



1 SITE AXON

**PROJECT NARRATIVE:**

We are proposing a 'cottage home development' within the Canemah historic district. The proposed development is on four property lots (tax lots: 2200, 3600, and 3700) equalling 20,000 sq. ft. in total. The total usable square footage of the cottage homes will be 5,600 sq. feet making an average of 800 sq. ft. per house. There will be three basic home sizes: three 600 sq. ft. homes with lofts, two two story 800 sq. ft. homes and two two story 1,100 sq. ft. homes. The homes will range from 24-25 feet in height. Using 17.62.059 - Cottage Housing Code, 17.44 Geologic Hazards code, 17.40.010 Historic Overlay District, along with Oregon City R6 building codes for new construction.

**Site:**

The Canemah Historic District does not have uniform setbacks. We are however setting our homes 5' from the property line next to each neighbor and 10' from the property line on 4th street. to preserve the wetland our two homes along Miller Street are within the setback limit. The spaces between each cottage home will be at a minimum of 10'.

The first 7 feet into the North portion of the property is >25% slope. The rest is a more rolling slope, with the lowest point being the wetland on the South portion of the property (See Figure 1). Up until recently, the property was vacant land covered with a dense thicket of blackberry plants. Upon our removal of the blackberries, we found large amounts of rubbish. Soil testing by a licensed geotechnical engineer resulted in the approval of soils for construction and bedrock at 14' in depth.

We completed a wetland delineation for the site resulting in a large area of the south end dedicated as wetland open space. Each cottage will have its own private pation along with a shared open public space - which includes the wetland. This larger lot will be maintained through the planned home-owner's association.

There are two trees on the sloped North portion of the site which we are taking down for safety and access into the site. We are replanting our landscaping with a mix of shrubs, trees, grasses and flowers that are native to the region and ensuring to preserve and increase the present tree canopy. There are three separate parking areas and two private garages for the site for a total of 12 parking spaces 1.5 for each house as required by code. The parking spaces are landscaped to minimize their view from the road. We are maintaining and landscaping the right of way alley for pedestrian use with access to the protected wetland. To manage rainwater runoff, we are using rainwater planters with overflow directly into the sewer system. Any hard surface will be made of crushed granite or gravel (except for the minimal required pavement by road).

**Building form:**

Our goal is to blend in with and respect the historic homes of the neighborhood. We are staying true to the vernacular style of architecture with a 12"/12" pitch roof and 1 1/2 story roof height. We are also keeping the exterior minimally designed with painted horizontal and vertically hung board siding (natural shiplap siding and wood slats in architecturally significant locations) and wood windows. The windows are at a 1:2 proportion as is consistent with the majority of the historical houses in the area at 3' x 6'. We are providing recessed porches and breakfast nook projections in proportion to the main volume to provide interest, weather protection, and to break up the volume. The homes are not cookie cutters of each other. Each home is designed with its specific location and orientation in mind making it unique. We are building with Structurally Insulated Panels (SIPS) for their quickness and ease of construction along with their high energy performance and durability. We are painting the homes with a palate of earth tone colors selected from the nature around the neighborhood. (See Figure 2) We will have skylights where appropriate to maximize daylighting into the homes but will mount closely to roof plan to minimize appearance.

**KEYNOTES**

1 TRASH RECEPTICLES

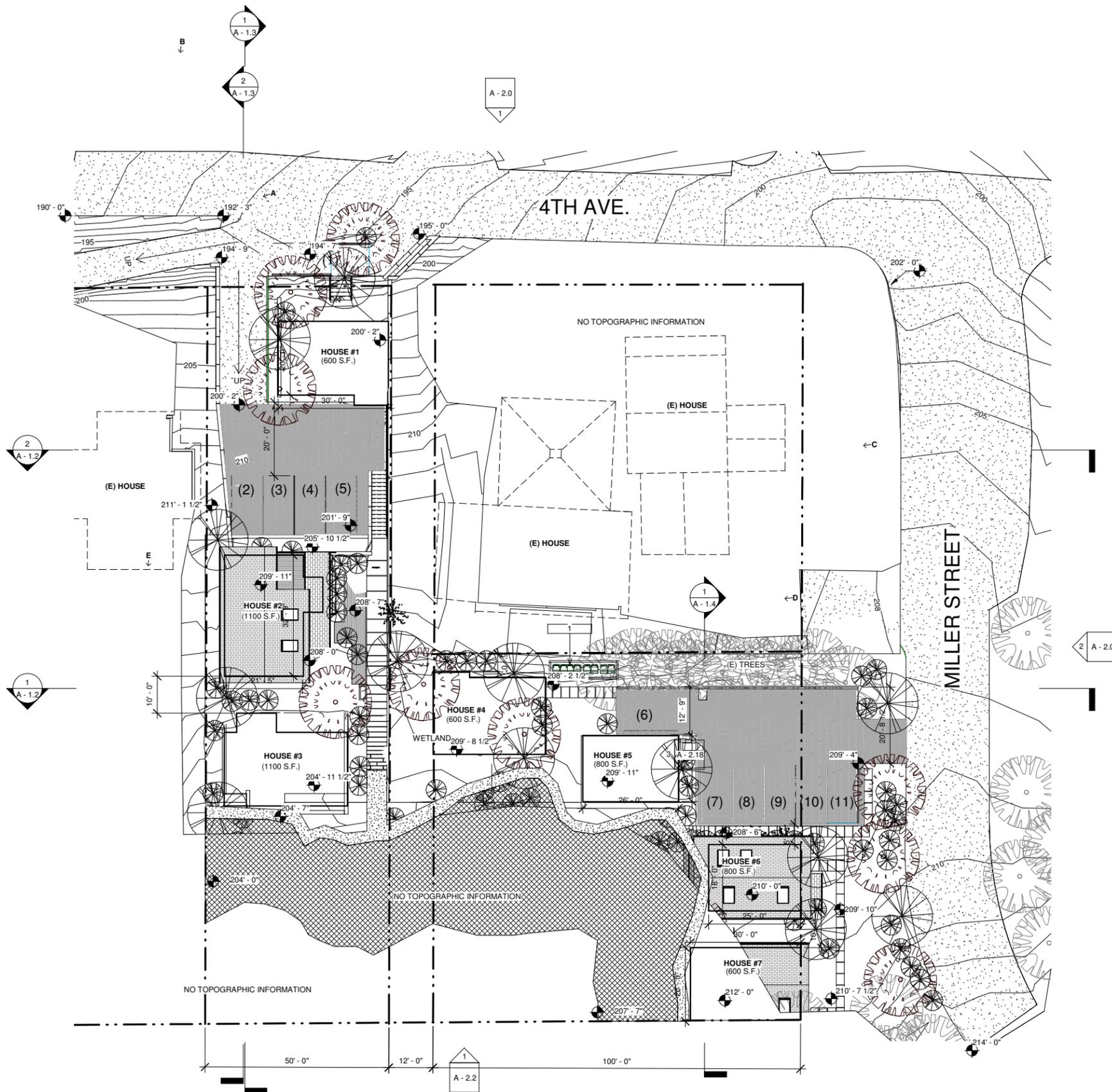
HOUSE #1 600 S.F.  
 HOUSE #2 1,100 S.F.  
 HOUSE #3 1,100 S.F.  
 HOUSE #4 600 S.F.  
 HOUSE #5 800 S.F.  
 HOUSE #6 800 S.F.  
 HOUSE #7 600 S.F.

TOTAL = 5,600 S.F.

AVERAGE = 800 S.F. / HOUSE

**LEGEND**

-  CRUSHED GRANITE
-  WOOD DECKING
-  PARKING PAVER
-  CONCRETE PLANTER
-  WALKING PAVER
-  (E) WETLAND
-  (#) PARKING SPACE



1 SITE PLAN  
 1/16" = 1'-0"

Owner  
**ARIA TOUCH**  
making places that touch the human spirit

Project  
**CANEMAH COTTAGE HOMES**  
 Oregon City, Oregon

MARK DATE

Sheet Title  
**SITE PLAN**

Drawing No.  
**A - 1.0**

Scale  
 As indicated

Date  
 12/23/16

Project No.  
 2016-1.0

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Oregon City, Oregon

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Sheet Title  
**DRIVEWAY SECTION**

Drawing No.

**A - 1.1**

Scale

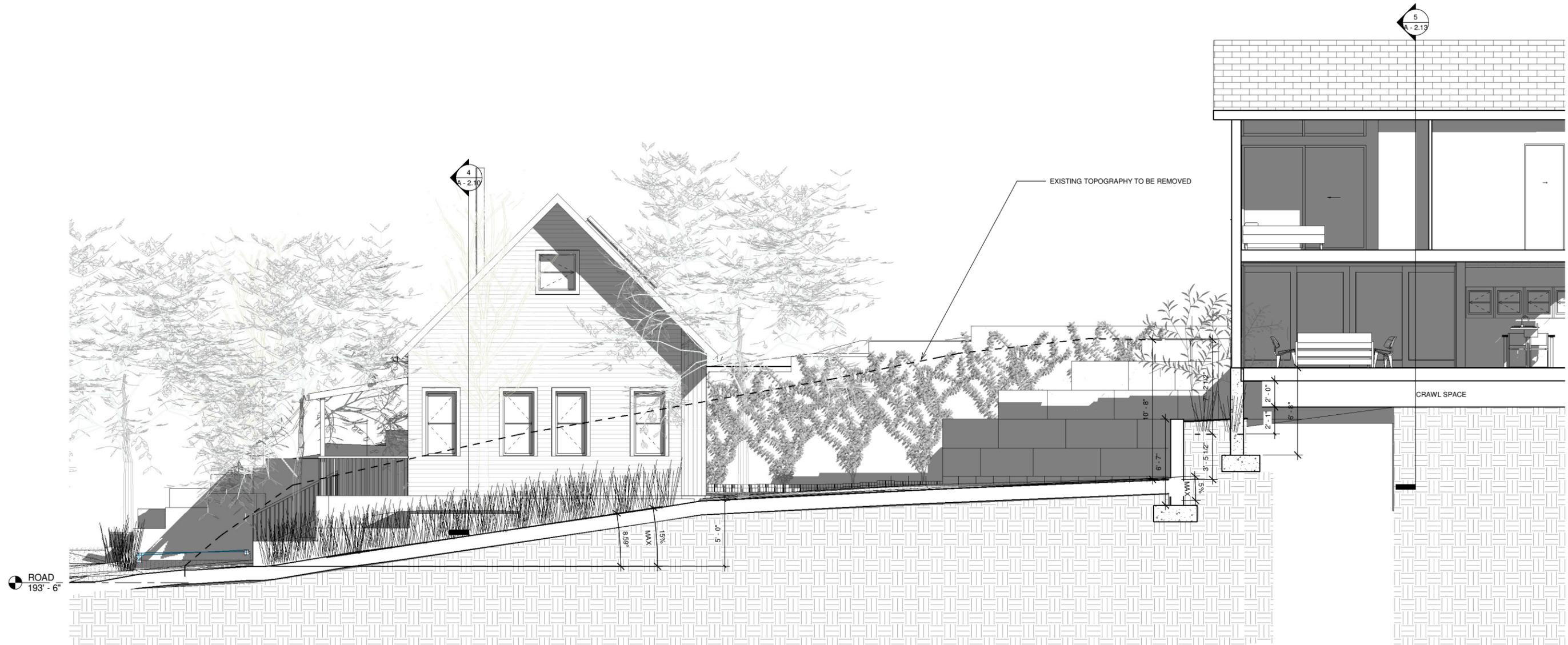
1/4" = 1'-0"

Date

12/23/16

Project No.

