



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1813 Blair Boulevard
June 18, 2014

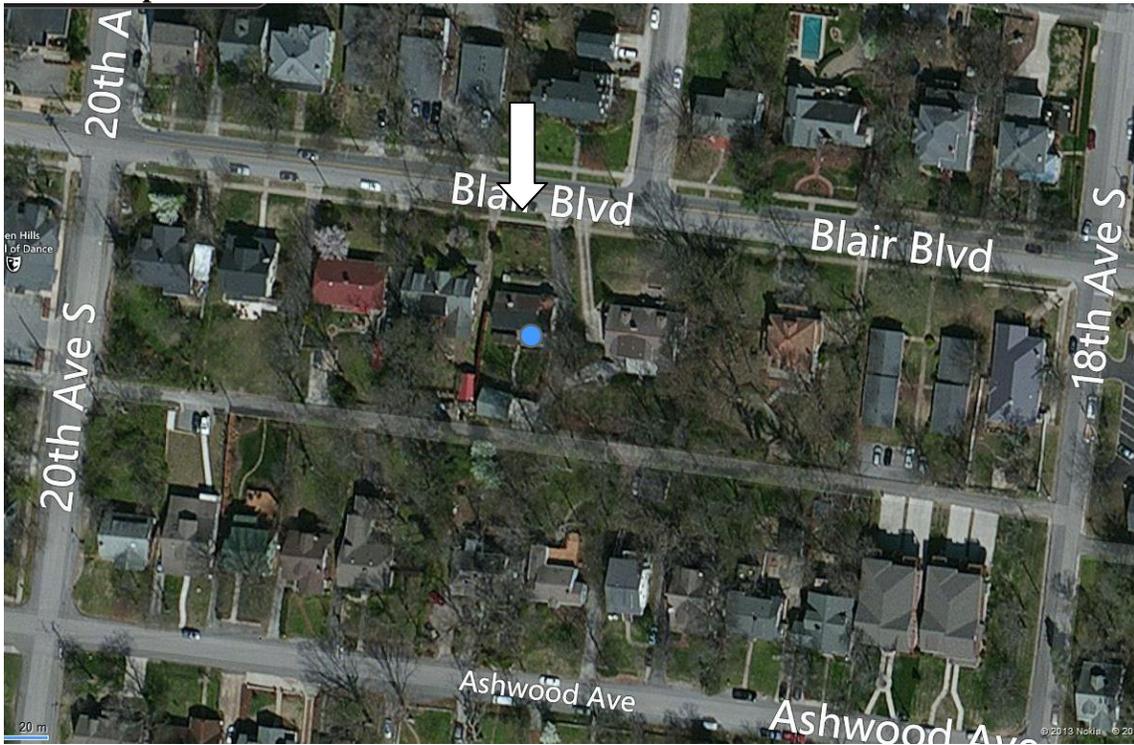
Application: New construction—duplex infill and outbuildings; Setback determination.
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416006700
Applicant: Keith Dowd
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a new duplex infill and two one-story outbuildings. The outbuildings require a setback determination for the rear setback. Base zoning requires that two outbuildings with a combined square footage of more than seven hundred square feet (700 sq. ft.) be located twenty feet (20') from the rear property line. The applicant is proposing to locate the garages approximately ten feet (10') from the rear property line.</p> <p>Recommendation Summary: Staff recommends approval of the infill, outbuildings, and setback determination with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff review and approve a brick sample, all window and door specifications, and the asphalt shingle color; 2. Staff review and approve the materials for the foundation, porch/terrace floor, and the railings; 3. The windows on the front dormer be enlarged; and 4. The HVAC units be placed at the rear of the duplex, or on a side façade, beyond the midpoint of the house. <p>With these conditions, staff finds that the project meets Section II.B. of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

I. Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Background: At the May 2014 MHZC public hearing, the Commission voted to approve the demolition of the non-contributing primary structure and outbuilding at 1813 Blair Boulevard (Figure 1). The Commission also voted to disapprove the design for the new infill and outbuildings. This application represents a new design.

The lot at 1813 Blair is steeply sloped from the front to the back of the lot. There is about a twenty foot (20') difference in grade from front of the lot to the back.



Figure 1. MHZC has approved the existing house at 1813 Blair Boulevard for demolition. The lot slopes steeply from front to back.

Analysis and Findings:

Application is to construct a new duplex infill and two one-story outbuildings. The outbuildings require a setback determination for the rear setback. Base zoning requires

that two outbuildings with a combined square footage of more than seven hundred square feet (700 sq. ft.) be located twenty feet (20') from the rear property line. The applicant is proposing to locate the garages approximately ten feet (10') from the rear property line.

Height & Scale: Because of the steep slope of the site, the height of the structure varies depending upon the grade. At the front, the structure has a porch eave height of approximately eight feet (8') above the porch/foundation line, an eave height of about nineteen feet, six inches (19'6") above the porch/foundation line, and a ridge height of approximately thirty-one feet (31'). Staff finds that the ridge height matches the historic context, where heights range from twenty to forty-two feet (20' – 42'). The foundation height varies because of the slope of the site, and the applicant has made the effort to reduce the size of the foundation at the front by situating the rear of the house below the existing grade. At the front, the foundation height is approximately three feet (3') tall, which is appropriate given the grade.

The infill will be approximately forty feet (40') wide. Staff finds the width to be appropriate since the lot is sixty feet (60') wide, and the historic houses in the immediate vicinity range from thirty-five to sixty feet (35'-60') wide. The structure will be approximately sixty-eight feet, six inches (68'6") deep. Staff finds that the structure's height and scale meet section II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: The new duplex infill will meet all base zoning setbacks. The infill will be fifty feet, six inches (50'6") from the front property line, which is the average of the front setbacks for the two flanking historic structures. The infill will be located five feet (5') from the west property line and fifteen (15') from the east property line. This allows for the retention of the existing driveway on the site. Staff finds that the structure's setback and rhythm of spacing meet section II.B.1.c. of the design guidelines.

Materials: The primary cladding material is brick, and the chimney and terraced retaining walls will also be brick. Staff asks to review a brick sample. The second story will be clad in cement fiberboard panel. The trim will be wood or cement fiberboard. The material for the foundation was not indicated, and staff notes that it should be a material other than brick, like stone or split face concrete block. Likewise, the material for the porch floor/top terrace was not indicated, and staff asks to review the material.

The roof will be architectural asphalt shingles, and staff asks to approve the shingle color. The materials for the windows and doors were not indicated, and staff asks to review all window and door specifications. Likewise, the material for the porch steps, and the terrace steps and porch railing were not noted. With the staff's final approval all materials, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill's primary roof form is a hipped roof with a 6/12 slope, which meets the neighborhood context and the design guidelines. The infill includes a front dormer that is located more than two feet (2') off the ridge of the house and is inset two

feet (2') from the wall below. The dormer has a hipped roof to match the house's hipped roof. The dormer is nine feet, six inches (9'6") wide, and is appropriately scaled for a house of this size and design. Staff finds that the infill's roof form meets section II.B.1.e. of the design guidelines.

Orientation: The duplex is oriented to face Blair Boulevard, and it has two slightly recessed doorways on the front façade. The doorways are recessed approximately one foot (1') from the primary façade of the house. The entries have equal prominence, which is typical of historic duplexes, and are both marked with pedimented overhangs. Staff notes that the duplexes entries are located behind a fifteen foot (15') deep platform that marks the top of a terrace. The applicant is proposing to retain an existing driveway, which extends to the rear of the property. Staff finds that the project's orientation meets section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The window openings on the front façade are generally at least twice as tall as they are wide and meet the historic proportion of window openings. Staff notes that a larger window opening is needed in the front dormer. Historically, windows in dormers covered most of the front of the dormer, and the proposed dormer's windows are too small. On the side façade, the window pattern generally follows the typical rhythm of openings for historic structures. With the enlargement of the front dormer windows, staff finds that the project's proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: Because the site is steeply sloped, with a difference in grade of approximately ten to twelve feet (10'-12') from the front property line to the line of the house, the applicant is proposing to construct brick terraces with two sets of steps leading to the two entryways. Staff finds the terraces to be appropriate given the site's grade. The location of the HVAC and other utilities was not noted. Staff typically asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With the staff's approval of the HVAC location, staff finds that the project's appurtenances & utilities meet Section II.B.1.h. of the design guidelines.

