



RESUME/INFORMATION
C & L PROPERTIES LLC

C&L Properties LLC is a small local residential homebuilding company consisting of Larry & Candy Wright. Larry has been in the building business in previous years with other homebuilders, and C&L has been operational since 2000. Larry is licensed in the State of Oregon, CCB #146067 and is a graduate of Portland State University.

Candy Wright's previous experience prior to 1992 was in land development with prominent local developers, and since 1992 has been a licensed real estate broker in Oregon.

C&L Properties has built and sold homes in Forest Grove, Cornelius, Oregon City, Beaverton, Tigard and Portland areas of Washington County. This includes several presales in the last 3 years. C&L is a member in good standing with HBA of Portland, and in 2005, C&L won 6 of the 12 awards for the 2005 Street of New Beginnings show in Beaverton. In 2007, 2008 and 2010, C&L participated in HBA's Ultimate Open House show. 2010's entry earned the HBA "Excellence" award.

OLD TOWN OVERVIEW FOR RESIDENTIAL HOME APPROVAL

Lot 6 Block 7 SHERWOOD
16045 SW 2ND STREET
SHERWOOD, OR 97140

REQUEST FOR APPROVAL OF ONE SIGNLE FAMILY HOME LOCATED IN THE OLD TOWN OVERLAY DISTRICT

Minimum lot size 5000 Square Feet
Our lot size is 5017SF

The zoning requirement calls for 5' side yard, 20' rear yard for driveway and 20' front yard. Our front yard is 15 feet from property line but meets the yard requirement for infill development. Sec.16.68.050 front yards may be reduced below the minimum standard of the applicable zoning district when the approval authority finds:

- 1) **Our front yard is not reduced by more than (6) six feet;**
- 2) **Our garage opening is setback twenty (20) feet or more from all street Rights of Way;**
- 3) **Our plan has an open front porch**

Residential Standard 1: Volume and Mass

a) Verticality: Buildings shall have a generally vertical character.

Please see attached Exhibit 2 for sample. The large dormer above to the grand covered front porch and both bay windows makes for a very striking front elevation.

- b) Complexity: Total area shall be contained within a minimum of two intersecting volumes, one of which may be a porch under a separate roof element.

This house has 2 intersecting volumes of which one is a covered porch with a separate roof element.

- c) Height: No building may be greater than 40 feet in overall height.

Our house plan is only 27 feet to the peak of the roof

Residential Standard 2: Roof Forms

- a. Pitch: Roof pitches of less than 6/12 for gables are prohibited

The main body of the roof is a 9/12 pitch in front. Our plan does have 4/12 pitches at the Long dormer and front porch

- b. Complexity: A single roof form with two or more dormers is considered a complex roof form & accordingly will meet this standard.

Our plan has a large Dormer in front that is 28 feet long with fixed window for light in the greatroom and dining room

- c. Materials: Appropriate materials, including Asphalt Shingle, Wood Shingle or Wood Shake.

Our plan calls for Hardi Lap Siding with a mixture of Hardie Board & Batt on the sides. Hardie siding is a form of concrete board

Residential Standard 3: Siding/Exterior Cladding

Horizontal wood siding, concrete or manufactured wood based materials are acceptable

Our plan calls for Hardie Lap, Hardie Board & Batt siding which meets this standard

Residential Standard 4: Trim and Architectural Detailing

Four elements

- 1) Corner boards
- 2) Eave Returns
- 3) Bargeboards/raking cornice (decorative roof edge treatment)
- 4) Decorative Gable End Wall Details (change of material)

We are using for Trim & Architectural Design 5/4 corner boards, bargeboard with 5/4 shake mold trim. Decorative Gable Ends using knee braces, and we changed our material by using a Belly Band spacing. We are using a 2x10 Belly Band between floors and at gable separation.

