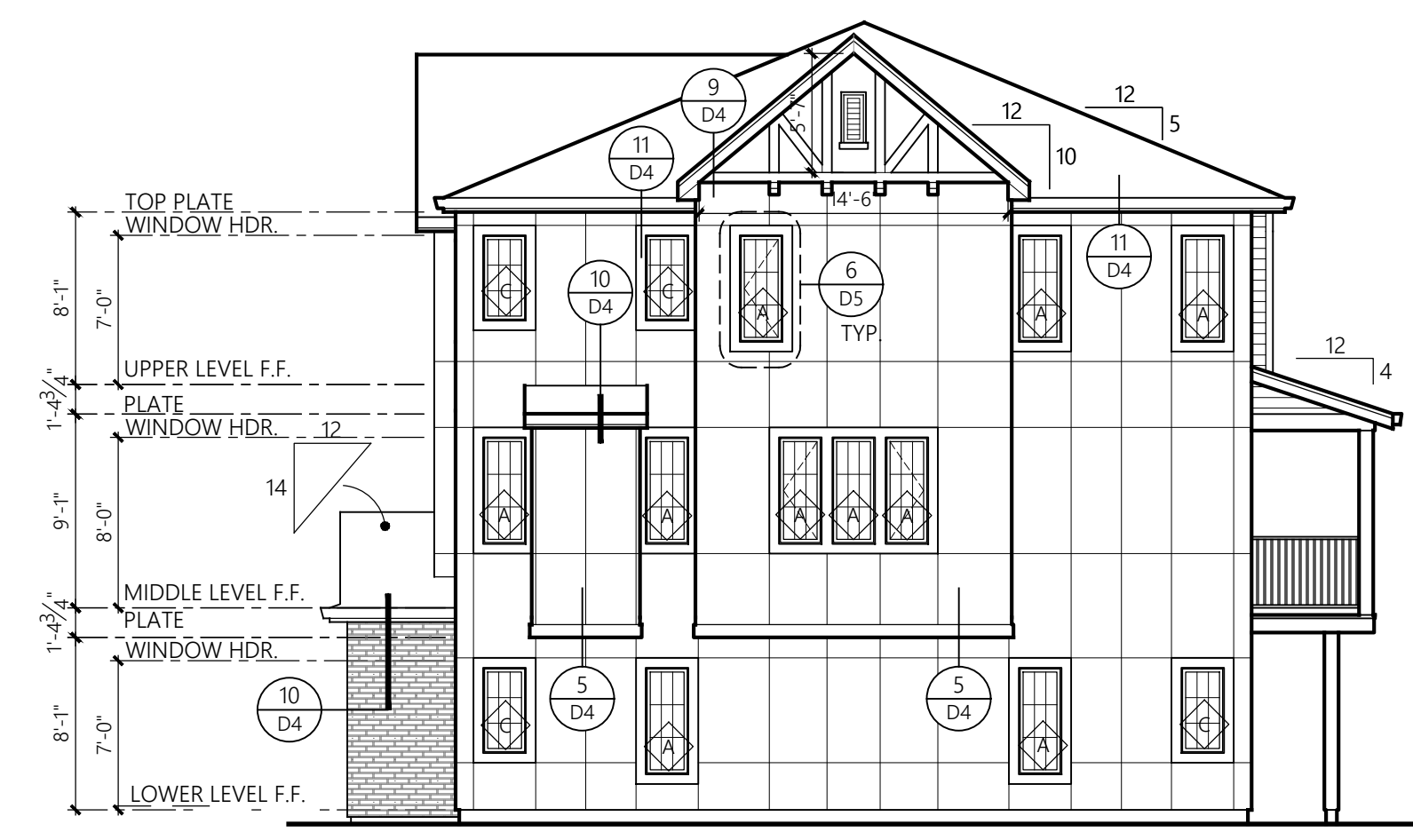


BUILDINGS 12 & 26 SIDE ELEVATION
1/8" = 1'-0"

PLAN VIEW 3-STORY 4-PEXCA_LOTS 121-125.DWG



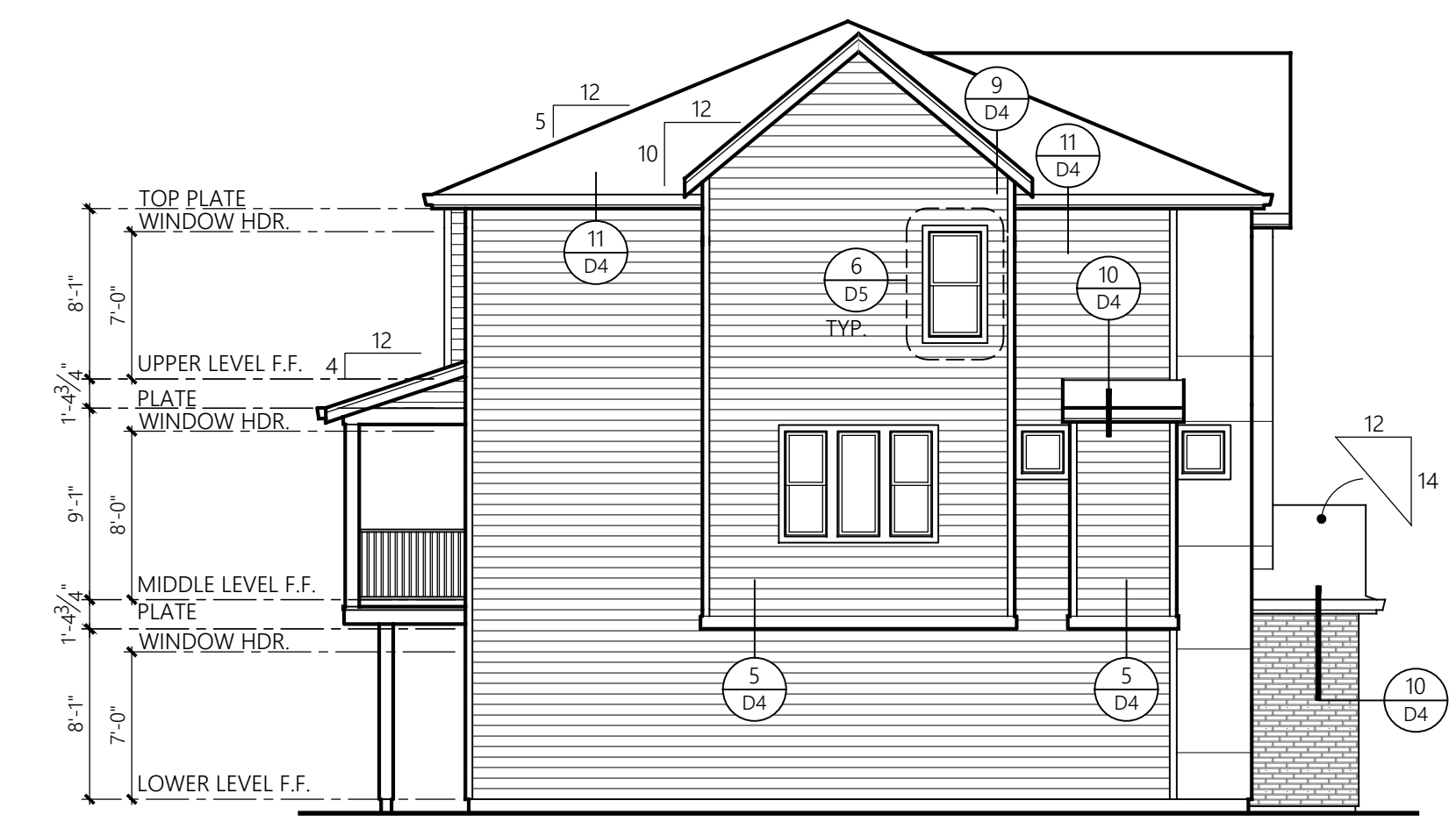
BUILDINGS 21 & 23 ENTRY ELEVATION
3/16" = 1'-0"
CONTEMPORARY TUDOR



BUILDINGS 21 & 23 ENHANCED SIDE ELEVATION
1/8" = 1'-0"



BUILDINGS 21 & 23 REAR ELEVATION
1/8" = 1'-0"

