

A G E N D A

FARRAGUT BOARD OF MAYOR AND ALDERMEN

April 24, 2014

WORKSHOP

FARRAGUT BUSINESS ALLIANCE

5:30 PM

GRANT WORKSHOP

6:00 PM

BMA MEETING

7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. April 10, 2014
- VI. Ordinance**
 - A. Public Hearing & Second Reading
 1. Ordinance 14-03, to amend Ordinance 13-19, Fiscal Year 2014 Capital Improvement Program Budget
 - B. First Reading
 1. Ordinance 14-01, ordinance to amend the text of the Farragut Zoning Ordinance, Chapters 2 and 3, to consider providing for accessory dwelling units (ADU's) within single-family residentially zoned neighborhoods
- VII. Business Items**
 - A. Approval of Change Order #1 for Contract 2014-12, Outdoor Classroom
- VIII. Town Administrator's Report**
- IX. Attorney's Report**

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting.

A G E N D A

FARRAGUT BOARD OF MAYOR AND ALDERMEN

April 10, 2014

WORKSHOP

BEER ORDINANCE 5:30 PM

CIP/EQUIPMENT REPLACEMENT 6:15 PM

BEER BOARD MEETING

(SEE BEER BOARD AGENDA)

6:55 PM

BMA MEETING

7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. March 27, 2014
- VI. Ordinance**
 - A. First Reading
 1. Ordinance 14-03, to amend Ordinance 13-19, Fiscal Year 2014 Capital improvement Program Budget
- VII. Business Items**
 - A. Approval of Contract 2014-13, McFee/Wentworth Trail Connector and Pedestrian Bridge
- VIII. Town Administrator's Report**
- IX. Attorney's Report**

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting.

The Farragut Board of Mayor and Aldermen met in a regular session on Thursday, March 13, 2014 at 7:00 p.m. Members present were Mayor McGill, Aldermen Honken, LaMarche and Markli; Alderman Elliott was absent.

Approval of Agenda

Motion was made to approve the agenda as presented. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche and Markli; no nays; Alderman Elliott was absent; motion passed.

Mayor's Report

The Farragut Book Fest will be held at Founders Park Saturday, April 12. The Farragut Dogwood trail is open as well.

Citizens Forum

Vivian Slaughter, 1814 Hidden Deer Lane, presented a book to the Board explaining Sharia Law.

Cheri Siler, 5507 Shannondale Rd, announced to the Board that she was running for the State Senate District 7 seat.

Approval of Minutes

Motion was made to approve the minutes of March 27, 2014 as presented. Moved by Alderman LaMarche, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen LaMarche and Markli; no nays; Alderman Honken abstained; Alderman Elliott was absent; motion passed.

Ordinance

First Reading

Ordinance 14-03, to amend Ordinance 13-19, Fiscal Year 2014 Capital Improvement Program Budget

Motion was made to approve Ordinance 14-03 on first reading. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche and Markli; no nays; Alderman Elliott was absent; motion passed.

Business Items

Approval of Contract 2014-13, McFee/Wentworth Trail Connector and Pedestrian Bridge

Motion was made to award Contract 2014-13 to McKinnon Construction Company in the amount of \$212,852.41. Moved by Alderman Markli, seconded by Alderman Honken; voting yes, Mayor McGill, Aldermen Honken, LaMarche and Markli; no nays; Alderman Elliott was absent; motion passed.

Meeting adjourned at 7:15 PM.

Ralph McGill, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Ordinance 14-03, on Second & Final Reading, to amend Ordinance 13-19, amending the Town of Farragut Fiscal Year 2014 Budget

INTRODUCTION:

The purpose of this agenda item is to approve Ordinance 14-03, to amend the Fiscal Year 2014 Capital Investment Program (CIP) budget.

DISCUSSION:

Ordinance 14-03 will amend the CIP budget to reflect the following:

- The Capital Investment Program budget will be amended by increasing the appropriated expenditures by \$62,435. The increase in funds needed is due to changes in the project design. The original design included a 42' span over the creek, but after further consideration of the site, staff (as well as the designers) felt the need to expand the length to help avoid stream blockage, buildup of debris and washouts at the bridge abutments. The project also includes additional erosion control measures along the drainage ditch, as well as abutment slopes. These revisions (particularly the additional length of bridge) have pushed the costs above the original \$200,000 estimate.
- The majority of the funds for the McFee/Wentworth Trail Connector and Pedestrian Bridge were originally budgeted in Fiscal Year 2012 & 2013 in the amount of \$200,000, however only \$44,582 was expended. The remaining \$155,418 will be carried over from those previous fiscal years and appropriated in the current FY2014 CIP line item for the McFee/Wentworth Trail.

