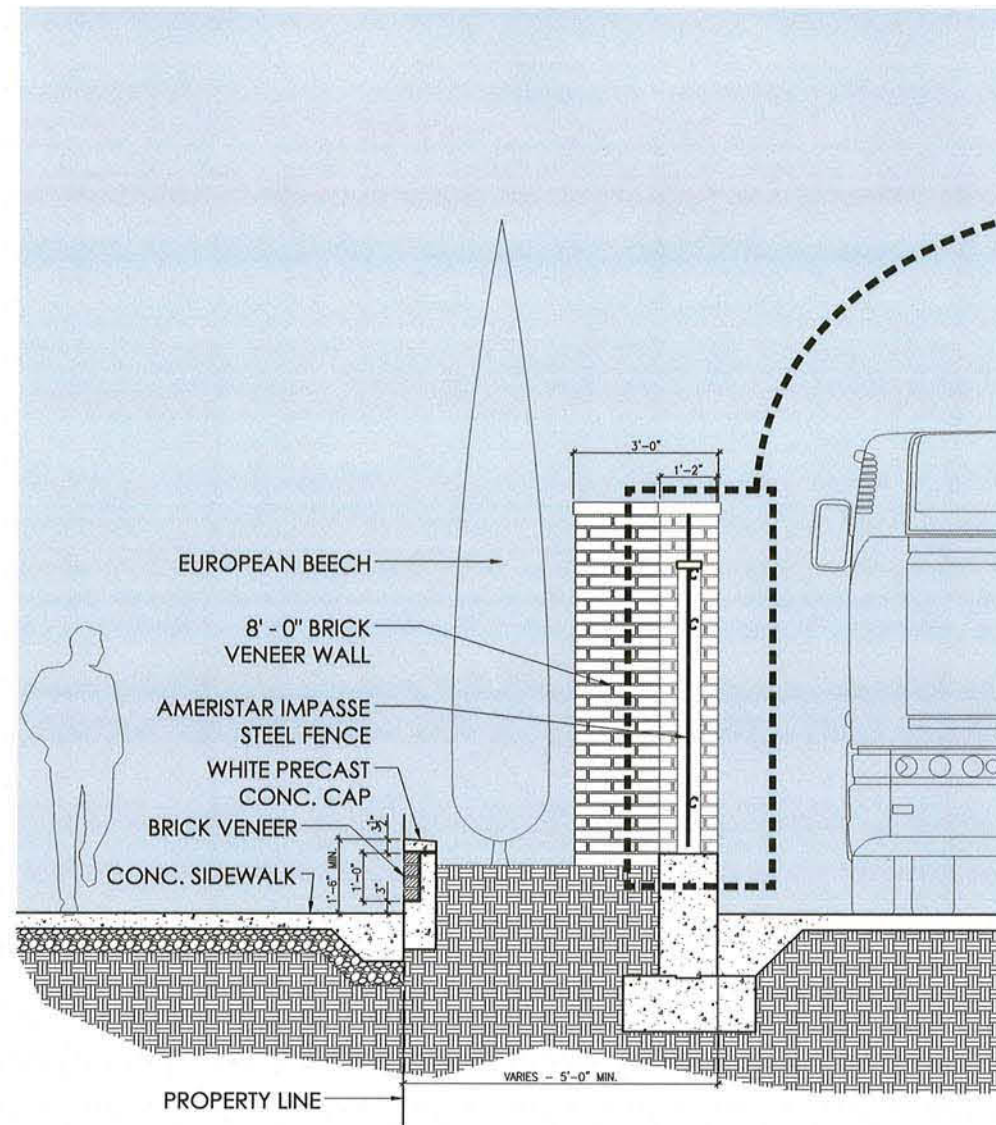
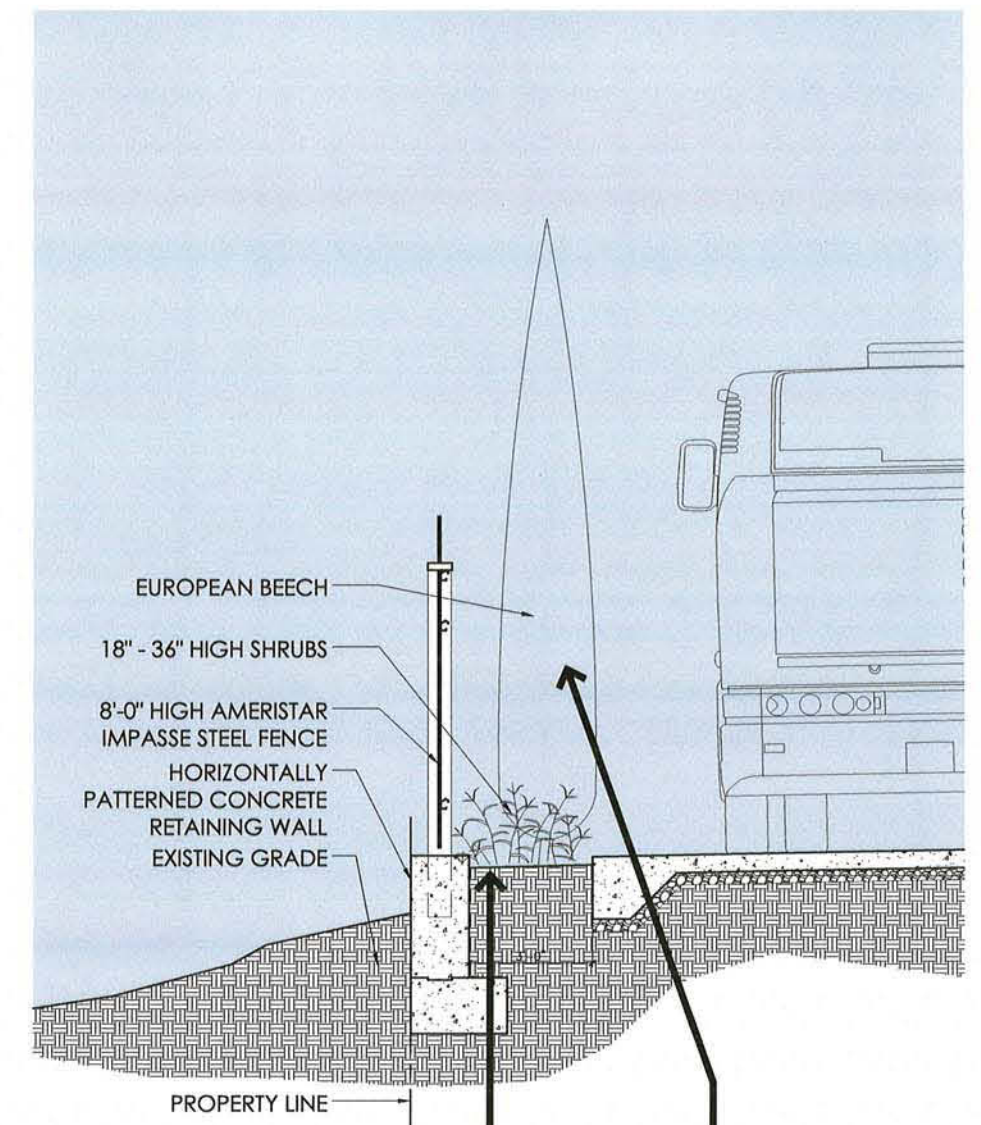


WALL SECTION E - VEHICULAR COURT  
3/16" = 1'-0"





WALL SECTION F - SW MOODY WALL @ FUTURE DEVELOPMENT  
1/4" = 1'-0"



WALL SECTION G - SW MOODY WALL @ INITIAL DEVELOPMENT  
1/4" = 1'-0"

