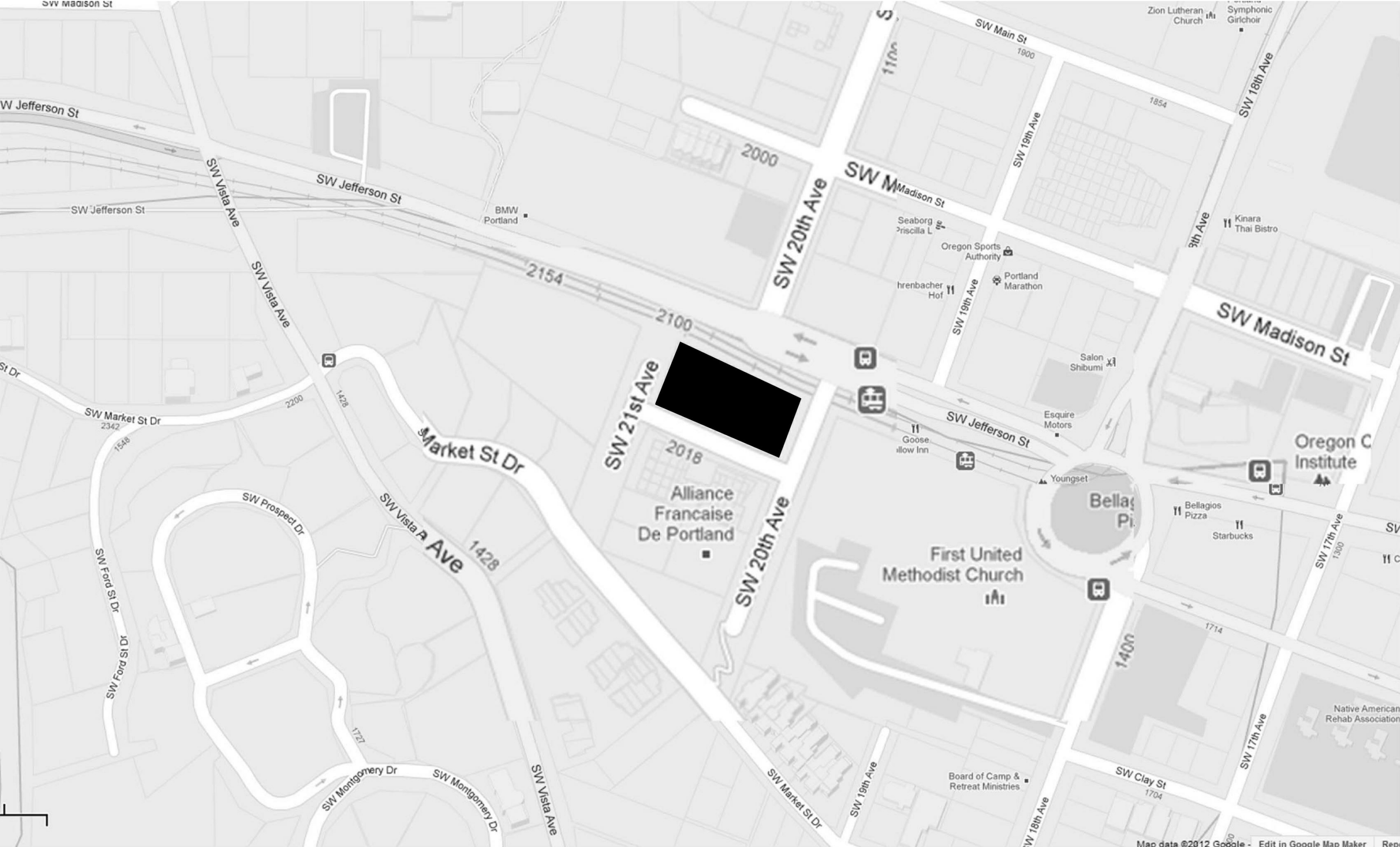




VICINITY MAP

JEFFERSON STREET FLATS
TYPE 3 DESIGN REVIEW
SUBMITTED 10-09-12
REVISED 11-21-12

DRAWING LIST

- C0 COVER
- C0.1 FLOOR PLAN DIAGRAMS/FAR
- C0.2 ELEVATION WALL AREAS
- C1.1 SITE PLAN
- C1.2 SURVEY
- C1.4 CIVIL - UTILITY PLAN
- C1.5 LANDSCAPE PLAN
- C1.6 LANDSCAPE DETAILS
- C1.7 PLANT BOARD
- C1.8 LANDSCAPE VIEWS
- C2.1 BASEMENT 3
- C2.2 BASEMENT 2
- C2.3 BASEMENT 1
- C2.4 LEVEL 1
- C2.5 LEVEL 2
- C2.6 TYPICAL RESIDENTIAL PLAN
- C2.7 LEVEL 6
- C2.8 ROOF PLAN
- C3.1 NORTH ELEVATION
- C3.2 EAST ELEVATION
- C3.3 SOUTH ELEVATION
- C3.4 WEST ELEVATION
- C4.1 N - S BUILDING SECTIONS
- C4.2 E-W BUILDING SECTION
- C4.3 E-W BUILDING SECTION
- C5.1 WALL SECTIONS
- C5.2 WALL SECTIONS
- C5.3 WALL SECTIONS
- C5.4 ENLARGED ELEVATIONS & SECTIONS
- C5.5 ENLARGED ELEVATIONS & SECTIONS
- C5.6 ENLARGED ELEVATIONS & SECTIONS
- C6.1 REFLECTED CEILING PLANS
- C8.1 MATERIALS
- C9.1 DETAILS - PEDESTRIAN LEVEL
- C9.2 ENTRANCE CANOPY DETAILS
- C9.3 DETAILS - WINDOWS AND VENTS
- C9.4 DETAILS - ROOF
- C9.5 DETAILS - VENTS & ROOF
- C9.6 DETAILS - VEHICLE GATES & SCREENS
- C10.1 VIEW
- C10.2 VIEW
- C10.3 VIEW
- C10.4 VIEW
- C10.5 NIGHT RENDERING
- C10.6 SHADOW STUDY
- C10.7 VIEW - ROOF

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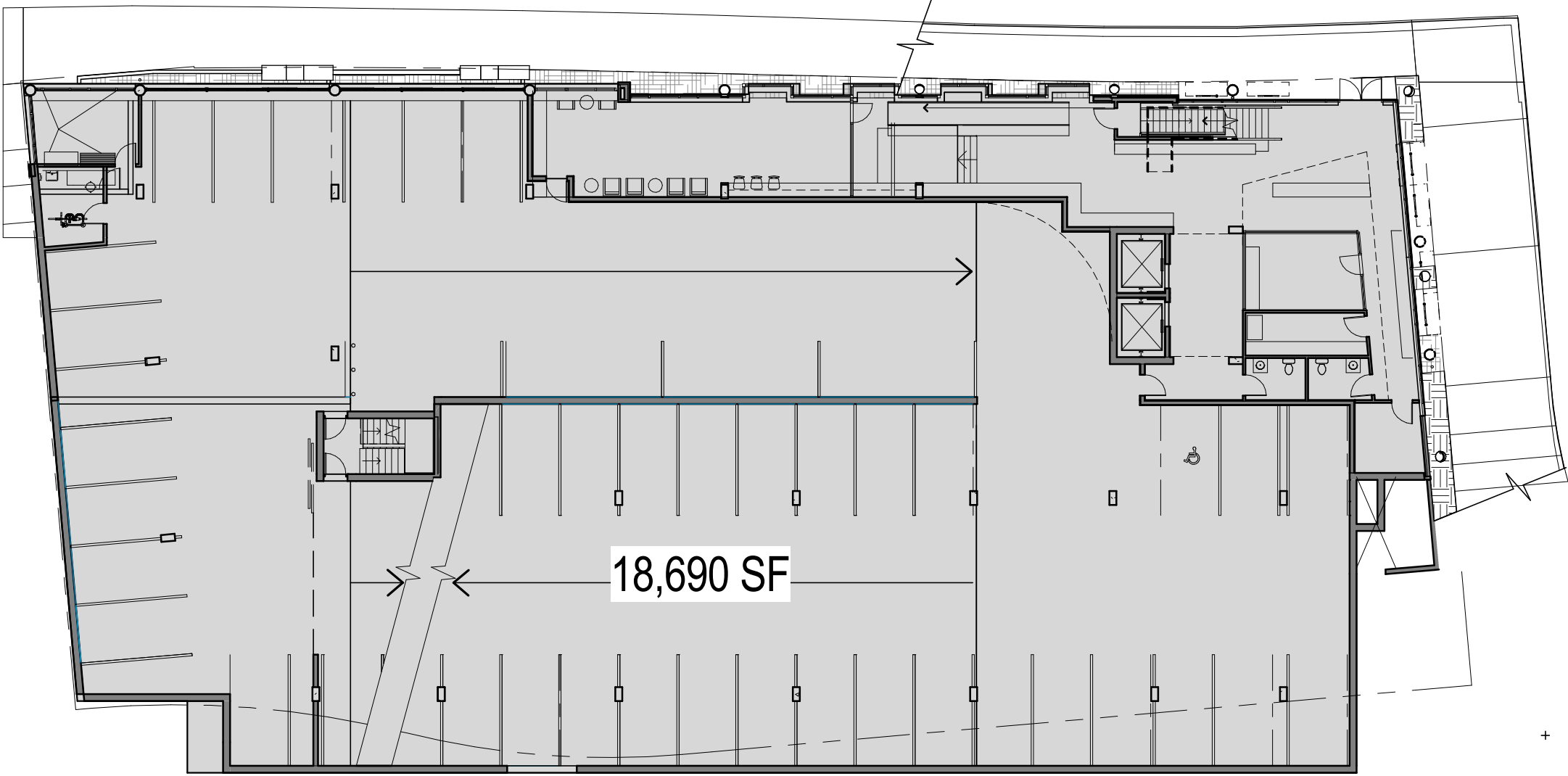
OWNER :	
MILL CREEK RESIDENTIAL TRUST	
PROJECT NAME :	
JEFFERSON STREET FLATS	
ISSUE DATES :	
	10.9.12
	11.21.12
JOB NO. :	1104
DRAWN :	Author
CHECKED :	Checker
STATUS :	D.D.

COVER

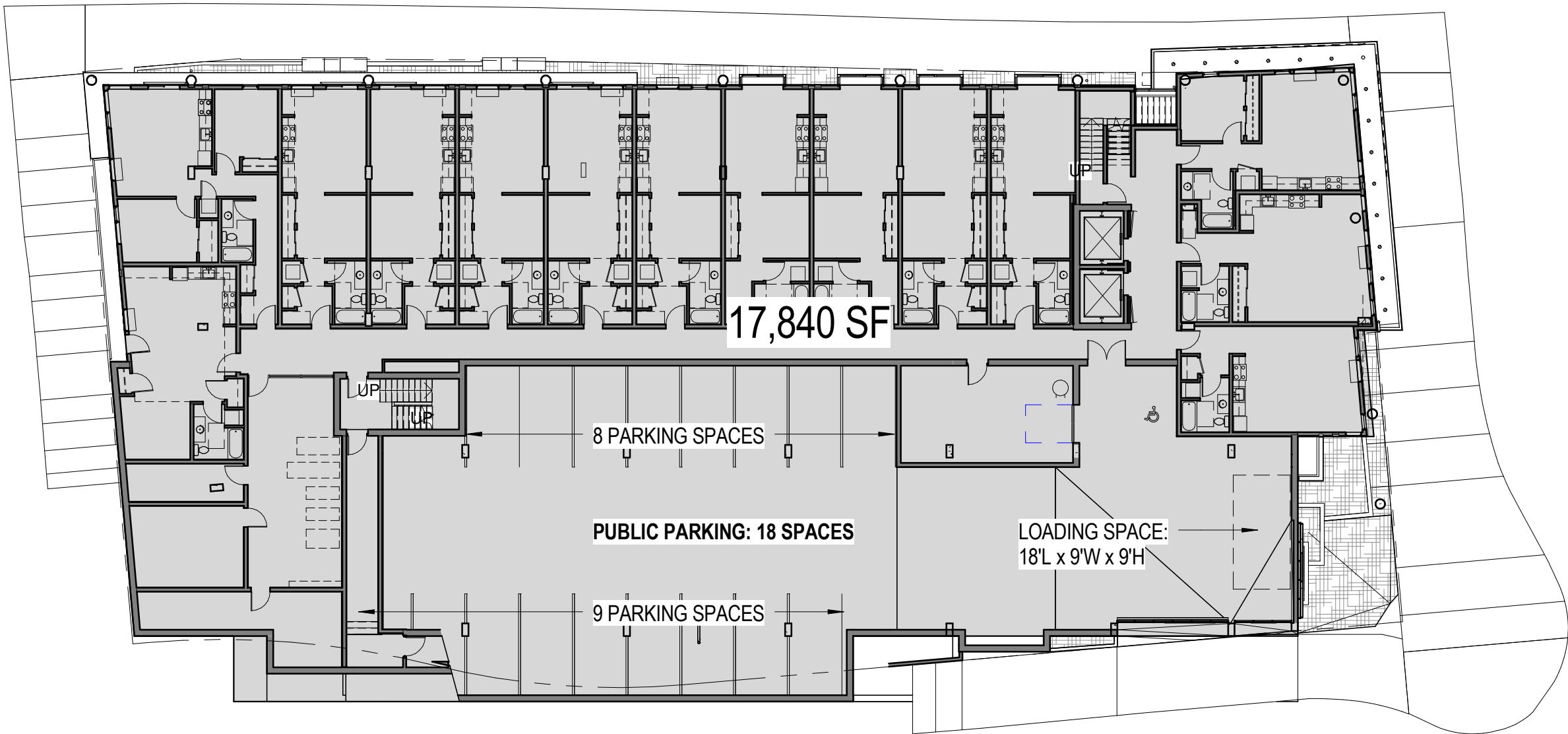
ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C0

LU 11-108266 DZM AD



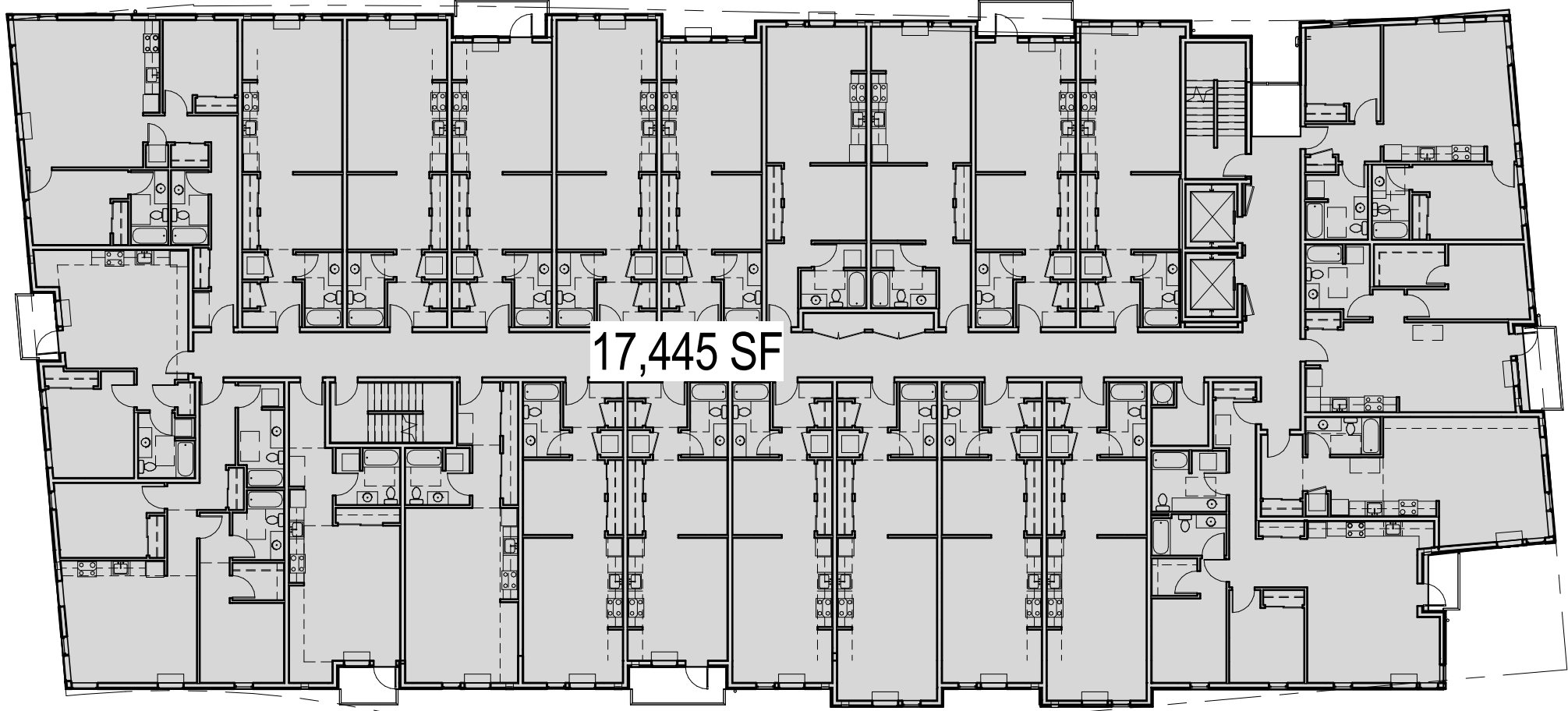
C0.1
1 FAR - BASEMENT 1
SCALE: 1" = 20'-0"



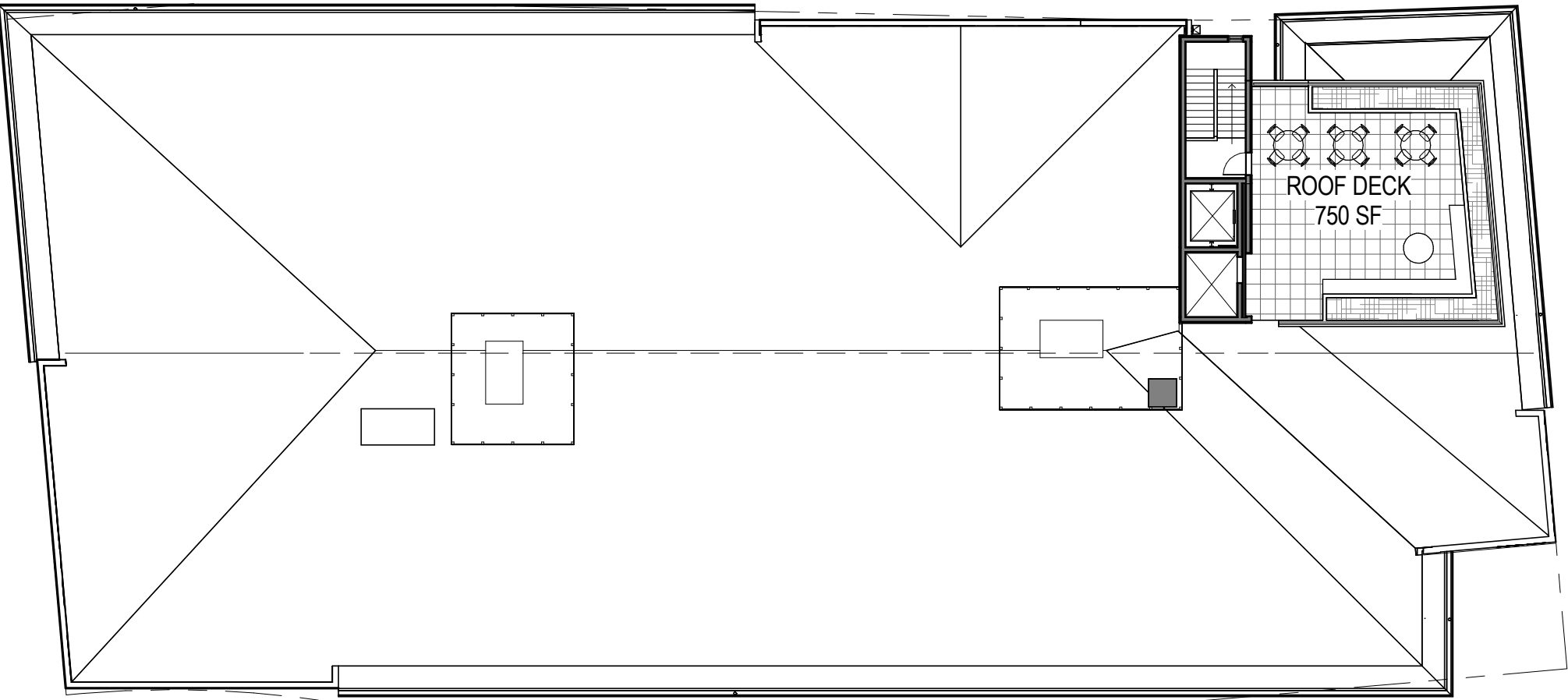
C0.1
2 FAR - LEVEL 1
SCALE: 1" = 20'-0"



C0.1
3 FAR - LEVEL 2
SCALE: 1" = 20'-0"



C0.1
4 LEVEL 3-5
SCALE: 1" = 20'-0"



C0.1
5 FAR - ROOF PLAN
SCALE: 1" = 20'-0"

PROJECT INFORMATION

SITE AREA: 18,755 SF		RESIDENTIAL UNIT COUNT:	
BUILDING AREA:		2 BEDROOMS:	20
BASEMENT 1:	18,690 SF	1 BEDROOMS:	12
LEVEL 1:	17,840 SF	1 BEDROOM FLATS:	84
LEVEL 2:	17,510 SF	STUDIOS:	18
LEVEL 3:	17,445 SF	TOTAL	134
LEVEL 4:	17,445 SF	PARKING SPACE COUNT:	
LEVEL 5:	17,445 SF	TENANTS	103
LEVEL 6:	17,445 SF	PUBLIC	18
TOTAL	123,820 SF	TOTAL	121
BELOW GRADE:		BICYCLE PARKING COUNT:	
BASEMENT 2	19,090 SF	LONG TERM:	212 (210 REQUIRED)
BASEMENT 3	2020 SF	SHORT TERM: Z	
TOTAL	144,930 SF	TOTAL	219
FAR ACTUAL: 6.6:1 = 123,820/18,755			
FAR ALLOWED: 7:1			
SITE COVERAGE:			
SITE AREA: 18,755 SF			
BUILDING AREA AT SIDEWALK: 17,075 SF			
SITE COVERAGE: 92%			

OWNER :
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PROJECT NAME :
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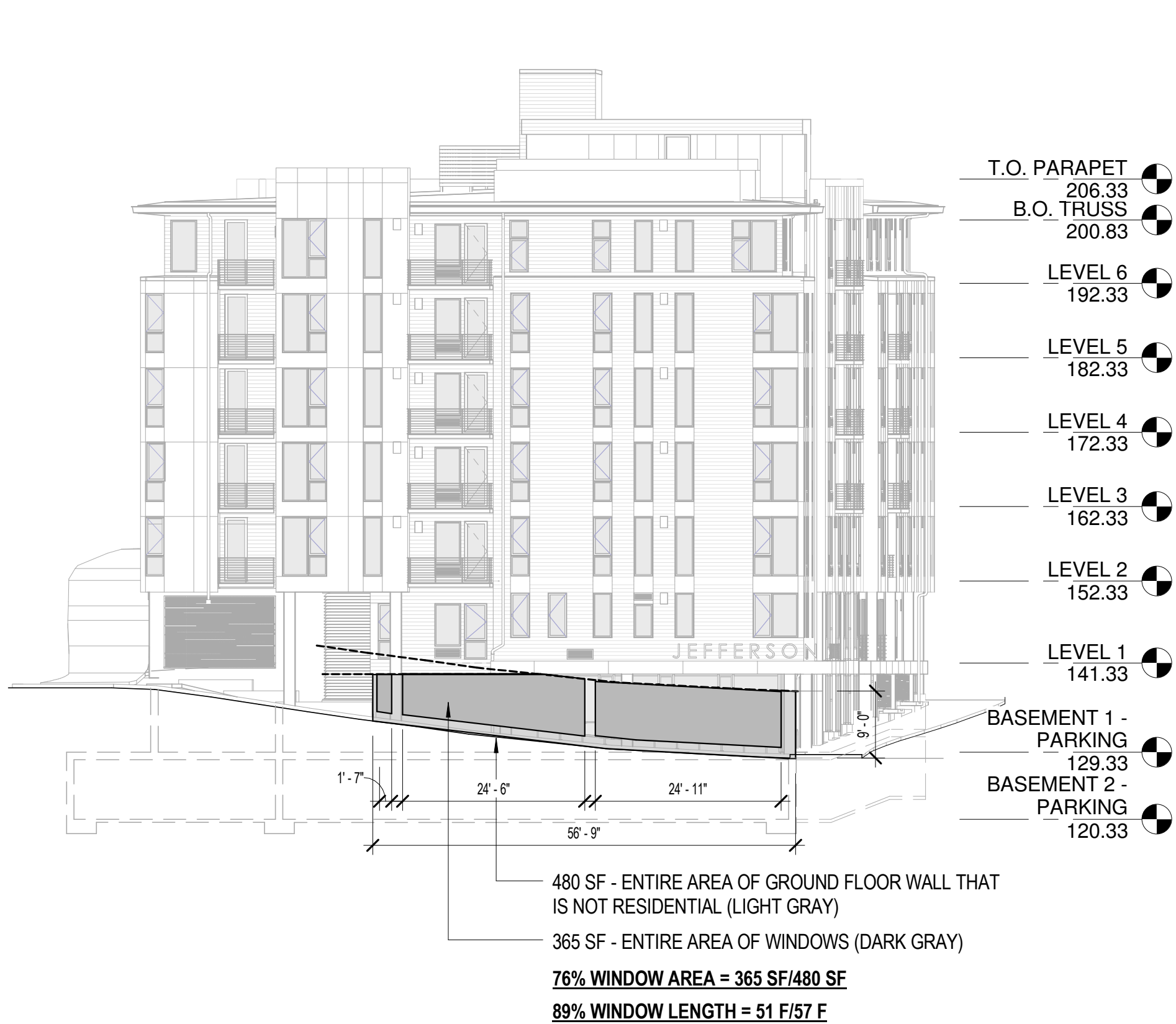
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FLOOR PLAN DIAGRAM

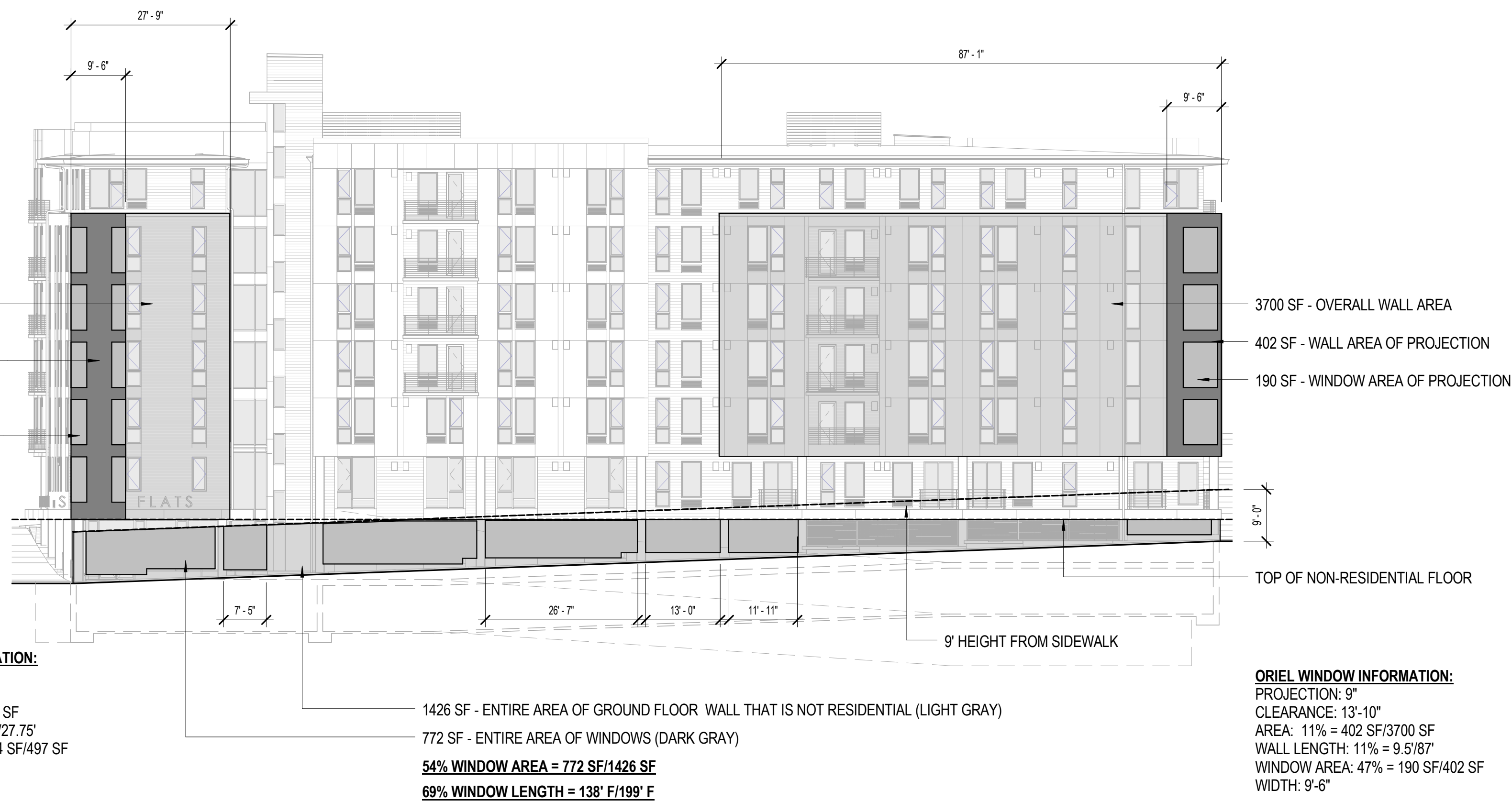
ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT C0.1

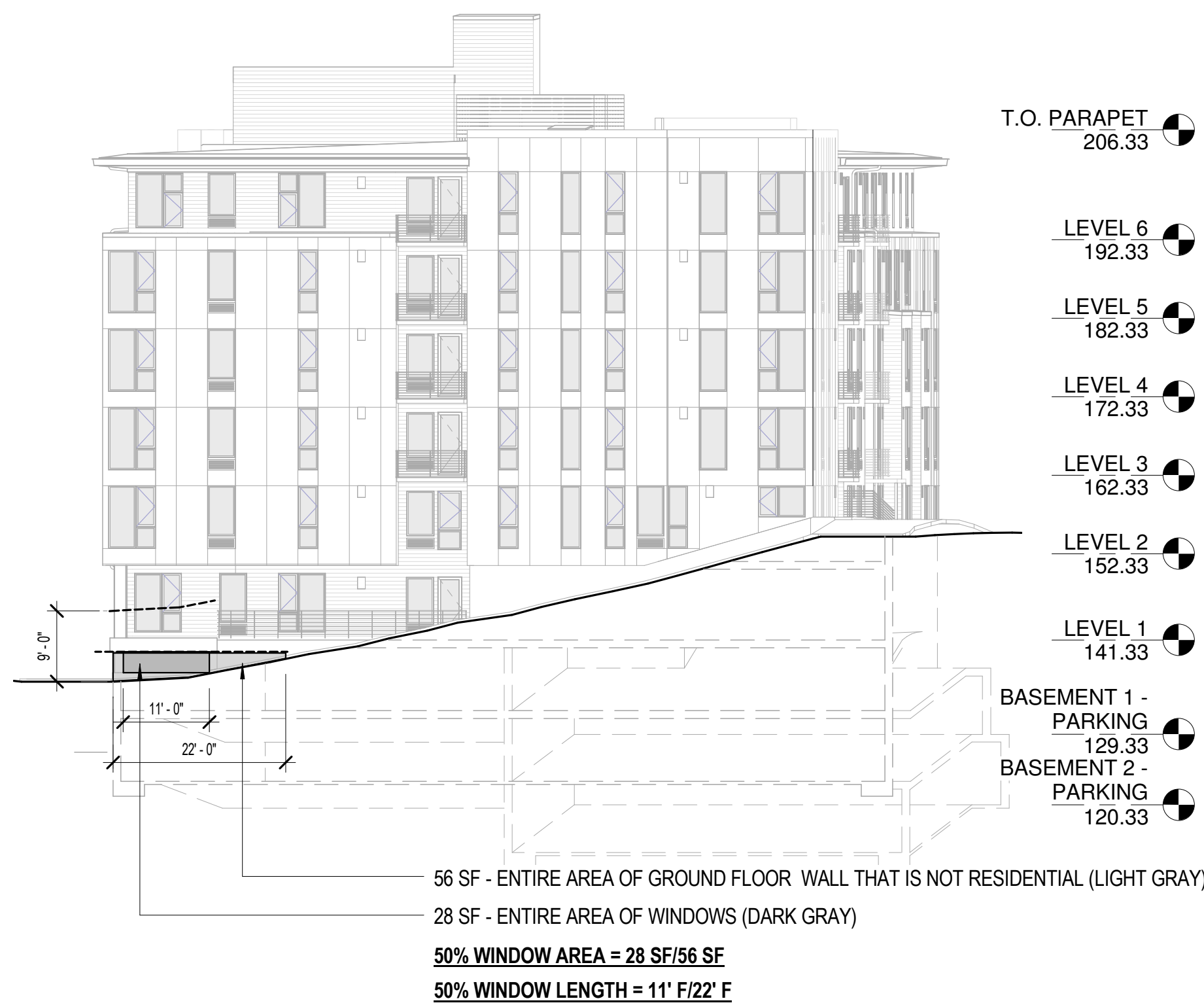
LU 11-108266 DZM AD



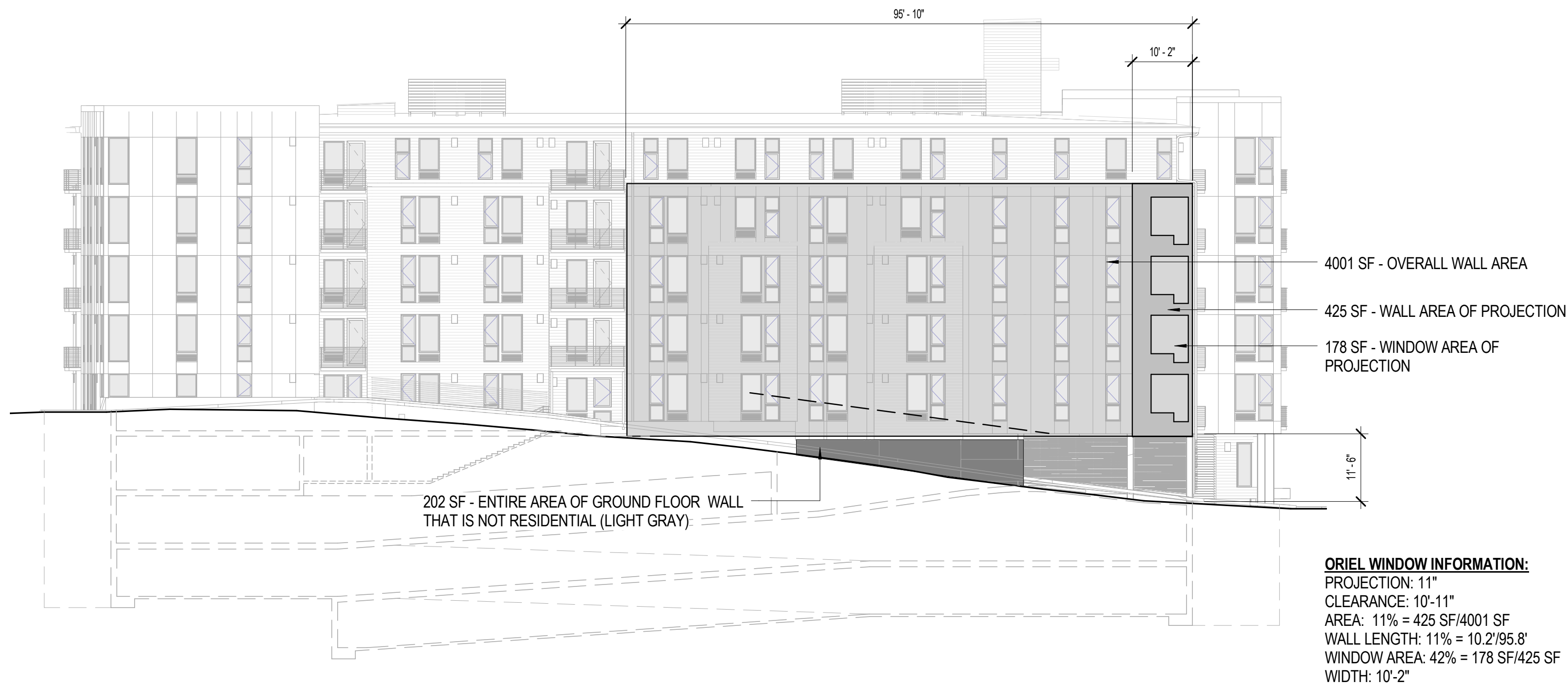
C0.2 | WALL AREAS - EAST ELEVATION
2 | SCALE: 1/16" = 1'-0"



