



# Staff Report

Infill Housing Design Review Committee

File Number: 12-A-22-IH

**Meeting:** 12/21/2022  
**Applicant:** Aaron Jernigan  
**Owner:** Aaron Jernigan

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## Property Information

**Location:** 117 E. Springdale Ave. **Parcel ID** 81 F S 025  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

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## Description of Work

Level III New Primary Structure

New primary residence fronting E. Springdale Ave. Two-story residence features a cross-gable roof (10/12 pitch, clad in snap-on standing seam metal), an exterior of fiber cement lap siding, and a foundation clad in brick veneer. The house will be set 22'-6" from the front property line. The parking is proposed to be accessed from the alley, featuring a 16' wide by 34' parking pad with an additional turnaround to the rear of the ADU.

The facade (southeast) features a projecting, two-story front-gable massing on the right side with a cutaway bay on the first story. A partial-width, flat-roof porch supported by square wood posts is located on the left side of the façade. The right (northeast) side elevation features a centered two-story, shed-roof massing, with a centered two-story, gable-roof massing on the left (southwest) side. A flat-roof, screened-in porch projects from the rear corner, with a second-story balcony above. Both side elevations feature windows only on the second story. Windows are one-over-one, double-hung and single-light composite.

A 23'-4" by 16' accessory dwelling unit is located to the rear left (north) corner of the property. The shed-roof building is clad in fiber cement lap siding, with single-light casement windows and a half-light entry door.

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## Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

### 1. Front Yards

- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- When several infill houses, porches and the habitable portion of each house should be about the same distance from the street as the original houses.
- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
- Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.

### 2. House Orientation and Side Yards

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.

### 3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.
- On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

### 4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to the other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- New foundations should be about the same height as the original houses in the neighborhood.
- If greater height is to be created (with new construction or an addition), that portion of the house should be located toward the side or rear of the property.

### 5. Porches and Stoops

- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
- Porches should be proportional to original porches on the block, extending about 8-12' toward the street from the habitable portion of the house.
- Porches should extend into the front yard setback, if necessary, to maintain consistency with similarly sited porches along the street.
- Porch posts and railings should be like those used in the historic era of the neighborhood's development.

### 6. Windows and Doors

- When constructing new houses, the windows and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front façade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.

### 7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing on the block.
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Infill neighborhoods.

### 8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.

## 11. Landscape and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.

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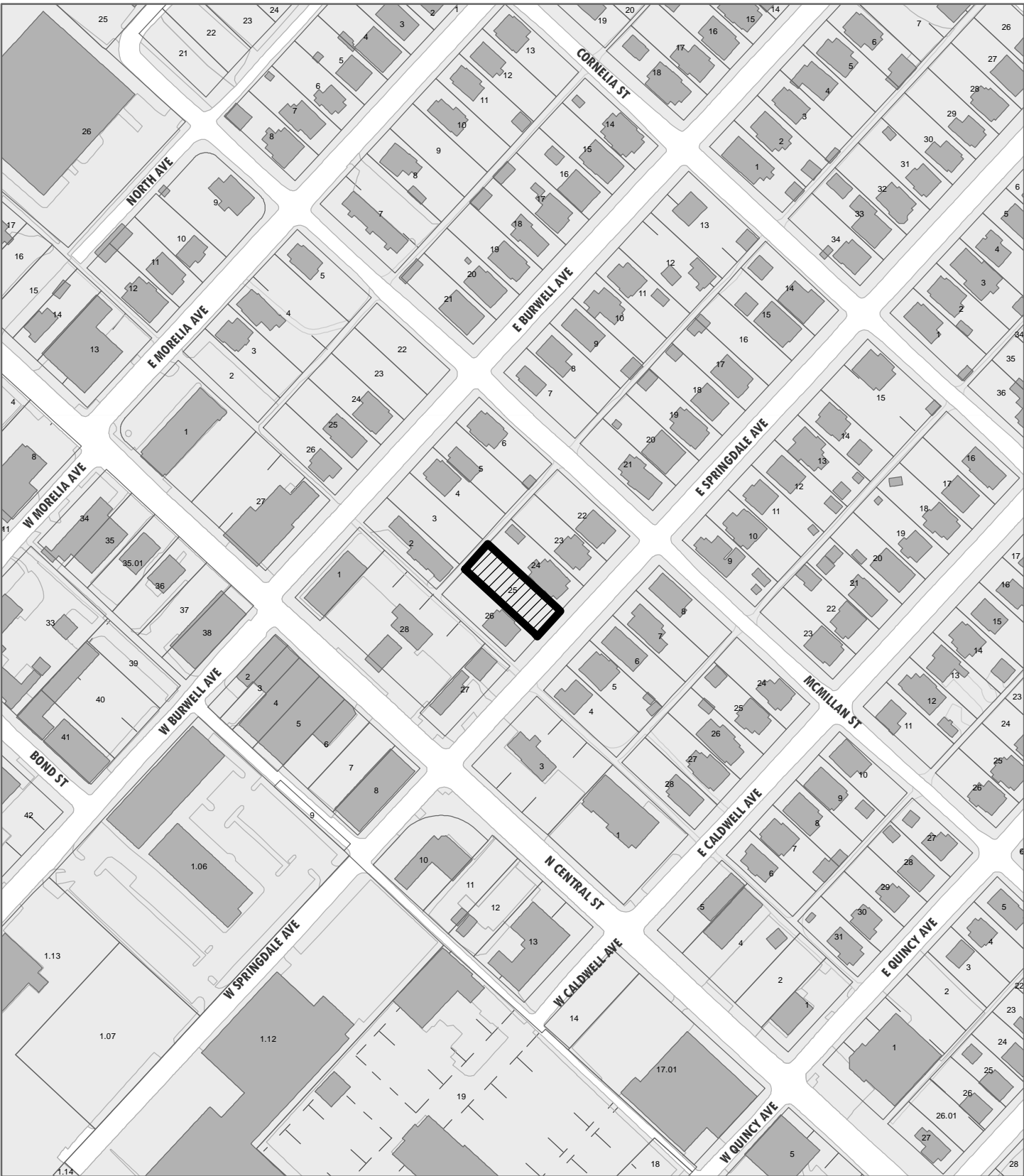
## Comments