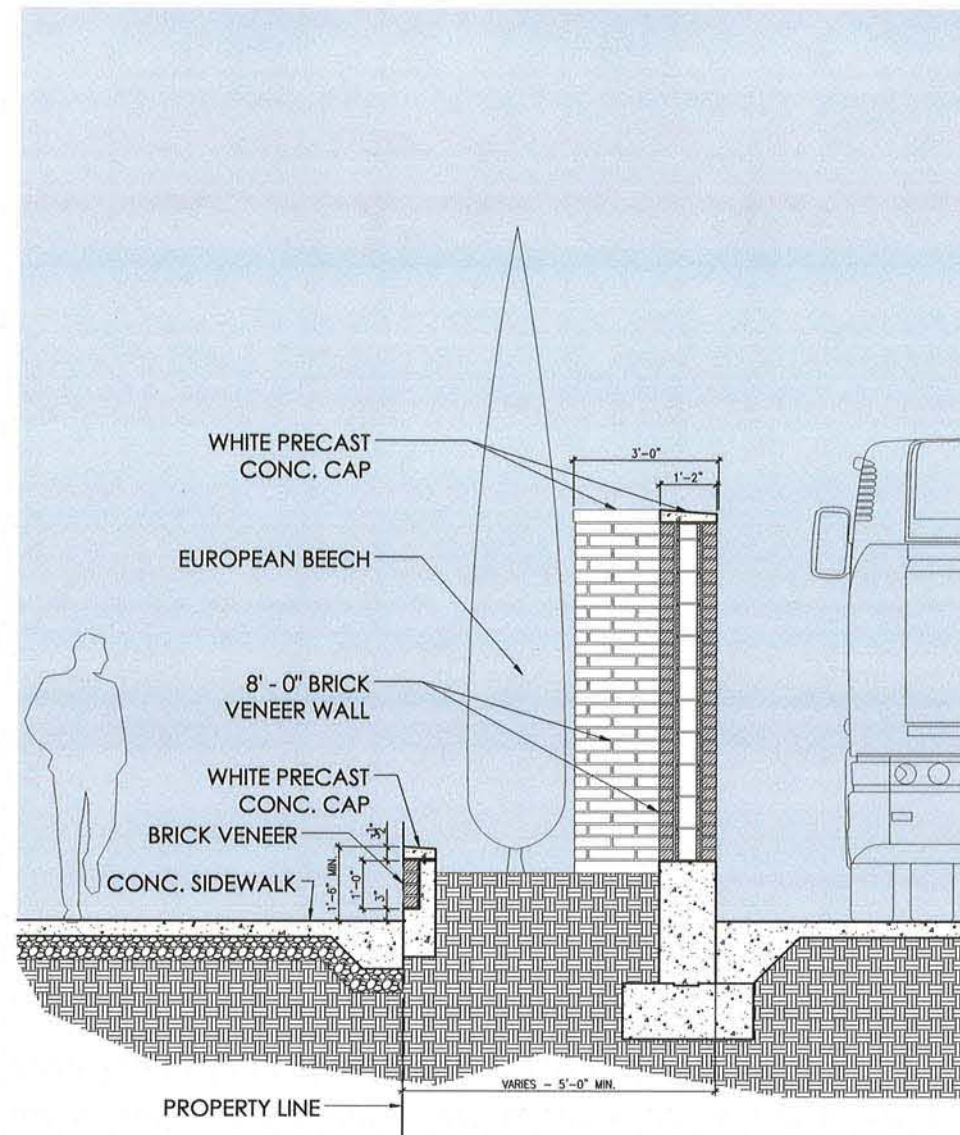


Box Leaf Euonymus

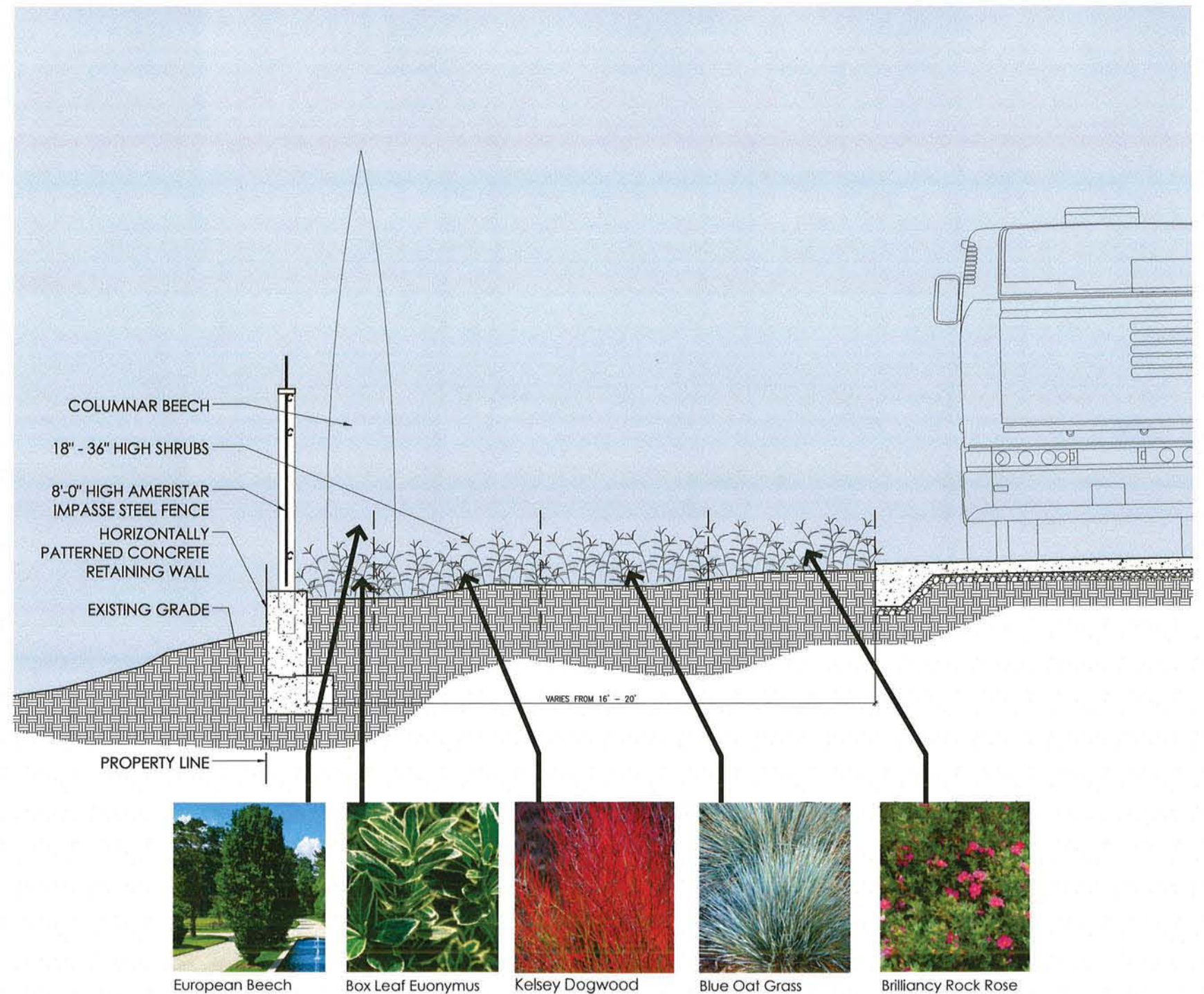


European Beech



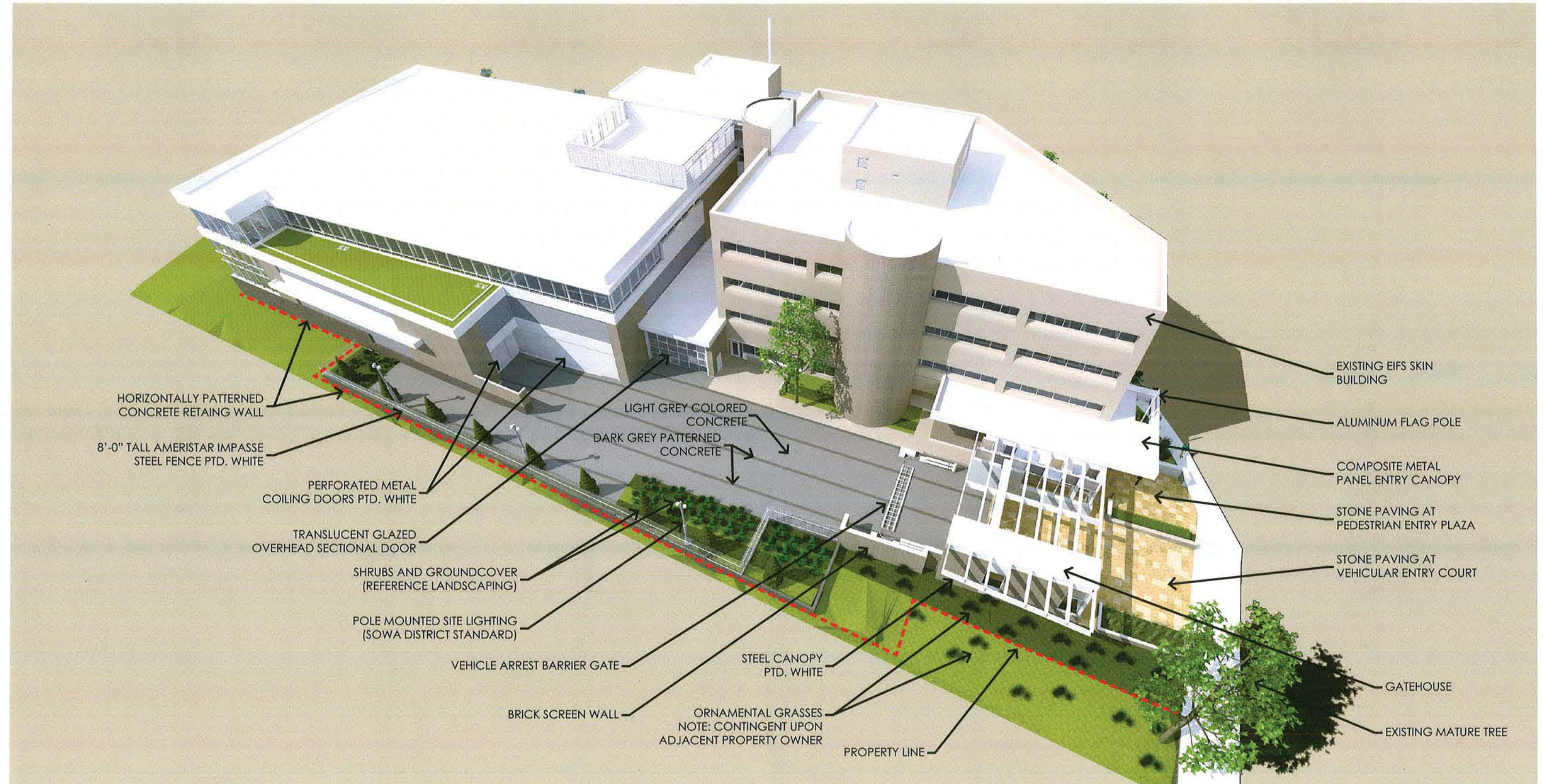


