KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY ADDRESS: 817 Deery St 37917 **FILE NO.: 8-J-16-HZ**

DISTRICT: Fourth and Gill H-1

MEETING DATE: 8/18/2016

APPLICANT: Butch and Malinda Morrow (owner)

LEVEL OF WORK: Level III. Construction of new primary building

PROPERTY DESCRIPTION: none

Vacant lot

DESCRIPTION OF WORK:

Construct a one-and-one-half story, 40'x66' Craftsman-style house as per drawings submitted for the August 18, 2016 Historic Zoning Commission meeting.
The house will be constructed on a crawl-space foundation faced with a distressed and tumbled brick. The house will be sheathed in fiber cement board lap siding with a smooth finish. The visible exposure of the siding is proposed to be 6-inch and terminated into corner boards. Windows will be double-hung 3/1 wood windows.

The house is designed with multiple, low-pitched gable roofs, with two lateral dormers on the upper level. The full-façade front porch will have a 4/12 roof pitch while the two pitches of the main house body will be 6/12.

The front porch is supported by battered columns on paneled pedestals. The porch floor will be of 3-inch wood tongue-and-groove. The front gable of the porch will be open, exposing the beams and rafters. The front door will be mahogany three-quarter-light door, with sidelights and a transom light. The rear and side doors are proposed to be full-light and a half-light respectively, of painted fiber-glass. The bank of three windows in the front gable, hooded by a shingled shed roof, are each 2x2 in size.

The porte cochere on the southeast side will be of similar construction to the front porch, but with a 3/12 roof pitch. The structure is supported on one side by battered columns on paneled pedestals. Both the front porch and the porte cochere eaves will feature exposed rafter tails at 16 inches on center. A driveway with two concrete wheel strips separated by a grass will be constructed from Deery Street through the porte-cochere.

APPLICABLE DESIGN GUIDELINES:

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.
Width of Houses and Lots
1. Maintain the historic facade lines of streetscapes by locatingthe front walls of new buildings in the same plane as the facades of adjacent buildings.
2. Avoid placing buildings at odd angles to the street..
3. Side yard setbacks for new buildings shall be consistent with those of existing historic buildings so that gaps are not left in the streetscape.

Scale and Massing
1. Relate the size and proportions of new structures to the scale of adjacent buildings.

2. Break up uninteresting boxlike forms into smaller, varied masses like those found on existing buildings by the use of bays, extended front porches, and roof shapes.
3. New buildings should be designed with a mix of wall areas with door and window elements in the facade like those found on existing buildings.
4. Relate the vertical, horizontal, or non-directional facade character of new buildings to the predominant directional alignment of nearby buildings. A new building should continue and reinforce the alignment established by its neighbors.
5. Relate the roof forms of the new buildings to those found in the area. Duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more compatible.

Height of Foundations and Stories
1.As a general rule, construct new buildings to equal the average height of existing buildings on the street.
2.Raised foundations, or the appearance of raised foundations, must be designed for any new housing constructed in Fourth and Gill. The height of the foundation should replicate those of adjoining buildings.
3.If building new structures, the eave lines should conform to those of adjacent properties. Divisions between stories should either be omitted, or should mimic neighborhood buildings.

Materials
1. The materials with which the buildings are constructed contribute one of the most important visual factors in the neighborhood. The historic buildings use materials that were common when they were built. Those materials do not include concrete block, aluminum or vinyl siding or other synthetic wall coverings (unless they are added later).

Features
1. Always design front facades with a strong sense of entry. Strongly emphasized side entries, or entries not defined by a porch or similar transitional element, result in an incompatible flat first-floor facade.
2.Avoid replicating or imitating the styles, motifs, or details of older periods. Such attempts can present a confusing picture of the true character of the historical area

COMMENTS:

The Board of Zoning Appeals has approved a variance to exceed lot coverage from the permitted 30%. Additionally, the side setbacks were approved to be reduced from a total of 12’ to 10’ (Variance File No. 7-I-16-VA).

STAFF FINDINGS:

Width of Houses and Lots
1. The submitted site map with housing footprints demonstrates that the front and side setbacks for the proposed house do not differ from those of several existing houses on the block. The front setback of 7.5 feet is the average setback of the houses immediately to the north and south.

Scale and Massing
1. The massing and proportion of the proposed house do not relate to that of the adjacent south Queen Ann and other typical Q.A,. houses on the street. Its main block is wider than the projecting front-gabled portions and its height is approximately 9 feet shorter than the typical Qas on the street. However, there is no consistent pattern of massing and proportion on either side of this block of Deery Street.

2. The proposed design with its lower porch and set-back upper level breaks up the massing and form to be compatible with both shorter heights and taller heights on nearby houses.
3. The house is designed with projecting and recessing wall planes, which add visual interest and prevent it from presenting a boxy appearance.
4. The main roof pitch (6/12) of the proposed house is not as high as that of the Queen Anne houses on each side which are 10/12 and 12/12. However, the gable of the front porch of the house to the adjacent north appears to be a lower pitch at 6/12. Overall, both sides of Deery Street exhibit a variety of roof pitches.

Height of Foundations and Stories
1.The proposed height (~25-6") to the peak and the eavelines, although lower than that of the houses on either side of it (34'), is within the average height range of existing houses on the street.
2.The height of the foundation is similar to those of nearby houses.

Materials
1. The proposed construction materials, including wood windows, asphalt shingle roof, and smooth painted fiber cement board siding, are compatible with those on nearby earlier houses. However, the proposed 6-inch siding exposure is wider than the typical 4-inch exposure on houses in the district.
2.The front door is to be of wood-- a fiberglass material will used on the the rear of the house only.
3. The metal cable with wooden frame materials for the rear balustrade are athentic materials, and although modern, are not incompatible with the design of the rear of the house. A wood balustrade with 2x2 pickets would also be appropriate.

Features
1. The front façade does present a sense of entry. Although the front entry door is not a typical Craftsman style, it is not incompatible with the house design or that of nearby houses.
2. The double-hung wood windows are appropriate for the style with a three-over-one configuration.
3. The design and detail of the proposed house including its battered columns and exposed rafter tails at 16-inches on center reflects the Craftsman style, but includes enough thematic variation to avoid creating an exact replica. However, the shingled shed-roofed hood over the tripartite windows on the second level is not a typical detail in the district, so it requires more description and definition. It is proposed so that the windows will not appear disproportionately small in the front gable.
4. Adding exposed rafters on the roofs of the main house would lend a more appropriate appearance rather than adding them only to the front porch and porte cochere roof eaves; however, exposed rafters make it more complicated to add gutters.

STAFF RECOMMENDATION:

Staff recommends approval of the proposal with the following conditions: 1) provide further details and images for the shed-roofed "hood" over the bank of 2nd-level bank of windows, or some other method of adding size to the windows; 2) provide a sample for any material proposed if other than wood or metal cable for the balustrade or wood for the posts pr the rear porch; and 3) explore methods of utilizing exposed rafter tails along with gutters on the main block of the house.

