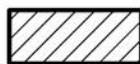


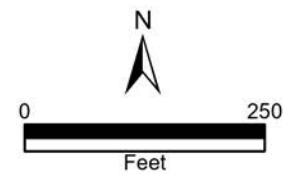
3-A-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



213 Leonard Place 37917
Old North Knoxville H

Original Print Date: 3/8/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Molly Hughes



Meeting: 3/21/2024
Applicant: Molly Hughes
Owner: Matt Doty

Property Information

Location: 213 Leonard Place **Parcel ID** 81 L G 024
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: N/A
New construction house approved in June 2023 (6-D-23-HZ).

Description of Work

Level II Major Repair or Replacement

After-the-fact review of material and design changes from the initial approval.

Siding: the installed siding is a faux grain-finished fiber cement lap product with a wide exposure pattern; the approved siding was a smooth-finished fiber cement lap siding with a 4"-5" exposure pattern.

Front door: the installed door is a two-panel wood door with no transparency, flanked by sidelights; the approved front door featured a quarter-light above two vertical panels.

Front porch: the applicant is requesting the installation of square 8 by 8 wood posts with 1 by 4 frame trimming around top and bottom above the brick piers; the approved porch columns were tapered wood posts above brick piers. The applicant also requests the porch foundation to be clad in "pressure-treated wood trimming" instead of the brick foundation as depicted.

Windows: applicant installed vinyl windows and will replace them with aluminum-clad wood windows to reflect initial approval. On the rear dormer, the windows were initially proposed as three small adjoining casement windows; the applicant is requesting to install three full-length adjoining operable windows in the same location.

Applicable Design Guidelines

C. Porches

- Design elements to be incorporated in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.
- In new construction, the proportion of the porches to the front facades shall be consistent with historic porches in the neighborhood.

E. Wood Wall Coverings

1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.
4. New construction must incorporate corner and trim boards and appropriate window and door trim to be compatible with adjacent historic buildings.

F. Masonry

12. Stucco surfaced masonry can be appropriate for foundation in new construction. Brick and stone can also be appropriate.

NEW BUILDINGS

New buildings should be contemporary in spirit. Slavish copies of historic buildings confuse the historic value of the existing buildings. New buildings should respond to the present time, the environment, and the use for which they are intended. New buildings constructed in historic areas should be compatible with the existing historic buildings and sensitive to the patterns of the environment where they will be placed. The use of similar materials can help in developing continuity. These principles apply to new homes as well as garages, sheds and other outbuildings.

J. Materials

1. The materials used for new building exteriors shall be consistent with materials already found on buildings on the street.
2. Artificial siding and split-face block are not acceptable materials for use on new buildings.

K. Features

1. Design new buildings with a strong sense of a front entry.
2. Use front porches in new designs, and make the size of those porches useable for sitting. New porches shall be at least eight feet deep, shall contain design features such as columns and balustrades that introduce architectural diversity, and shall extend across more than half of the front façade.

Comments

N/A

Staff Findings

1. The new house at 213 Leonard Place was reviewed and approved by the Historic Zoning Commission in June 2023 (6-D-23-HZ) subject to five conditions. The COA and approved elevation drawings are included in the application packet.
2. Most of the proposed work is after-the-fact and has already been completed on site.
3. While the design guidelines for new construction in ONK discourage “artificial siding [...] for use on new buildings” and recommend that “materials for new buildings be consistent with those already found on the street,” fiber cement lap siding has been approved for new construction in ONK over the last ten years. Fiber cement siding has been approved, provided it is installed with a smooth finish instead of faux grain, and in exposure patterns comparable to original wood siding. Smooth-finish fiber cement lap siding is preferred to faux grain as it does not imitate the texture of different material (ie, it is not wood), and because the faux wood grain does not sufficiently replicate the texture of wood. Smooth-finished fiber cement lap siding should be installed with an exposure pattern of 4”-5”, based on the previous condition of approval.
4. The installed front door lacks the transparency of the proposed quarter-light door. Guidelines recommend that new entrances be compatible in size, scale, material, and historic character of adjacent buildings. Craftsman-style houses typically feature some transparency in the front doors; the previously-approved door or a comparable design should be selected, with approval by staff.

5. One condition of approval on COA 6-D-23-HZ was “all elevations of foundation to be clad in brick.” The porch foundation, along with the entire exterior foundation, should be clad in brick veneer as depicted on the plans.

6. The tapered wood columns on brick piers meet the design guidelines, which recommend that new porches “contain design features such as columns and balustrades that introduce architectural diversity.” The proposed square posts shown in the reference photo look disproportionate to the brick piers below. The tapered wood columns on brick piers, as previously approved, should be installed.

7. The proposed full-length windows on the rear elevation dormer are proportionate to the house and will not be visible from the right-of-way.

Staff Recommendation

Staff recommends denial of the installed faux-grain fiber cement lap siding, the installed door, the vinyl windows, the proposed 8 by 8 square posts instead of tapered wood posts, and the wood-clad porch foundation; staff recommends installation of smooth-finish fiber cement lap siding with a 4” to 5” exposure pattern, a door to reflect the approval under COA 6-D-23-HZ, tapered wood posts to match the previous approval, and a brick-clad porch foundation to reflect the house’s brick foundation. Staff recommends approval of the rear dormer window modifications.