Residential Standard 5: Openings (Windows & Doors)

- a) Verticality: All windows will reflect a basic vertical orientation with a width-to-height ratio of 1.5 to 2 or greater. Larger window openings shall be formed by combining multiple window sash into groupings.

Our plan conforms to this standard with 2 bay windows in the front elevation which has 2 – 26x50 & 1- 3050 grouping in greatroom and dining room.

We have 8 fixed windows in the dormer section which does not meet your standard, but As you can see from Exhibit 1, there are other homes in the area that have these same fixed windows.

Exhibit 2 shows the same plan as built in Bend. As you can see, it is a very striking home. If we eliminate these windows, it would detract from the home and would also eliminate much needed light in the dining room and great room. There are small fixed windows on side of the house by the fireplace and master bedroom.

Upstairs in both bedrooms, we have a 5040 slider with top grids to look like single hung . The reason for these windows tis to meet egress code. There is not enough height to use 3050 single hung. See Exhibit 3. An example of this is on the front elevation.

Doors

A&b)Transparency: Primary entry door will retain a degree of transparency. Materials May be wood, metal, clad wood or metal.

Our front door is solid 6 panel wood door stained with 2 sidelight windows which fits the neighborhood.

Trim and Architectural Detail

- a) Sills: All windows will have a projecting sill & apron
- b) Side & Head Casings: Door & window trim will include side & head casing that sits no less than ½” proud of surrounding wall surface.
- c) Other trim elements: Single or dual flanking sidelights at entryways.

Our window trim is 5/4x4” sides with 5/4x6 on top and 2x sloped sill.

Our exterior doors have 5/4x6 on top and 5/4x4 sides.

Residential Standard 6: Porches/Entrances

Porches should be encouraged and adequately detailed to create that sense of entry and serve as a primary element of the exterior character.

- a) Depth: Minimum of five (5) feet deep
- b) Width: Minimum of Ten (10) feet wide
- c) Supports: Vertical porch supports shall have a base of no less than six (6) inches square in finish dimension from floor level to a minimum 32” height. Upper posts shall be no less than four (4) inches square

Our Front Porch is approximately 7’6” wide and 32’ long with four (4) columns. The columns have bases of 12” square finish wrapped with stone, and 4 upper posts are 6x6 PT wrapped to 8 ½’ finish.

Residential Standard 7: Landscaping and Fencing

Fencing Material: Wood including vertical or horizontal board.

We are planning to construct a Good Neighbor Fence with 4x4 outdoor wood posts, 2x4 outdoor wood rails and cedar 1x6 vertical board. The height will be 42' high in ROW and 6' high the remainder.

Landscaping

We plan on creating flower beds and sod front and back. We plan on saving the large cedar tree in the rear and landscape around it.

Residential Standard 8: Additions to Existing Buildings

We have no existing buildings

Residential Standard 9: Front Facing Presentation

- a) We have no skylights**
- b) Roof vents will not be visible from the right of way and will be painted to match roof**
- c) Plumbing vents will not be visible from the right of way and will be painted to match roof**

Exterior Colors

As you can see, we have selected colors that are complementary to the area

EXHIBIT 1



2ND & WASH.



2ND & WASH.