Outbuildings: The applicant is proposing two outbuildings, both of which will be one story in height. One outbuilding will be a one-car garage that is fourteen feet, six inches (14'6") wide by twenty-three feet, two inches (23'2") deep, or three hundred and thirty-six square feet (336 sq. ft.). The other outbuilding will be a two-car garage that is twenty-one feet (21') wide by twenty-two feet, eleven inches (22'11") deep, or four hundred and eighty-one square feet (481 sq. ft.). In total, the outbuildings have footprints that are eight hundred and seventeen square feet (817 sq. ft.). Staff finds that garages' footprints meet the design guidelines. The outbuildings will have eave heights ranging from seven to ten feet (7' – 10') due to the grade. The ridge heights will be between fourteen and seventeen feet (14' - 17').

The garages will be accessed via the alley, which is appropriate. The garages do require a setback determination for the rear. Base zoning requires that two outbuildings with a combined square footage of more than seven hundred square feet (700 sq. ft.) be located

twenty feet (20') from the rear property line. The applicant is proposing to locate the garages approximately ten feet (10') from the rear property line. Staff finds the proposed location of the outbuildings to be appropriate since historically, outbuildings were located ten feet (10') or less from the rear property line. The materials for the outbuildings are brick and cement fiberboard panel with an asphalt shingle roof. The roof form will be hipped with a slope of 6/12.

Staff finds that the proposed outbuildings meet Section II.B.1.i of the design guidelines.

Recommendation Summary: Staff recommends approval of the infill, outbuildings, and setback determination with the following conditions:

1. Staff review and approve a brick sample, all window and door specifications, and the asphalt shingle color;
2. Staff review and approve the materials for the foundation, porch/terrace floor, and the railings;
3. The windows on the front dormer be enlarged; and
4. The HVAC units be placed at the rear of the duplex, or on a side façade, beyond the midpoint of the house.

With these conditions, staff finds that the project meets Section II.B. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

Other site photos



Front and left side of the house



Left side of the house



Right side of the house



Back yard with outbuilding. The primary structure is marked with an arrow.

Context Photos:



1811 Blair Boulevard, to the left/east of the site



1807 Blair Boulevard, to the left/east of the site



1911 Blair Boulevard, to the right/west of the site (next door)



1900 Blair Boulevard, directly across the street from the site



Looking west, across the street from the site.



Looking west and across the street from the site, including the four square at 1916 Blair Boulevard