DESIGN REVIEW REQUEST

- ☐ DOWNTOWN DESIGN (DK)
☐ HISTORIC ZONING (H)
☐ INFILL HOUSING (IH)

Applicant

3-A-24-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett
Please Print

2.26.24
Date

Matt Doty
Applicant Signature

Matt Doty
Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- ☐ Signs ☐ Alteration of an existing building/structure

Level 2:

- ☐ Addition to an existing building/structure

Level 3:

- ☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

☐ Brief description of work: _____

HISTORIC ZONING

Level 1:

- ☐ Signs ☐ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- ☐ Major repair, removal, or replacement of architectural elements or materials ☐ Additions and accessory structures

Level 3:

- ☐ Construction of a new primary building

Level 4:

- ☐ Relocation of a contributing structure ☐ Demolition of a contributing structure

See required Historic Zoning attachment for more details.

☐ Brief description of work: _____

INFILL HOUSING

Level 1:

- ☐ Driveways, parking pads, access point, garages or similar facilities ☐ Subdivisions

Level 2:

- ☐ Additions visible from the primary street ☐ Changes to porches visible from the primary street

Level 3:

- ☐ New primary structure
☐ Site built ☐ Modular ☐ Multi-Sectional

See required Infill Housing attachment for more details.

☐ Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

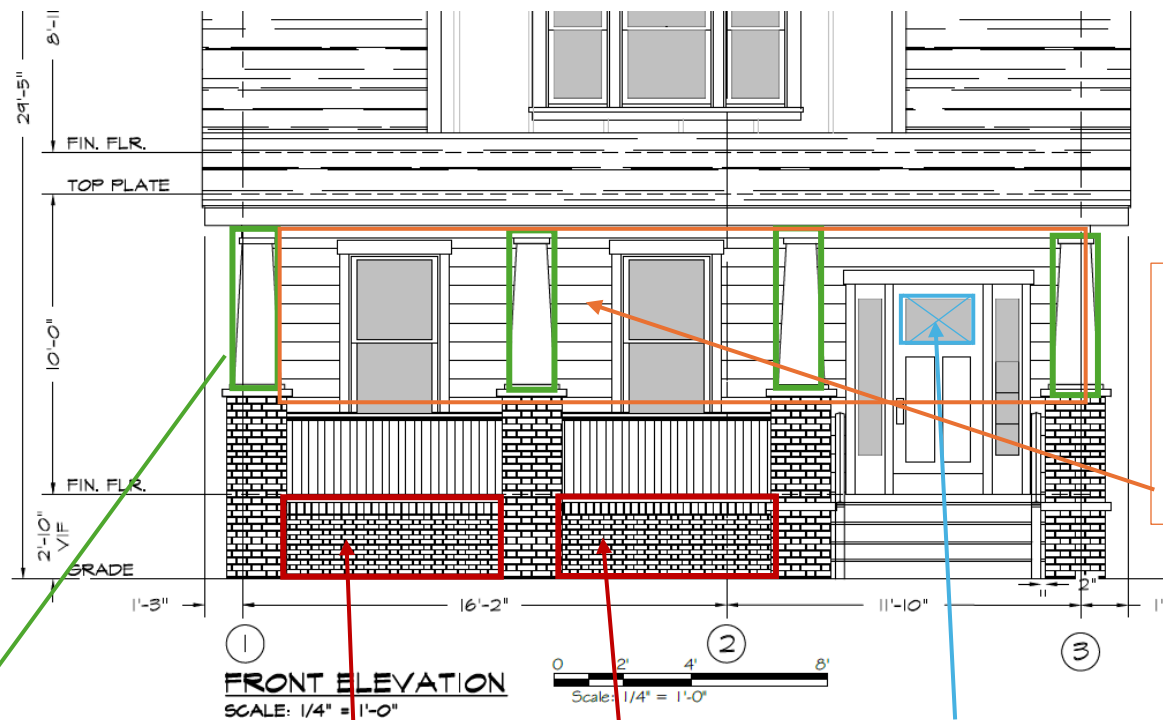
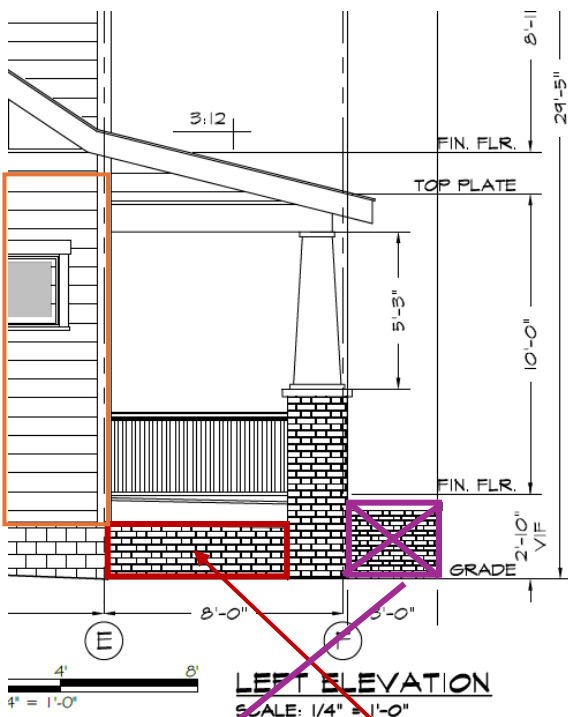
- ☐ Downtown Design Checklist
☐ Historic Zoning Design Checklist
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:	100.00	TOTAL:
100.00		
FEE 2:		
FEE 3:		

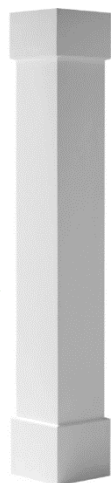


Textured Hardi-lap siding instead of smooth Hardi-Siding

No window in the door and with black hardware (Front Doorknob and deadbolt)

Trimming Flush with the deck (Skirt)

8x8 semi-transparent stained post with 1x4 frame trimming around top and bottom. See the example of post trimming (It will be wood not white)



Reference of Pressure-treated wood trimming around the front porch. Would be exactly like this photo if approved with a white solid stain around the base, evenly spaced wood.