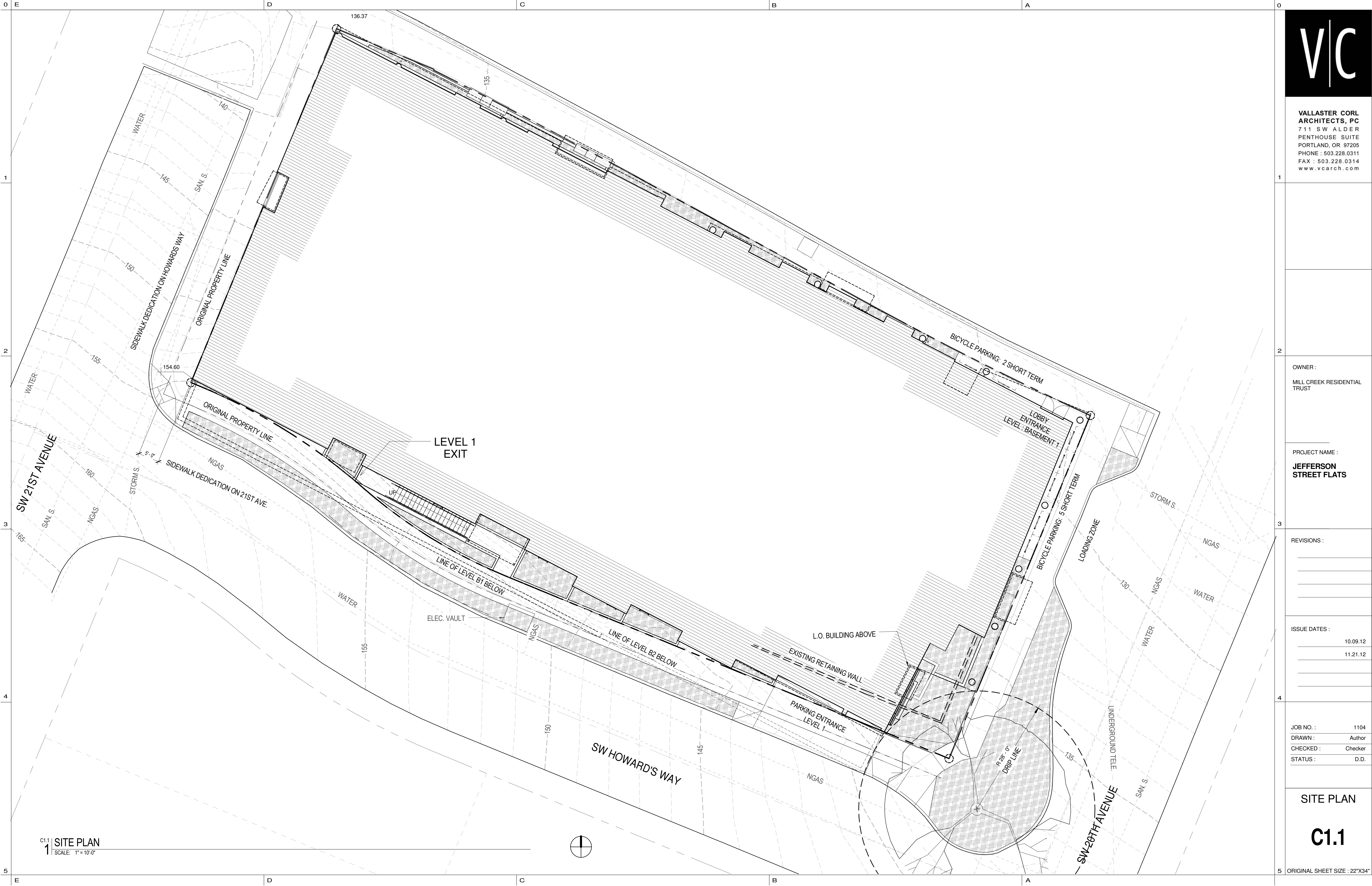
C0.2 | WALL AREAS - NORTH ELEVATION
1 | SCALE: 1/16" = 1'-0"



C0.2 | WALL AREAS - WEST ELEVATION
3 | SCALE: 1/16" = 1'-0"



C0.2 | WALL AREAS - SOUTH ELEVATION
4 | SCALE: 1/16" = 1'-0"



C1.1
1 SITE PLAN
SCALE: 1" = 10'-0"



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SITE PLAN

C1.1



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OWNER :
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PROJECT NAME :
GOOSE HOLLOW
APARTMENTS

REVISIONS :

ISSUE DATES :

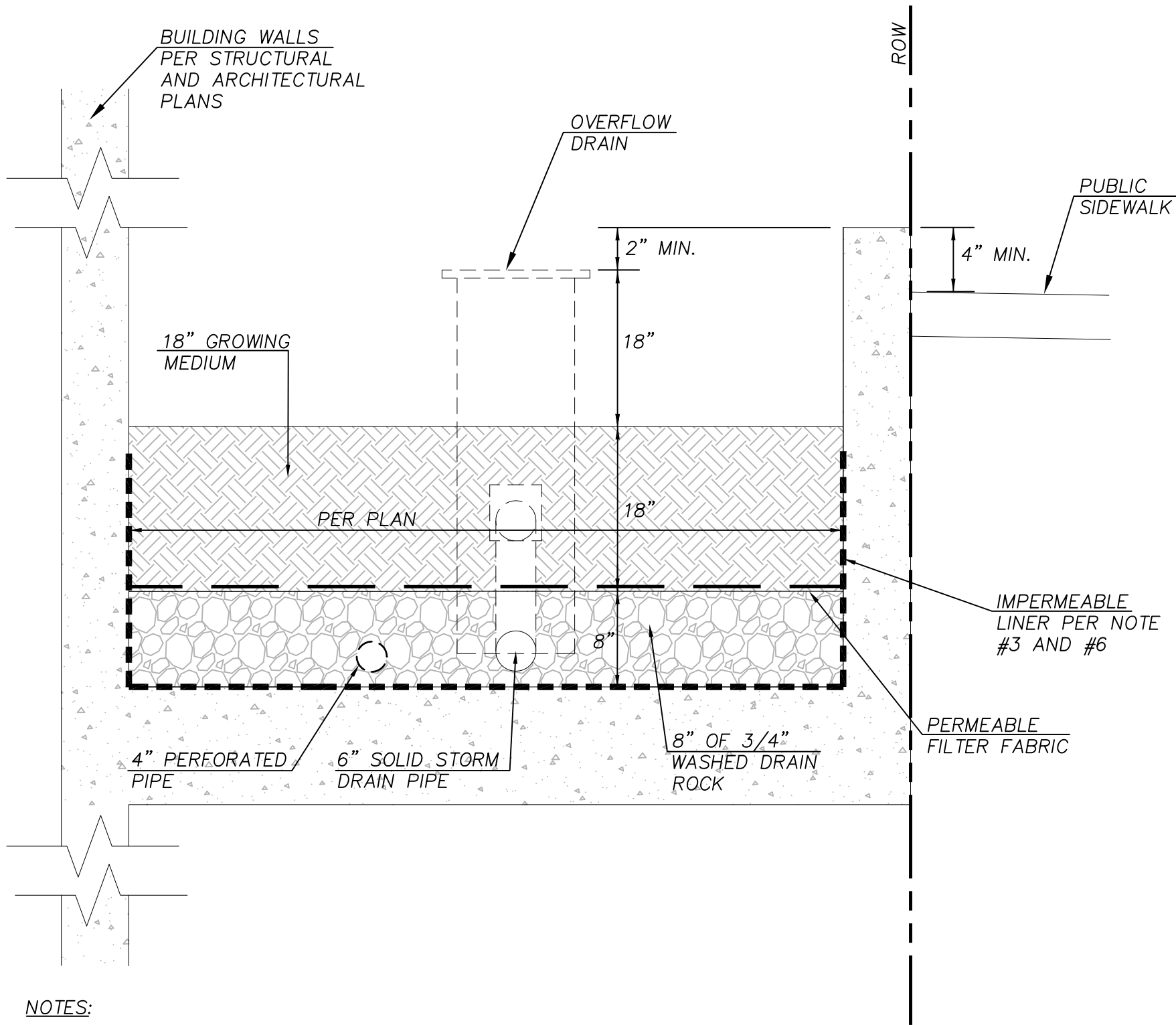
JOB NO. :	1104
DRAWN :	MDH
CHECKED :	MSW
STATUS :	DR

PRELIMINARY
UTILITY
PLAN
C1.4

STORMWATER NARRATIVE

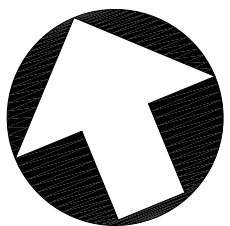
PRIVATE
PROPOSED BUILDING SITE:
A PORTION OF THE STORMWATER RUNOFF FROM IMPERVIOUS AREA ON THE PROPOSED SITE WILL BE MANAGED WITH FLOW THROUGH PLANTERS LOCATED ON SITE. THE PLANTERS WILL MEET WATER QUALITY REQUIREMENTS BY FILTERING THE WATER QUALITY STORM THROUGH THE GROWING MEDIUM. THE PLANTERS WILL MEET WATER QUANTITY REQUIREMENTS BY UTILIZING A STORAGE VOLUME ABOVE THE GROWING MEDIUM TO LIMIT THE RUNOFF RATE FROM THE 25-YEAR AND 10-YEAR STORMS TO THE PRE-DEVELOPED PEAK FLOW RATES FOR THE 25-YEAR AND 10-YEAR STORMS. THE TOTAL AREA OF STORMWATER PLANTERS IS 360 SQUARE FEET WHICH WILL TREAT 7,200 SQUARE FEET OF RUNOFF FROM IMPERVIOUS ROOF AREA. RUNOFF FROM THE REMAINING 11,500 SF OF IMPERVIOUS ROOF AREA WILL CONNECT DIRECTLY TO THE STORM-ONLY PIPE IN SW JEFFERSON STREET. A SPECIAL CIRCUMSTANCE WILL BE REQUESTED FOR THE IMPERVIOUS AREA THAT IS UNABLE TO BE MANAGED. INFILTRATION TESTING HAS NOT BEEN DONE BUT ON SITE INFILTRATION IS NOT FEASIBLE DUE TO STEEP SLOPES IN THE VICINITY. THE STORMWATER DISPOSAL METHOD IS A CONNECTION TO THE STORM-ONLY SYSTEM IN SW JEFFERSON STREET. THE PROJECT WILL FALL UNDER CATEGORY 3 OF THE STORMWATER DISPOSAL HIERARCHY.

PUBLIC
STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE PUBLIC SIDEWALK IMPROVEMENTS TO NW JEFFERSON, NW 20TH, NW HOWARD'S WAY, AND NW 21ST. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.



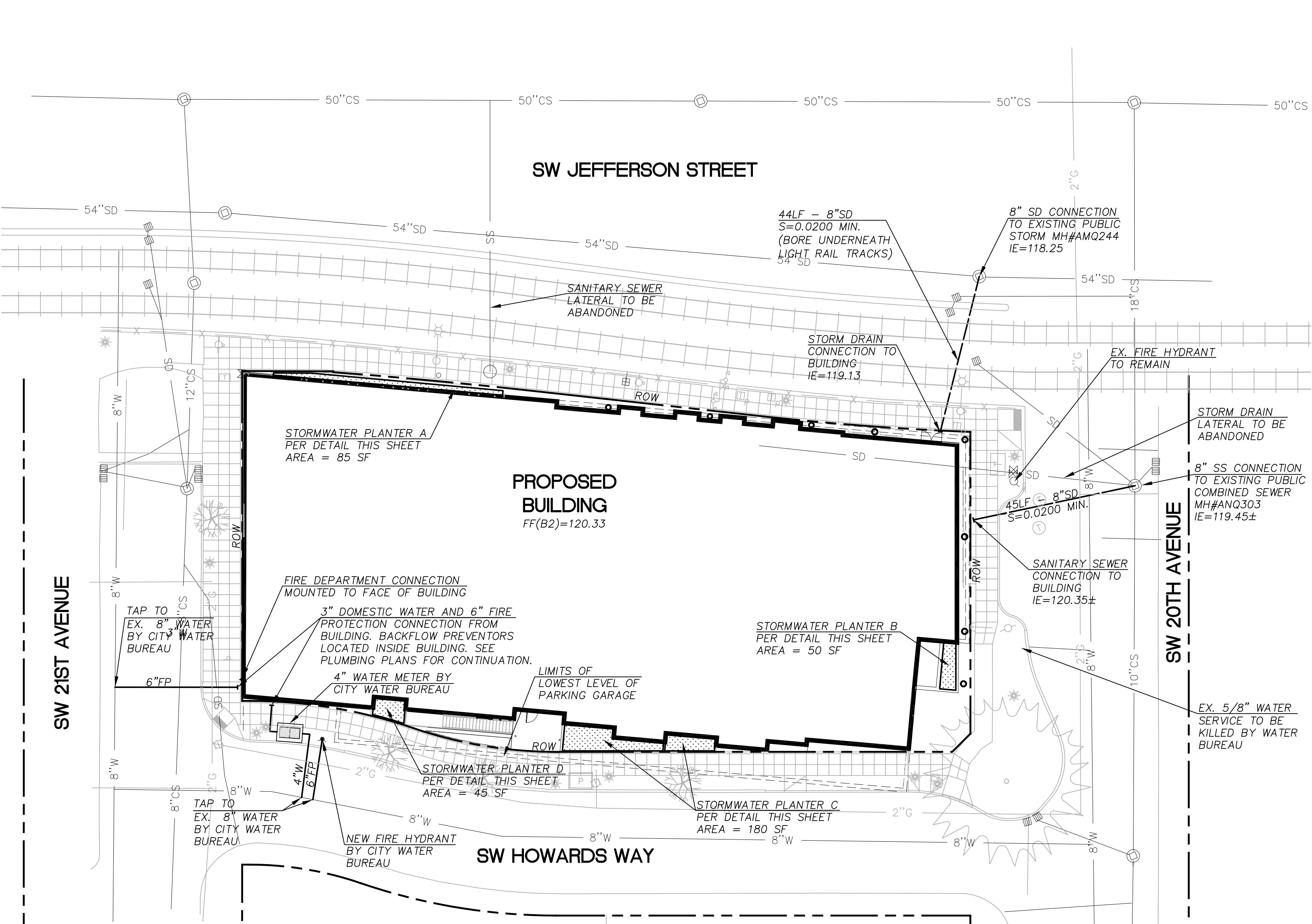
- NOTES:
1. PLANTING PER 2008 STORMWATER MANAGEMENT MANUAL.
 2. GROWING MEDIUM PER CITY SPECIFICATIONS
 3. IMPERMEABLE LINER SHALL BE 30 MIL MINIMUM. LINER SHALL BE INSTALLED WHERE STORMWATER TREATMENT IS WITHIN 10' OF STRUCTURE OR WITHIN 5' OF PROPERTY LINE. ATTACH LINER TO CONCRETE BELOW FINISH GRADE OF SOIL. CONNECT PERFORATED PIPE TO SOLID PIPE DOWNSTREAM OF OVERFLOW DRAIN.
 4. PROVIDE WATERTIGHT PENETRATION THROUGH IMPERMEABLE LINER FOR OUTFLOW FROM OVERFLOW DRAIN.
 5. CONCRETE PLANTER BOX SHALL BE POURED MONOLITHICALLY WITH NO COLD JOINTS TO AVOID THE REQUIREMENT FOR A LINER.

1 STORMWATER FLOW THROUGH PLANTER
NTS



GRAPHIC SCALE
0 20 40
1 inch = 20 ft.

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1 UTILITY PLAN
1"=20'

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phone 503.232.0520 fax 503.232.0449
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PROJECT NAME :

JEFFERSON
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REVISIONS :

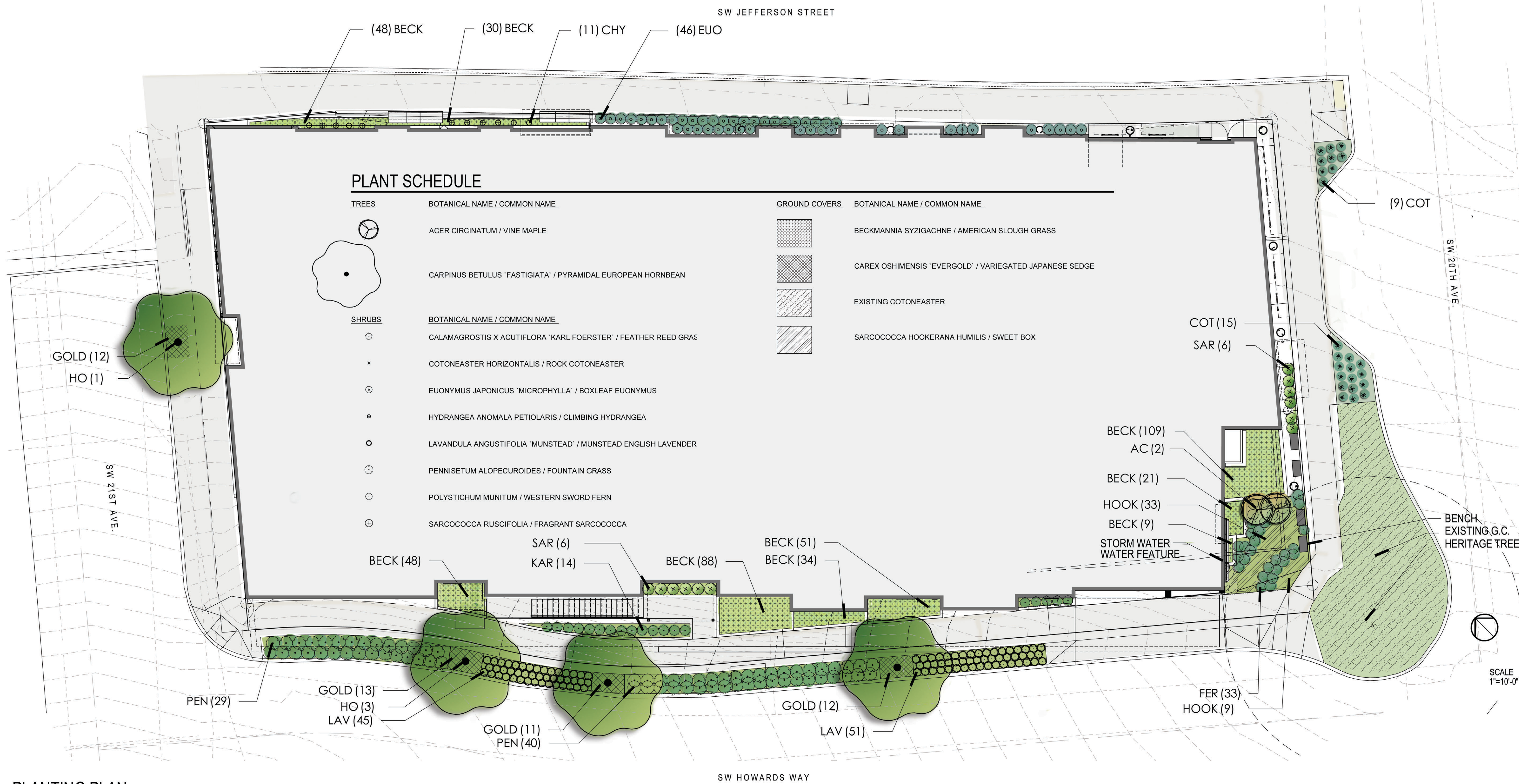
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ISSUE DATES :

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DRAWN : SD
CHECKED : SD
STATUS : DR

PLANTING PLAN

C1.5



PLANTING PLAN

0

E

D

C

B

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ISSUE DATES :

1
2
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4

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STATUS : DR

C1.6

ORIGINAL SHEET SIZE : 22"X34"



SOUTH ELEVATION

1/16"=1'-0"



EAST ELEVATION

1/16"=1'-0"



NORTH ELEVATION

1/16"=1'-0"



WEST ELEVATION

1/16"=1'-0"

0

E

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C

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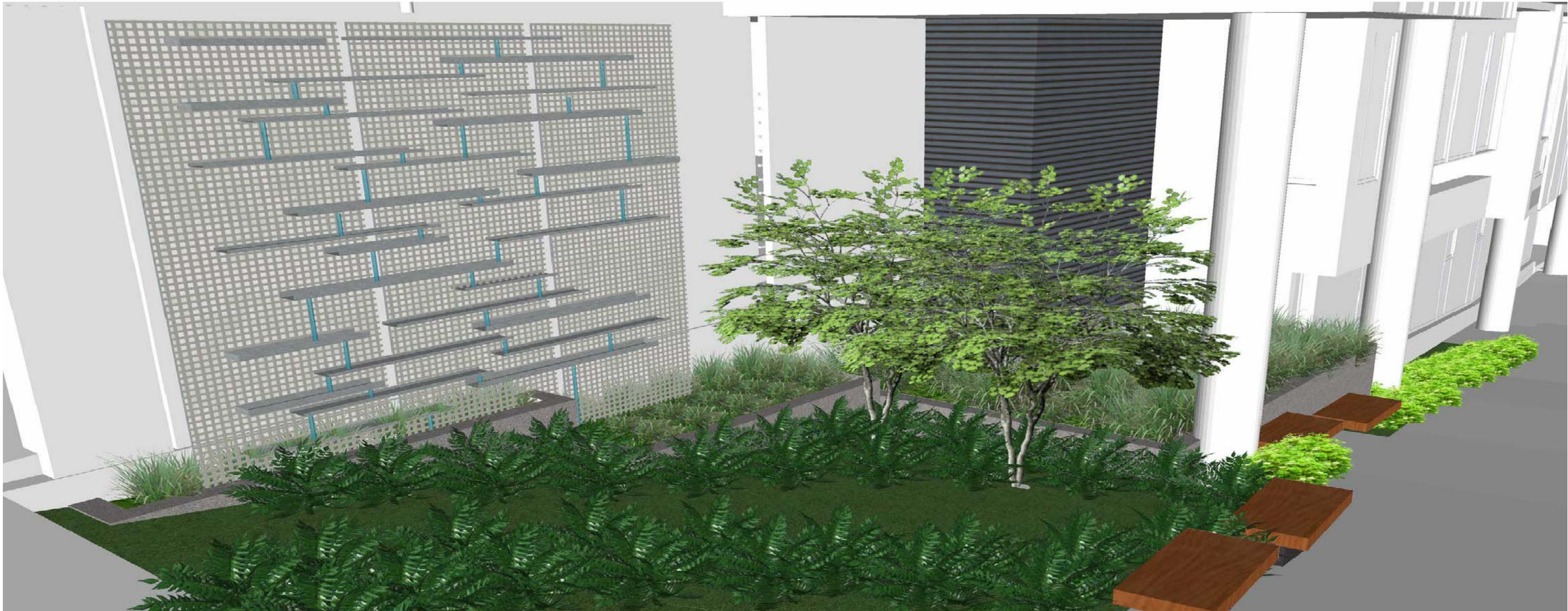
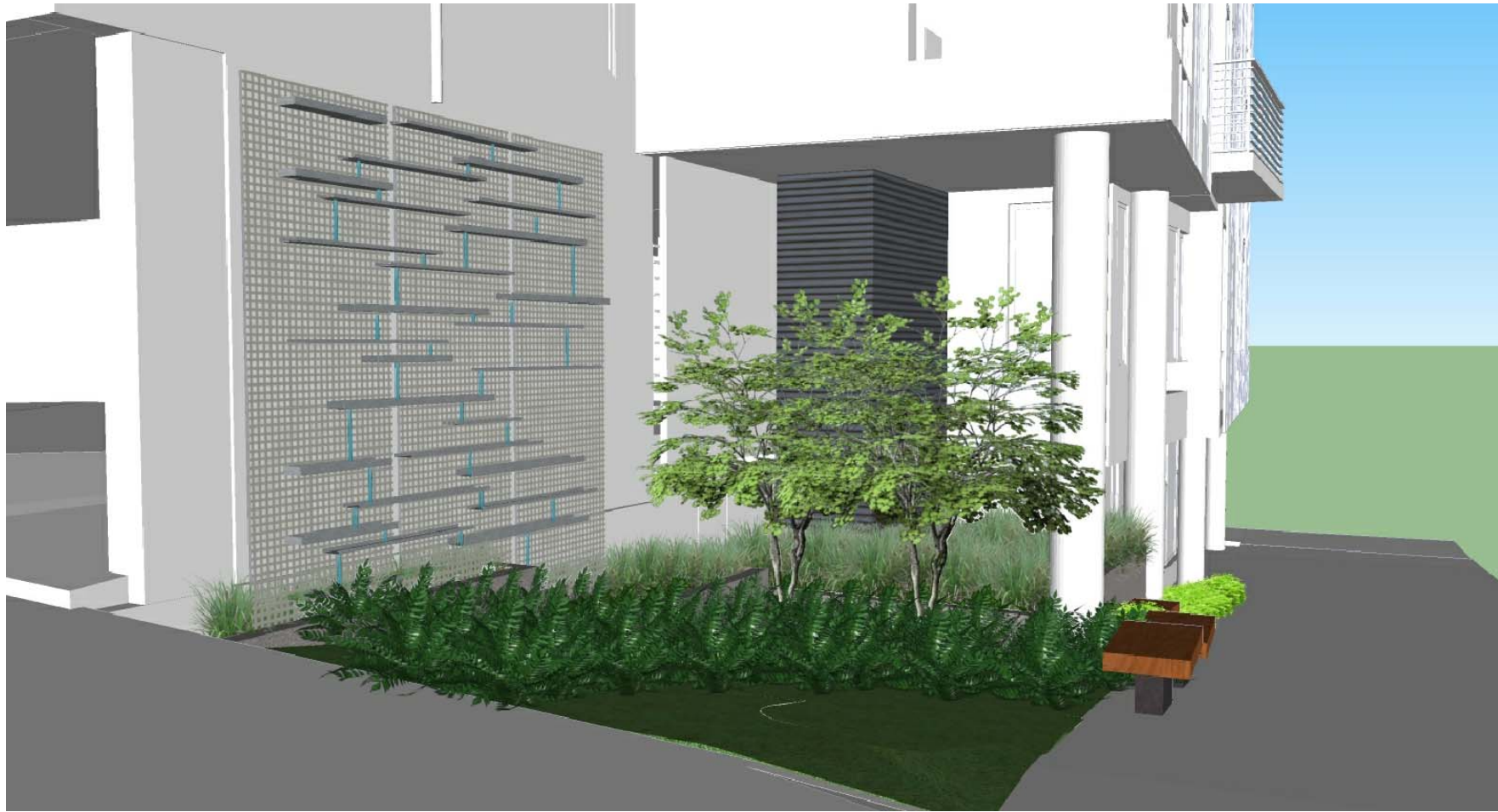
C

B

A

5

ORIGINAL SHEET SIZE : 22"X34"



POCKET PARK - 3D IMAGERY



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STATUS : DR

EXHIBIT
C1.7



©2011 Horticipia, Inc.
Acer circinatum
Maple, Vine



Beckmania syzigachne "
American Slough Grass



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Calamagrostis x acutiflora 'Karl Foerster'
Grass, Feather Reed



©2011 Horticipia, Inc.
Carex hachijoensis 'Evergold'
Sedge, Variegated Japanese



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Carpinus betulus 'Fastigiata'
Hornbeam, European



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Cotoneaster horizontalis
Cotoneaster, Rockspray



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Euonymus japonicus 'Microphyllus'
Euonymus, Japanese



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Hydrangea anomala
Hydrangea



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Hydrangea seemannii "
Climbing Hydrangea



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Lavandula angustifolia
Lavender, English



©2011 Horticipia, Inc.
Pennisetum alopecuroides 'Hamelin'
Grass, Chinese Fountain



Polystichum munitum "
Western Sword Fern



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Sarcococca hookeriana var. *humilis*
Sweet Box, Dwarf



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Sarcococca ruscifolia
Sweet Box, Fragrant



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EXHIBIT

C1.8



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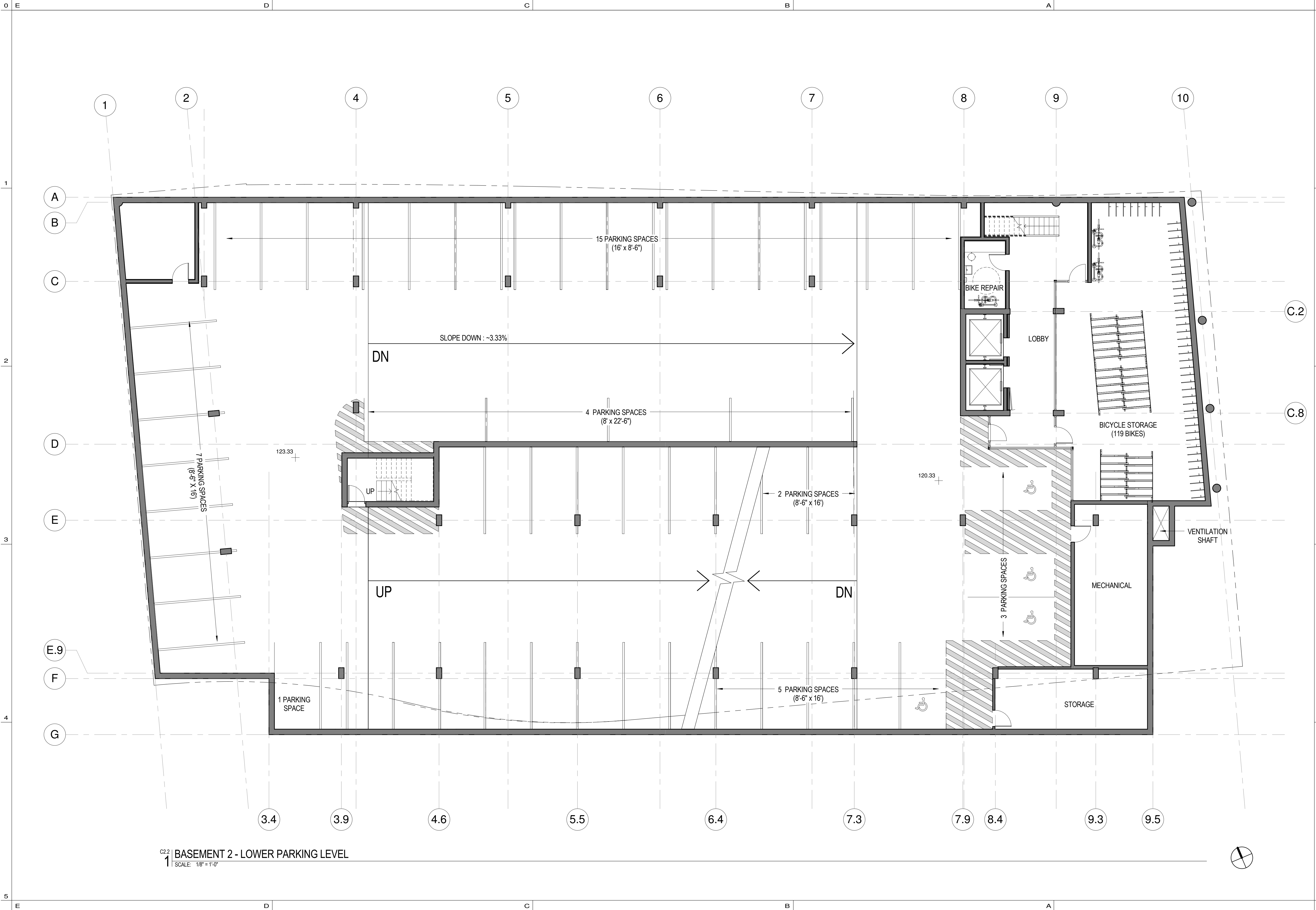
JOB NO. : 1104
DRAWN : Author
CHECKED : Checker
STATUS : D.D.

BASEMENT 3

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C2.1

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ISSUE DATES :

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DRAWN :

Author

CHECKED :

Checker

STATUS :

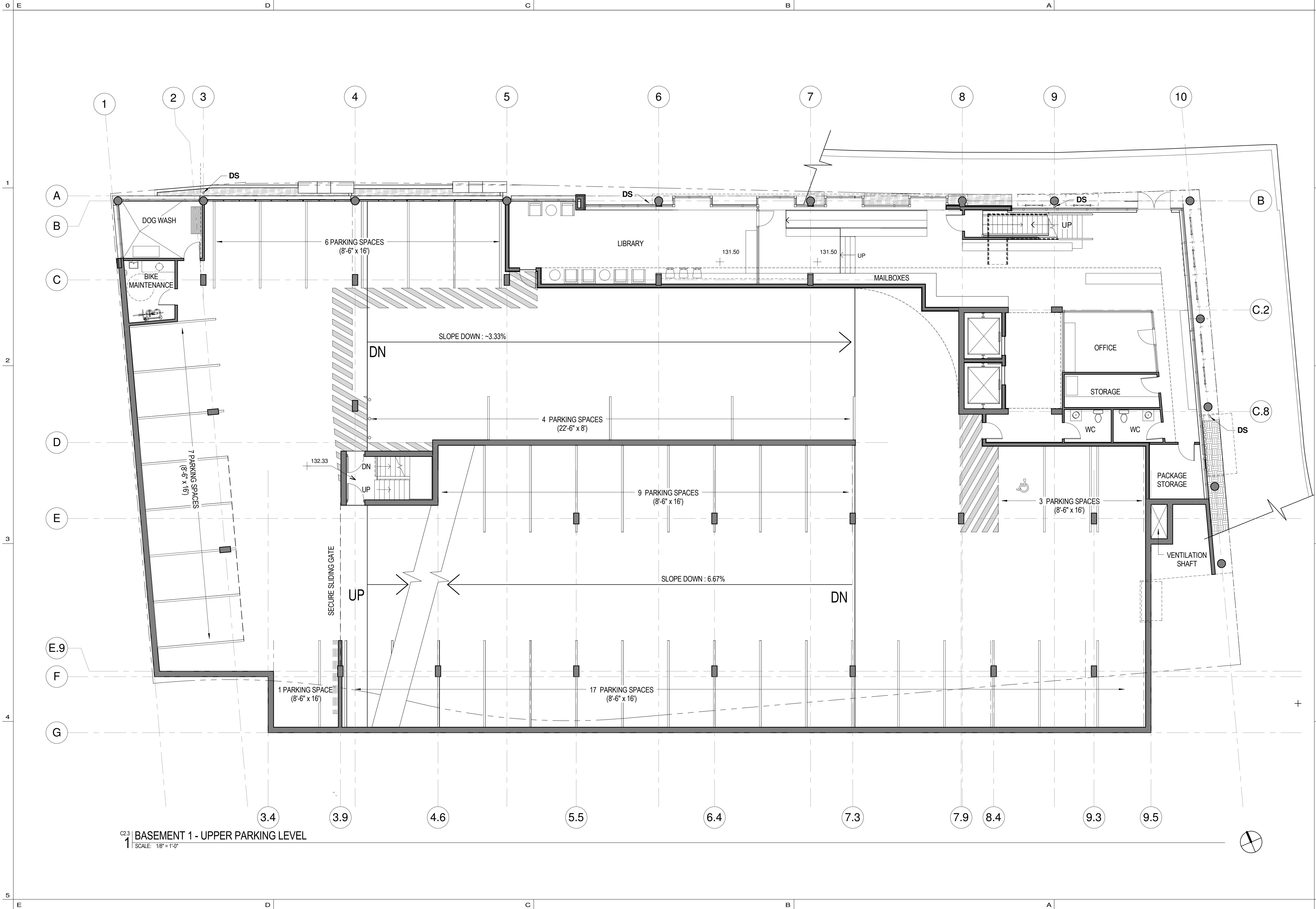
D.D.