RECOMMENDATION BY: Town Recorder Allison Myers for approval.

PROPOSED MOTION: To approve Ordinance 14-03 on second & final reading.

BOARD ACTION:

MOTION BY: _____ SECONDED BY: _____

<u>VOTE/TOTAL</u>	<u>MCGILL</u>	<u>ELLIOTT</u>	<u>HONKEN</u>	<u>LAMARCHE</u>	<u>MARKLI</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE	14-03
PREPARED BY	Myers
1 ST READING	April 10, 2014
2 ND READING	
PUBLISHED IN	
DATE	

**AN ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE
AMENDING THE FISCAL YEAR 2013-2014 BUDGET, PASSED BY ORDINANCE 13-19**

WHEREAS, the Town of Farragut adopted the fiscal year 2013-14 budget by passage of Ordinance Number 13-19 on June 27, 2013; and

WHEREAS, pursuant to the Tennessee State Constitution, Section 24 of Article II, no public money shall be expended except pursuant to appropriations made by law; and

WHEREAS, expenses for the General Fund and Insurance Fund will be greater than budgeted; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF FARRAGUT, TENNESSEE THAT CHANGES BE MADE TO THE FISCAL YEAR 2013-2014 BUDGET AS FOLLOWS:

SECTION 1. Ordinance 13-19 is hereby amended by:

- Increasing the appropriated expenditures in the Capital Investment Program by \$217,852.50 (increase of \$62,435 & \$155,417.50 from previous budget years). Expenditures for the Capital Investment Program will total \$7,480,602.
 - McFee/Wentworth Trail Connector and Pedestrian Bridge, \$217,852.50

SECTION 2. The Board of Mayor and Aldermen authorizes the Town Recorder to make said changes in the accounting system.

SECTION 3. This ordinance shall take effect after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 14-01, on first reading, to amend the Farragut Zoning Ordinance, Chapters 2 and 3, to consider providing for accessory dwelling units (ADU's) within certain single-family residentially zoned neighborhoods

BACKGROUND:

Several months ago, at the request of Alderman Markli, a process was initiated to consider the possibility of providing for accessory dwelling units (ADU's) within certain single-family residential zoning districts. As opposed to an accessory structure, which is currently permitted in the Town and typically used for storage and limited to 600 square feet, an ADU would be either a detached accessory structure or an area within an existing dwelling unit that can serve as a completely independent dwelling unit and limited to 800 square feet.

This item was first discussed at the planning commission meeting on July 18, 2013. Since that time, the planning commission has reviewed this on August 15, 2013, September 19, 2013, December 19, 2013, January 16, 2014, and February 20, 2014. Throughout this public process, Ordinance 14-01 evolved to reflect, to the greatest extent possible, the comments that were received by the planning commission at each of these meetings. ADU provisions in other communities were also reviewed in the formulation of Ordinance 14-01.

Specifically, Ordinance 14-01 establishes a definition for an accessory dwelling unit and creates an overlay district that could apply to new subdivisions that have at least 15 acres of contiguous lots and have a base zone of R-1 (Rural Single-Family Residential) or R-1-S-A (Rural Single-Family Acre Residential). These base zones were selected because they are relatively large lot districts that could more readily accommodate an ADU. Ordinance 14-01 provides specific requirements for ADU's that relate to occupancy, placement and scale, parking, construction and design standards, and buffer strips.

As provided for in Ordinance 14-01, ADU's would be subject to a much greater setback requirement than accessory structures currently permitted in the Town. The setback would be 25 feet from side and rear property lines vs. the 5 or 10 foot setback applicable to other accessory structures. There would also be additional parking required and detailed construction and design standards associated with ADU's that are not applicable to other accessory structures. A provision for a buffer strip is also included in Ordinance 14-01 when a property is considered for rezoning to an ADU Overlay in order to promote compatibility with an abutting land use.