Certificate (File) No: _____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION

Please print all information:

1. NAME OF APPLICANT: Raymond and Malinda Morrow

Address: 129 S Gay St, Unit 301, Knoxville, TN 37902

Telephone: 865.202.9480 E-mail address: rmorrow@tds.net

Relationship to Owner: Same

2. NAME OF OWNER: Raymond and Malinda Morrow

Address: 129 S Gay St, Unit 301, Knoxville, TN 37902

Telephone: 865.202.9480 E-mail address: rmorrow@tds.net

3. LOCATION OF PROPERTY: Tax Map 094DE020

Address: 817 Deery St, Knoxville, TN 37917 Tax ID/Lot/Parcel No: Lot 411 / Parcel 020

4. LEVEL OF WORK (circle Level)

Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA

Level II Major replacement of materials or architectural elements; construction of addition or outbuilding

Level III Construction of a new primary building; subdivision of individually designated property

Level IV Demolition or relocation of a contributing structure

5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Construct a new infill home at 817 Deery Street per the attached design documentation.

6. SIGNATURE OF APPLICANT: Raymond W. Morrow Digitally signed by Raymond W. Morrow DN: c=us, o=u.s. government, ou=department of energy, ou=Energy IT Services, ou=Oak Ridge Institute for Science and Education, ou=People, cn=Raymond W. Morrow Date: 2016.08.01 11:39:09 -04'00' Date: 08/01/2016

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or **Fax:** 865-215-2068. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY
Date Received _____ . Approved _____ Disapproved _____ Approved As Modified _____ .
Date Acted On _____ .

HISTORIC ZONING COMMISSION

8-J-16-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

817 Deery St 37917

Fourth and Gill H-1

Petitioner: Butch and Malinda Morrow

N

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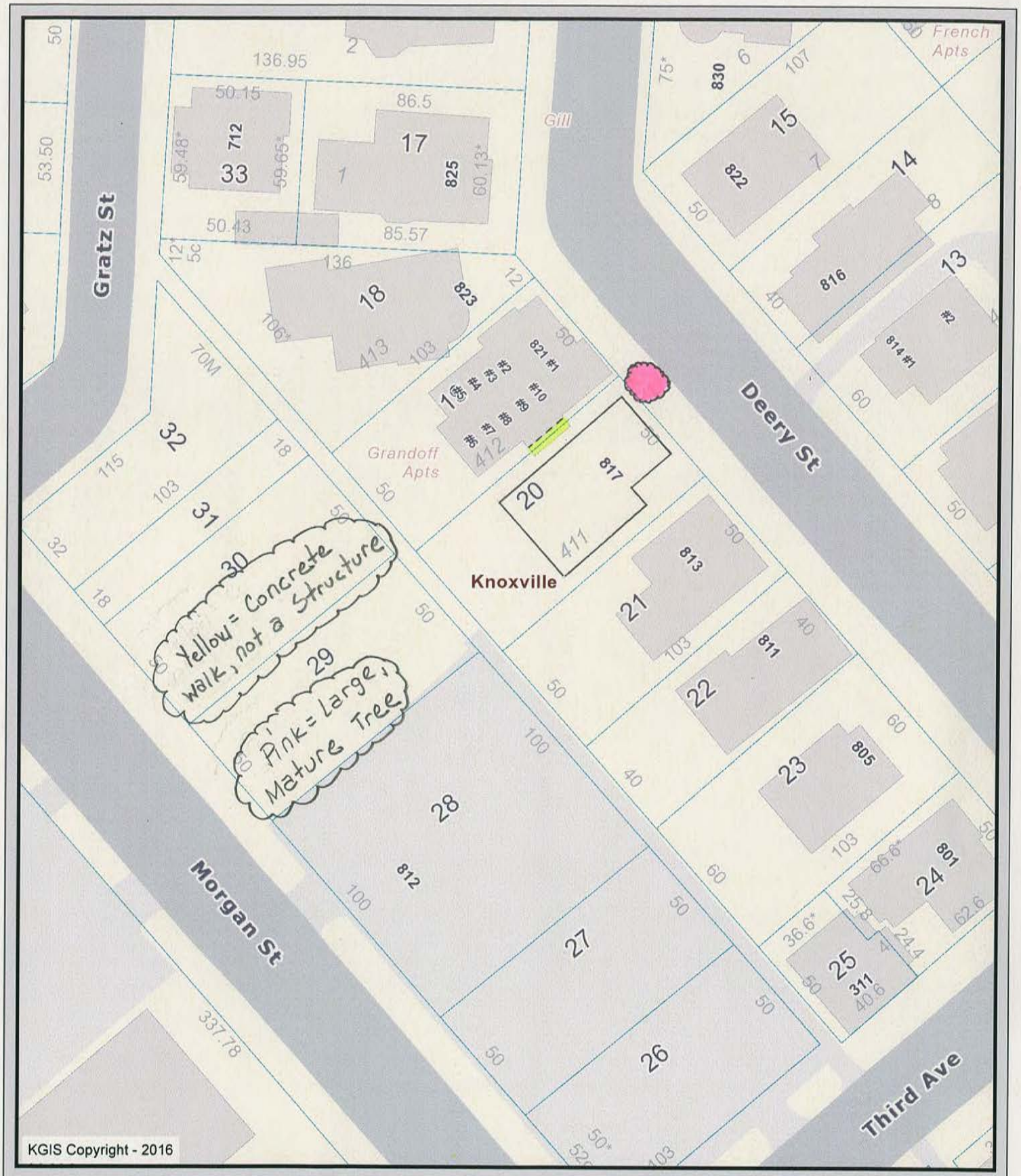
Feet

Original Print Date: 8/9/2016

Metropolitan Planning Commission - City / County Building - Knoxville, TN 37902



Deery Street

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ft

Knoxville - Knox County - KUB Geographic Information System

Knoxville Historic Commission Submittal

New Infill Home, 817 Deery

August 1, 2016

Table of Contents

List of Figures

Introduction

Malinda and Raymond (Butch) Morrow are the new owners of 817 Deery Street (Parcel ID 094DE020) and desire to build a detached family dwelling. The lot is a "Designated Small" lot of record and has dimensions of 50' X 103'. Zoning for 817 is R-1A/H-1 (Low Density Residential / Historic Overlay) Districts. We have applied for, and received conditional approval through the City of Knoxville, Board of Zoning for an increase on the lot building density to accommodate the accompanying design and to decrease the lot side setbacks from a total of 12' to 10' (Variance File No. 7-I-16-VA). The conditional approval is subject to approval by the Knoxville Historic Commission.