WALL SECTION H - SW MOODY WALL @ FUTURE DEVELOPMENT  
1/4" = 1'-0"



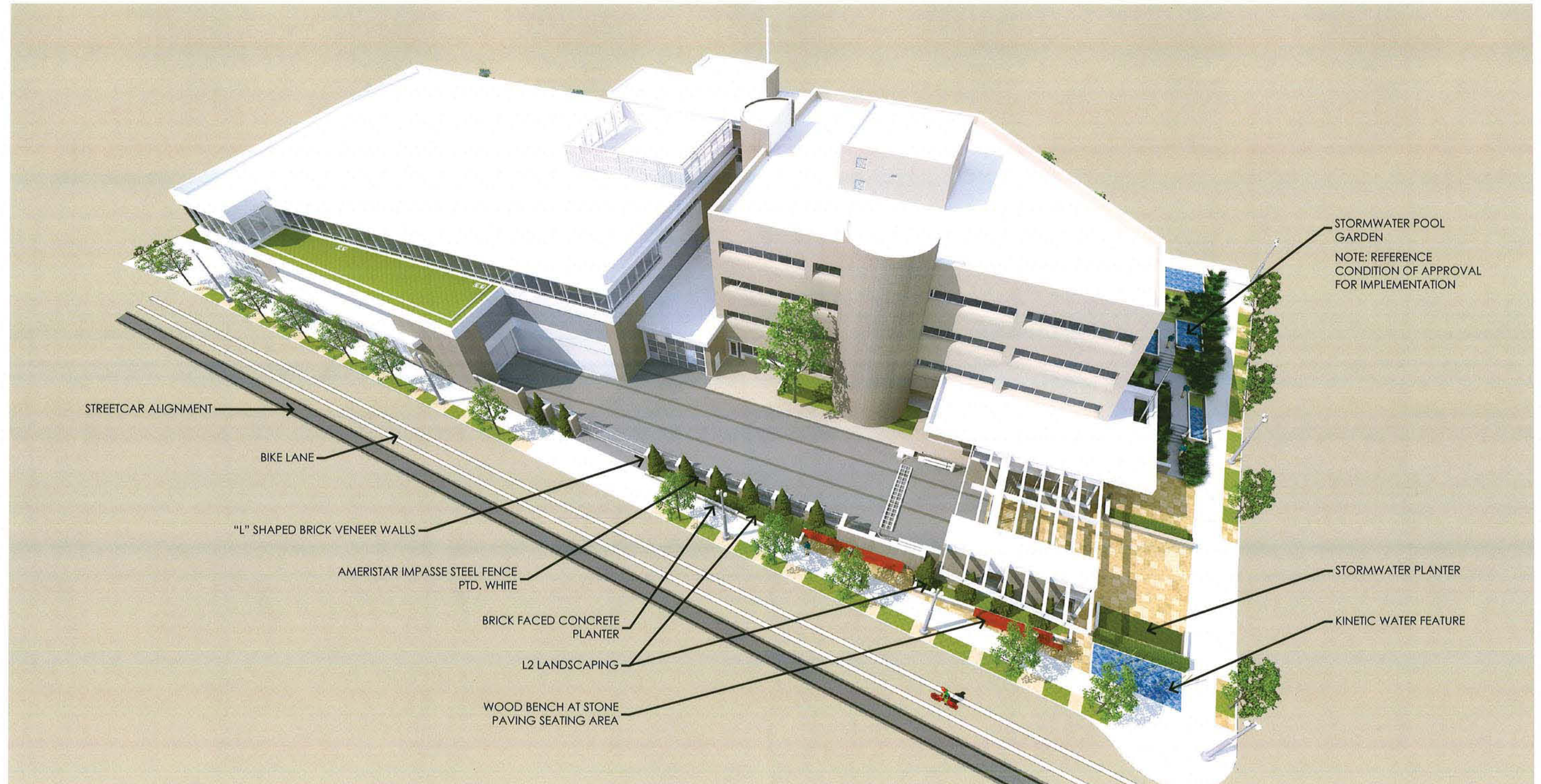
WALL SECTION I - SW MOODY WALL @ INITIAL DEVELOPMENT  
1/4" = 1'-0"





