



Zink Design Services, LLC
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Wednesday, May 21, 2014

Kelley Addition Narrative

Address: 22455 SW Oak St, Sherwood OR 97140
Year Built: 1930
Existing House Sqft: 905
Existing Garage: 660
Addition: 736.42(2-Story)

Sherwood Design Criteria, 16.162.090(470-85 through 470-98)

Existing House Pictures





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Section C:

The existing house was built in 1930. All door and window styles along with roof and siding styles are being maintained in the new addition. The gutters on the existing house have been updated at some point in the past. There are no chimneys in the existing house and no skylights will be added in the new addition.

This house possesses no classic architectural details.

Section F:

Residential Standard 1: Volume & Mass

This house does not have any porches or covers nor does the house appear to have ever had these. There are also no dormers

- A: **Verticality:** The new 2-story addition is being placed between the existing single story house and single story garage. This seems to meet the requirements in this subsection.
- B: **Complexity:** Even excluding the garage, we have 2 volumes meeting. This appears to meet the requirements of this subsection.
- C: **Height:** The proposed addition will be approximately 25' above grade. This is far below the 40' maximum height of this subsection.

Residential Standard 2: Roof Forms

- A: **Pitch:** The roof pitch of the existing house, garage and proposed addition are all 6/12. This meets the requirements of this subsection.
- B: **Complexity:** The proposed roof is a simple gable roof structure as this meets the existing design of the house and garage.
- C: **Materials:** The roofing will be asphalt shingles to match the existing house and garage.

Residential Standard 3: Siding/Exterior Cladding

The existing siding for the house and garage is an 11" wood siding. The addition will match this siding and have a 10" belly band to break up the street facing wall.

Residential Standard 4: Trim & Architectural Detailing

As you can see in the provided pictures at the beginning of this narrative, this house does not possess any architectural detailing that is outlined in this subsection so none of these items have been included in the new addition.

Residential Standard 5: Openings(Windows & Doors)

- A: **Verticality:** The design picked up the window sizes already existing on the house and maintained those proportions.
- B: **Types:** Again, we maintained the style of windows found on the street facing side of the existing house



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Residential Standard 6: Porches/Entrances

There are no porches or covers on the existing house or as part of the proposed design

Residential Standard 7: Landscape, Fencing & Perimeter

The proposed addition will not include any new fencing

Residential Standard 8: Additions to Existing Buildings

As has been noted in this narrative, we have maintained the character of the original house as much as possible with this addition.

Residential Standard 9: Front Facing Presentation

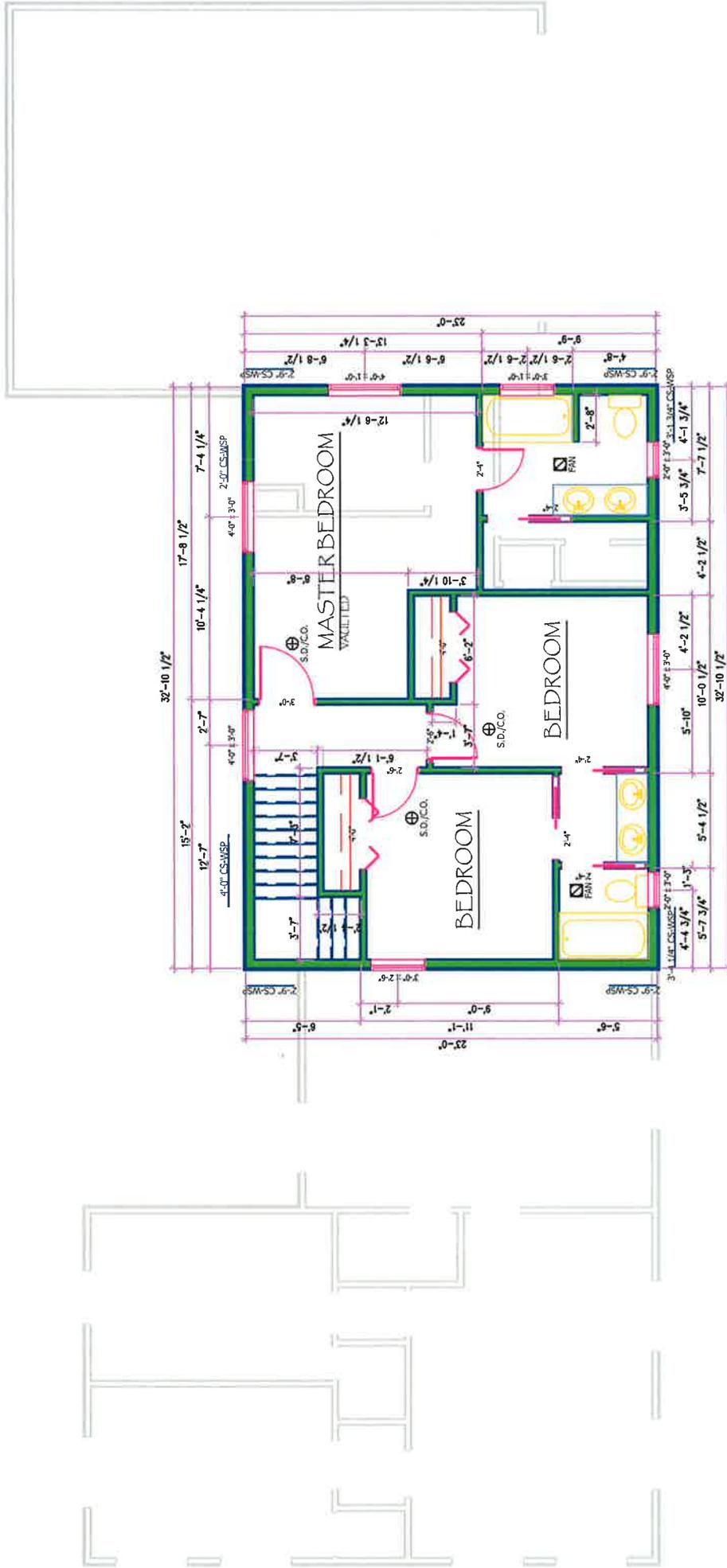
- A: There are no skylights on this house or addition
- B The plans note that all roof vents are to be installed on the rear slope
- C Plumbing vents will be painted to blend in with the roofing