Malinda and I are long term Knoxville residents that spent most of our adult life in the Farragut community after we attended the University of Tennessee. We raised both our children in Knoxville and once we became "Empty Nesters" we gave in to our desire to become urban dwellers and move to downtown Knoxville. It has been a wonderful four and a half year experience for us both enabling us to enjoy more of what Knoxville has to offer in older architecture, arts and music, and a more friendly neighborhood. Once we decided to make the downtown area our permanent home we began to look for a home in the Fourth & Gill neighborhood. We love the historic nature of the neighborhood and how the residents care for the area. For nearly all of the last two years we have been learning about the neighborhood, meeting residents there, and looking for the right home or building site – and have finally been fortunate enough to have found and purchased the site at 817 Deery Street.

The remainder of this document details our plans for a Craftsman style home that we hope to build at 817. We have worked hard to make the design compliment the neighborhood and applied the Knoxville Historic Zoning Commission, Fourth & Gill Design Guidelines, the Heart of Knoxville Infill Housing Design Guidelines, incorporated advice from neighborhood residents, and our engineer and constructor. We have stayed true to the Craftsman style yet incorporated a few newer design features that we hope enhances the appearance of the home and the neighborhood overall.

Design Narrative

The proposed project is to construct a new infill home at 817 Deery Street in the Historic Fourth and Gill neighborhood. The home is designed in the Craftsman/Bungalow style from the early 20th century that is prevalent throughout the neighborhood. The home will be approximately 2100 square feet and be a one and one half story design in an airplane configuration. This design accommodates the "designated small lot" while still allowing off-street parking and accomplishing a design that is complimentary to the surrounding homes and the neighborhood as a whole.

The home will be constructed on a crawl-space type foundation with an exterior brick finish, true to the period and style and consistent with the neighborhood. The exterior of the home will be white Hardie-Plank fiber cement board lap siding with a smooth finish to mimic wood siding. The lap siding visible exposure will be 6 inches, placed in a horizontal pattern, and terminated into corner boards on the outside corners of the home. Windows will be double-hung wood windows proportioned using a cottage sash three over one configuration.

The home is designed with multiple, low-pitched gable roofs, with two lateral dormers on the upper level that read into the interior and an airplane configuration for the rear of the first story. The roof rafters are visible and will be accented with decorative beams. The front porch stretches 28' across the entire front of the home, it will have a roof line independent, lower, and with a shallower pitch than the main body of the home to add to the Craftsman style and enhance to architectural appear. The front porch is supported by tapered balustrades and pedestals resting on a 3" tongue and groove all wood porch floor painted gray to accent the homes white exterior. The front of the porch will be open to the street exposing the beams and rafters to enhance the front entrance appeal.

The front door will be an all mahogany three-quarter-light door, with side accent lights and an overhead transom light. The door will be maintained at a 6'-8" height to ensure the side and transom lights remain in proportion to the home's porch height and window placement.

Due to the lack of rear alley access parking will be provided to the south side of the home via Deery Street. The carport will complement the front porch as it is of similar construction, supported on one side by tapered balustrades and pedestals and it will also have exposed rafters as on the front porch. A grass separated two strip driveway will be constructed from Deery to a one car carport adjoining the home at the south and rear of the home.

The lot is currently bordered with 6' wood fencing to the north and south by the adjacent neighbors. We propose to join those existing fences at the rear of the lot with a similar 6' tall wood fence to enclose the rear yard. We will also add wrought iron fencing running from each side of the house to the neighbors existing fencing to totally enclose the rear yard to contain our pets when they are not housed inside. This fencing will also create a private garden area for the home where we have planned to include a covered rear porch extending from the northern side of the home across roughly three fourths of the rear of the home. At that point we will construct a storage area that adjoins the home and will use am integrated dormer for its roof. Immediately behind the rear porch will be a small garden pool and open deck at the yard elevation, each extending approximately 12' from the rear porch. The deck will serve as access to the garden pool and also serve as the access walkway to the attached storage area.

Siting Considerations

Figure 1 - 817 Deery, from Deery St looking West

Figure 2 – 817 Deery St from Morgan St looking East

Figure 2 - 817 Deery looking North

Figure 4 – 817 Deery looking South

Front Yard Setback – To maintain visual consistency along Deery Street, we have selected a front setback of 7.5 feet which is approximately the average setback of the homes immediately to the north and south of the lot and consistent with the street and neighborhood setbacks. Figure 5, the cross section of our plot plan shows the home to our North, 821 Deery (Lot 412) with a 6.8' setback and the home to our South, 813 Deery (Lot 410) with a 7.7' setback, and our proposed setback of 7.5'. Figure 6 is an overhead plot of the street to display the relative front setbacks in the area.

Figure 5 - Front Setbacks and First Floor Elevations

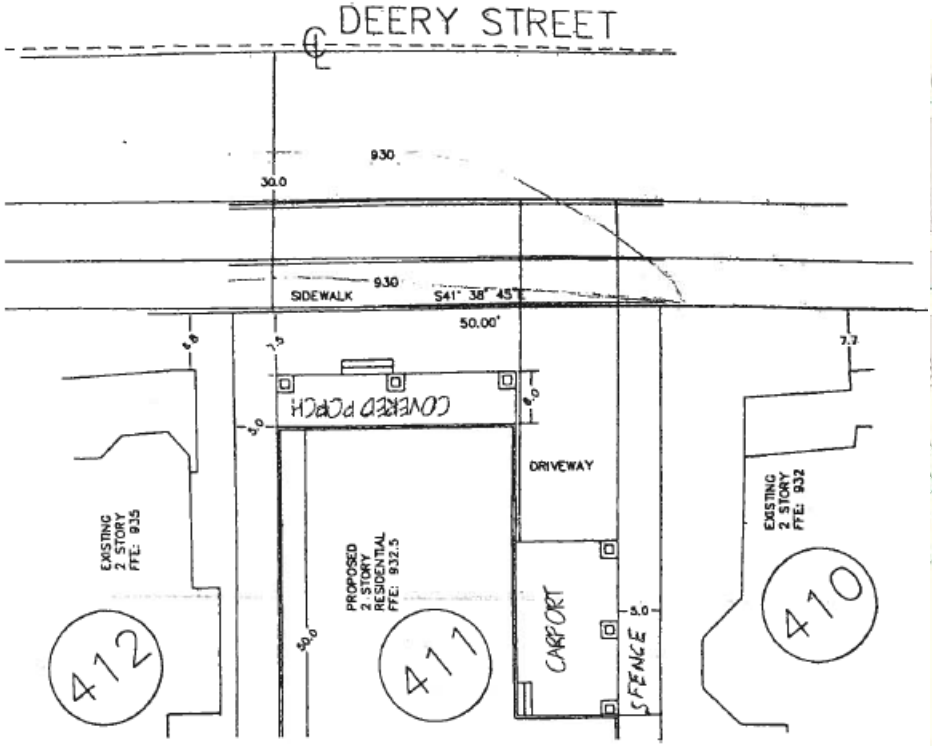


Figure 6 – Derry Street

Orientation – We have worked hard to develop a design to maintain side spacing between the adjacent homes that is consistent with the area and visually appealing. The average home spacing, as measured at the front face of the homes (the street view) is 11.5 feet for three homes to the south and the three homes to the North of 817. We have been hampered however by unfortunately being sited just south of 821 Deery (lot 412) whose home is approximately the same width as the lot and that has an overall mass greater than any home on the block. We do feel though that we have accomplished a siting that is suitable and visually pleasing for the site, that allows the preservation of a beautiful mature hardwood tree in front of the lot (See Figure 11), and achieved nearly 10 foot of spacing between 817 and 821 and well in excess of 12 feet to 813 to the south. (Please also see the siting concern discussion in the Parking discussion below). Visual representation of the side spacing along Deery can be seen below in Figures 8, 9, & 10.

