

A3 Keyed Notes, Features & Descriptions for Architectural Drawings

- A. **Stevens Avenue Public Sidewalk** – Generous for comfortable public use, approx 9' wide.
- B. **ROW Setback** – 2- setback so upper floor bay does not extend into the ROW
- C. **New Urban Street Wall & Mixed Use**
- **Urban Street Wall.** The existing property is currently non-conforming with its B1-b zoning because the existing house is set back from the street, and consequently does not meet the "Urban Street Wall" requirement. New building is purposefully designed to correct the Urban Street Wall, and therefore meeting "*Buildings shall be located near the street so as to create an urban street wall*".
 - **Mixed Use.** The proposed building is multi-storied with mixed uses, therefore meeting "*An urban street and business district requires a substantial intensity and variety of uses. It is beneficial to have mixed uses within portions of buildings situated near the street. For example, a retail first floor might have office or residential on the second or third floors. This provides both the scale of building height desired, as well as the economic vitality of the business district.*"
 - Meets the following Portland Design Manual Standards & Guidelines for B1-b: *Standard a. Urban Street Wall, Guideline 1. Building Location and Form, Guideline 7. Development Relationship to Street, Standard b. Mixed Uses, Guideline 2. Building Function.*
- D. **Primary Commercial Entry with Universal Access, Active & Transparent Façade & Character**
- **Entrances.** Highly visible, universally accessible, welcoming entry fronts directly onto wide sidewalk. Downlight creates inviting pool of light to highlight nighttime entry. Generous 3' w x 7' h glazed door is welcoming. Glass canopy above provides weather protection shown dashed.
 - **Active & Transparent Façade.** Windows on 3 sides, ceiling are 10" high, providing generous light and visual connection to and from the street, therefore meeting "*Retail uses with store fronts are the most desirable feature for locations adjacent to the public sidewalk; and active, transparent (minimum visible transmittance (VT) of .7 or greater), and interesting windows contribute the maximum value.*"
 - **Building Character, Detail, Scale, and Graphic Qualities.** Deering Center Village has good Main Street architectural "bones". The overarching design goal is to complement the existing context (emphasis on "we"), rather than make a strong attention-seeking design statement (emphasis on "me"). The design wants to be a graceful neighbor now and a century from now. The façade is village scaled, with traditional storefront proportions and components. Front façade has a traditional tripartite organization, both horizontally (A-B-A) and vertically (base-middle-top), therefore meeting "*Building design will include various architectural and graphic amenities to provide a strong presence along a street and relate a building to its community. Awnings, canopies, and flags may be utilized to highlight entryways and to further identify the activity and identity of a use. Façade lighting may be used to highlight entryways or to provide visual interest along an otherwise blank façade Building scale, roof pitch, architectural detail, and fenestration shall be designed to complement and be compatible with surrounding residential and commercial buildings.*"
 - **Meets the following Portland Design Manual Standards & Guidelines for B1-b:** *Standard c. Building Entrances, Guideline 3. Orientation of Buildings and their Entrances to the Street, Standard d. Windows, Guideline 4. Windows, Standard e. Façade Character, Guideline 5. Building Character, Detail, Scale, and Graphic Qualities, Guideline 6. Signage and Building Entrances, Standard f. Building Design, Standard g. Building Materials, Standard h. Building Scale.*