2016-1.0



ROAD  
193' - 6"

① Section 1 Copy 1  
1/4" = 1'-0"

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Sheet Title  
**E - W Sections**

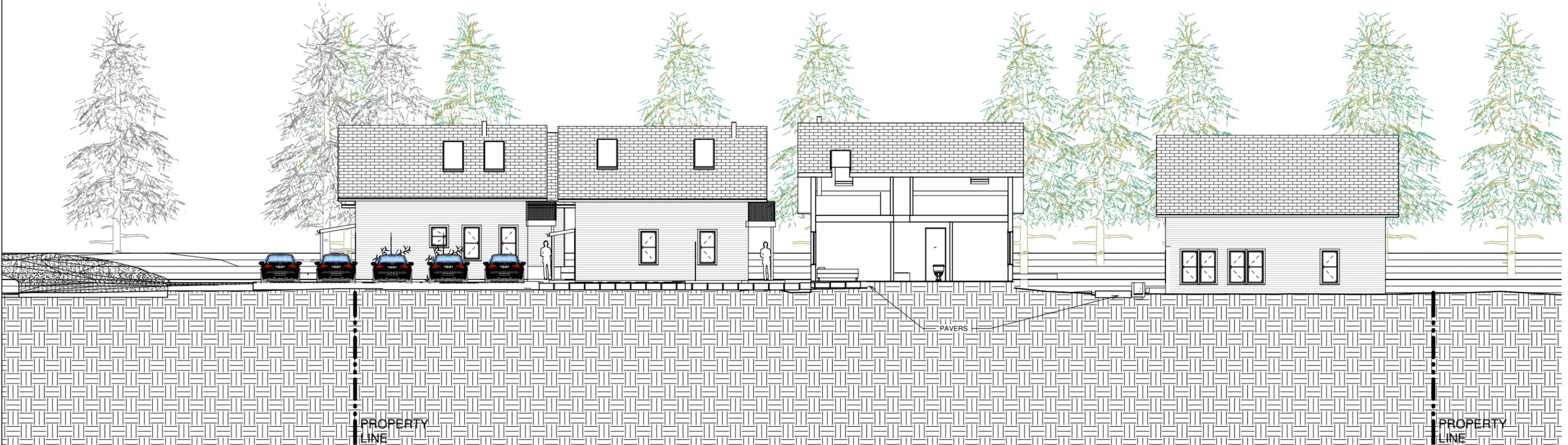
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**A - 1.2**

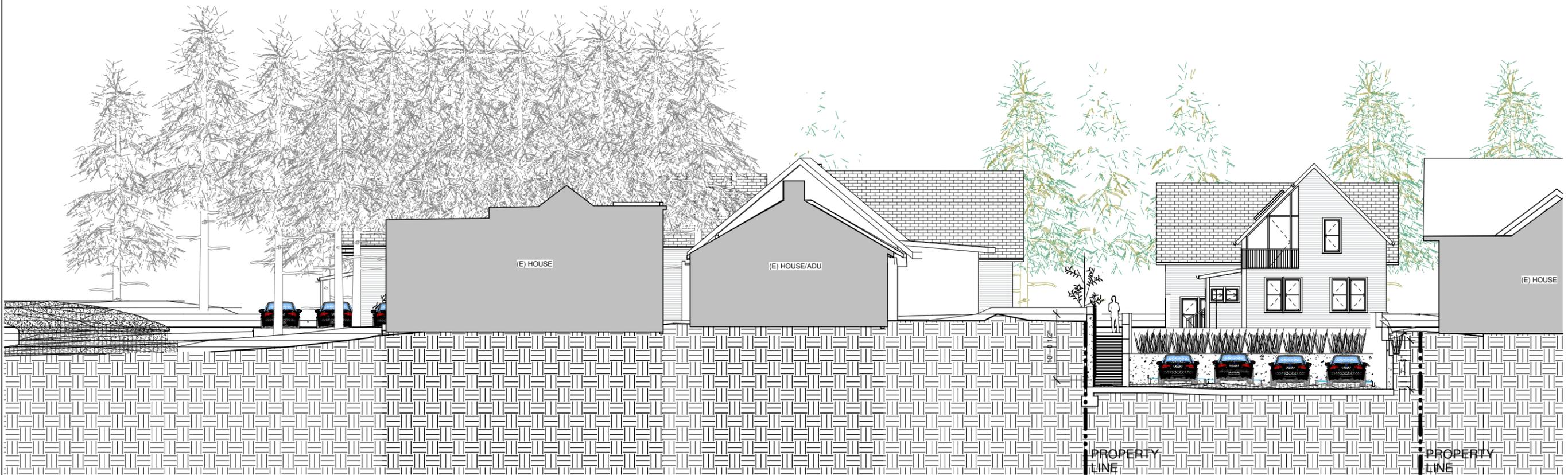
Scale  
 1/8" = 1'-0"

Date  
 12/23/16

Project No.  
 2016-1.0



① EAST/WEST SECTION 1  
 1/8" = 1'-0"



② EAST/WEST SECTION 2  
 1/8" = 1'-0"

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Oregon City, Oregon

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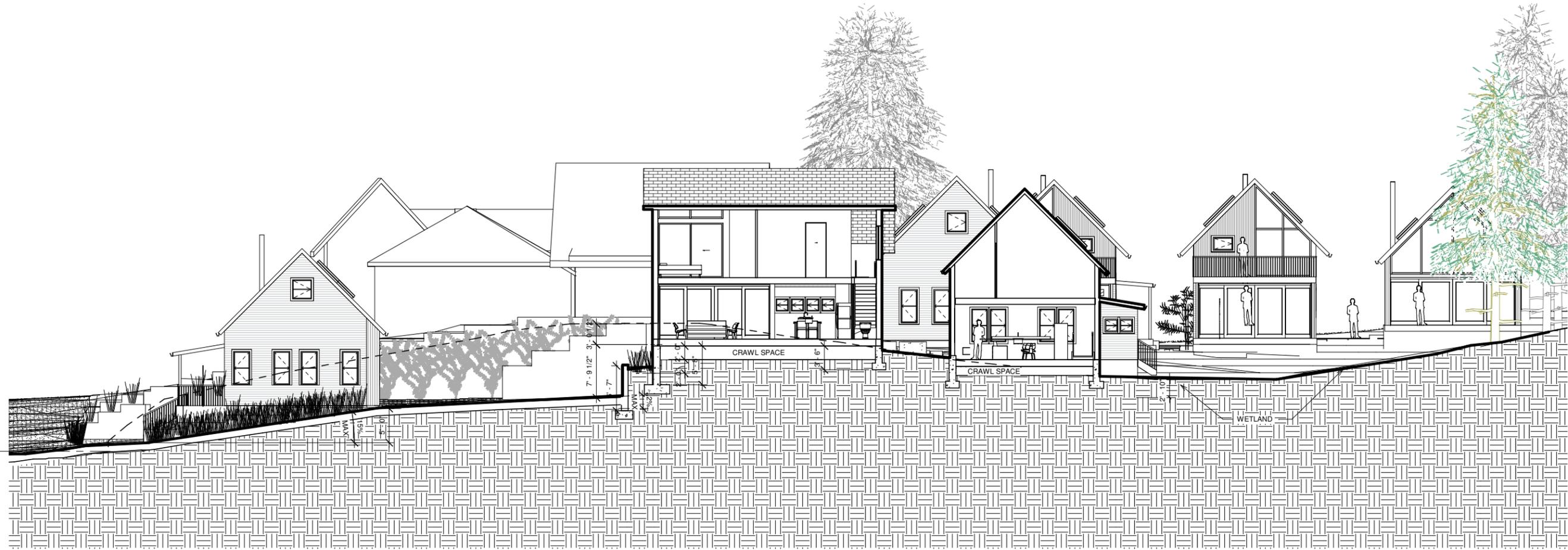
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**A - 1.3**

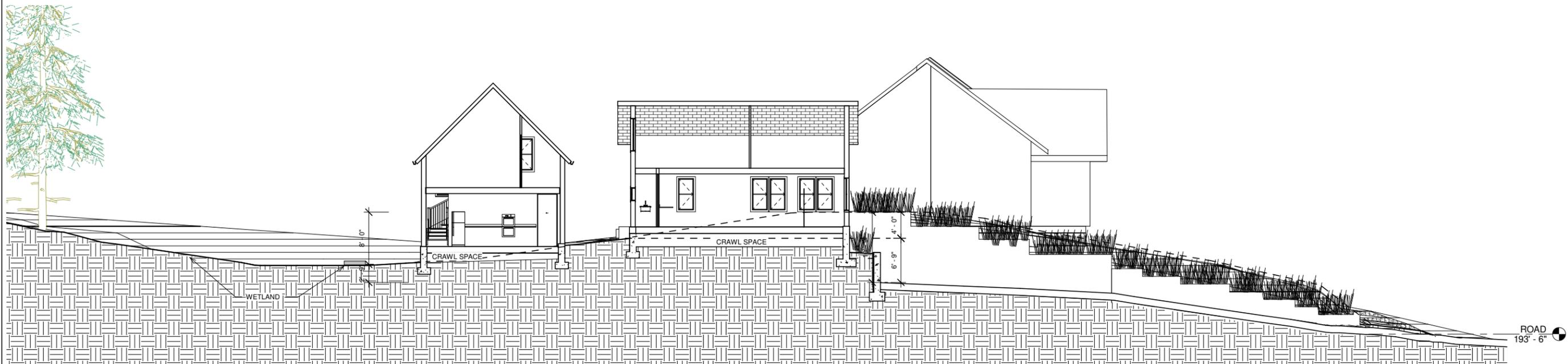
Scale  
**1/8" = 1'-0"**

Date  
**12/23/16**

Project No.  
**2016-1.0**



① NORTH/SOUTH SECTION LOOKING EAST  
1/8" = 1'-0"



② NORTH/SOUTH SECTION LOOKING WEST  
1/8" = 1'-0"



① NORTH/SOUTH SECTION - UPPER  
 DRIVEWAY LOOKING EAST  
 1/4" = 1'-0"

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Sheet Title  
**EAST DRIVE SECTION**

Drawing No.  
**A - 1.4**

Scale  
 1/4" = 1'-0"

Date  
 12/23/16

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 2016-1.0

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Sheet Title  
**SITE ELEVATIONS**

Drawing No.  
**A - 2.0**

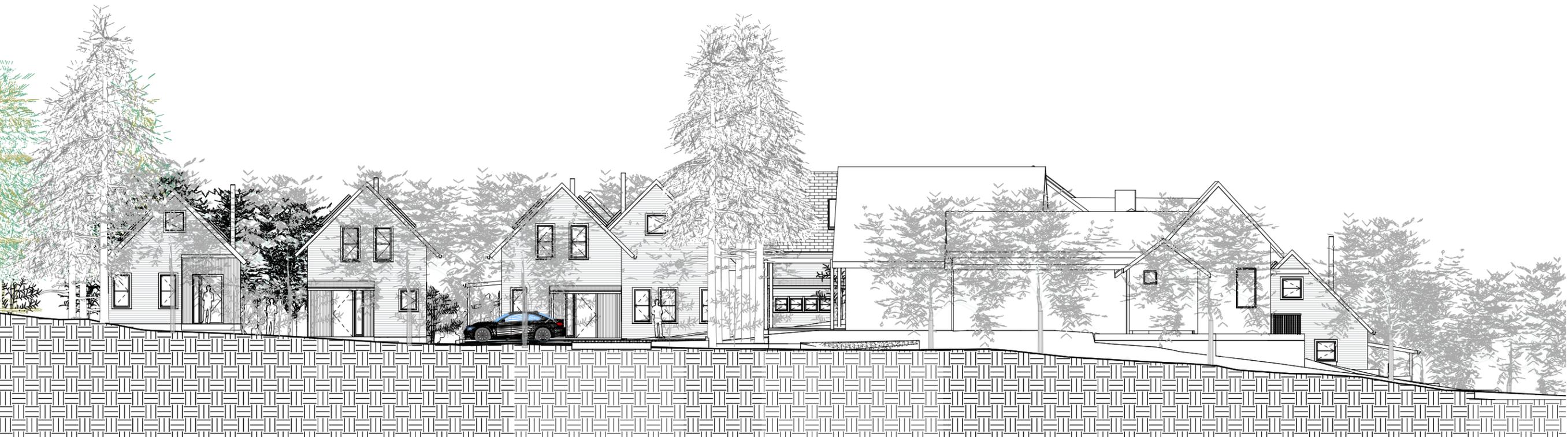
Scale  
 1/8" = 1'-0"

Date  
 12/23/16

Project No.  
 2016-1.0



① 4TH AVE. ELEVATION  
 1/8" = 1'-0"



② MILLER STREET ELEVATION  
 1/8" = 1'-0"



① SITE SECTION AT WETLAND  
 1/8" = 1'-0"

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Sheet Title  
**WETLAND SECTION**

Drawing No.  
**A - 2.2**

Scale  
 1/8" = 1'-0"