Scale and Mass - The scale and mass, as measured by the approximate height and width for adjacent homes is depicted below. Deery Street homes encompass a broad range of architectural styles and also have a large range of structural mass (Please also see Figures 8, 9, & 10 as an illustration). The design we developed blends well with these styles and is of an appropriate mass and scale to compliment the street. The relative height of the surrounding homes is shown to scale in the representations below - and is appropriate for the area. The general width and height is very similar to adjacent homes and the street and neighborhood overall. In the absence of engineering surveys of the surrounding properties, we have used the Knoxville GIS system to measure the home dimensions of the adjacent homes and calculate their heights to provide the following scale comparison.

The footprint of roofed area for 813 Deery (the home immediately South of 817 Deery), shown to the left is approximately 40' wide by 60' deep, with a roof height of 34' The footprint of 817 Deery (the home immediately to the North of 817 Deery), shown below is 48' by 68' with a roof height of 34' (exclusive of the steeple peak that extends another 4'). Our proposed home is 40' wide by 66' deep with a roof height of 30'. This similarity in scale and mass coupled with complimentary front lot setbacks and side spacing will allow our proposed home to fit and blend well with the neighboring homes and those of the overall neighborhood. The drawing of our proposed home below is approximately to scale with the surrounding home pictures to depict the scale and mass comparisons.

Foundation Height - The predominance of the homes nearby have relatively low first floor elevations (generally 10" to 30" above grade), with the exception of the home immediately to the North, 821 Deery Street that has a first floor elevation of approximately 64 inches. 817 is separated from 821 visually by a large mature tree between the lots (See Figure 11) and would visually benefit in selecting its first floor elevation from the other houses adjacent and across the street to maintain consistency along the street. Figures 8, 9, & 10 show the relative neighboring floor elevations. Additionally, Figure 5 the annotated Site Plan shows the elevation of the home immediately to the South, 813 Deery (the center home in Figure 8) at 932.0 and our proposed elevation of 932.5 to show consistency for the surrounding street.

Figure 8 - Porch Elevations to the South

Figure 9 – Porch Elevations Across the street

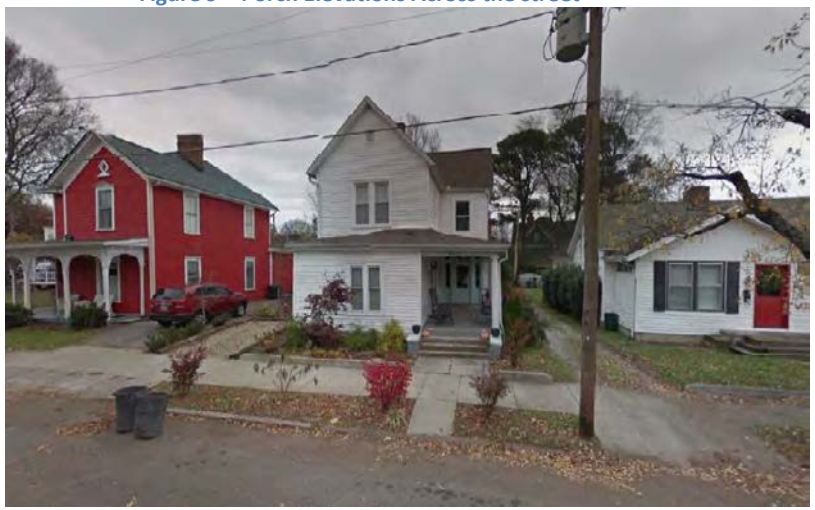


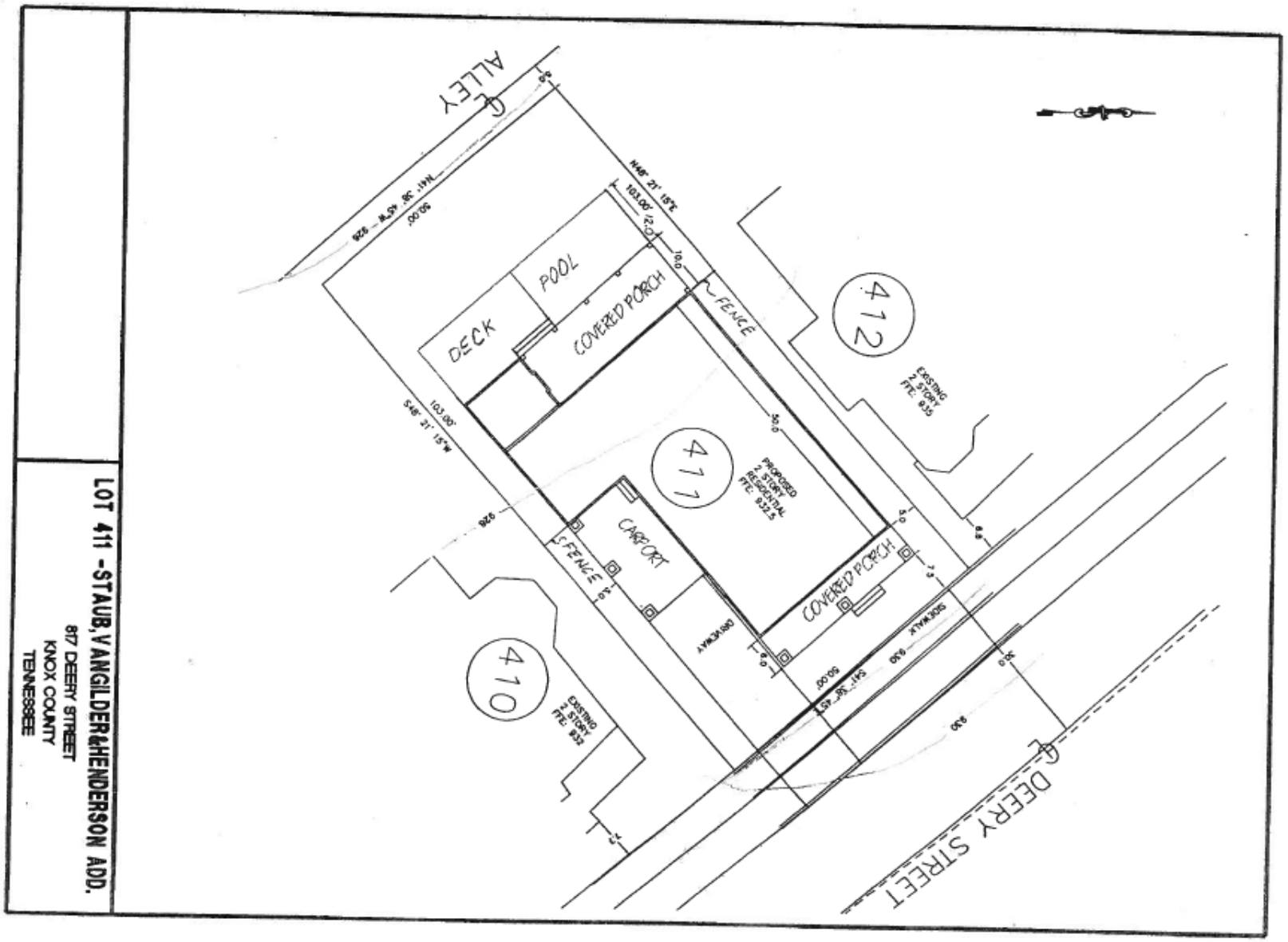
Figure 10 - Porch Elevations to the North