2ND & PARK



2ND & PARK

EXHIBIT #2

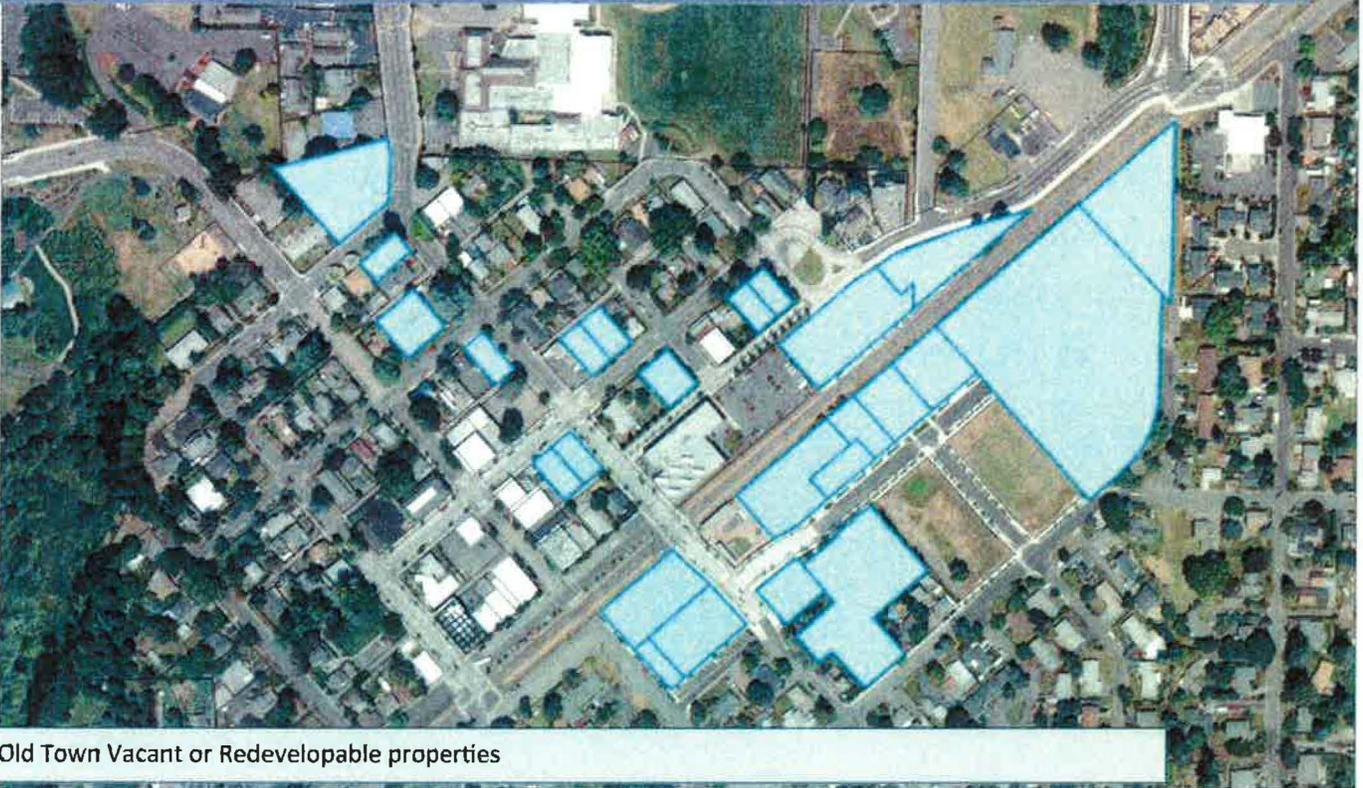


EXHIBIT #2



Development Tools to Encourage Town Center Vision

Policy 5: The City will encourage property owners to invest in development that supports the Town Center Vision.



Old Town Vacant or Redevelopable properties

Strategy 9.3 Consider the parking requirements for commercial uses in the Langer Drive District to ensure that flexibility is available to allow for the redevelopment of parking lots and the construction of additional buildings adjacent to collector and arterial streets while also ensuring adequate parking is provided.