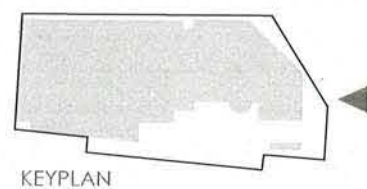
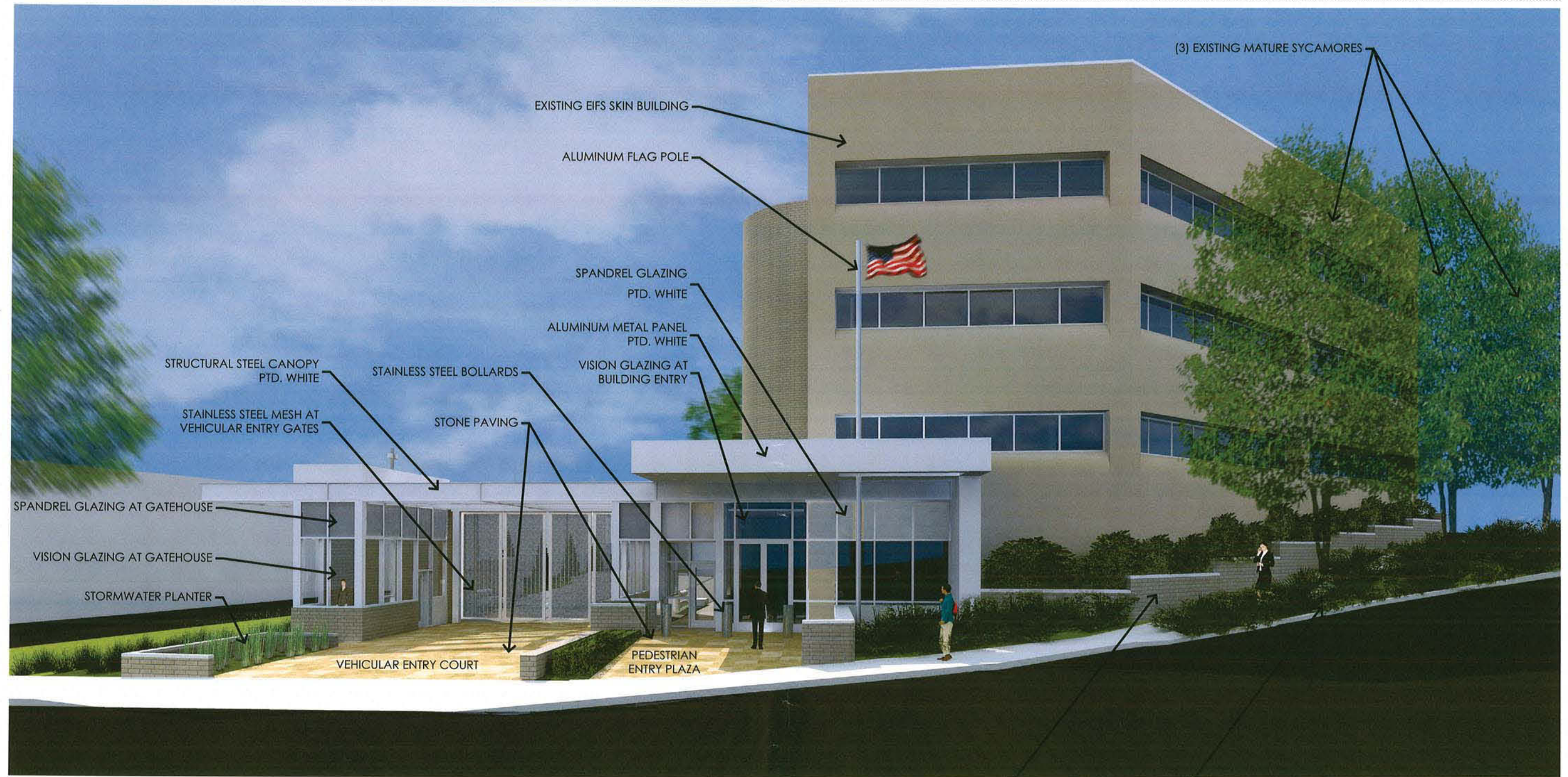
AERIAL PERSPECTIVE  
INITIAL DEVELOPMENT





AERIAL PERSPECTIVE  
FUTURE DEVELOPMENT





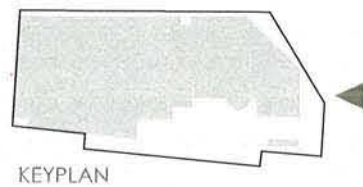
PERSPECTIVE AT PEDESTRIAN ENTRY  
INITIAL DEVELOPMENT





KINETIC WATER FEATURE

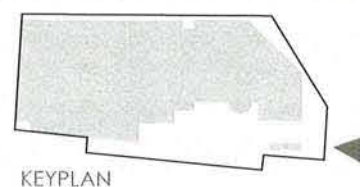
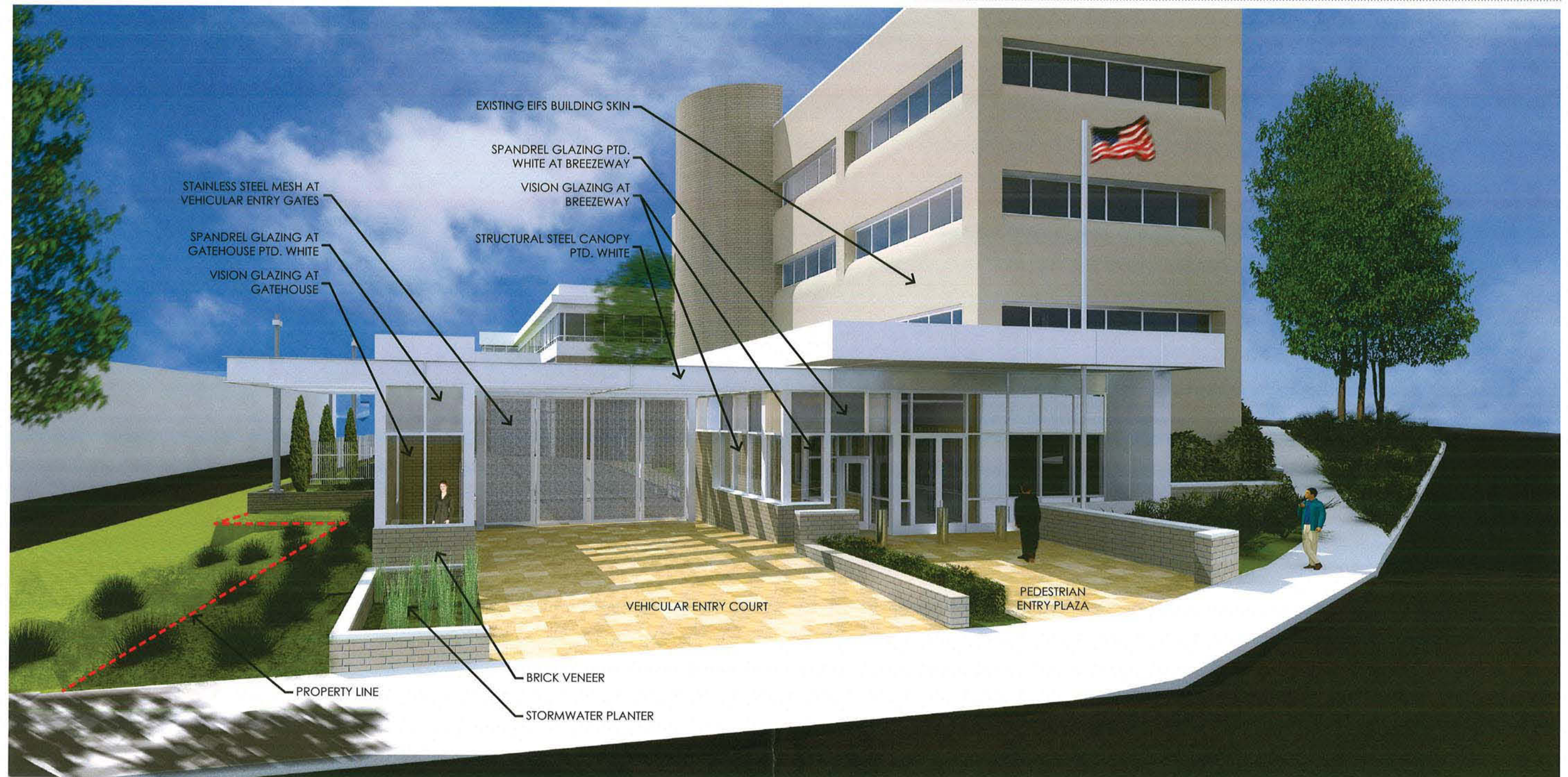
BRICK FACED STORMWATER  
POOLS