Parking - 817 Deery does not have alleyway access from the rear so parking will be accessed via a street cut off of Deery. An existing street cut does exist, however it is in the center of the lot and is not feasible to use due to the lot size constraints. A new street cut shall be made on the southern portion of the lot to allow for a driveway and one car carport beside the home. The pre-existing street cut will be removed and the grass median restored to match the curbing and sidewalks in the area. A driveway to the northern side of the home would have allowed potentially better spacing between the proposed new home and 813 Deery but would require the removal of a large, mature hardwood tree that has been a fixture on the block for years, we chose to preserve the tree and thus selected to site the drive on the southern side of the home. Figure 11 below shows the existing street cut and the mature tree on the northern side of the lot. The proposed new driveway is shown in the site plan provided in the design section below.

Figure 11 - 817 Deery Street view

Design

Site Plan



FRONT ELEVATION

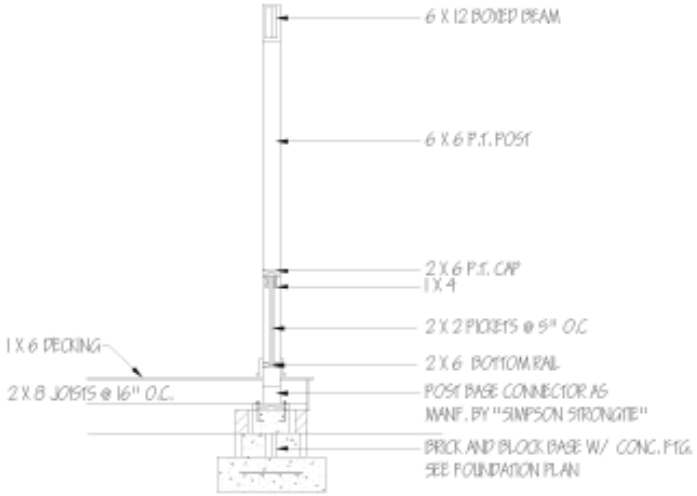
REAR ELEVATION

LEFT END ELEVATION

PRELIMINARIES

NOT FOR CONSTRUCTION

RIGHT END ELEVATION



REAR PORCH POST DETAIL

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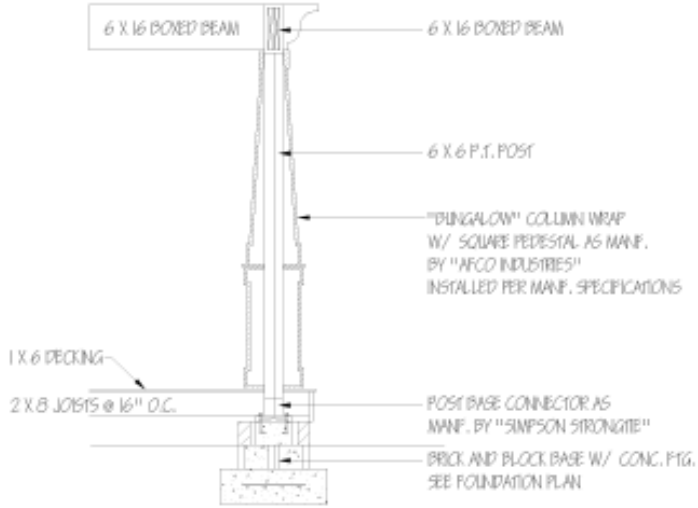