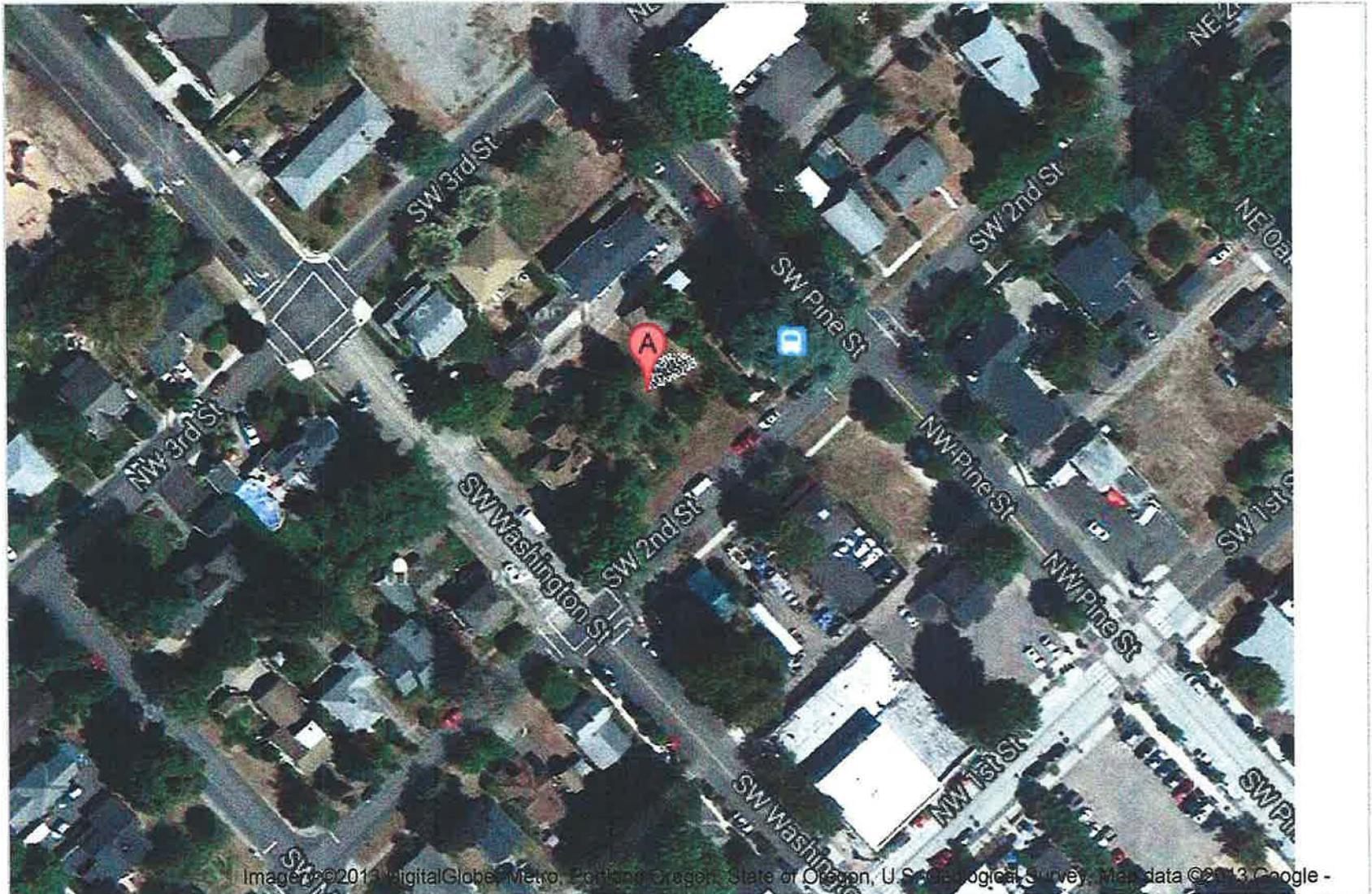


EXHIBIT #3

Roof



REAR ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"

