

# Cottages by the half-dozen

Inner Portland Infill Site  
 Unit size: 6 ranging from 1312 to 1323 sf  
 Total building coverage: 4680 sf = 46.8%  
 Maximum height: 28'

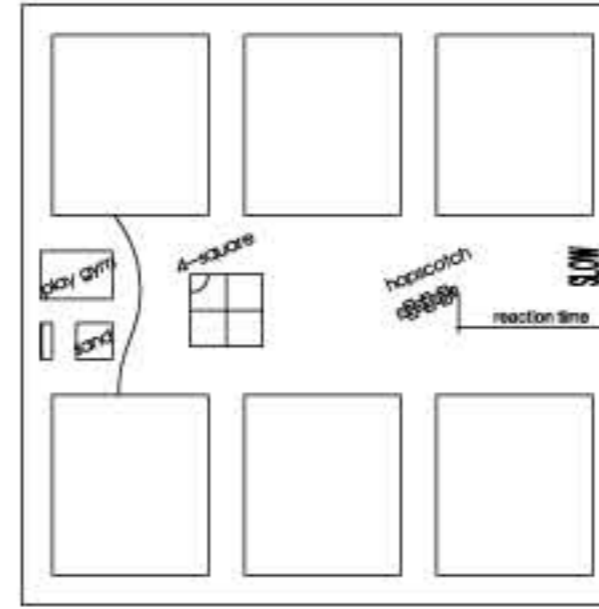
The first priority of any infill project should be blending in to the neighborhood. Especially in older areas, the quaint feeling can be destroyed by one monster. Most older established homes are limited to two stories and have generous overhangs and detailing. These qualities and others were added to this project so that the courtyard homes would be a welcome addition to older neighborhoods.

Despite the space it takes, onsite parking is provided for convenience. Basements were eliminated due to cost.

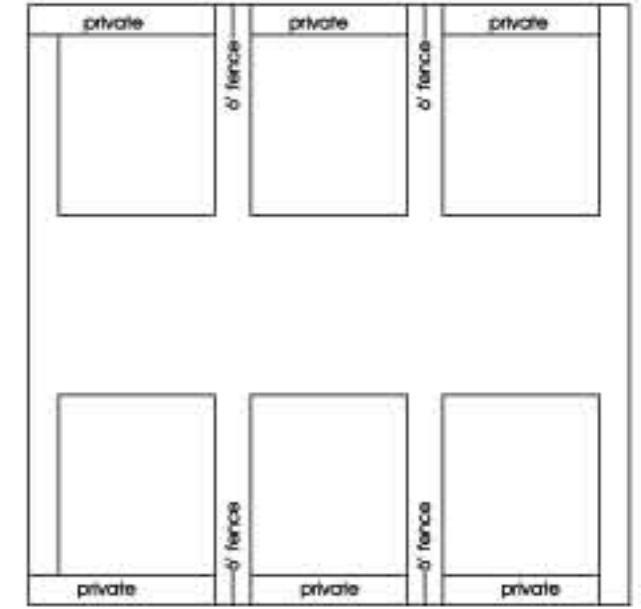
After careful consideration, it was decided to design all units as independent rather than attached. This allows for a minimum side and rear setback based on building volume and gives more of a feeling of single family homes. Several preliminary designs showed 6 units to be an ideal compromise in order to maximize living area and common areas. Six units works with either R1 or R2 zoning. Both a shared court for tricycles and a common green for tumbling are included.

Practicality and economy of building were pervading factors in the design process. Simple wood or steel stud construction keeps costs down, as do the use of common materials. Advanced framing keeps more conditioned air in and more noise out.

Provide safe, kid-friendly spaces with opportunities for parent supervision.