DISCUSSION:

As mentioned above, the provisions in Ordinance 14-01 have been discussed at length and in some depth at a number of public hearings. Both the Strategic Plan and the Comprehensive Land Use Plan Update have language that addresses housing choice. The discussions involving ADU's have been very helpful with regards to reviewing different housing options, particularly for young professionals and the elderly.

After some discussion at their most recent meeting on February 20, 2014, the planning commission decided that they were ready for a formal vote on this request. The general view expressed at the meeting was that there did

not appear to be a need for this type of housing option at this time. Consequently, the commission voted 7-1 to deny Resolution PC-14-01.

RECOMMENDATION BY:

The planning commission recommended 7-1 to deny Ordinance 14-01.

PROPOSED MOTION:

To approve Ordinance 14-01, on first reading, to amend the Farragut Zoning Ordinance, Chapters 2 and 3, to consider providing for accessory dwelling units (ADU's) within certain single-family residentially zoned neighborhoods.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>MCGILL</u>	<u>ELLIOTT</u>	<u>HONKEN</u>	<u>LAMARCHE</u>	<u>MARKLI</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

INTEROFFICE MEMORANDUM

TO: DAVID SMOAK
FROM: LORI SAAL
SUBJECT: ACCESSORY DWELLING UNITS
DATE: APRIL 8, 2014
CC: GARY PALMER

Below is an analysis of the sustainability-related merits of Accessory Dwelling Units (ADUs).

Sustainability is based on three pillars: society, economy, and environment. Utilizing the goals and objectives set forth in the STAR (Sustainability Tools for Accessing & Rating Communities) Community Rating System, I have determined that, if managed wisely, ADUs have characteristics that meet all three pillars.

Pillar	Objective
Society	Housing Affordability
	Climate Adaptation
	Historic Preservation
Economy	Housing Affordability
	Infill & Redevelopment
	Climate Adaptation
	Business Retention & Development
	Local Economy
Environment	Quality Jobs & Living Wages
	Infill & Redevelopment
	Climate Adaptation
	Greenhouse Gas Mitigation

The STAR goals and objectives that most closely relate to ADUs are summarized below.

Goal Area: Built Environment

- Housing Affordability: Construct, preserve, and maintain an adequate and diverse supply of location-efficient and affordable housing options for all residents
 - ADUs increase the supply of housing for a wider range of physical abilities, stages in life and income levels, and enable residents to stay in their community throughout all stages of their lives.
(http://www.mass.gov/envir/smart_growth_toolkit/pages/mod-adu.html)

- Infill & Redevelopment: Focus new growth in infill areas and on redevelopment that does not require the extension of water, sewer, and road infrastructure or facilitate sprawl
 - ADUs maximize the use of existing public infrastructure and services, and promote rehabilitation of existing housing. The additional stress to existing infrastructure would need to be accounted for in areas where ADUs were permitted. Additionally, property owners would likely need to address changes to stormwater flow on their property, should they choose to construct a detached ADU structure on site.
 - ADUs promote more compact forms of development, reduce pressure on open space and farmlands from sprawling development, thus conserving land.

(http://www.mass.gov/envir/smart_growth_toolkit/pages/mod-adu.html)

Goal Area: Climate & Energy

- Climate Adaptation: Strengthen the resilience of communities to climate change impacts on built, natural, economic, and social systems
 - ADUs address population growth, which is expected in this area due to the anticipated severe climate change impacts elsewhere in the nation. (Dr. Tom Wilbanks, ORNL Corporate Fellow & Group Leader, Global Change and Developing Countries Programs. April 9, 2014. Lecture, Climate Resiliency Roundtable, Knoxville, TN)
 - One concern regarding ADUs is a decrease in green or open space. At the neighborhood level, open space may be reduced depending upon the type of ADUs permitted under an ordinance. Allowing the construction of small, detached ADUs in a neighborhood would reduce the open space within a neighborhood, while allowing for the preservation of open space throughout the community as a whole, due to a reduction in new neighborhood-scale developments.
- Greenhouse Gas Mitigation: Achieve greenhouse gas emissions reductions throughout the community
 - In a 2010 report, the Oregon Department of Environmental Quality stated, "On a per-home basis, constructing smaller residences is among the most influential options for preventing waste and reducing a variety of environmental impacts, including Climate Change...A very clear result is that reducing home size is among the best tier of options for reducing waste generation in the Oregon housing sector, while simultaneously achieving a large environmental benefit across many categories of impact." Based on this information, it is reasonable to assume that constructing a small, detached ADU on an existing property would have a smaller environmental impact than constructing a larger home on a new lot.