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Sheet Title  
**PLAN VIEW**

Drawing No.  
**A - 2.9**

Scale

Date  
12/23/16

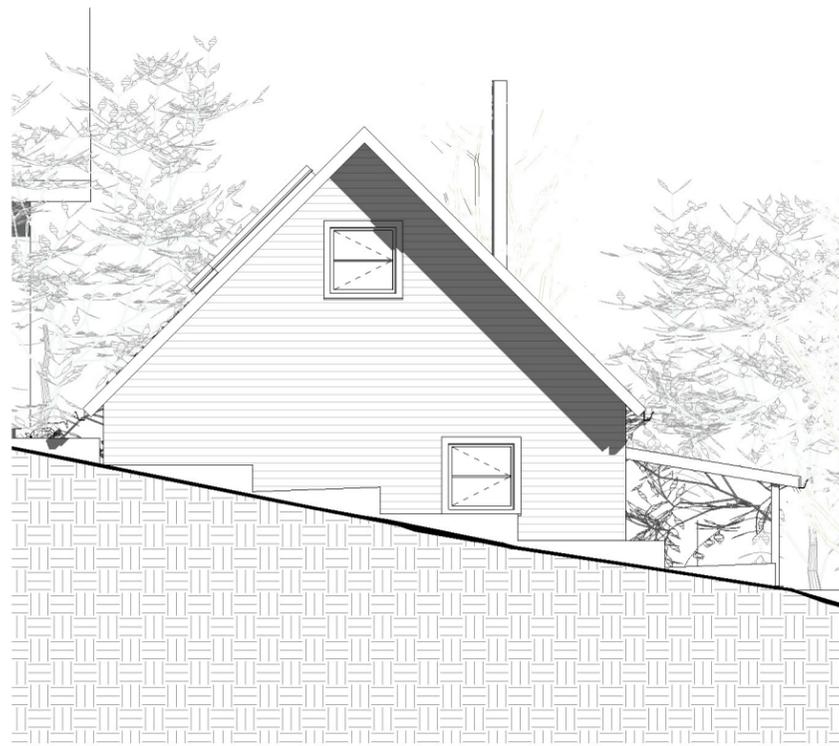
Project No.  
2016-1.0

1 (3D)

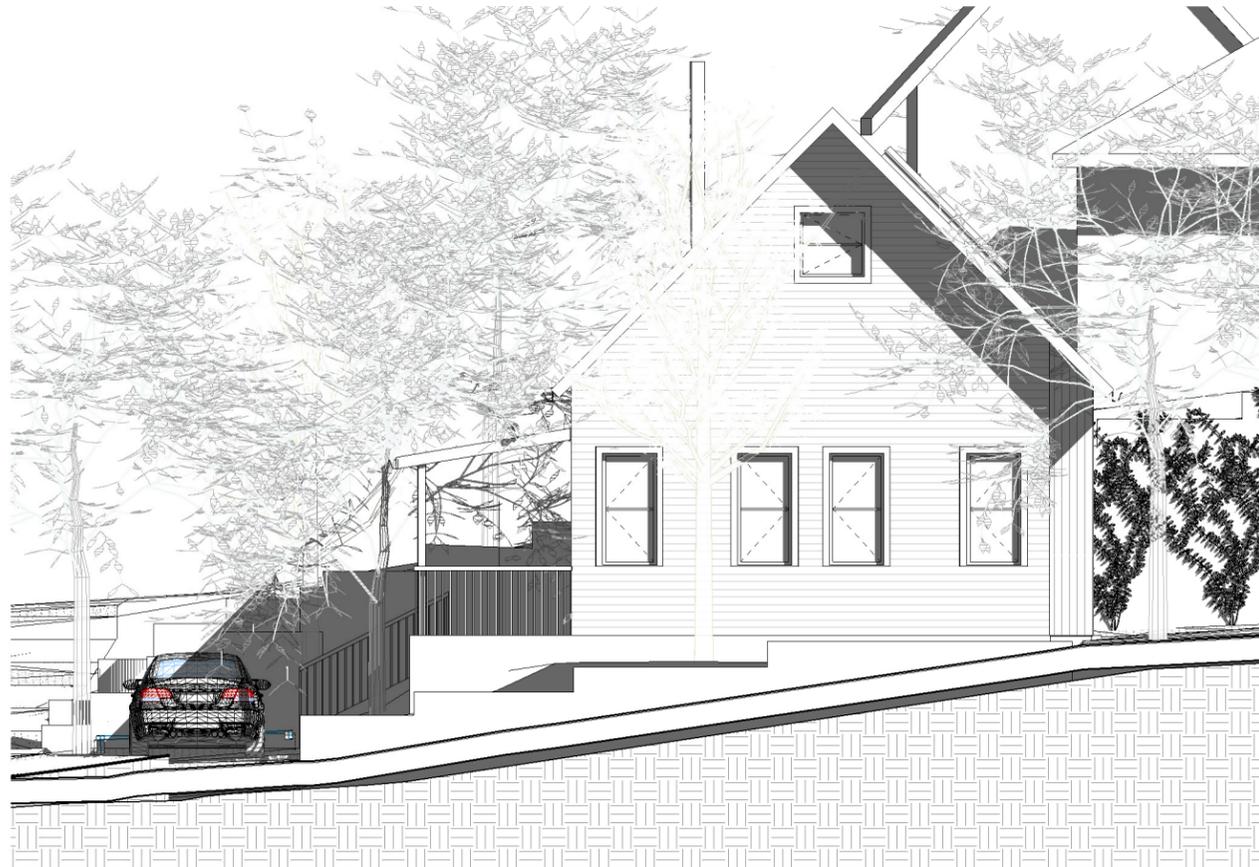




② House #1 South  
1/4" = 1'-0"



① House #1 East  
1/4" = 1'-0"



③ House #1 West  
1/4" = 1'-0"



④ House #1 North  
1/4" = 1'-0"

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Sheet Title  
**House #1 Elevations**

Drawing No.  
**A - 2.10**

Scale  
1/4" = 1'-0"

Date  
12/23/16

Project No.  
2016-1.0

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Sheet Title  
**House #1**  
Plans/Sections

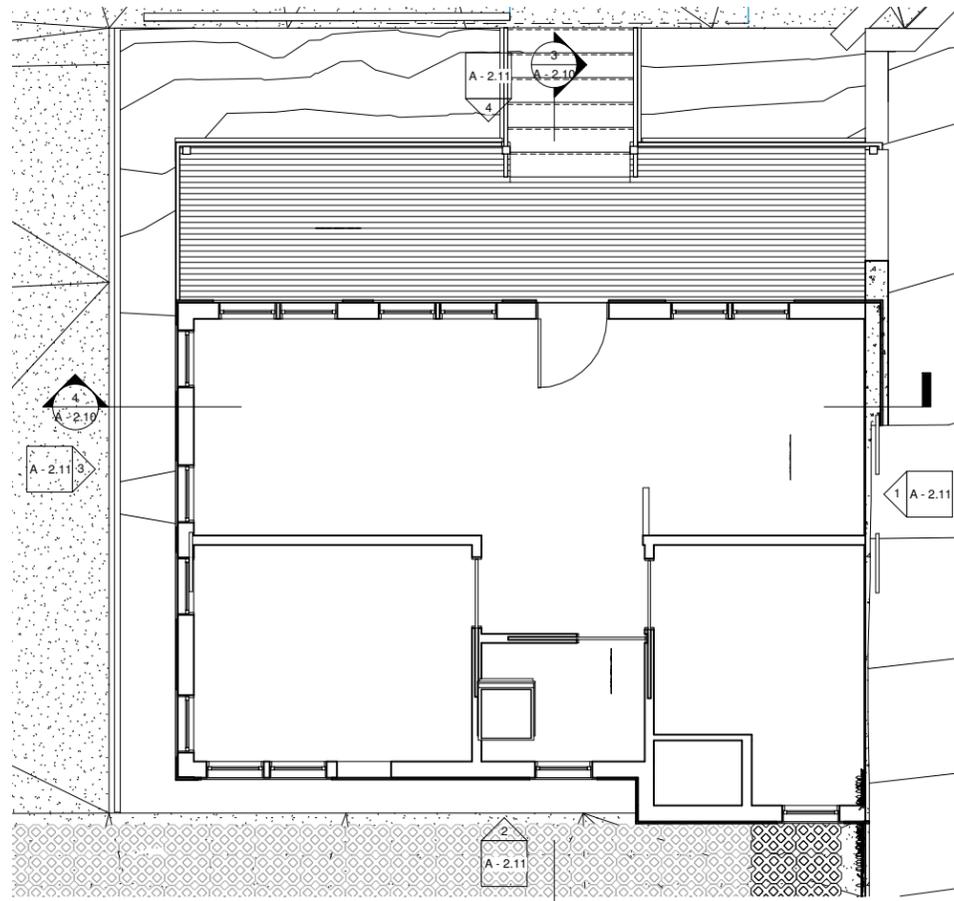
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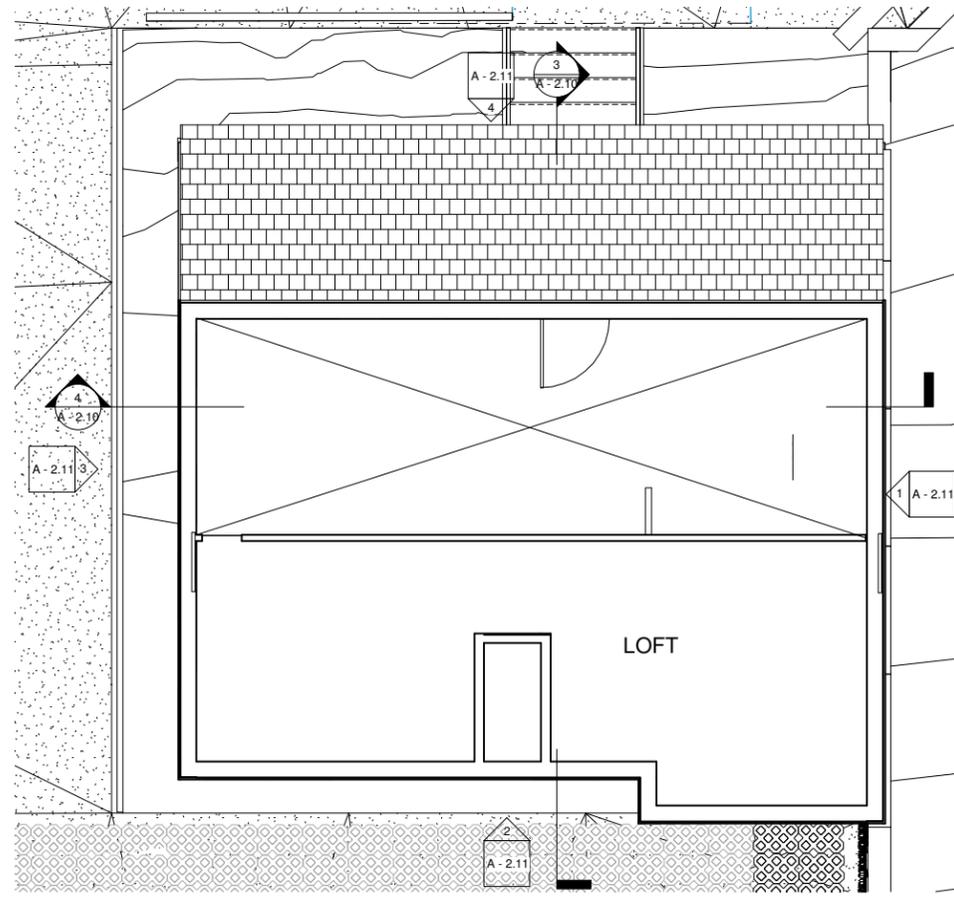
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**1/4" = 1'-0"**

Date  
**12/23/16**

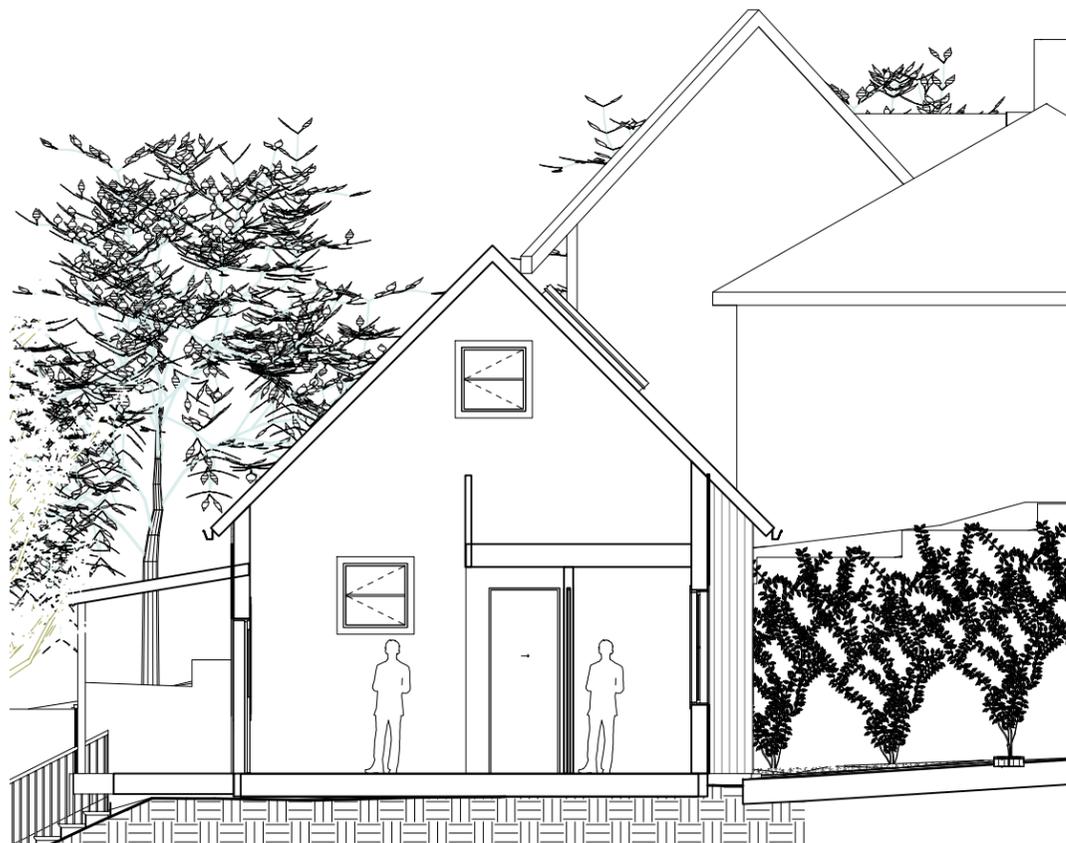
Project No.  
**2016-1.0**



① HOUSE #1 LEVEL 1  
1/4" = 1'-0"