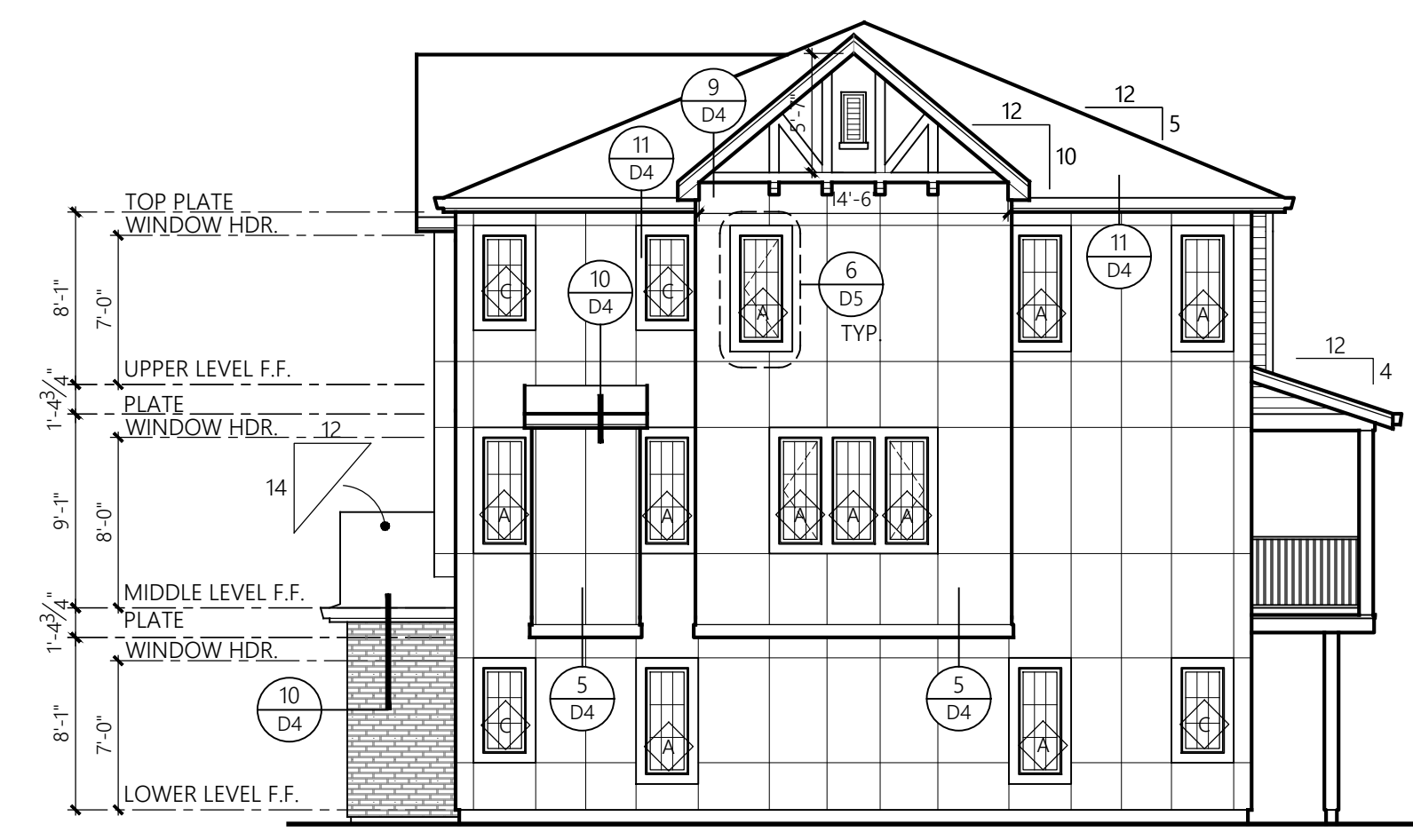


BUILDINGS 21 & 23 SIDE ELEVATION
1/8" = 1'-0"

PLAN VIEW 3-STORY 4-PEX-C-LOTS 130-133.096



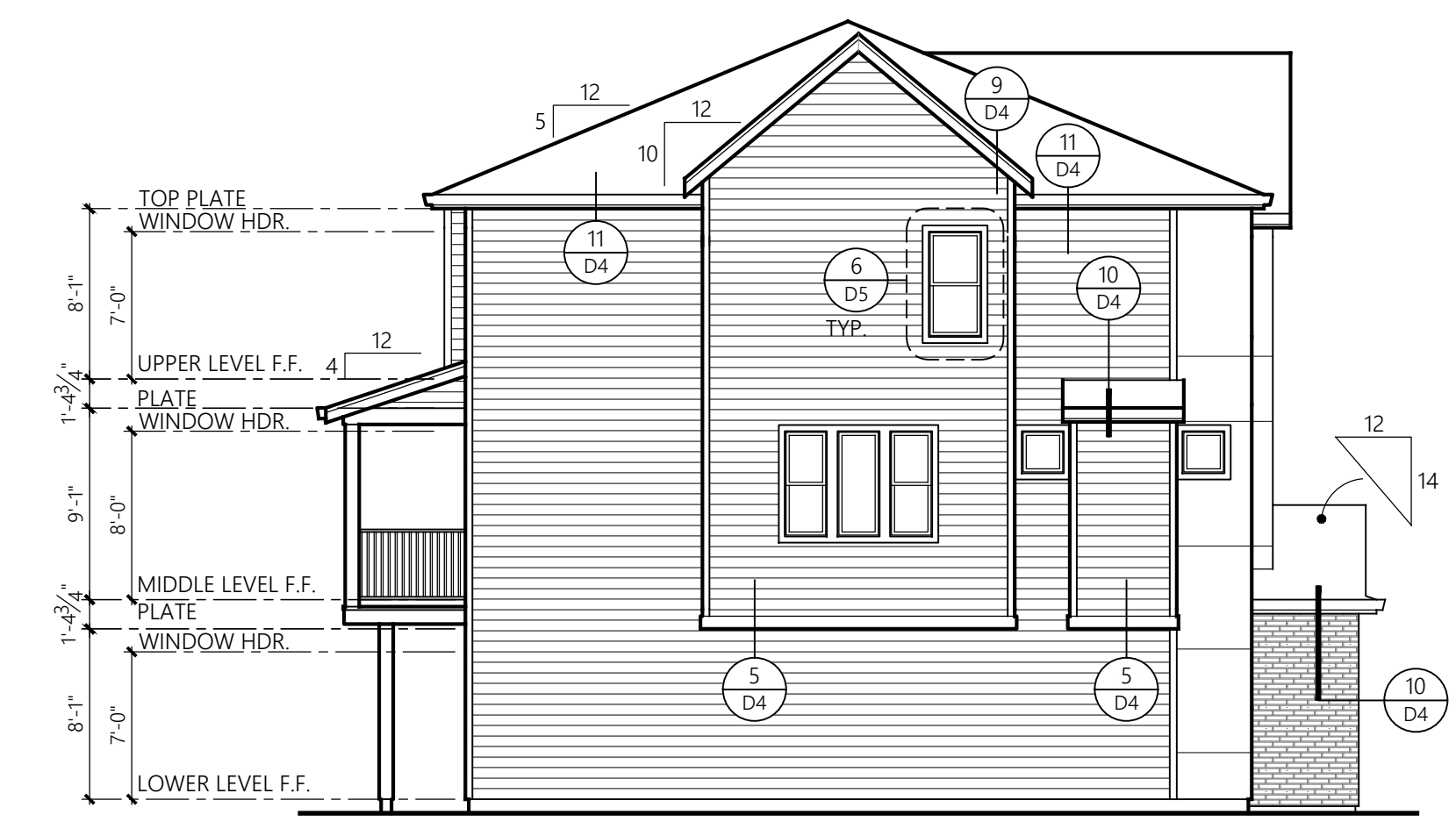
BUILDING 11
ENTRY ELEVATION
3/16" = 1'-0"
CONTEMPORARY TUDOR



BUILDING 11
ENHANCED SIDE ELEVATION
1/8" = 1'-0"



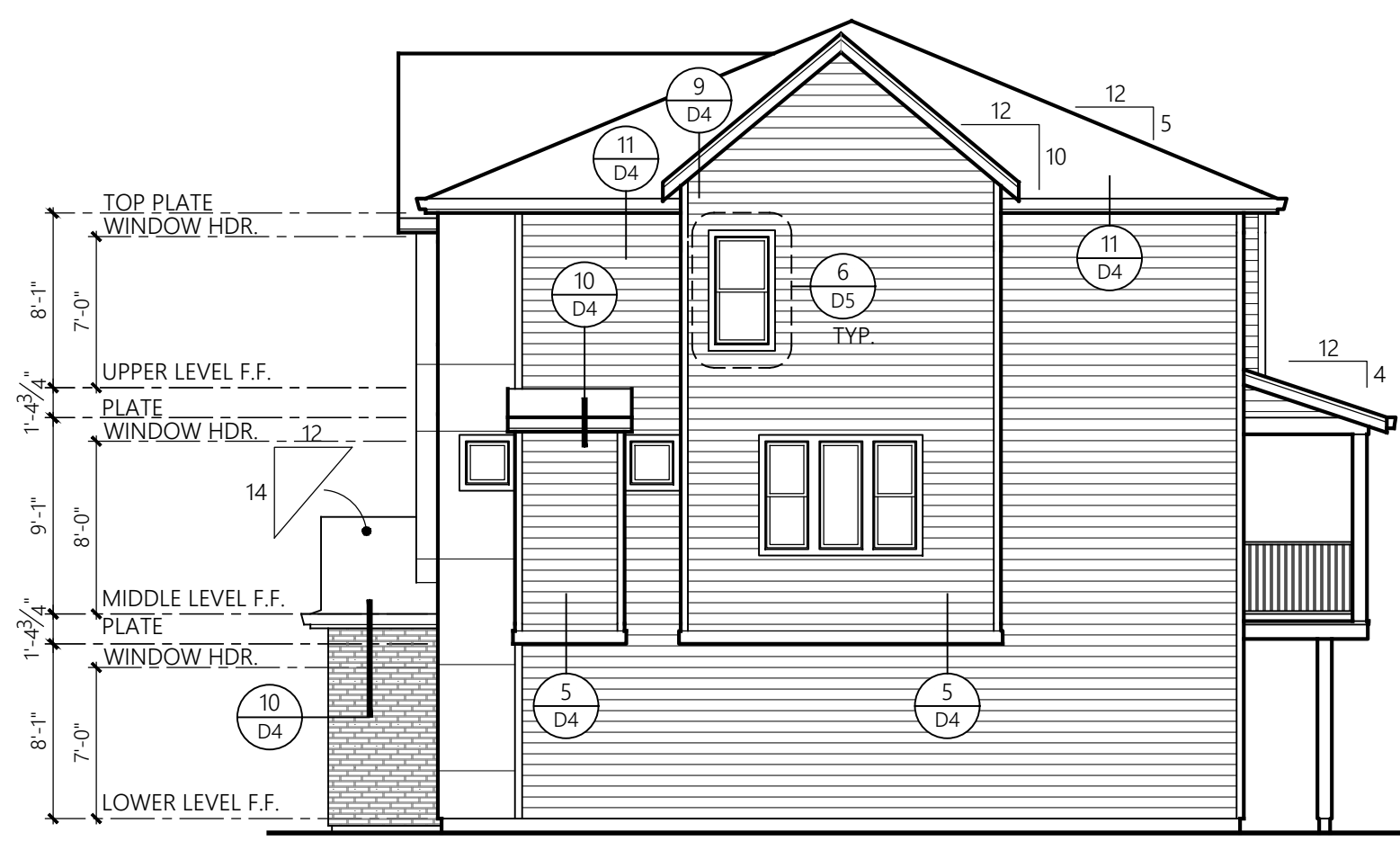
BUILDING 11
REAR ELEVATION
1/8" = 1'-0"



BUILDING 11
SIDE ELEVATION
1/8" = 1'-0"