Front of Home Currently



ALL the windows are being replaced with Aluminum wood-clad windows as the plans state. Waiting on them to be delivered (5 weeks)

Textured Hardi-lap siding instead of smooth Hardi-Siding



No window in the door and with black hardware
(Front Doorknob and deadbolt)





**Reference Photo only

A2

2. **GRADE SLOPE AT BUILDING PERIMETER** 81/4" FT. SLOPE AWAY FROM BUILDING AT 5'-0" KEEP GRADE 6" MIN. FROM BUILDING SIDING (TYP)

3. **CONCRETE**

5.1. 3/4" MINIMUM DEEP CONCRETE LANDING AT EXTERIOR DOOR

5.2. OUTDOOR PATIO CONCRETE SLAB

4. **DETAILS**

2.1. 36 GA. 1/4" TALL, 80# GUTTERS 1/2" x 1/4" x 56. DOWNSPOUTS LOCATIONS AS ARCHIT. ROOF PLAN OUTLINE AT 1/4" SCALE PER OTHER SPECIFICATIONS

3.1. DOWNSPOUTS TO BE CONNECTED TO 5/8" PERIMETER FINGER DRAIN AWAY FROM DRILLING.

2.2. 24 GA. 1/2" TALL, 80# GUTTERS 1/2" x 1/4" x 56. DOWNSPOUTS LOCATIONS AS ARCHIT. OVERLAP GUTTERS FOR PROPER DRAINAGE AT EAVES (TYP). COLOR PER OTHER SPECIFICATIONS.

2.3. 24 GA. 60# PREPARED FINISHING METAL HOD VERTICAL/BEAD OF BEAD FINISH AT EXPOSED EAVES (TYP). INSTALLATION PER MFG. SPECIFICATIONS.

2.4. 24 GA. 60# HEEP SCREEN FLASHING AT SLDR. PERIMETER (TYP)

6. **HOOD/INTAKE**

5.1. 5/8" C/P. JAMES HARDIE OR 5/8" VERTICAL BOARDS 1/4" x 2" C/PB BEARING AT 24" O.C. TEXTURED FINISH (TYP) COLOR PER OTHER SPECIFICATIONS

5.2. 5/8" C/P. JAMES HARDIE OR 5/8" FACIA BOARD TEXTURED FINISH (TYP) COLOR PER OTHER SPECIFICATIONS

5.3. 5/8" x 5-1/2" C/P. JAMES HARDIE OR 5/8" TRIM AT HOD/DOORS AND DOORS AND SIDING CORNERS (TYP) COLOR PER OTHER SPECIFICATIONS

5.4. 5/8" C/P. JAMES HARDIE OR 5/8" HORIZONTAL LAP BOARDS 1/4" x 2" C/PB TEXTURED FINISH (TYP) COLOR PER OTHER SPECIFICATIONS

7. **THERMAL & MOISTURE PROTECTION**

1.1. 40-YEAR MIN. COMPOSITE ROOF SHINGLES 0/175/KH HP BUILDING PAPER, COLOR AND STYLE PER OTHER SPECIFICATIONS.

8. **DOORS & WINDOWS**

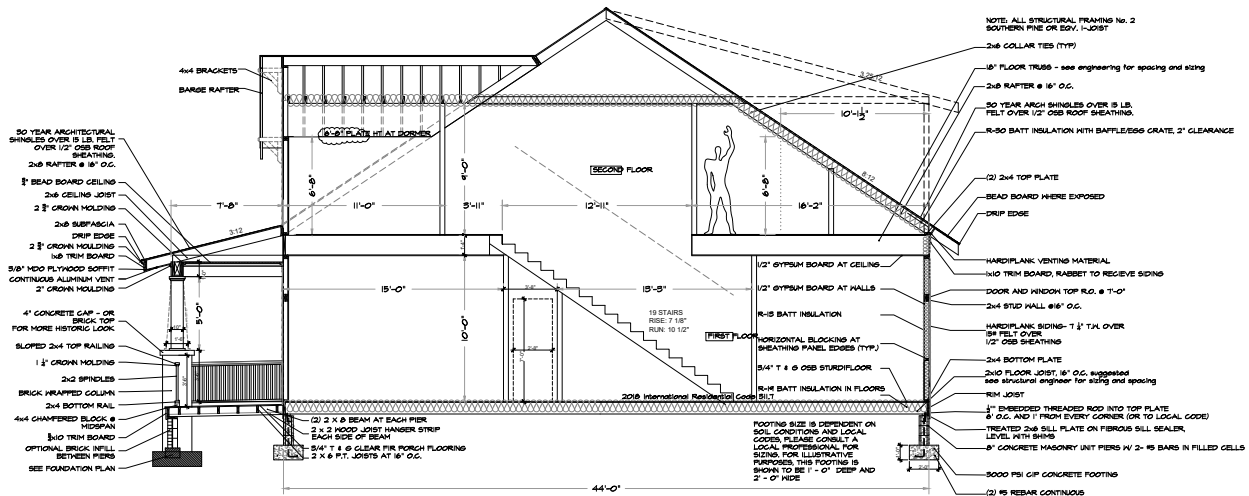
1.1. 36" MIN. HEIGHT x 16-1/4" SOLID HOD GUTCH FRONT ENTRY DOOR. MIN. MINIMIZED HERNIE CYLINDER HOD HANDLES/ 84" INCH. FINISH