(<https://www.portlandoregon.gov/bps/article/484726>)

Goal Area: Economy & Jobs

- Business Retention & Development: Foster economic prosperity and stability by retaining and expanding businesses with support from the business community
 - ADUs provide additional work for local builders, maintaining and growing businesses locally.
- Local Economy: Create an increasingly self-reliant community through a robust local economy with benefits shared by all
 - ADUs assist families that may need/want additional income. Additional income may provide additional revenue through increased local sales.
- Quality Jobs & Living Wages: Expand job opportunities that support upward economic mobility and provide sufficient wages so that working people and their families can afford a decent standard of living
 - ADUs promote development, which creates/maintains jobs and promotes economic development.

ADUs meet many sustainability-related goals and objectives; however, it is important to remember that sustainability is about finding a balance between social, economic, and environmental issues, which can vary between communities.

ORDINANCE:	14-01
PREPARED BY:	SHIPLEY/PALMER
REQUESTED BY:	ALDERMAN MARKLI
PUBLIC HEARING:	
PUBLISHED IN:	
DATE:	
1ST READING:	
2ND READING:	
PUBLISHED IN:	
DATE:	

DESCRIPTION:

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, recognize a cultural and economic shift resulting in multi-generational families living in the same dwelling unit; and,

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, desire to add regulations which would allow flexible housing options for those multi-generational families within the Town of Farragut; and,

WHEREAS, in order to permit additional housing choices the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wish to amend the Farragut Municipal Code, Appendix A Zoning, Chapter 2. Definitions by adding and therefore defining “*Accessory Dwelling Unit*”; and,

WHEREAS, in order to permit additional housing choices the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wish to amend the Farragut Municipal Code, Appendix A Zoning, Chapter 3. Specific District Regulations by adding Section XXVIII. “Accessory Dwelling Unit Overlay District”

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code is hereby amended as follows:

SECTION 1:

The Farragut Municipal Code, Appendix A. Zoning, Chapter 2. Definitions, is amended by adding “Accessory Dwelling Unit” to be defined as follows:

Accessory Dwelling Unit: *A separate smaller dwelling unit either detached from or within a principal dwelling unit on the same lot.*

The Farragut Municipal Code, Appendix A. Zoning, Chapter 3. Specific District Regulations, is

amended by adding:

SECTION XXVIII. ACCESSORY DWELLING UNIT (ADU) OVERLAY DISTRICT

A. General Description

The Accessory Dwelling Unit (ADU) Overlay District is created to enable the establishment of accessory dwelling units within new subdivisions that have a base zone of R-1 (Rural Single-Family Residential) or R-1-S-A (Rural Single-Family Acre Residential).

Accessory dwelling units give these larger lot residential neighborhoods the opportunity to provide greater housing choice for elderly or other family members, and to utilize their land base more efficiently.

B. Application of the District

In addition to the requirements of the base zoning district, the ADU Overlay District provides additional requirements that must be satisfied for those in this district that may opt to establish an ADU on their property.

C. Land Area

To be considered for a rezoning request for an ADU Overlay District, the area within the rezoning request must be comprised of a minimum of fifteen (15) acres of contiguous lots within the same development.

D. Designation Process

All requests for creation of an ADU Overlay District shall follow the Amendment Procedures set forth in Appendix A. Zoning, Chapter 4. General Provisions, Section II., Administration, Sub-section (I), Amendments. Proposals shall be submitted to the Community Development Department by utilizing the Zoning Map Amendment Application (see www.townoffarragut.org).

E. Occupancy Requirements

1. The principal dwelling or the accessory dwelling unit (ADU) shall be property owner occupied.
2. The principal dwelling shall be a single-family detached residential dwelling.
3. An ADU shall have no more than two (2) bedrooms.
4. Only one (1) ADU, either internal or external, shall be permitted per lot.
5. The ADU shall not be sold separately from the principal dwelling unit.