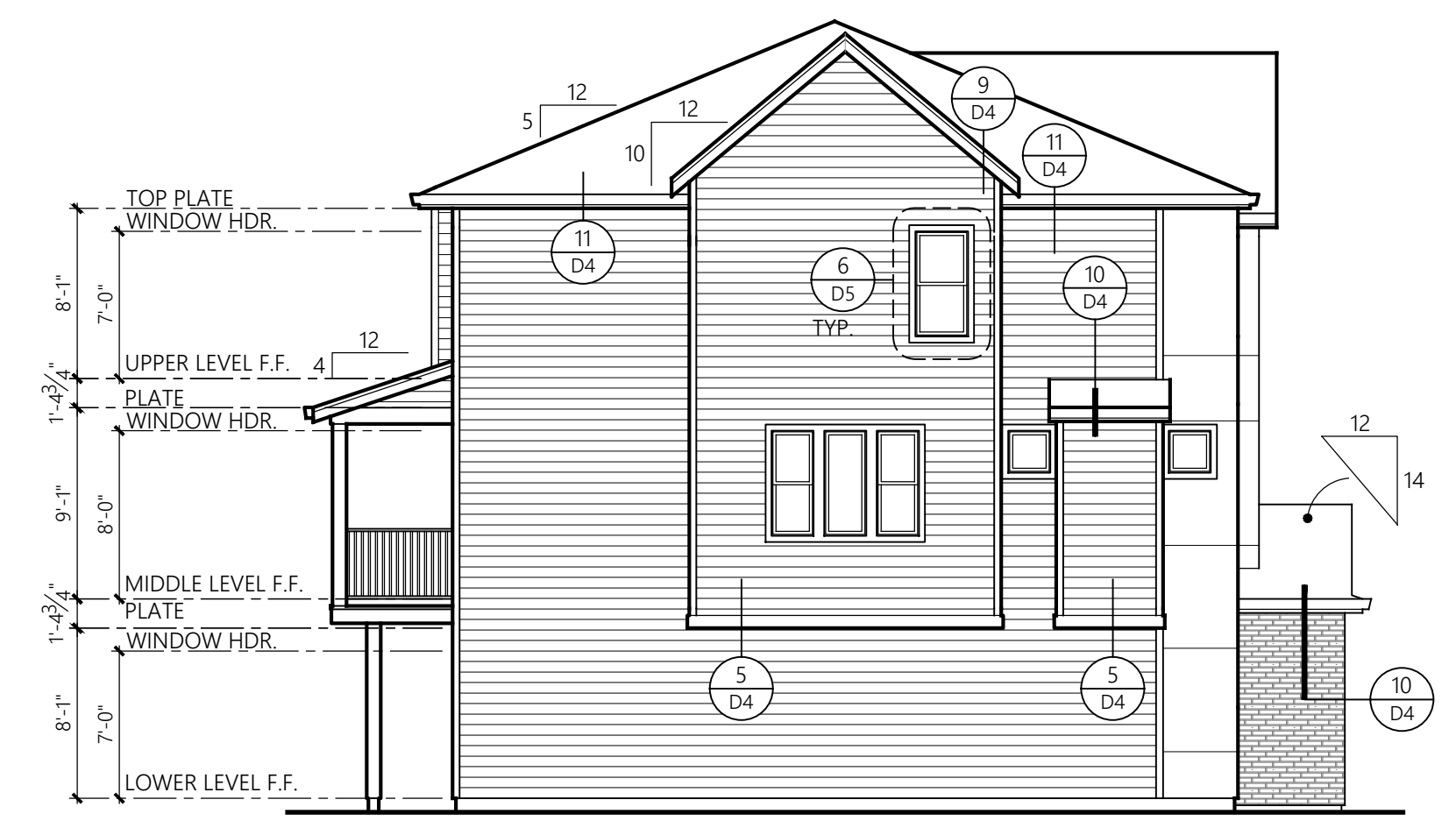
BUILDING 27
3/16" = 1'-0"
ENTRY ELEVATION
CONTEMPORARY TUDOR



BUILDING 27 SIDE ELEVATION
1/8" = 1'-0"



BUILDING 27
1/8" = 1'-0"
REAR ELEVATION



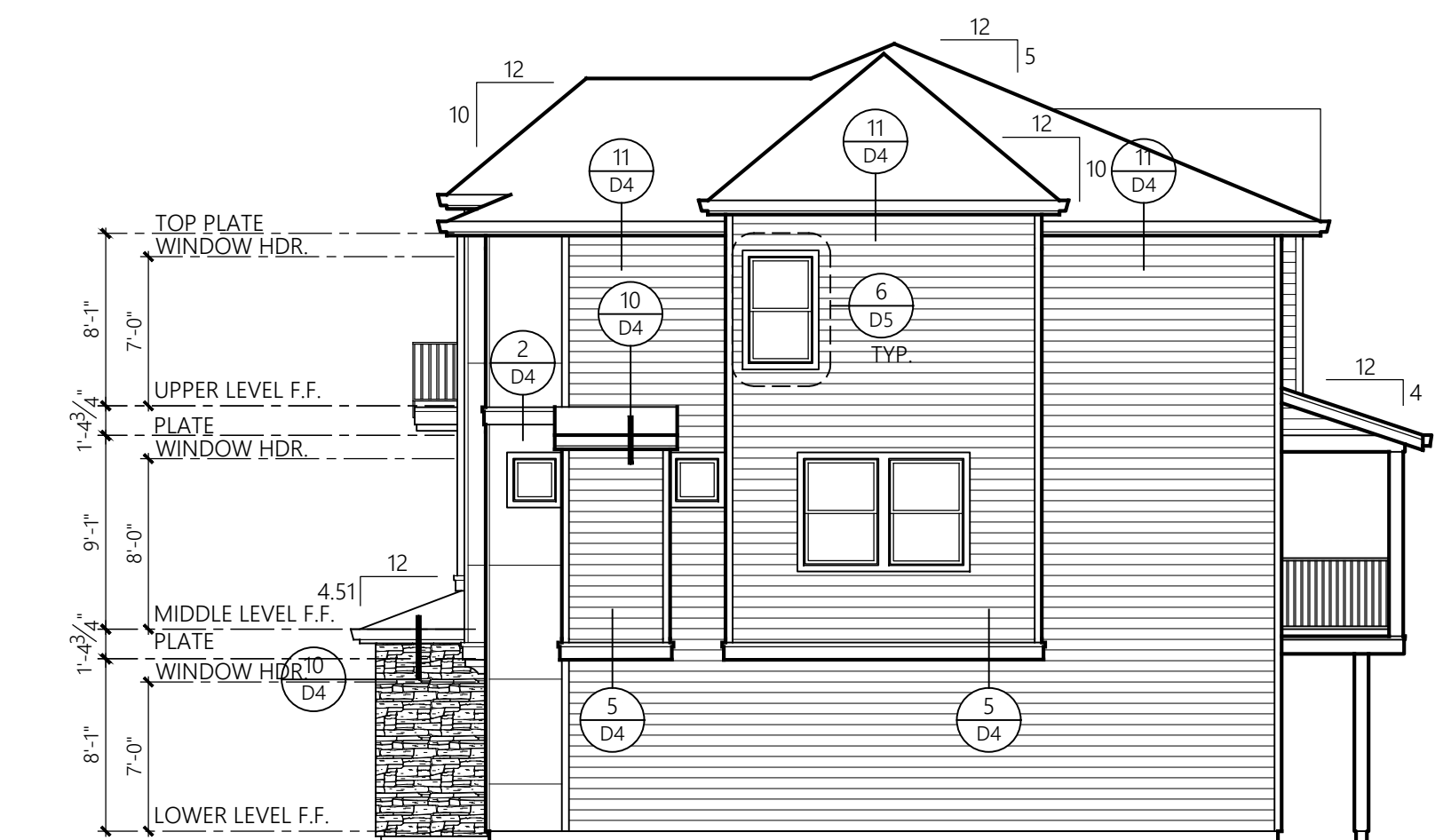
BUILDING 27
1/8" = 1'-0"
SIDE ELEVATION



BUILDINGS 15 & 24

3/16" = 1'-0"