② HOUSE #1 LOFT  
1/4" = 1'-0"



③ HOUSE #1 N S SECTION  
1/4" = 1'-0"



④ HOUSE #1 E W SECTION  
1/4" = 1'-0"



⑤ HOUSE #1

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**HOMES**  
Oregon City, Oregon

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Sheet Title  
**House #2 Elevations**

Drawing No.  
**A - 2.12**

Scale  
**1/4" = 1'-0"**

Date  
**12/23/16**

Project No.  
**2016-1.0**



CONCRETE  
STORMWATER  
PLANTER

① House #2 West  
1/4" = 1'-0"



② House #2 South  
1/4" = 1'-0"



③ House #2 East  
1/4" = 1'-0"



④ House #2 North  
1/4" = 1'-0"

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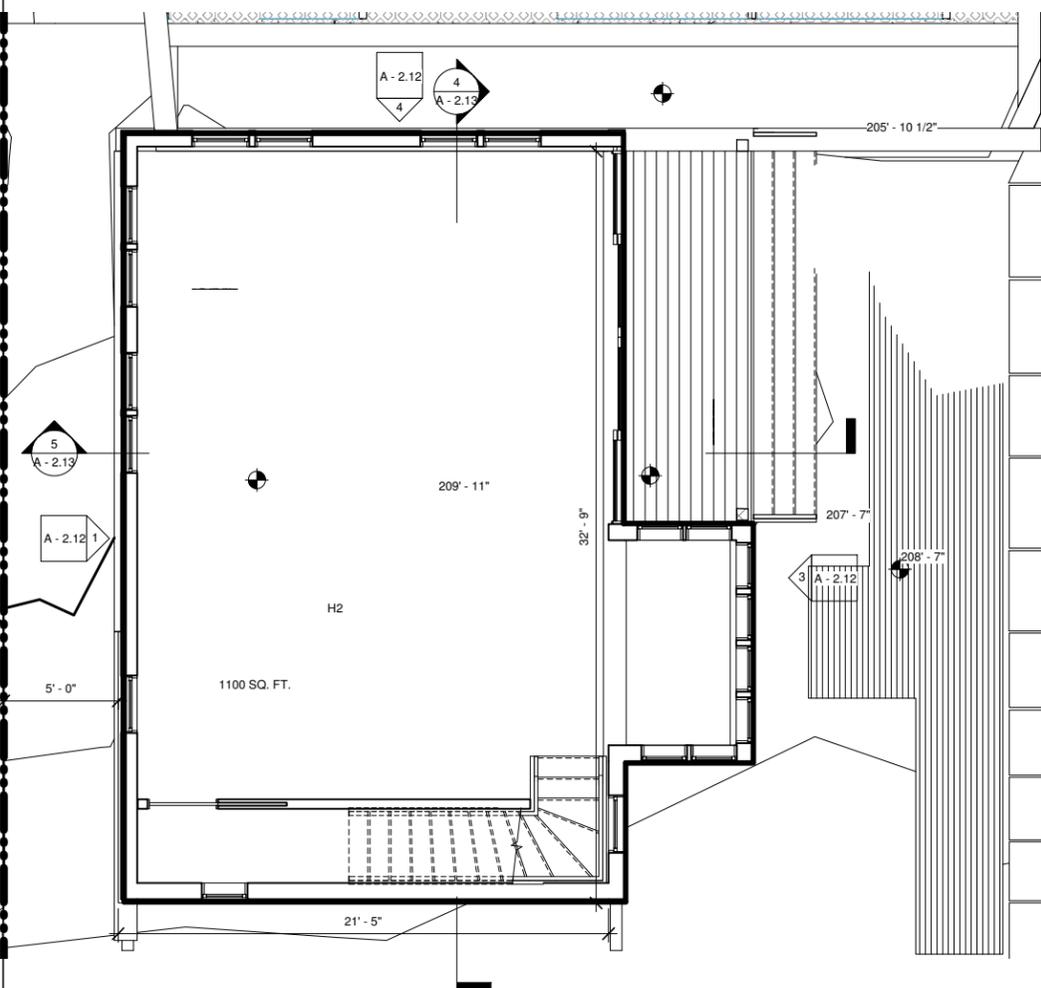
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**House #2**  
Plans/Sections

Drawing No.  
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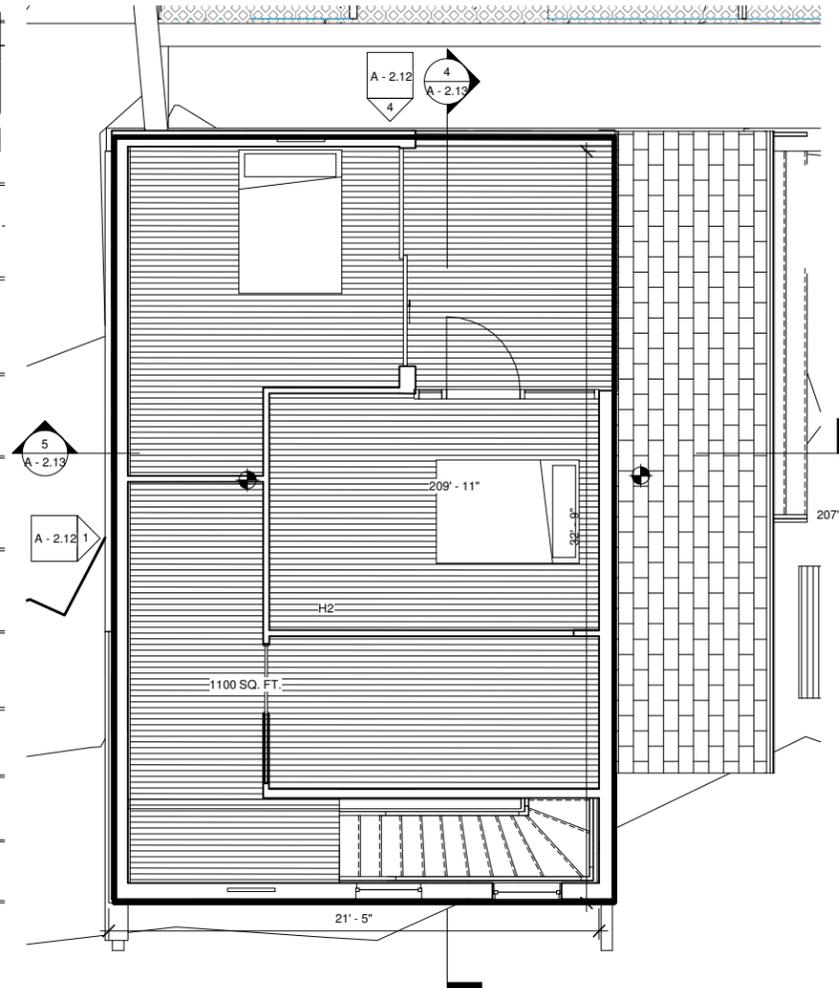
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1/4" = 1'-0"

Date  
12/23/16

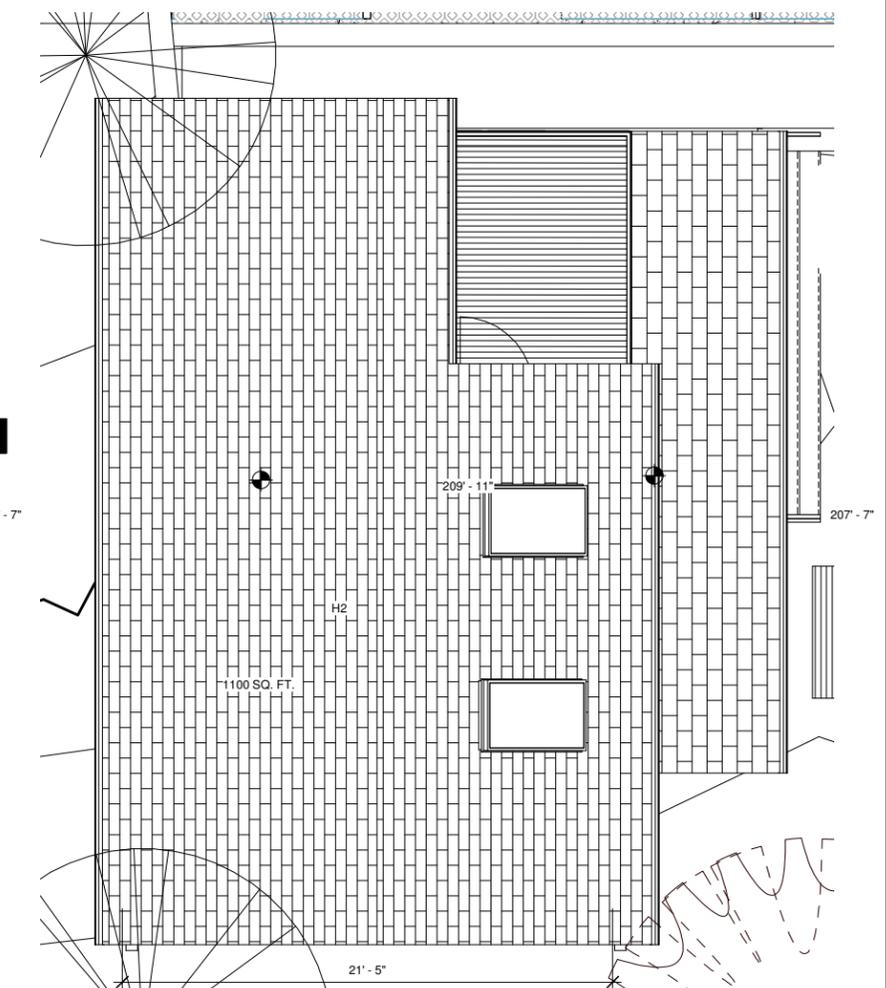
Project No.  
2016-1.0



① House #2 Level 1  
1/4" = 1'-0"



② House #2 Level 2  
1/4" = 1'-0"



③ House #2 Roof  
1/4" = 1'-0"



④ HOUSE#2 N S SECTION  
1/4" = 1'-0"



⑤ HOUSE#2 E W SECTION  
1/4" = 1'-0"



⑥ HOUSE #2

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Oregon City, Oregon

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Sheet Title  
**House #3 Elevations**

Drawing No.  
**A - 2.14**

Scale  
**1/4" = 1'-0"**

Date  
**12/23/16**

Project No.  
**2016-1.0**



① House #3 South  
1/4" = 1'-0"



② House #3 West  
1/4" = 1'-0"



③ House #3 East  
1/4" = 1'-0"



④ House #3 North  
1/4" = 1'-0"

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Oregon City, Oregon

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Sheet Title  
**House #3**  
**Plans/Sections**