FRONT PORCH POST DETAIL

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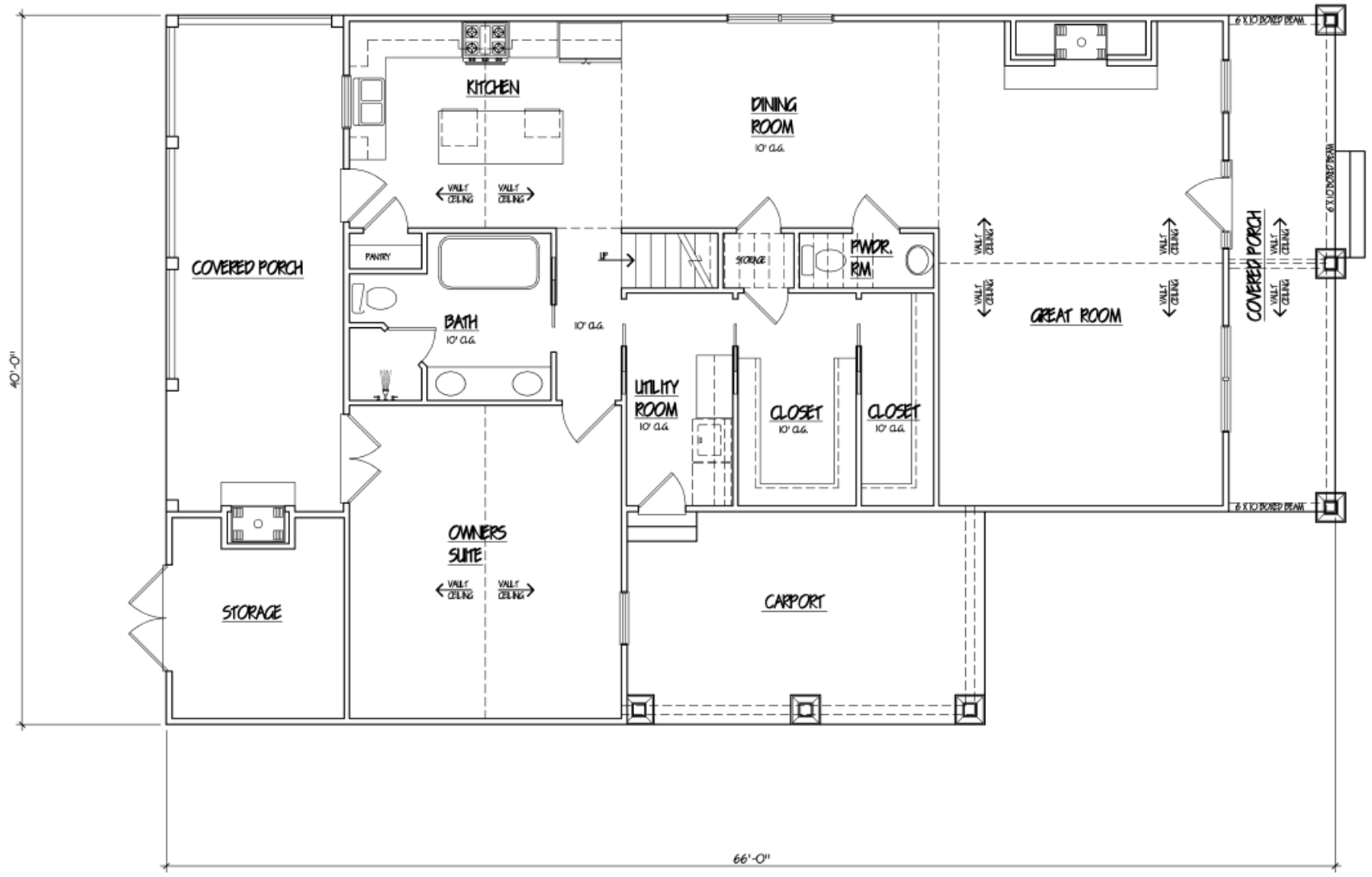
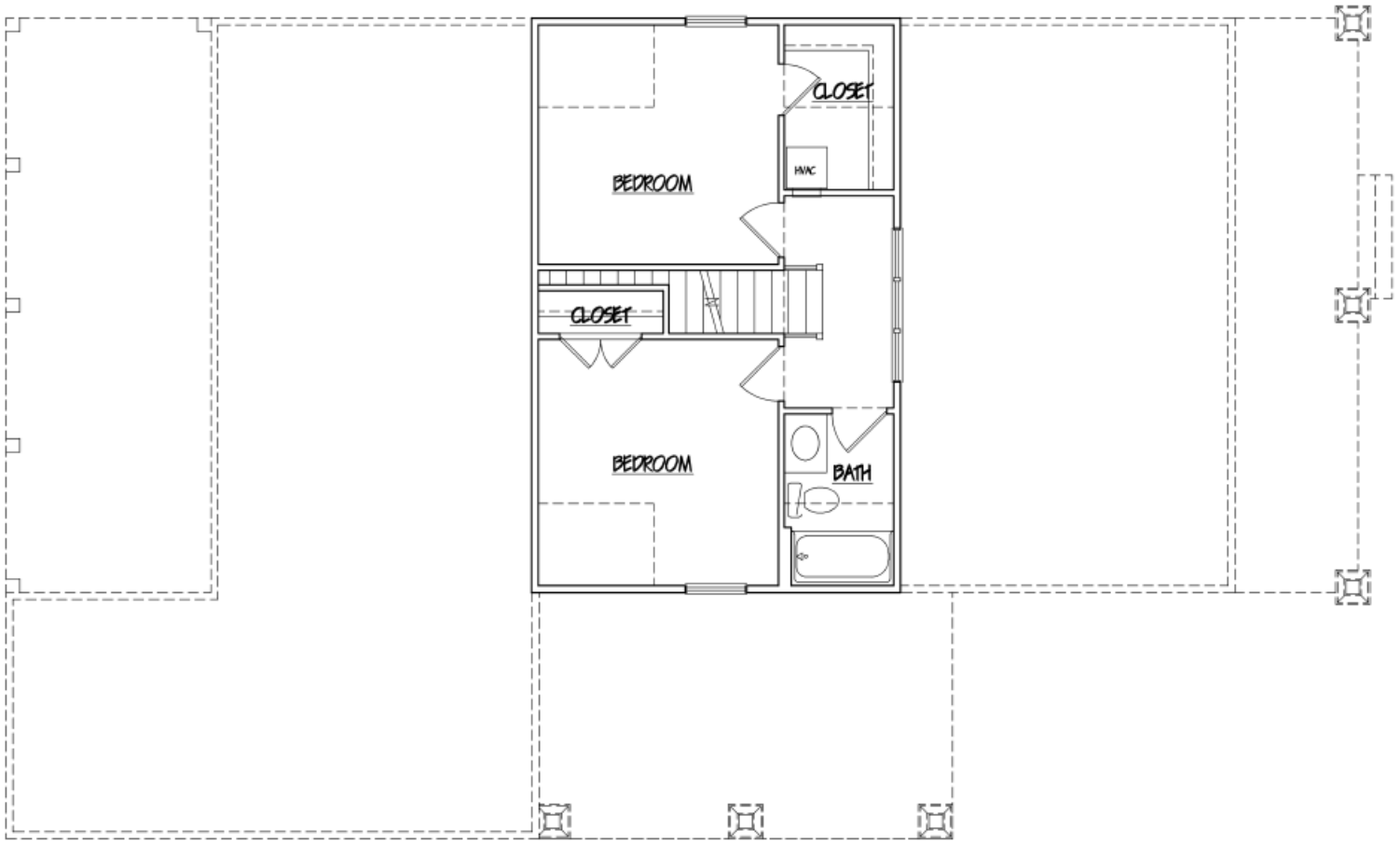


FIRST FLOOR PLAN



Second Floor Plan

Materials and Features

A complete listing of exterior materials is provided as Attachment 1 to this submittal. A few material selections and design features that merit discussion are described below.

The Rear Porch decking will be Fiberon Horizon. Fiberon is a composite decking material created in 1997 as an alternative to Trex composite decking. Like Trex, Fiberon is a composite wood and synthetic material similar to Trex yet it is engineered to alleviate the shortcomings of the Trex material. Unlike Trex, Fiberon is not prone to sag (vertical drooping) or warpage (Horizontal disfiguration), does not promote mold and mildew growth, is less susceptible to fading, and has natural appearing wood color variations that are not available in the monochromatic Trex product. Consumer Report rates Fiberon superior to Trex in each of these areas. Fiberon is a totally "Green" product produced from 40% lumber yard scraps and the remainder of recycled HDPE. Fiberon qualifies for Sustainability credit points toward LEED certification. Technical specifications are provided in the attached materials listing.