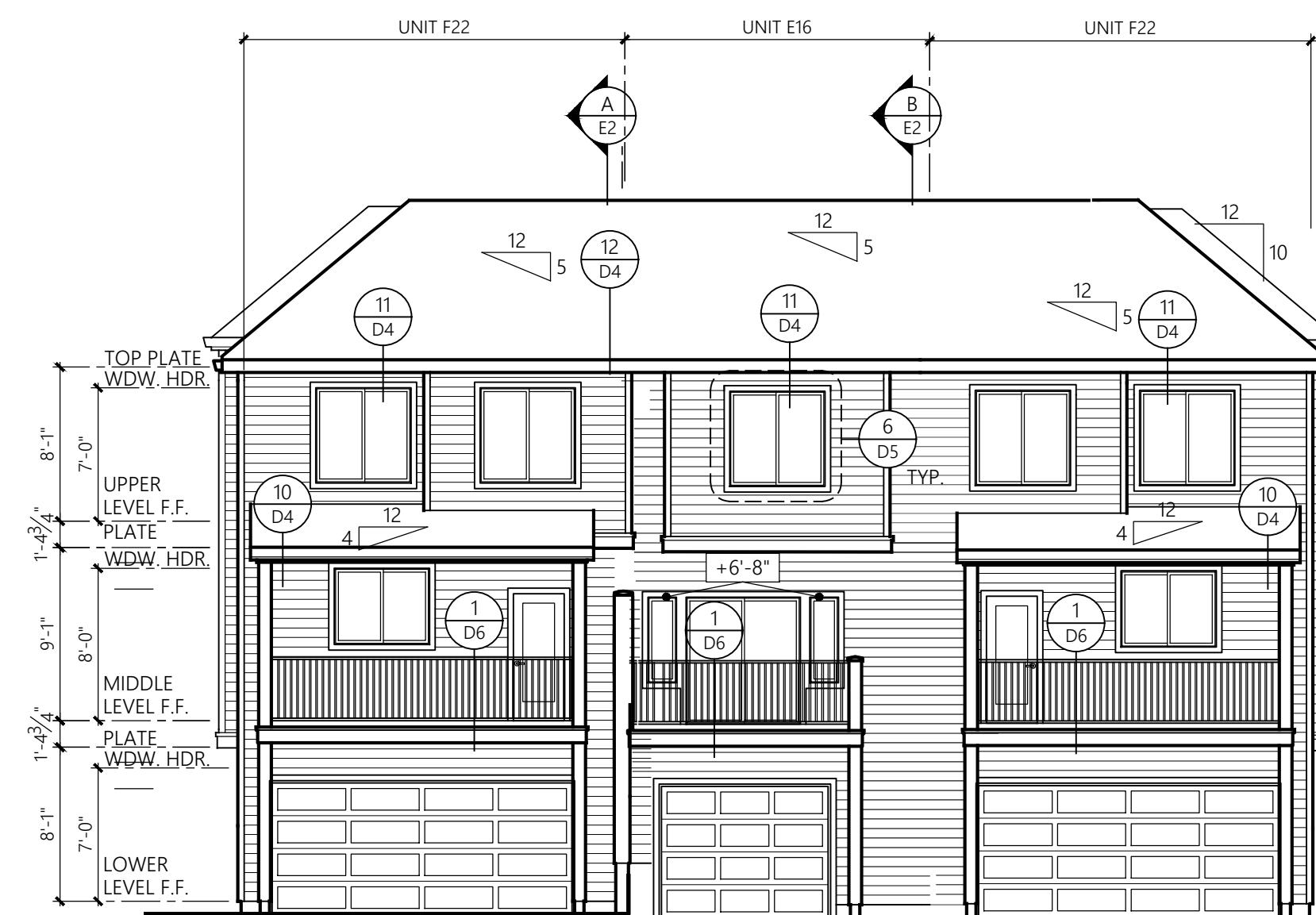
ENTRY ELEVATION
CONTEMPORARY FRENCH



BUILDINGS 15 & 24

1/8" = 1'-0"

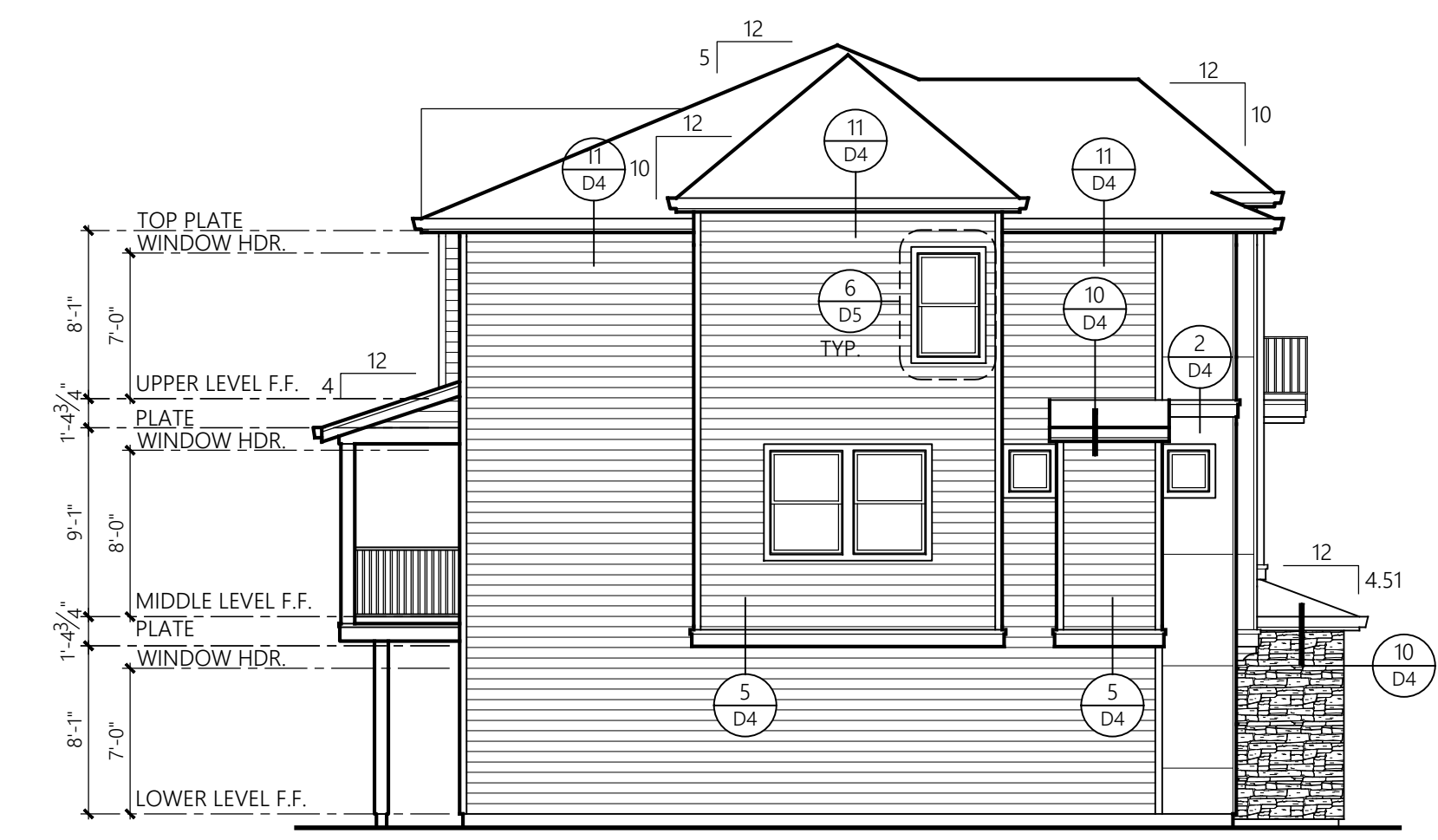
SIDE ELEVATION



BUILDINGS 15 & 24

1/8" = 1'-0"

REAR ELEVATION



BUILDINGS 15 & 24

1/8" = 1'-0"

SIDE ELEVATION

Buildings 15 & 24
Contemporary French
Exterior Elevations

Panzer Mixed Use

Beaverton, Oregon

New Home Company

Revisions
No. Date Description

Initial Publish Date: 01-26-23

Date Plotted: 11-23-23

Job No.: Drawn By:

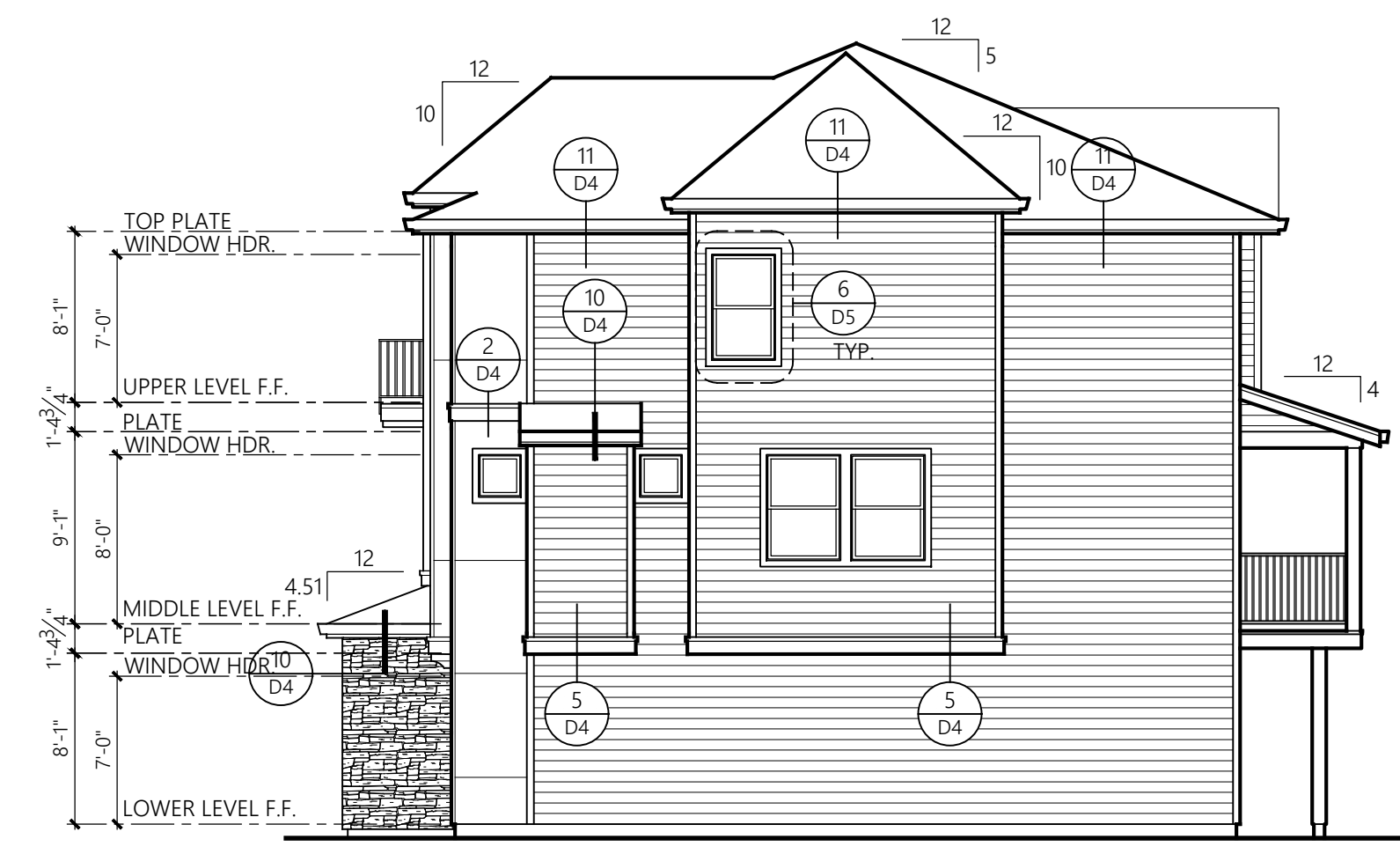
Sheet No.:

A025



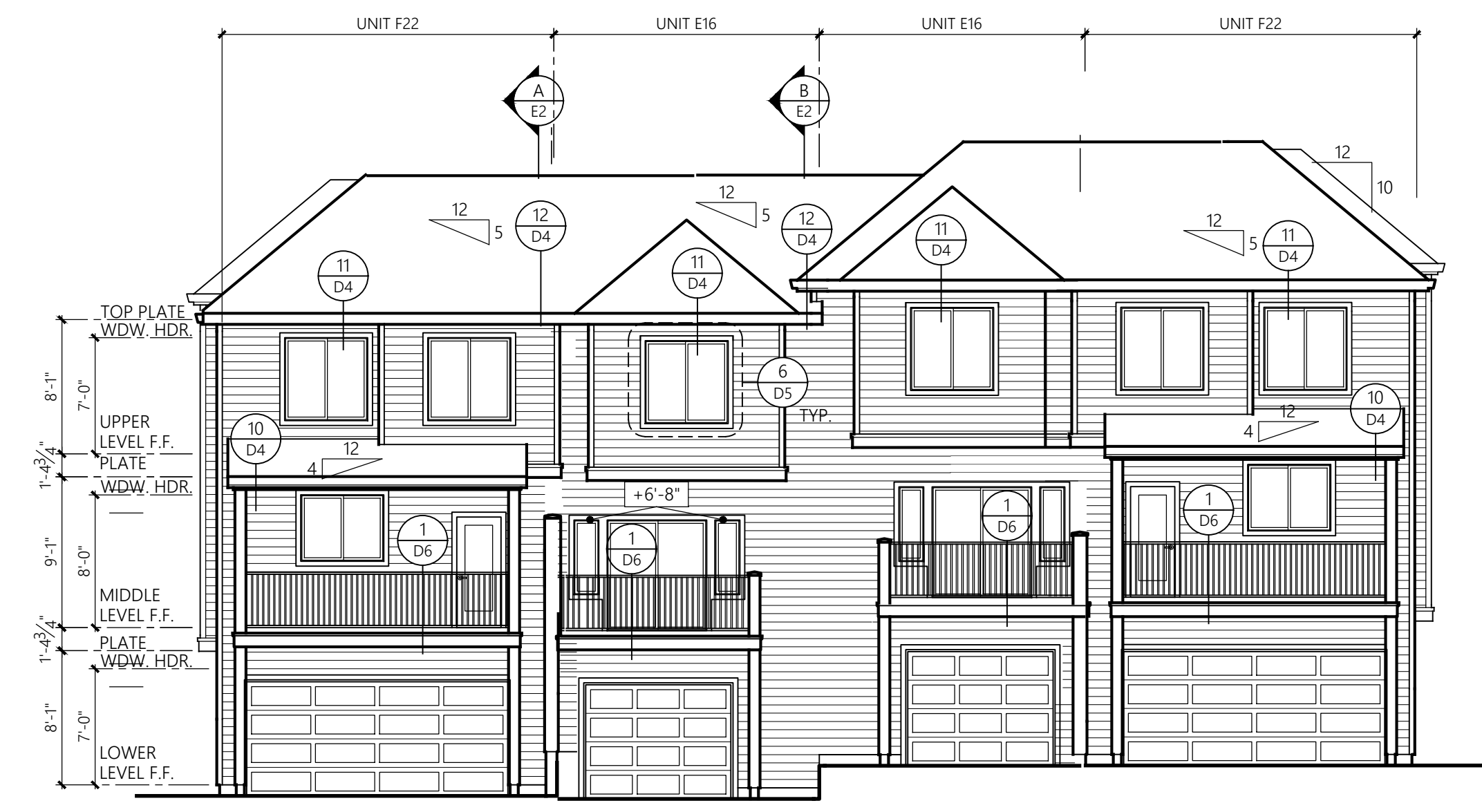
BUILDINGS 19 & 25
3/16" = 1'-0"

ENTRY ELEVATION
CONTEMPORARY FRENCH



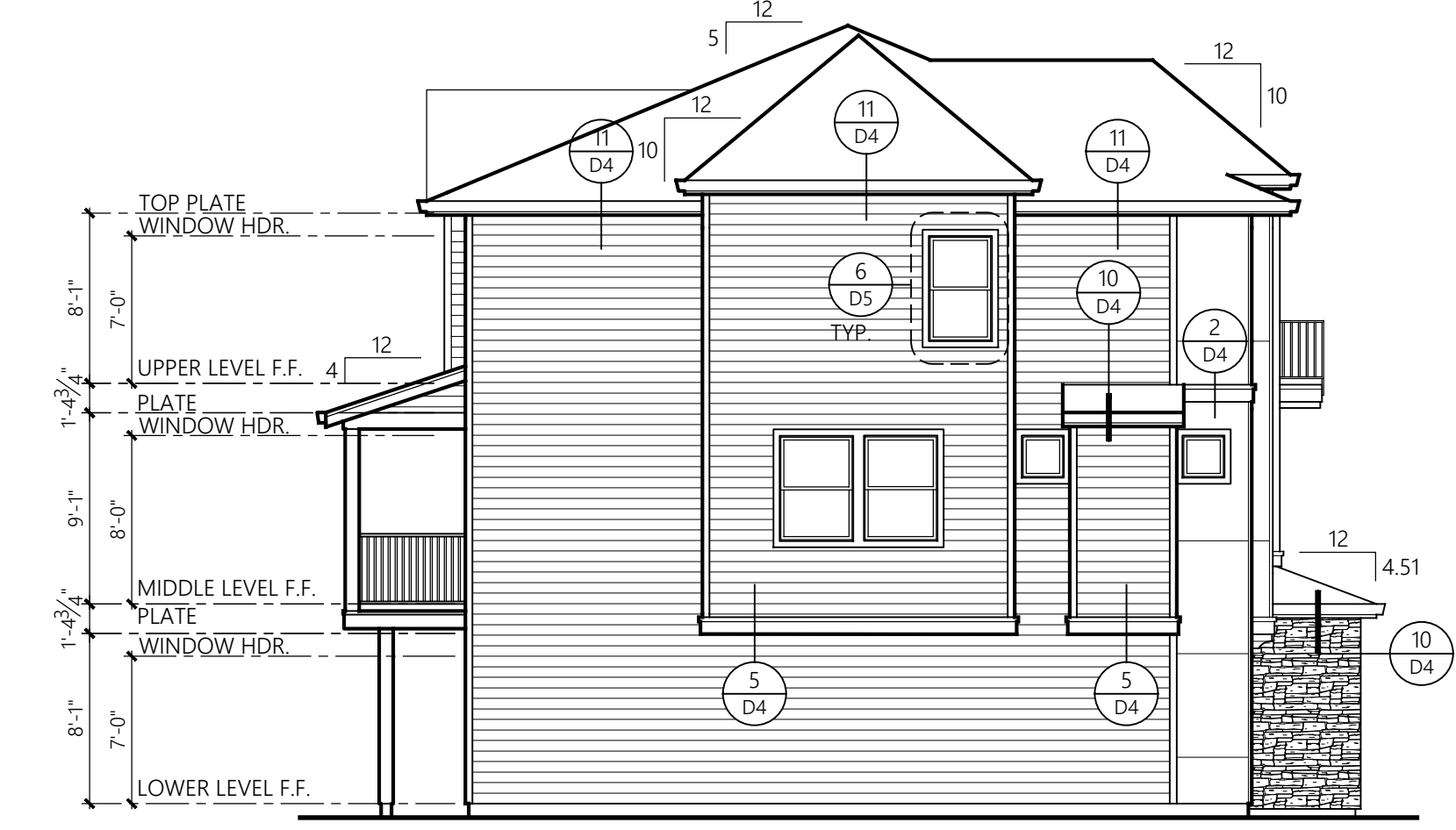
BUILDINGS 19 & 25
1/8" = 1'-0"

SIDE ELEVATION



BUILDINGS 19 & 25
1/8" = 1'-0"

REAR ELEVATION



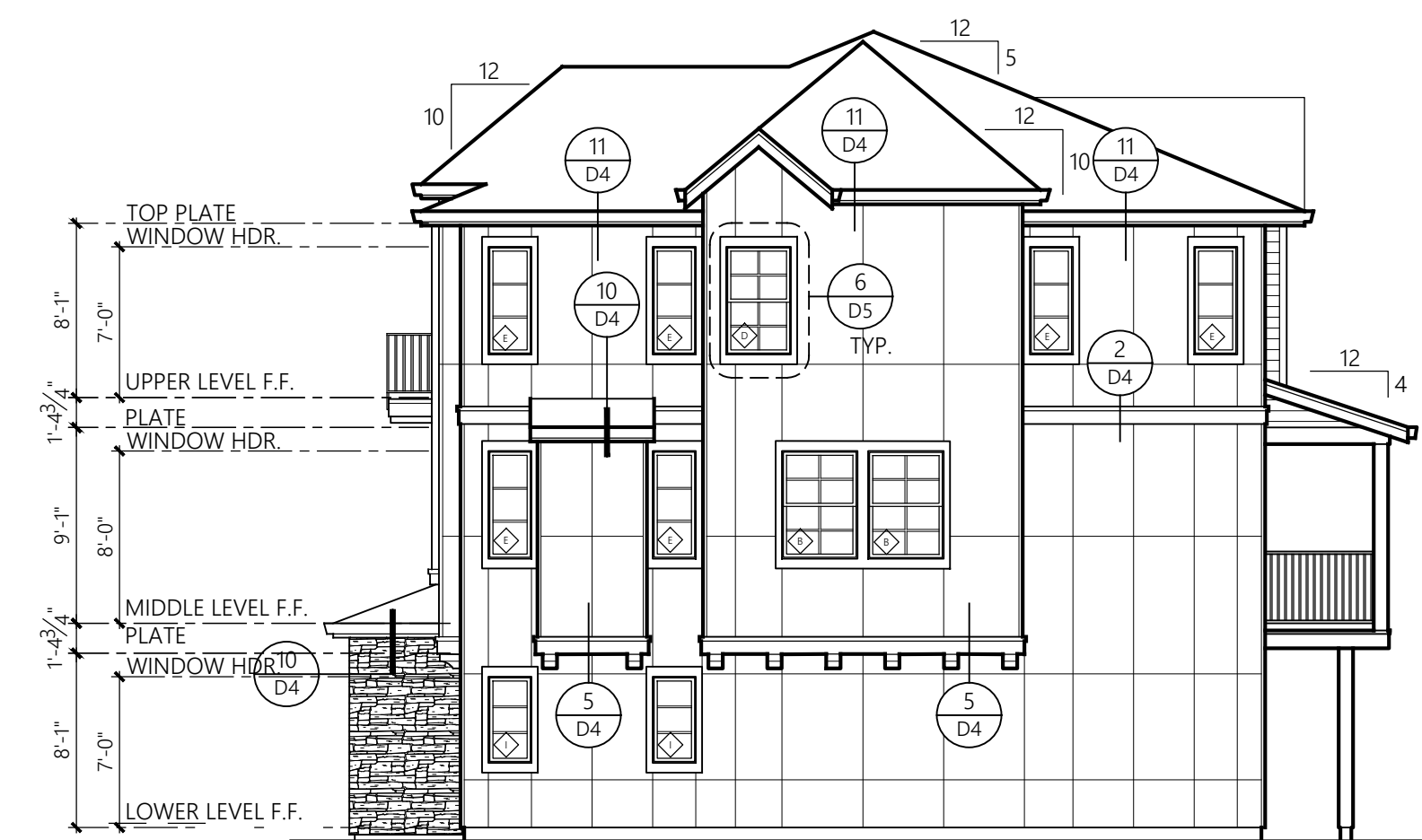
BUILDINGS 19 & 25
1/8" = 1'-0"