1. The new house will be set 22'-6" from the front property line. The average front setback of the block is 24', with adjacent houses set 22' and 19'. The front setback will maintain a consistent streetscape along the block. The site plan includes a walkway to the front sidewalk.
2. The block is characterized by one-and-one-half story Queen Anne cottages and Craftsman bungalows. The 34' wide, three-bay façade is proportional to the dimensions of the lot and other houses on the block. The side yard setbacks are evenly spaced along the block.
3. The proposed parking meets the Infill Housing design guidelines as located behind the main house and accessible from the alley. Final modifications may be necessary to meet City Engineering standards and the impervious surface limits of the RN-2 zoning.
4. The façade is compatible in width with original houses on the block. While the two-story façade is somewhat larger in scale than the immediately surrounding block, which is populated by 1 or 1.5-story houses, the height is not disproportionate to the context. The overall design contains projecting bays and massing details compatible in scale with the context, and the foundation height reflects those on original houses in the neighborhood.
5. The design includes an 8' deep, partial-width porch on the left half of the façade. The Board may choose to discuss the square wood posts. Infill Housing reviews often recommend porch supports larger than 6 by 6, though the proposed posts are compatible with the overall porch design.
6. The selected windows are similar in style to historic houses on the block. The façade demonstrates similar proportion and positioning to the context. The Board may choose to discuss the ratio of solid to void on the side elevations, which feature windows positioned only on the second story.
7. The 10/12 roof pitch and complex rooflines are appropriate for the historic context.
8. The roof, siding, and foundation materials meet the design guidelines.
9. The final site plan includes multiple new and existing shade trees.
10. The ADU meets the Infill Housing design guidelines for accessory structures, being placed behind the primary structure on the lot. The ADU is modest in size and scale and will be minimally visible from the primary street.

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## Recommendation

Staff recommends approval of Certificate 12-A-22-IH, subject to the following condition: 1) final site plan to meet City Engineering standards and remain within coverage limits of the RN-2 zoning, and providing for any discussion from the Board on porch detailing and side elevation window placement.



**12-A-22-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

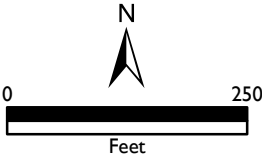
Applicant: Aaron Jernigan

**INFILL  
HOUSING  
REVIEW  
BOARD**



117 E. Springdale Ave.  
Oakwood/Lincoln Park Infill Housing Overlay  
District

Original Print Date: 12/6/2022  
Revised:  
Knoxville/Knox County Planning - Infill Housing Design Review Committee





# DESIGN REVIEW REQUEST

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

Aaron Jernigan

Applicant

11.20.2022

12.21.2022

12-A-22-IH

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

Aaron Jernigan

@a

Name

Company

529 Atlantic Avenue

Knoxville

Tn

37917

Address

City

State

Zip

270.608.2429

aaron\_jernigan93@outlook.com

Phone

Email

## CURRENT PROPERTY INFO

Aaron Jernigan + Anna Schnuck

529 Atlantic Avenue

270.608.2429

Owner Name (if different from applicant)

Owner Address

Owner Phone

117 East Springdale Avenue

081FS025

Property Address

Parcel ID

Oakwood-Lincoln Park

RN-2

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

11.21.22

Please Print

Date

*Aaron M Jernigan*  
Applicant Signature

Aaron M Jernigan

11.20.2022

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: The project involves construction of a new single-family home and ADU. See cover sheet for design intent description.  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

<b>FEE 1:</b>		<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		

# Digs Deep

is an urban-infill housing development proposed for the Oakwood neighborhood of North Knoxville. The design seeks to pay homage to the many folk victorian homes of Springdale Avenue and the surrounding streets without slipping into a bathos of historicism. Historic forms, proportions, and textures are evoked, while using contemporary methods and arrangements consistent and identifiable with our own period in history. Being proposed for what has always been a working class neighborhood, Digs Deep is humble where it can be to allow budget for quality building materials that will patina well, like those used in the turn-of-the-century Oakwood neighborhood development. Digs Deep serves as a link between the commercial district, affectionately and informally dubbed "Deep Central" and the Oakwood neighborhood proper.