1810 Blair Boulevard, across the street and to the east of the site.

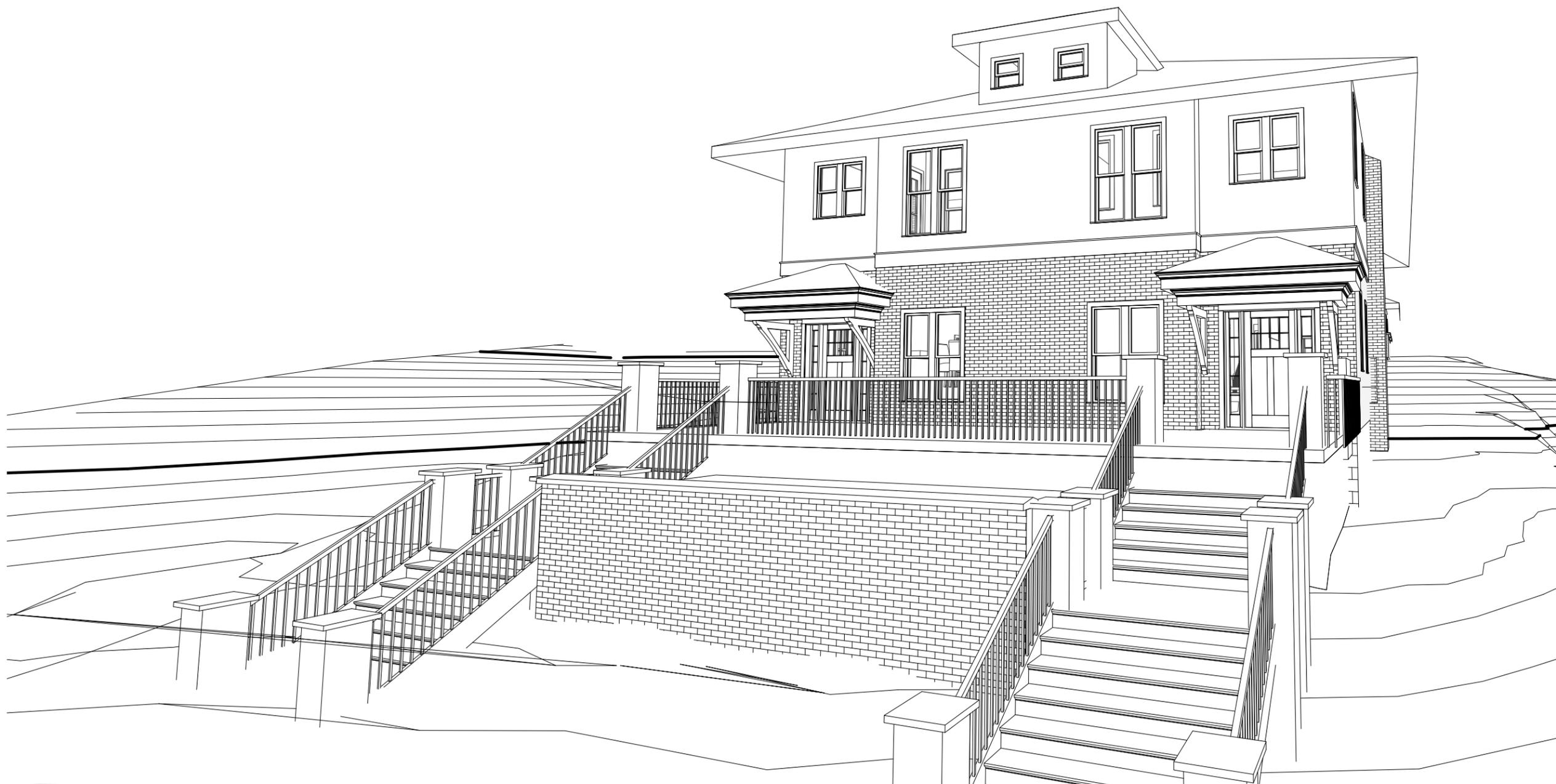


No.	Description	Date

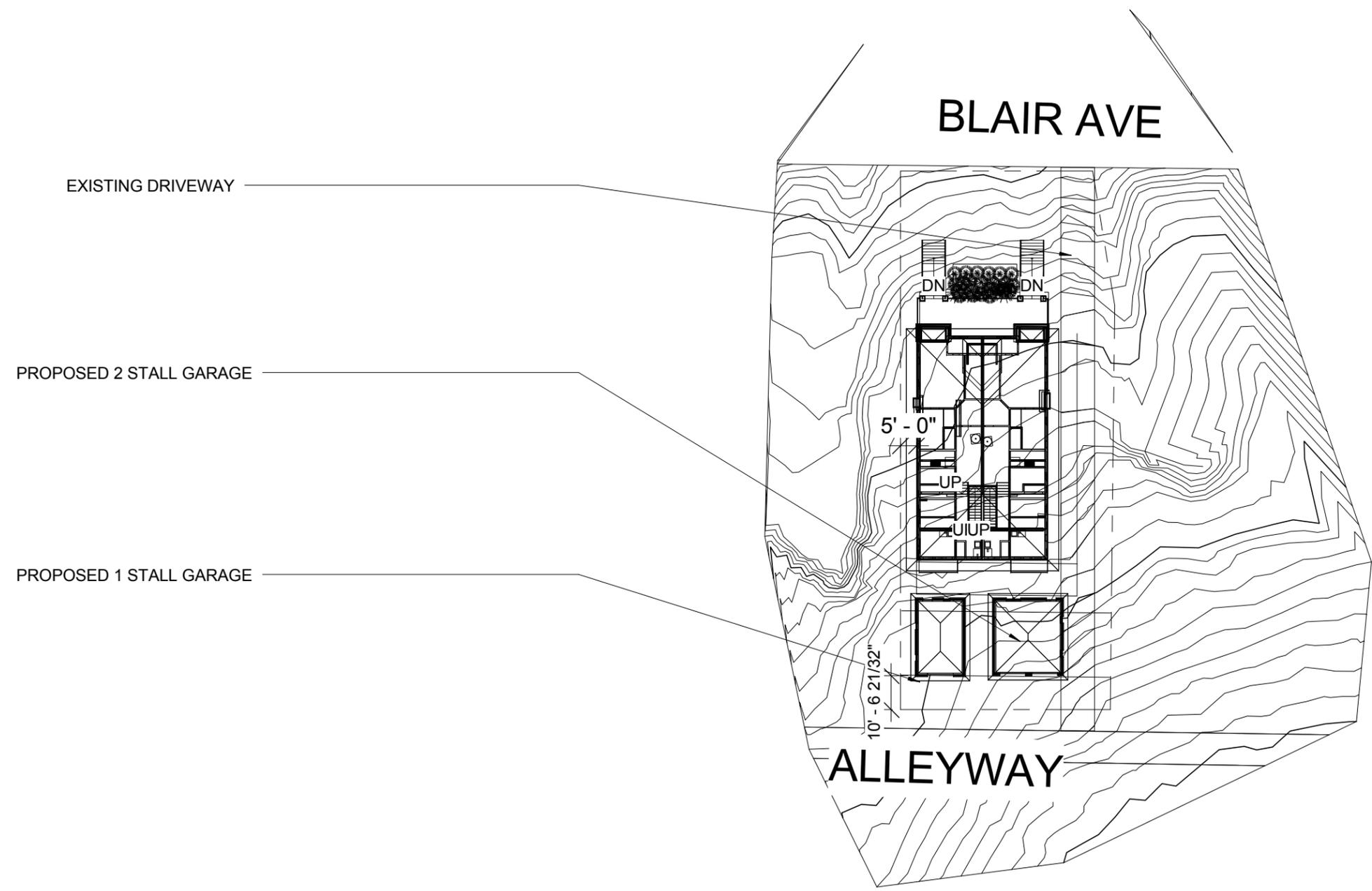
1813 BLAIR
BLVD.,
NASHVILLE,
TN

COVER	
Scale	
Project number	002
Date	11 Mar 2014
Drawn by	Author
Checked by	Checker

P001



1 FRONT PERSPECTIVE PROPOSAL



No.	Description	Date

1813 BLAIR
BLVD.,
NASHVILLE,
TN

SITE PLAN	
Scale	1" = 40'-0"
Project number	002
Date	11 Mar 2014
Drawn by	Author
Checked by	Checker

P002

① HISTORIC SITE SETBACKS
1" = 40'-0"