2.2. 32" x 80" PERMANENCE SLDR. SLDR. 3/4" MIN. ESSENTIAL STYLE C/PB HOD/DOORS 36" MIN. MINIMIZED LOWE 22" HANDLING HOD/DOORS 36" MIN. PERMANENCE SLDR.

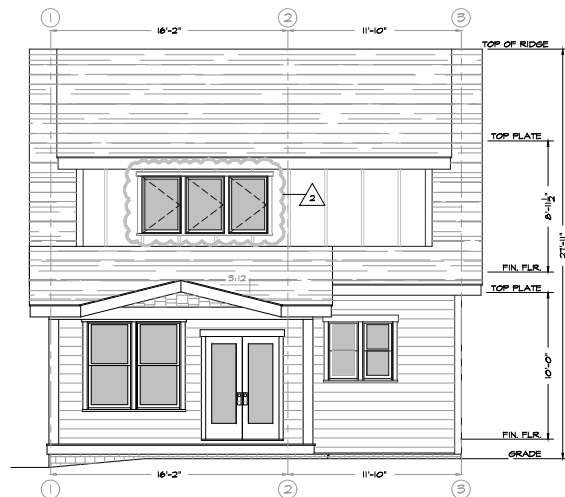
3.1. ALL WINDOWS ARE TO BE ALUMINUM HOD GLAZED FINISH HARDWARE. EXTERIOR PARTS CERTIFIED HOD/DOORS 32" SLDR. HOD/DOORS 36" MIN. INDICATED.

9. **FINISHES**

1.1. TASTATE STYLE 3-1/4" x 5-5/8" BRICK HOD/TORAT INSTALL PER MFG SPEC.



CROSS SECTION A-A
SCALE: 1/4" = 1'-0"



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



RIGHT ELEVATION
SCALE: $1/4" = 1'-0"$



LEONARD
RESIDENCE

NEW CONSTRUCTION

O LEONARD PLACE
KNOXVILLE, TENNESSEE 37917

ELEVATIONS
&
CROSS
SECTION
PLAN

Revisions		
	DATE	DESCRIPTION
1	08/16/23	REVISIONS PER P.G. COMMENTS
2	08/22/24	AS-BUILT REVISIONS, ADDING 1 FLOOR
3		
4		
5		
6		
7		
8		
9		
10		

Date: 03/20/2025

Job Captain: EF

Sheet

A5



PH: 865-485-1778
email: sales@baldesign.com
www.baldesign.com

LEONARD RESIDENCE

NEW CONSTRUCTION

0 LEONARD PLACE
KNOXVILLE, TENNESSEE 37911

DOOR AND WINDOW SCHEDULE

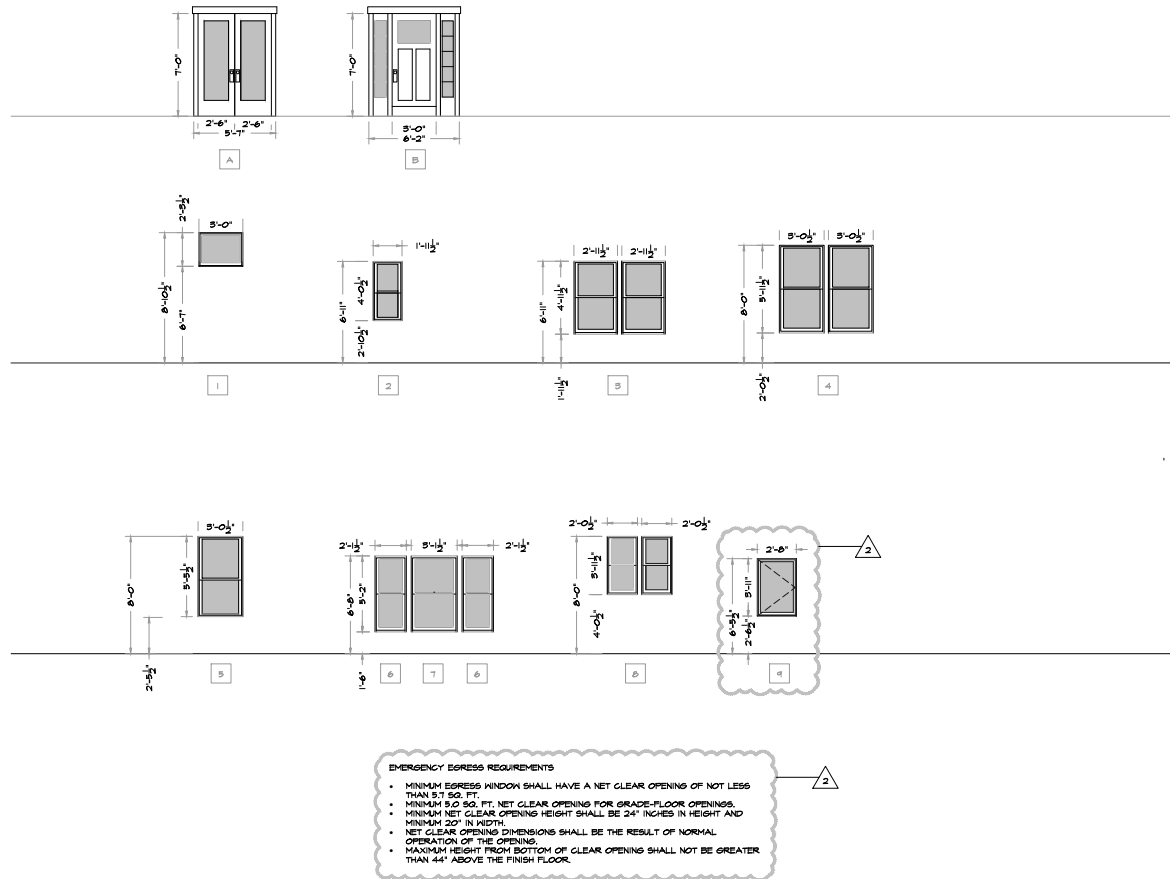
Revisions		
	DATE	DESCRIPTION
1	08/16/22	REVISIONS PER P.L. COMMENTS
2	08/22/22	REVISIONS PER P.L. COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		