BASEMENT 2

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C2.2

LU 11-108266 DZM AD



C2.3
1 BASEMENT 1 - UPPER PARKING LEVEL
SCALE: 1/8" = 1'-0"



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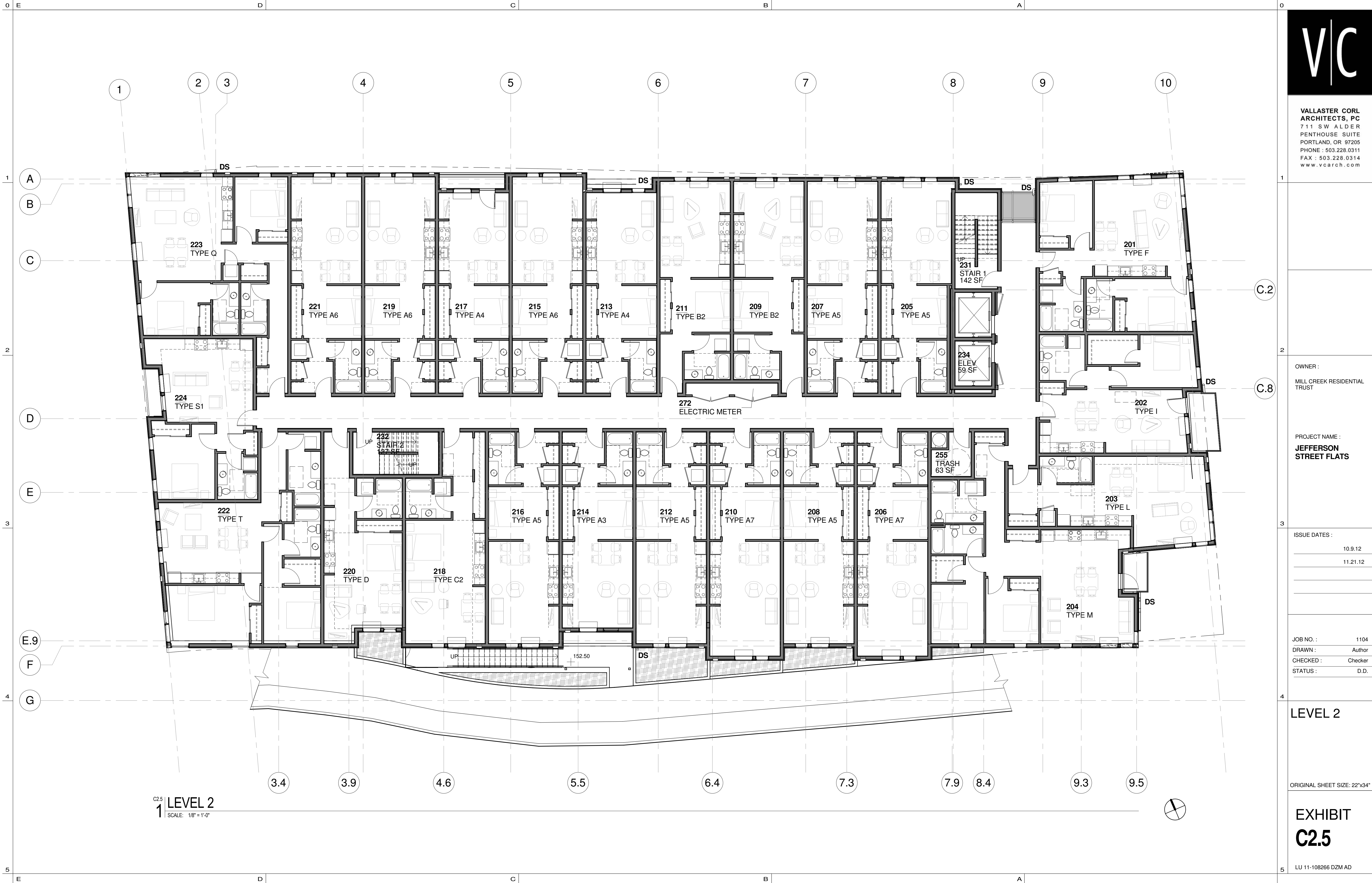
BASEMENT 1

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C2.3

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C2.5 | LEVEL 2
1 SCALE: 1/8" = 1'-0"



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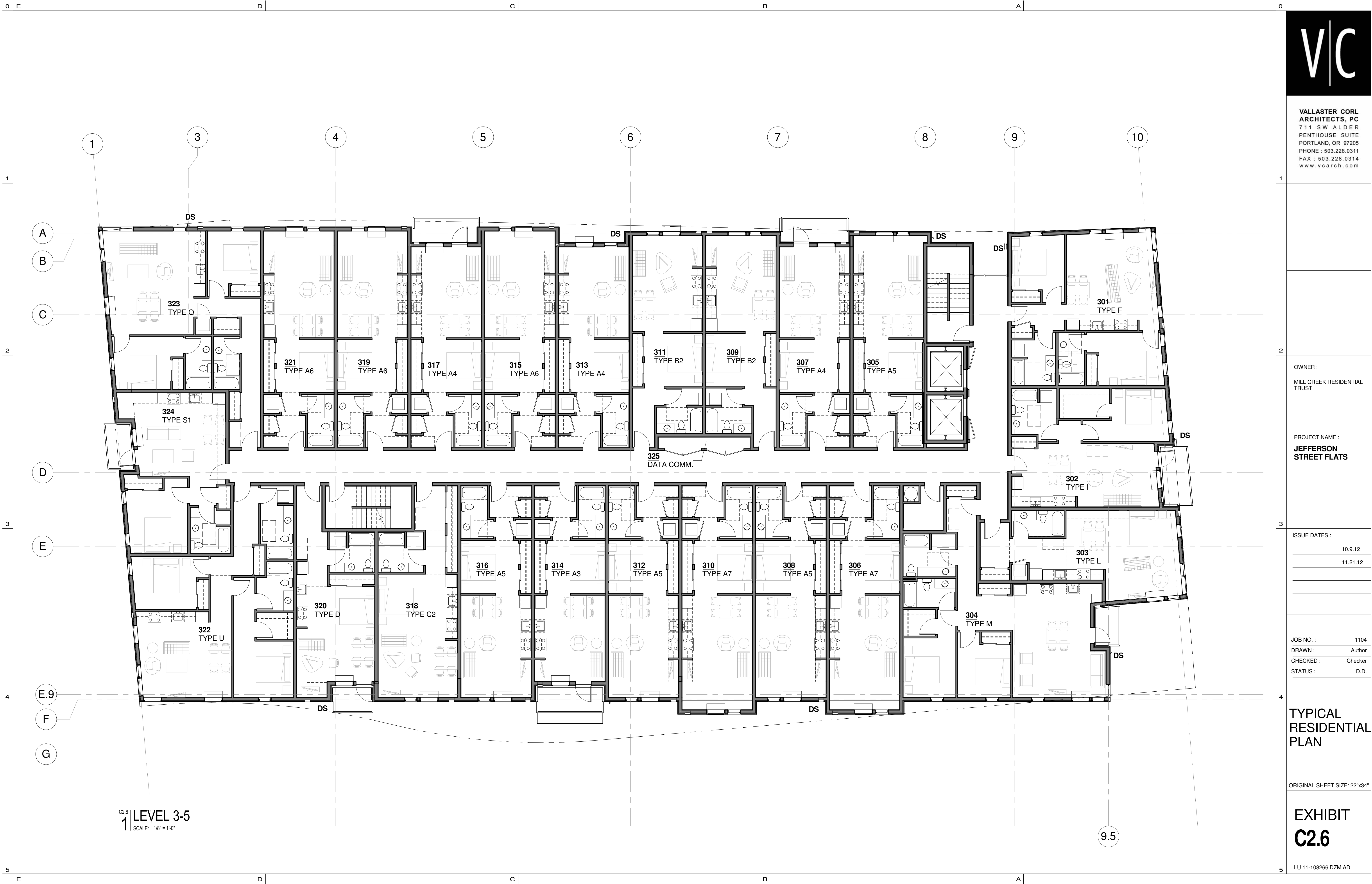
JOB NO. : 1104
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LEVEL 2

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C2.5

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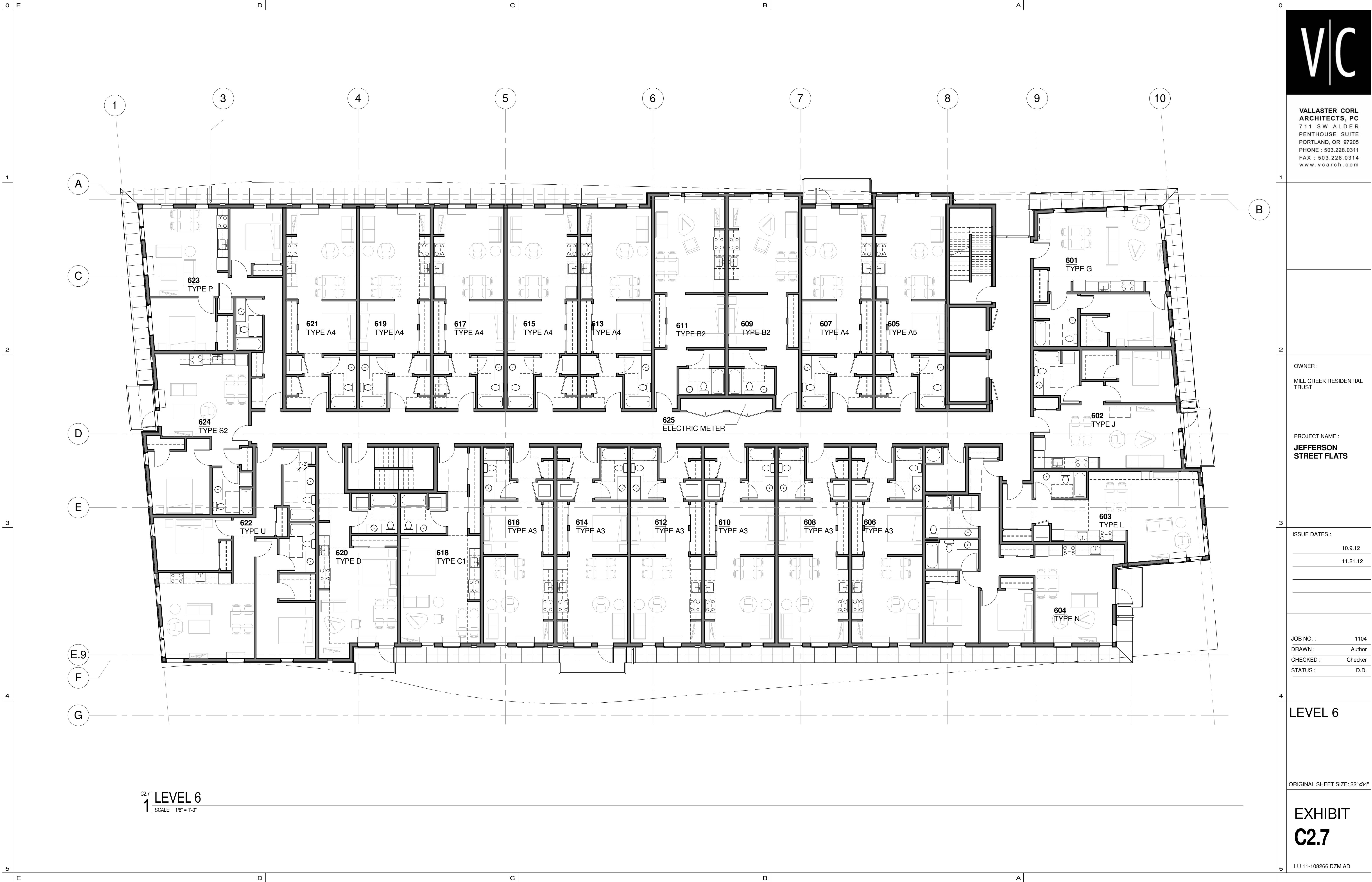
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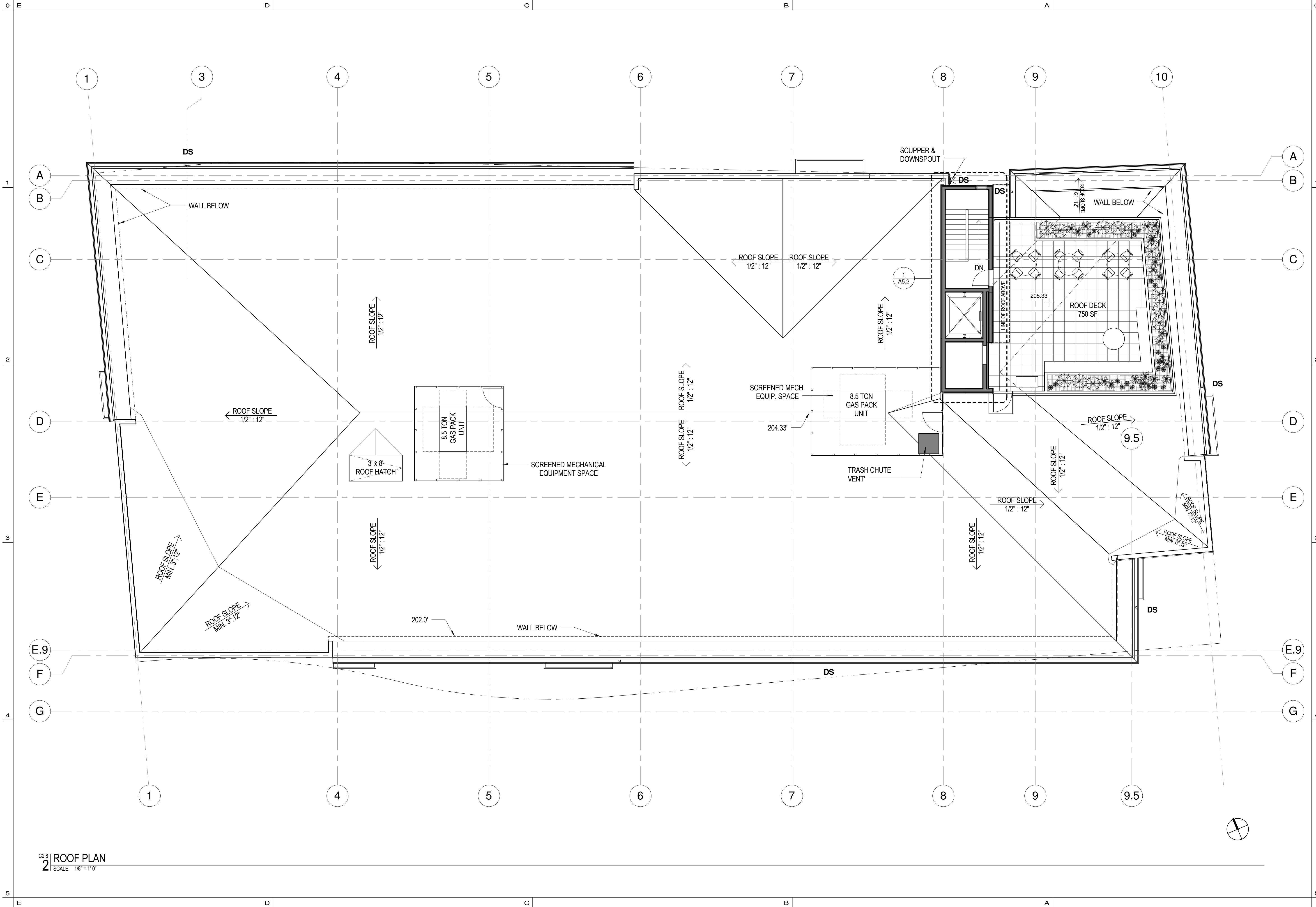
TYPICAL RESIDENTIAL PLAN

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT C2.6

LU 11-108266 DZM AD





C2.8 | ROOF PLAN
2 | SCALE: 1/8" = 1'-0"

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ROOF PLAN

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C2.8

LU 11-108266 DZM AD



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C3.2
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

REF. SHEET C8.1 FOR EXTERIOR
MATERIALS AND FINISHES KEY

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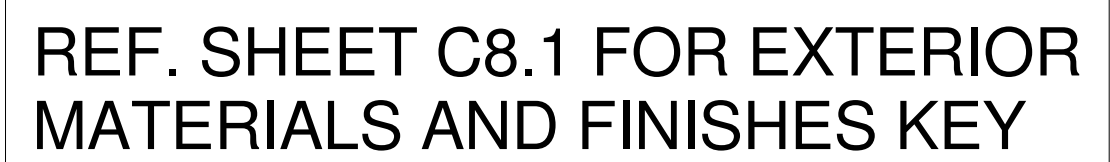
JOB NO. : 1104
DRAWN : Author
CHECKED : Checker
STATUS : D.D.

EAST
ELEVATION

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C3.2

LU 11-108266 DZM AD





C3.1
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

REF. SHEET C8.1 FOR EXTERIOR
MATERIALS AND FINISHES KEY



C3.4 | WEST ELEVATION
1 SCALE: 1/8" = 1'-0"

REF. SHEET C8.1 FOR EXTERIOR
MATERIALS AND FINISHES KEY

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11.21.12

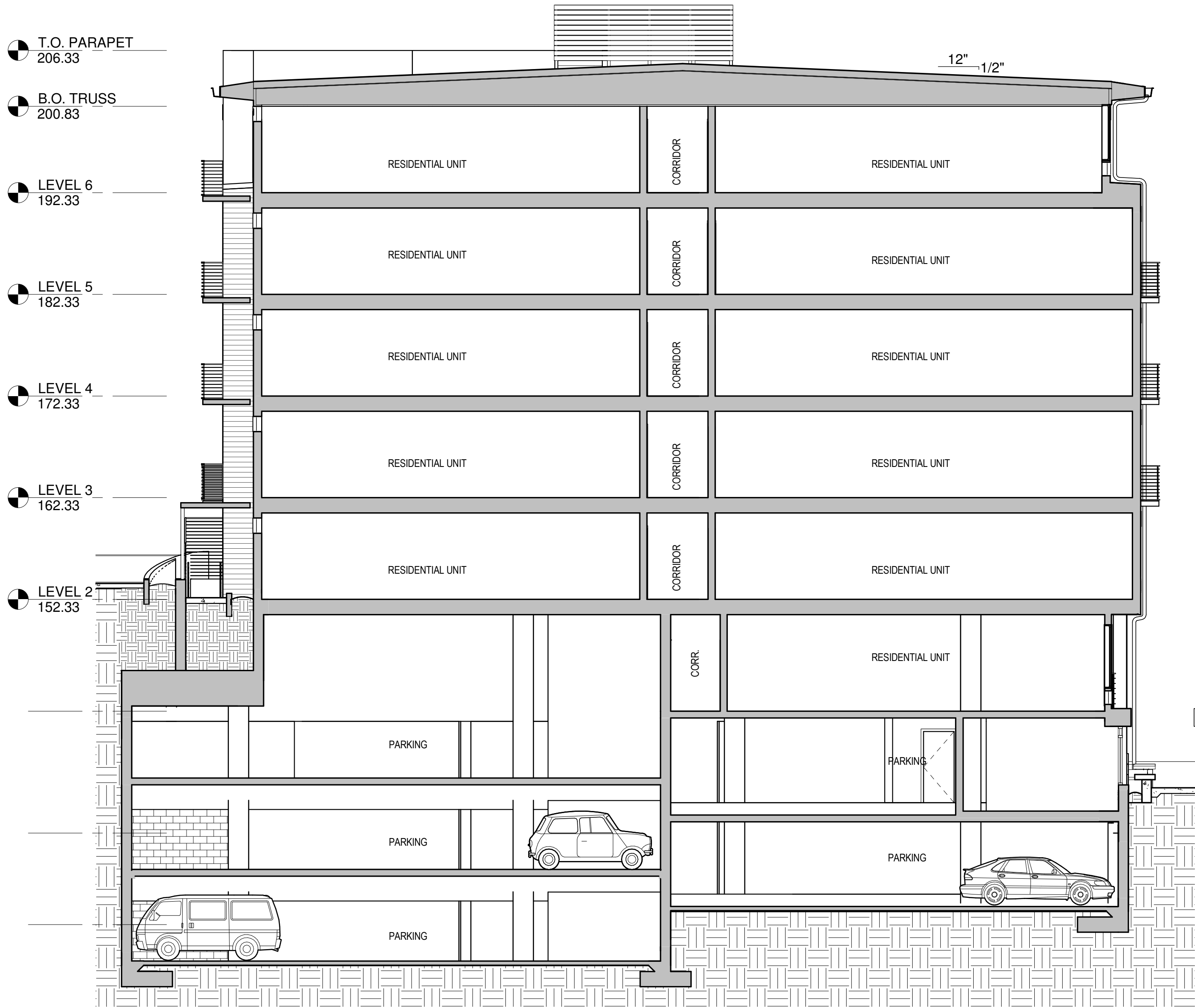
JOB NO. : 1104
DRAWN : Author
CHECKED : Checker
STATUS : D.D.

WEST
ELEVATION

ORIGINAL SHEET SIZE: 22"x34"

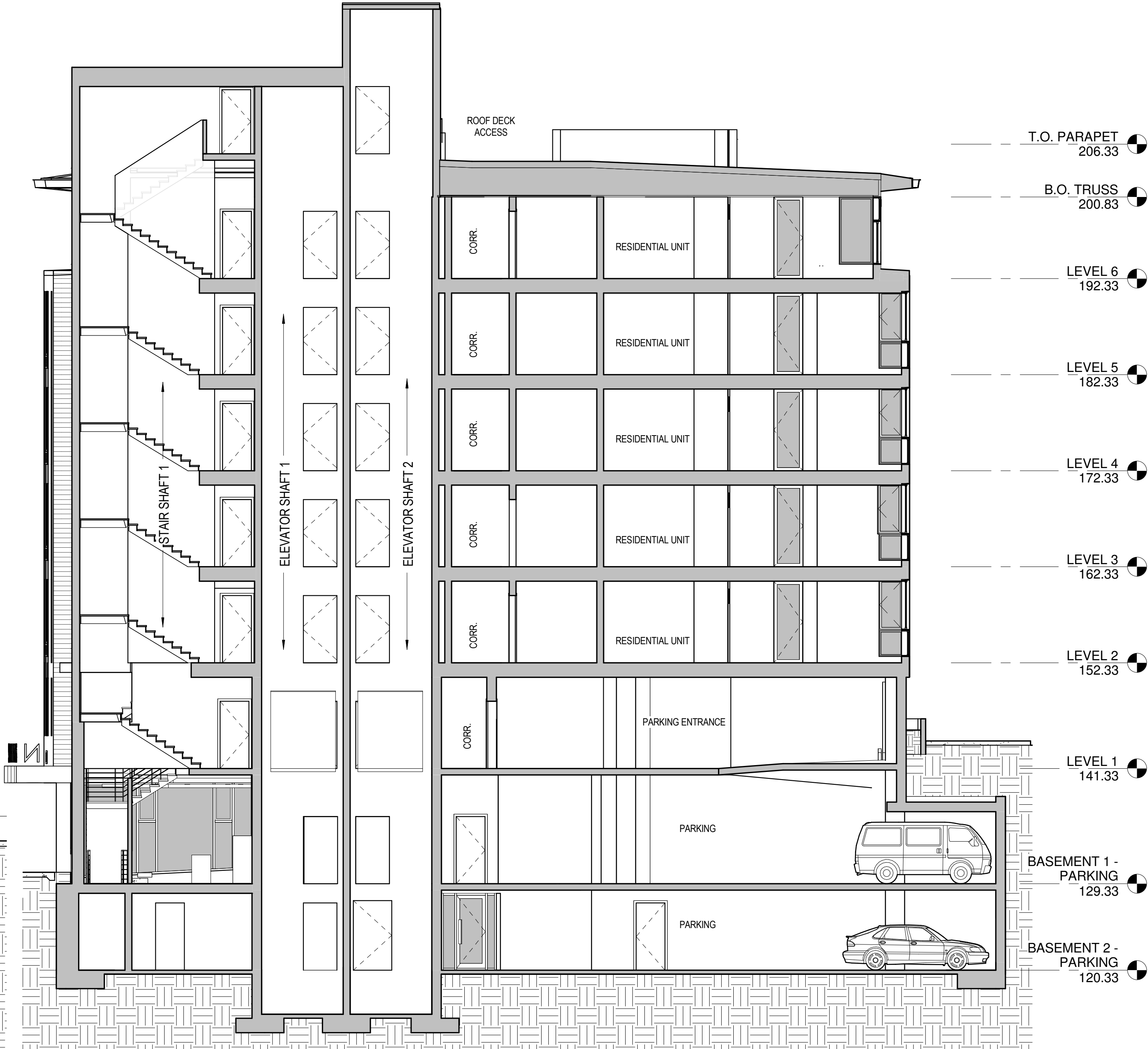
EXHIBIT
C3.4

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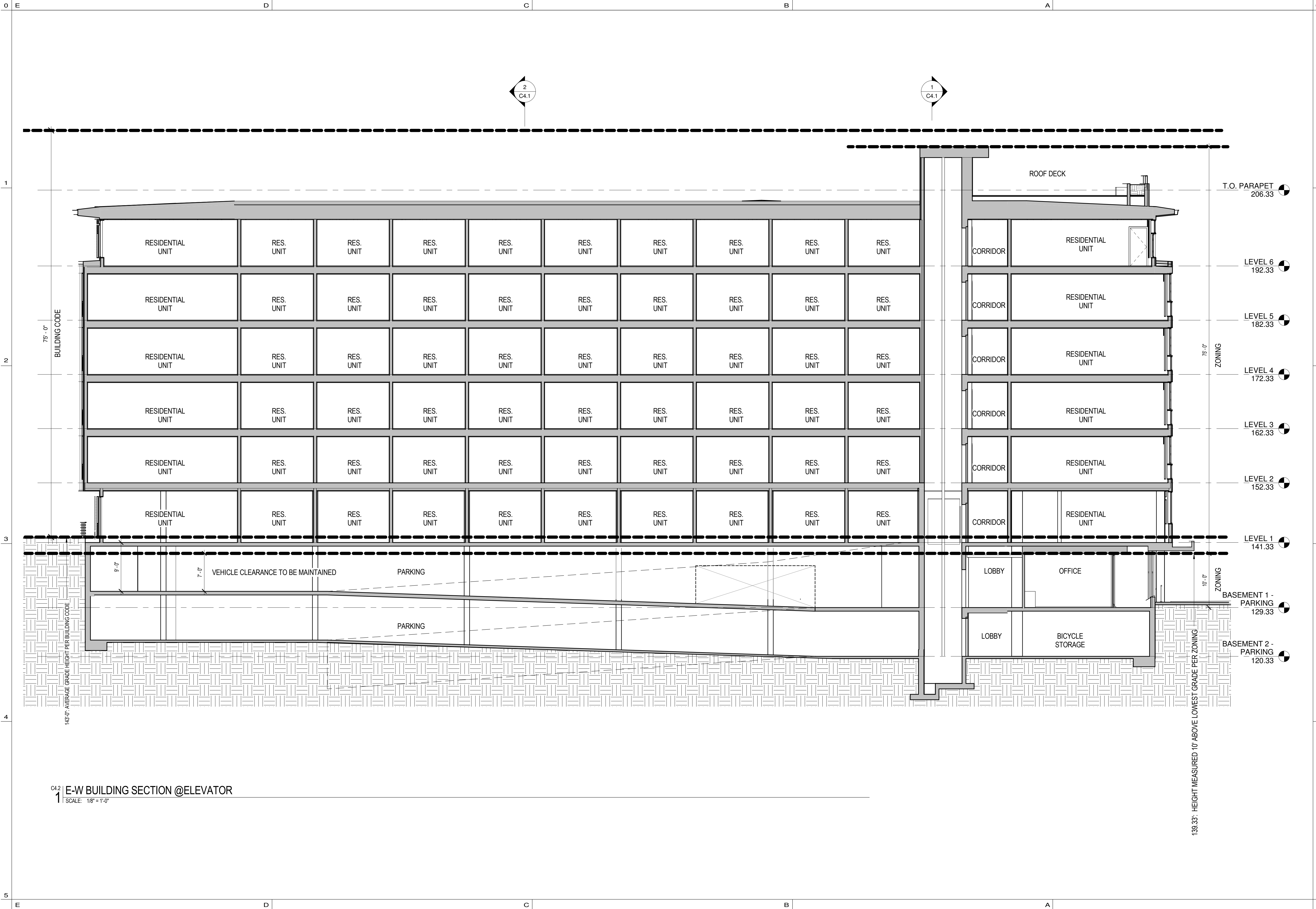
C4.1
2 TYP. N-S BLDG. SECTION

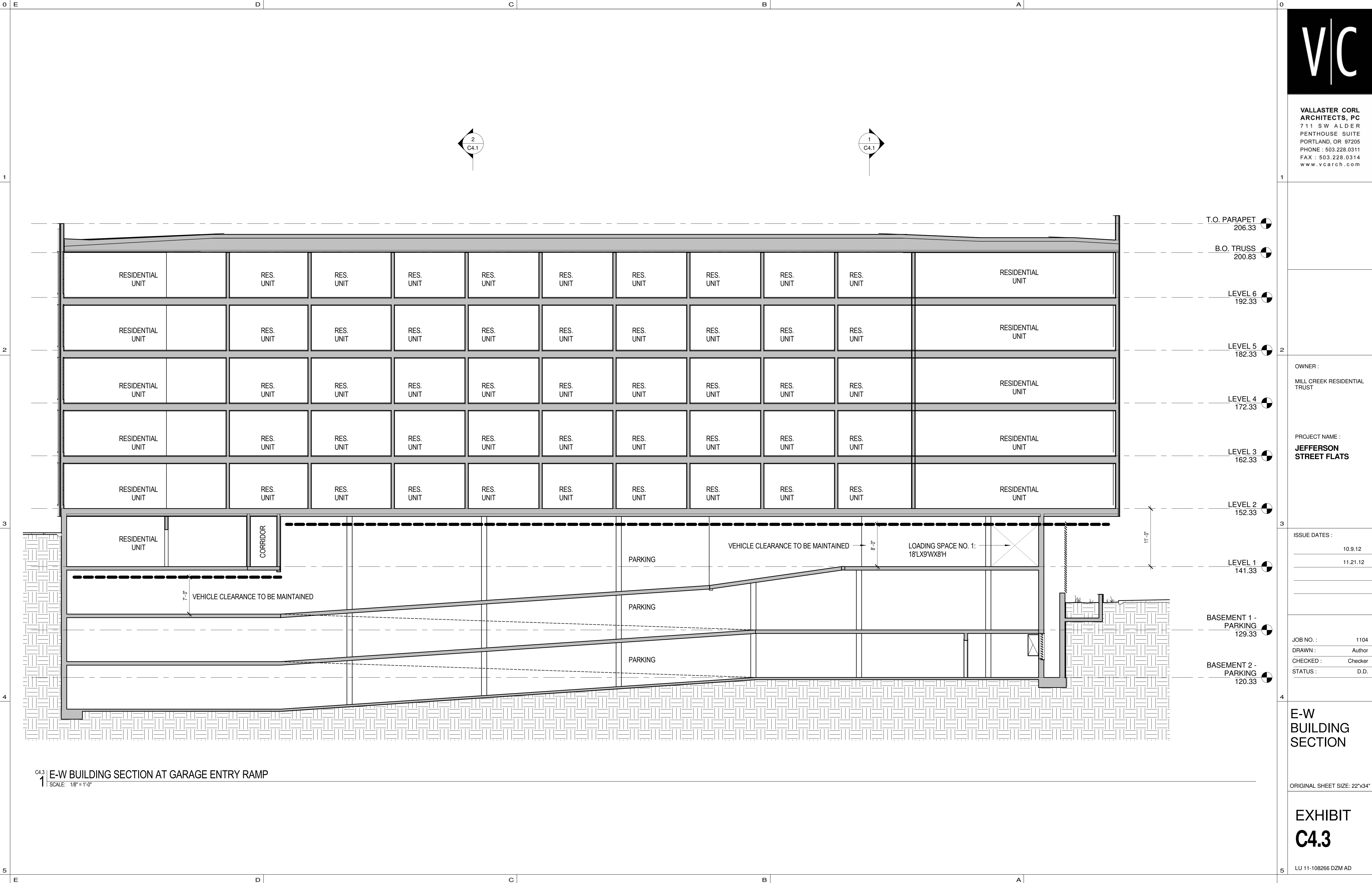
SCALE: 1/8" = 1'-0"



C4.1
1 N-S BLDG SECTION @EAST STAIR

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





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PROJECT NAME :
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ISSUE DATES :
10.9.12
11.21.12

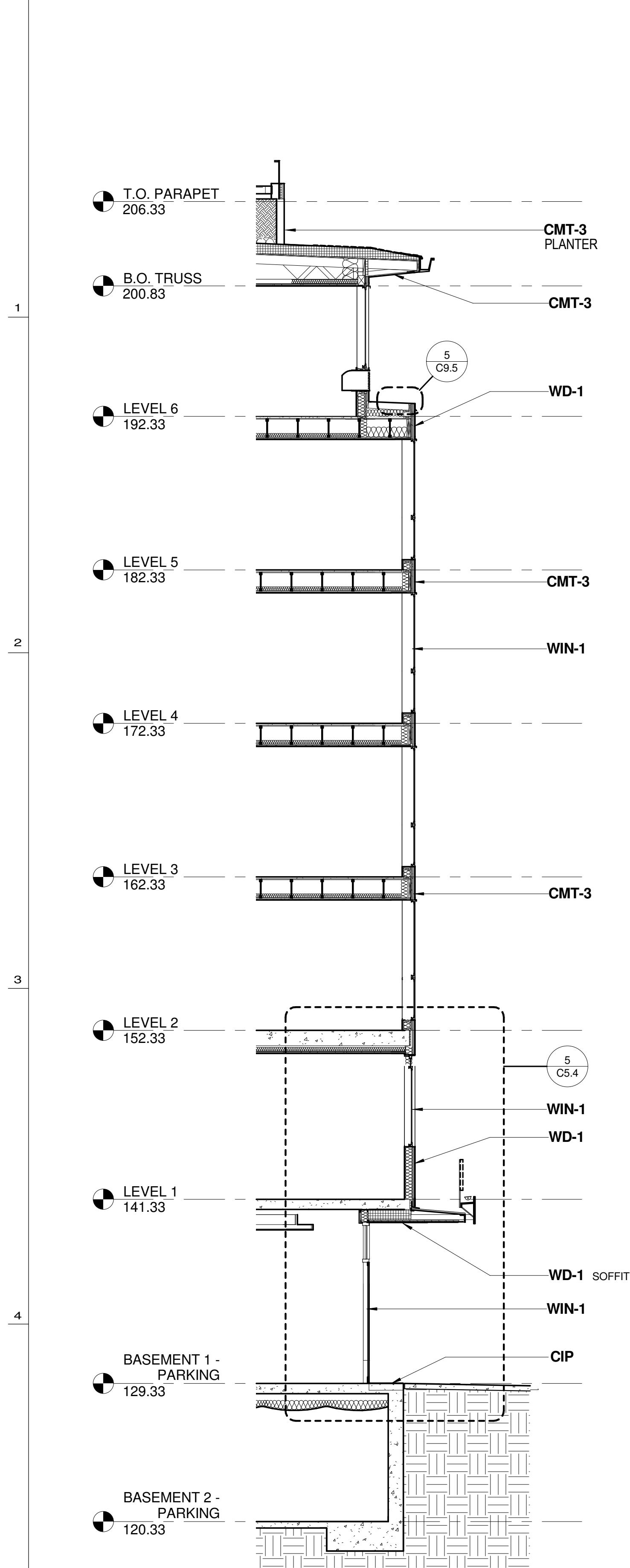
JOB NO. : 1104
DRAWN : Author
CHECKED : Checker
STATUS : D.D.