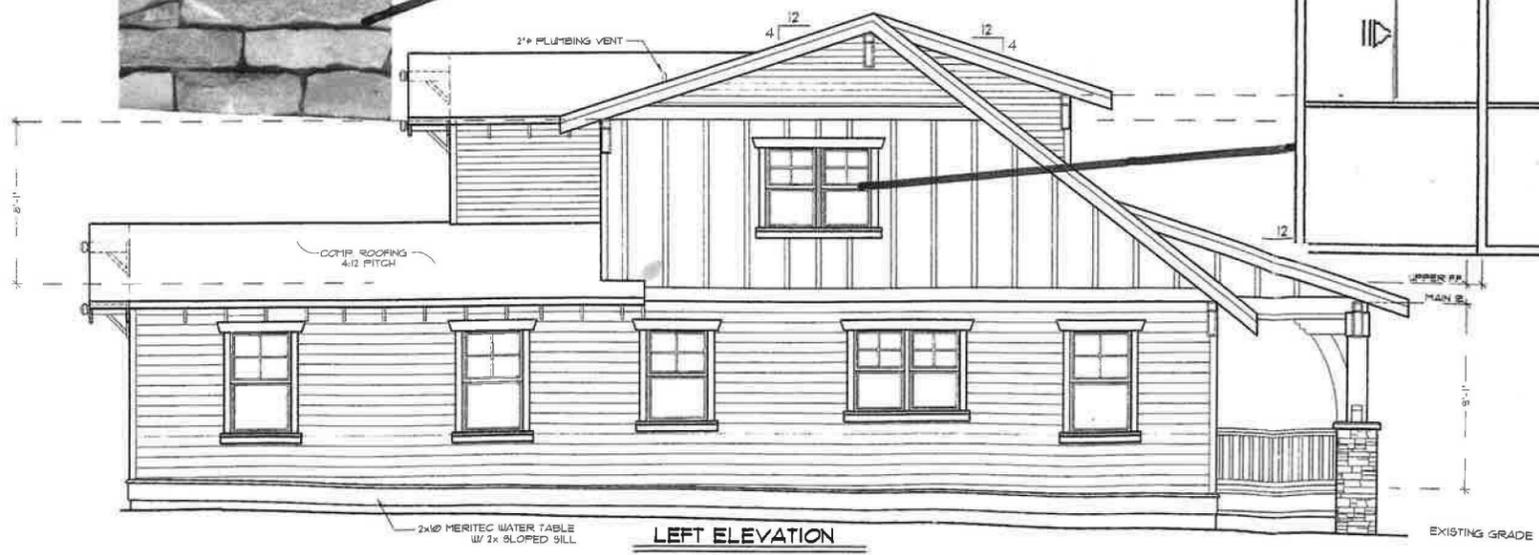
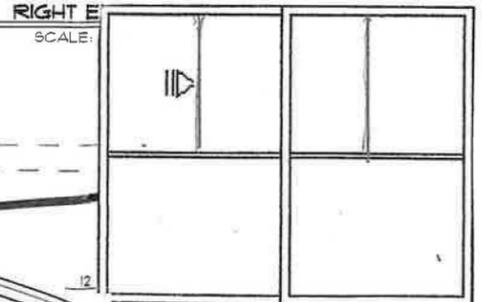
Body
SW 6073
Perfect Greige

TRIM
SW 6071
Popular Gray

STONE

STONE

WOOD STAINED



LEFT ELEVATION
SCALE: 1/4"=1'-0"

HOME SQUARE FOOTAGE	
MAIN FLOOR	= 1,448 SQ. FT.
UPPER FLOOR	= 711 SQ. FT.
TOTAL	= 2,159 SQ. FT.
GARAGE	= 531 SQ. FT.

Moire Black

MARK STEWART HOME DESIGN

TRIM SW 6071 Popular Gray

150 NW CHARBONNEAU ST

Body SW 6073 Perfect Greige

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Important Disclosure Please Read:

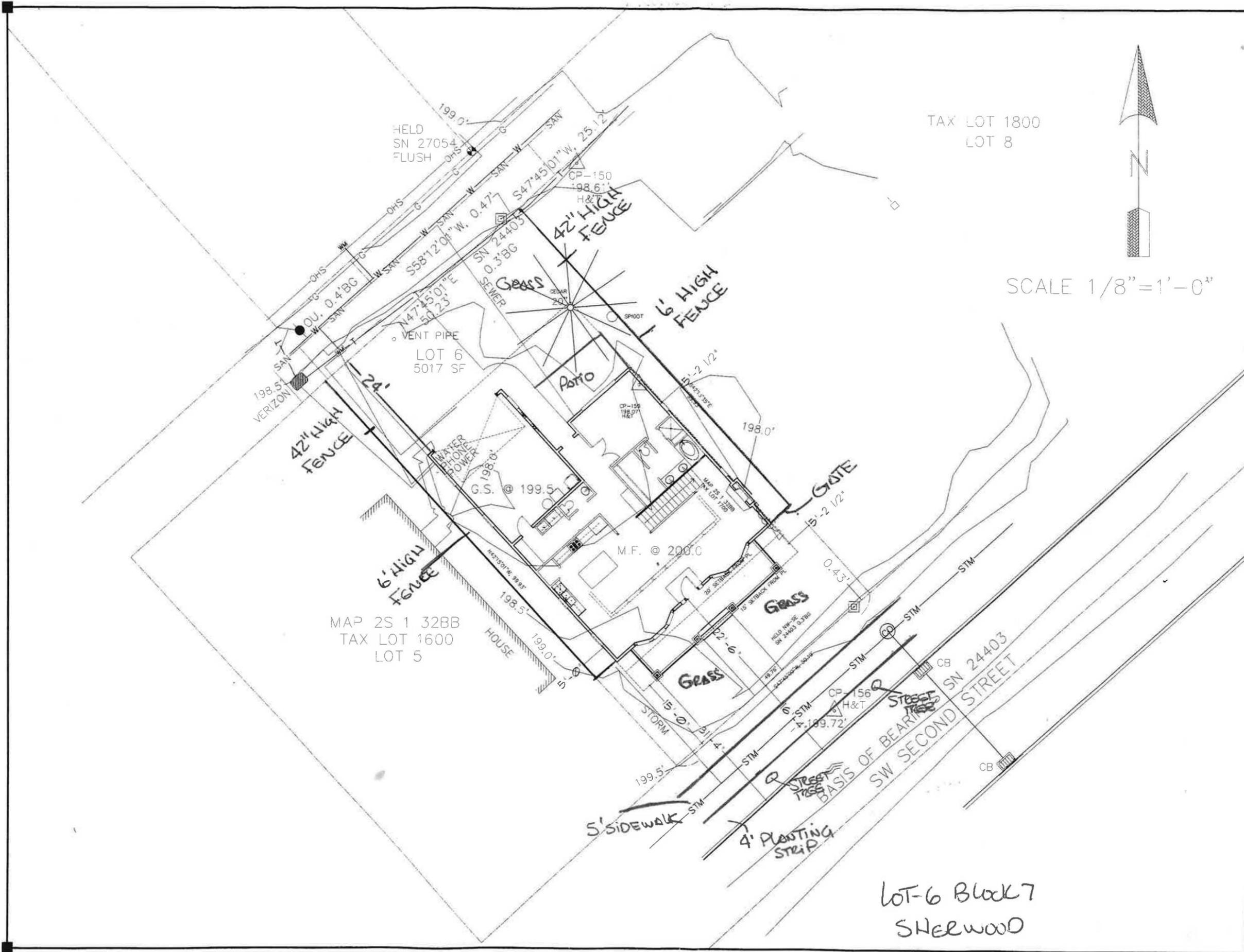
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CLIENT: **C&L**

PLAN # **M-1914 REV**

REVISIONS: **AUGUST 2013**

PAGE **1** of **7**



TAX LOT 1800
LOT 8



SCALE 1/8" = 1'-0"

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HOME DESIGN

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CLIENT:
C&L PINE ST

PLAN # M-1914

REVISION: AUGUST 2013

PAGE
SITE

LOT-6 Block 7
SHERWOOD