Infill Housing Review Package: 11.20.2022  
 Schematic Design Package: 08.01.2022

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a proposed single-family dwelling and accessory dwelling unit, dubbed:

## Digs Deep

117 East Springdale Avenue  
Knoxville, Tennessee 37917

THESE PLANS ARE  
INCOMPLETE AND THIS  
ARE NOT INTENDED FOR  
CONSTRUCTION.

Phase: CD  
Date: 11.20.2022

Revisions to Sheet:

#	Date

#: 2102

Cover Sheet

# TO.0

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PORCH ROOF + ACCENTUATED RAKE



CUTAWAY BAYS



MIXED ARCHED + RECTILINEAR FENESTRATIONS



1/1 DOUBLE HUNG WINDOWS + 1 LITE FIXED WINDOWS



GINGERBREAD DETAIL (INSPIRATION FOR HOUSE NUMBERS)



- |   |  |  |
|---|--|--|
| <p>01 NAME: CEDAR GROVE<br/>LOCATION: 1304 OGLEWOOD<br/>CITATION BELOW<br/>VIA: UNKNOWN<br/>CIRCA: UNKNOWN</p> <p>02 NAME: UNKNOWN<br/>LOCATION: 810 EAST SCOTT<br/>VIA: AARON JERNIGAN<br/>CIRCA: 2022</p> <p>03 NAME: UNKNOWN<br/>LOCATION: 501 EAST OAK HILL<br/>VIA: AARON JERNIGAN<br/>CIRCA: 2022</p> <p>04 NAME: UNKNOWN<br/>LOCATION: 422 EAST SPRINGDALE<br/>VIA: AARON JERNIGAN<br/>CIRCA: 2022</p> <p>05 NAME: UNKNOWN<br/>LOCATION: 410 EAST SPRINGDALE<br/>VIA: AARON JERNIGAN<br/>CIRCA: 2022</p> | <p>06 NAME: UNKNOWN<br/>LOCATION: 214 EAST SPRINGDALE<br/>VIA: AARON JERNIGAN<br/>CIRCA: 2022</p> <p>07 NAME: LOU-MAR<br/>LOCATION: 505 EAST SCOTT<br/>VIA: AARON JERNIGAN<br/>CIRCA: 2022</p> <p>08 NAME: UNKNOWN<br/>LOCATION: 510 EAST SCOTT<br/>VIA: AARON JERNIGAN<br/>CIRCA: 2022</p> <p>09 NAME: OAK HILL<br/>LOCATION: FORMER SAINT MARY'S HOSPITAL SITE<br/>CITATION BELOW<br/>VIA: UNKNOWN<br/>CIRCA: UNKNOWN</p> <p>10 NAME: UNKNOWN<br/>LOCATION: 315 EAST BURWELL<br/>VIA: AARON JERNIGAN<br/>CIRCA: 2022</p> | <p>11 NAME: UNKNOWN<br/>LOCATION: 2426 HARVEY<br/>VIA: AARON JERNIGAN<br/>CIRCA: 2022</p> <p>12 NAME: OAKWOOD SALES OFFICE<br/>LOCATION: CORNER OF CENTRAL + SPRINGDALE<br/>CITATION BELOW<br/>VIA: UNKNOWN<br/>CIRCA: UNKNOWN</p> <p>13 NAME: UNKNOWN<br/>LOCATION: 406 EAST SPRINGDALE<br/>VIA: AARON JERNIGAN<br/>CIRCA: 2022</p> <p>14 NAME: UNKNOWN<br/>LOCATION: 301 EAST BURWELL<br/>VIA: GOOGLE EARTH<br/>CIRCA: 2022</p> <p>15 NAME: UNKNOWN<br/>LOCATION: 1007 LITRELL<br/>VIA: GOOGLE EARTH<br/>CIRCA: 2019</p> |
|---|--|--|

CITATION: HISTORIC OAKWOOD AND LINCOLN PARK BY DOUGLAS S. MCDANIEL, PARK CITY PRESS, PRINTED IN 2010.

References



a proposed single-family dwelling and accessory dwelling unit, dubbed:

Digs Deep

117 East Springdale Avenue  
Knoxville, Tennessee 37917

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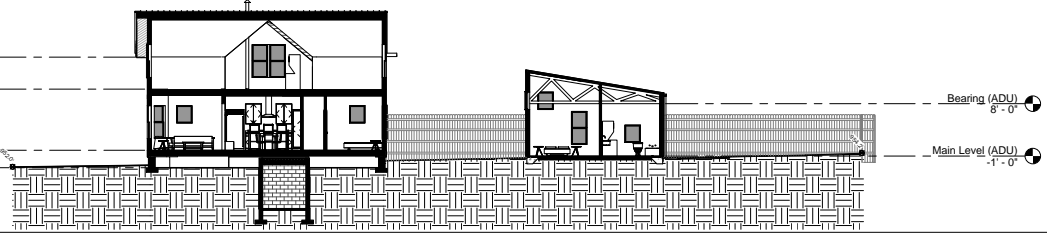
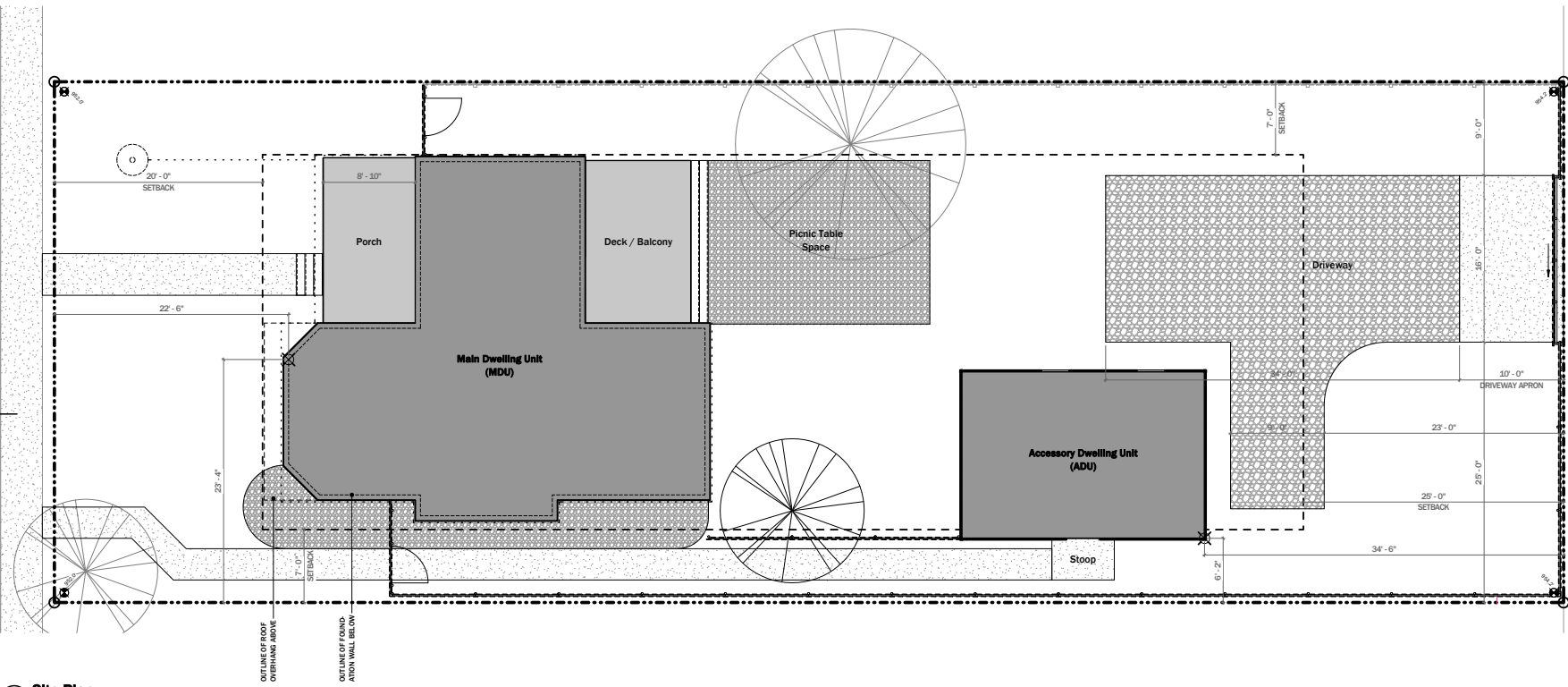
Design Concepts

T3.1



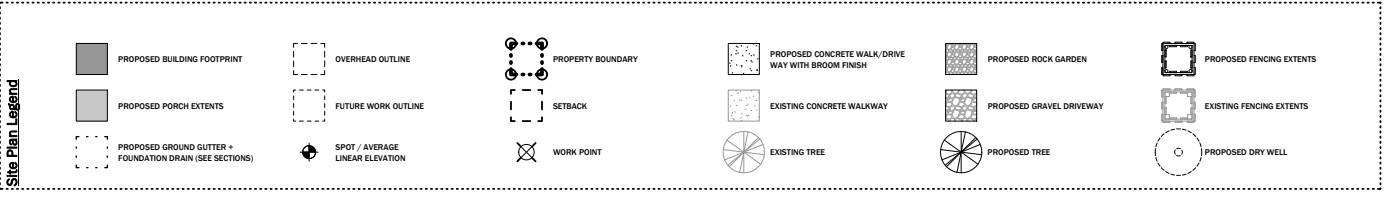
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**Zoning Review**

ZONING DISTRICT:	RN-2 (RESIDENTIAL NEIGHBORHOOD DISTRICT)
PARCEL ID:	081FS025
OVERLAYS:	IB (INFILL HOUSING)
FIRE DISTRICT:	NO
DEVELOPMENT TYPE:	SINGLE-FAMILY RESIDENCE + DETACHED ADU
USE PERMITTED:	YES
LOT WIDTH:	50'
LOT AREA:	7,268 SF
BUILDING HEIGHT:	22'-9"
BUILDING FOOTPRINT AREA (MDU):	950 sf
BUILDING FOOTPRINT AREA (ADU):	374 sf
BUILDING FOOTPRINT AREA (TOTAL):	1,324 sf
BUILDING COVERAGE (30% MAX.):	18.2%
PORCH (MDU):	152 sf
DECK / BALCONY (MDU):	163 sf
STOOP (ADU):	24 sf
OPEN-AIR FOOTPRINT (TOTAL):	339 sf
OVERHANGS (MDU):	45 sf
OVERHANGS (ADU):	0 sf
OVERHANGS (TOTAL):	45 sf
IMPERVIOUS SIDEWALKS:	397 sf
IMPERVIOUS DRIVEWAYS:	160 sf
SEMI-PERVIOUS DRIVEWAYS:	544 sf
50% DEDUCTION:	272 sf
IMPERVIOUS SURFACE AREA:	2,536 sf
IMPERVIOUS SURFACE COVERAGE (40% MAX.):	34.9%