E-W
BUILDING
SECTION

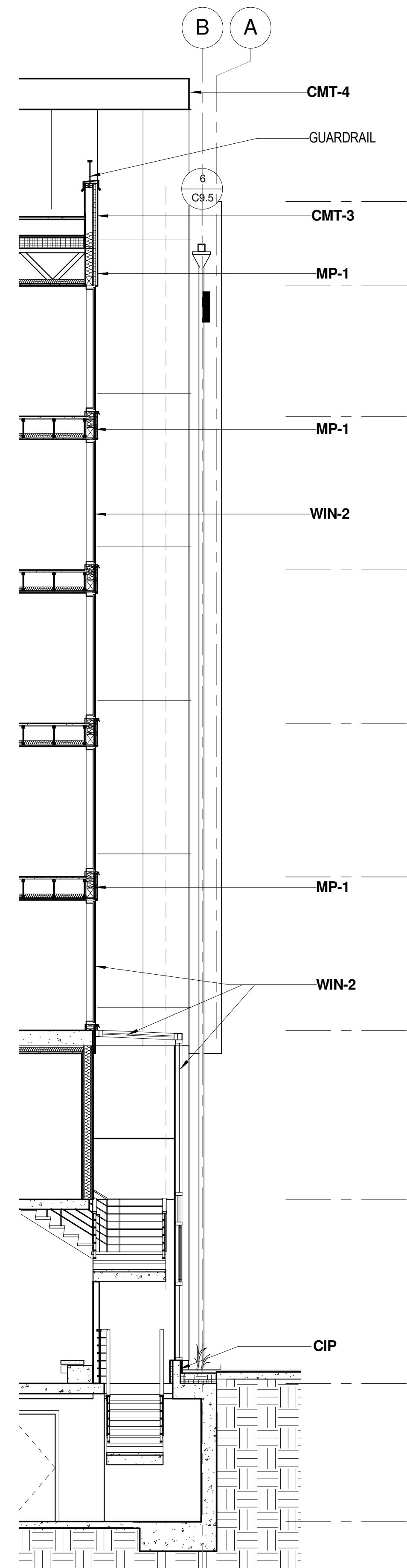
ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C4.3

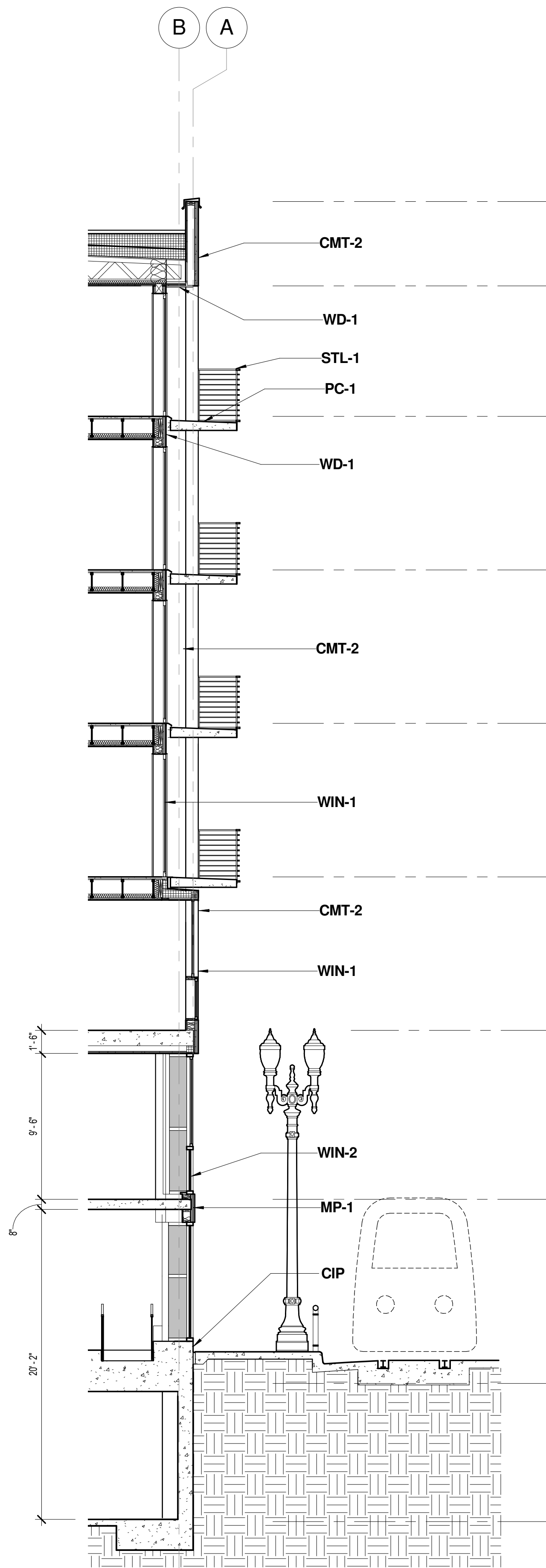
LU 11-108266 DZM AD



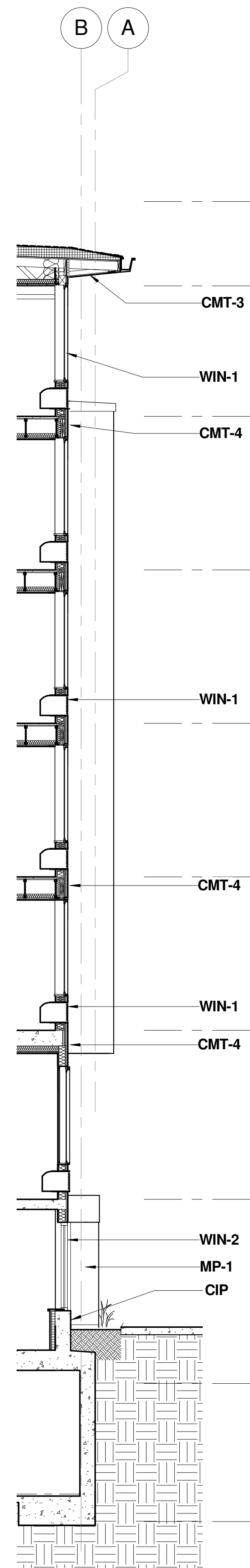
C5.1 5 NORTH SECT. @ LOBBY ENTRANCE
SCALE: 3/16" = 1'-0"



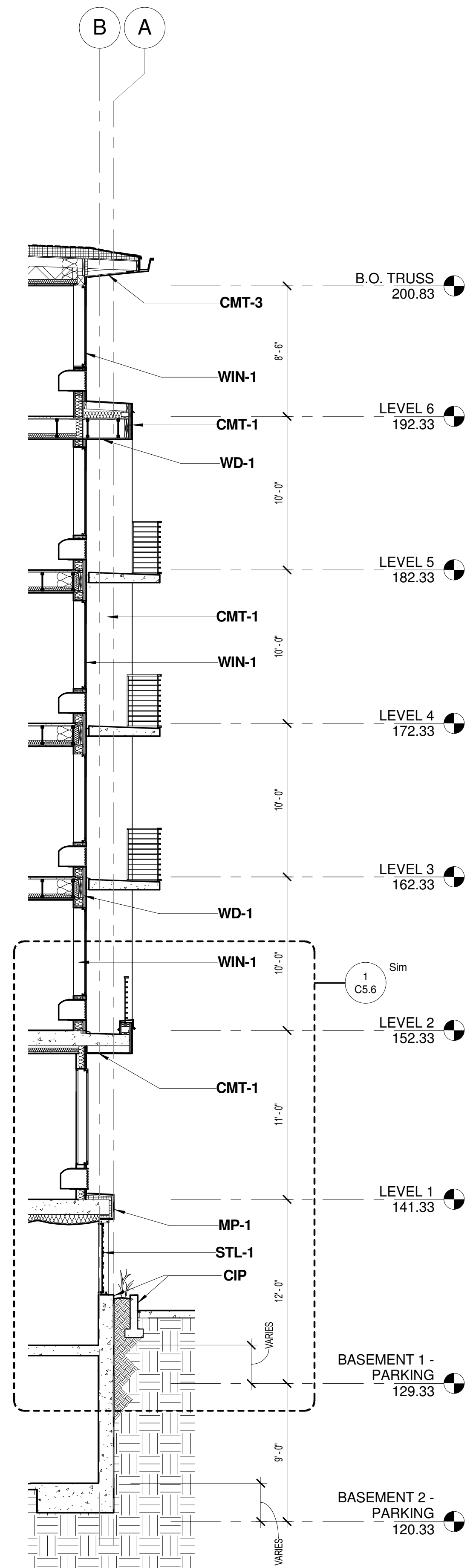
C5.1 4 NORTH SECT. @ CORRIDOR WINDOWS
SCALE: 3/16" = 1'-0"



C5.1 3 NORTH SECT. @ EAST BALCONY
SCALE: 3/16" = 1'-0"



C5.1 2 NORTH SECT. @ RECESS
SCALE: 3/16" = 1'-0"



C5.1 1 NORTH SECT. @ WEST BALCONY
SCALE: 3/16" = 1'-0"

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11.21.12

JOB NO. : 1104
DRAWN : Author
CHECKED : Checker
STATUS : D.D.

WALL SECTIONS

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C5.1

LU 11-108266 DZM AD

1

2

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4

5

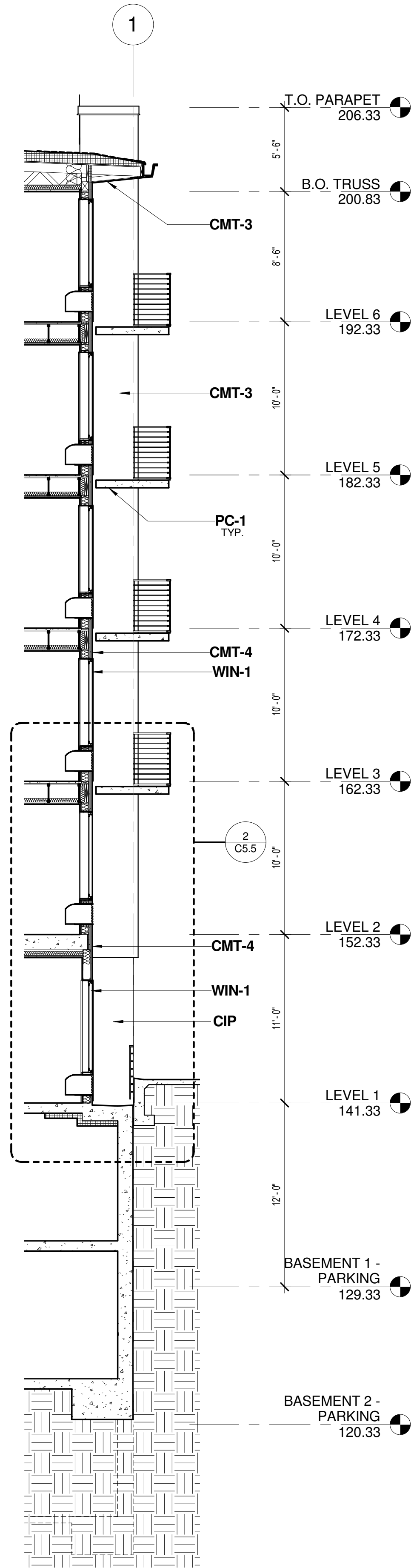
1

2

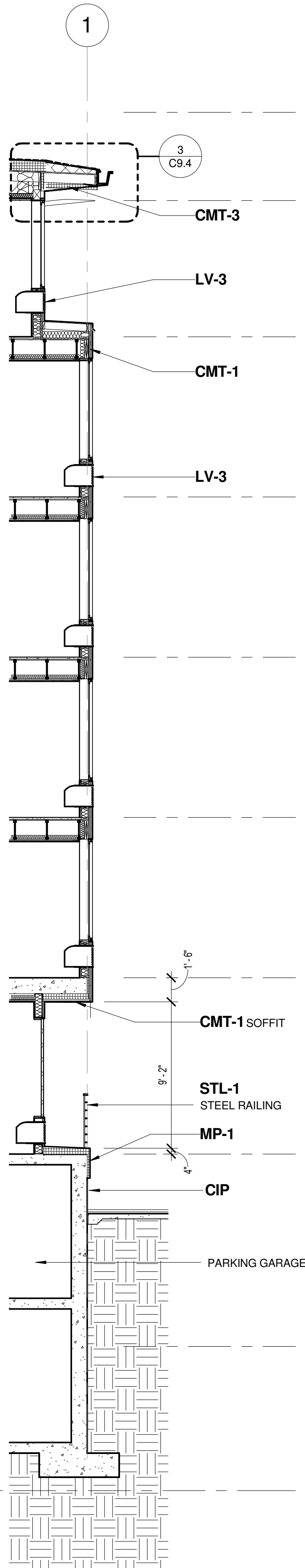
3

4

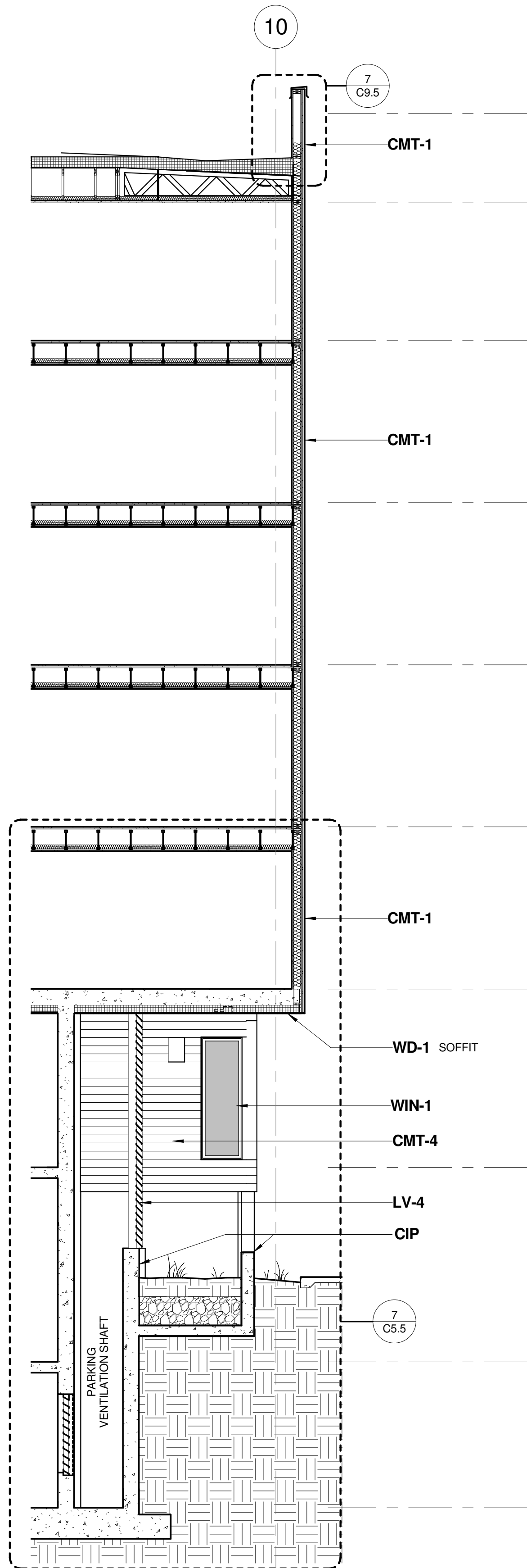
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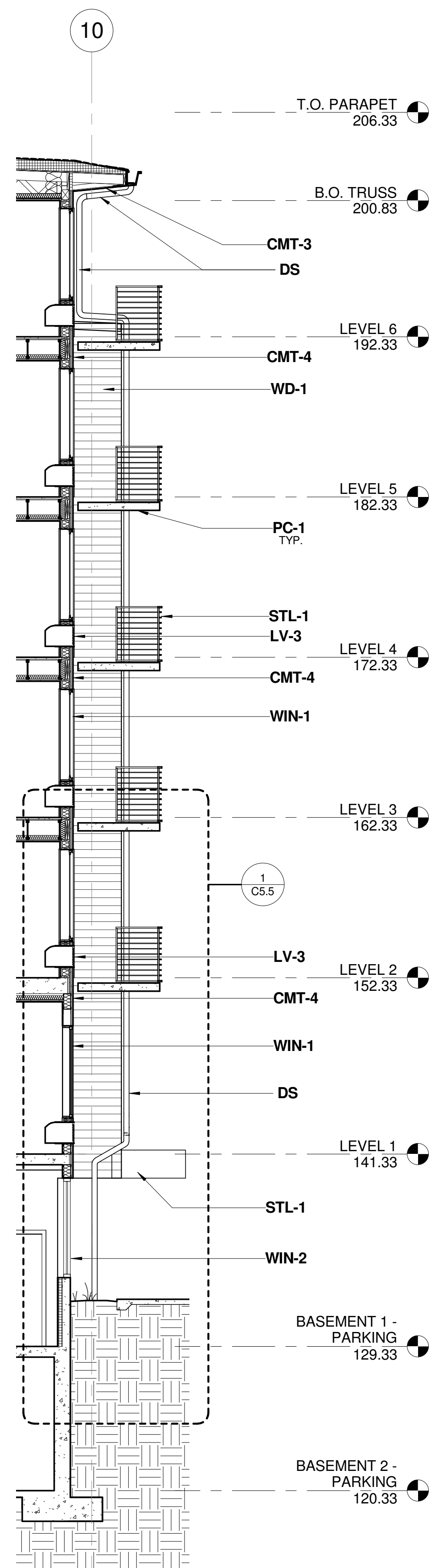
C5.2
5 WEST WALL SECTION @ SLOT
SCALE: 3/16" = 1'-0"



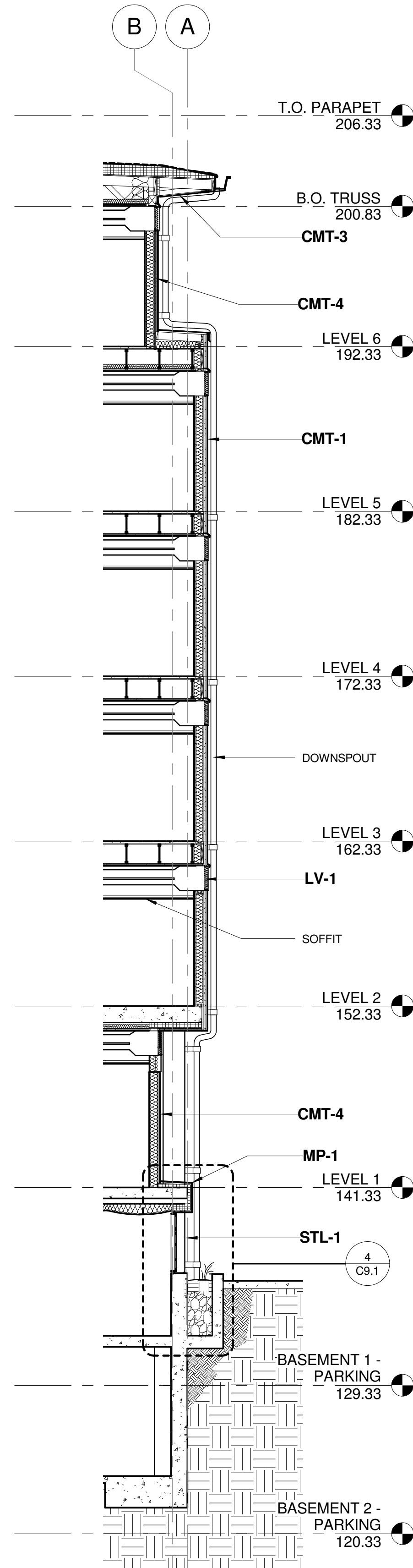
C5.2
4 WEST WALL SECTION @ CMT-1
SCALE: 3/16" = 1'-0"



C5.2
3 EAST WALL SECTION @ LIGHTWELL
SCALE: 3/16" = 1'-0"



C5.2
2 EAST WALL SECTION @ BALCONY
SCALE: 3/16" = 1'-0"



C5.2
1 NORTH SECT. @ RECESS1
SCALE: 3/16" = 1'-0"



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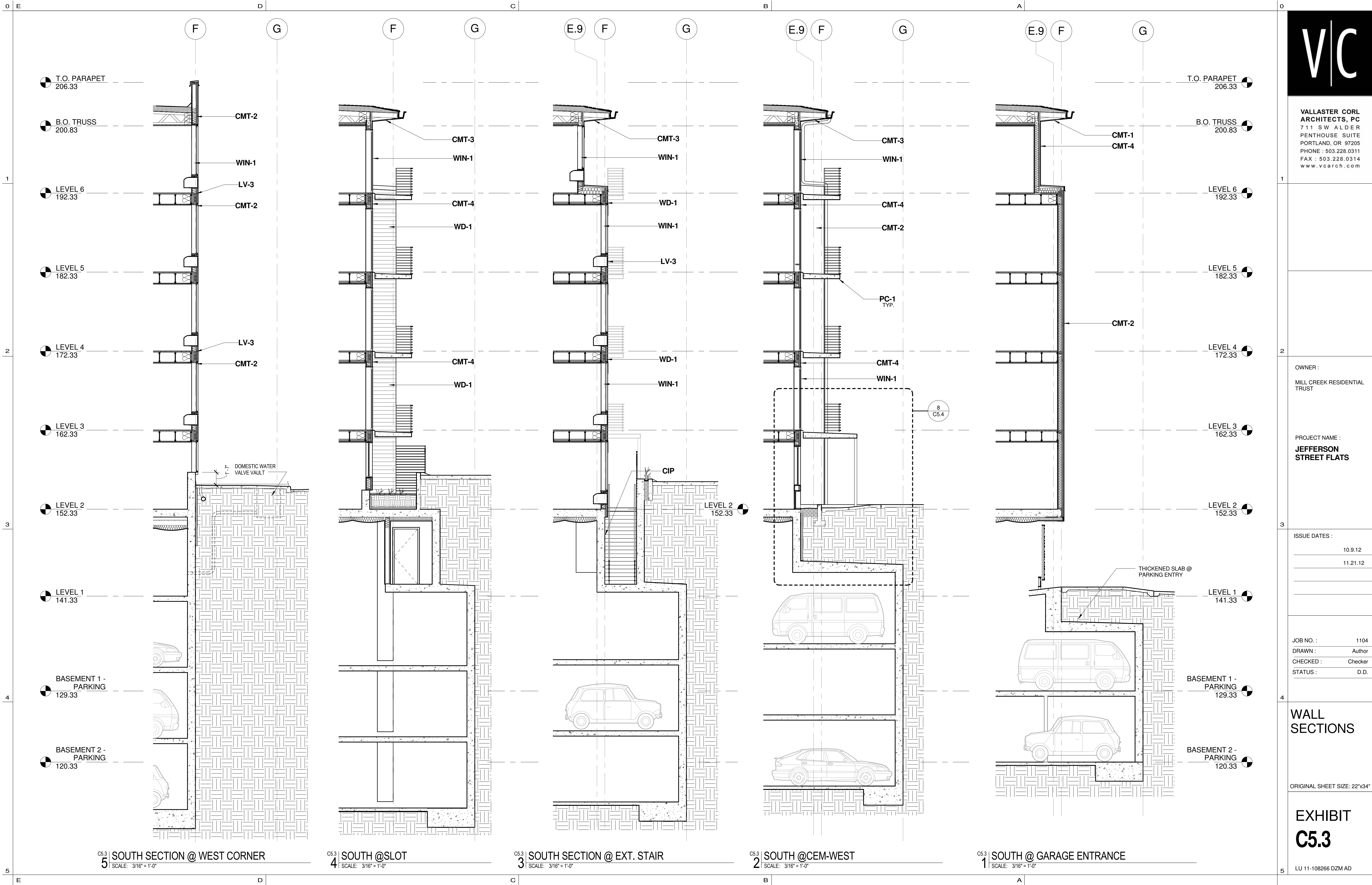
JOB NO. : 1104
DRAWN : Author
CHECKED : Checker
STATUS : D.D.

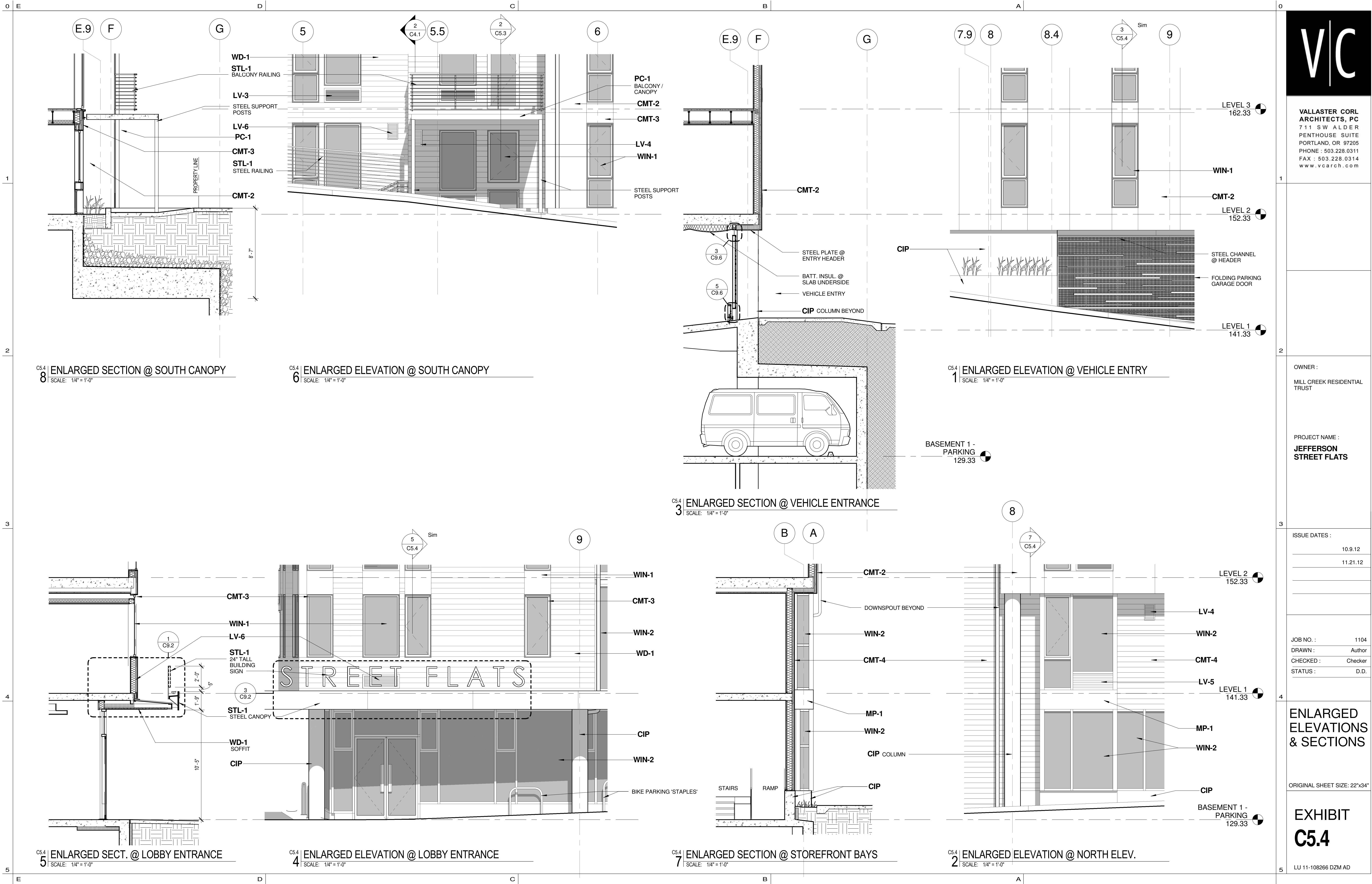
WALL
SECTIONS

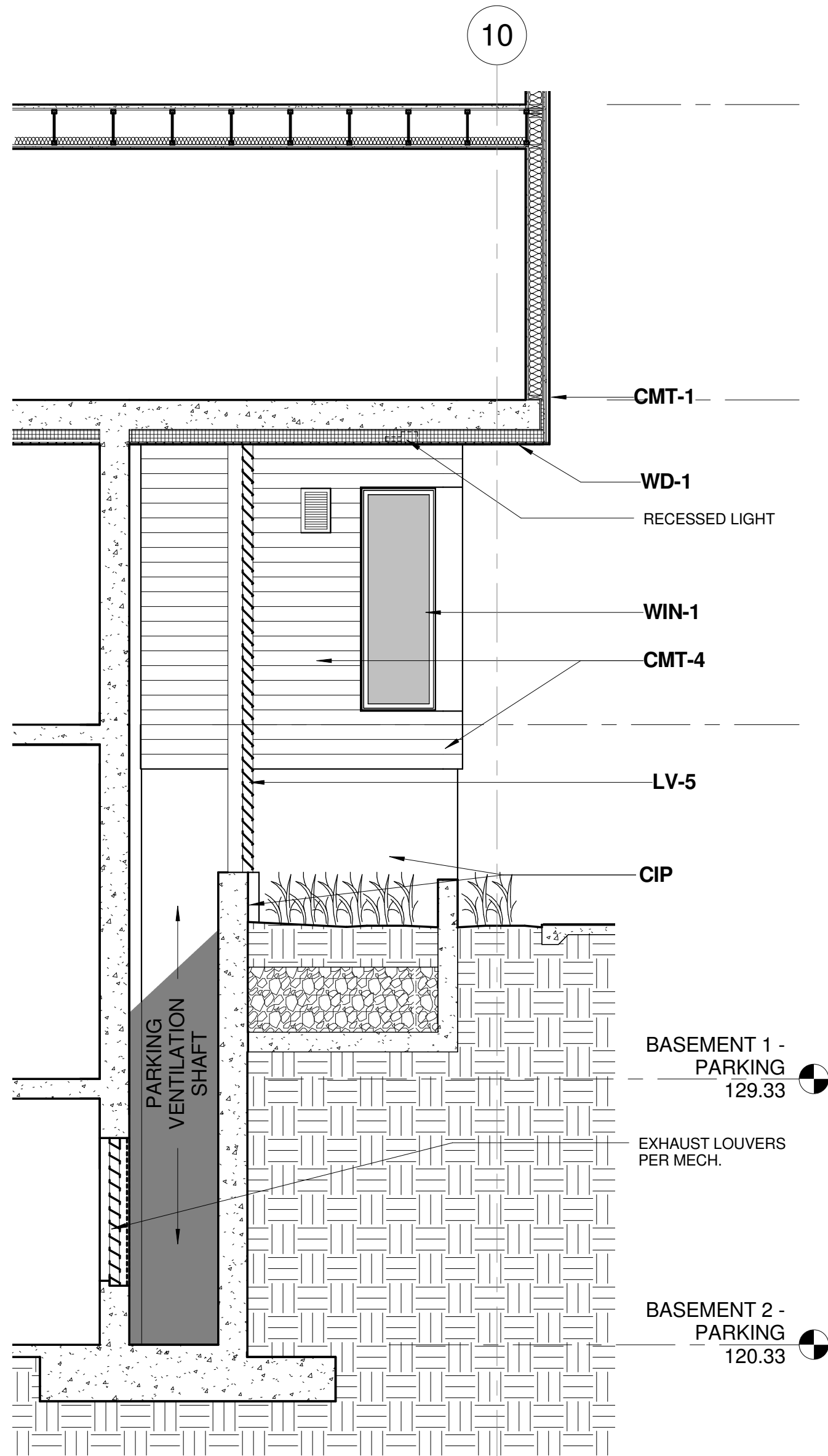
ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C5.2

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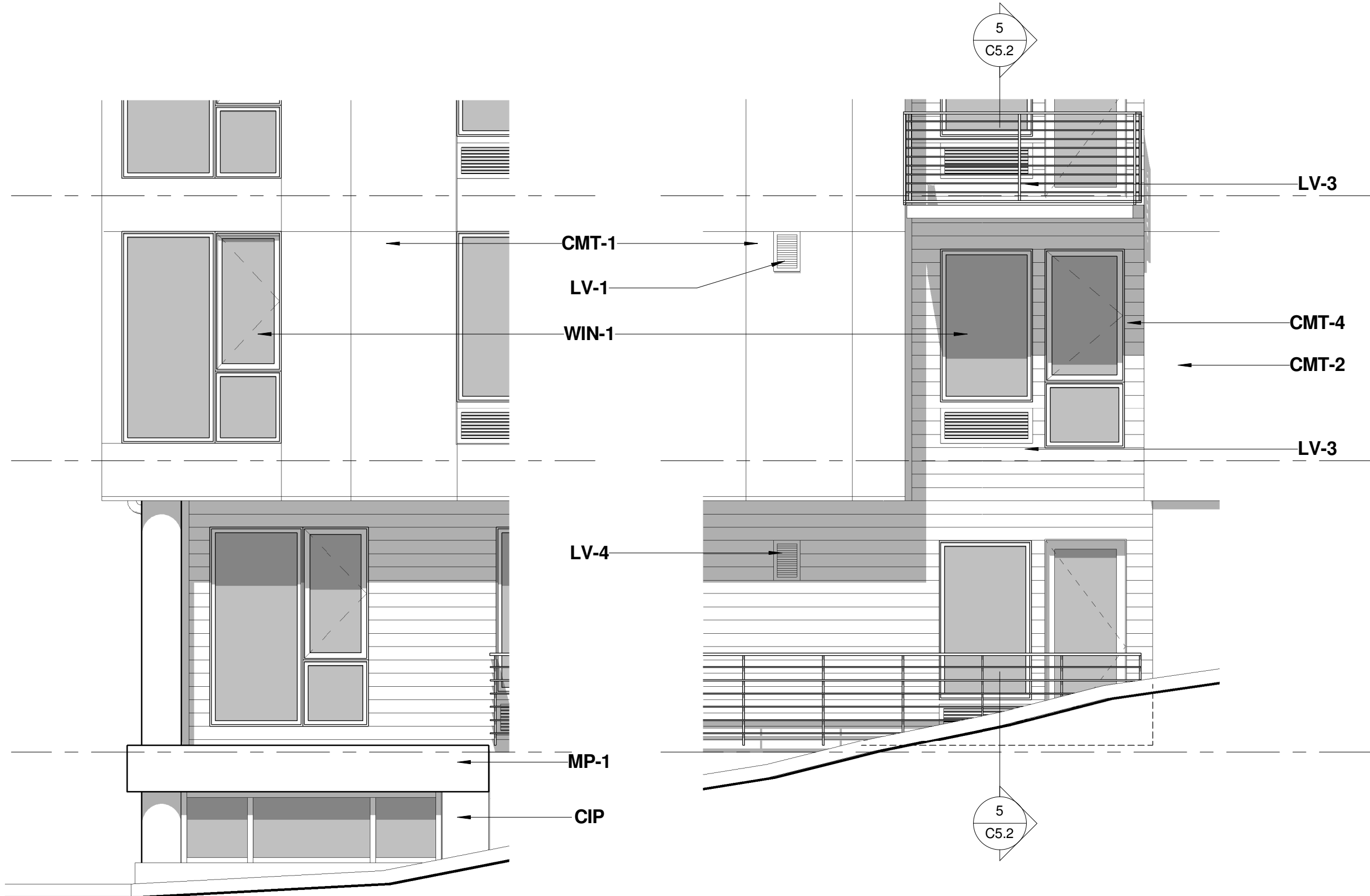