KEYPLAN

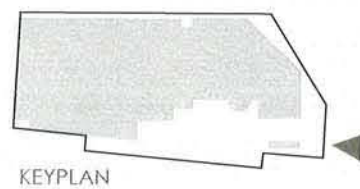
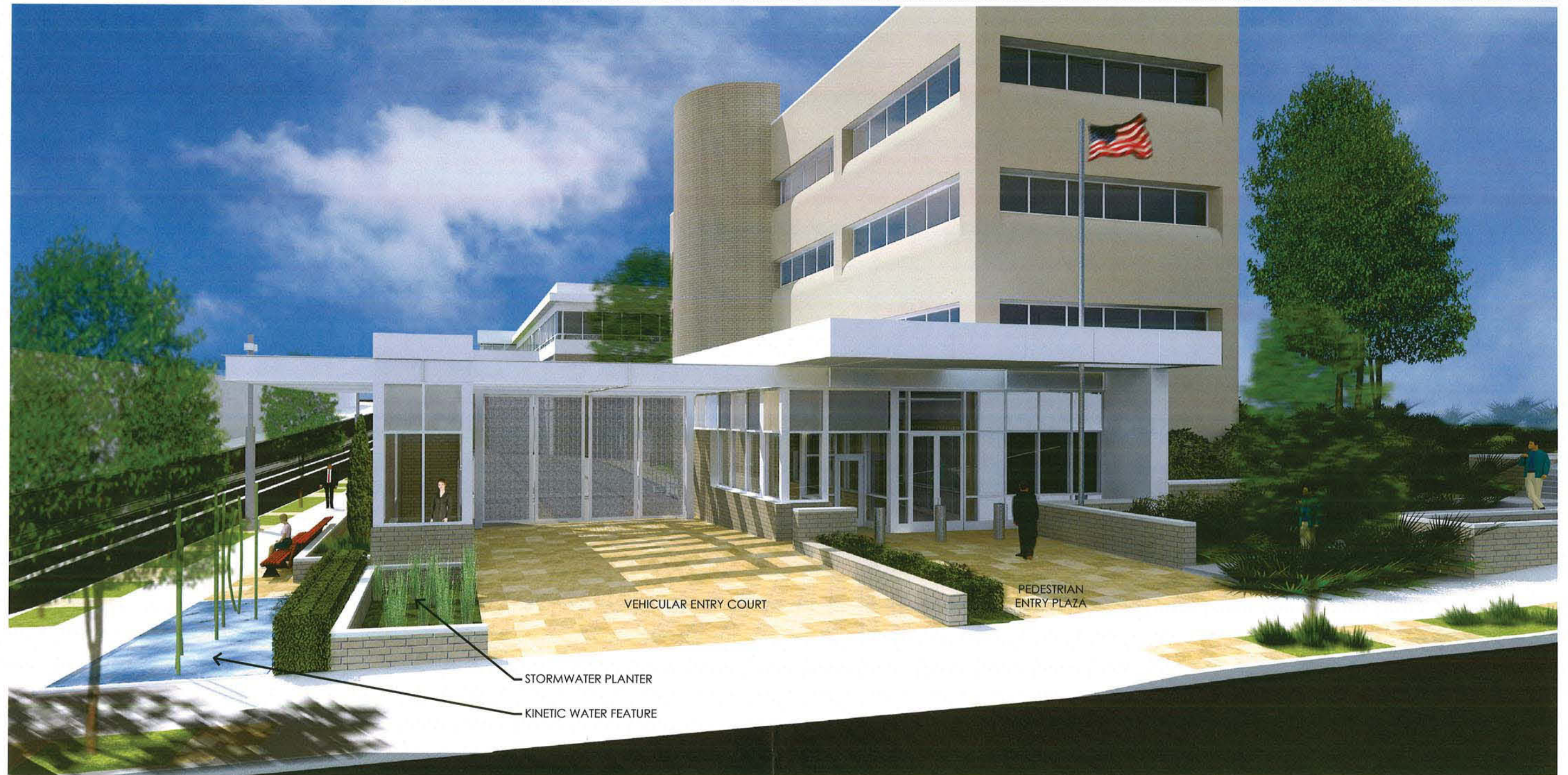
PERSPECTIVE AT PEDESTRIAN ENTRY  
FUTURE DEVELOPMENT





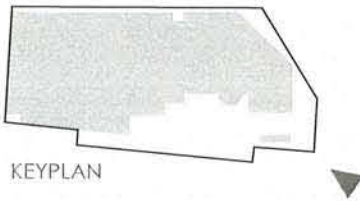
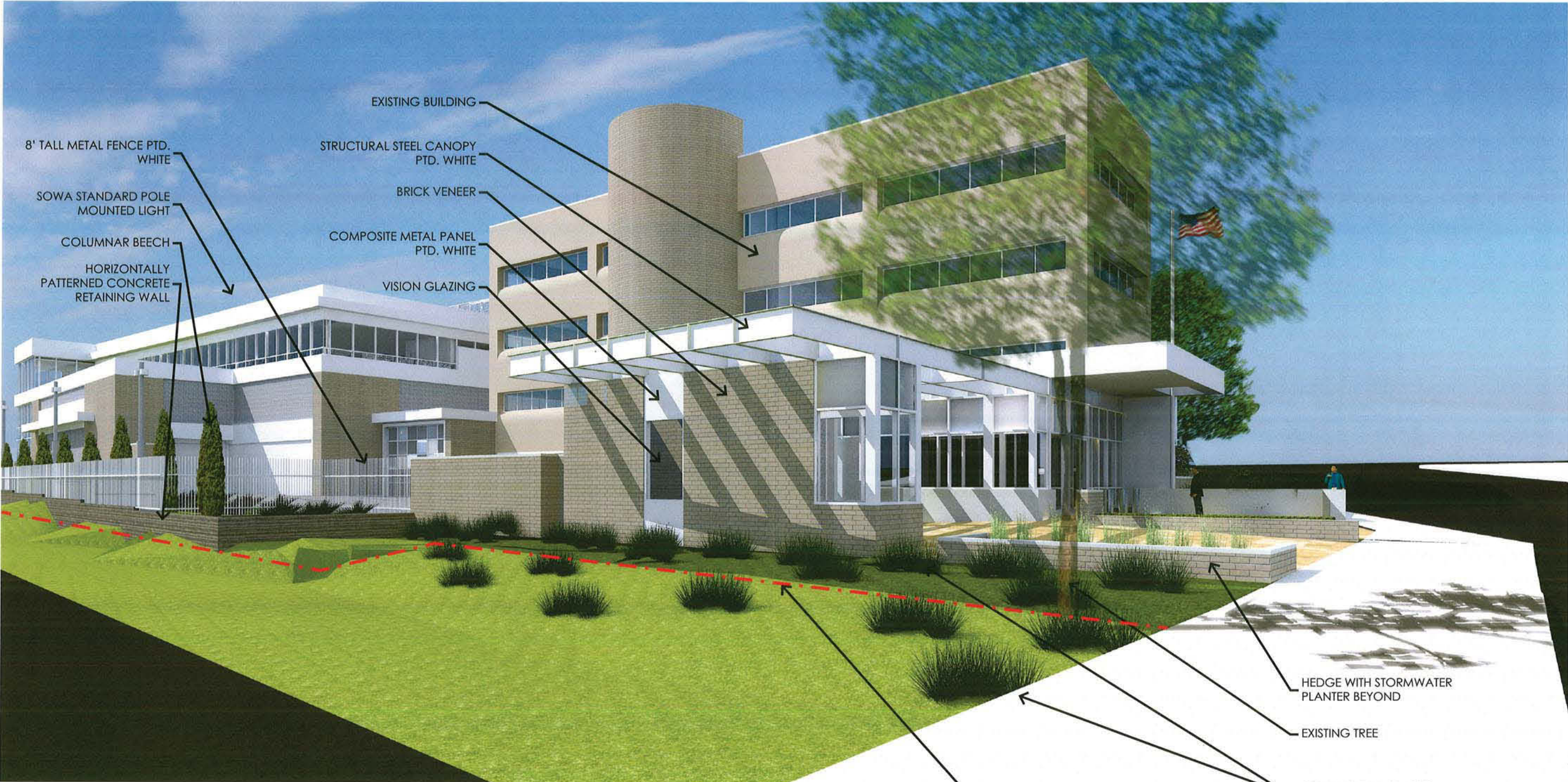
PERSPECTIVE AT VEHICULAR ENTRY  
INITIAL DEVELOPMENT