Date: 03/20/2023

Job Captain: EF

Sheet

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Certificate of Appropriateness

Knoxville Historic Zoning Commission

File Number: 6-D-23-HZ

A Certificate of Appropriateness is hereby granted for the following property by the Knoxville Historic Zoning Commission:

Property Address: 0 Leonard Place
Parcel ID: 81 L G 024
District: Old North Knoxville H
Owner: Matt Doty
Applicant: Eric Forrestall Bald Design Services

Level of Work: Level III
Construction of New Primary Building

Work Items:
Other: New primary structure

Description of Work:

New primary structure fronting Leonard Place. One-and-one-half-story house measures 28' wide by 63'-7" overall (length includes an 8' deep front porch and 12' deep rear porch. The house is proposed to be set 20' from the front property line. The house features a side-gable roof (pitch not noted) clad in asphalt shingles, an exterior of horizontal lap and board-and-batten siding, and a foundation which is 2'-10" tall at the façade. Parking (a 35' wide by 24' deep pad) is located at the rear of the house, accessed by the alley.

The façade (south) features a centered front-gable roof dormer with three adjoining one-over-one windows, with a full-length, shed-roof porch supported by square wood posts on brick piers. The dormer is clad in board-and-batten siding with shingle siding above the windows. The three-bay façade features two double-hung, one-over-one windows followed by a Craftsman-style door flanked by sidelights.

The left (west) elevation features three evenly spaced double-hung windows in the gable field, which is clad in board-and-batten siding and shingles. Four bays of windows are irregularly spaced on the left side. On the rear (north) elevation, a large shed-roof dormer is clad in board-and-batten siding with three small windows. The right (east) elevation features four bays of windows of different sizes on the first story, and three bays of windows on the gable field.

CONDITIONS OF APPROVAL PER 6.15.23 HZC MEETING: 1) front setback to be revised to be compatible with the front setback pattern of the block; 2) final site plan to meet City Engineering standards; 3) siding materials to be wood or smooth-finished fiber cement, 4-5" in exposure; 4) gables to be clad in wood shingles or board-and-batten, omitting third siding design; 5) revision to side elevation window placement and proportions, with drawings submitted to staff; 6) all elevations of foundation to be clad in brick; 7) final window specifications to be submitted to staff for approval, including a profile indicating appropriate window trim and sills; 8) chimney either be brought within the footprint of the house or be extended vertically and clad in brick to reflect a typical chimney.

Action: Approved with Conditions

Certified By: Lindsay Crockett

Date Certified: 6/15/2023

COA Expiration Date (3 years): 6/14/2026

This Certificate Is Not A Building Permit

To obtain a building permit, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

Contact the appropriate building inspections office for permit requirements:

City of Knoxville Development Services: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325

5. SITE WORK:

21. GRADE SLOPE AT BUILDING PERIMETER 1/4" / FT. SLOPE AWAY FROM BUILDINGS AT 5'-0" KEEP GRADE @ MIN. FROM BUILDING SIDING (TYP).

6. CONCRETE

22. 36" MINIMUM DEEP CONCRETE SLABING AT EXTERIOR DOOR.

23. OUTDOOR PATIO CONCRETE LANDING

7. METALS

24. 36 GA. 2" TALL 96" GUTTERS K1/2" X 4" SG. DOWNSPOUTS LOCATION TO BE DETERMINED BY ARCHITECT. COLOR PER OWNER SPECIFICATIONS.

25. J.1. DOWNSPOUTS TO BE CONNECTED TO 5/8" FERRITER FRENCH DR. AWAY FROM DOWNSPUTS.

26. FLASHING AT ROOF EDGES, HEADWALLS, RAISE WALLS, VALLEYS, ETC., OVERLAP GUTTERS FOR PROPER DRAINAGE AT EDGES (TYP). COLOR PER OWNER SPECIFICATIONS.

27. 24 GA. 68H FIVEVENT FLASHING W/ METAL HOOD K1000 HORIZONTAL BEAM OF HEADLINE AT EXPOSED EDGES (TYP). INSTALLATION PER MFG SPECIFICATIONS.

28. 24 GA. 68H KEEP SCREW FLASHING AT BLDG. PERIMETER (TYP).