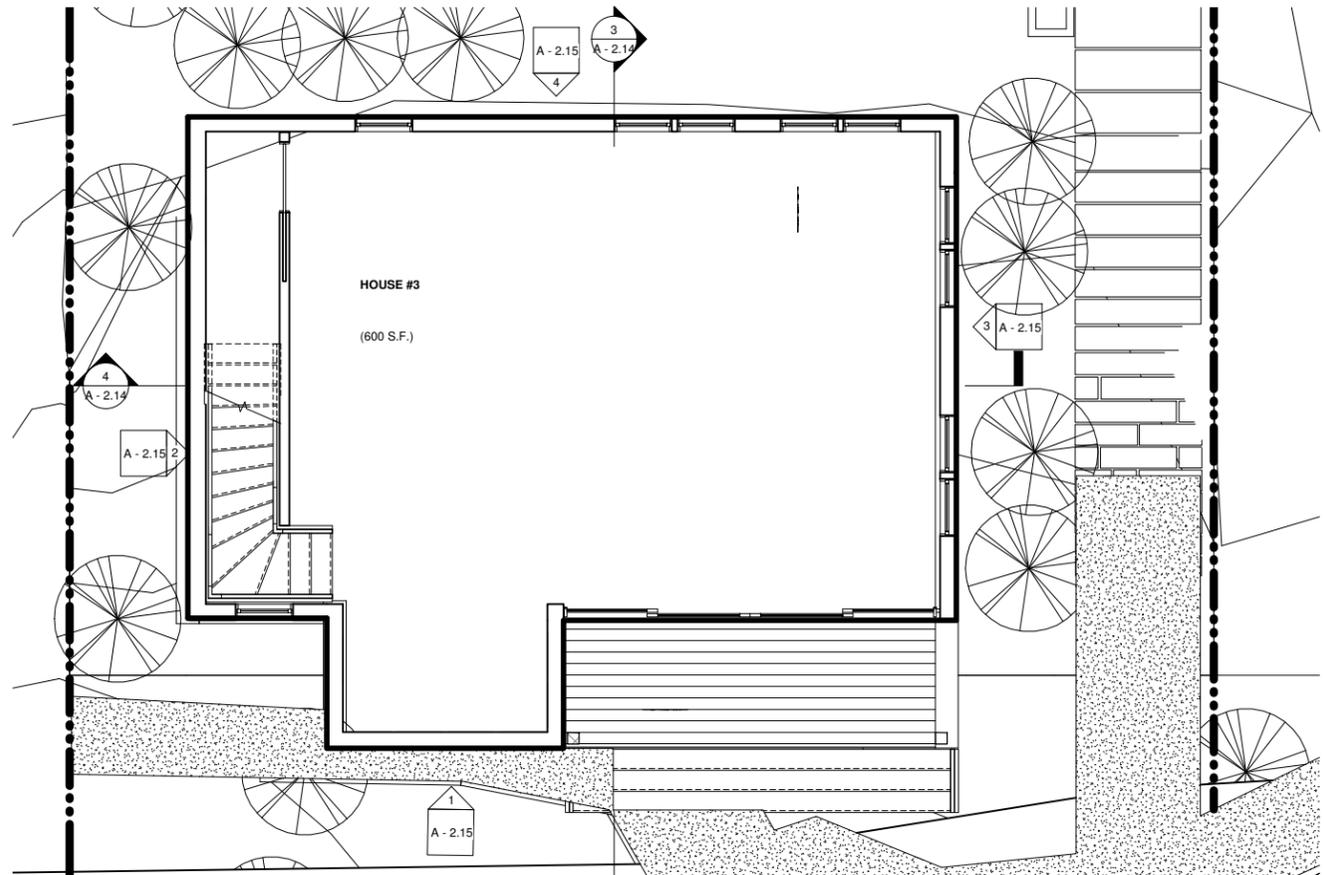
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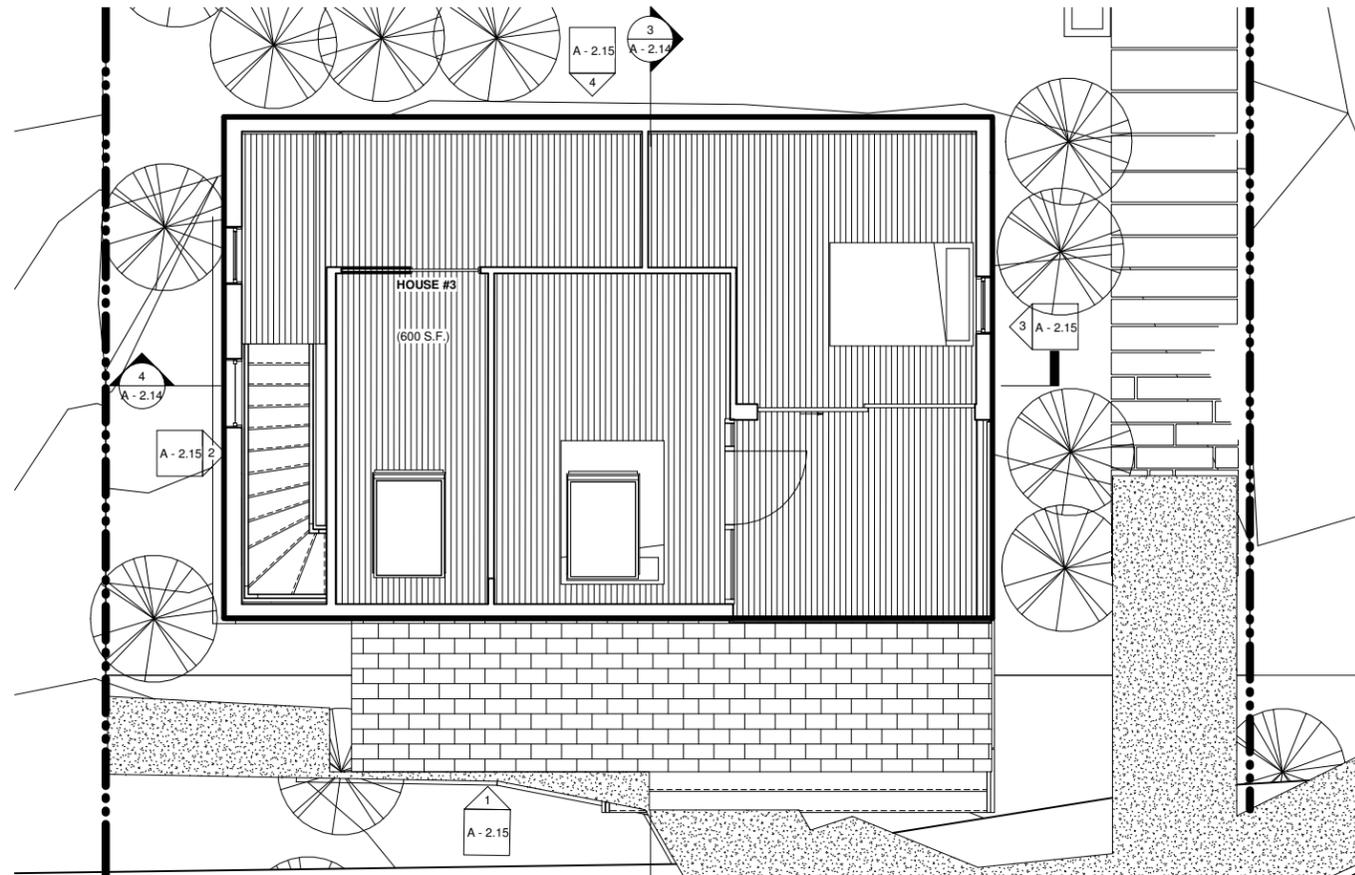
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**1/4" = 1'-0"**

Date  
**12/23/16**

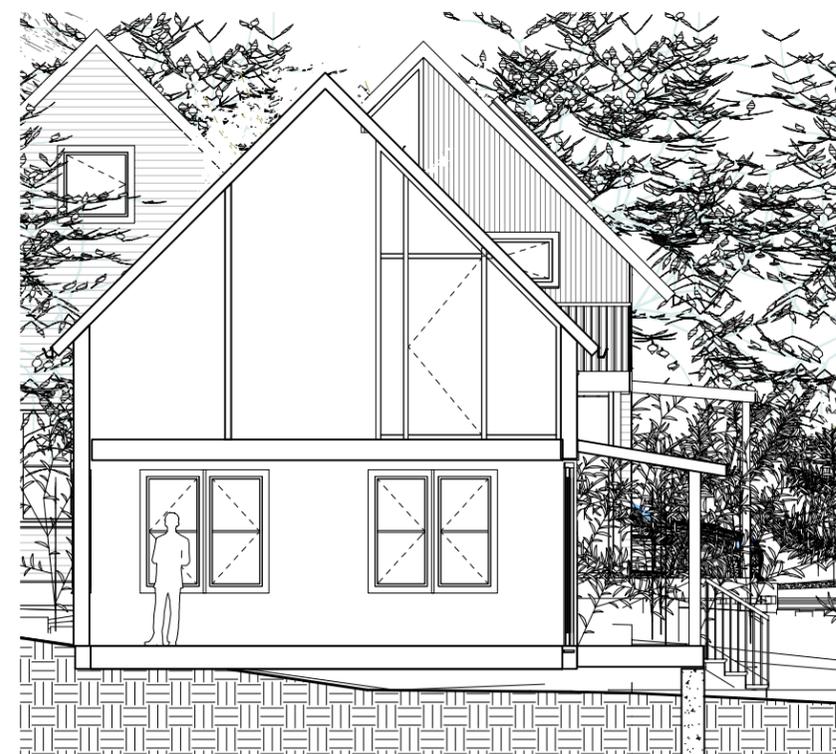
Project No.  
**2016-1.0**



① House #3 level 1  
1/4" = 1'-0"



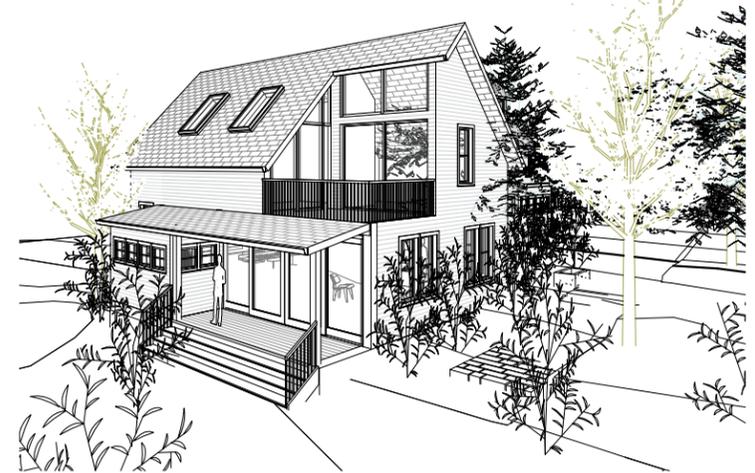
② House #3 level 2  
1/4" = 1'-0"



③ HOUSE #3 N S SECTION  
1/4" = 1'-0"



④ HOUSE #3 E W SECTION  
1/4" = 1'-0"



⑤ HOUSE #3



① House #4 East  
1/4" = 1'-0"



② House #4 South  
1/4" = 1'-0"



③ House #4 West  
1/4" = 1'-0"



④ House #4 North  
1/4" = 1'-0"

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Sheet Title  
**House #4 Elevations**

Drawing No.  
**A - 2.16**

Scale  
1/4" = 1'-0"

Date  
12/23/16

Project No.  
2016-1.0

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**HOMES**  
Oregon City, Oregon

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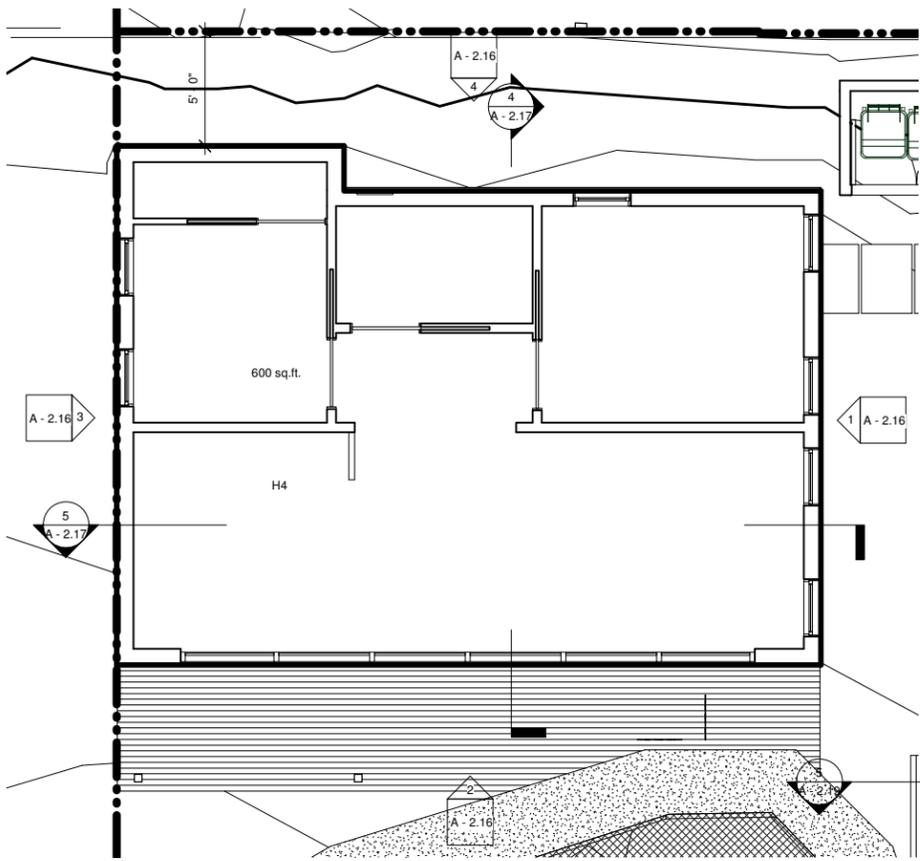
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**House #4**  
Plans/Sections