PERSPECTIVE AT VEHICULAR ENTRY  
FUTURE DEVELOPMENT





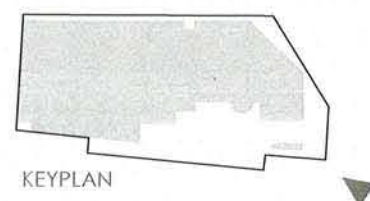
HEDGE WITH STORMWATER  
PLANTER BEYOND

EXISTING TREE

ORNAMENTAL GRASSES  
NOTE: MAJORITY OF PLANTING IS OFF  
SITE AND REQUIRES NEIGHBORING  
PROPERTY OWNER APPROVAL

PERSPECTIVE AT SW MOODY AND SW BANCROFT  
INITIAL DEVELOPMENT

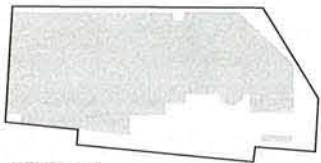




- BIKE LANE
- STREETCAR ALIGNMENT
- WOOD BENCH AT STONE PAVING SEATING AREA
- L2 LANDSCAPING
- KINETIC WATER FEATURE

PERSPECTIVE AT SW MOODY AND SW BANCROFT  
FUTURE DEVELOPMENT





TRANSLUCENTLY GLAZED  
OVERHEAD SECTIONAL DOOR

POLE MOUNTED SITE LIGHTING

SHRUBS AND GROUNDCOVER

8' TALL AMERISTAR IMPASSE METAL  
FENCE PTD. WHITE

BRICK SCREEN WALL

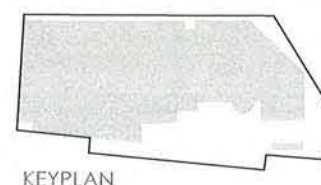
HORIZONTALLY PATTERNED CONCRETE  
RETAINING WALL

ORNAMENTAL GRASSES

PROPERTY LINE

PERSPECTIVE AT SW MOODY  
INITIAL DEVELOPMENT





KEYPLAN

"L" SHAPED 8'-0" TALL BRICK WALL

8'-0" TALL AMERISTAR IMPASSE METAL FENCE PTD. WHITE

8'-0" TALL BRICK SCREEN WALL

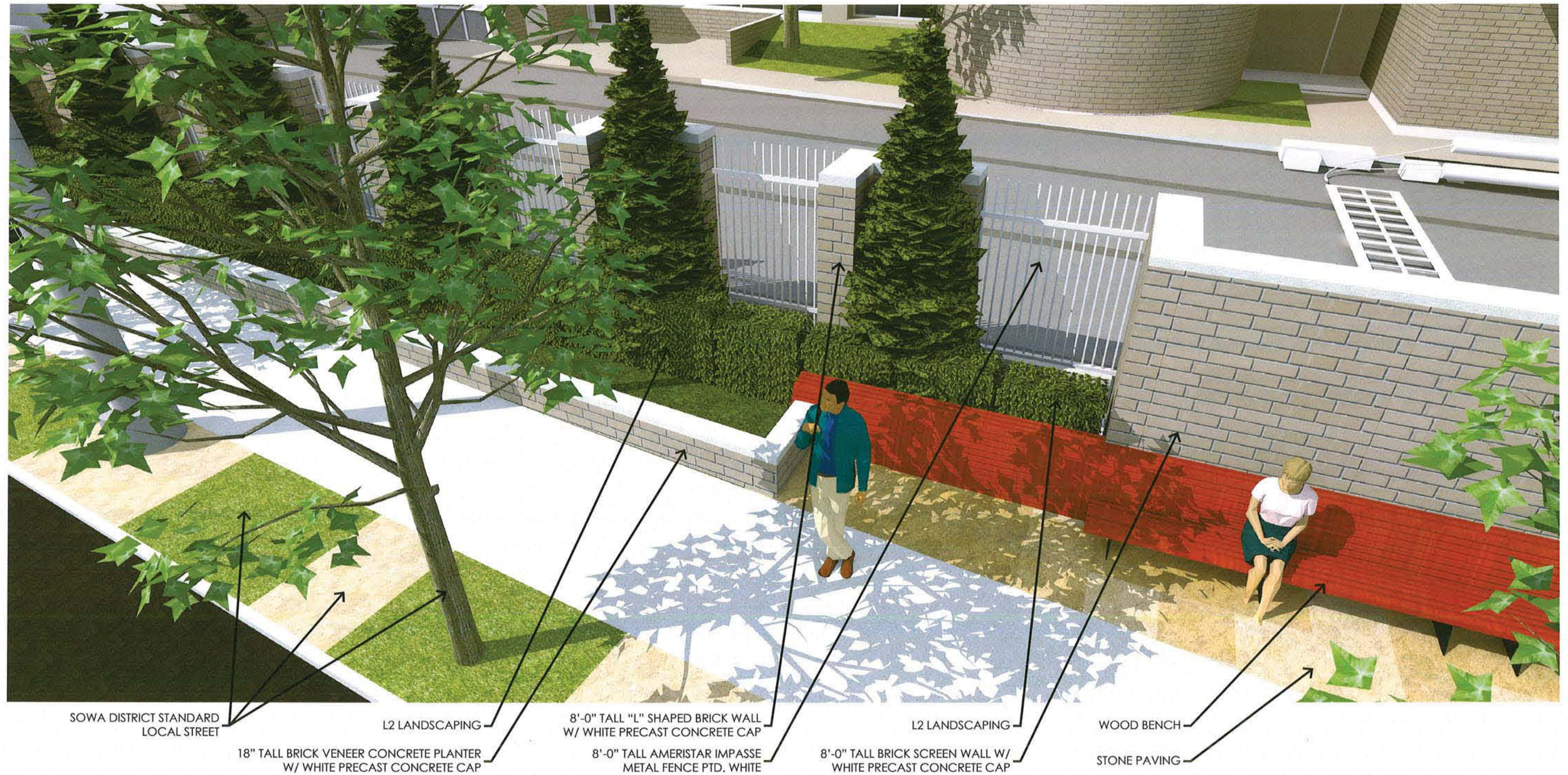
BRICK FACED CONCRETE PLANTER W/ L2 LANDSCAPING

BRICK FACED CONCRETE PLANTER W/ L2 LANDSCAPING

WOOD BENCH AT STONE PAVING SEATING AREA W/ L2 LANDSCAPING BEYOND

PERSPECTIVE AT SW MOODY  
FUTURE DEVELOPMENT





DETAIL PERSPECTIVE AT SW MOODY FENCE  
FUTURE DEVELOPMENT



SUMMARY OF REVISIONS

SOUTH WATERFRONT  
4310 SW MACADAM

On the 4th of November, 4310 SW Macadam was reviewed by the City of Portland Design Commission. The modifications developed between the first Design Review hearing on October 7th and second Design Review hearing on November 4th were described as good improvements and the Commission remarked that the design team had done a good job of listening to the concerns expressed earlier and responding positively to them. The Commission indicated that with minor modifications to the presented design, 4310 SW Macadam could be approved at the following hearing scheduled for November 18th.