F. Height, Size, Lot Coverage, and Setbacks

1. The maximum height of a detached ADU, including one built above a garage, shall not exceed twenty-five (25) feet, as measured per the adopted building code.
2. The maximum size of an ADU shall be 800 square feet. In no case, however, shall an ADU exceed 40% of the gross floor area of the principal dwelling unit.
3. The maximum lot coverage permitted by the base zone shall apply for an ADU Overlay District.
4. A detached ADU shall not be permitted within a front yard and shall be set back at least twenty-five (25) feet from the nearest side and/or rear property line. This twenty-five (25) foot setback shall also apply to any patio, deck, pergola, arbor, or other similar non-roofed and/or non-enclosed structure attached to a detached ADU.
5. A detached ADU shall be at least ten (10) feet from any other freestanding accessory building, except where an ADU is built within a detached garage.

G. Parking Requirements

Any lot with an ADU shall provide one (1) additional off street parking space.

H. Construction and Design Standards

1. All ADU's shall comply with the adopted building and fire codes and shall be site built on a permanent foundation.
2. For ADU's that are within the principal dwelling unit, additional entrances shall not be added to the front elevation(s).
3. The predominant exterior finish material of an ADU shall match the predominant exterior finish material of the principal dwelling unit. If the principal dwelling unit is predominantly brick then the ADU shall also be predominantly brick.
4. The predominant roof pitch of an ADU shall match the predominant roof pitch of the principal dwelling unit.
5. The window and door trim, projecting eaves, and general architectural accents of an ADU shall match the principal dwelling unit. The windows of an ADU shall match those in the principal dwelling unit in terms of proportion and orientation.

I. Buffer Strips

Buffer strips are not mandatory. The planning commission may require a buffer strip at various locations in a development, however, when it is determined that a buffer strip is necessary to promote compatibility with an abutting land use. When a buffer strip is required by the planning commission, the following criteria shall be followed:

1. The buffer strip shall be a minimum of twenty-five (25) feet in width, shall be planted and platted at the time of final plat, and shall be owned and maintained by the property owners' organization; and

2. Existing, mature vegetation shall be preserved and incorporated into the buffer strip. The buffer strip shall be landscaped per the landscaping requirements of this ordinance or the planning commission may permit the required number of plantings to be clustered rather than distributed evenly throughout the buffer strip.

SECTION 2.

This Ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2014.

AGENDA NUMBER VII A. MEETING DATE April 24, 2014

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Darryl W. Smith, PE

SUBJECT: Approval of Change Order No. 1, Contract 2014-12, Outdoor Classroom Project

INTRODUCTION: The purpose of this item is the approval of a change order at our Outdoor Classroom project (Contract 2014-12).

STRATEGIC PLAN: This project is identified as a priority project within the Town's Strategic Plan, and is applicable to Principle B: Beauty: Natural and Built – "Preservation and protection of attractive waterways," as well as "Attractive public facilities, parks, etc."

BACKGROUND: The Board of Mayor and Aldermen awarded Contract 2014-12 to J & D Excavating & Contracting, Inc. on February 27. Since that time, staff has reconsidered the appearance of the 26' x 30' Polygon structure that will provide cover for events at this facility. The plans call for a very basic structure with a ¼:12 pitch, which is an almost flat roof. Staff believes that a 3:12 pitch (as shown on the attached drawing) will provide a better appearance, and is more consistent with other structures in our parks. Attached is a Request for Change Order from Derek Neil of J & D Excavating, requesting additional payment of \$1,518.36 if we wish to revise the roof's pitch. Staff's opinion is that this is a reasonable cost for the more attractive appearance, and recommends approval.

FINANCIAL SECTION:

Project: 310-43956-901, Outdoor Classroom

<u>Project Budget</u>	<u>Requested Amount</u>	<u>Contracted Expenditures</u>	<u>Remaining Amount</u>
\$400,000	\$1,518.36	\$394,124	\$4,357

Approved By: A. Myers

RECOMMENDATION BY: Darryl Smith, Town Engineer, for approval.