Drawing No.  
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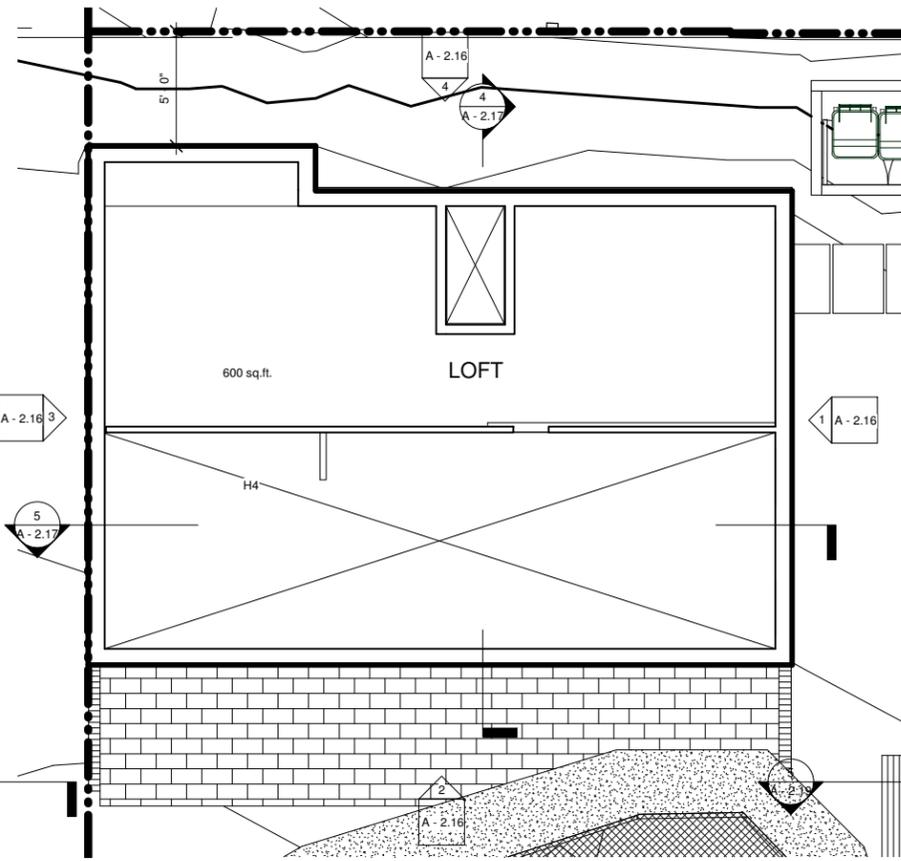
Scale  
1/4" = 1'-0"

Date  
12/23/16

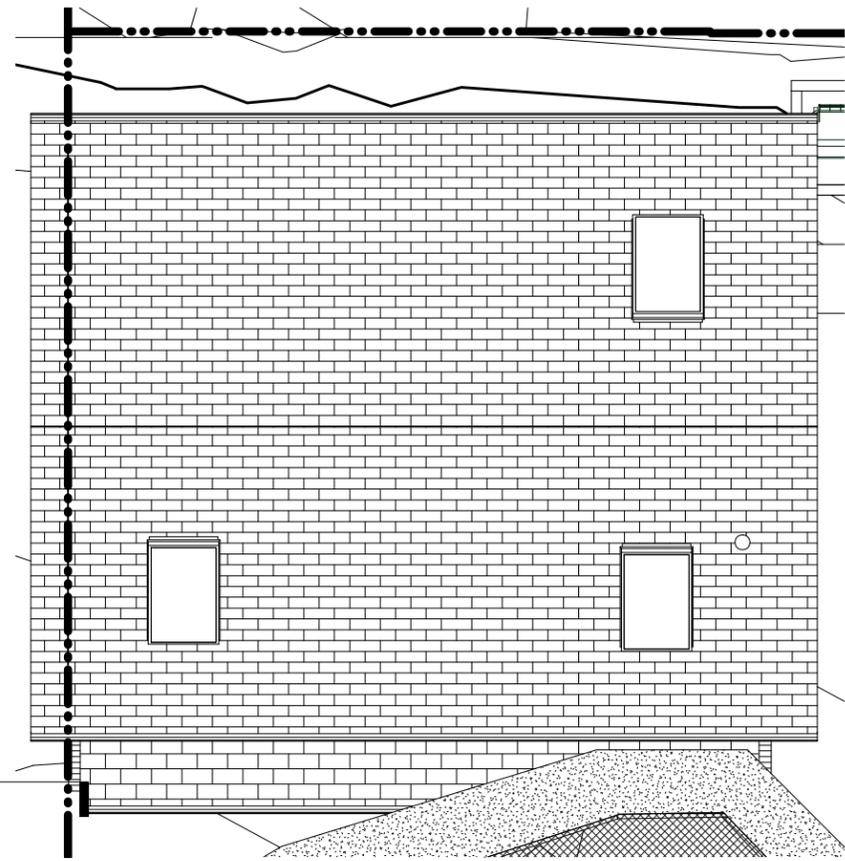
Project No.  
2016-1.0



① House #4 Level 1  
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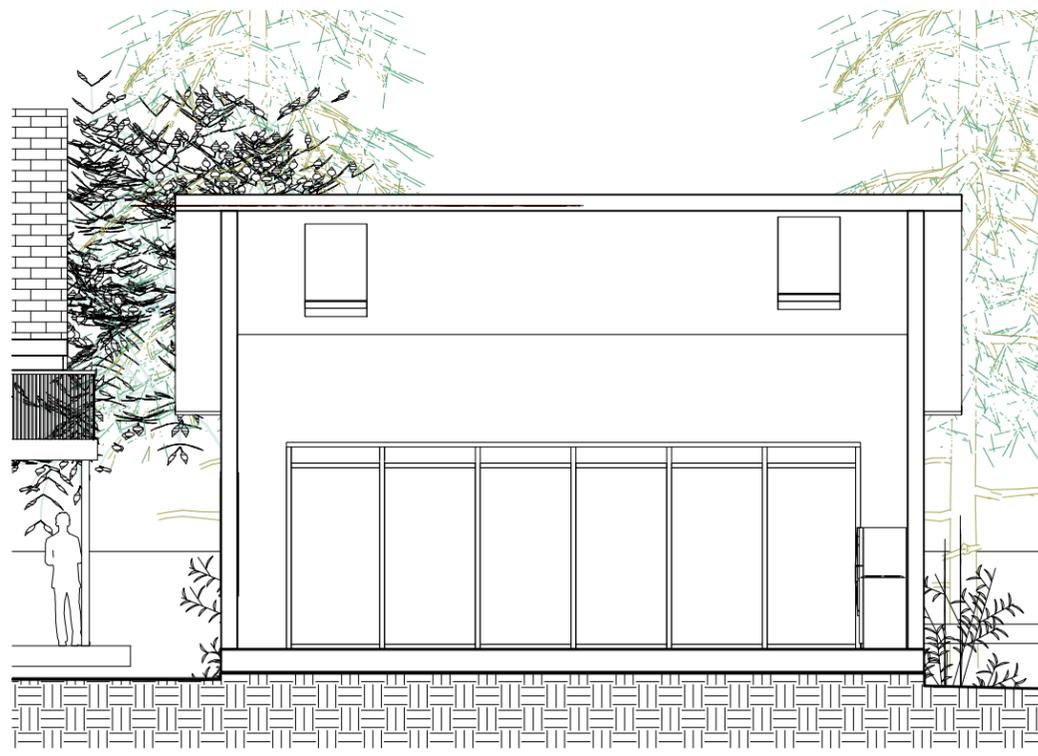
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③ House #4 Roof  
1/4" = 1'-0"



④ HOUSE #4 N S SECTION  
1/4" = 1'-0"



⑤ HOUSE #4 E W SECTION  
1/4" = 1'-0"



⑥ HOUSE #4



① House #5 West  
1/4" = 1'-0"



② House #5 South  
1/4" = 1'-0"



④ House #5 North  
1/4" = 1'-0"



③ House #5 East  
1/4" = 1'-0"

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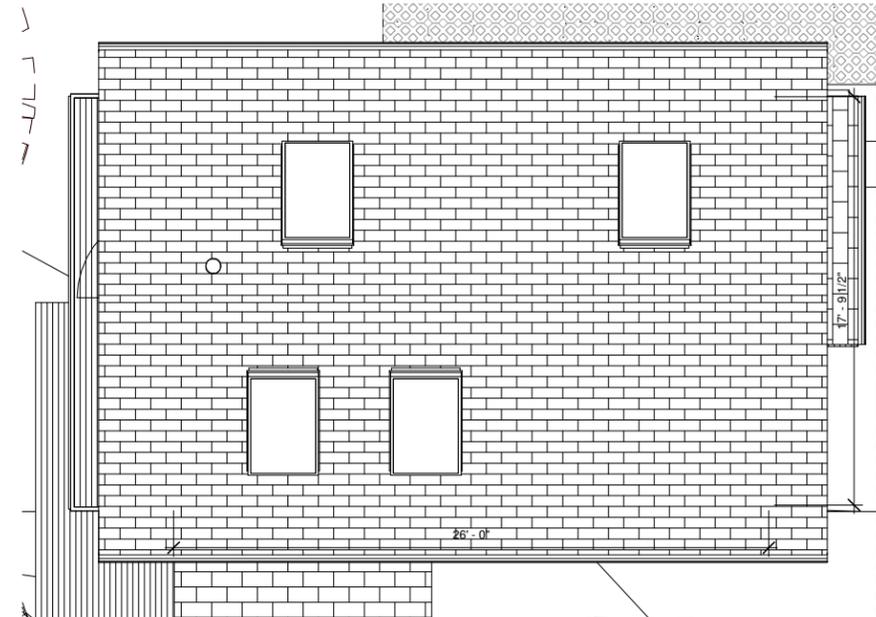
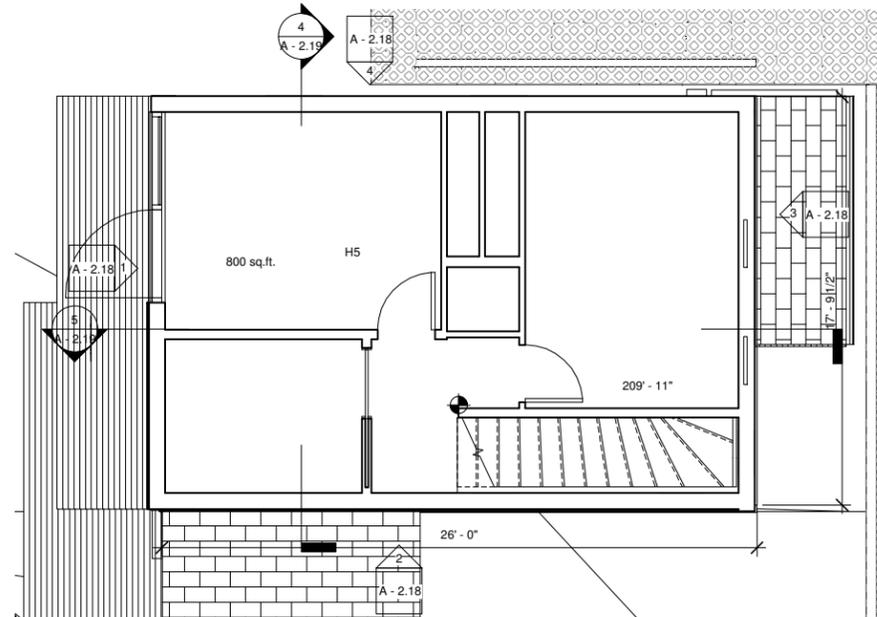
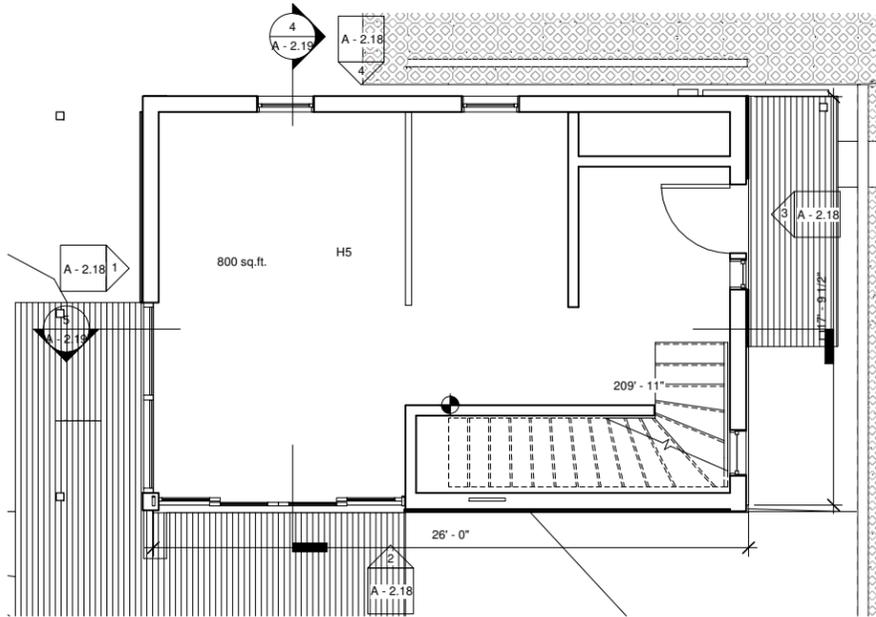
Sheet Title  
**House #5 Elevations**