C5.5 | 7 ENLARGED SECTION @ PARKING VENT SHAFT
SCALE: 1/4" = 1'-0"

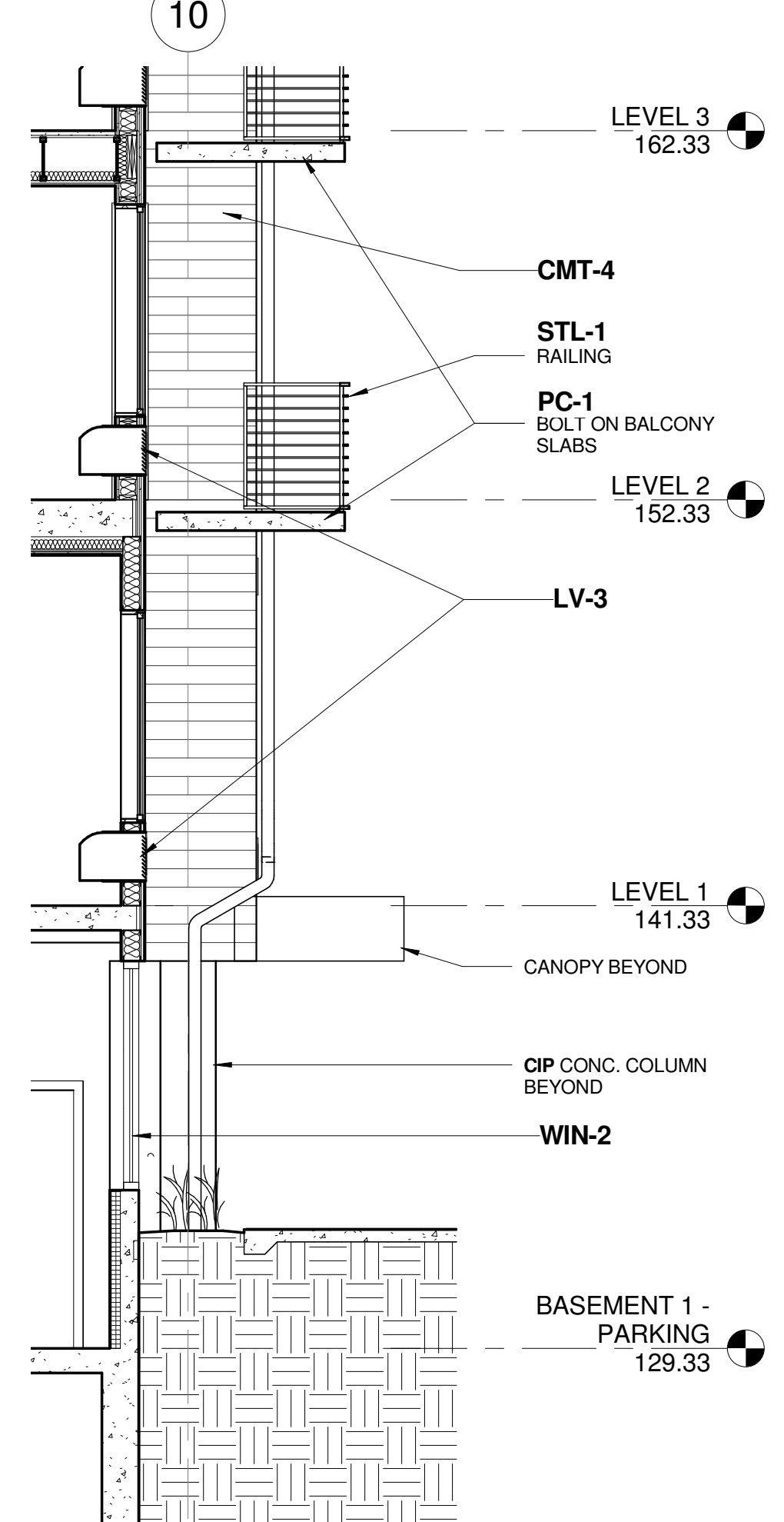


C5.5 | 5 ENLARGED ELEVATION - EAST LIGHTWELL
SCALE: 1/4" = 1'-0"

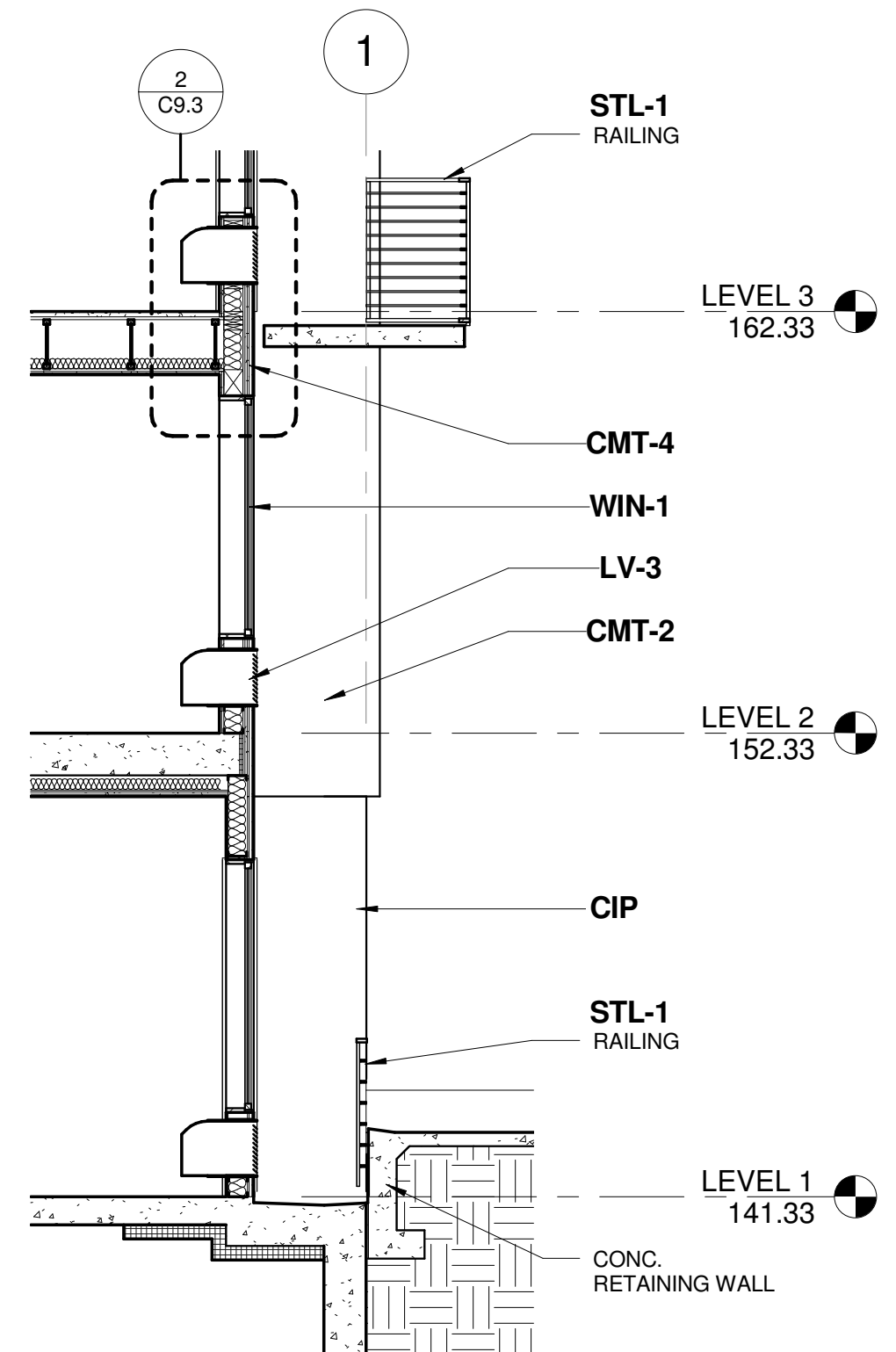


C5.5 | 6 ENLARGED ELEVATION @ NW CORNER
SCALE: 1/4" = 1'-0"

C5.5 | 4 ENLARGED ELEVATION @ WEST FACADE
SCALE: 1/4" = 1'-0"



C5.5 | 1 ENLARGED SECTION @ EAST BALCONIES
SCALE: 1/4" = 1'-0"



C5.5 | 2 ENLARGED SECTION @ WEST BALCONIES
SCALE: 1/4" = 1'-0"

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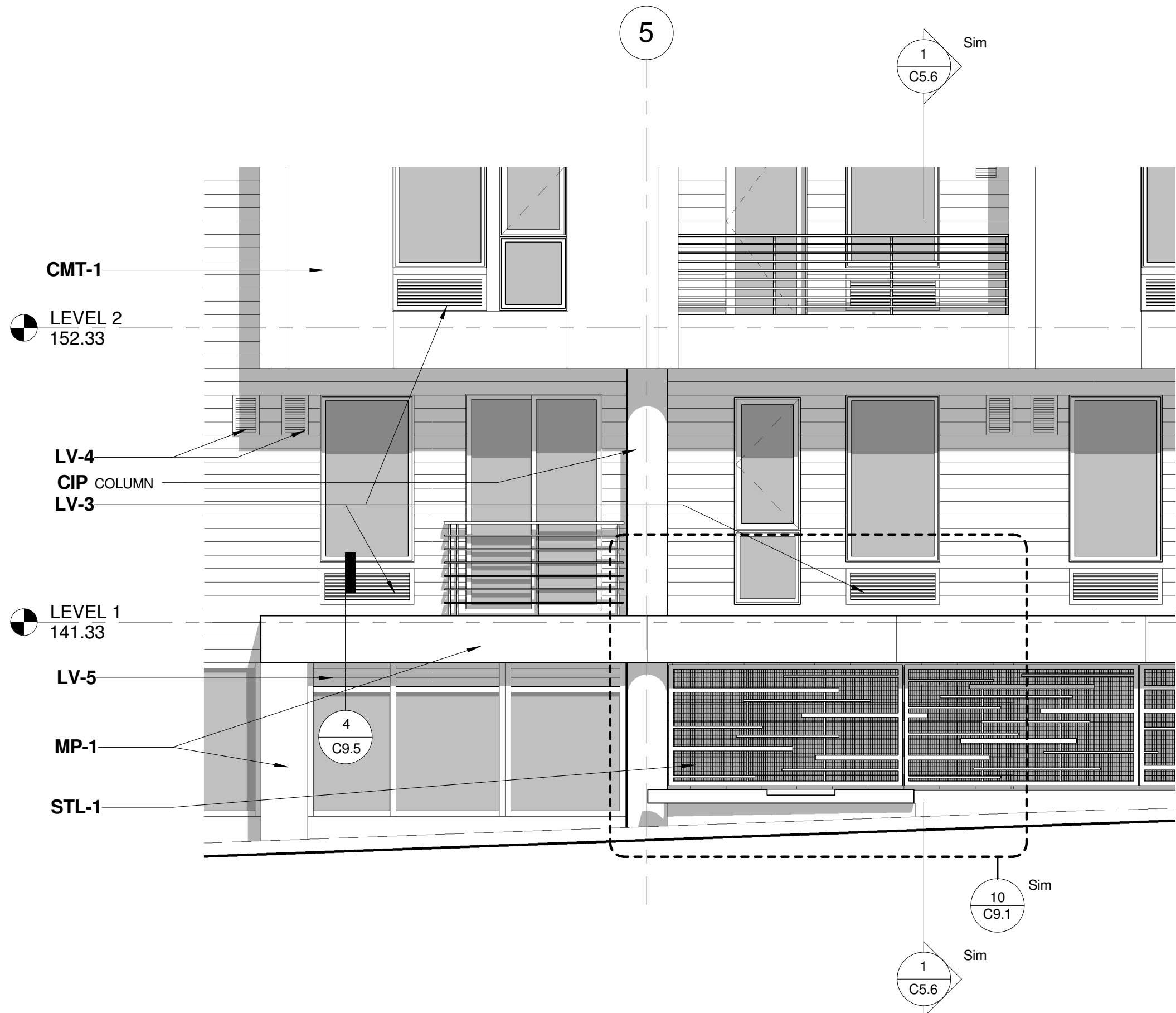
ISSUE DATES :	
	10.9.12
	11.21.12
JOB NO. :	1104
DRAWN :	Author
CHECKED :	Checker
STATUS :	D.D.

ENLARGED
ELEVATIONS
& SECTIONS

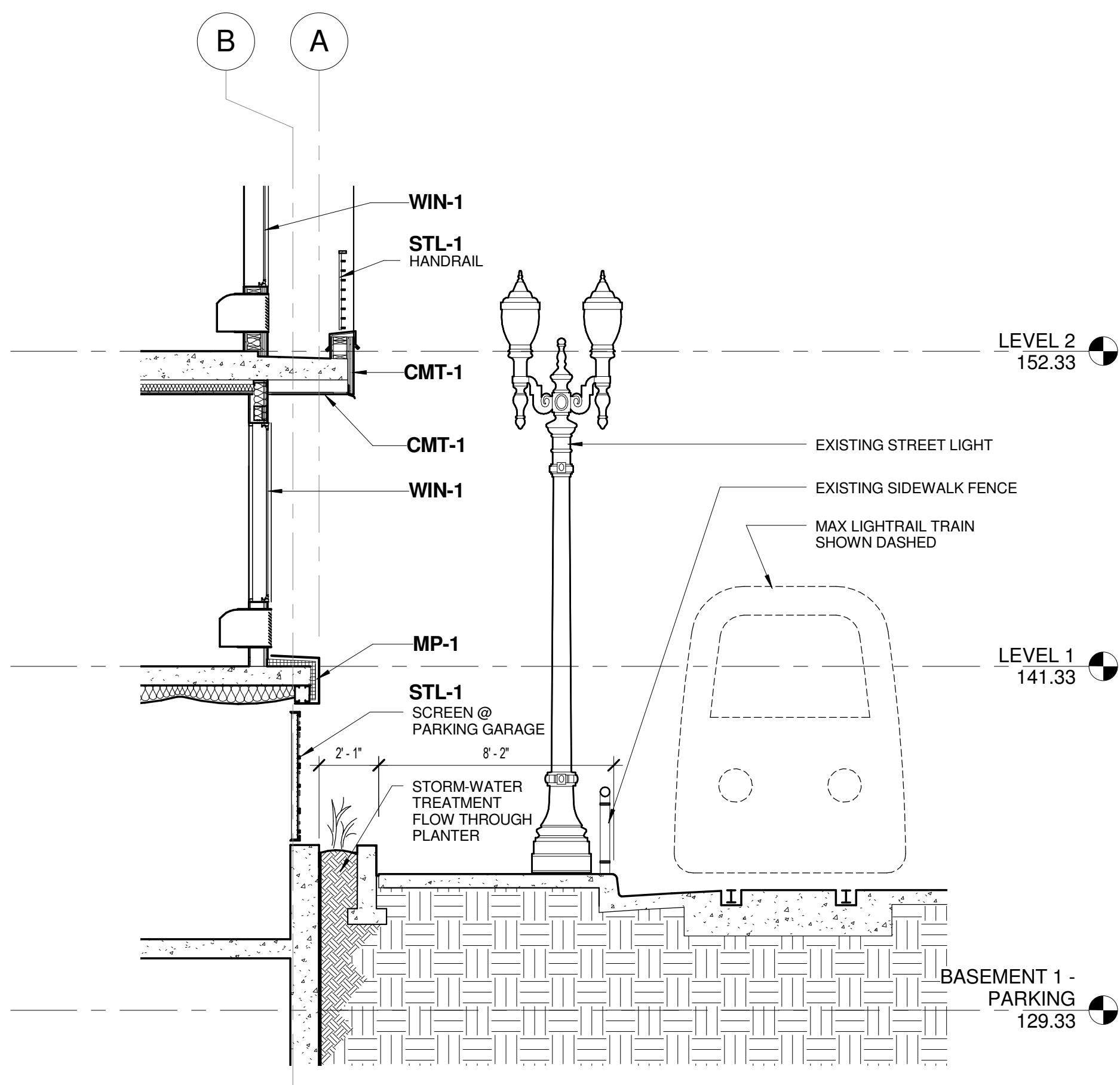
ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C5.5

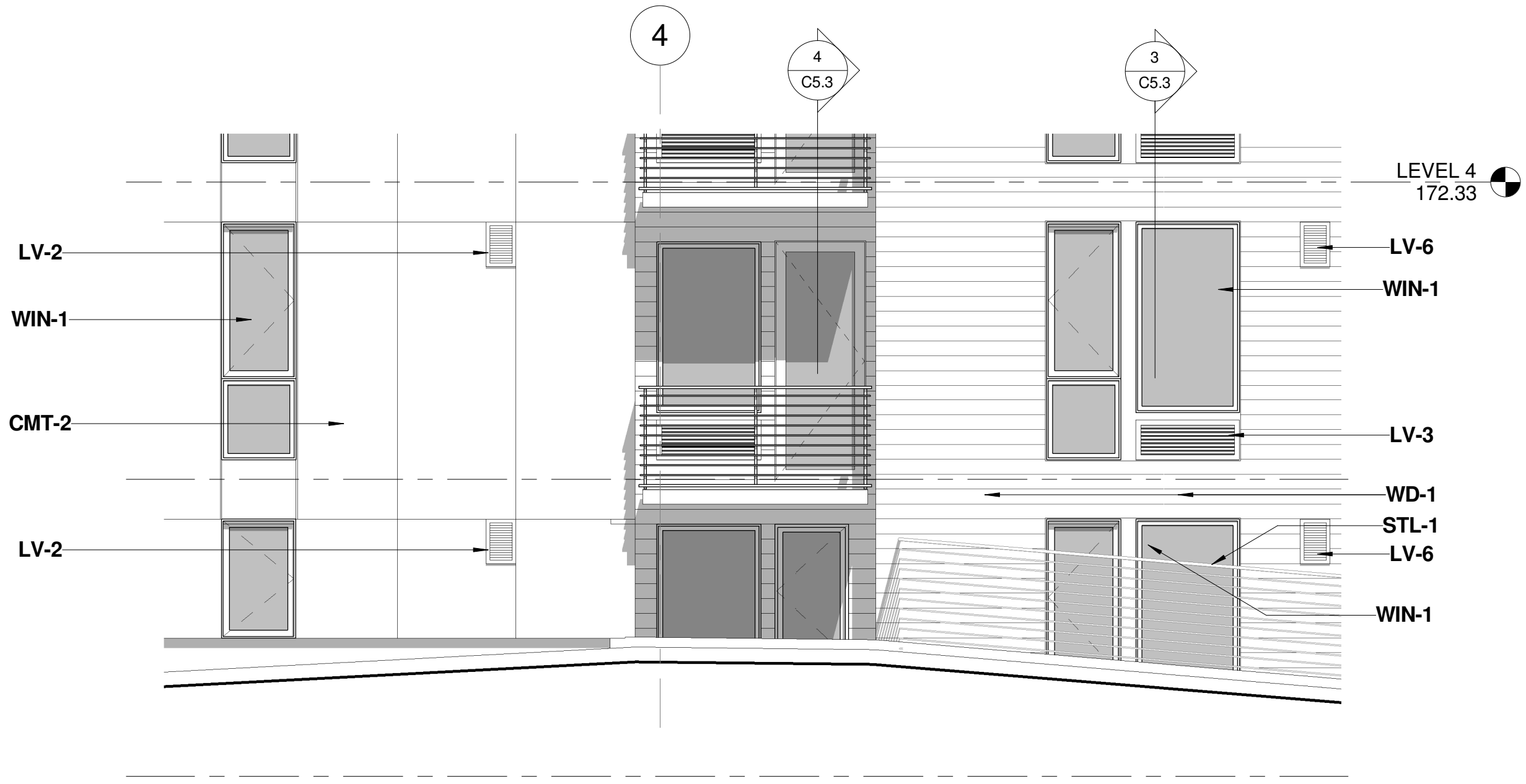
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C5.6
2 ENLARGED NORTH ELEVATION @ GREEN SCREEN
SCALE: 1/4" = 1'-0"



C5.6
1 ENLARGED NORTH SECTION @ PARKING VENTILATION LOUVERS
SCALE: 1/4" = 1'-0"

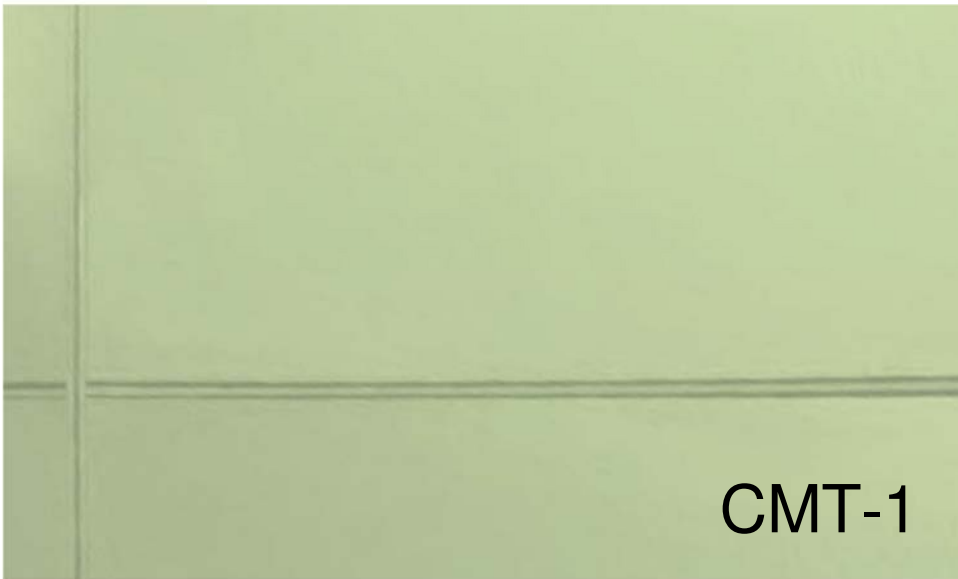


C5.6
3 ENLARGED ELEVATION - SOUTH SIDE WEST BALCONY
SCALE: 1/4" = 1'-0"

1



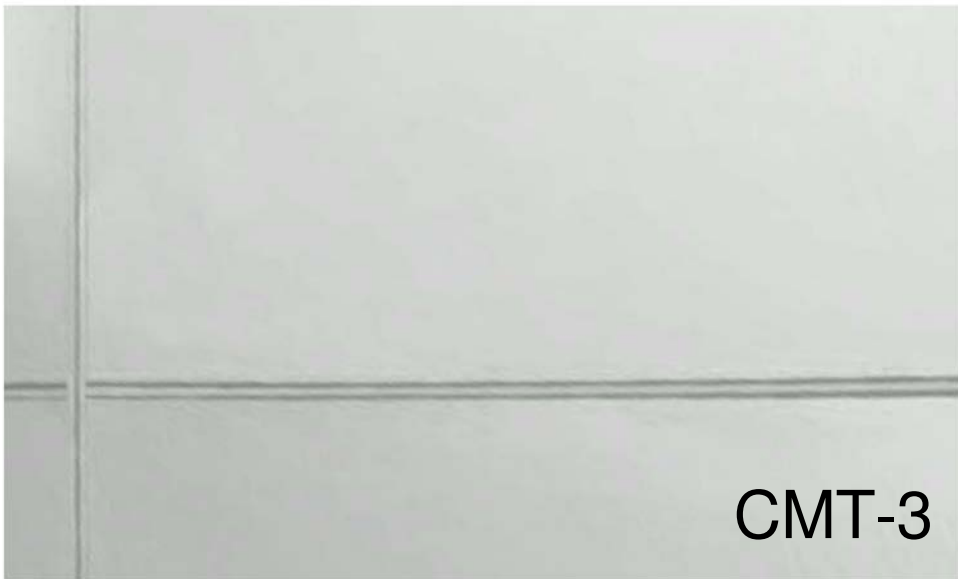
CIP/PC-1



CMT-1



CMT-2



CMT-3



CMT-4



MP-1



WIN-1



WIN-2



WD-1



STL-1



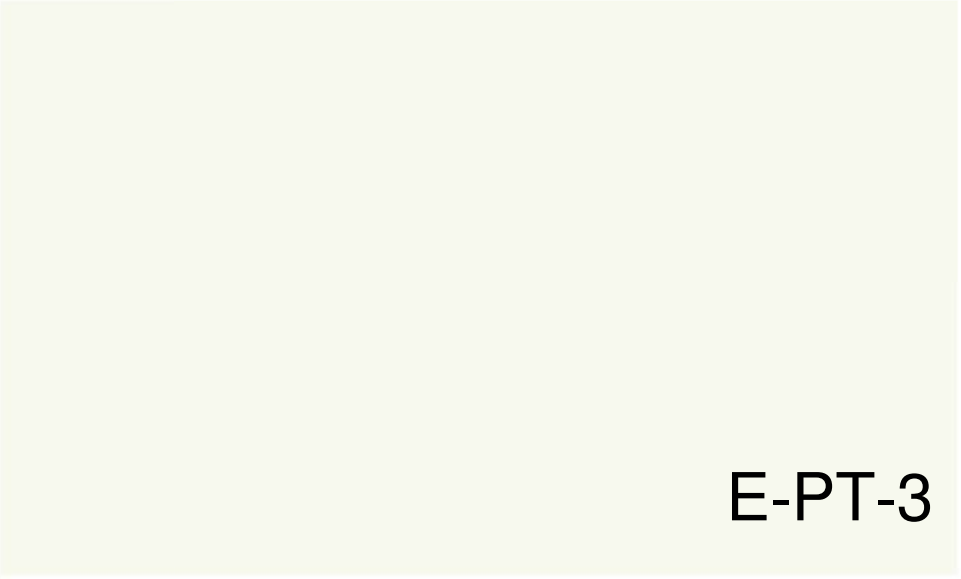
E-PT-1



E-PT-2

EXTERIOR MATERIALS AND FINISHES

MARK	TYPE	MANUFACTURER	PRODUCT	SIZE	COLOR	FINISH	LOCATION
CIP	CAST IN PLACE CONCRETE				NATURAL	CLEAR SEAL	BASEMENT/LEVEL 1
CMT-1	FIBER CEMENT PANEL	JAMES HARDIE	HARDIEPANEL	PANELS UP TO 4'X10'	LIGHT GREEN	PAINT	RESIDENTIAL SKIN
CMT-2	FIBER CEMENT PANEL	JAMES HARDIE	HARDIEPANEL	PANELS UP TO 4'X10'	DARK GREEN	PAINT	RESIDENTIAL SKIN
CMT-3	FIBER CEMENT PANEL	JAMES HARDIE	HARDIPLANK LAP SIDING	6" EXPOSURE	WHITE TO MATCH WIN-1	PAINT	RESIDENTIAL SKIN/ROOF BROW
CMT-4	FIBER CEMENT PANEL	JAMES HARDIE	HARDIPLANK LAP SIDING	6" EXPOSURE	DARK GREY	PAINT	RESIDENTIAL SKIN
MP-1	METAL PANEL		CUSTOM PROFILE 22 GA. STEEL	VARIES	METALLIC SILVER	PAINT	LEVEL 1 BROW/ STOREFRONT BAYS
PC-1	PRE-CAST CONCRETE				NATURAL	CLEAR SEAL	BALCONIES
WIN-1	VINYL WINDOWS	VPI	FIXED/CASEMENT	VARIES	ALMOND	INTEGRAL COLOR	RESIDENTIAL UNITS
WIN-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	TRI-FAB		NATURAL	CLEAR ANODIZED	LOBBY/HALL/DOG WASH/BIKE REPAIR
WD-1	WOOD		FIRE RETARDANT CEDAR	6" EXPOSURE	NATURAL	NATURAL	RESIDENTIAL SKIN
STL-1	STEEL			VARIES	METALLIC SILVER	SATIN PAINT	GUARDRAILS/SCREENS AT GARAGE/SIGNAGE/ENTRY CANOPY
E-PT-1	PAINT				LIGHT GREENTO MATCH CMT-1	SATIN PAINT	FLASHING, DOWNSPOUTS
E-PT-2	PAINT				DARK GREEN TO MATCH CMT-2	SATIN PAINT	FLASHING, DOWNSPOUTS
E-PT-3	PAINT				WHITE TO MATCH WIN-1/CMT-3	SATIN PAINT	FLASHING, DOWNSPOUTS
E-PT-4	PAINT				DARK GREY TO MATCH CMT-4	SATIN PAINT	FLASHING, DOWNSPOUTS
E-PT-5	PAINT				METALLIC SILVER	SATIN PAINT	GUARDRAILS/SCREENS AT GARAGE/SIGNAGE/ENTRY CANOPY
LV-1	METAL LOUVER	CUSTOM		CUSTOM	LIGHT GREEN TO MATCH CMT-1	SATIN PAINT	BATH/DRYER EXHAUST
LV-2	METAL LOUVER	CUSTOM		CUSTOM	DARK GREEN TO MATCH CMT-2	SATIN PAINT	BATH/DRYER EXHAUST
LV-3	METAL LOUVER	CUSTOM		CUSTOM	WHITE TO MATCH WIN-1/CMT-3	SATIN PAINT	PTAC UNITS
LV-4	METAL LOUVER	CUSTOM		CUSTOM	DARK GREY TO MATCH CMT-4	SATIN PAINT	BATH/DRYER EXHAUST
LV-5	METAL LOUVER	CUSTOM		CUSTOM	METALLIC SILVER TO MATCH WIN-2	SATIN PAINT	PTAC UNITS
LV-6	METAL LOUVER	CUSTOM		CUSTOM	PAINTED TO MATCH WD-1	SATIN PAINT	BATH/DRYER EXHAUST/PTAC UNITS



E-PT-3



E-PT-4



E-PT-5

2

3

4

5



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7 1 1 S W A L D E R
P E N T H O U S E S U I T E
P O R T L A N D , O R 9 7 2 0 5
P H O N E : 5 0 3 . 2 2 8 . 0 3 1 1
F A X : 5 0 3 . 2 2 8 . 0 3 1 4
w w w . v c a r c h . c o m

1

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5

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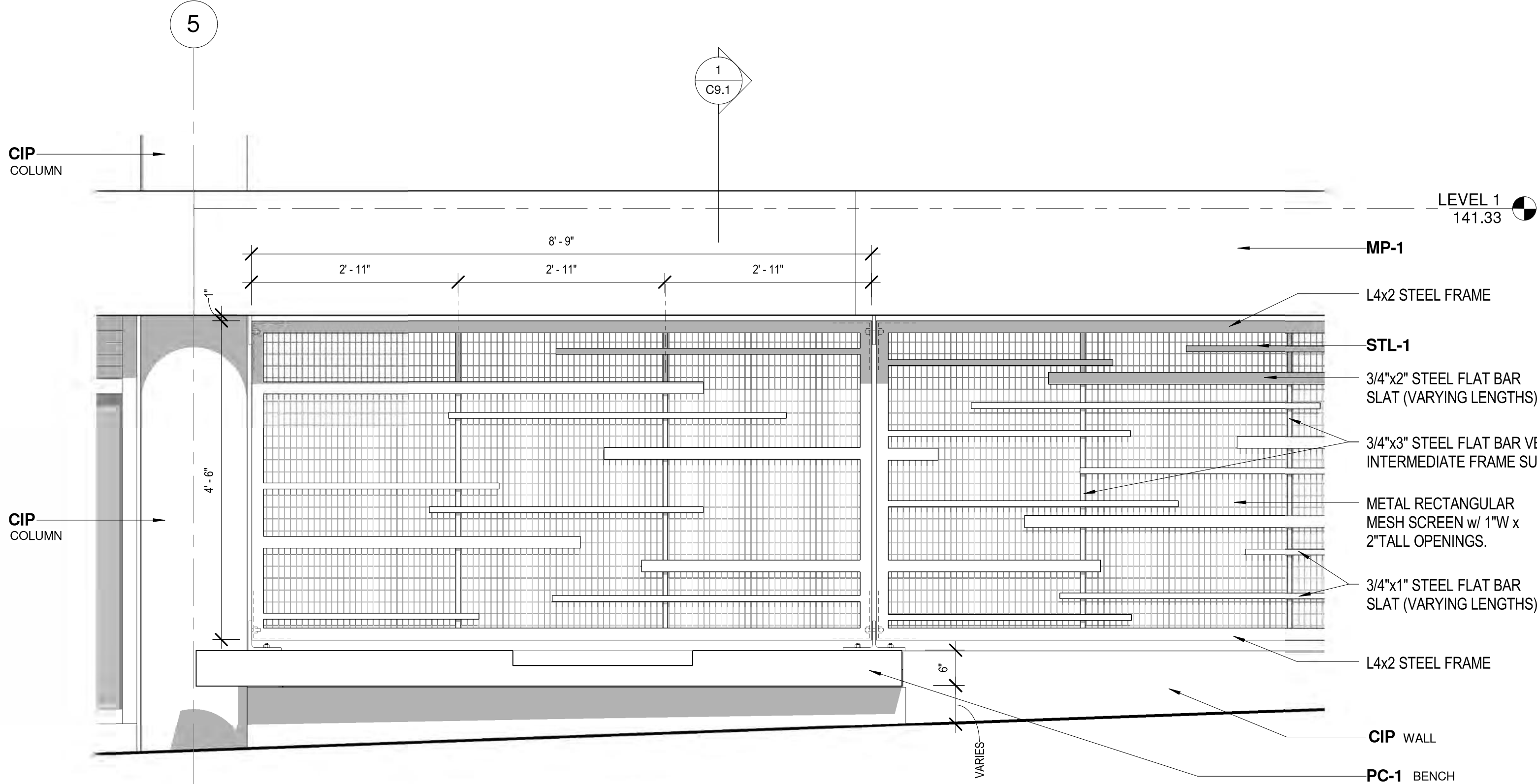
10.9.12
11.21.12

JOB NO. : 1104
DRAWN : Author
CHECKED : Checker
STATUS : D.D.