8. WOOD/PALLETING

29. 5/8" GFS. "JAMES HARDIE OR SIM" VERTICAL BOARDS W/ 1/4" X 2" TALL 2" X 2" SMOOTH FINISH (TYP) COLOR PER OWNER SPECIFICATIONS.

30. 5/8" GFS. "JAMES HARDIE OR SIM" HORIZONTAL BOARDS "SMOOTH FINISH" (TYP) COLOR PER OWNER SPECIFICATIONS.

31. 5/8" X 1/2" GFS. "JAMES HARDIE OR SIM", TRIM AT WINDOWS, DOORS, AND BUILDING CORNERS (TYP) COLOR PER OWNER SPECIFICATIONS.

32. 5/8" X 1/2" GFS. "JAMES HARDIE OR SIM" HORIZONTAL LAP BOARDS W/ 1/4" X 2" SMOOTH FINISH (TYP) COLOR PER OWNER SPECIFICATIONS.

9. THERMAL & MOISTURE PROTECTION

33. 40-TEMP MIN. COMPOSITE ROOF BINSIDES 0.75" / IN. MIN. BUILDING PAPER, COLOR AND STYLE PER OWNER SPECIFICATIONS.

10. DOORS & WINDOWS

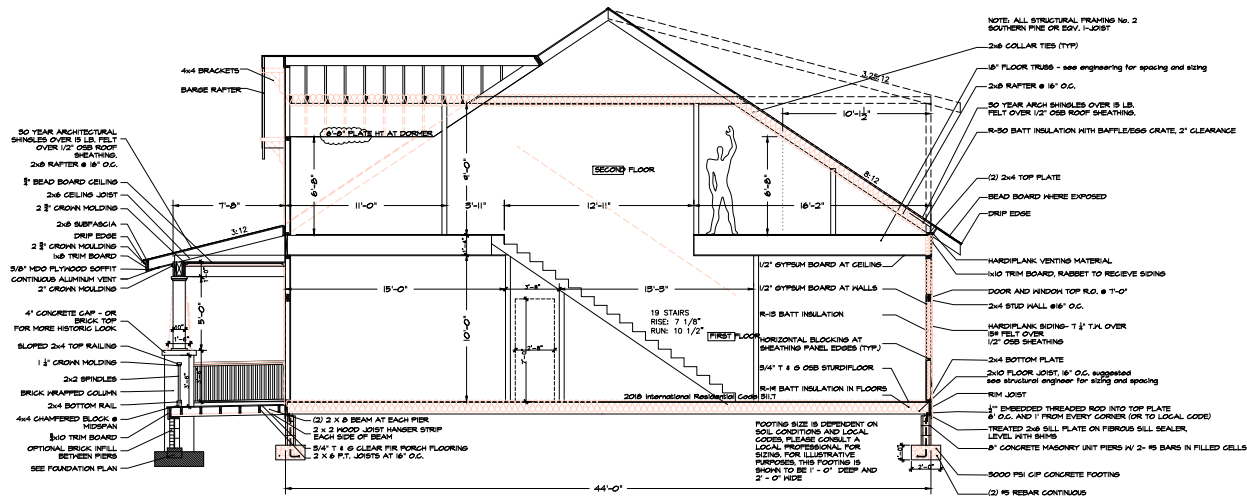
34. 36" MIN. HEIGHT X 1-5/8" BOLD WOOD CUSTOM FRONT ENTRY DOOR, MULTI-PANELED INSULATED CYLINDER DOOR, HANDLE/STAY; BATH NICKEL.

35. 12" X 16" FIBERGLASS INSULATED GLASS DOOR, W/ ALUMINUM ESSENTIAL STYLE OR SIMILAR, THERMOFLEX MINIMUM 1/4" MIN. 212 GLAZING UNOL-REBBER GLAZING HARDWARE U.S.A.

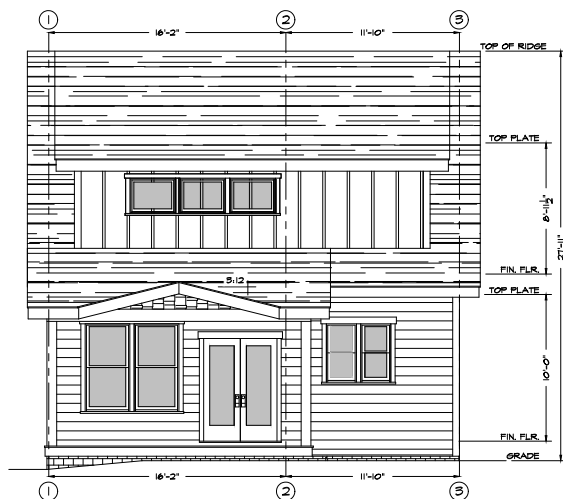
36. ALL WINDOWS ARE TO BE ALUMINUM HOOD GLAZED FIBERGLASS HARDWARE WITH 212 GLAZING UNOL-REBBER GLAZING HARDWARE U.S.A. WHEN INDICATED.