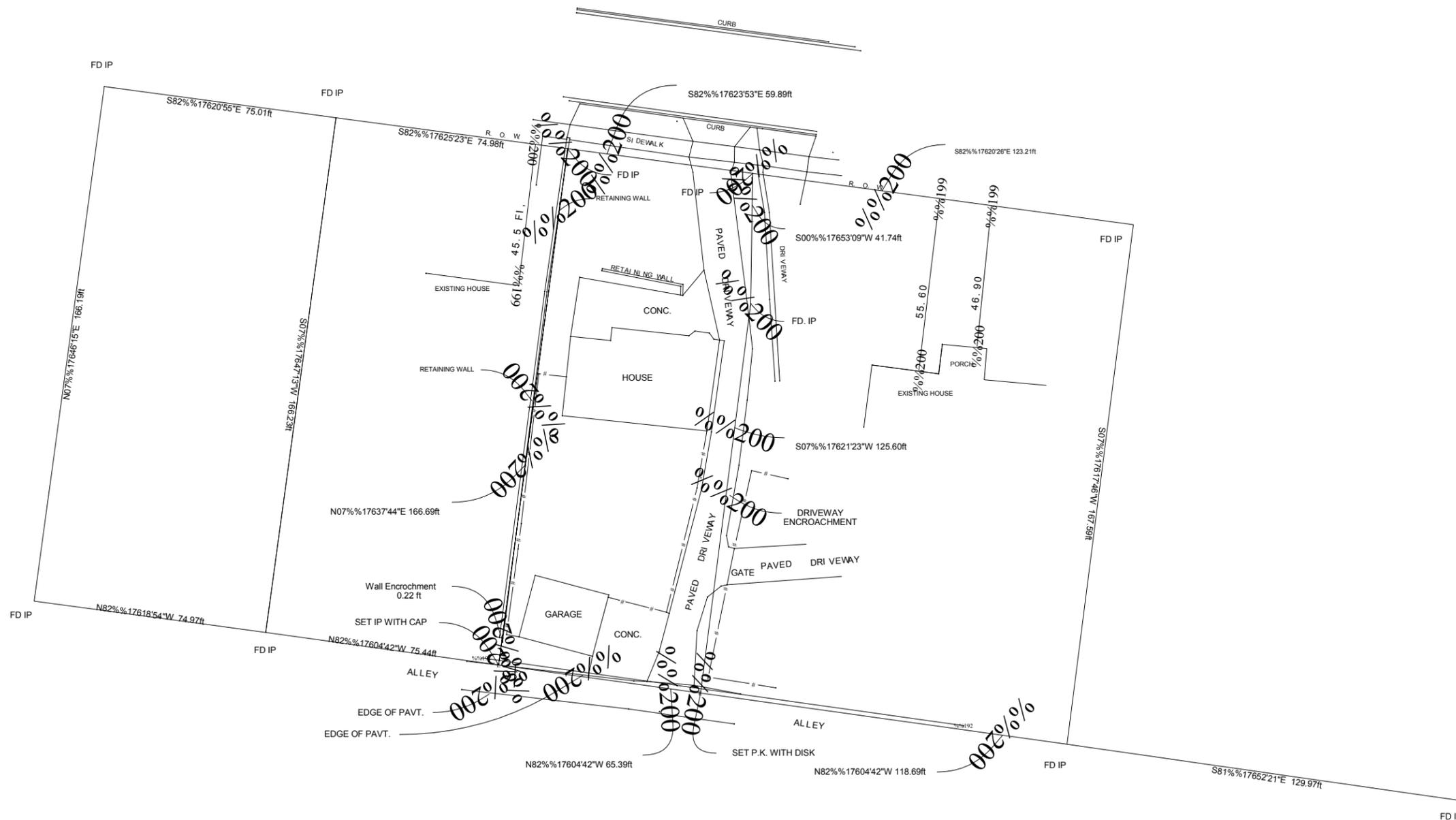


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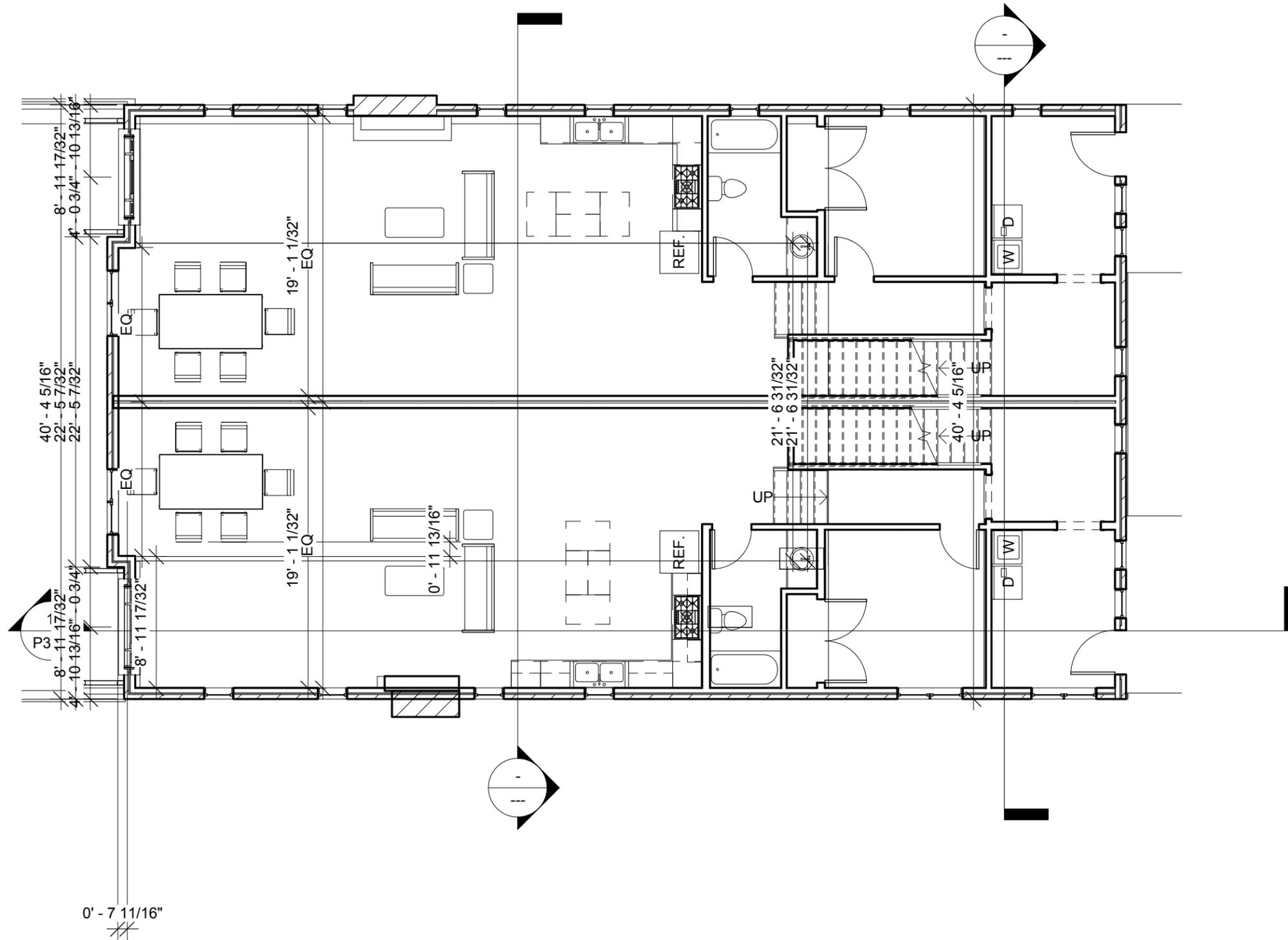
1813 BLAIR
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NASHVILLE,
TN

SITE SURVEY	
Scale	1" = 40'-0"
Project number	002
Date	11 Mar 2014
Drawn by	Author
Checked by	Checker

P003



1 PROPOSAL SITE SURVEY
1" = 40'-0"



1 FIRST FLOOR PROPOSAL
1/8" = 1'-0"



No.	Description	Date

1813 BLAIR
BLVD.,
NASHVILLE,
TN

FIRST FLOOR

Scale 1/8" = 1'-0"