The exterior siding, soffit panels, window and corner boards will be James Hardie cement fiberboard products. The siding will be smooth (no grain) horizontal lap siding with a 6" visual lap. The color fast material resists mold, swelling, cracking, color separation, is non-combustible and has the appearance of all wood siding.

The front entry door is an all wood, three quarter light design, with clear glass, flanked on each side with full side lights and above with a transom light, all of clear glass. The door and surround are mahogany hardwood stained in a dark walnut finish. The door height is a standard 6'-8". Although this is not a traditional Craftsman style, it is a visually appealing feature and a common sight throughout the neighborhood. The pictures below are examples of similar doors found in the Fourth & Gill neighborhood.

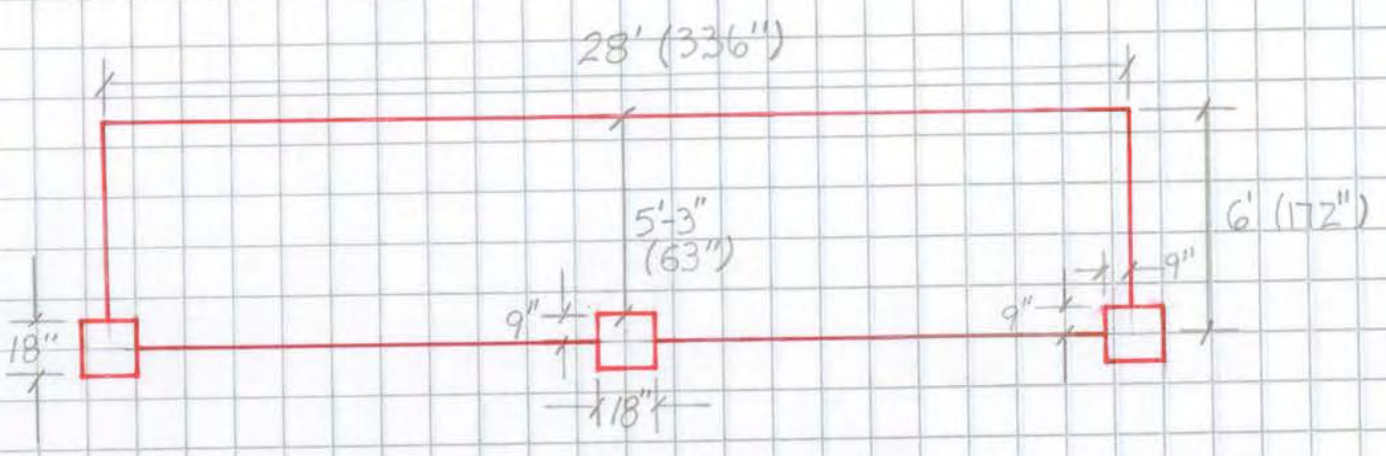
The front porch roof will be an open face with exposed rafters and beams without a closed front fascia and suspended ceiling. Examples of similar open porch roof designs from within the Fourth & Gill neighborhood are shown below.

Examples of shed roofs covering second-level windows (for 817 Deery)

$(6 \times 12) \times (28 \times 12) = 24{,}192$ Sq In.

$324 / 24192 = 1.34\%$

9" x 9"	81 sq in
9" x 9"	81
9" x 18"	162
	324 sq in



Butch and Malinda Residence

817 Deery Street
Knoxville, Tennessee 37917
Lot 211

ARCHITECTURAL REVIEW SUBMITTAL

Prepared by:
Sentinel Builders Inc
July 28, 2016

Client Information: Butch and Malinda Morrow Butch's Phone: 865-202-9480 Butch's Email: rmorrow@tds.net
Property and Project Information: Address: 817 Deery Street, Knoxville, TN 37917
Heated Areas: Floor 1 Area: 1592 sf Floor 2 Area: 460 sf Total Heated Area: 2052 sf

Unheated Areas:
Carport Area: 244 sf
Front Porch Area: 168 sf
Back Porch Area: 288 sf
Storage Area: 120 sf

Foundation:
Type: Encapsulated Crawlspace

Roof:
Type: 30 year asphalt shingles
Color: Oxford Gray

Exterior Concrete:
Type: Concrete is standard gray concrete with broom finish.
Location: Driveway, Sidewalk, Carport

Brick Veneer:
Brick Selection:
Color: Charlestown Landing
Size: Modular
Location: Foundation

Brick Mortar:
Mortar Selection: Type N, Gray

Siding:
Material: Fiber Cement, by James Hardie
Style: Straight, Smooth Finish, 6" Lap
Color: Painted White during construction
Location: All Siding

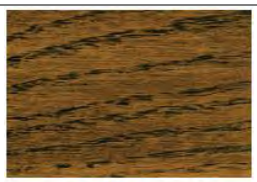
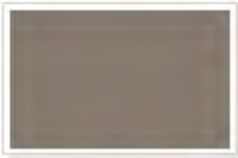
Siding Trim:
Material: Fiber Cement, by James Hardie
Style: Straight, Smooth Finish
Size: 1" x 4"
Color: Painted White during construction
Location: Corners, windows and doors

Fascia:
Material: Fiber Cement, by James Haride
Color: Painted White during construction

Soffit:
Material: Fiber Cement, by James Hardie
Color: Painted White during construction

Frieze Board:
Material: Fiber Cement, by James Hardie
Color: Painted White during construction
Location: Entire Home Continuous

Gutters and Downspouts:
Material: Aluminum
Gutter Size: 6"
Gutter Shape: Ogee
Downspout Size: 6"
Downspout Shape: Round
Color: White

Front Porch Ceiling: Material: Wood, Bead Board Finish: Stain Color: Dark Walnut	 DARK WALNUT 2716
Front Porch Beams: Material: Fiber cement Size: 6” x 16” Finish: Paint Color: Artic White	
Front Porch Columns/Posts: Material: Fiberglass Shape: Trapezoid Size: 16” Bottom x 9” Top x 72” Height Number: Three (3) Color: White	
Front Porch Floor: Material: Wood, Tongue & Grove Finish: Paint Color: SW7025 Back Drop	 Backdrop SW 7025
Back Porch Ceiling: Material: Wood, Bead Board Finish: Stain Color: Dark Walnut	 DARK WALNUT 2716
Back Porch Beams: Material: Fiber cement Size: 6” x 12” Finish: Paint Color: White	
Back Porch Columns/Posts: Material: Wood with painted Fiber Cement Board Wrap (James Hardie) Shape: Square Size: 4x4 Number: Five (5) Finish: Smooth Color: White	
Back Porch Railing: Material: To Be Determined Painted, all wood Balustrade (Similar to the picture to the right), or a Wood or Metal and Cable Railing System (As shown to the right).	 