SIDE ELEVATION



BUILDINGS 13 & 18 ENTRY ELEVATION
3/16" = 1'-0"

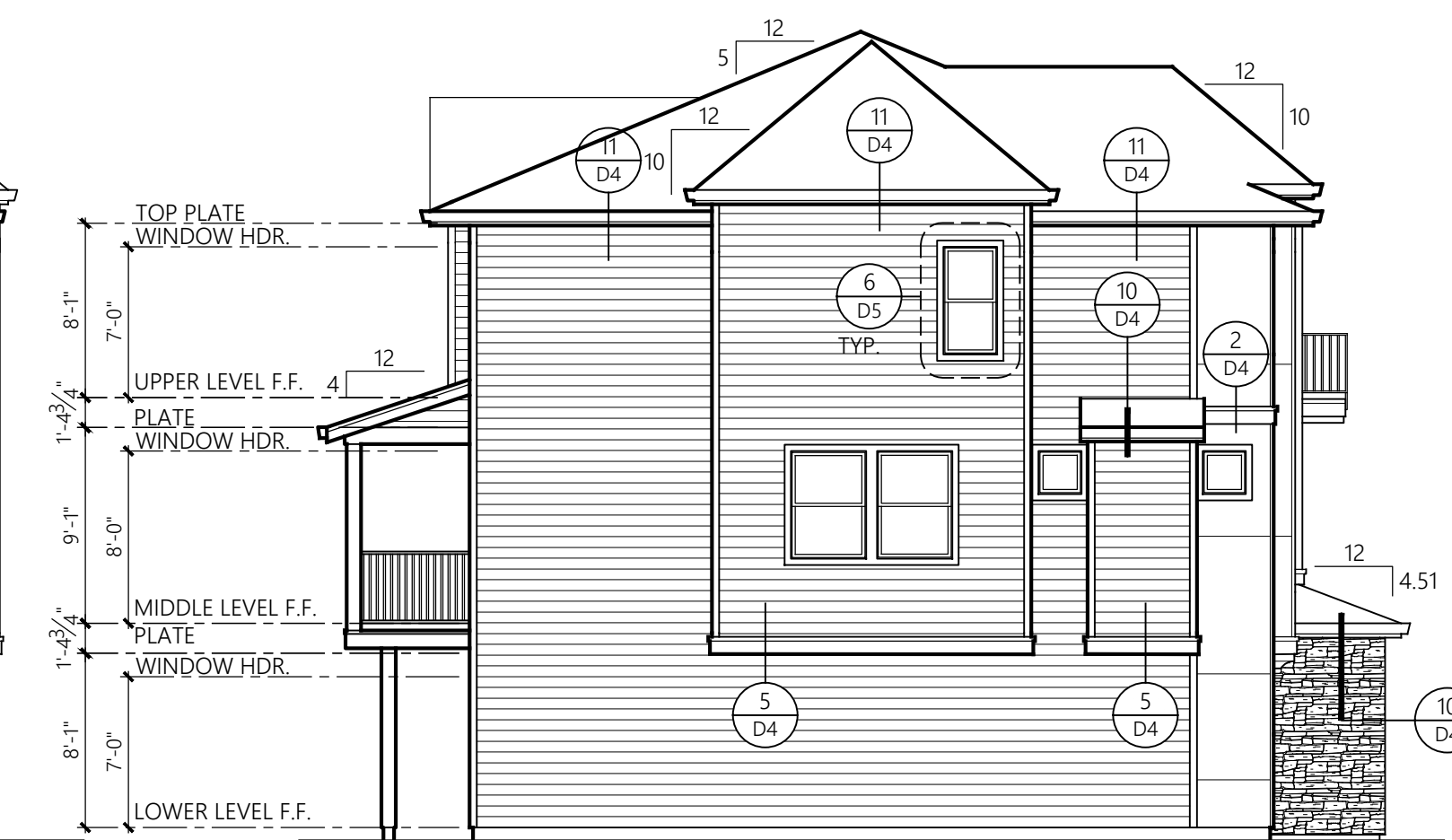
ENTRY ELEVATION
CONTEMPORARY FRENCH



BUILDINGS 13 & 18 ENHANCED SIDE ELEVATION
1/8" = 1'-0"



BUILDINGS 13 & 18 REAR ELEVATION
1/8" = 1'-0"



BUILDINGS 13 & 18 SIDE ELEVATION
1/8" = 1'-0"