Please let me know if any further information is required

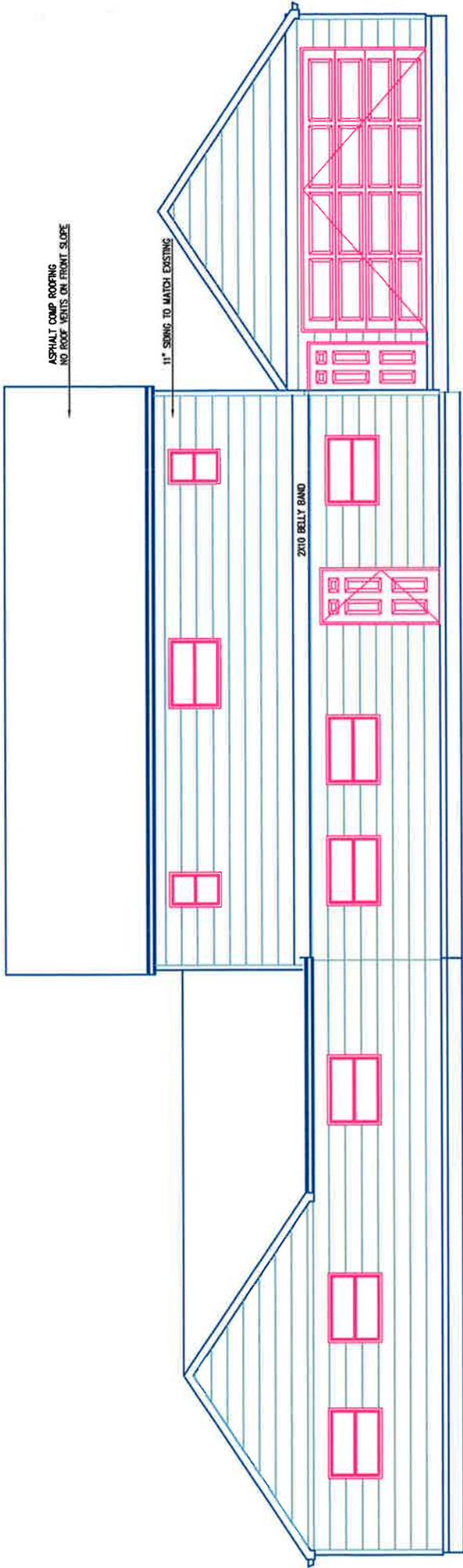
Ryan M. Zink



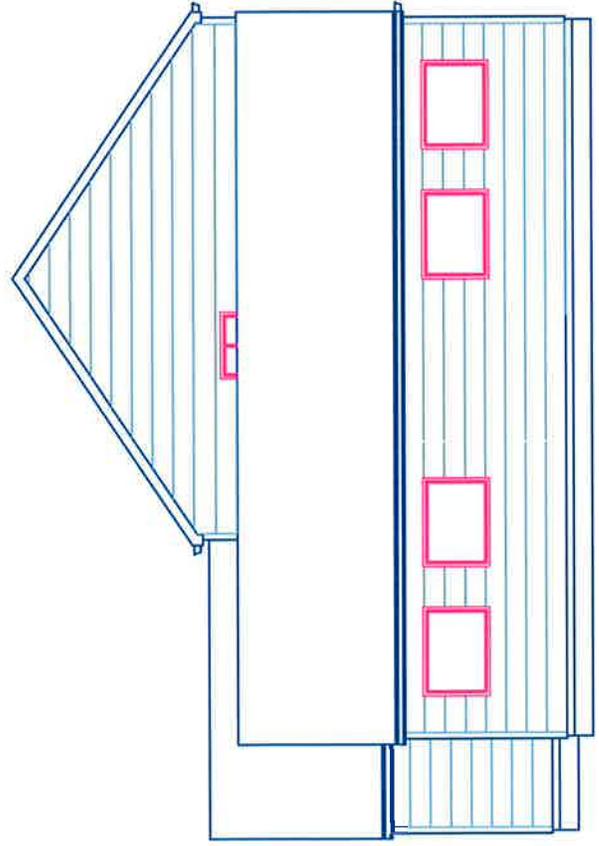
SITE PLAN
NTS



UPPER FLOOR PLAN
NTS



OAK ST ELEVATION
NTS



FIRST ST ELEVATION
NTS