11. FINISHES

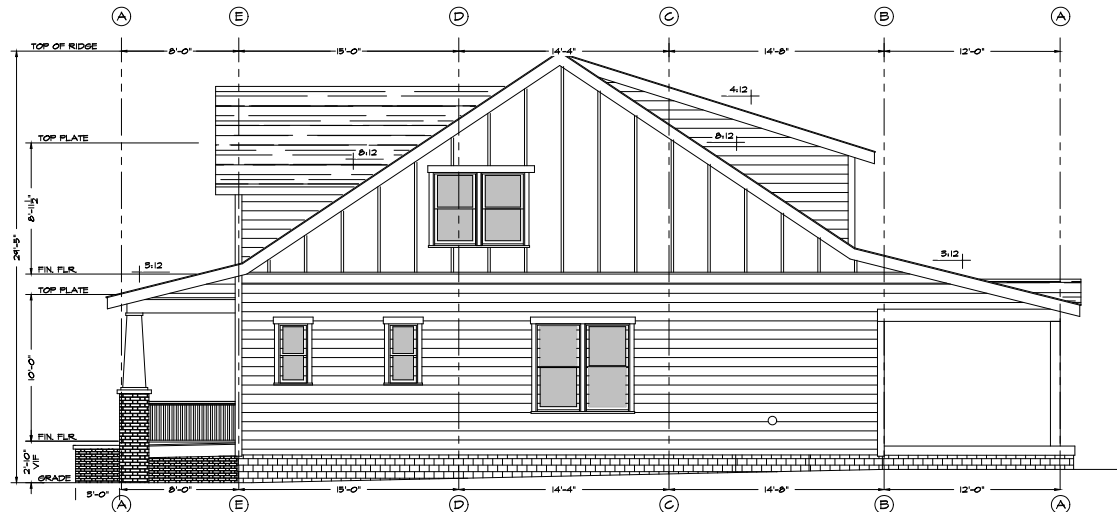
37. ESTIMATE STYLE 21/4" X 1-5/8" BRICK, 1/4" MORTAR INSTALL PER MFG



CROSS SECTION A-A
SCALE: 1/4" = 1'-0"



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



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



LEONARD
RESIDENCE

NEW CONSTRUCTION

O LEONARD PLACE
KNOXVILLE, TENNESSEE 37917

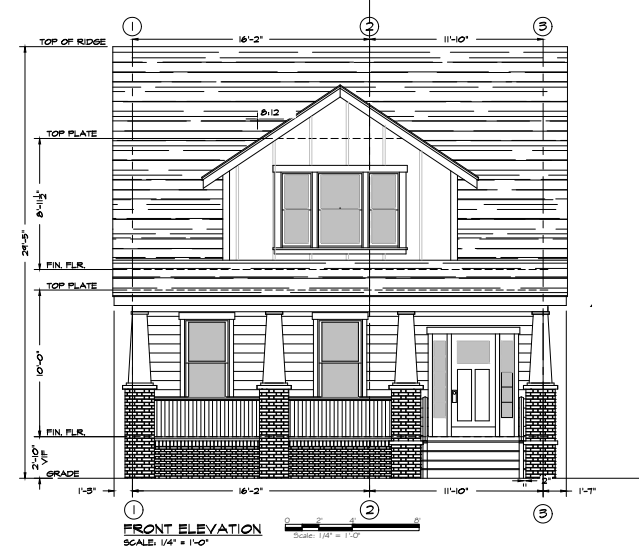
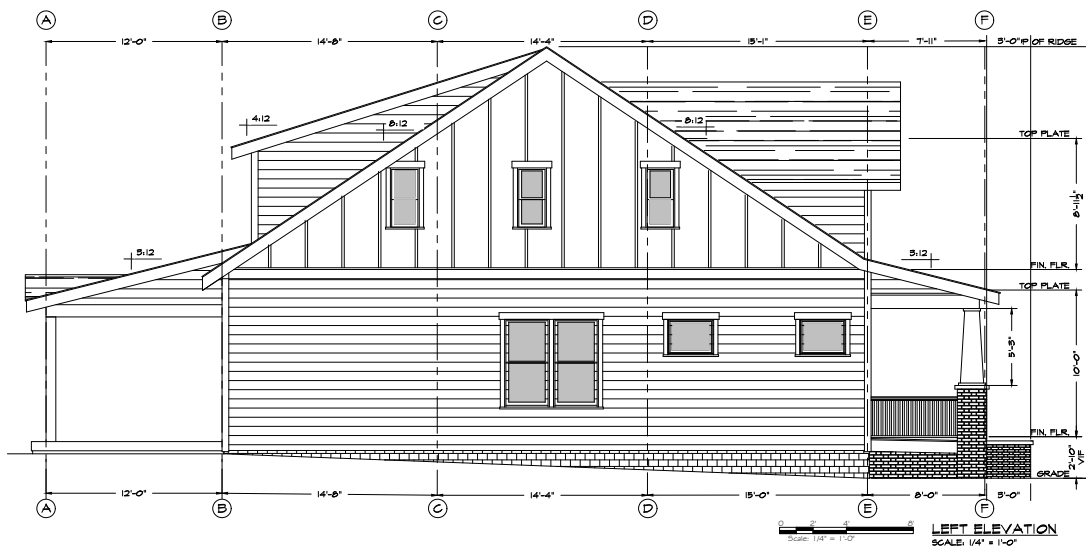
ELEVATIONS
&
CROSS
SECTION
PLAN

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Date: 03/20/2023
Job Captain: EF

Sheet

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ELEVATION KEY NOTES

2. SITE WORK:

- 2.1. GRADE SLOPE AT BUILDING PERIMETER @1/4"=1' SLOPE AWAY FROM BUILDING AT 5'-0" KEEP GRADE 6" MIN FROM BUILDING SIDING (TYP)