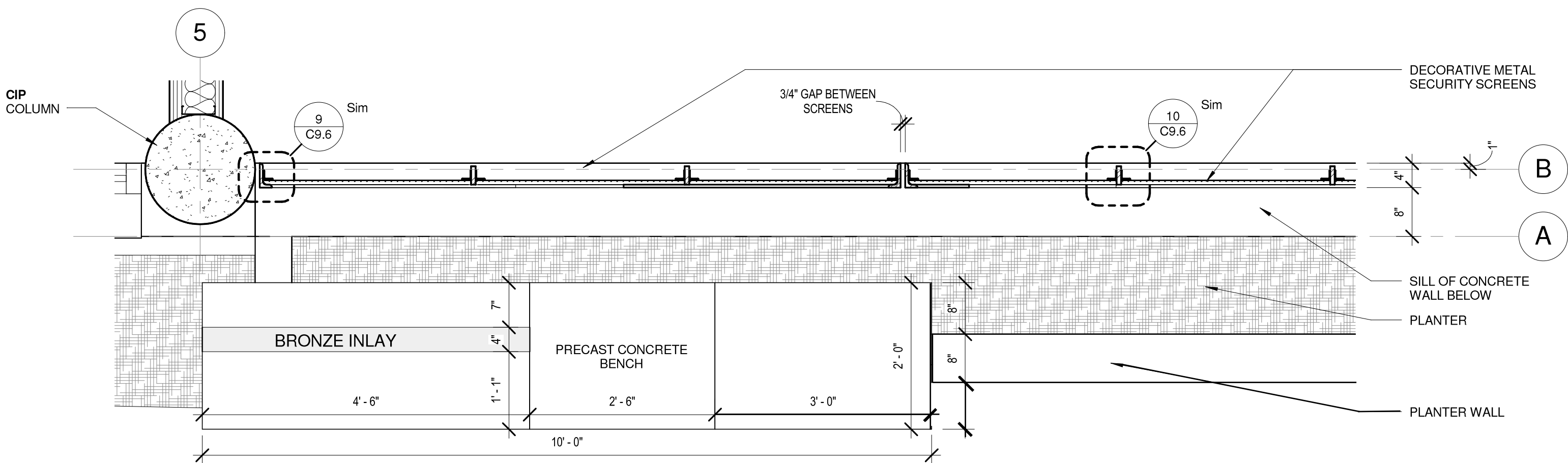
ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C8.1

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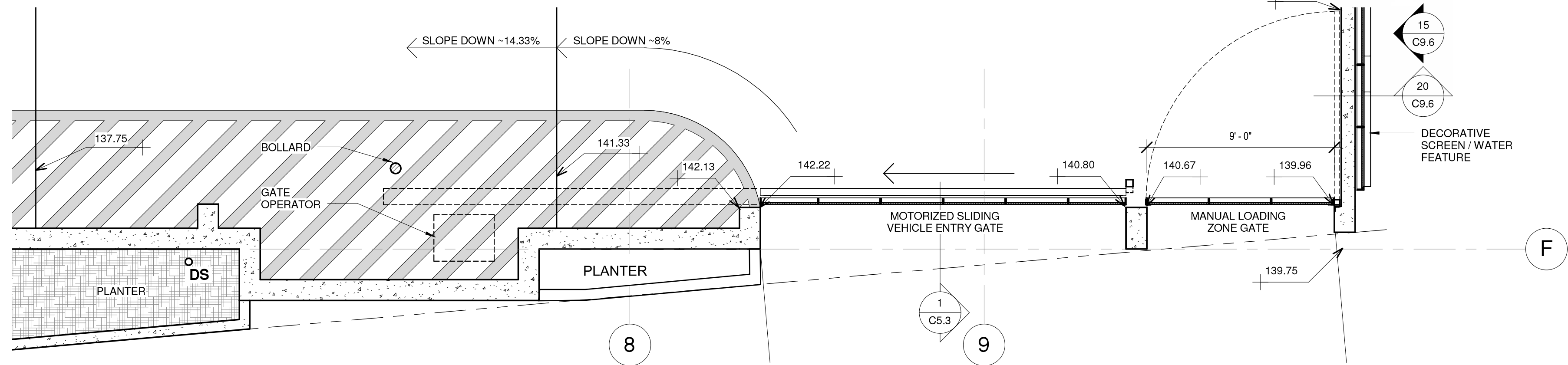


10 ENLARGED ELEVATION - BENCH AND VEGETATED SCREEN
SCALE: 3/4" = 1'-0"

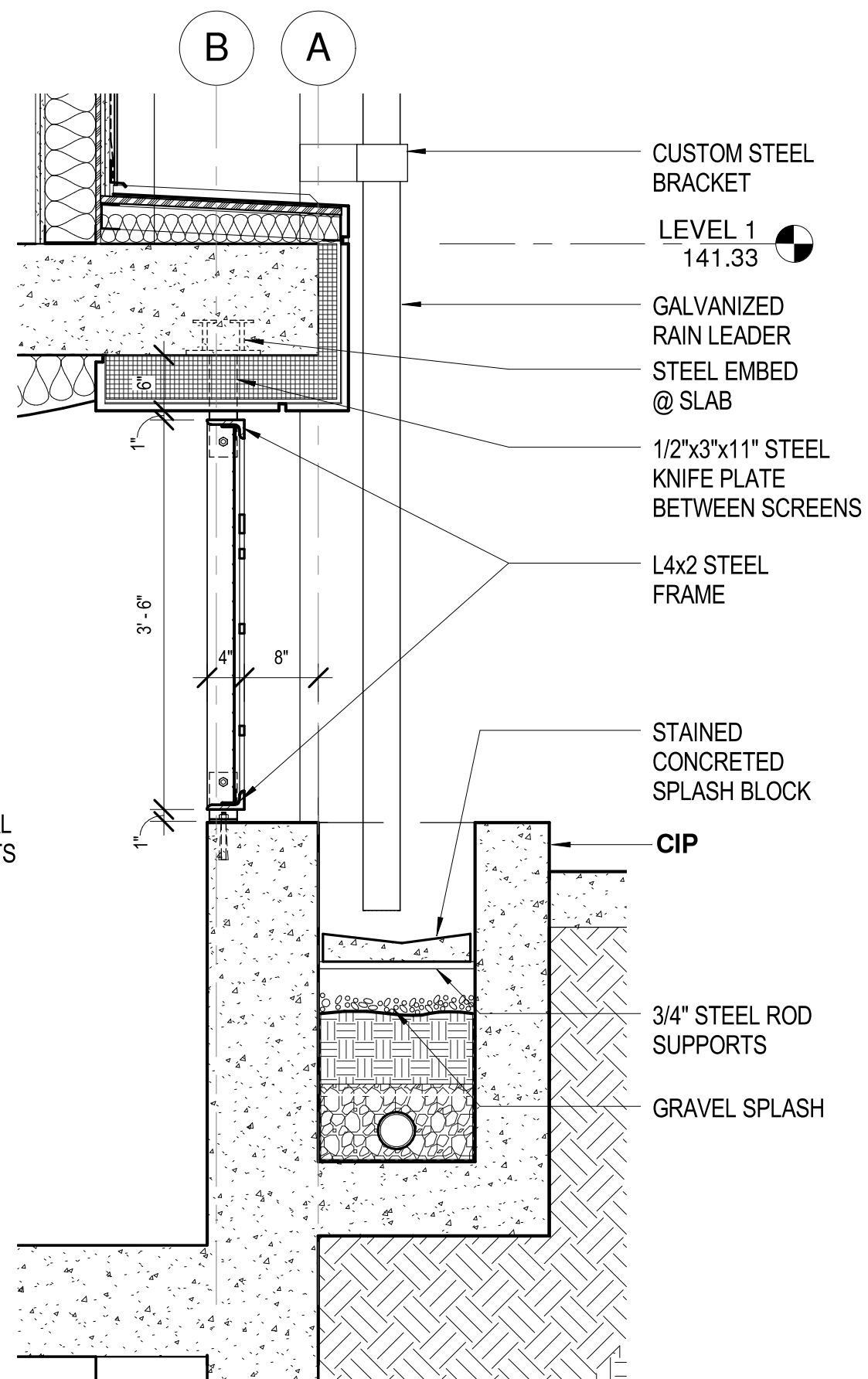


11 PLAN - BENCH AT NORTH WALL
SCALE: 3/4" = 1'-0"

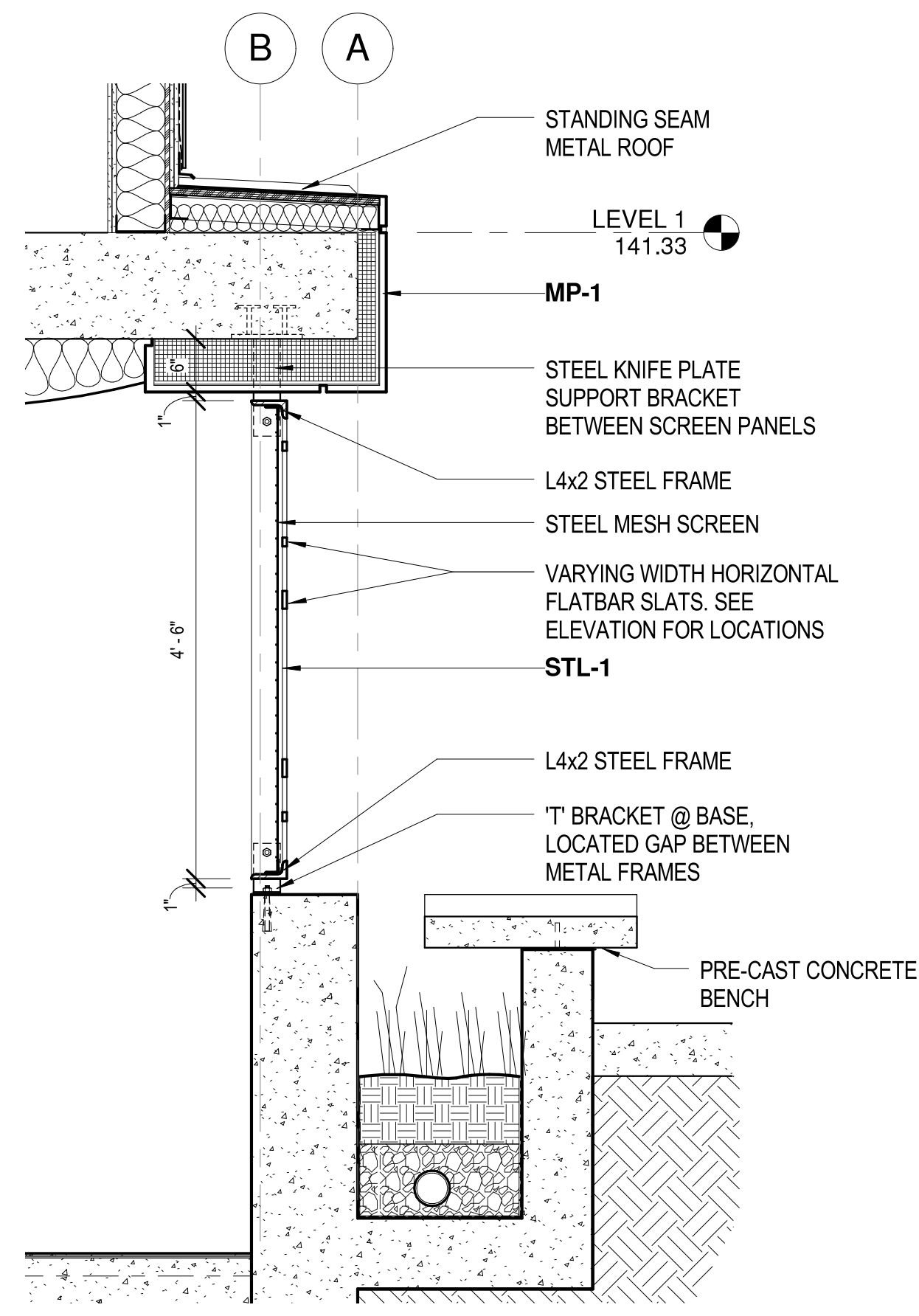
NOTE : ALL HEAVY GAUGE STEEL OF GATES & SCREENS TO BE HOT DIPPED GALVANIZED & PAINTED FLAT BLACK. MESH SCREEN PANELS ARE TO BE GALVANIZED AND PAINTED SILVER, EXCEPT @ THE WALL MOUNTED DECORATIVE SCREEN/WATER FEATURE WHERE THE MESH SCREEN PANELS ARE TO BE STAINLESS STEEL.



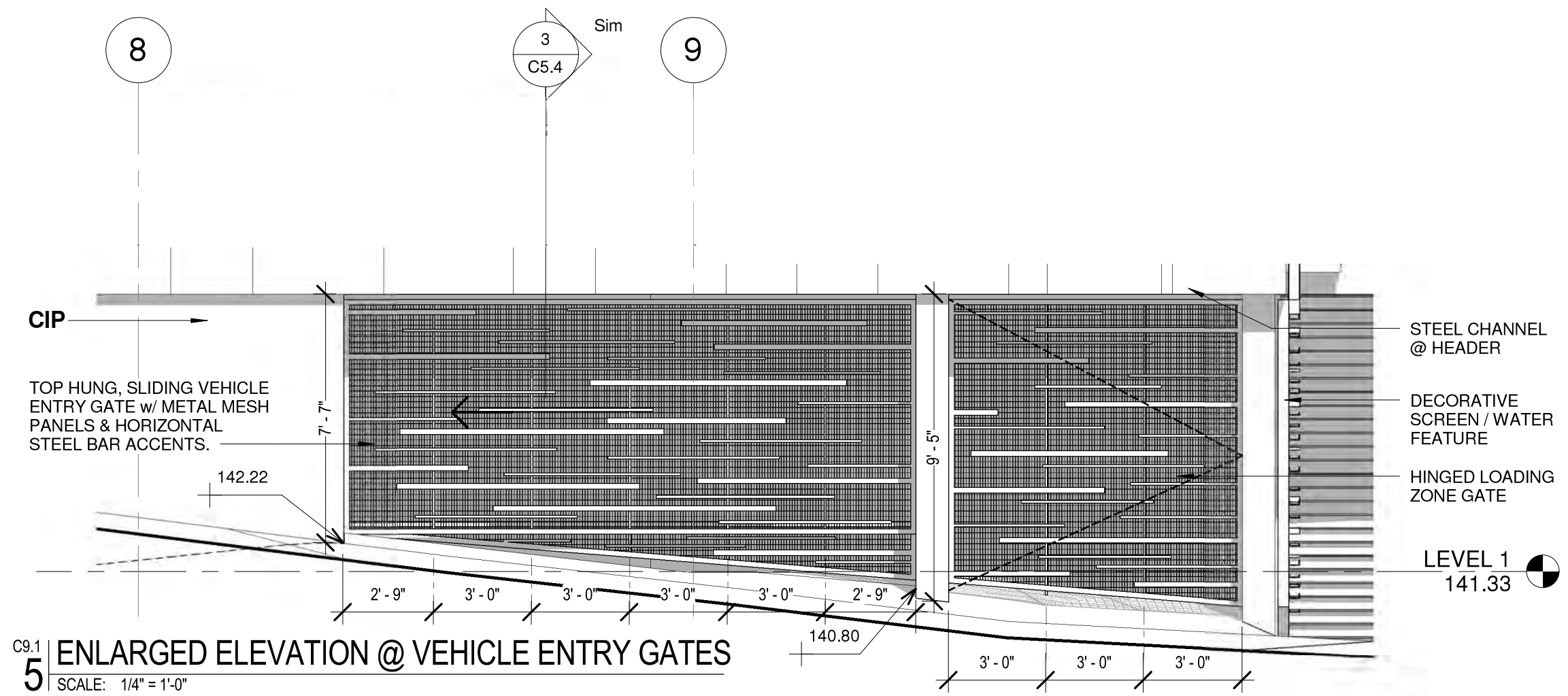
8 VEHICLE GATES ENLARGED PLAN
SCALE: 1/4" = 1'-0"



4 Detail 11
SCALE: 3/4" = 1'-0"



1 Copy of SECTION @ VEGETATED SCREEN/BENCH
SCALE: 3/4" = 1'-0"



5 ENLARGED ELEVATION @ VEHICLE ENTRY GATES
SCALE: 1/4" = 1'-0"

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DRAWN : Author

CHECKED : Checker

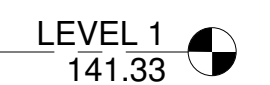
STATUS : DAR

DETAILS - PEDESTRIAN LEVEL

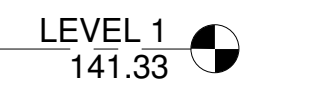
ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT C9.1

LU 11-108266 DZM AD



SCALE: $3/4" = 1'-0"$



SCALE: 3/4" = 1'-0"

SCALE: 1 1/2" = 1'-0"

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STREET FLATS**

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CHECKED :	Checker
STATUS :	D.D.

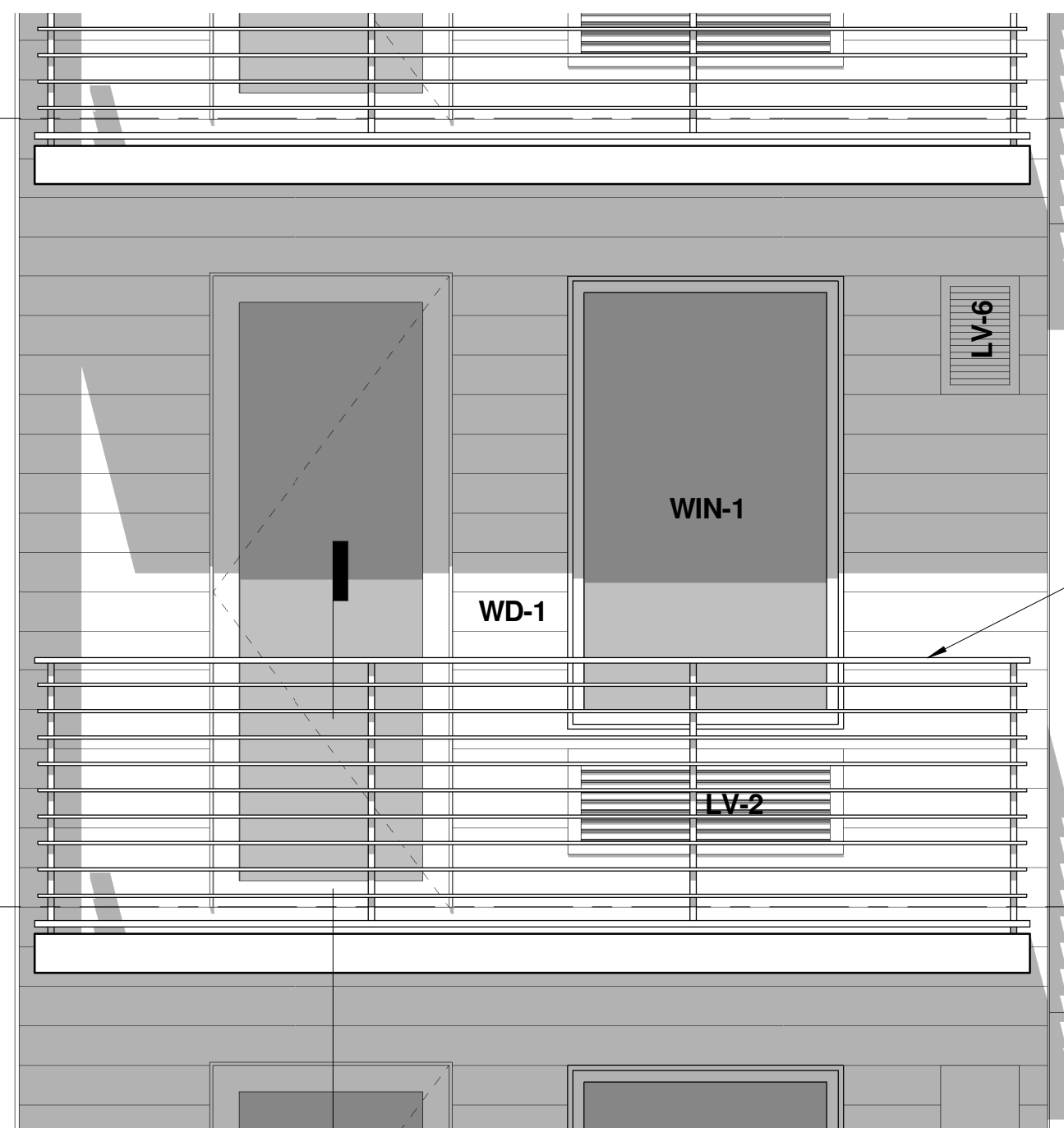
ENTRANCE
CANOPY
DETAILS

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C9.2

LU 11-108266 DZM AD

5

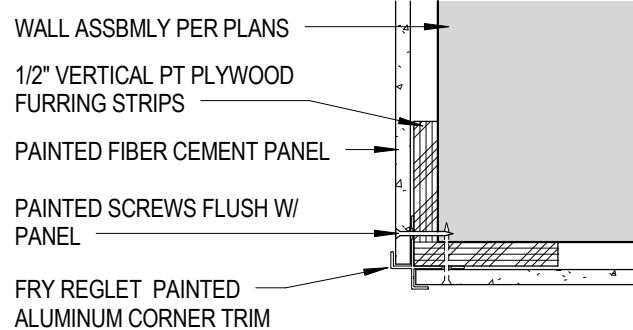


C9.3
4 TYPICAL BALCONY ELEVATION
SCALE: 1/2" = 1'-0"

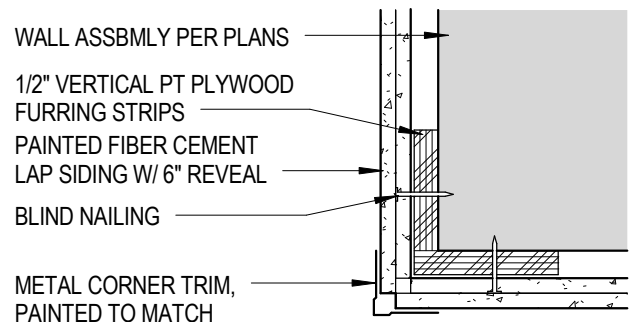
LEVEL 4
172.33

STL-1

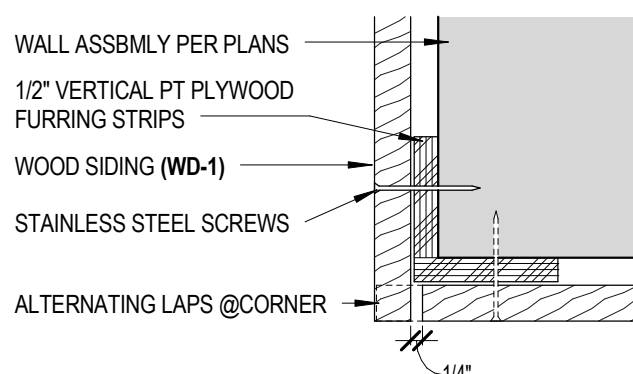
LEVEL 3
162.33



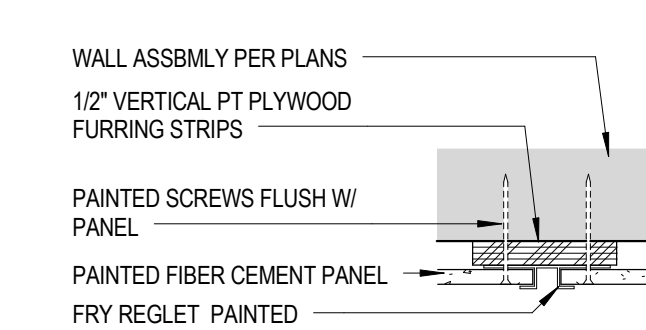
C9.3
5 FIBER CEMENT (CMT-1,2&3) CORNER DTL.
SCALE: 3" = 1'-0"



C9.3
8 LAP SIDING (CMT-4) CORNER DETAIL
SCALE: 3" = 1'-0"

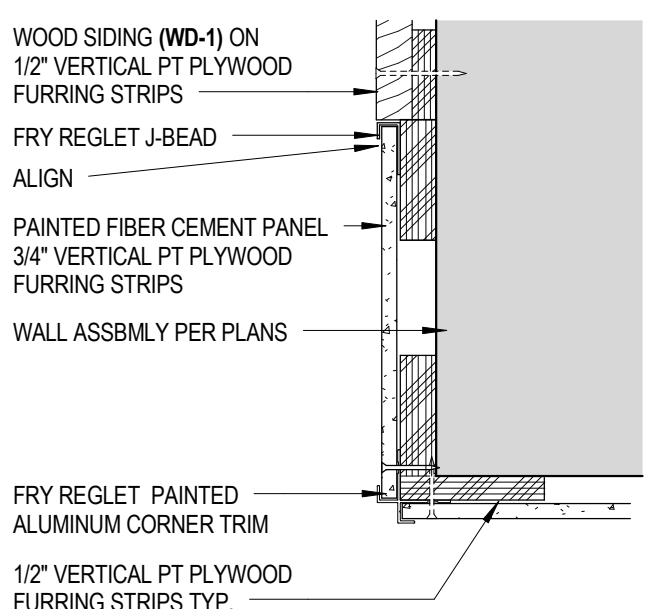


C9.3
6 WOOD (WD-1) CORNER DETAIL
SCALE: 3" = 1'-0"



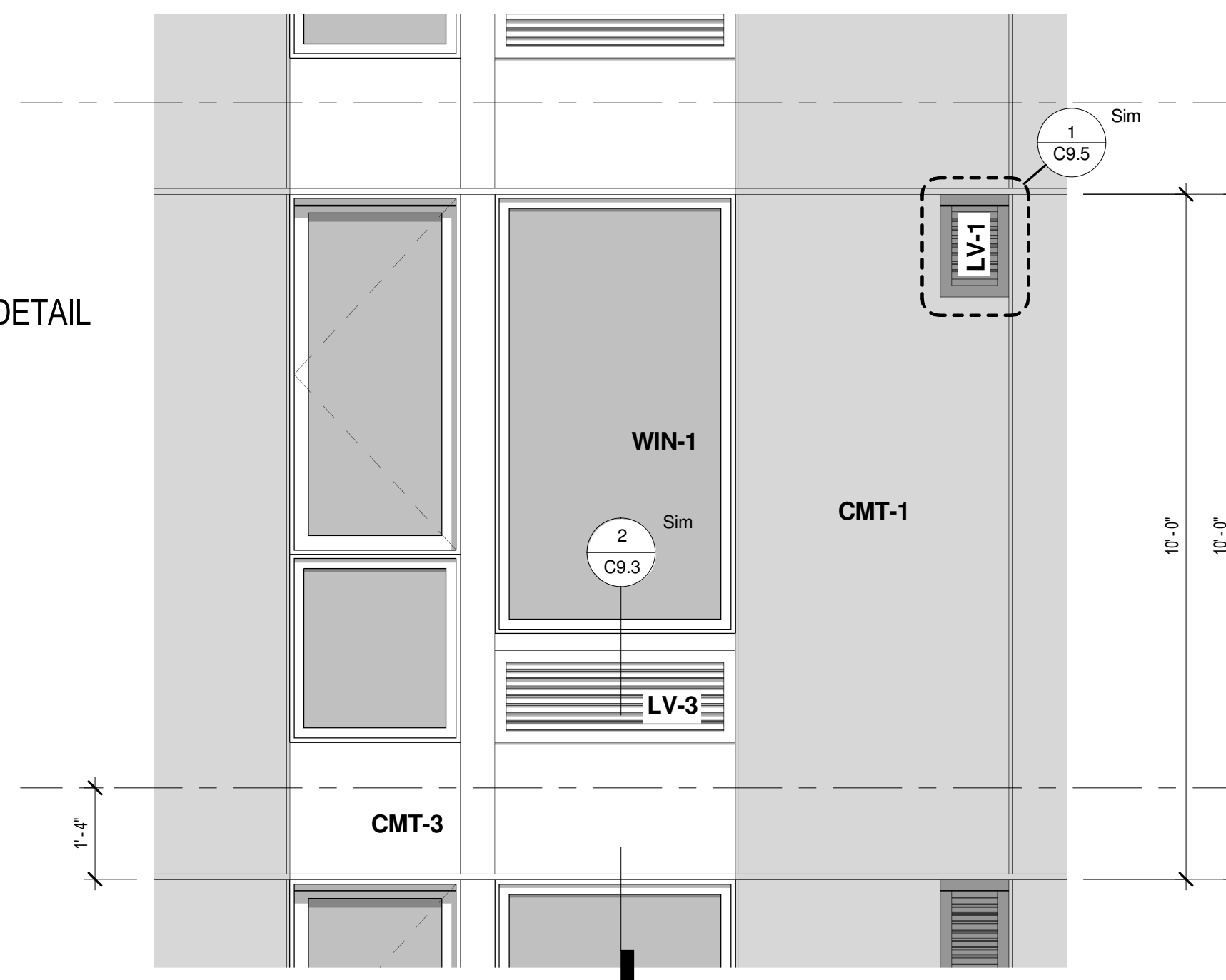
C9.3
7 FIBER CEMENT (CMT-1,2&3) VERT. DETAIL
SCALE: 3" = 1'-0"

NOTE ON CEMENT PANEL NAILING:
PANELS ARE NAILED 16" TO 24" O.C., 1/2" FROM EDGE.
CAULK (ELASTOMERIC JOINT SEALANT) IS APPLIED
TO NAIL HEADS. CAULK IS SMOOTHED TO BE FLUSH
WITH PANEL. PANELS ARE PRIMED AND PAINTED.
NAIL HEADS ARE NOT TO BE VISIBLE.

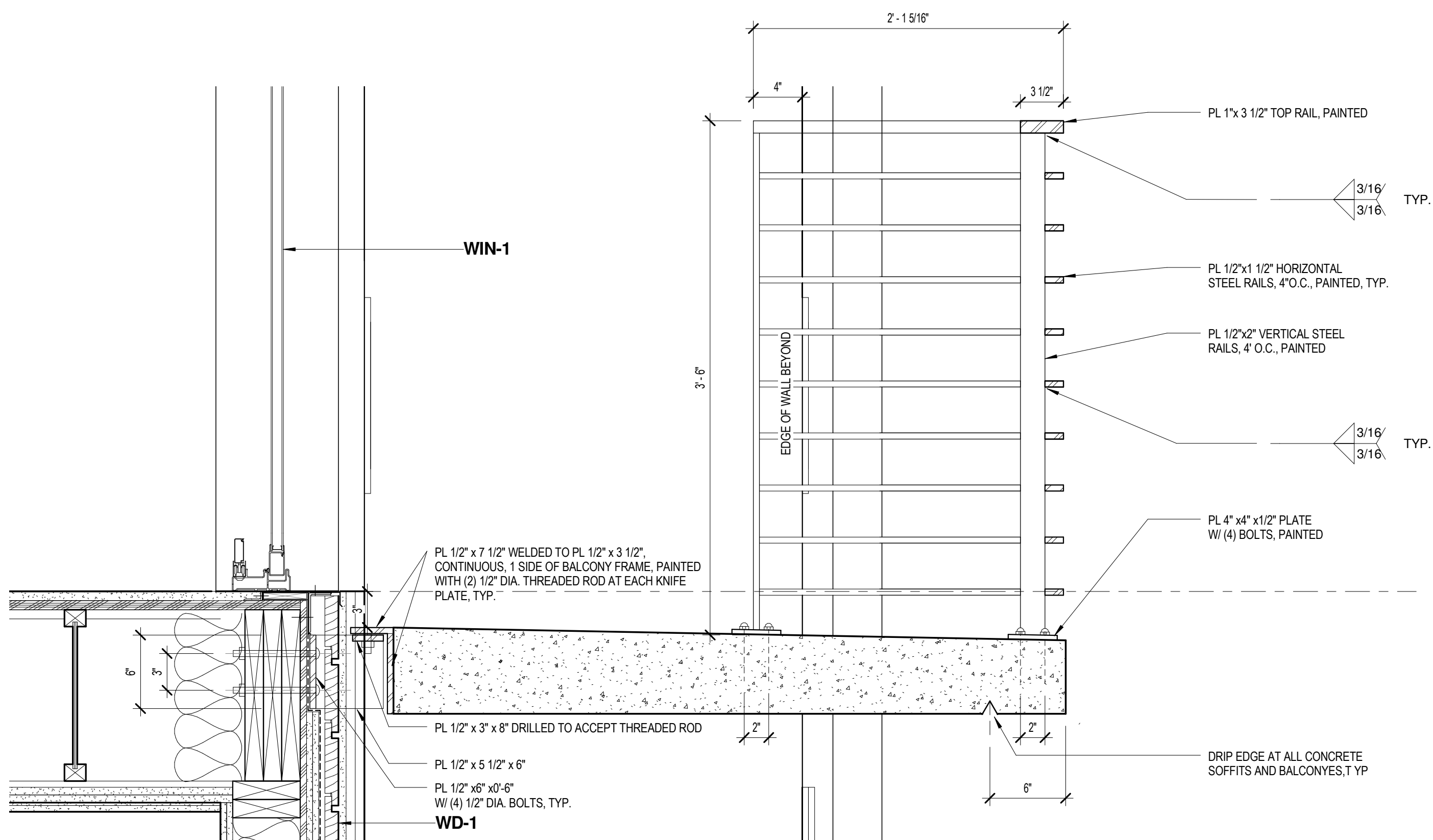


C9.3
9 CMT-1,2&3 TO WD-1 JOINT
SCALE: 3" = 1'-0"

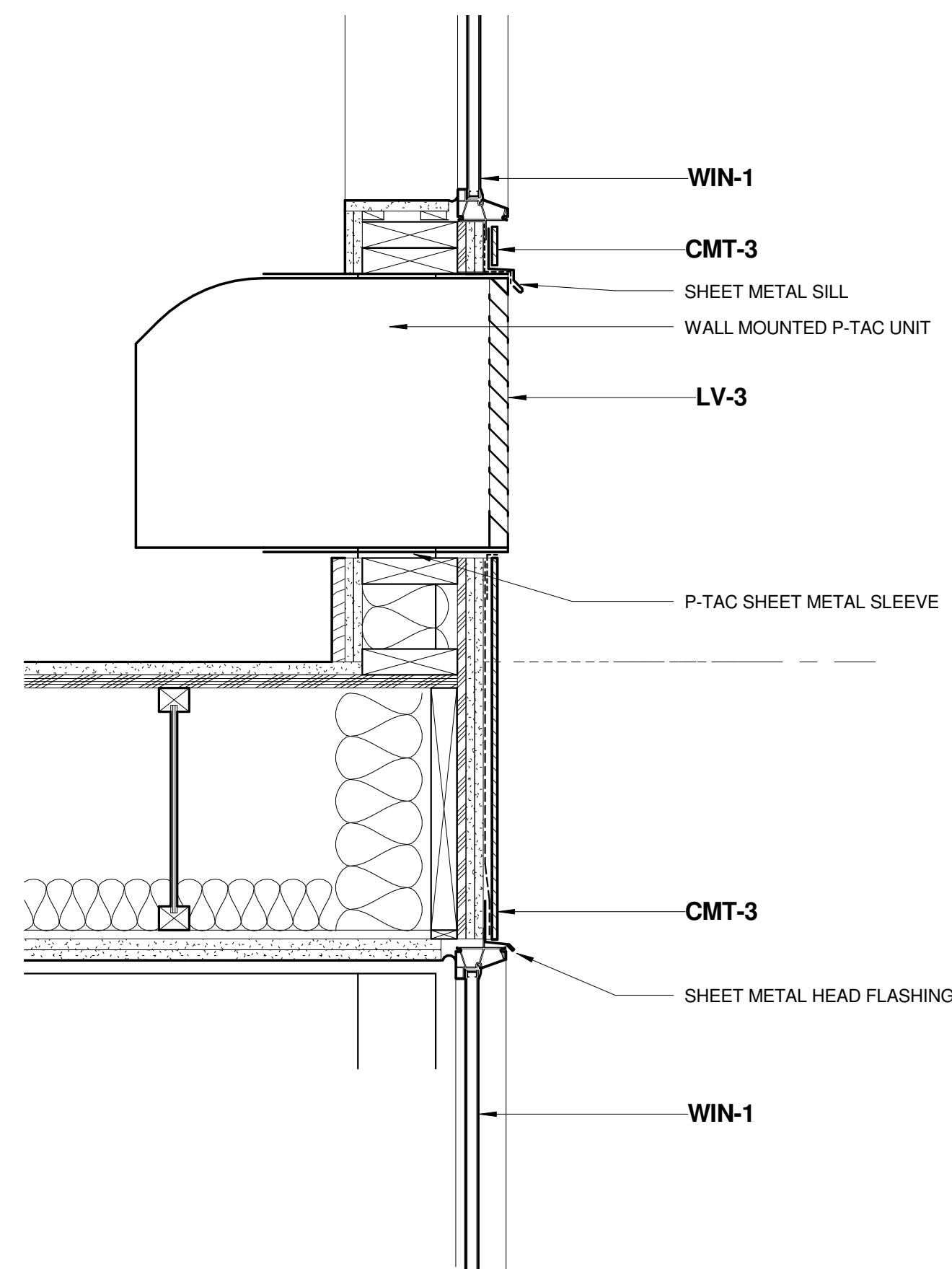
2'-6" 6" 3'-6"



