

APPLICANT: Bogdan Smolinets /NW Custom Homes Inc.
Tel. 503-504-6754
nwcustomhomes@yahoo.com

OWNER: Teresa Yip
5835 SW Hamilton st. Portland OR 97221
Yipt@aol.com

LOCATION: Corner of 5th st. And JQ Adams st.
Clackamas County Map 2-2E-31DA 10900

REQUEST: Live/Work dwelling.
New Construction.

RE: Materials, Color Samples, Product Information.

APPLICANT RESPONSE:

Composite roof shingles class B (black or asphalt color to match neighbors Houses).

Composite roof cap/low profile ridge vents.

Cement board lap siding with 5" exposure (color: Silver Gray SW0049 SHERWIN WILLIAMS).

5/4x4 cedar trim board (color: Urbane Bronze SW7048 SHERWIN WILLIAMS).

2x6 trim bd. (color: Urbane Bronze SW7048 SHERWIN WILLIAMS).

For accent (color: Anonymous SW7046 SHERWIN WILLIAMS).

Continuous "Fascia" style gutter, galvanized, pre-finished to match trim.

Thin brick veneer set and cap set in cement plaster (natural color).

All doors to be 6'8" high at first, second and third floor.

Windows fiberglass by "MILGARD"

Color for all of above is to match the trim.

Windows and doors will be matching what we show on the plans.

Thank you,

Respectfully,

Bogdan Smolinets/NW Custom Homes Inc.

503-504-6754

Nwcustomhomes@yahoo.com



ACCENT
 Wood Brown
 SW 2805

ACCENT 2
 Naval
 SW 6244

Reynold
 Aurora Brown

BODY
 Antique White
 SW 9175

TRIM
 Reynolds Sand
 SW 2842

ACCENT
 Creamy
 SW 7012

ACCENT 2
 Bungalow Blue
 SW 0048

Peace Yellow
 SW 7018

Reynold
 Rockwood

Classical White
 Reynold

BODY

Needpoint Navy
 SW 0032

Classic L
 SW 1

Chelsea Gray
 SW 2850

Westche
 SW

Downing Sand
 SW 2832

Classica
 SW





exterior historic colors

AMERICA'S HERITAGE

The America's Heritage Palette pays homage to key architectural styles throughout American history. Ranging from exuberant hues that



TYPE III –HISTORIC REVIEW BOARD SUBMITTAL

Date: February 25, 2020

APPLICANT: Name: Bogdan Smolinets/ NW custom Homes
503-504-6754
NWCustomHomes@yahoo.com

Address:

OWNER: Name: Teresa Yip
971-258-8148/ YIPT@yahoo.com
Address: 5835 SW Hamilton St
Portland, OR 97221

REQUEST: Description of project:
New construction live/work

LOCATION: Address: 5th Street & JQadams
Oregon City

Map and tax lot number: 2-2E-31DA 10900

RE: 2. Site line diagram displaying view lines of proposed building, street and context of existing buildings at sites having 25% slope or greater to illustrate visual effect of the design on sloping sites.

Applicant Response:

- The street line, and the front of the building:
The garage, and the commercial studio is located on the portion of the lot with
With slope ranging from 8% to 20%.
The rear of the building is elevated by seven (7) feet, to avoid building and
Cuts, and excavation of more than 25% cut slope.

Above design approach is dictated by the existing geological soil conditions,
And more economical construction practice.
Therefore only the elevated crawl space has been designed over the rear of the building area.

The remaining, more than 50% area of the lot, toward the rear of the property,
is not buildable, and not used to support any structure.

Above design proposal is in general guidelines provided by the City, per our preliminary meeting with
the city staff, and by City Soil Engineer, and by independent Geotechnical Engineer,
and by common construction practice requirements.

We deem the application and proposed building elevations, and artistic prospective rendering
as adequate, and complete.

Should you have any question, please call us or e-mail.

Thank you,
Respectfully,

John Delson P.E. DEI-President
p. 360-944-7094
c. 360-281-8353