Drawing No.  
**A - 2.18**

Scale  
1/4" = 1'-0"

Date  
12/23/16

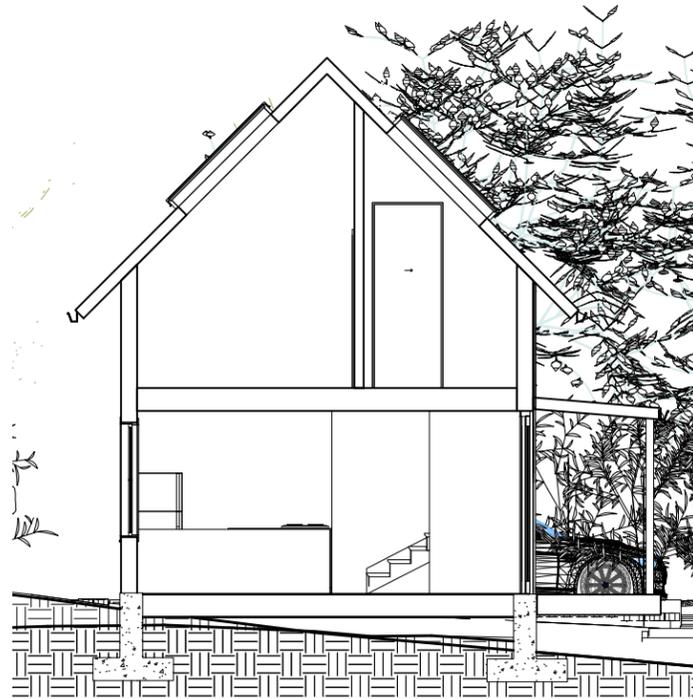
Project No.  
**2016-1.0**



① House #5 Level 1  
1/4" = 1'-0"

② House #5 Level 2  
1/4" = 1'-0"

③ House #5 Roof  
1/4" = 1'-0"



④ HOUSE #5 N S SECTION  
1/4" = 1'-0"



⑤ HOUSE #5 E W SECTION  
1/4" = 1'-0"



⑥ HOUSE #5

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Sheet Title  
**House #5  
Plans/Sections**

Drawing No.

**A - 2.19**

Scale

1/4" = 1'-0"

Date

12/23/16

Project No.

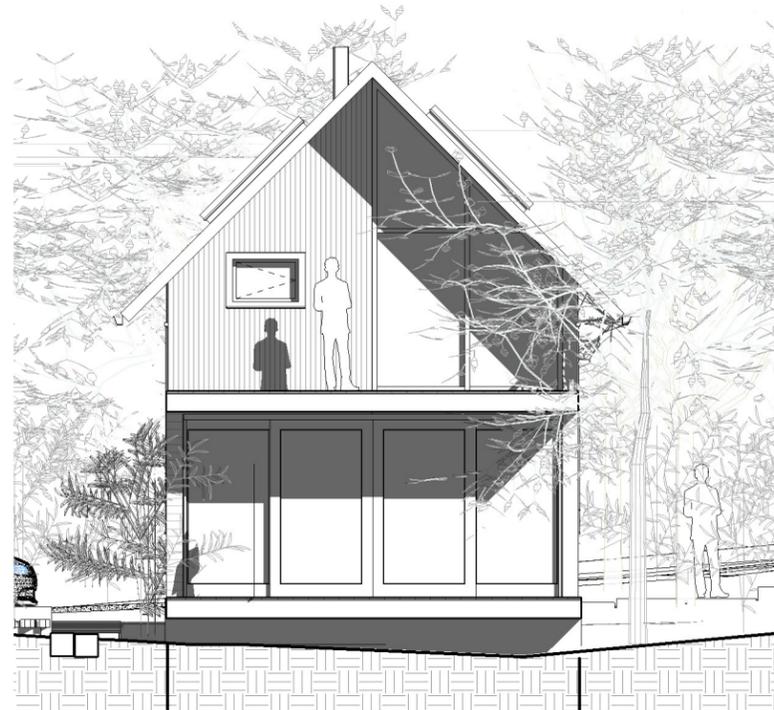
2016-1.0



① House #6 East  
1/4" = 1'-0"



② House #6 South  
1/4" = 1'-0"



③ House #6 West  
1/4" = 1'-0"



④ House #6 North  
1/4" = 1'-0"

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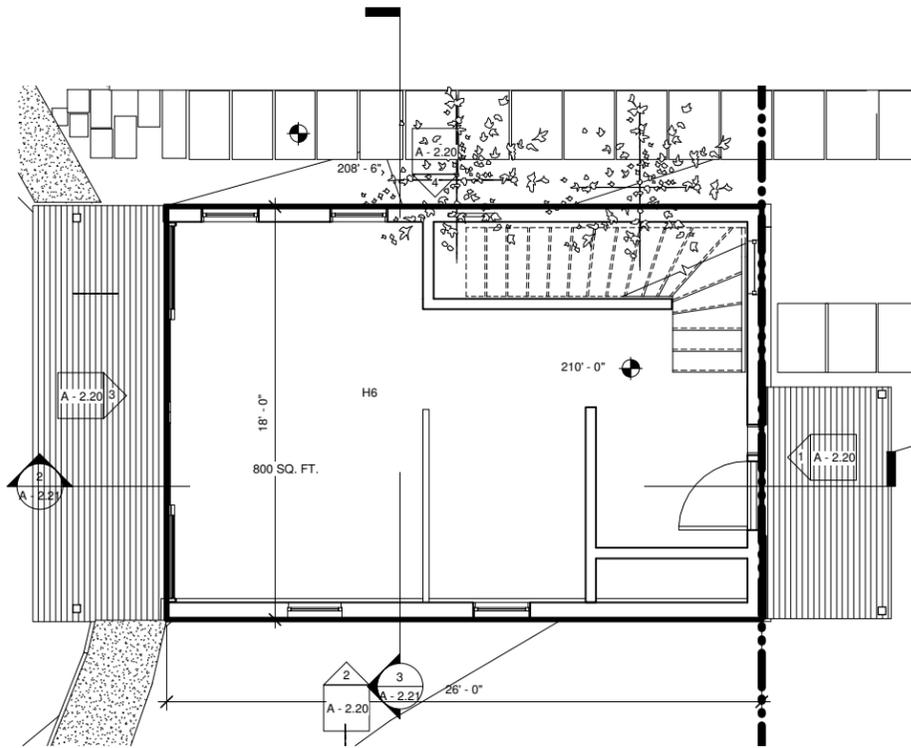
Sheet Title  
**House #6 Elevations**

Drawing No.  
**A - 2.20**

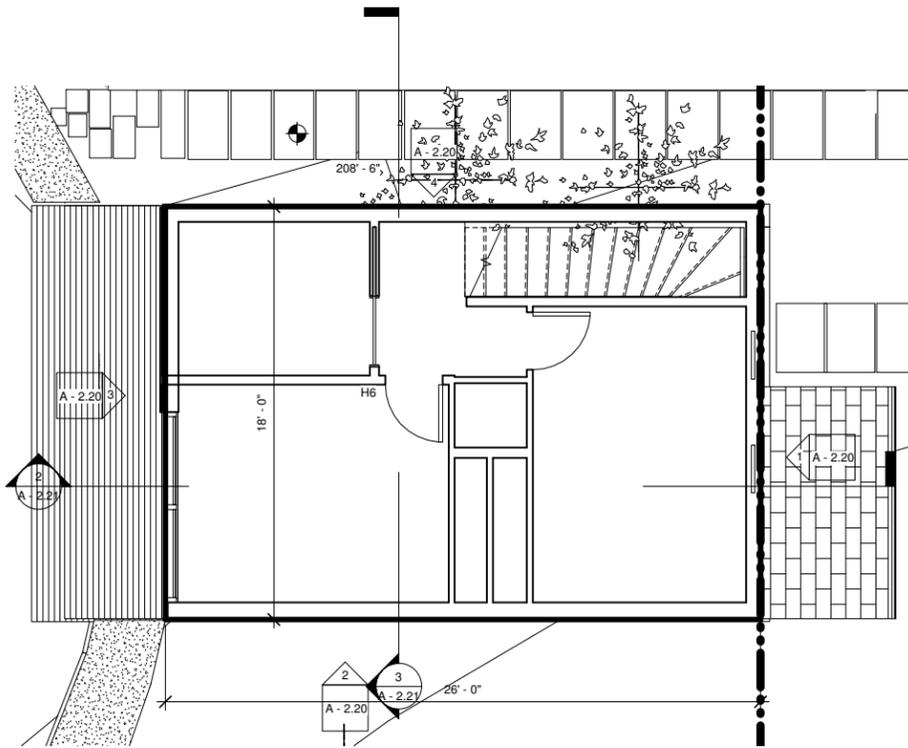
Scale  
1/4" = 1'-0"