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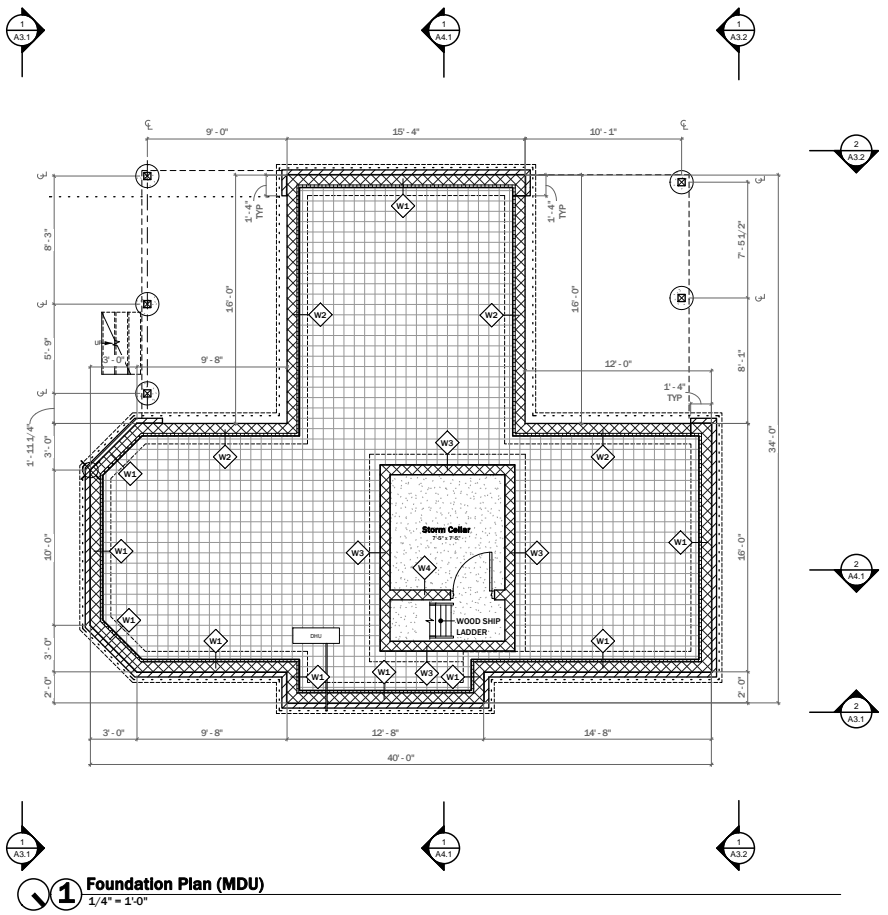
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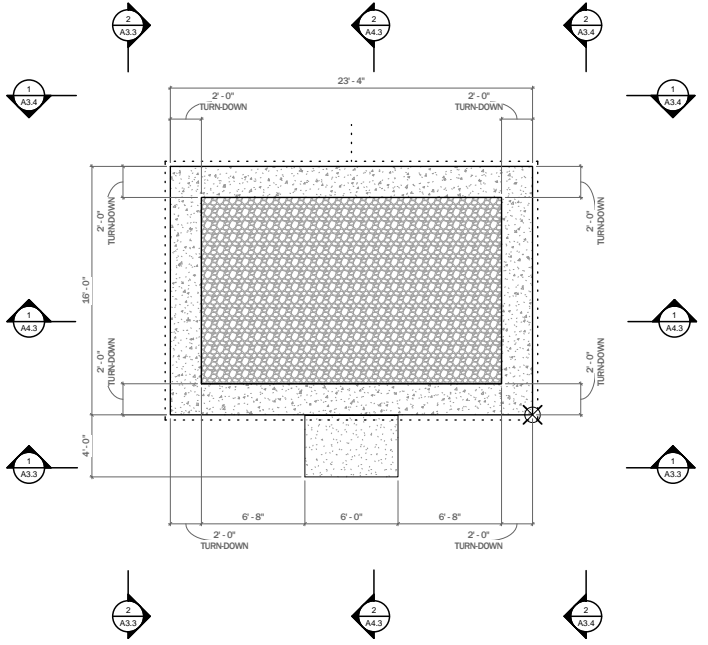
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Foundation  
Plans