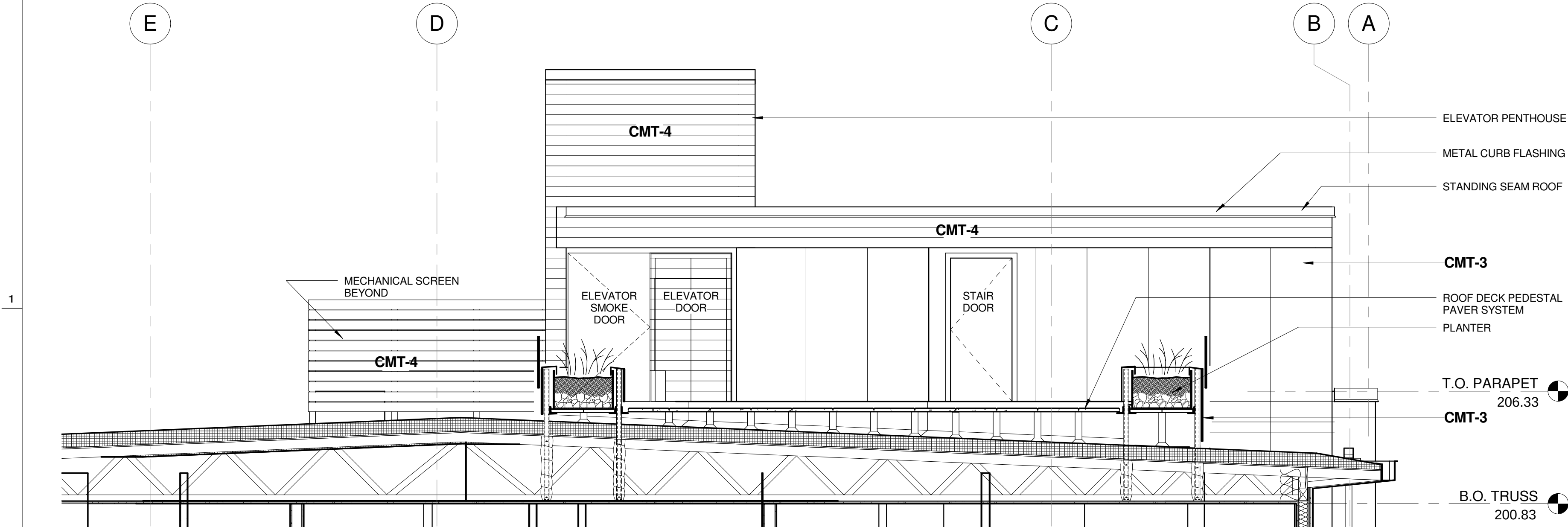
C9.3
1 TYPICAL WINDOW ASSEMBLY
SCALE: 1/2" = 1'-0"



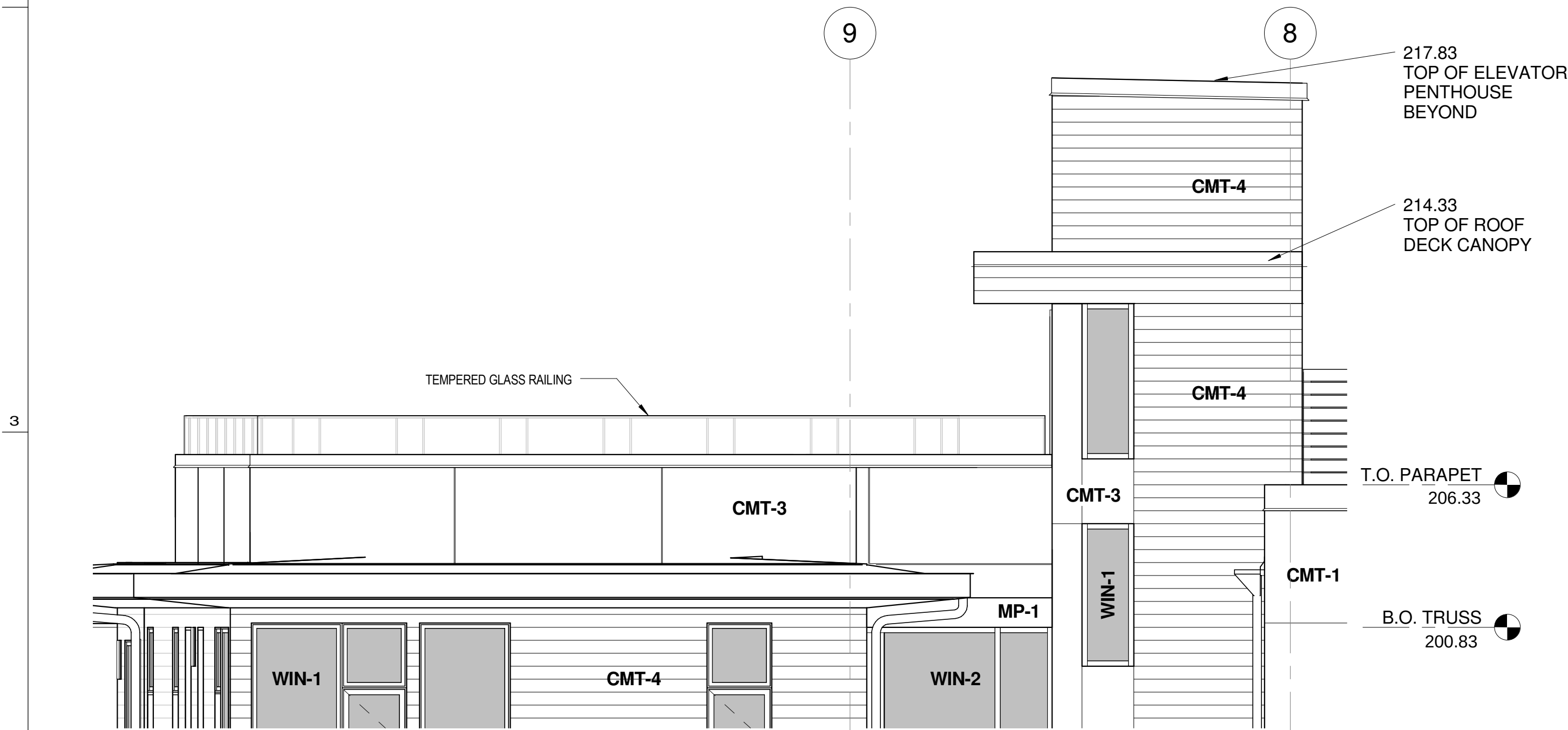
C9.3
3 BALCONY SECTION
SCALE: 1 1/2" = 1'-0"



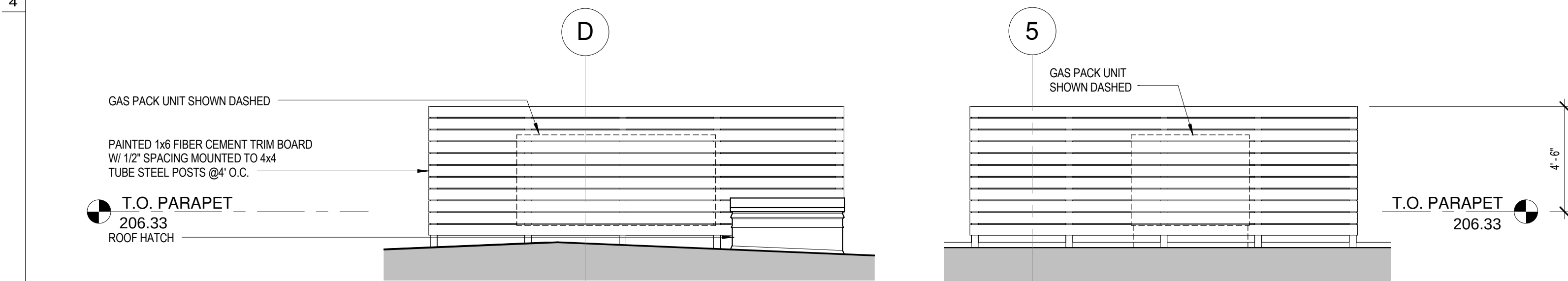
C9.3
2 TYPICAL WINDOW / PTAC SECTION
SCALE: 1 1/2" = 1'-0"



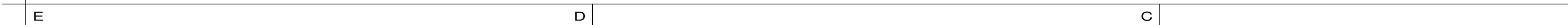
C9.4
4 ENLARGED EAST ELEVATOR PENTHOUSE ELEVATION @ ROOF DECK
SCALE: 1/4" = 1'-0"



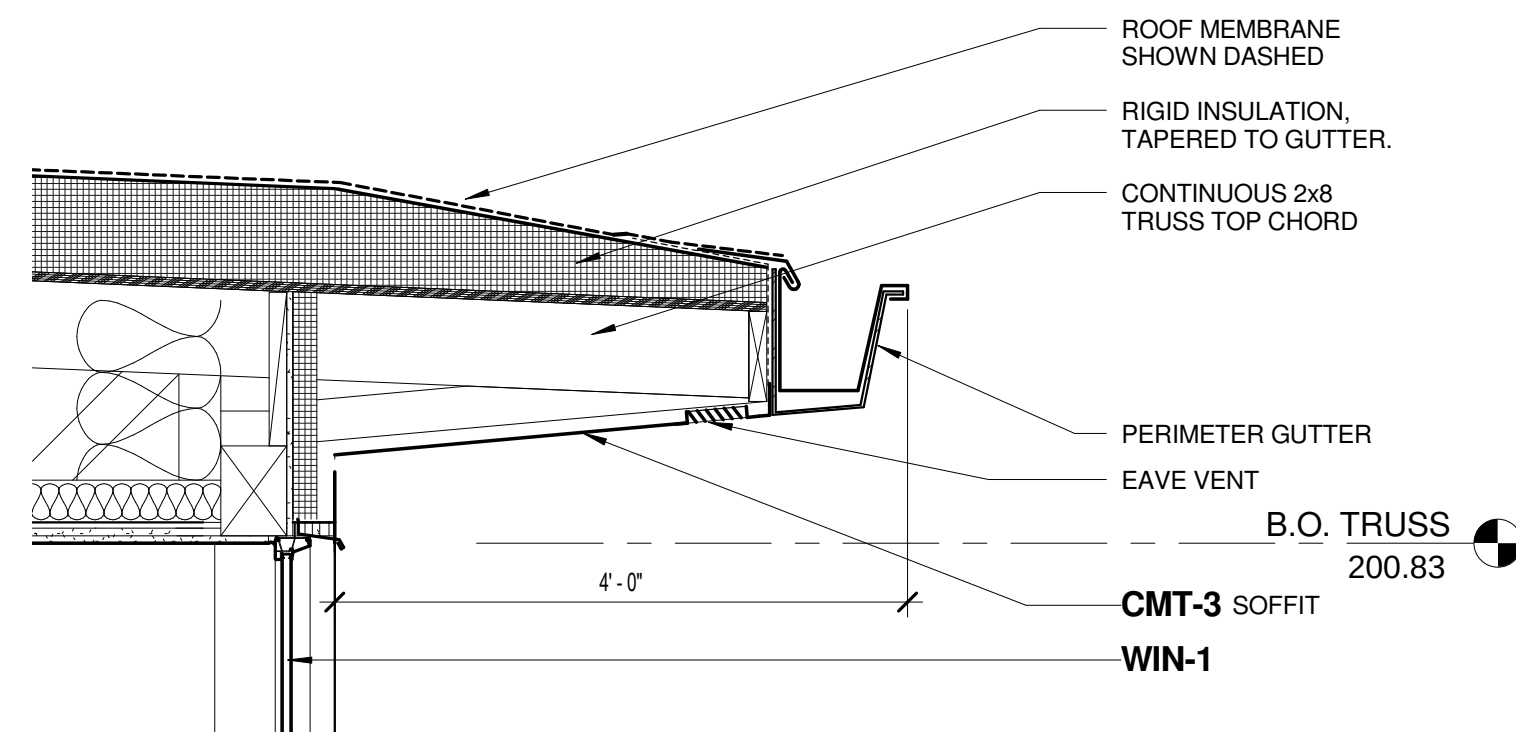
C9.4
5 ENLARGED NORTH ELEVATOR PENTHOUSE ELEVATION @ ROOF DECK
SCALE: 1/4" = 1'-0"



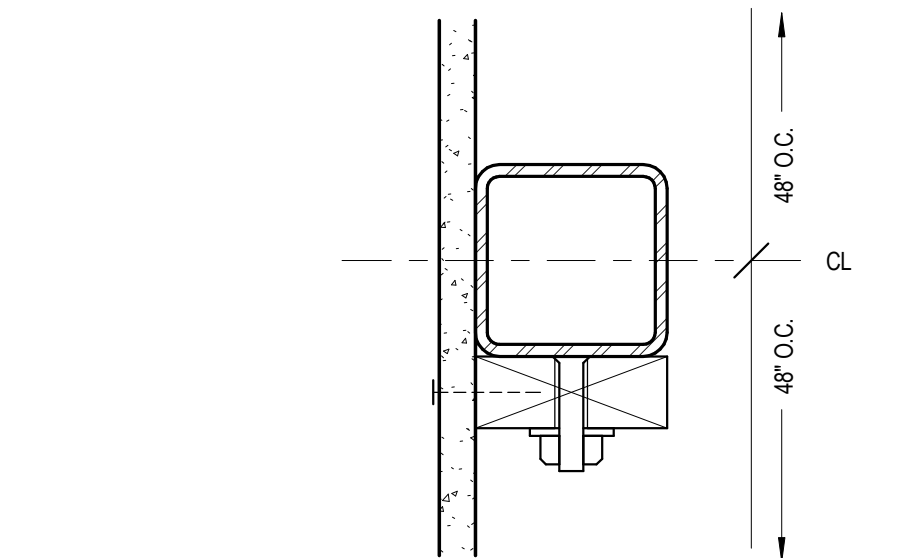
C9.4
6 ROOF HATCH AND MECH. SCREEN WEST ELEV
SCALE: 1/4" = 1'-0"



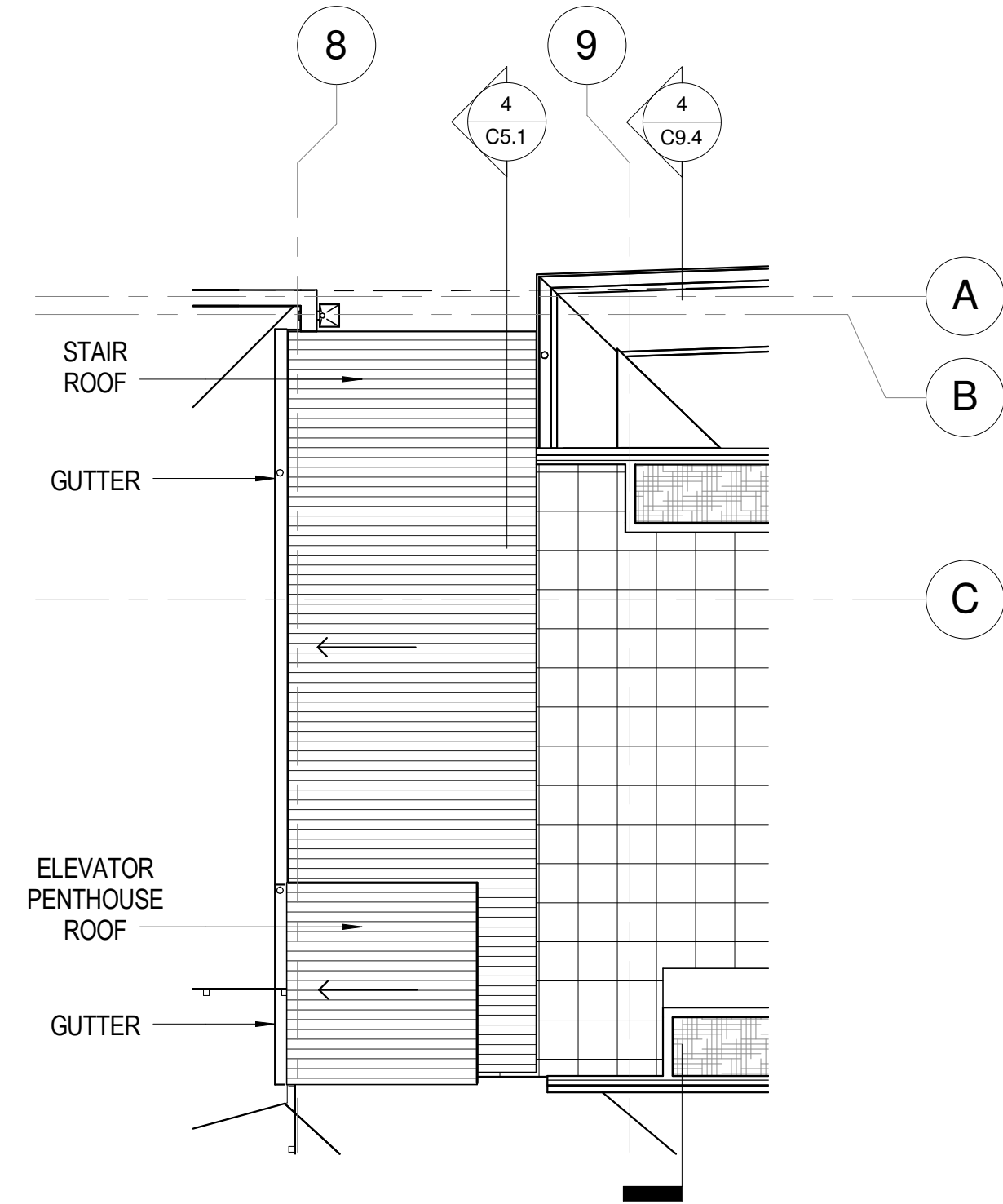
C9.4
7 MECH SCREEN - NORTH ELEV
SCALE: 1/4" = 1'-0"



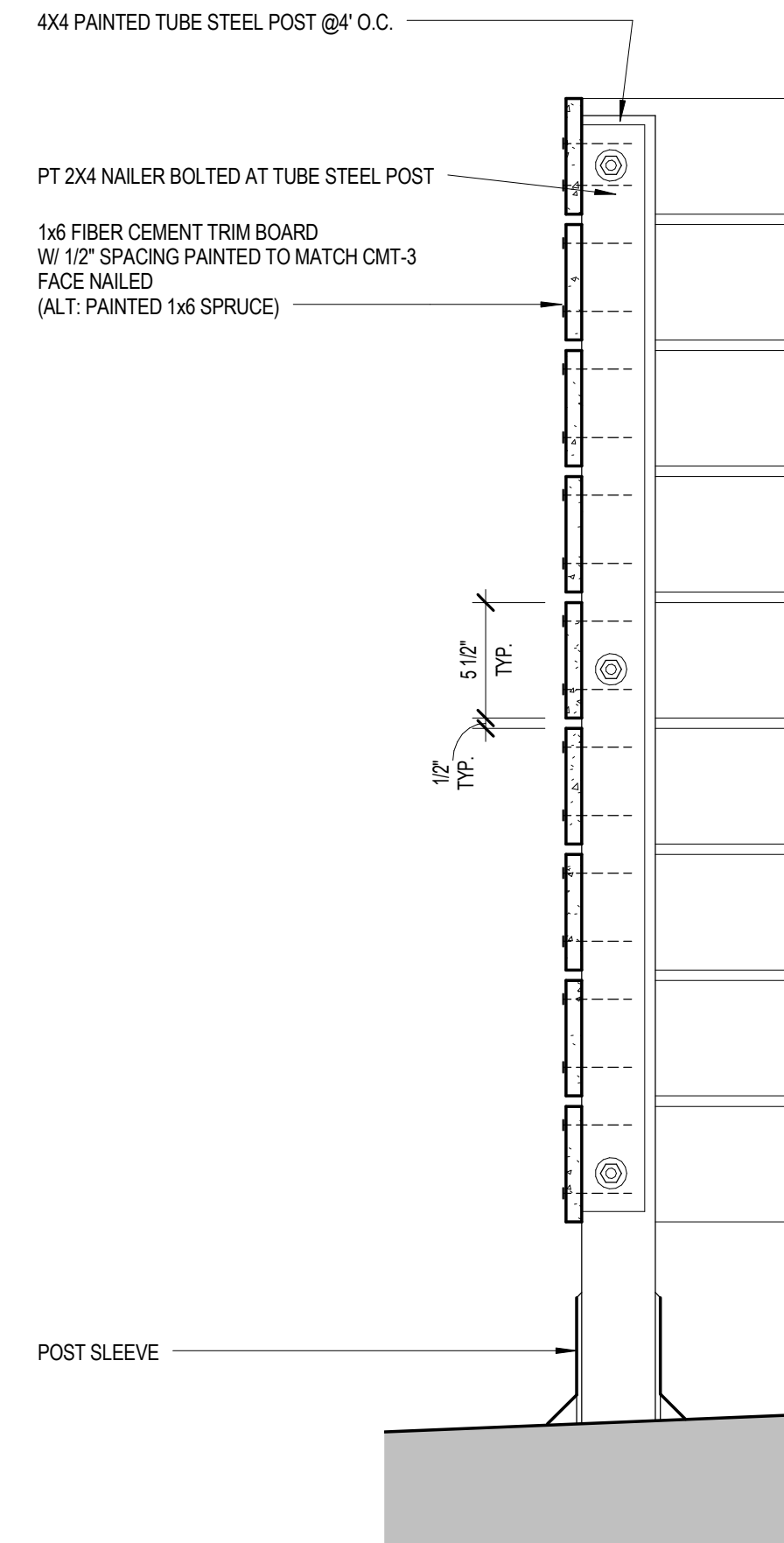
C9.4
3 TYP. ROOF EAVE DETAIL
SCALE: 3/4" = 1'-0"



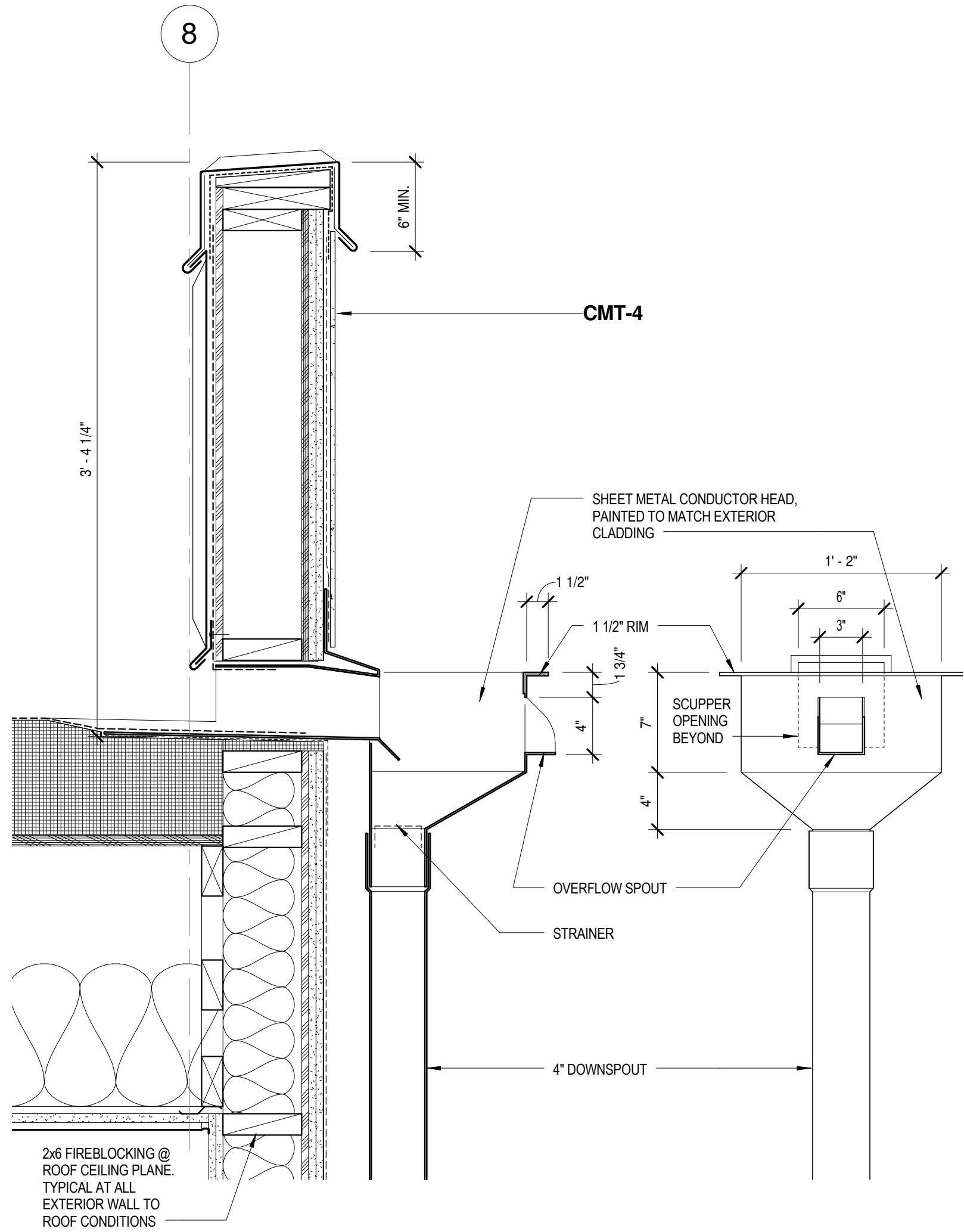
C9.4
2 MECH SCREEN POST SECTION
SCALE: 3" = 1'-0"



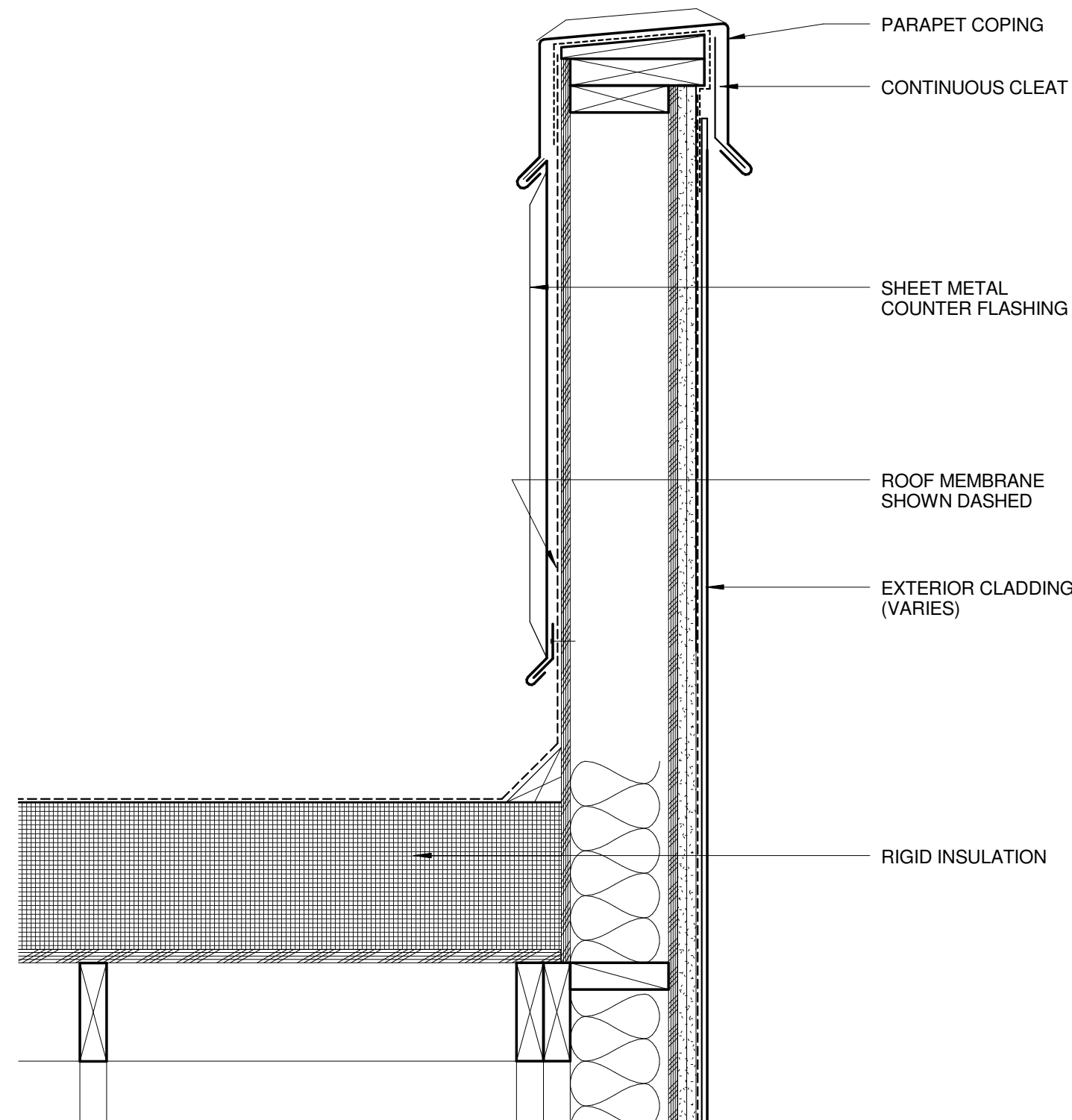
C9.4
8 ROOF DECK ROOF PLAN
SCALE: 1/8" = 1'-0"



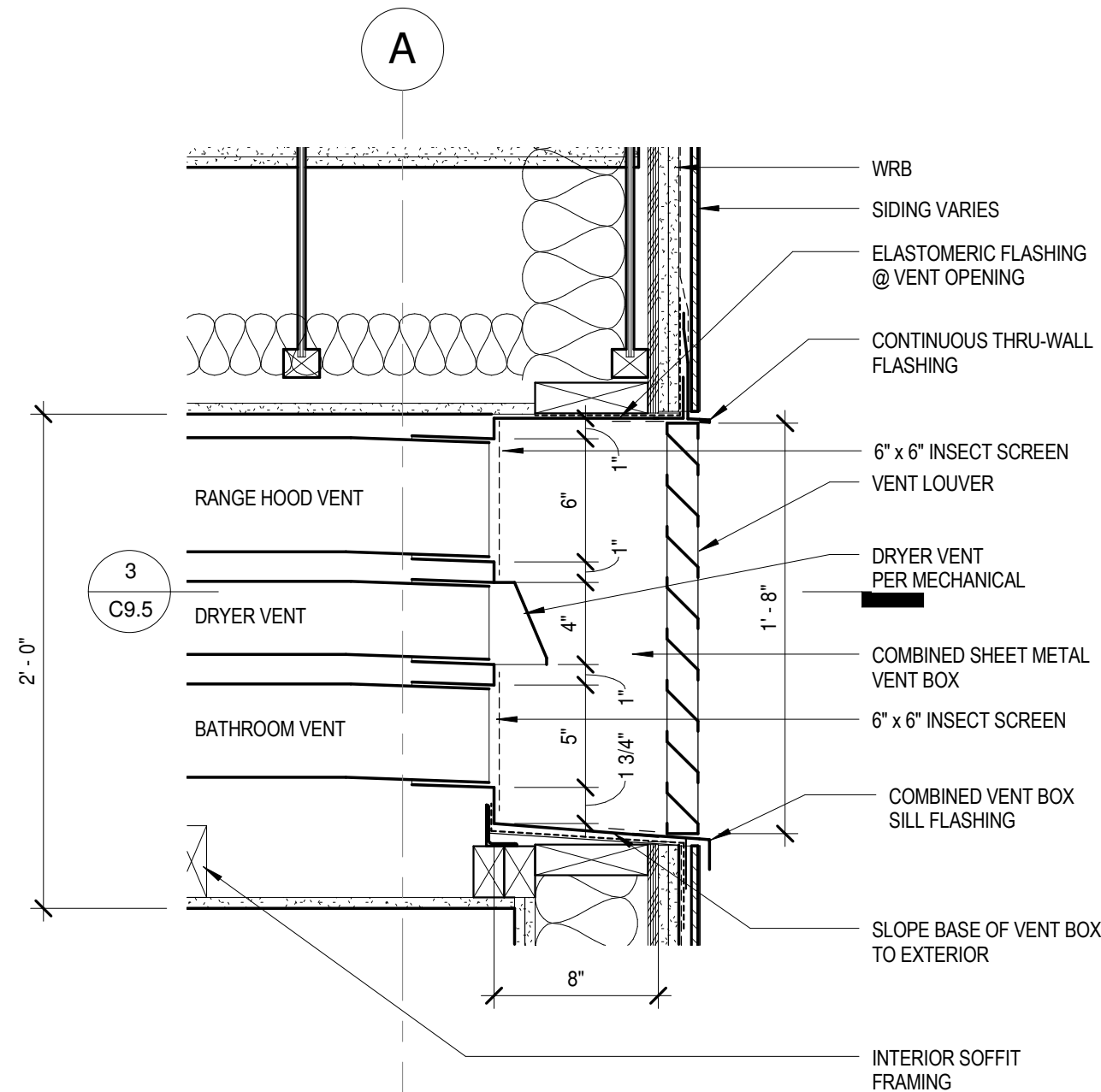
C9.4
1 MECHANICAL SCREEN SECTION
SCALE: 1 1/2" = 1'-0"