3. CONCRETE:

- 3.1. 56" MINIMUM DEEP CONCRETE LANDING AT EXTERIOR DOOR
- 3.2. OUTDOOR PATIO CONCRETE SLAB

4. METALS:

- 4.1. 26 GA. 4" TALL GSH GUTTERS W/2" X 4" 50' DOWNSPOUTS, LOCATIONS PER ARCH. ROOF PLAN, GUTTER PROFILE & COLOR PER OWNER SPECIFICATIONS.
- 4.1.1. DOWNSPOUTS TO BE CONNECTED TO 3" PERIMETER FRENCH DRAIN, AWAY FROM DWELLING.
- 4.2. 24 GA. GSH FLASHING AT EAVES, HEADWALLS, RAISE WALLS, VALLEYS, ETC., OVERLAP GUTTERS FOR PROPER DRAINAGE AT EAVES (TYP), COLOR PER OWNER SPECIFICATIONS.
- 4.3. 24 GA. GSH PIPE/VENT FLASHING W/METAL HOOD W/CONTINUOUS BEAD OF SEALANT AT EXPOSED EDGES (TYP), INSTALLATION PER MFG. SPECIFICATIONS.
- 4.4. 24 GA. GSH KEEP SCREED FLASHING AT SLUGS, PERIMETER (TYP)

5. WOOD/CLASIS:

- 5.1. 5/8" CFB "JAMES HARDIE OR SIM" VERTICAL BOARDS W/3/4" X 2" CFB BATTENS AT 24" O.C. "SMOOTH FINISH" (TYP) COLOR PER OWNER
- 5.2. 3/4" CFB "JAMES HARDIE OR SIM" FASCIA BOARD "SMOOTH FINISH" (TYP) COLOR PER OWNER SPECIFICATIONS.
- 5.3. 3/4" X 5/12" CFB "JAMES HARDIE OR SIM" TRIM AT WINDOWS, DOORS AND BUILDING CORNERS (TYP) COLOR PER OWNER SPECIFICATIONS.
- 5.4. 5/8" CFB "JAMES HARDIE OR SIM" HORIZONTAL LAP BOARDS W/4/2" END "SMOOTH FINISH" (TYP) COLOR PER OWNER

6. THERMAL & MOISTURE PROTECTION:

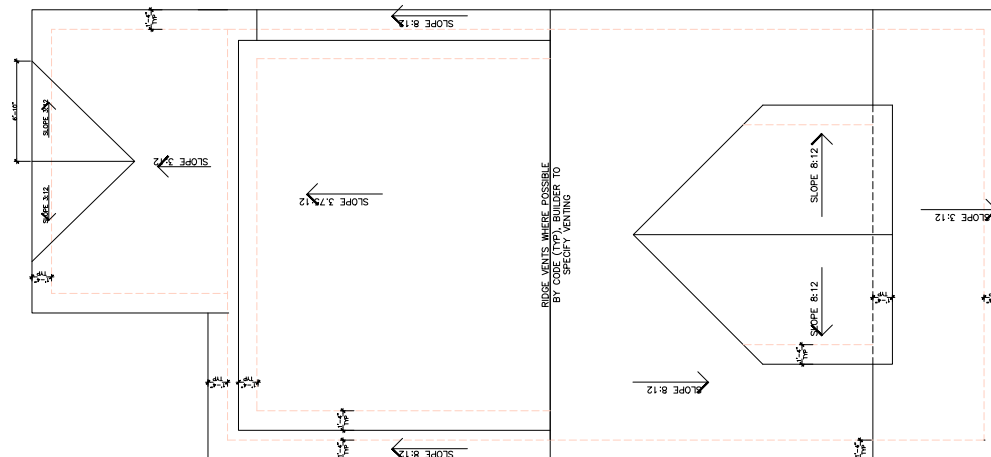
- 6.1. 40-YEAR MIN. COMPOSITE ROOF SHINGLES O/T/V/VEK HP BUILDING PAPER, COLOR AND STYLE PER OWNER SPECIFICATIONS.

7. DOORS & WINDOWS:

- 7.1. 36" MIN. WIDTH X 105" H" SOLID WOOD CUSTOM FRONT ENTRY DOOR, MULTIPANELED W/MINOR CYLINDER DOOR HANDLESET, BATH NICKEL FINISH
- 7.2. 32" X 80" FIBERGLASS SLIDING GLASS DOOR, "HARVEY'S ESSENTIAL" STYLE OR SIMILAR, TEmPERED GLASS, MINIMUM LOW-E 272 GLAZING POLYURETHANE SPACER HARDWARE U/GI.
- 7.3. ALL WINDOWS ARE TO BE ALUMINUM WOOD CLAD W/FLUSH HARDWARE, ENERGY STAR CERTIFIED W/LOW-E 272 GLAZING, TEmPERED GLASS WHERE INDICATED.

8. FINISHES:

- 8.1. TERRAZZO STYLE 2-1/4" X 1-5/8" BRICK, W/MORTAR INSTALL PER MFG SPEC, COLOR BY OWNER



ROOF OUTLINE PLAN
SCALE: 1/4" = 1'-0"

LEONARD RESIDENCE

NEW CONSTRUCTION

0 LEONARD PLACE
KNOXVILLE, TENNESSEE 37911

ELEVATIONS & ROOF FRAMING PLAN

Revisions	
DATE	DESCRIPTION

Date: 03/20/2025
Job Captain: EF

Sheet:

A4