Project number 002

Date 11 Mar 2014

Drawn by Author

Checked by Checker

P101

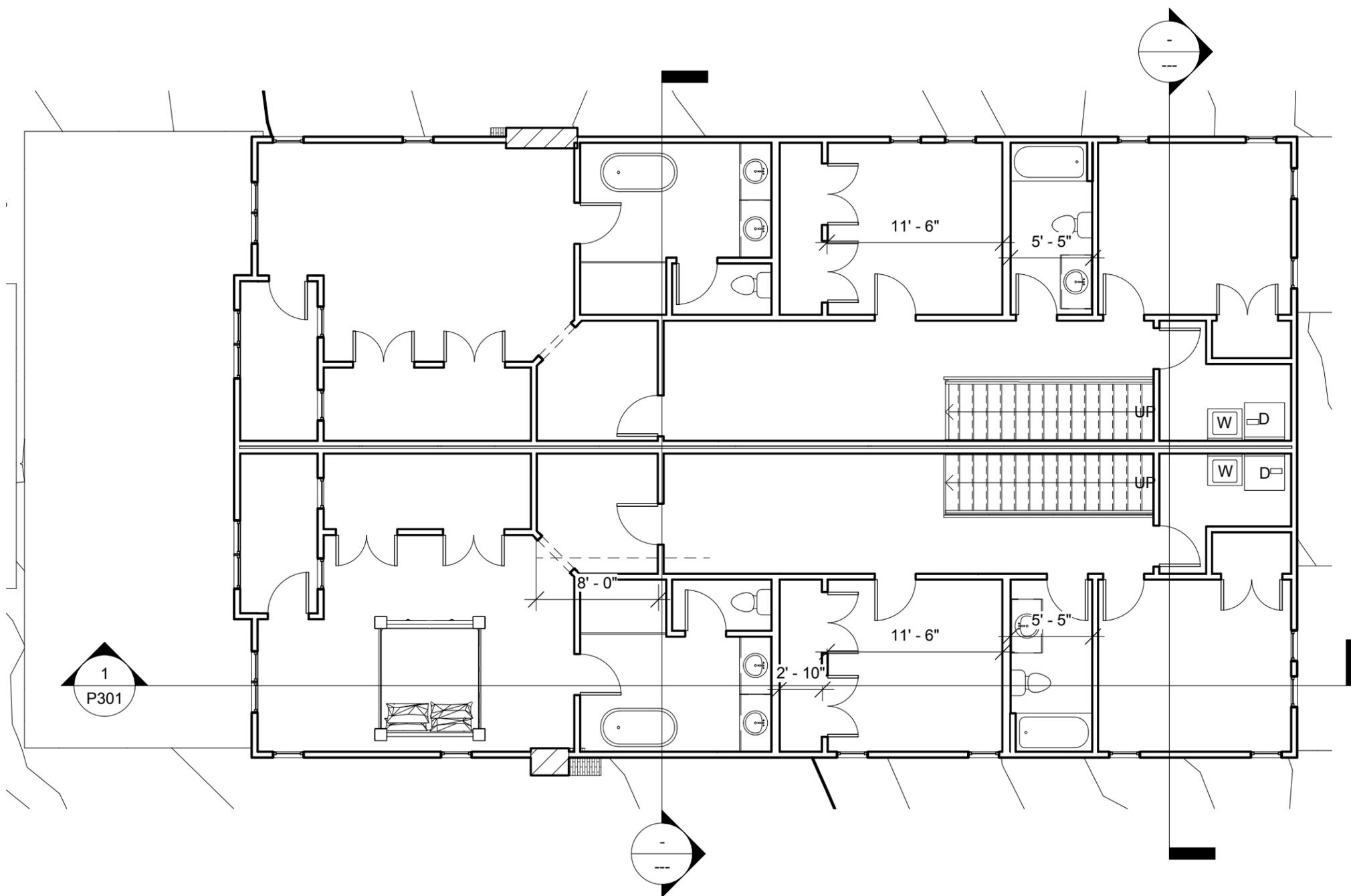


No.	Description	Date

1813 BLAIR
BLVD,
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TN

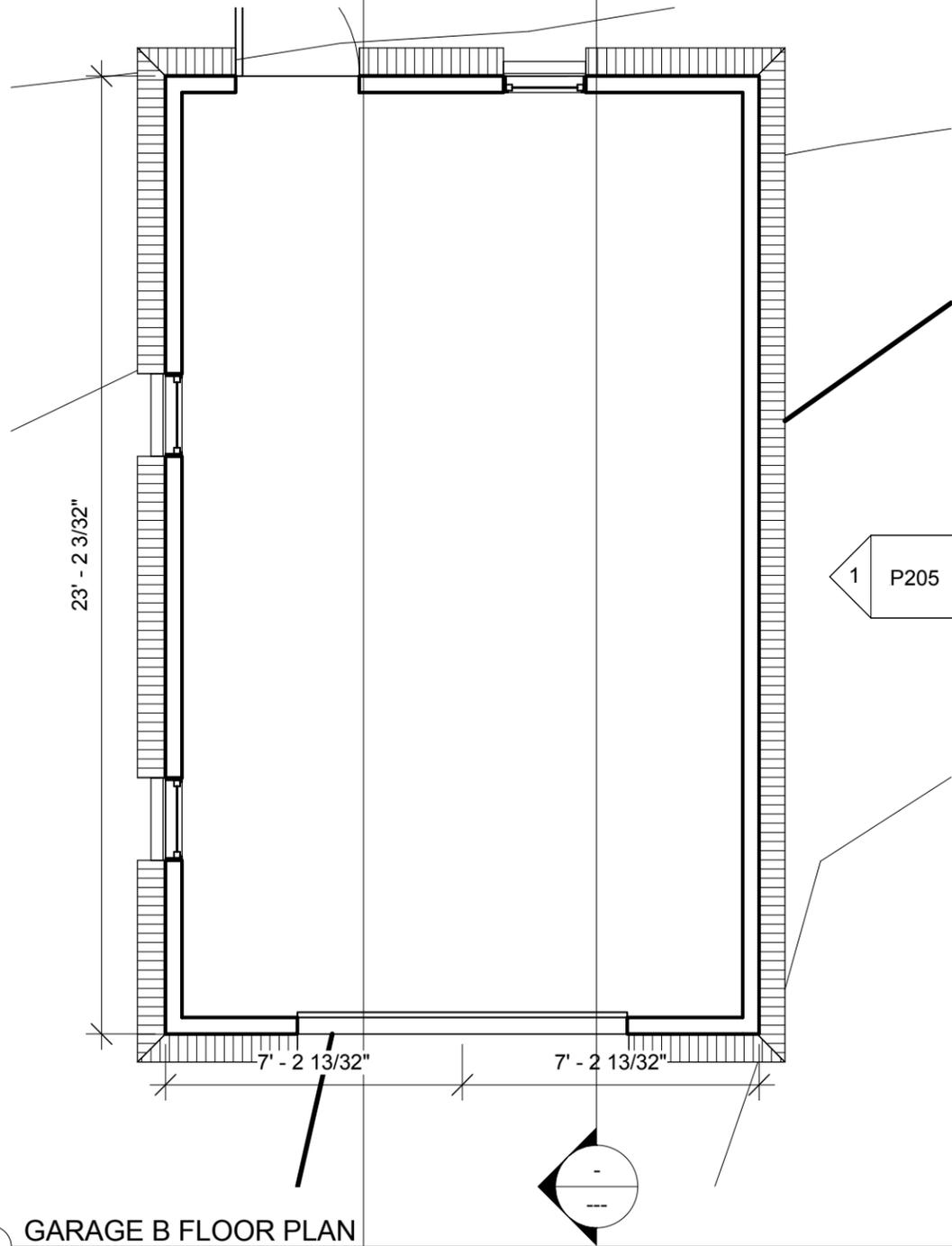
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Project number	002
Date	11 Mar 2014
Drawn by	Author
Checked by	Checker

P102

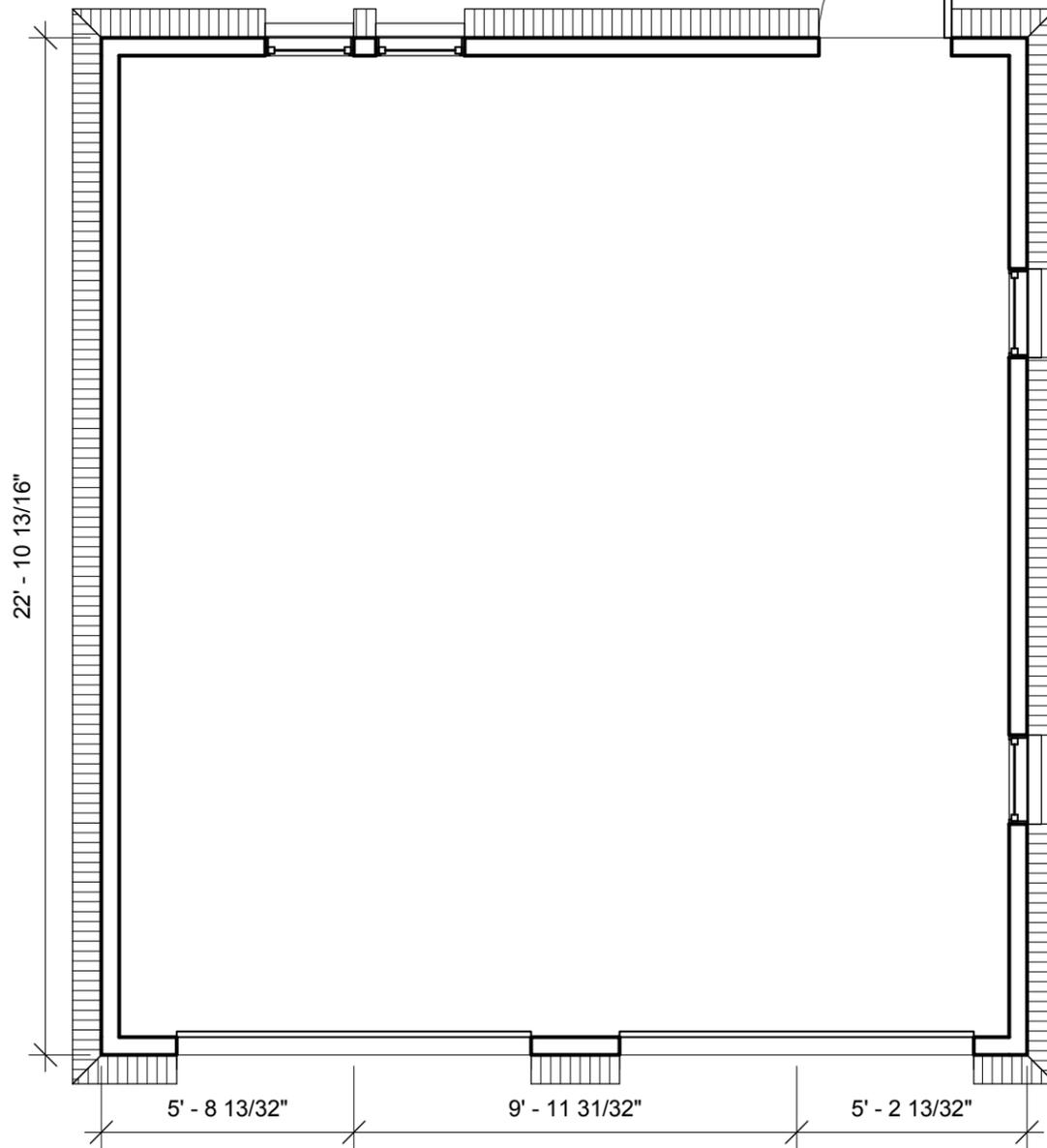


1 SECOND FLOOR PROPOSAL
1/8" = 1'-0"

1
P301



1 GARAGE B FLOOR PLAN
1/4" = 1'-0"



2 GARAGE A FLOOR PLAN
1/4" = 1'-0"

DD DD
DD DD
DOWD
DEVELOPMENT

No.	Description	Date

1813 BLAIR
BLVD,
NASHVILLE,
TN

GARAGE PLANS

Scale 1/4" = 1'-0"