**A1.0**













**1 Foundation Plan (MDU)**  
1/4" = 1'-0"



**2 Foundation (ADU)**  
1/4" = 1'-0"

Foundation Plan Legend

-  **FOUNDATION WALL - BRICK VENEER**  
BRICK VENEER OVER MORTAR JOINT, 8" THICK CMU, 2" THICK RIGID INSULATION (R-10 MIN.) AND 10 MIL VAPOR BARRIER TURNED UP WALL BELOW GRADE. TRANSITION TO WATERPROOFING OVER 12" CMU AND 2" THICK RIGID INSULATION (SEE SECTIONS).
-  **FOUNDATION WALL**  
8" THICK CMU, 2" THICK RIGID INSULATION (R-10 MIN.) AND 10 MIL VAPOR BARRIER TURNED UP WALL BELOW GRADE. TRANSITION TO WATERPROOFING OVER 12" CMU AND 2" THICK RIGID INSULATION (SEE SECTIONS).
-  **FOUNDATION WALL**  
8" THICK CMU WITH WATERPROOFING AND DRAINBOARD.
-  **PARTITION**  
8" THICK CMU.
-  **SLAB-ON-GRADE**  
4" THICK CONCRETE SLAB-ON-GRADE WITH ??? WWF OVER 10 MIL VAPOR BARRIER WITH ALL JOINTS TAPED AND 4" DEEP CRUSHED STONE.
-  **VAPOR BARRIER**  
10 MIL THICK WITH ALL JOINTS TAPED AND TURNED UP FOUNDATION WALL PER WALL SECTION.
-  **COLUMN FOOTING**  
6X6 FT SOUTHERN PINE COLUMN OVER ?? DIAMETER, ?? DEEP CONCRETE FOOTING. SEE CONNECTION DETAILS FOR CONNECTOR SPECIFICATION.
-  **WORK POINT**  
INDICATES POINT AT WHICH FOUNDATION IS PLACED IN RELATION TO THE PROPERTY LINES.
-  **FOUNDATION DRAIN**  
4" DIAMETER PERFORATED SCHEDULE 40 HDPE PIPE WITH PERFORATIONS FACING DOWNWARD. TAKE TO DRY WELL WITH POSITIVE SLOPE. PROVIDE A CLEAN-OUT IN AN INCONSPICUOUS LOCATION.
-  **SPREAD FOOTING???**  
???

TYPICAL NOTES:  
?

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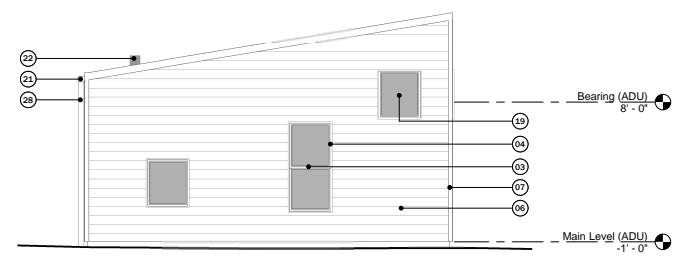
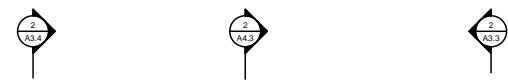
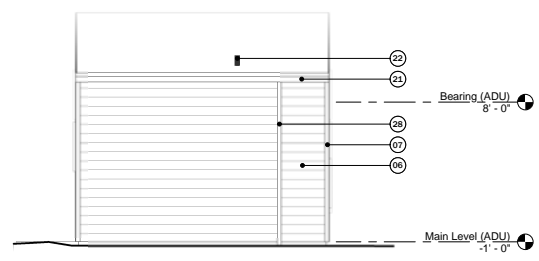
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Facade  
Elevations (ADU)