Back Porch Floor:
Material: Composite by Fiberon
Size: 5 ¼" board
Finish: Manufacturer
Color: Tudor Brown

PermaTech outer surface is bonded on four sides; using 100% recycled premium HDPE with a 40% wood composite core sourced from lumber mill scraps. (Please see technical data sheet at the end of this section)
https://www.fiberondecking.com/compare-fiberon/wood-vs-composite

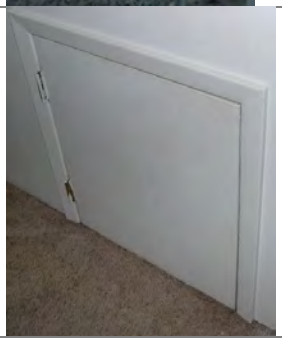
Roof Counter Flashing:
Material: Aluminum
Finish: Manufacturer
Color: White

Windows:
Material: Wood
Type: Double Hung
Finish: Paint
Color: Artic White
Glass: Low e
Grid Pattern: SDL, 3 Pane Top
Model: Pella

Front Door:
Size: 3'0 x 6'8 with transom and sidelights
Material: Mahogany
Model: Wakefield by DSA
Finish: Stain
Color: Dark Walnut
Hardware: Deadbolt and handle

DARK WALNUT 2716

Utility Door:
Size: 3'0 x 6'8
Material: Fiberglass
Model: Patio Door, Half Light
Finish: Paint
Color: Artic White
Hardware: Deadbolt and passage knob

Master Bedroom Door: Size: 6’0 x 6’8 Material: Fiberglass Model: Patio Door, Full Light Finish: Paint Color: Artic White Hardware: Deadbolt and passage knob	
Kitchen Door: Size: 3’0 x 6’8 Material: Fiberglass Model: Patio Door, Full Light Finish: Paint Color: Artic White Hardware: Deadbolt and passage knob	
Storage Door: Size: 6’ x 6’8 Material: Wood Model: Double Door, Solid Finish: Paint Color: Artic White Hardware: Straps and handles (Similar to the picture at right)	
Crawlspace Door: Size: 3’0 x 2’8 Material: Steel Model: Single Door, Solid Finish: Paint Color: Artic White Hardware: Knob	

	Fence, Back Yard: Material: 6’ Wood Privacy Fence Posts: 4x4, Wood Single or double door entry.	
	Fence, Side Yard: Material: 4’ Wrought Iron with spear heads on every other picket Posts: 3” Square Posts	
	Mailbox: Type: Envelope Pouch by Pottery Barn Color: Black Location: Front Door	

fiberon

PHYSICAL AND MECHANICAL PROPERTIES

BRANDS	Fiberon (USA and International
PVC	Paramount
Capped PE	Horizon,
Uncapped PE	Professional, Traditional, Exotics

TEST	METHOD	RESULT*
SPECIFIC GRAVITY	**ASTM D 792**	
PVC		0.65
Capped PE		1.10
Uncapped PE		1.11
FASTENER PERFORMANCE	ASTM	
Screw Withdrawal Tiger Claw	**D 1761****	463 allowable lbs per fastener
Screw Withdrawal SplitStop Titan III	**D 1761****	377 allowable lbs per fastener
Screw Withdrawal Veranda Composite Screw	**D 1761****	367 allowable lbs per fastener
Uplift Capacity Phantom GT Hidden Fastener	**E 330****	182 allowable lbs/ft^2
MODULUS OF ELASTICITY	ASTM D 6190	
Paramount		150,300 psi
Horizon, ProTect Advantage		456,000 psi
Pro-Tect, Veranda ArmorGuard, Veranda Composite Decking		459,100 psi
Good Life		404,400 psi
Professional		470,000 psi
MODULUS OF RUPTURE	ASTM D 6190	
Paramount		3,588 psi
Horizon, ProTect Advantage		3,500 psi
Pro-Tect, Veranda ArmorGuard, Veranda Composite Decking		3,444 psi
Good Life		2,845 psi
Professional		2,643 psi
LINEAR COEFFICIENT OF EXPANSION X 10^{-5} (in/in/^{o}F)		
PVC		2.76
Capped PE		1.67
Uncapped PE		1.75
COEFFICIENT OF STATIC FRICTION	ASTM F 1679	
Paramount		0.85 dry /0.82 wet
Horizon, ProTect Advantage, Pro-Tect, Sanctuary, Veranda ArmorGuard		0.58 dry /0.52 wet
Veranda Composite Decking		0.53 dry /0.42 wet
Professional		0.80 dry /1.19 wet
DEFLECTION LOADS ALLOWED/ACTUAL	ASTM D 7032	
Max Design Load Deflection - Paramount		0.128 in.
Max Design Load Deflection - Horizon		0.0104 in.
Max Design Load Deflection - Capped PE and Uncapped PE		< 0.120in.
Recovery of at least 75% - PVC, Capped PE and Uncapped PE		meets or exceeds
Creep Relaxation - PVC, Capped PE and Uncapped PE		meets or exceeds
FLAME SPREAD INDEX	ASTM E 84	
Professional		75***
Good Life, Veranda Composite Decking		125
ProTect Advantage, Pro-Tect, Sanctuary, Veranda ArmorGuard		115
Horizon		70
Paramount		30
SMOKE DEVELOPED INDEX	ASTM E 84	
Paramount		850
Horizon, ProTect Advantage, Pro-Tect, Sanctuary, Veranda ArmorGuard		350
Good Life, Veranda Composite Decking		300
CA OSFM WILDLAND-URBAN INTERFACE CODE COMPLIANCE	SFM 12-7A-4	
Paramount	Part A, Part B (class B)	passes
ProTect Advantage, Pro-Tect, Veranda ArmorGuard	Part A	passes****
Professional	Part A	passes
TERMITE RESISTANCE RATING	ASTM D 3345	
Paramount		10
FORMOSAN TERMITE RESISTANCE RATING	AWPA STANDARD E1-09	

Capped and Uncapped PE		passes

FUNGUS DECAY RESISTANCE ASTM D 1413

Paramount, Horizon, ProTect Advantage, Pro-Tect, Sanctuary, Veranda ArmorGuard, Good Life, Professional		no significant decay

SENTINEL
BUILDERS

Views of the 800-block of Deery Street

North of the site

Across the street from the site

Across the street from the site

Across the street from the site to the south

Roof Pitches 4/12 thru 12/12

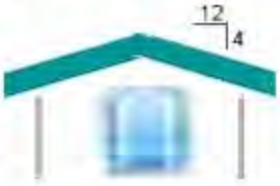
The examples below provide visual examples of roof pitch.

To determine your roof pitch go here.

Other terminology for roof pitch are; Roof Slope, Roof Angle and Pitch Degrees.

To see roof pitch to degrees equivalents go here.

4/12 Pitch 18½° Details



5/12 Pitch 22½° Details

6/12 Pitch 26½° Details

7/12 Pitch 30¼° Details

8/12 Pitch 33¾° Details

9/12 Pitch 37° Details

10/12 Pitch 40° Details

12/12 Pitch 45° Details