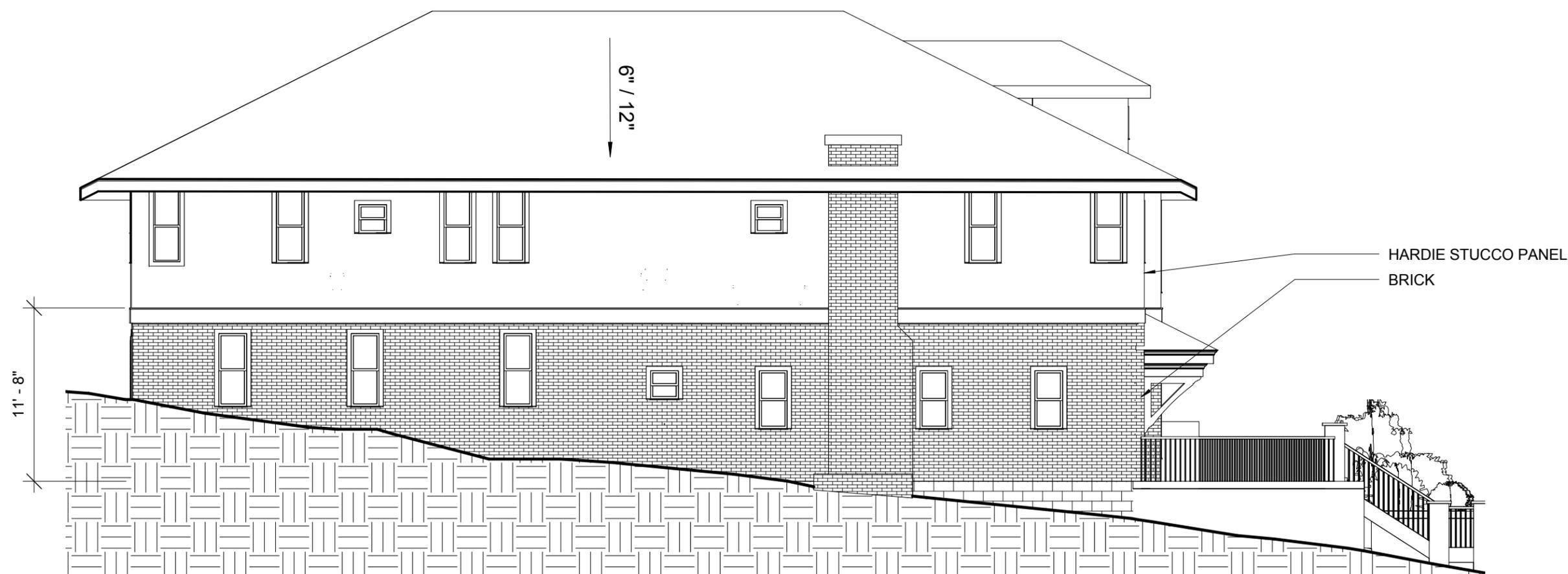
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Date 11 Mar 2014

Drawn by Author

Checked by Checker

P103



1 EAST ELEVATION PROPOSAL
 1/8" = 1'-0"

No.	Description	Date

1813 BLAIR
 BLVD,
 NASHVILLE,
 TN

DUPLEX ELEVATION

Scale 1/8" = 1'-0"

Project number 002

Date 11 Mar 2014

Drawn by Author

Checked by Checker

P201

No.	Description	Date

1813 BLAIR
 BLVD,
 NASHVILLE,
 TN

DUPLEX ELEVATIONS

Scale 1/8" = 1'-0"

Project number 002

Date 11 Mar 2014

Drawn by Author

Checked by Checker

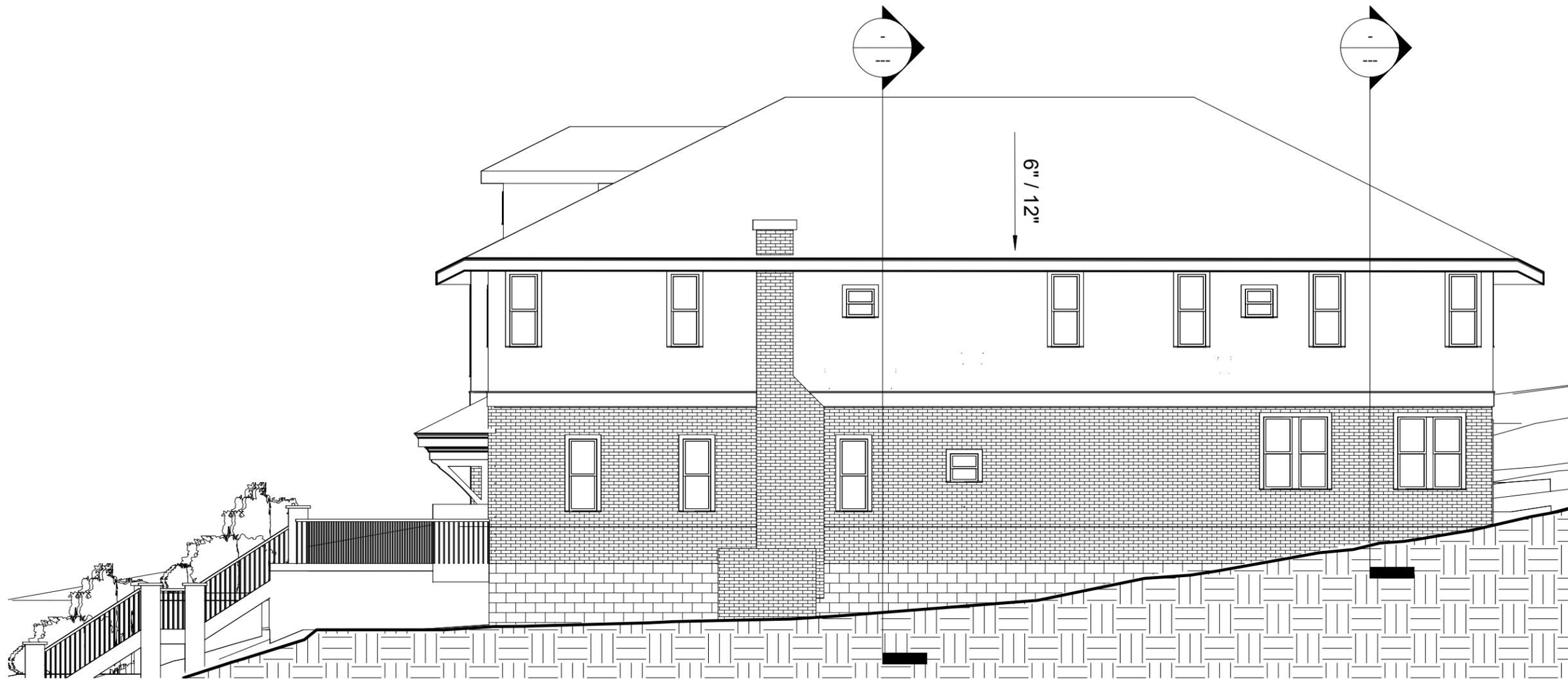
P202



2 SOUTH ELEVATION PROPOSAL
 1/8" = 1'-0"



1 NORTH ELEVATION PROPOSAL
 1/8" = 1'-0"



1 WEST ELEVATION PROPOSAL
 1/8" = 1'-0"

No.	Description	Date

1813 BLAIR
 BLVD,
 NASHVILLE,
 TN

DUPLEX ELEVATION

Scale 1/8" = 1'-0"

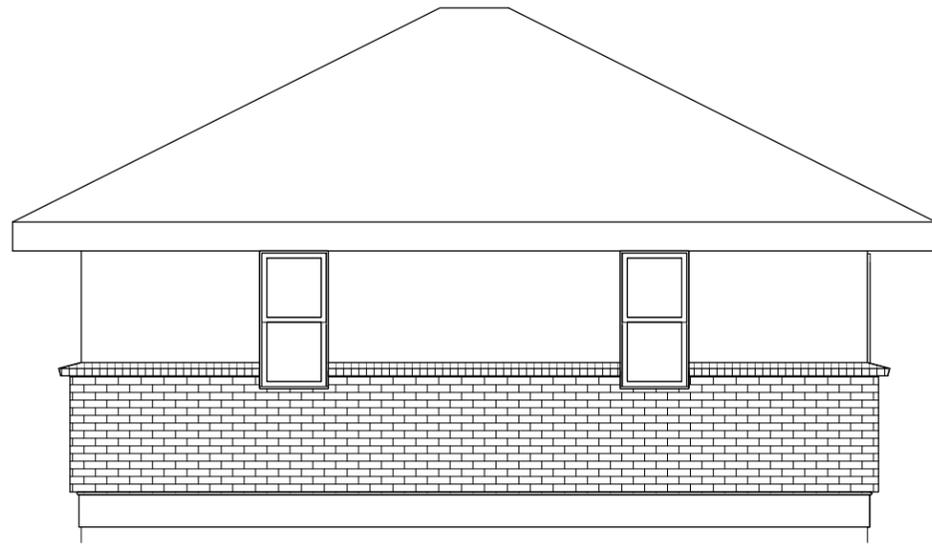
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Date 11 Mar 2014