**A3.4**



**2 ADU Side (Northwest) Elevation**  
1/4" = 1'-0"

**1 ADU Rear (Southwest) Elevation**  
1/4" = 1'-0"

**Facade Elevation Keynotes**

01 COMPONENT: FOUNDATION VENEER MATERIAL: BRICK FINISH: ? NOTES: RECLAIMED?	06 COMPONENT: CUTAWAY BAY TRIM (4/4 x 8) MATERIAL: FIBER-CEMENT FINISH: PRIME + PAINT WITH PNT-? NOTES: SEE DETAILS	09 COMPONENT: FASCIA (5/4 x 10) MATERIAL: FIBER-CEMENT FINISH: PRIME + PAINT WITH PNT-? NOTES: SEE DETAILS	13 COMPONENT: STAIR TREAD MATERIAL: PT SOUTHERN PINE FINISH: NONE NOTES: NONE	17 COMPONENT: ENTRY DOOR (3-0 x 6-0) MATERIAL: ACCOVA FINISH: STAIN + SEAL WITH STN-? NOTES: SEE DOOR ELEVATIONS	21 COMPONENT: BOX GUTTER MATERIAL: TPO-COATED METAL FINISH: BRONZE NOTES: SEE DETAIL + SPECIFICATIONS	25 COMPONENT: POST CAP MATERIAL: PT SOUTHERN PINE FINISH: NONE NOTES: SEE DETAILS
02 COMPONENT: WEATHERBOARD (5/4 x 12) MATERIAL: FIBER-CEMENT FINISH: PRIME + PAINT WITH PNT-? NOTES: SEE DETAILS	06 COMPONENT: LAP SIDING MATERIAL: FIBER-CEMENT FINISH: PRIME + PAINT WITH PNT-? NOTES: 7" EXPOSURE	10 COMPONENT: SNAP-ON STANDING SEAM ROOFING MATERIAL: 22 GAUGE STEEL FINISH: MUSKET GRAY PVDF NOTES: SEE SPECIFICATIONS	14 COMPONENT: STAIR RISER MATERIAL: PT SOUTHERN PINE FINISH: PRIME + PAINT WITH PNT-? NOTES: NONE	18 COMPONENT: POST (6HS) MATERIAL: PT SOUTHERN PINE FINISH: PRIME + PAINT WITH PNT-? NOTES: NONE	22 COMPONENT: RADON + PLUMBING VENT MATERIAL: SCHEDULE 40 PVC FINISH: NONE NOTES: NONE	26 COMPONENT: SCREEN DOOR MATERIAL: PT SOUTHERN PINE FINISH: NONE NOTES: SITE-BUILT
03 COMPONENT: DOUBLE-HUNG WINDOW (2-8 x 5-8) MATERIAL: FIBER-CEMENT FINISH: BRONZE + PINE INTERIOR NOTES: SEE SPECIFICATIONS	07 COMPONENT: CORNER BOARDS (4/4 x 3) MATERIAL: FIBER-CEMENT + WOOD QUARTER-ROUND FINISH: PRIME + PAINT WITH PNT-? NOTES: SEE DETAILS	11 COMPONENT: FLUE MATERIAL: PER STOVE MANUFACTURER FINISH: TBD NOTES: NONE	15 COMPONENT: UNDERPINNING / GUARDRAIL MATERIAL: PT SOUTHERN PINE FINISH: NONE NOTES: ROUND TOP PICKET	19 COMPONENT: CASEMENT WINDOW (2-8 x 3-0) MATERIAL: FIBER-CEMENT FINISH: BRONZE + PINE INTERIOR NOTES: SEE SPECIFICATIONS	23 COMPONENT: BALCONY + ADU DOOR (3-0 x 6-8) MATERIAL: FIBER-GLASS FINISH: PRIME + PAINT WITH PNT-? NOTES: SEE SPECIFICATIONS	27 COMPONENT: SCREENING MATERIAL: MATCH WINDOW SCREENING FINISH: NONE NOTES: SEE SPECIFICATIONS
04 COMPONENT: BOX-OUT TRIM MATERIAL: FIBER-CEMENT FINISH: PRIME + PAINT WITH PNT-? NOTES: SEE DETAILS	08 COMPONENT: GINGERBREAD-STYLE HOUSE NUMBERS MATERIAL: ALUMINUM FINISH: TBD NOTES: N/C	12 COMPONENT: OUTLINE OF FOOTING BEYOND MATERIAL: NONE FINISH: NONE NOTES: SEE FOUNDATION PLAN + SECTIONS	16 COMPONENT: RIM JOIST MATERIAL: PT SOUTHERN PINE FINISH: PRIME + PAINT WITH PNT-? NOTES: NONE	20 COMPONENT: PORCH BEAM + WRAP MATERIAL: PT SOUTHERN PINE + FIBER CEMENT FINISH: PRIME + PAINT WITH PNT-? NOTES: SEE DETAILS	24 COMPONENT: FENCE POST MATERIAL: STEEL FINISH: GALVANIZED NOTES: ROUND TOP CAP	29 COMPONENT: DOWNSPOUT (4" DIA) MATERIAL: METAL FINISH: BRONZE NOTES: TIE TO GROUND GUTTER

TYPICAL NOTES:  
\* ELEVATIONS SHOW GENERAL COMPONENTS. SEE ALL SECTIONS, DETAILS, + SPECIFICATIONS FOR MORE DETAILED INFORMATION.

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THESE PLANS ARE  
INCOMPLETE AND THUS  
ARE NOT INTENDED FOR  
CONSTRUCTION.