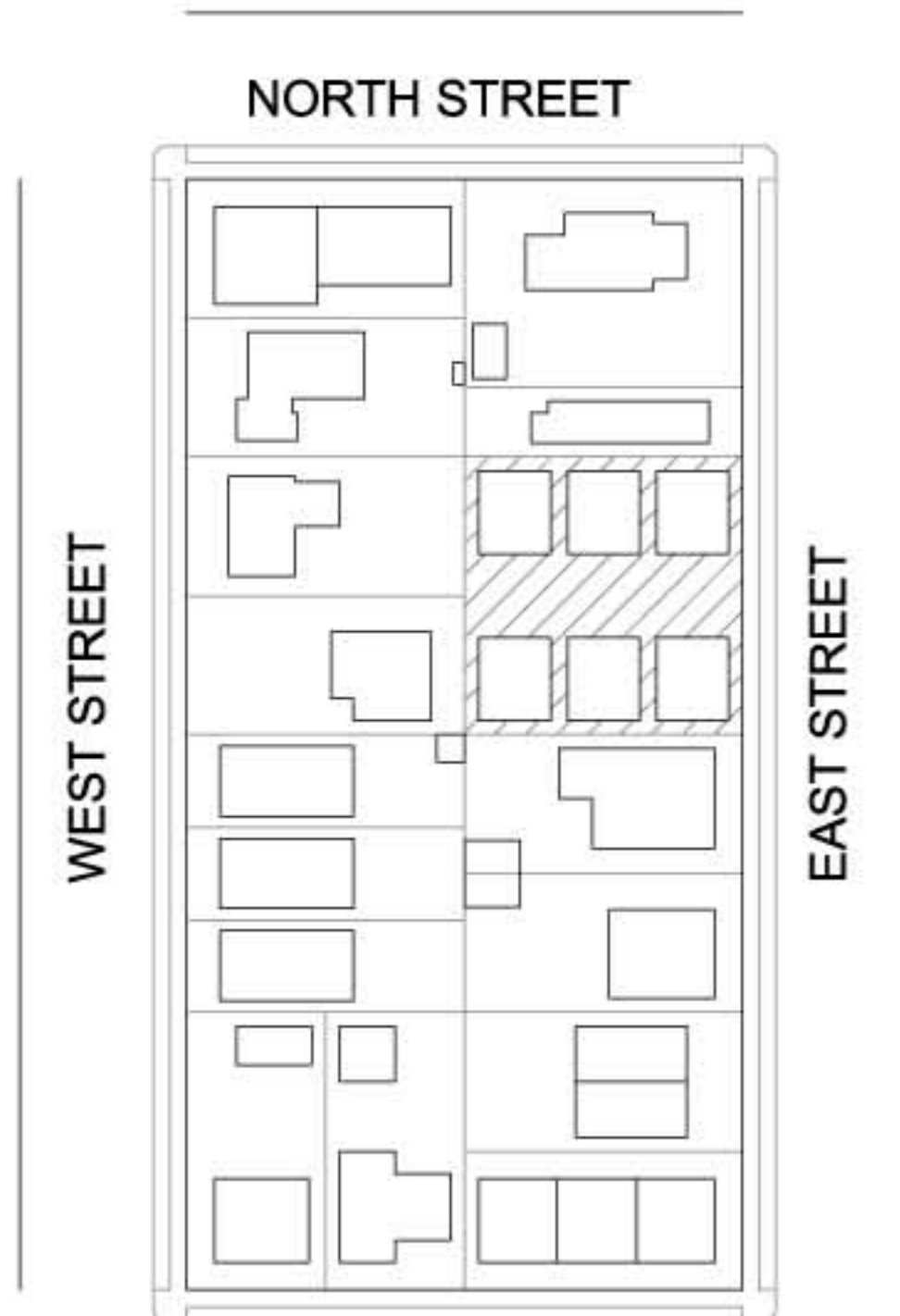
Maintain private space for each unit without compartmentalizing the entire complex