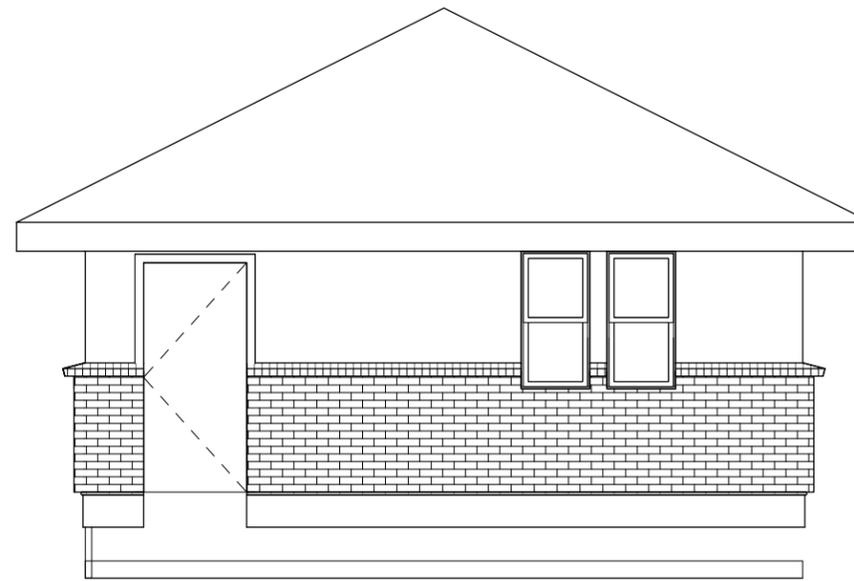
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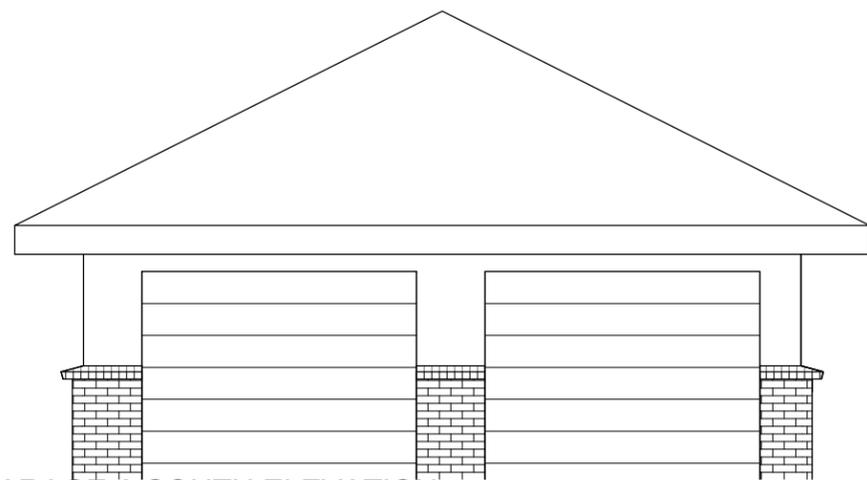
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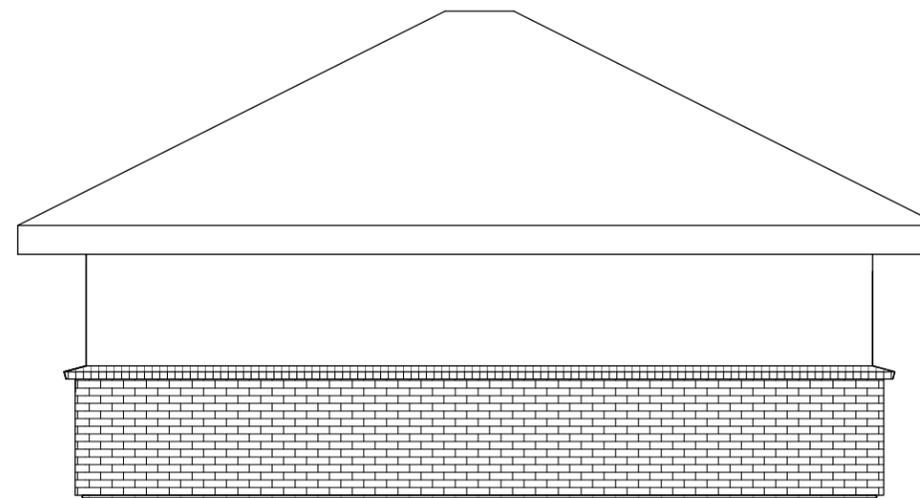
① GARAGE A EAST ELEVATION PROPOSAL
3/16" = 1'-0"



② GARAGE A NORTH ELEVATION PROPOSAL
3/16" = 1'-0"



③ GARAGE A SOUTH ELEVATION PROPOSAL
3/16" = 1'-0"



④ GARAGE A WEST ELEVATION PROPOSAL
3/16" = 1'-0"



No.	Description	Date

1813 BLAIR
BLVD.,
NASHVILLE,
TN

GARAGE A ELEVATIONS

Scale 3/16" = 1'-0"

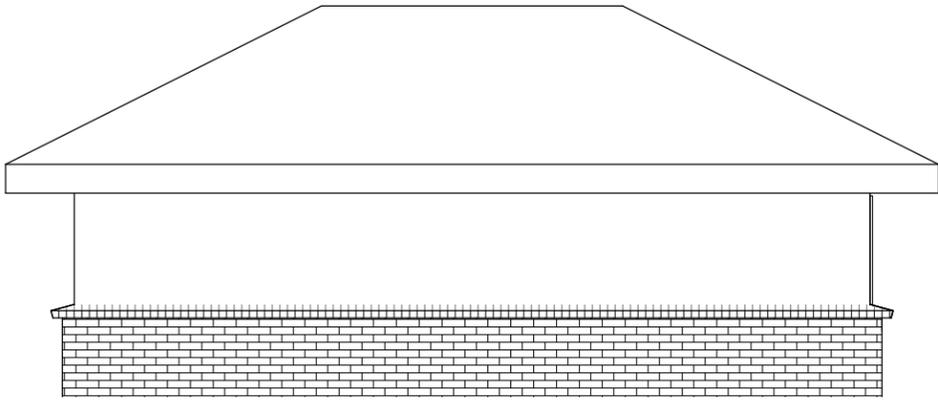
Project number 002

Date 11 Mar 2014

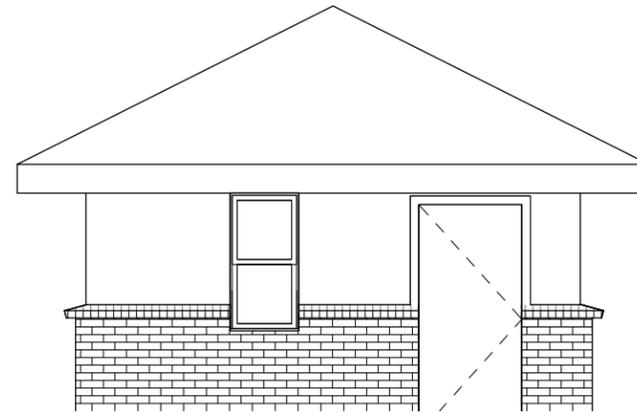
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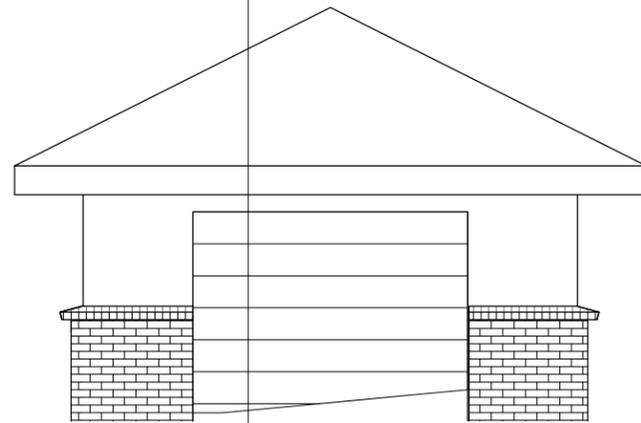
P204