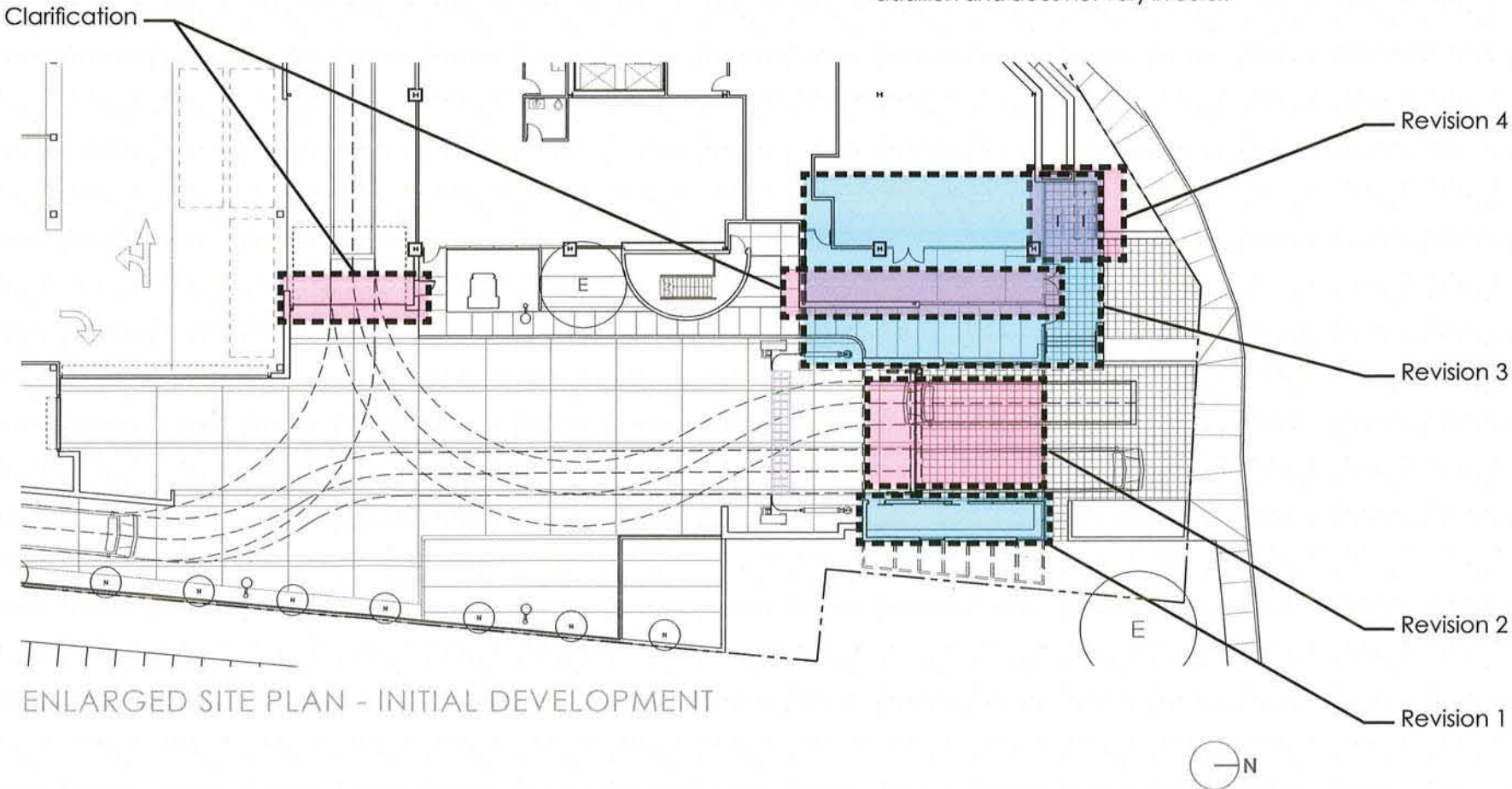
Specifically, the five areas to be further studied and refined by the design team were:

- 1. The design of the gatehouse
- 2. The design of the vehicle entry canopy
- 3. The design and profile of the pedestrian entry canopy
- 4. Widening of the bike niche at the pedestrian entry
- 5. Clarification of the color of glass at the glazed overhead door, the glazed breezeway, and the pedestrian entry

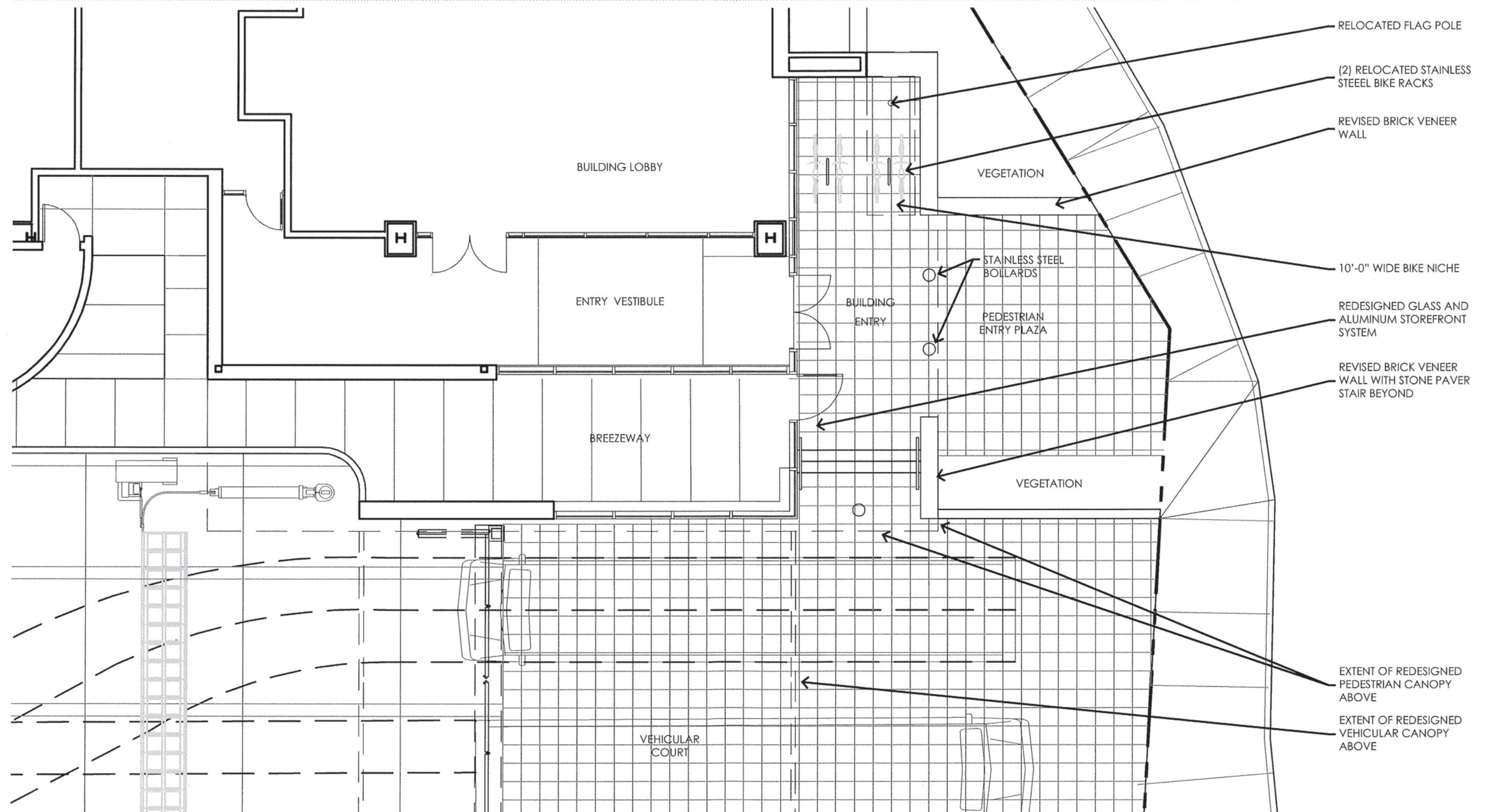
This package revises / clarifies the five areas requested for further study and the proposed design can be summarized as:

REVISIONS / CLARIFICATIONS

- Revision 1 - The exterior of the gatehouse is revised to better match the proportions and materiality of the proposed addition.
- Revision 2 - The structural steel members of the vehicle entry canopy have been reduced in height from 24" to 18".
- Revision 3 - The pedestrian entry canopy was redesigned to aesthetically resemble the roof overhang developed on the southwest corner of the addition along SW Macadam. The perimeter was reduced in height from 3'-0" to 2'-0". Additionally, the entry glazing has been further developed.
- Revision 4 - The niche adjacent to the main building entry has been widened to a clear width of 10'-0" and the flag pole relocated to accomodate two bicycle racks.
- Clarification - The glazing at the overhead door is a consistent translucent white glass. The vision glazing and the spandrel glazing at the breezeway and at the pedestrian entry is the same glass as exists throughout the building addition and does not vary in color.





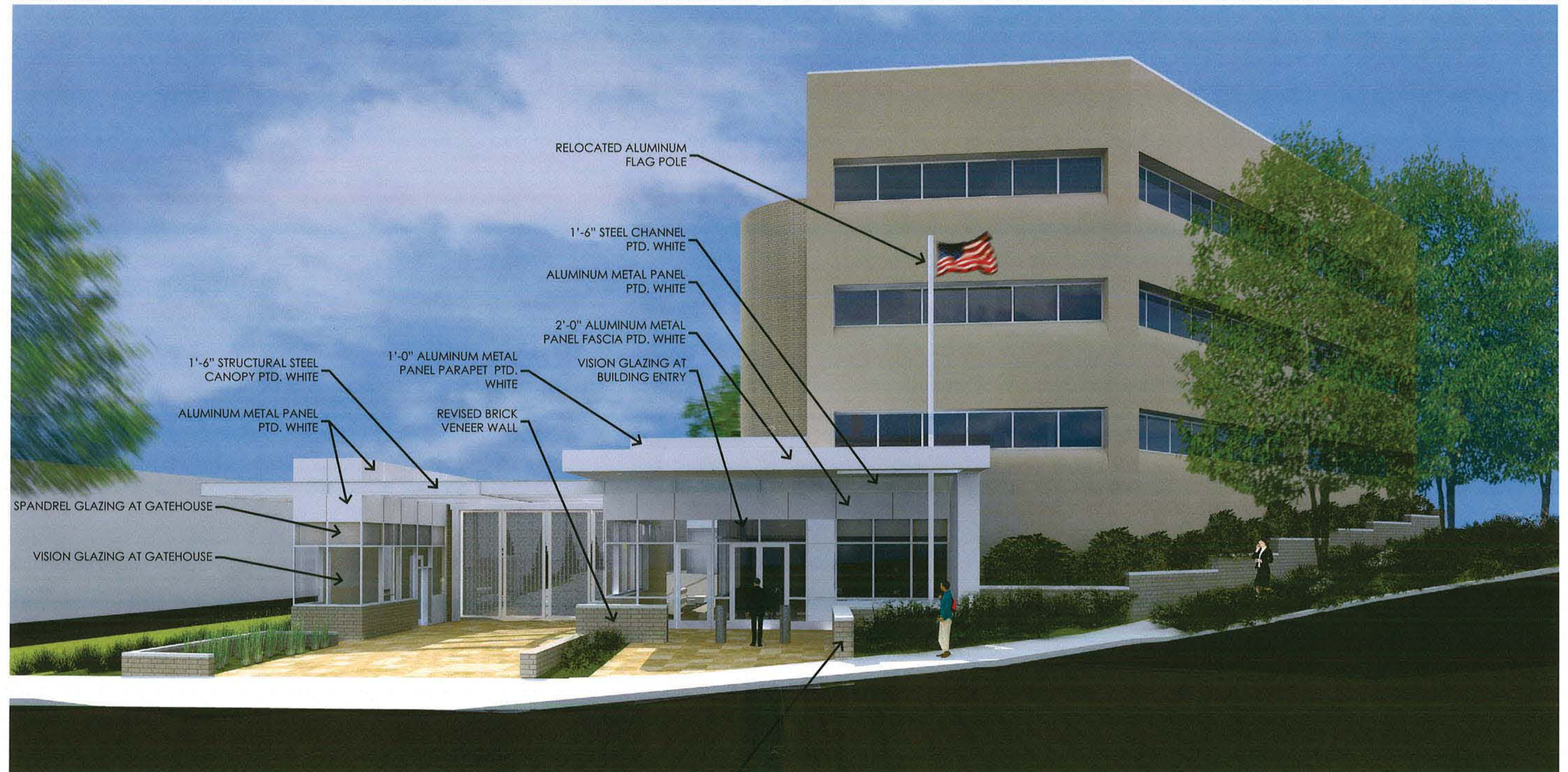


ENLARGED GROUND FLOOR PLAN - INITIAL DEVELOPMENT

1/8" = 1'-0"

0 8 16 32





RELOCATED ALUMINUM  
FLAG POLE

1'-6" STEEL CHANNEL  
PTD. WHITE

ALUMINUM METAL PANEL  
PTD. WHITE

2'-0" ALUMINUM METAL  
PANEL FASCIA PTD. WHITE

VISION GLAZING AT  
BUILDING ENTRY

1'-6" STRUCTURAL STEEL  
CANOPY PTD. WHITE

1'-0" ALUMINUM METAL  
PANEL PARAPET PTD.  
WHITE

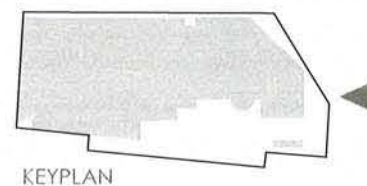
REVISED BRICK  
VENEER WALL

ALUMINUM METAL PANEL  
PTD. WHITE

SPANDREL GLAZING AT GATEHOUSE

VISION GLAZING AT GATEHOUSE

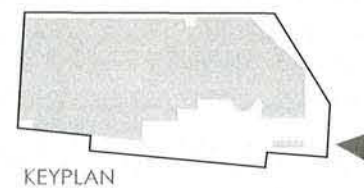
REVISED BRICK VENEER WALL WITH  
WHITE PRECAST CONCRETE CAP



KEYPLAN

PERSPECTIVE AT PEDESTRIAN ENTRY  
INITIAL DEVELOPMENT





PERSPECTIVE AT VEHICULAR ENTRY  
INITIAL DEVELOPMENT