Date  
12/23/16

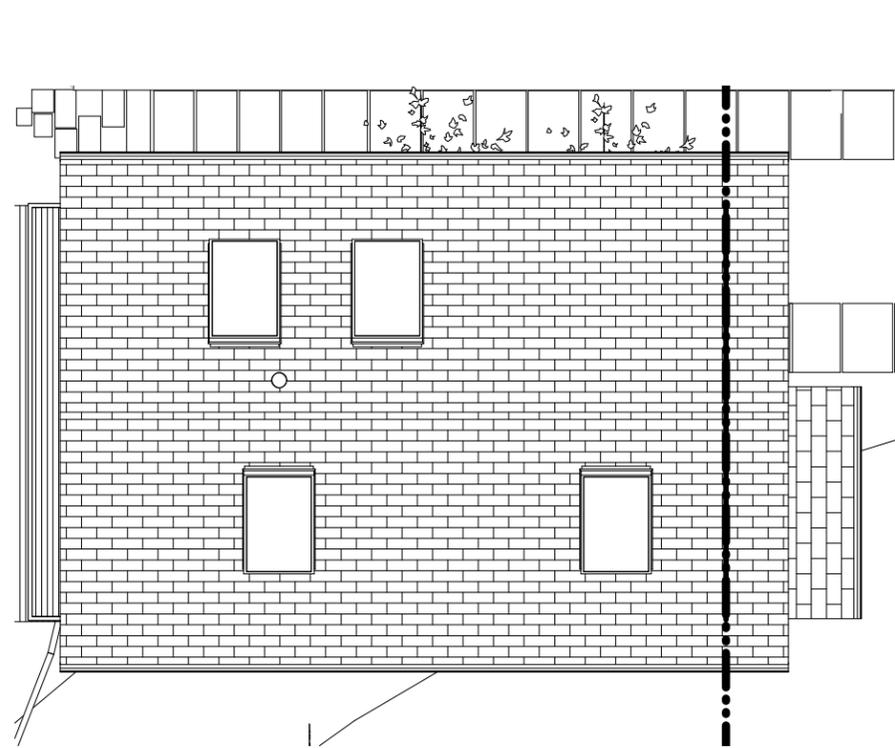
Project No.  
2016-1.0



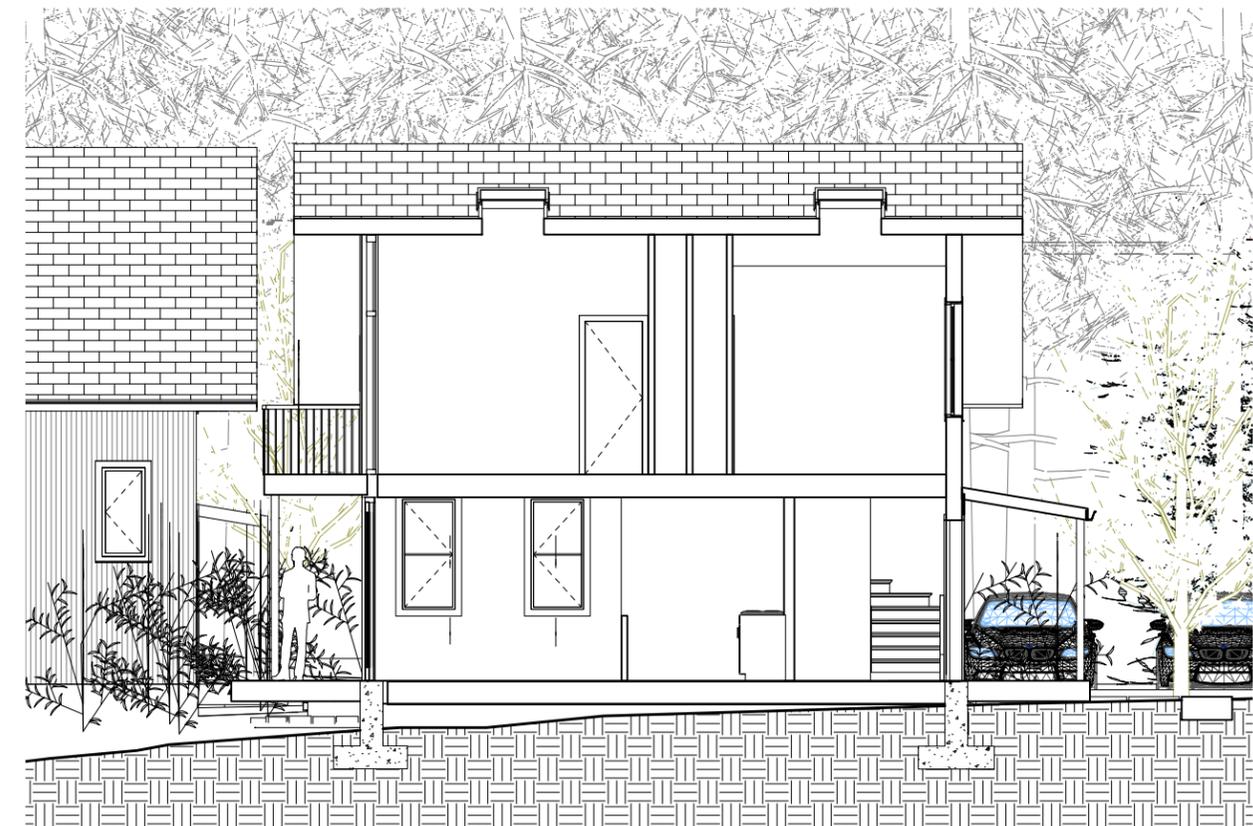
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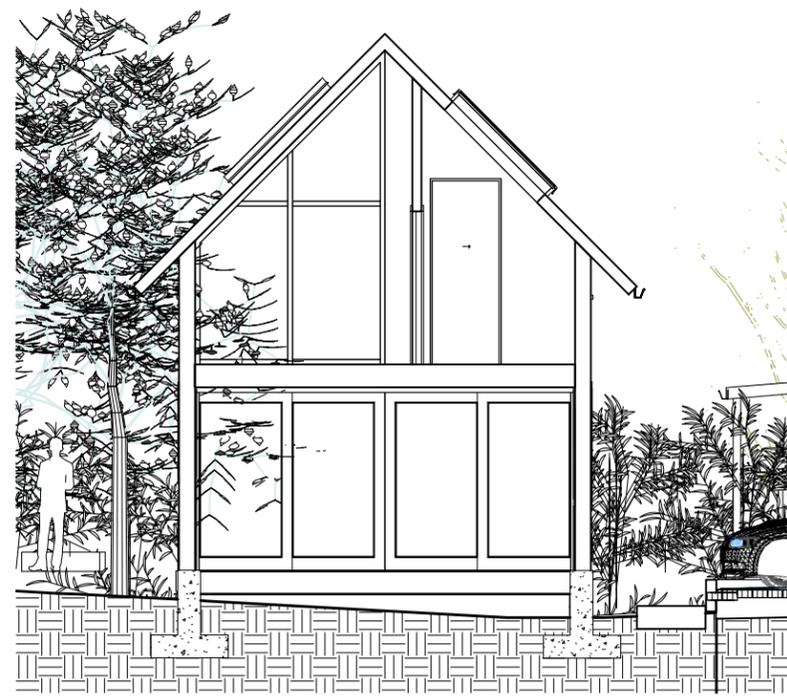
⑤ House #6 Level 2  
1/4" = 1'-0"



⑥ House #6 Roof  
1/4" = 1'-0"



② HOUSE # 6 E W SECTION  
1/4" = 1'-0"



③ HOUSE # 6 N S SECTION  
1/4" = 1'-0"



④ HOUSE #6

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Sheet Title  
**House #6**  
**Plans/Sections**

Drawing No.  
**A - 2.21**

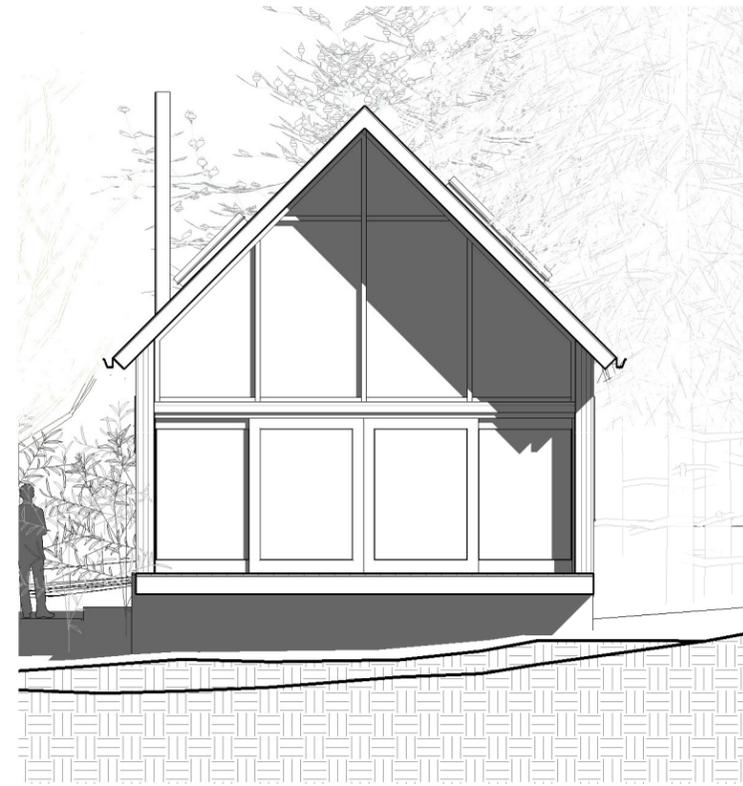
Scale  
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Date  
12/23/16

Project No.  
**2016-1.0**



① House #7 North  
1/4" = 1'-0"



② House #7 West  
1/4" = 1'-0"



④ House #7 South  
1/4" = 1'-0"



③ House #7 East  
1/4" = 1'-0"

Owner  
**ARIA TOUCH**  
making places that touch the human spirit

Project  
**CANEMAH COTTAGE  
HOMES**  
Oregon City, Oregon

MARK DATE

Sheet Title  
**House #7 Elevations**

Drawing No.  
**A - 2.22**

Scale  
1/4" = 1'-0"

Date  
12/23/16

Project No.  
**2016-1.0**

Owner  
**ARIA TOUCH**  
making places that touch the human spirit

Project  
**CANEMAH COTTAGE**  
**HOMES**  
Oregon City, Oregon

MARK DATE

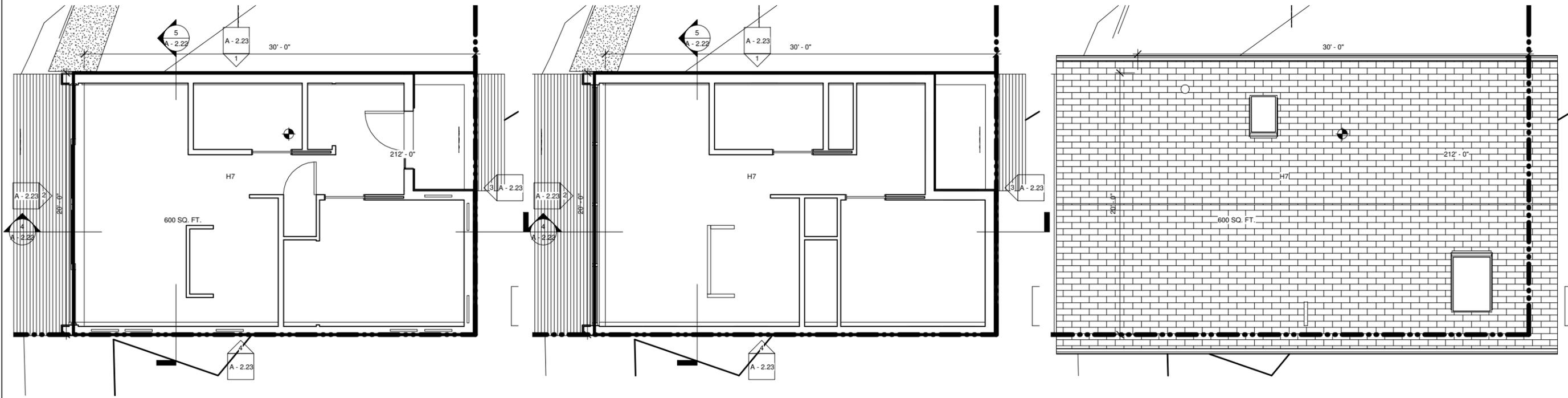
Sheet Title  
**House #7**  
Plans/Section

Drawing No.  
**A - 2.23**

Scale  
1/4" = 1'-0"

Date  
12/23/16

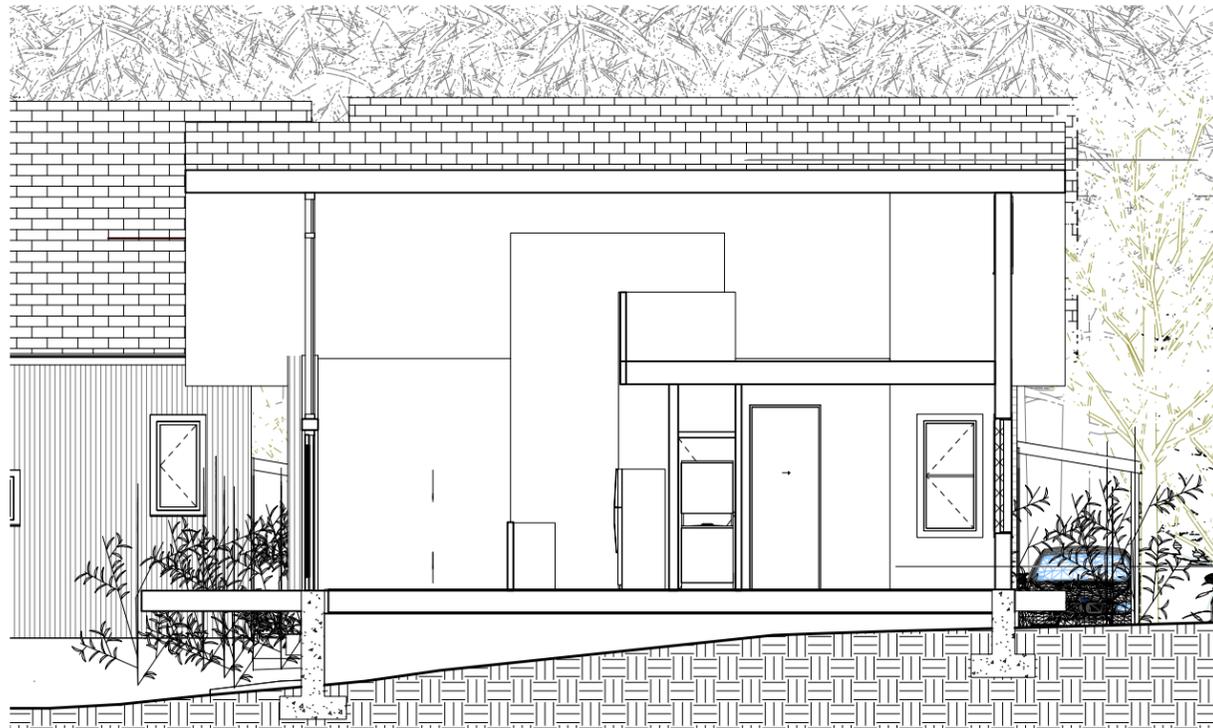
Project No.  
2016-1.0



① House #7 Level 1  
1/4" = 1'-0"

② House #7 Level 2  
1/4" = 1'-0"

③ House #7 Roof  
1/4" = 1'-0"



④ HOUSE #7 E W SECTION  
1/4" = 1'-0"



⑤ HOUSE #7 N S SECTION  
1/4" = 1'-0"



⑥ HOUSE #7