Phase: CD  
Date: 11.20.2022

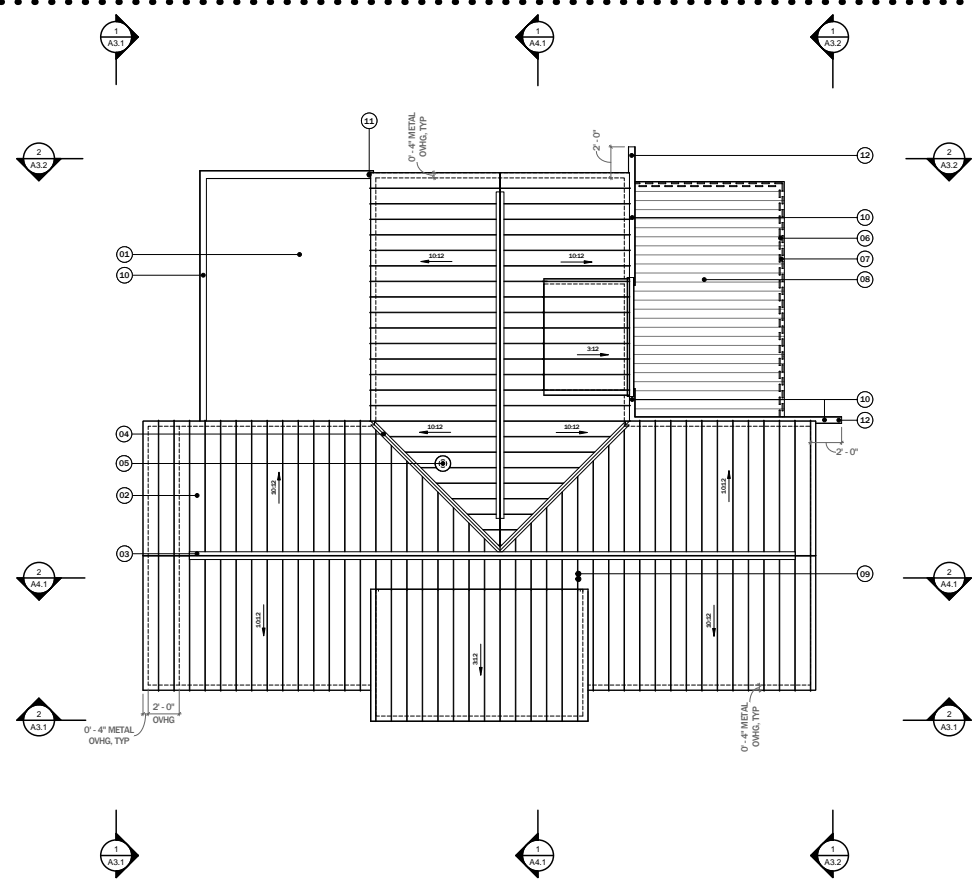
Revisions to Sheet:

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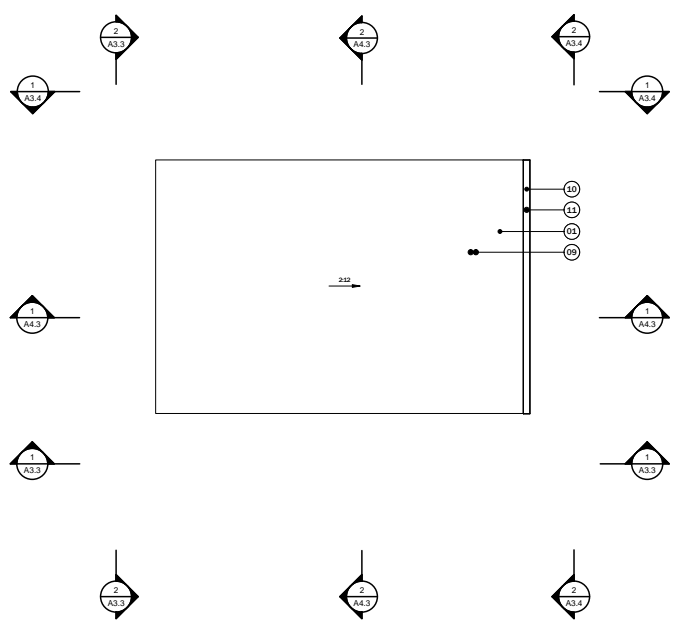
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Roof Elevations

**A3.5**



**1** Roof Elevation  
1/4" = 1'-0"



**2** Roof Elevation (ADU)  
1/4" = 1'-0"

- Roof Elevation Keynotes**
- 03 COMPONENT: LOW-SLOPE ROOFING  
MATERIAL: TPO  
FINISH: BLACK  
NOTES: FULLY-ADHERED
  - 04 COMPONENT: VALLEY FLASHING  
MATERIAL: 22 GAUGE STEEL  
FINISH: MUSKET GRAY PVDF  
NOTES: SEE SPECIFICATIONS
  - 05 COMPONENT: SNAP-ON STANDING SEAM ROOFING  
MATERIAL: 22 GAUGE STEEL  
FINISH: MUSKET GRAY PVDF  
NOTES: SEE SPECIFICATIONS
  - 06 COMPONENT: RIDGE CAP  
MATERIAL: 22 GAUGE STEEL  
FINISH: MUSKET GRAY PVDF  
NOTES: NON-VENTED
  - 07 COMPONENT: UNDERPINNING / GUARDRAIL  
MATERIAL: PT SOUTHERN PINE  
FINISH: NONE  
NOTES: ROUND TOP PICKET
  - 08 COMPONENT: DECKING  
MATERIAL: PT SOUTHERN PINE  
FINISH: NONE  
NOTES: NONE
  - 09 COMPONENT: RADON + PLUMBING VENT  
MATERIAL: SCHEDULE 40 PVC  
FINISH: NONE  
NOTES: NONE
  - 10 COMPONENT: BOX GUTTER  
MATERIAL: TPO-COATED METAL  
FINISH: BRONZE  
NOTES: SEE DETAIL + SPECIFICATIONS
  - 11 COMPONENT: DOWNSPOUT (4" DIA)  
MATERIAL: METAL  
FINISH: BRONZE  
NOTES: TIE TO GROUND GUTTER
  - 12 COMPONENT: WATERFALL SPOUT  
MATERIAL: METAL  
FINISH: BRONZE  
NOTES: TAPER GUTTER TO 3" WIDTH

FOOTNOTES:  
\* PROVIDE ROUND TIE-BACK CONNECTION PLATES

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