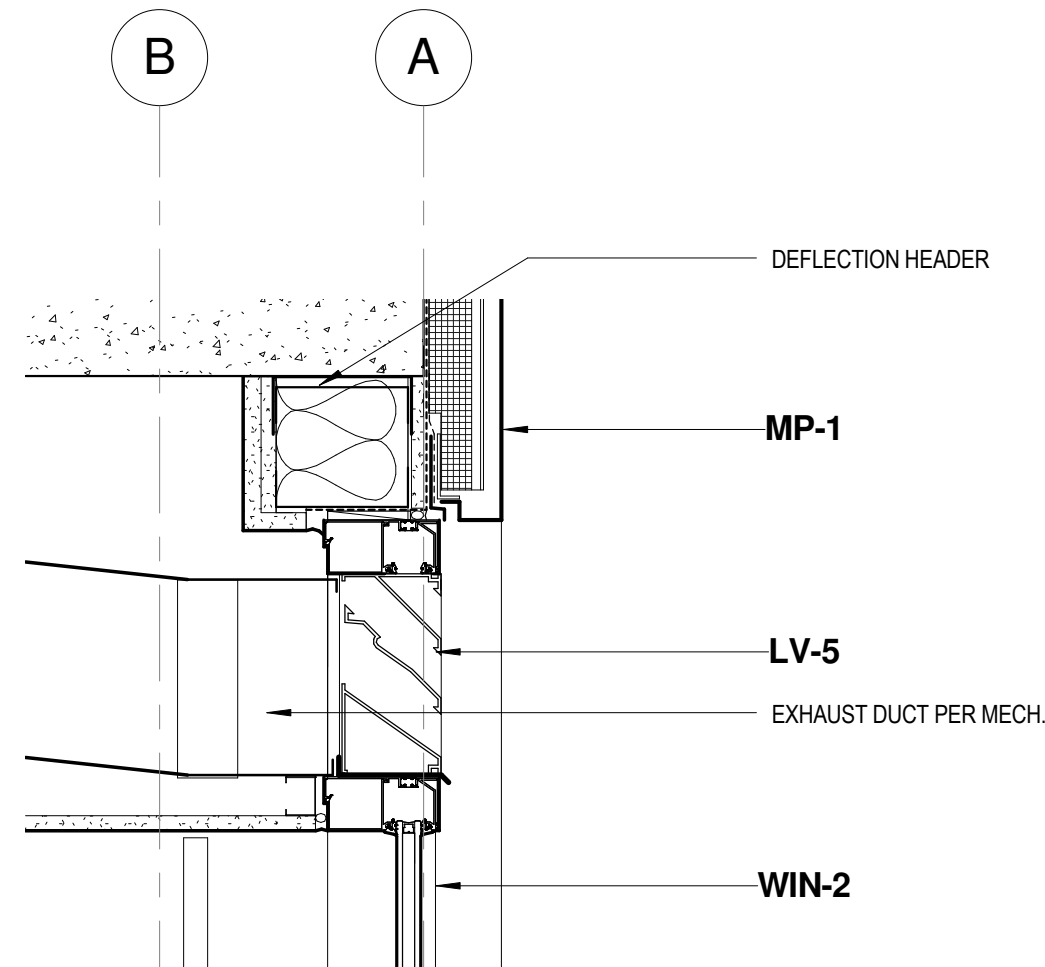
C9.5
6 CONDUCTOR HEAD
SCALE: 1 1/2" = 1'-0"



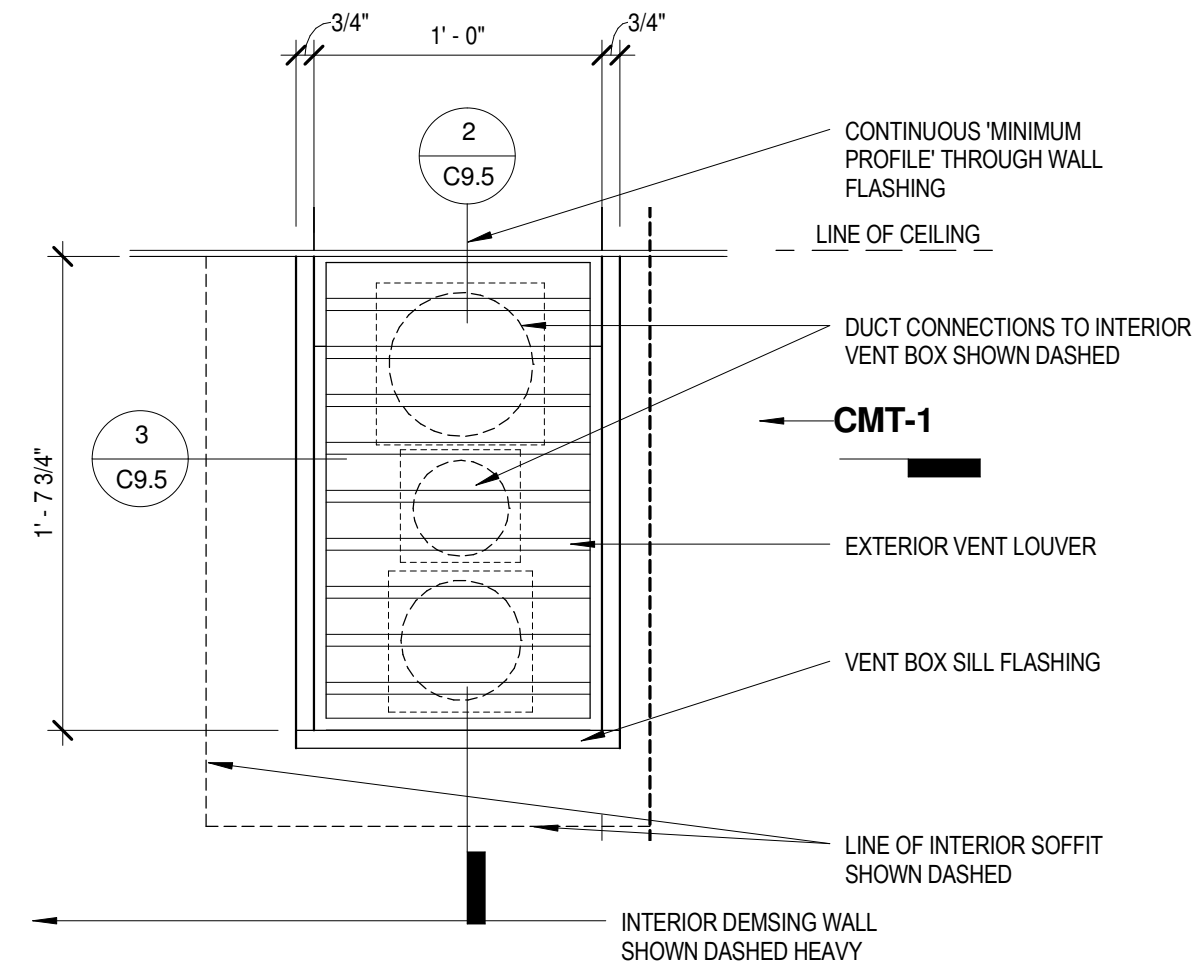
C9.5
7 TYPICAL ROOF PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



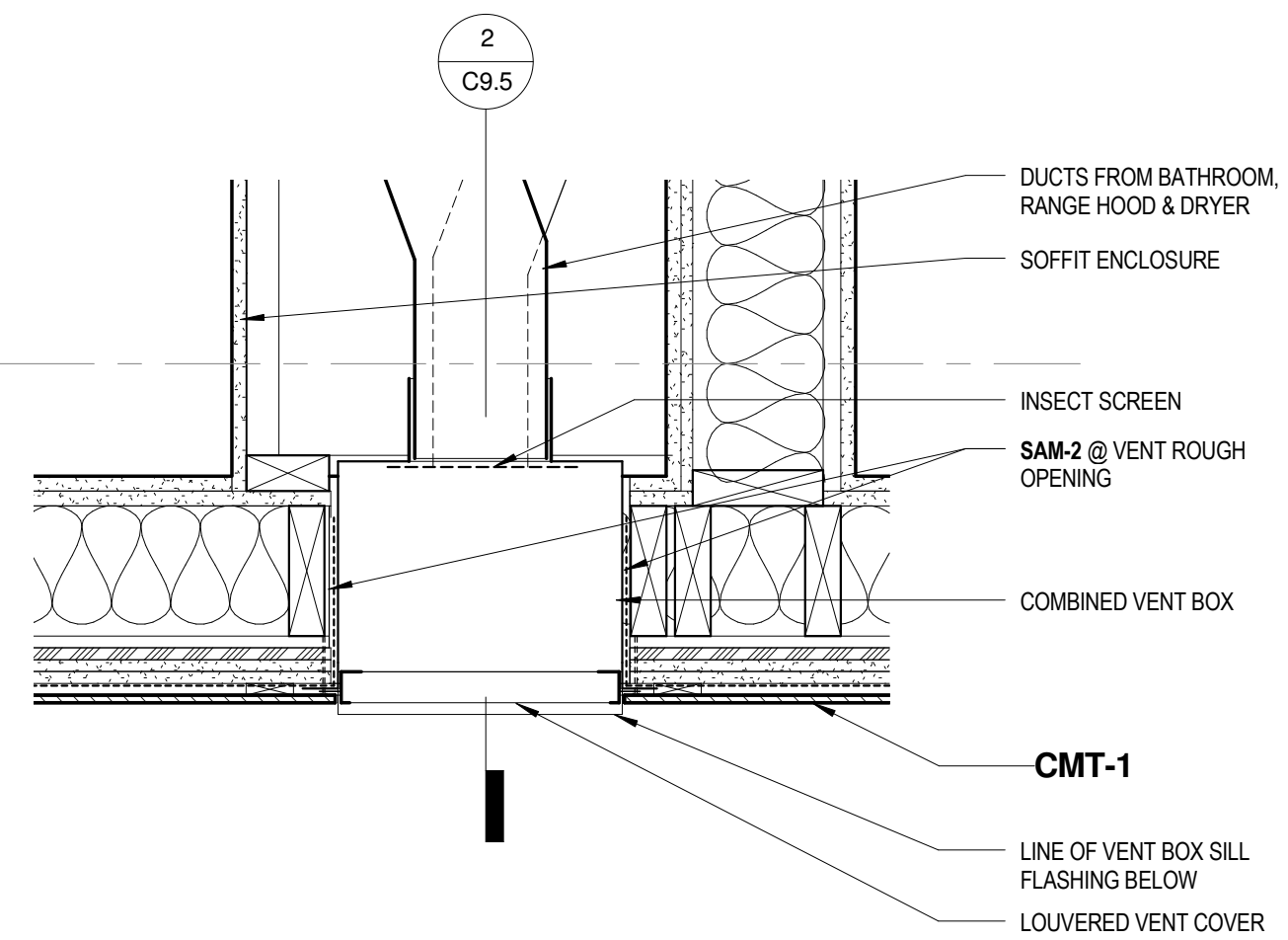
C9.5
2 LOUVER (LV-2) SECTION
SCALE: 1 1/2" = 1'-0"



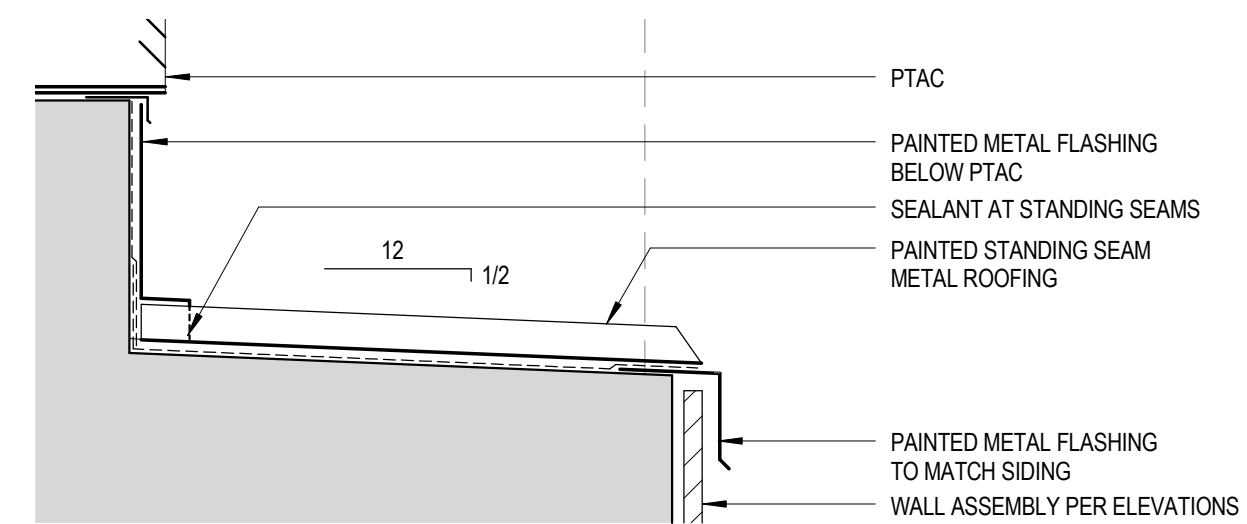
C9.5
4 LOUVER (LV-1) SECTION
SCALE: 1 1/2" = 1'-0"



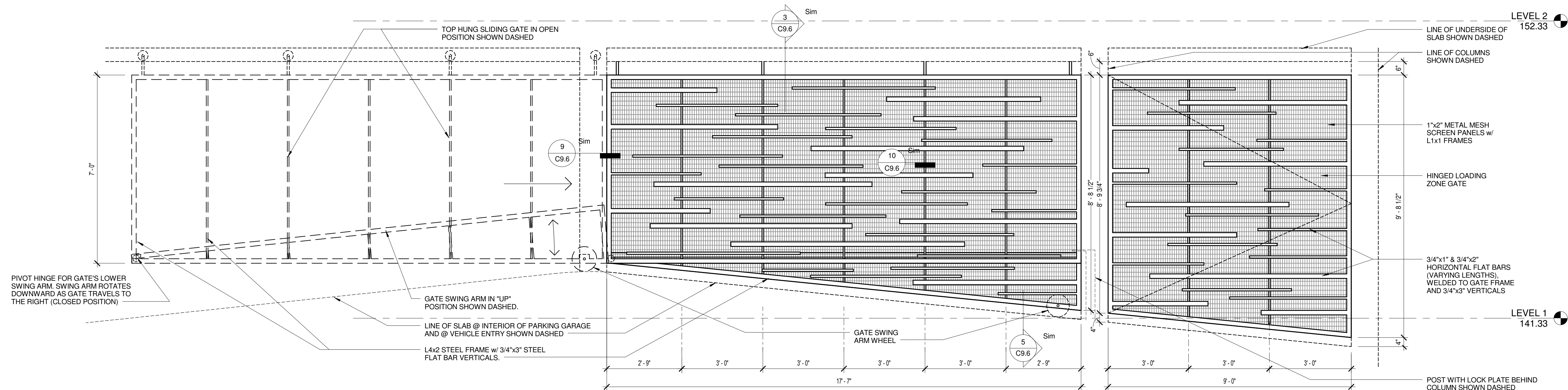
C9.5
1 LOUVER (LV-2) ELEVATION
SCALE: 1 1/2" = 1'-0"



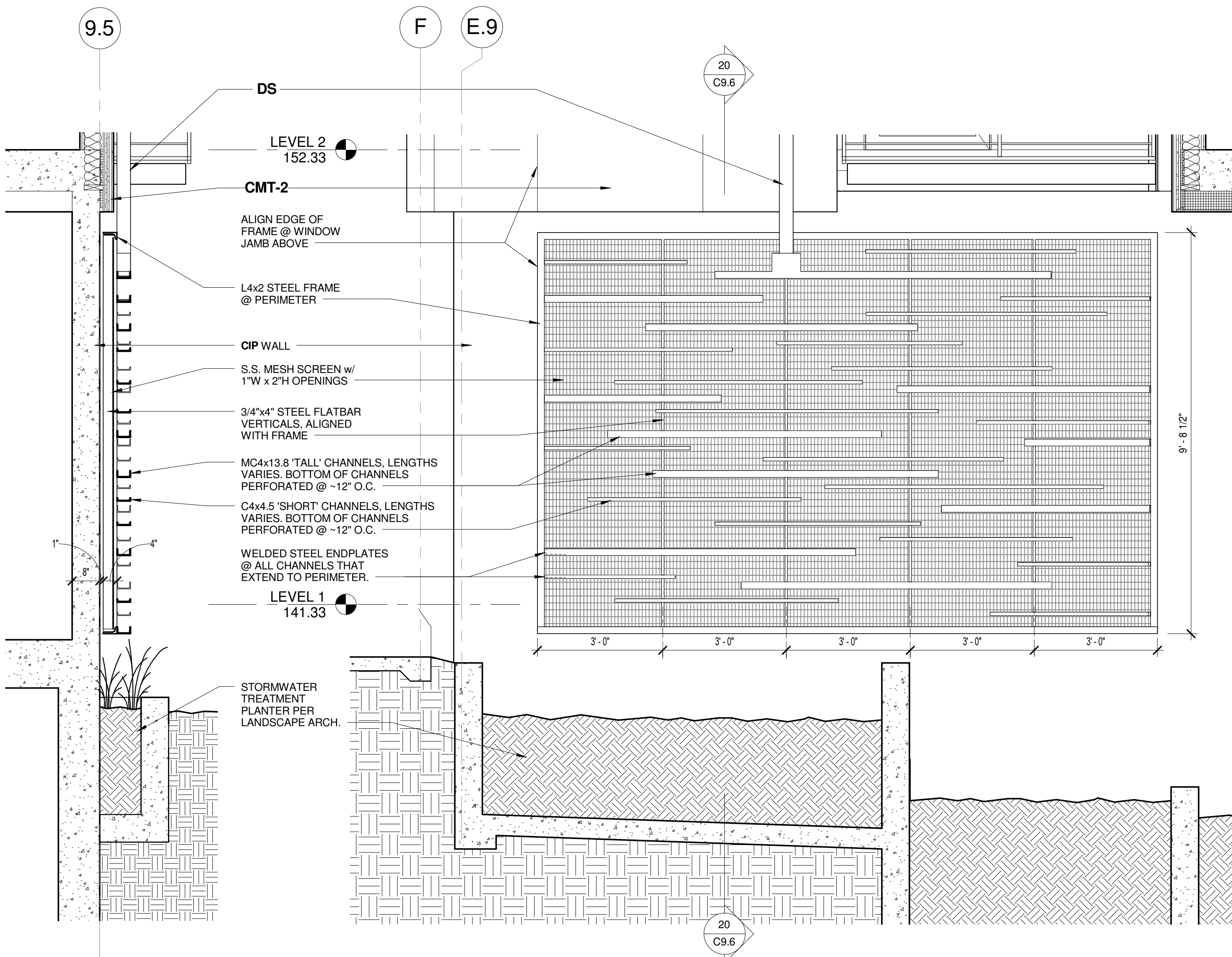
C9.5
3 LOUVER (LV-2) PLAN SECTION
SCALE: 1 1/2" = 1'-0"



C9.5
5 ROOF @BAY TYP.
SCALE: 1 1/2" = 1'-0"

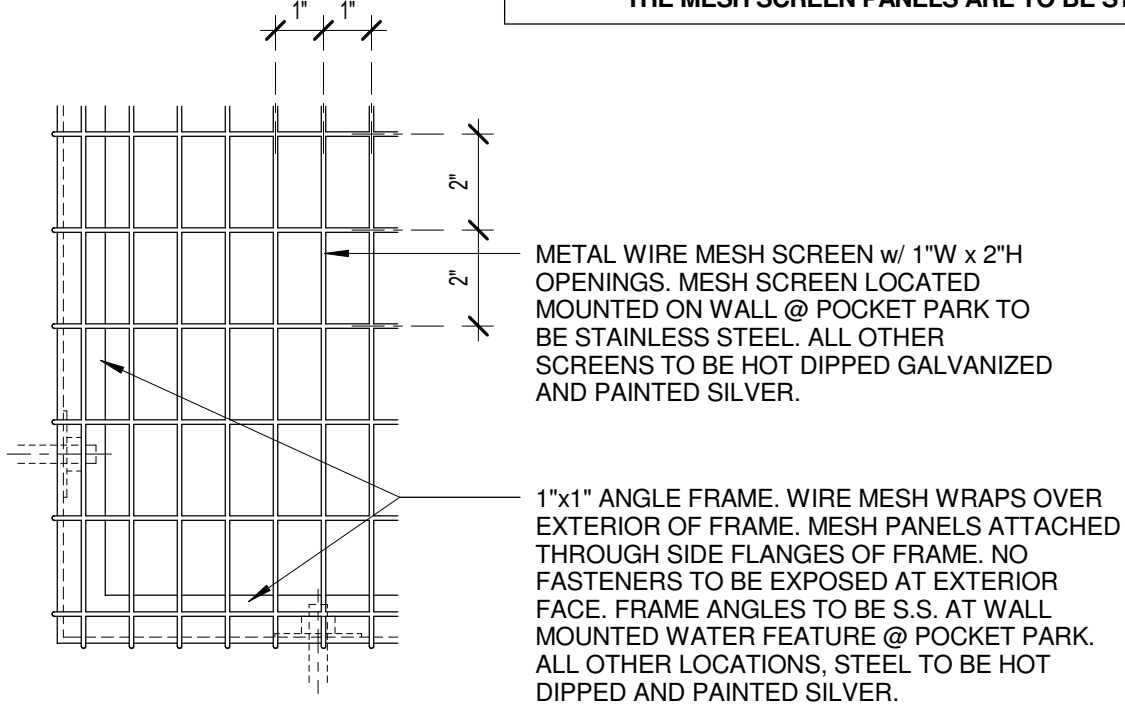


C9.6 | 16 VEHICLE ENTRY GATES - ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"

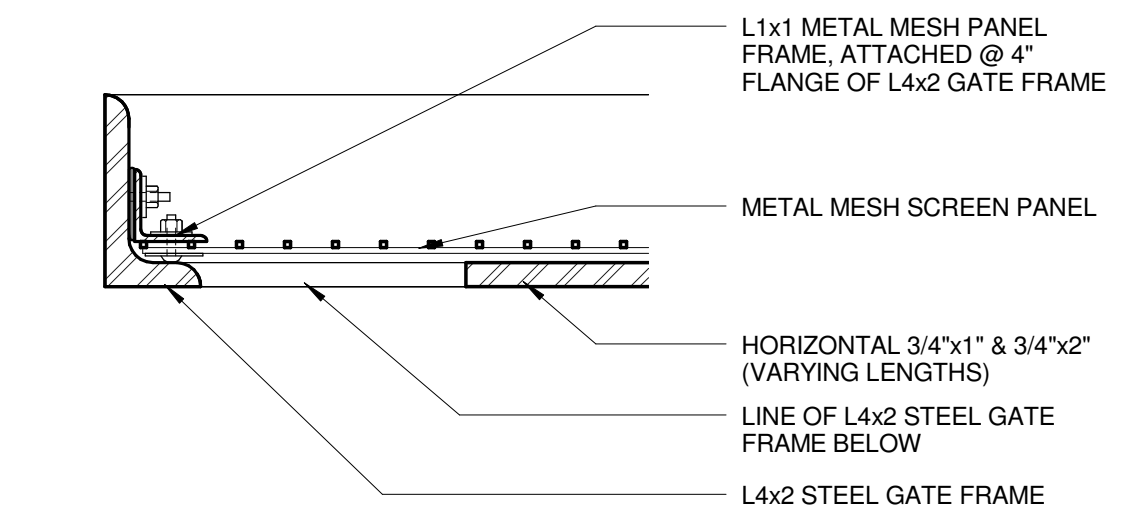


C9.6 | 20 SECTION @ WATER FEATURE
SCALE: 1/2" = 1'-0"

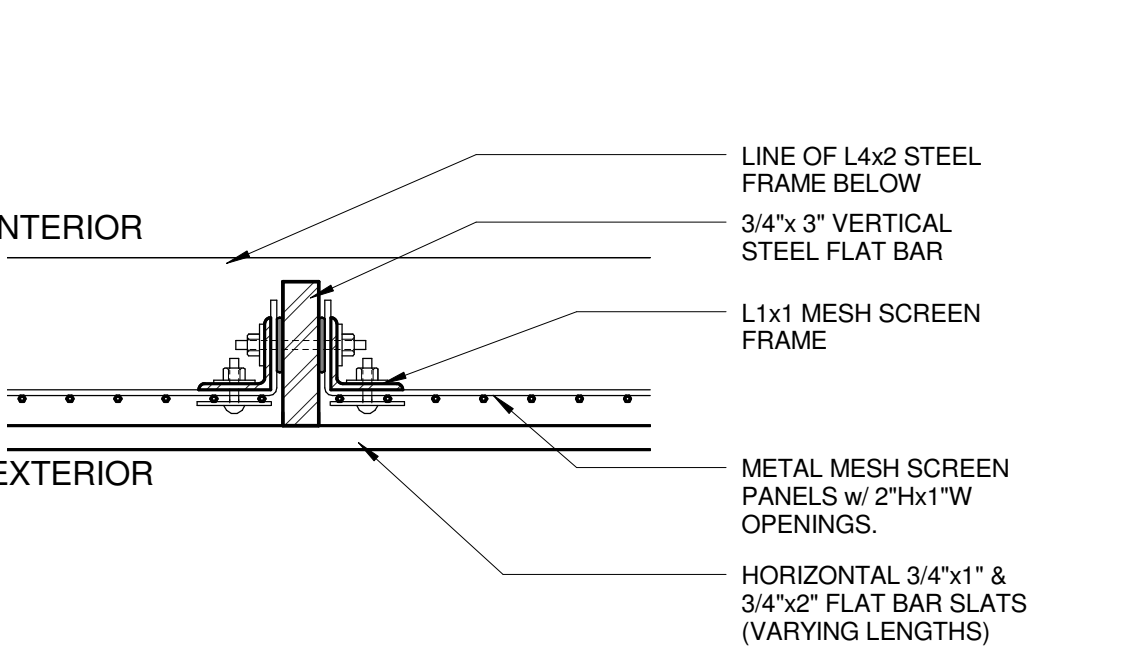
C9.6 | 15 ENLARGED ELEVATION @ DECORATIVE SCREEN - WATER FEATURE
SCALE: 1/2" = 1'-0"



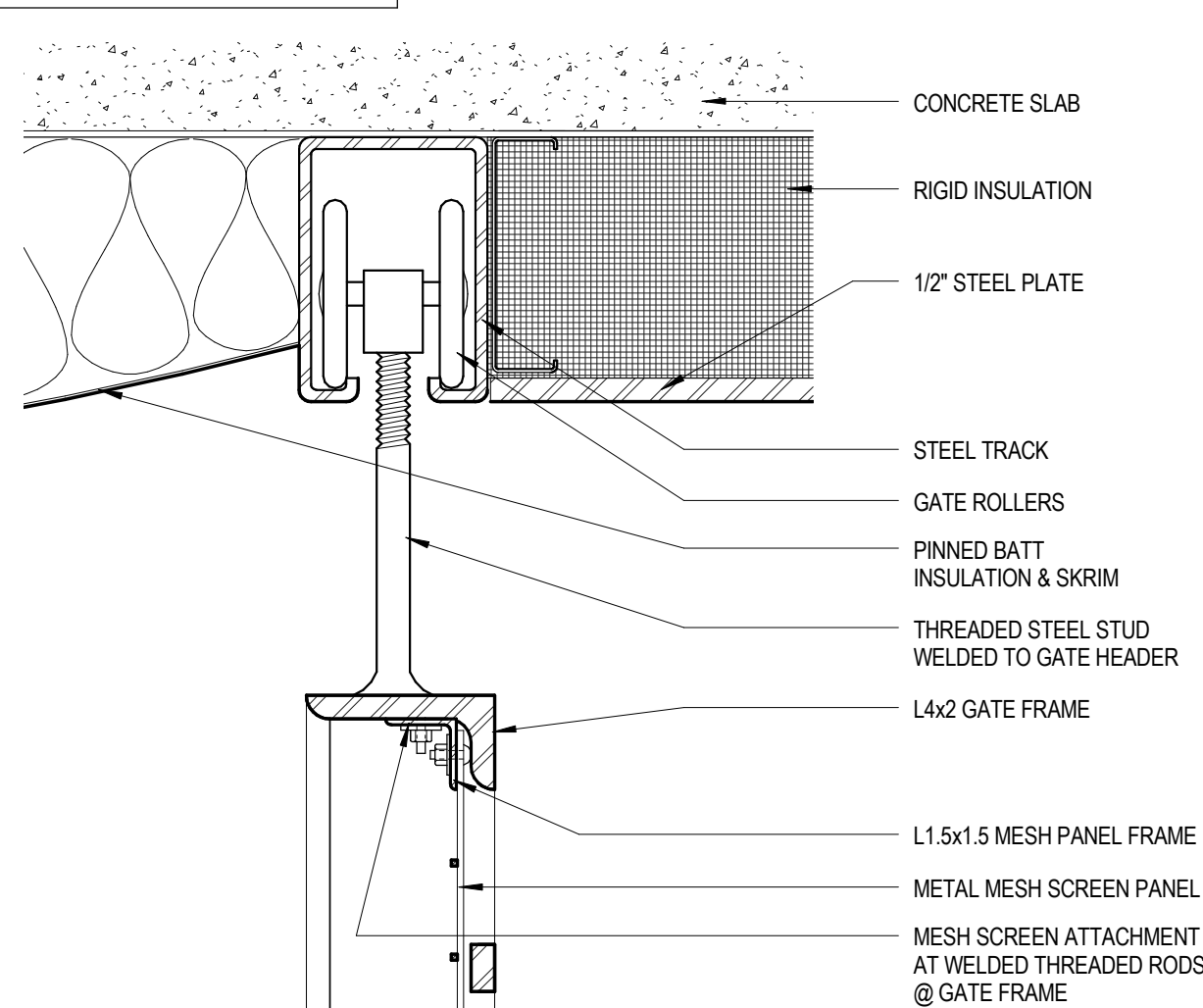
C9.6 | 8 METAL MESH SCREEN
SCALE: 3" = 1'-0"



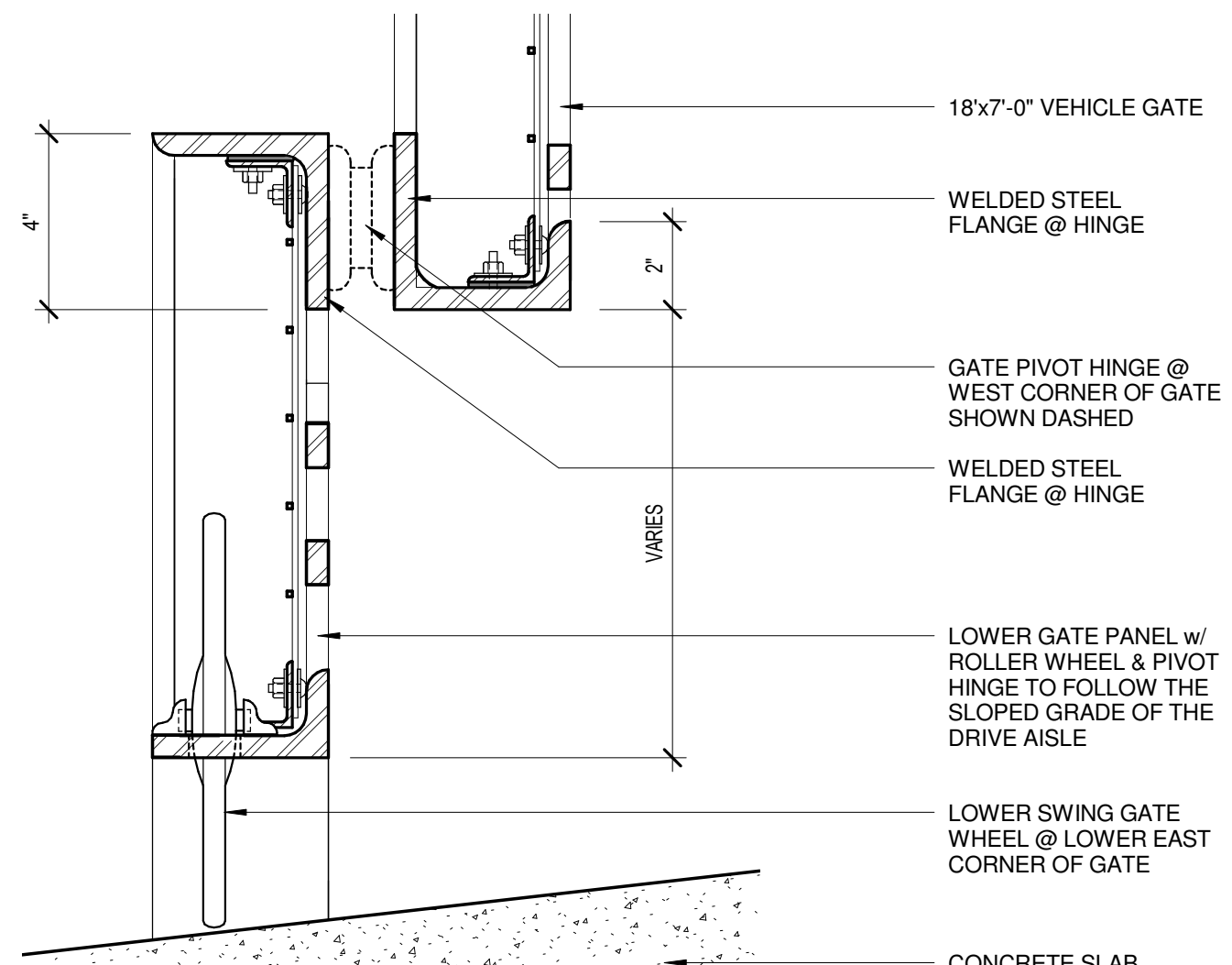
C9.6 | 9 TYPICAL GATE JAMB DETAIL
SCALE: 3" = 1'-0"



C9.6 | 10 TYP. GATE DETAIL @ INTERMEDIATE VERTICALS
SCALE: 3" = 1'-0"



C9.6 | 3 VEHICLE GATE HEADER TRACK DETAIL
SCALE: 3" = 1'-0"



C9.6 | 5 VEHICLE GATE SWING GATE DETAIL @ BASE
SCALE: 3" = 1'-0"

0 E D C B A 0



VIEW - NE CORNER OF BUILDING

5 E D C B A 5



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FAX : 503.228.0314
www.vcarch.com

OWNER :
MILL CREEK RESIDENTIAL
TRUST

PROJECT NAME :
JEFFERSON
STREET FLATS

ISSUE DATES :
10.9.12
11.21.12

JOB NO. : 1104
DRAWN : Author
CHECKED : Checker
STATUS : D.D.

VIEW

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C10.1

LU 11-108266 DZM AD



VIEW - NW CORNER OF BUILDING

V|C

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10.9.12
11.21.12

JOB NO. : 1104
DRAWN : Author
CHECKED : Checker
STATUS : D.D.

VIEW

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C10.2

LU 11-108266 DZM AD



VIEW - SE CORNER OF BUILDING

V|C

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11.21.12

JOB NO. :

1104

DRAWN :

Author

CHECKED :

Checker

STATUS :

D.D.

VIEW

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C10.3

LU 11-108266 DZM AD



VIEW - SOUTH SIDE OF BUILDING

V|C

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ISSUE DATES :

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11.21.12

JOB NO. :

1104

DRAWN :

Author

CHECKED :

Checker

STATUS :

D.D.

VIEW

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C10.4

LU 11-108266 DZM AD



NIGHT VIEW - NE CORNER OF BUILDING



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PROJECT NAME :
**JEFFERSON
STREET FLATS**

ISSUE DATES :
10.9.12
11.21.12

JOB NO. : 1104
DRAWN : Author
CHECKED : Checker
STATUS : D.D.

NIGHT
RENDERING

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C10.5

LU 11-108266 DZM AD

9 AM

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VIEW - SE CORNER OF BUILDING



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1

2

OWNER :
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PROJECT NAME :
JEFFERSON
STREET FLATS

3

ISSUE DATES :
10.9.12
11.21.12

JOB NO. : 1104
DRAWN : Author
CHECKED : Checker
STATUS : D.D.

4

VIEW - ROOF

ORIGINAL SHEET SIZE: 22"x34"

EXHIBIT
C10.7

LU 11-108266 DZM AD

5

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