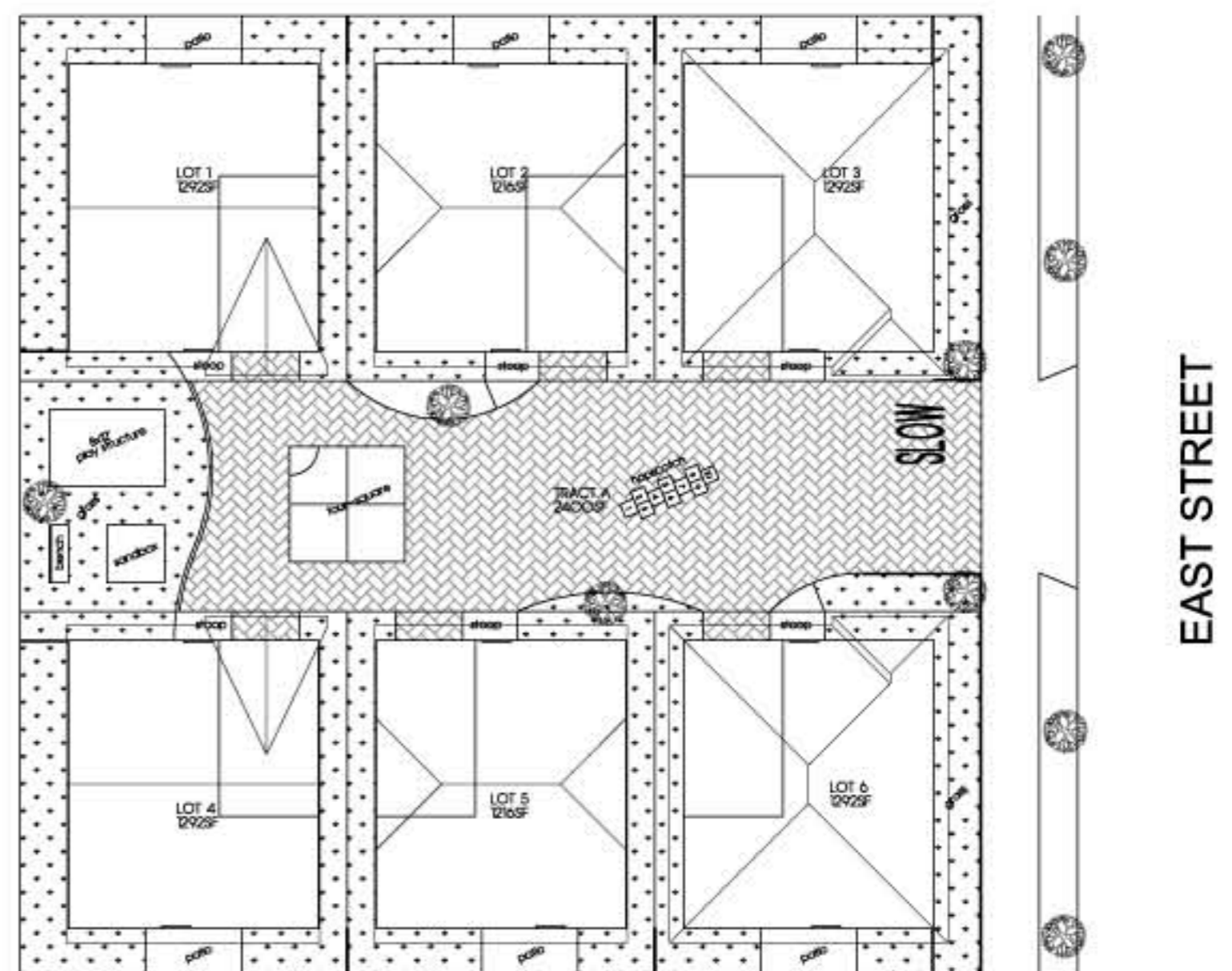
PRIVATE STREET VIEW



PUBLIC STREET VIEW



SITE CONTEXT



SITE PLAN