Buildings 13 & 18
Contemporary French
Exterior Elevations

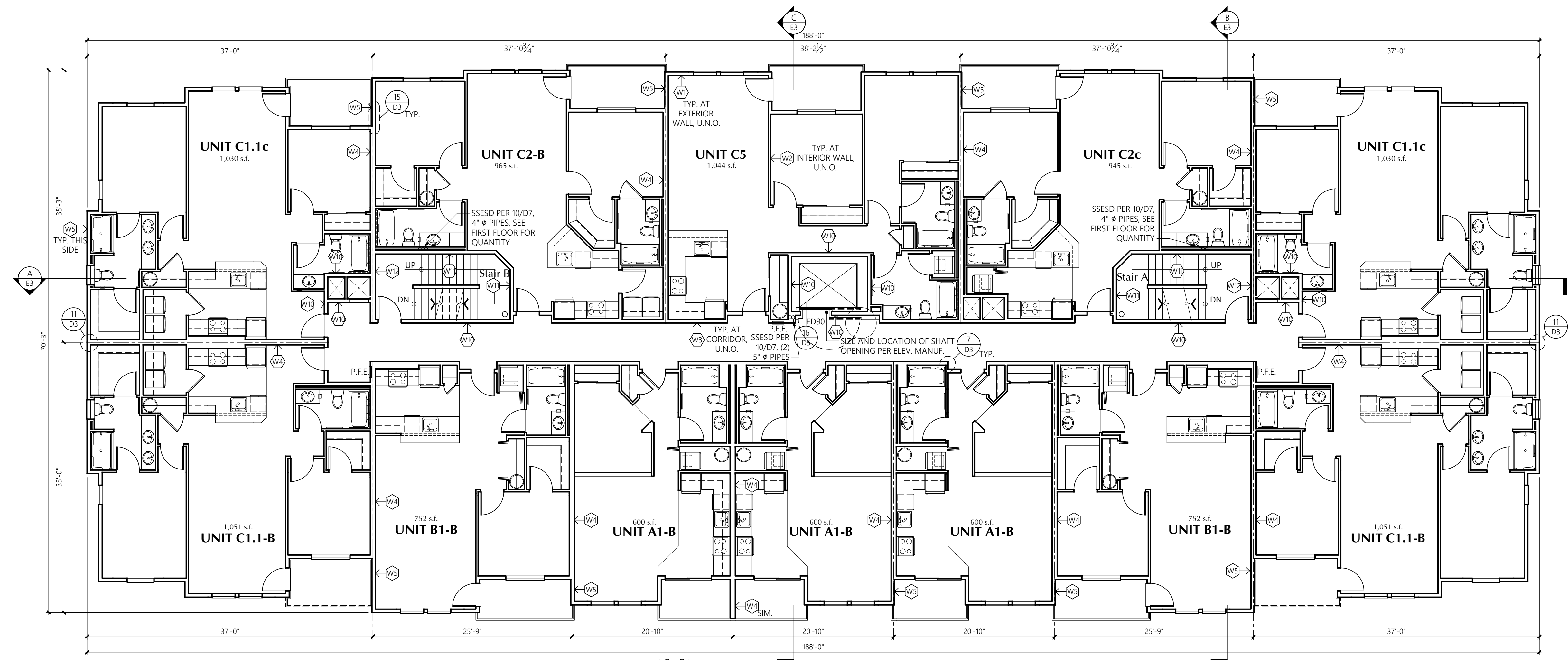
Panzer Mixed Use
Beaverton, Oregon

New Home Company

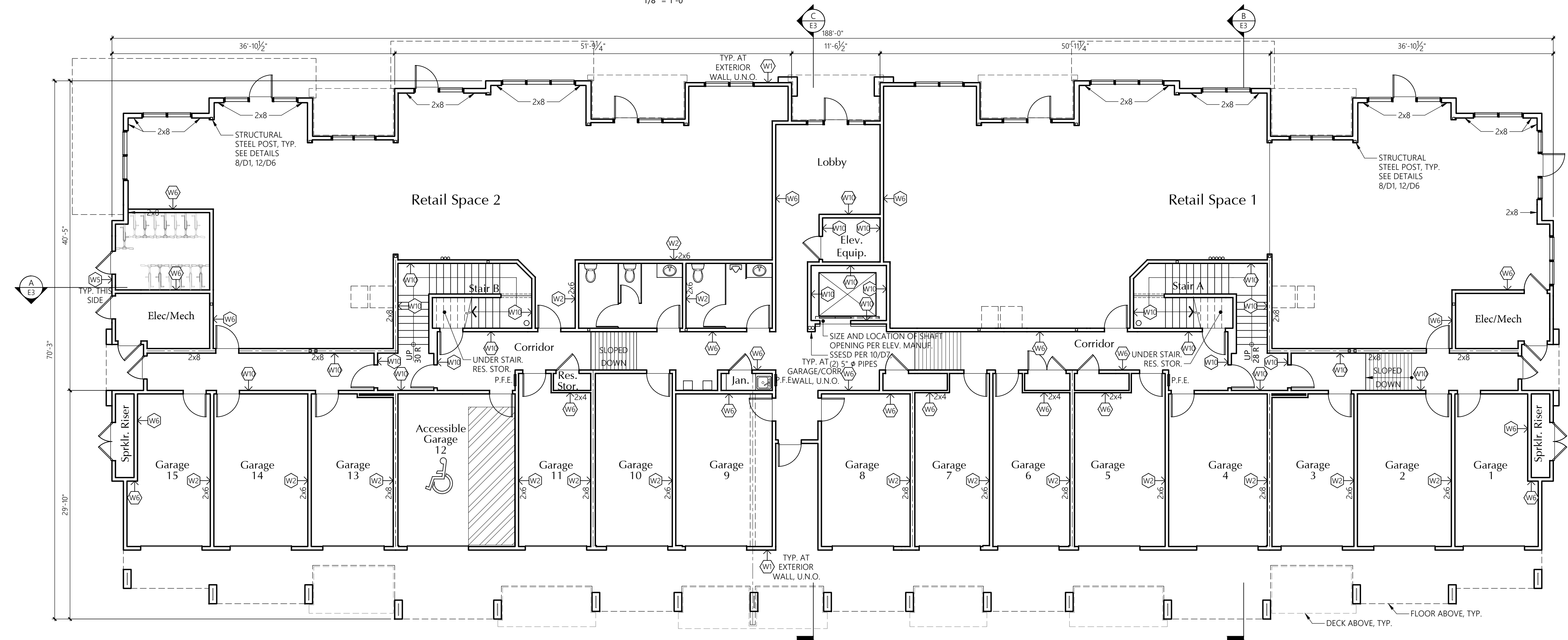
Revisions
No. Date Description

Initial Publish Date: 2-10-23
Date Plotted: 11-30-23
Job No.: Drawn By:
Sheet No.:

A027

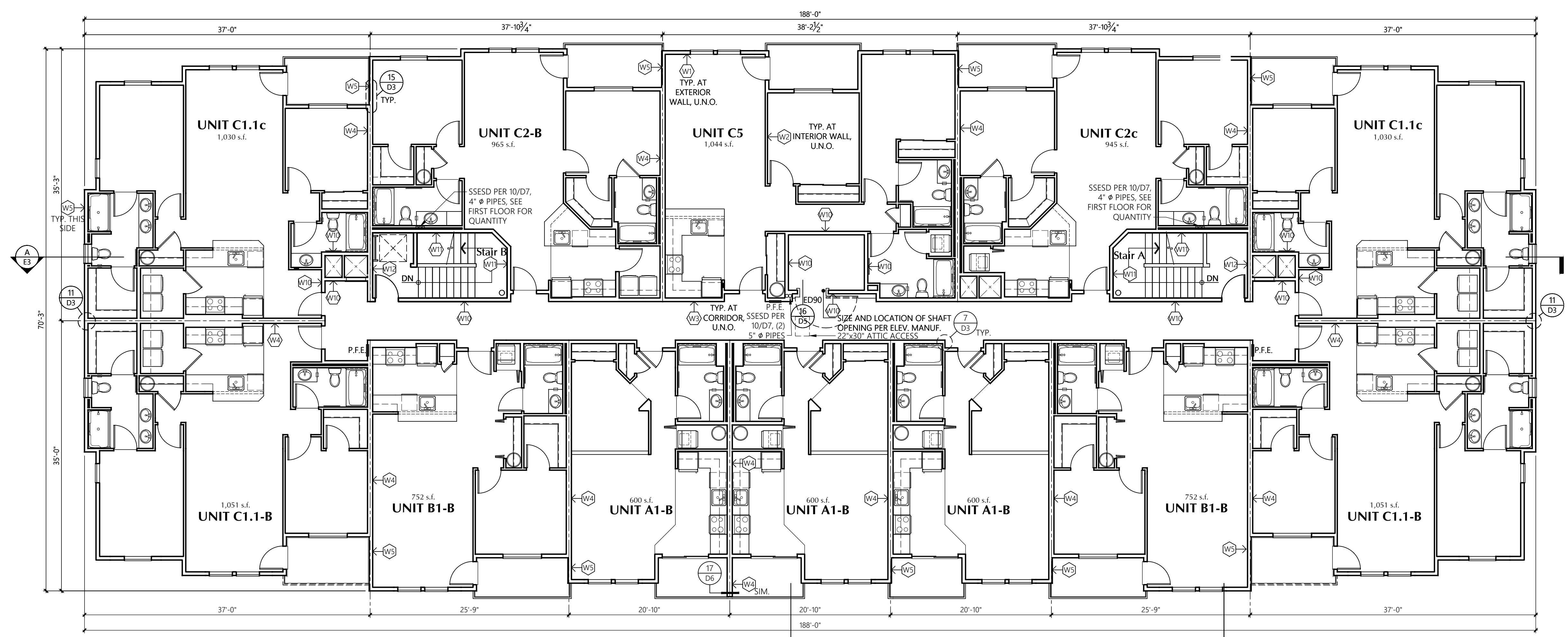


Building 1, 2, 7 & 8 2ND FLOOR PLAN
1/8" = 1'-0"

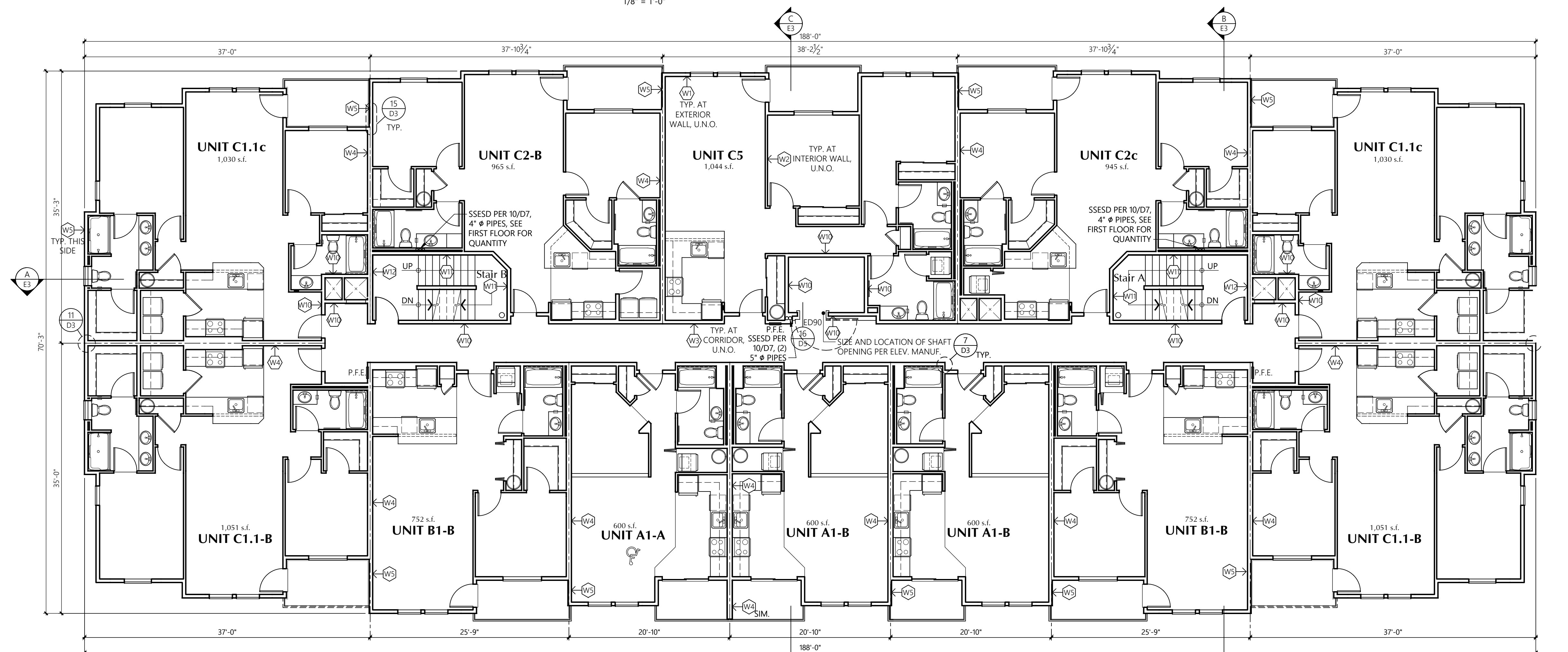


Building 1, 2, 7 & 8 1ST FLOOR PLAN
1/8" = 1'-0"

FR: VPR2/BLOF 5_MIL_A_H_LINING.DWG



Building 1, 2, 7 & 8 4TH FLOOR PLAN
1/8" = 1'-0"



Building 1, 2, 7 & 8 3RD FLOOR PLAN
1/8" = 1'-0"

P:\2023\BUDG 5_MIL_A_HENTON.DWG



Building 1, 2, 7 & 8 FRONT ELEVATION
1/8" = 1'-0"



Building 1, 2, 7 & 8 SIDE ELEVATION
1/8" = 1'-0"

PL 2/18/23 (BLOC 5_MIL_A_H_ENT) DWG



Building 1, 2, 7 & 8 REAR ELEVATION
1/8" = 1'-0"



Building 1, 2, 7 & 8 SIDE ELEVATION
1/8" = 1'-0"