- E. **Commercial Entry to Lower Level Studio** – Walkway widened for easily identifiable, welcoming, generously glazed entry with lobby. Angled corner at front enhances welcoming transition from sidewalk. Recessed for weather protection and deep shadows. Soffit downlight creates inviting pool of light to highlight nighttime entry. Abundant glazing provides views and light in and out and nighttime glow. Natural light cascades from glazing down the 5' wide stair to the lower level. Lower Level Studio is designed for flexibility, so it can be independently accessed from the sidewalk, or internally accessory from the 1st floor commercial space, or both. Soffit downlight creates inviting pool of light to highlight nighttime entry. Generous 3' w x 7' h glazed door is welcoming. Meets the following Portland Design Manual Standards & Guidelines for B1-b: *Standard c. Building Entrances, Guideline 3. Orientation of Buildings and their Entrances to the Street, Standard d. Windows, Guideline 4. Windows, Standard e. Facade Character, Guideline 5. Building Character, Detail, Scale, and Graphic Qualities, Guideline 6. Signage and Building Entrances, Standard f. Building Design, Standard g. Building Materials, Standard h. Building Scale.*
- F. **Residential Entry + Secondary Commercial Entry** – Highly visible, universally accessible, welcoming entry fronts directly onto pedestrian walkway. Abundant glazing provides views and light in and out and nighttime glow. Generous 3' w x 7' h glazed door is welcoming. Positioned directly under upper floor projecting residential bay to signify entry, provide weather protection and downlight. Meets the following Portland Design Manual Standards & Guidelines for B1-b: *Standard c. Building Entrances, Guideline 3. Orientation of Buildings and their Entrances to the Street, Standard d. Windows, Guideline 4. Windows, Standard e. Facade Character, Guideline 5. Building Character, Detail, Scale, and Graphic Qualities, Guideline 6. Signage and Building Entrances, Standard f. Building Design, Standard g. Building Materials, Standard h. Building Scale.*
- G. **Shared Driveway & Walkways** – Neighboring property 510 Stevens Ave is also developing a new mixed use building. The driveway is shared and straddles the property line, which is an efficient use of land (limited in the village) and resources. Impervious area and associated storm runoff is reduced. Consolidation reduces curb cuts from 2 to 1 and removing the existing curb cut eliminates dangerous back-outs across the sidewalk, especially with so many children in the area. Sharing a driveway allows precious resources and land otherwise devoted to cars, to instead be reallocated to a Village Pocket Park and Mixed Use Transportation opportunities. New building (502) to new building (510) is 20' wide, including 10' driveway + (2) 5' walkways flush with driveway. Angled corner at building rear improves vehicle and pedestrian sightlines for safety. Existing curb cut modified and used. See Shared Driveway for Land & Resource Efficiency for a more complete description.
- H. **Village Pocket Park/Patio & Featured Tree** - Public seating, landscaping, pervious pavers, neighborhood kiosk. Angled corner at rear provides enhanced visual connection to and from sidewalk. See Public Space on Private Property: New Village Pocket Park for a more complete description.
- I. **Neighborhood Kiosk** – Easily visible and accessible from Stevens Ave sidewalk, enhances pocket park. “Welcome to Deering Center” sign + walking signs + bulletin board.
- J. **Abutting Property & Setback** - Roy's Shoe Shop (also B1-B Neighborhood Business). No setback required B1-b to B1-b.
- K. **Abutting Property** - Existing single family house to be removed, zone changed from R-5 to B1-b to allow new mixed use development with retail at the ground floor with (3) condos above.
- L. **Walkway Safe Spot & New Focal Point**– Widened area at end of walkway provides safe spot for pedestrians to avoid any vehicles in driveway. Sculptural feature or tree creates attractive focal point to driveway and screen views into parking area, filtration area absorbs storm runoff.
- M. **Parking** – Aisle 22' wide. Stalls 9' s x 17 ½' d. (1) HC stall. Vehicle backup and turnaround.

- N. **Carport (Phase 2, need not be built in Phase 1)** – Location for 4-stall carport for 4 units. Included with each stall is a 4'd x 9'w private secure utility shed. No Side Setback required for principal or accessory structures abutting commercial zone (B1-b to B1-b Roy's). 5 ft. Rear Setback for accessory structures abutting residential zone (LM School in R-5).
- O. **Buffer, Snow Storage & Pervious Area** – Screening plants and fencing buffer adjacent properties from parking area. Property corners at rear are used for snow storage and absorbing runoff.
- P. **Rain Garden Stormwater Treatment Pervious Area & Private Outdoor Space for Residents**
- Q. **Covered Bike Parking** – Convenient, secure and weather protected for residents and neighbors as incentive to bike-park-n-ride (bus). No Side Setback required for principal or accessory structures abutting commercial zone (B1-b to B1-b Roy's).
- R. **Existing Bus Stop Enhanced by Sheltered Public Seating** – Angled corner provides weather-sheltered public seating for the existing bus stop, ideally positioned to visually track approaching inbound and outbound buses. Building projection above (shown dashed) provides weather-protection. Public seating encourages walking, bus taking, pausing and greeting. See Features That Encourage Bus Riding for a more complete description.
- S. **Existing Curb Cut & Surface Parking Removed** – Conforms with B1-b zoning (no parking at property front), reduces curb cuts from 2 to 1, eliminates dangerous back-out across the sidewalk, especially with so many children in the area and creates the new public pocket park.
- T. **Existing Power Pole Removed to Improve Streetscape** – Coordination with abutting property owners and CMP is underway to remove the existing power pole, provide service underground from an existing pole across Stevens Ave to a shared vault, thereby greatly visually improving Stevens Ave streetscape.
- U. **Reserved**
- V. **Typical Exterior Commercial 1st Floor Materials** – Cladding is durable quality material, such as tile or stone. Openings are storefront system with clear glazing (no reflective).
- W. **Typical Exterior Residential Upper Floor Materials** – Typical horizontal siding with standing and running trim. Openings are typical residential windows.
- X. **Typical Exterior Lighting** – Lighting is discreetly provided by soffit downlights at each of the 1st floor angled building corners and under projecting upper floor bays.
- Y. **Typical Signs** – All signs are part of a sign program, where size, font and type are consistent to achieve a coordinated purposeful look that compliments the building and the village Main Street. All sign are scaled for pedestrians, rather than attracting drive-by attention and none will be back-lit box signs. There will be (3) or (4) signs, depending on the number of tenants, not known at this stage.
- Z. **Typical Roof & Downspouts** – Roof is shallow pitched to perimeter gutters and downspouts. Overhangs are nominally 12" with nominally 12" fascia.
- AA. **Typical HVAC Units** - The HVAC system is small electric air-source mini split heat pumps, which have no emissions. Suit-case sized units will typically be wall-mounted near its destination to minimize runs and maximize efficiency.
- BB. **Utility Meters** - Gas meters on the outside corner need to be 5 feet from the electrical meters, on inside corner. No openings 3 feet horizontally and 7 feet vertically from gas meters.