PROPOSED MOTION: Approval of Change Order No. 1, Contract 2014-12, for the amount of \$1,518.36.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>MCGILL</u>	<u>LAMARCHE</u>	<u>HONKEN</u>	<u>MARKLI</u>	<u>ELLIOTT</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

375 Price Road
Lenoir City, TN 37771



FAX 865-317-1300

Specializing in Site Excavation & Site Utilities
Contractor # 66845

March 24, 2014

To: Town of Farragut

Re: Outdoor Classroom

Poligon Building – New Roof Pitch 3:12

Total Cost	\$1,518.36
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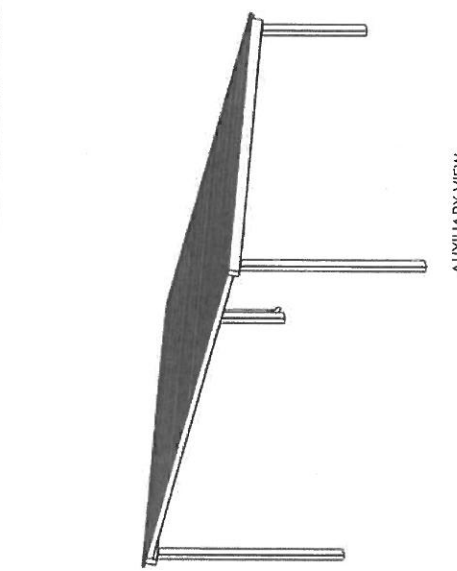
Thank you.

Derek Neil

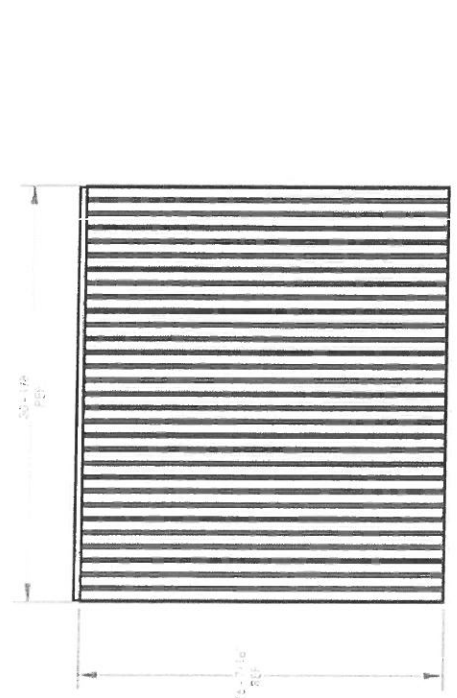
PROJECT: FARRAOUT OUTDOOR CLASSROOM PROJECT LOCATION: FARRAOUT, TN ARCHITECTURAL ELEVATIONS	DATE: 4/8/2014 DRAWN BY: J. B. H.	CHECKED BY: J. B. H.	SCALE: 1" = 10'-0"	SHEET: 1
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GENERAL ROOF NOTES:

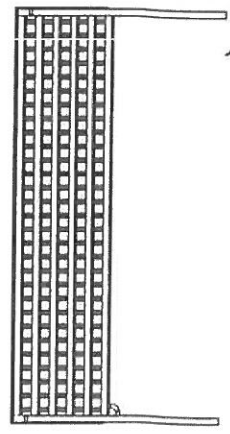
1. METAL ROOFING:
 • 24 GAUGE
 • GALVALUME COATED
 • KYNAR 500 PAINTED
 • TRIM COLOR MATCHES ROOF
 SEE POLYGON.COM FOR
 COLOR OPTIONS
- 2.
- 3.



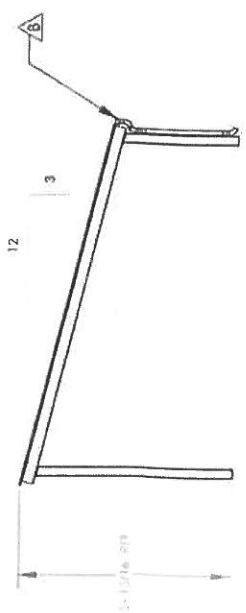
TOP VIEW



AUXILIARY VIEW



ELEVATION A



ELEVATION B

FINISH GRADE.
 MOUNTING VARIES
 BASED ON ENGINEERING
 REQUIREMENTS VISIT
 POLYGON.COM FOR
 OPTIONS.

STOP!!
 NOT FOR CONSTRUCTION
 USE FOR PRELIMINARY
 PLANNING AND ESTIMATING
 ONLY