Building Elevations
Multi-Use Buildings

Panzer Mixed Use
Beaverton, Oregon

New Home Company

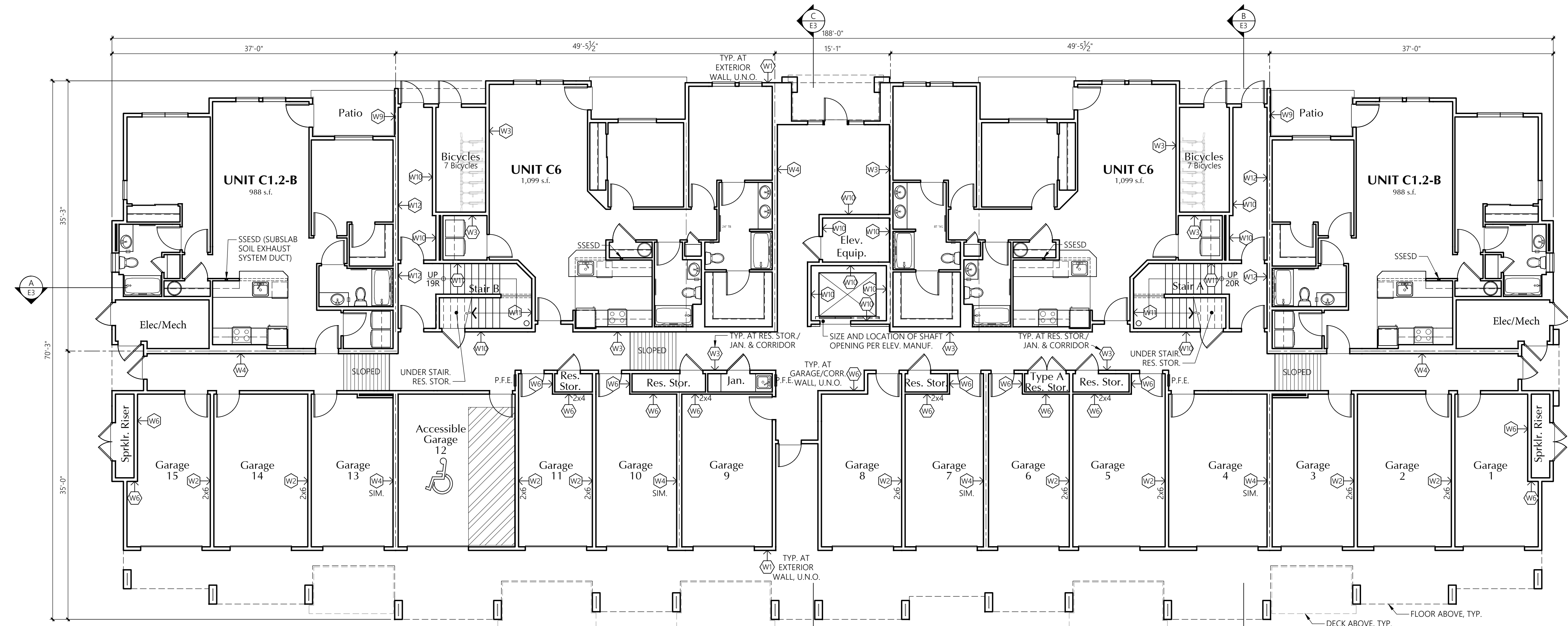
Revisions

No.	Date	Description

Initial Publish Date:
Date Plotted: 11-03-23
Job No.: Drawn By:
Sheet No.:

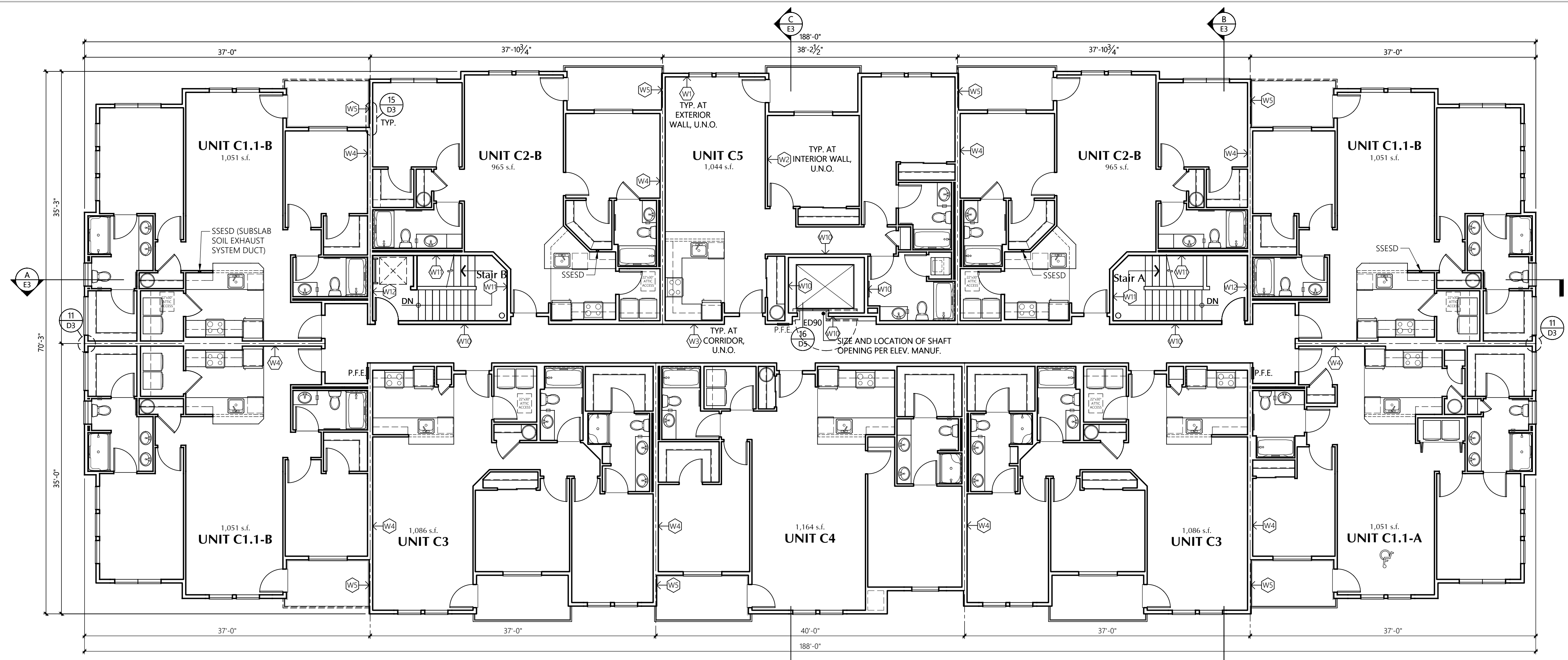


Building 3-6, 9 & 10 2ND FLOOR PLAN
1/8" = 1'-0"

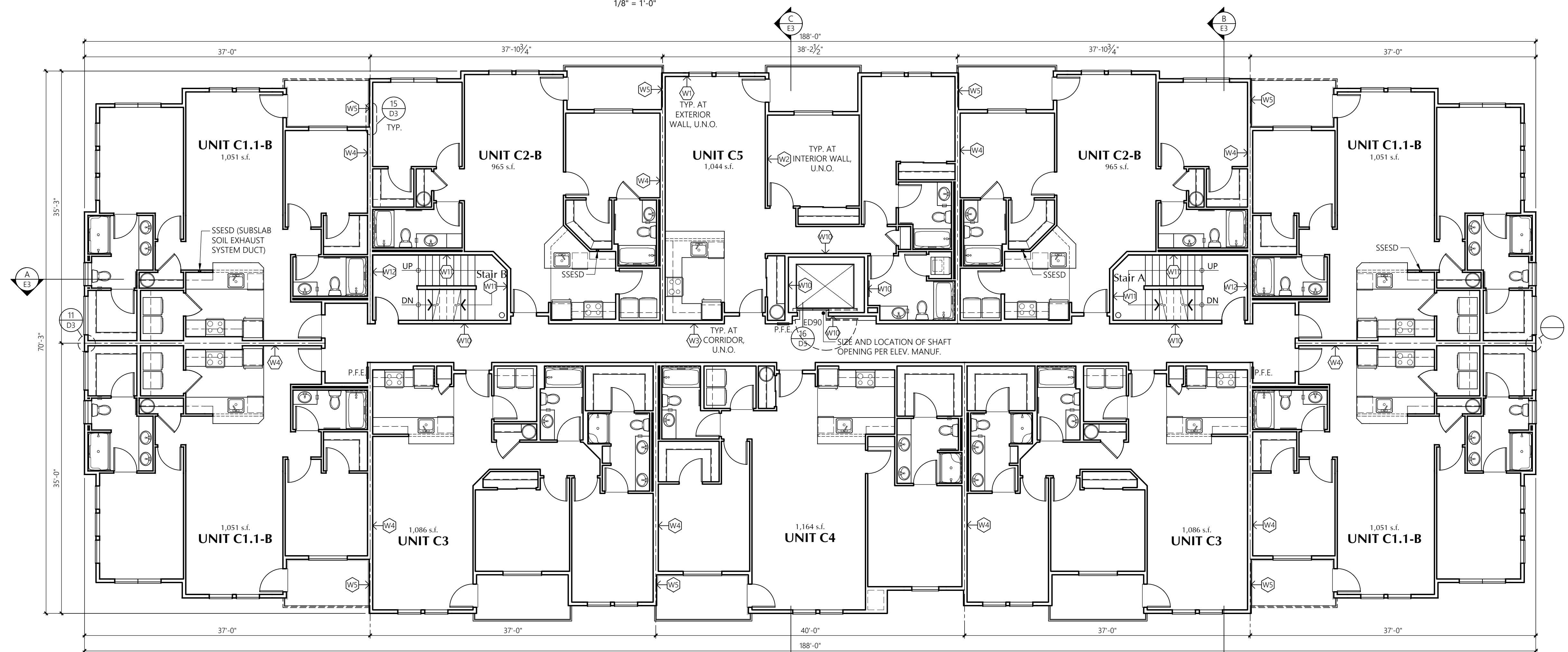


Building 3-6, 9 & 10 1ST FLOOR PLAN
1/8" = 1'-0"

F:\V\2023\BUDG TO RES_B_HR_EI.DWG



Building 3-6, 9 & 10 4TH FLOOR PLAN
1/8" = 1'-0"



Building 3-6, 9 & 10 3RD FLOOR PLAN
1/8" = 1'-0"

P:\V\192\BUDG TO RESUB_HR_ELDWG



Building 3-6, 9 & 10 FRONT ELEVATION
1/8" = 1'-0"



Building 3-6, 9 & 10 SIDE ELEVATION
1/8" = 1'-0"



Building 3-6, 9 & 10 REAR ELEVATION
1/8" = 1'-0"



Building 3-6, 9 & 10 SIDE ELEVATION
1/8" = 1'-0"