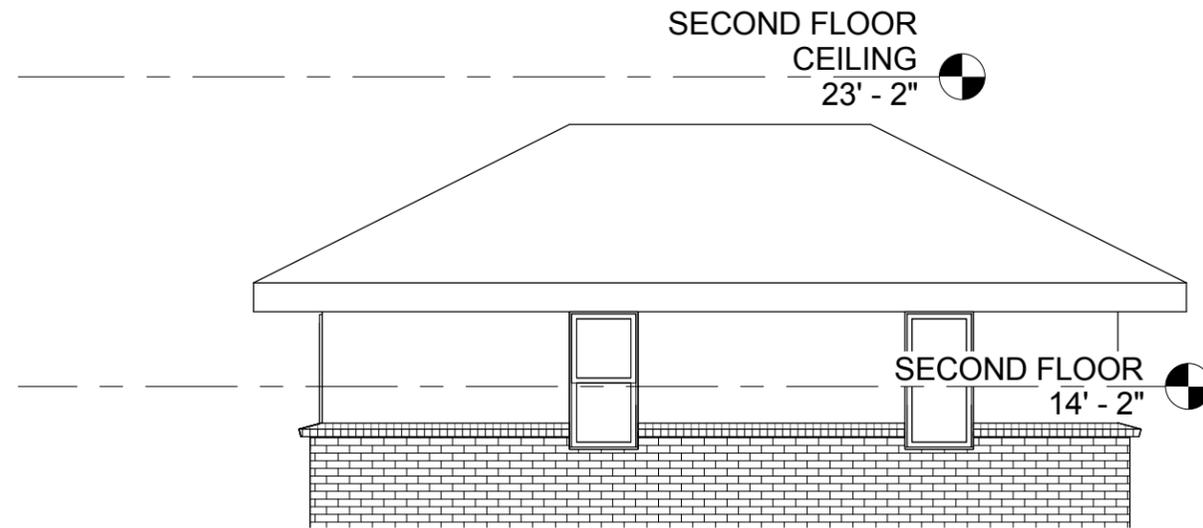
① GARAGE B EAST ELEVATION PROPOSAL
3/16" = 1'-0"



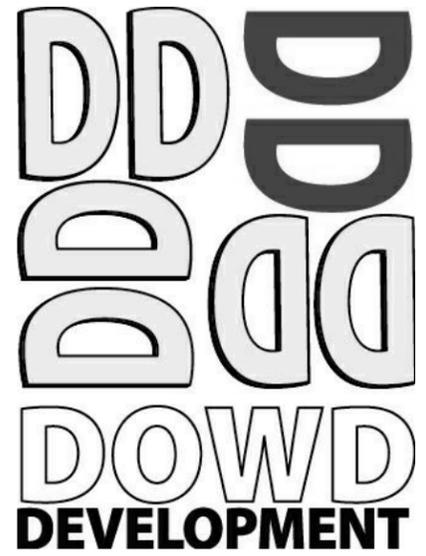
② GARAGE B NORTH ELEVATION PROPOSAL
3/16" = 1'-0"



③ GARAGE B SOUTH ELEVATION PROPOSAL
3/16" = 1'-0"



④ GARAGE B WEST ELEVATION PROPOSAL
3/16" = 1'-0"



No.	Description	Date

1813 BLAIR
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GARAGE B ELEVATIONS	
Scale	3/16" = 1'-0"
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Drawn by	Author
Checked by	Checker

P205

No.	Description	Date
1	SECOND FLOOR CEILING	
	23' - 2"	

SECOND FLOOR
14' - 2"
2ND GARAGE
PLANS
12' - 2" x 3/32"

1813 BLAIR
BLVD.,
NASHVILLE,
TN

SECTION

Scale 1/8" = 1'-0"

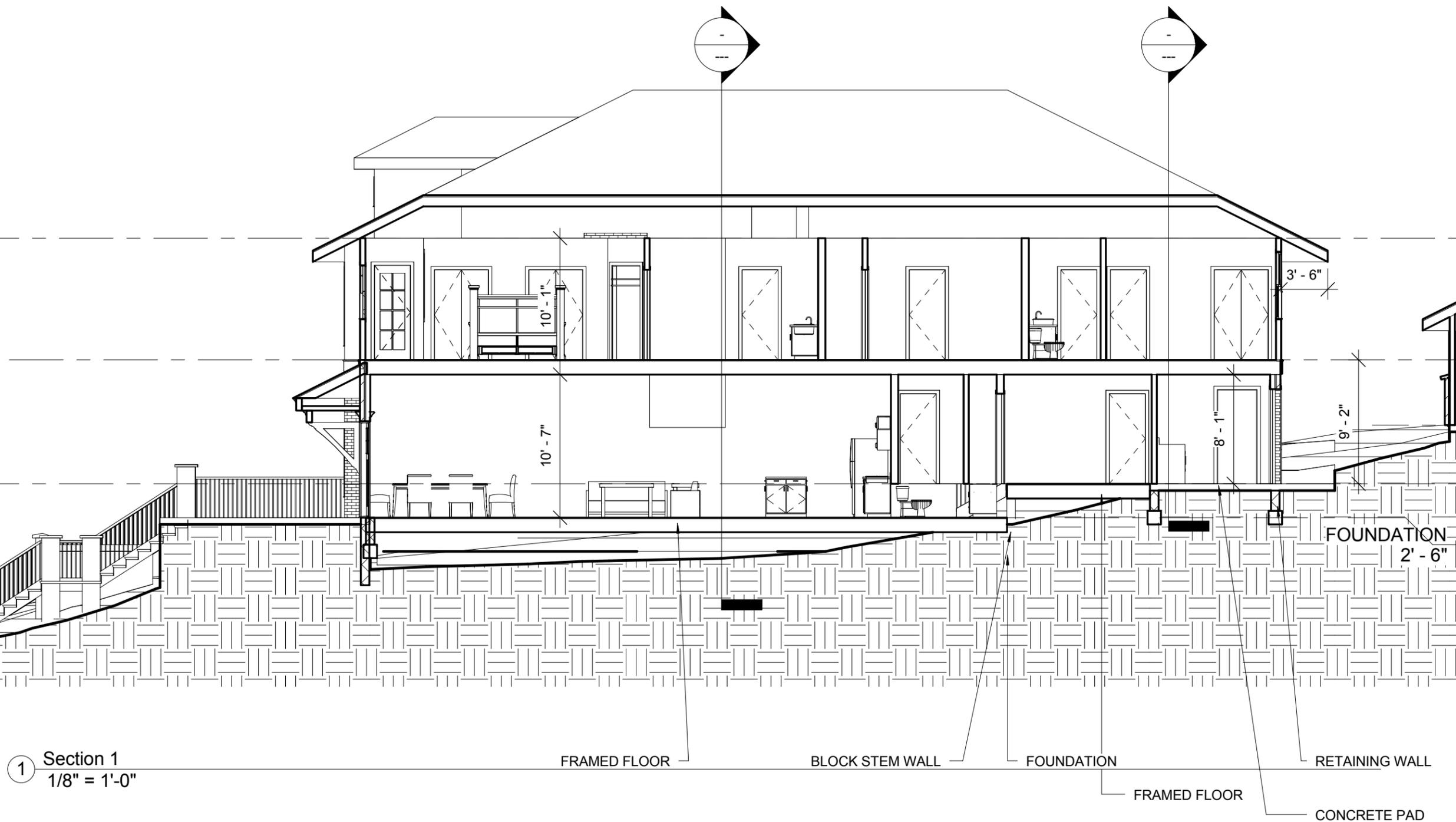
Project number 002

Date 11 Mar 2014

Drawn by Author

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P301



1 Section 1
1/8" = 1'-0"

FRAMED FLOOR

BLOCK STEM WALL

FOUNDATION

FRAMED FLOOR

RETAINING WALL

CONCRETE PAD

1904 Blair Blvd
Nashville, TN 37212 – approximate address

NEW! Street View - Jul 2011



Image capture: Jul 2011 © 2014 Google

DOWD DEVELOPMENT

No.	Description	Date

1813 BLAIR
BLVD,
NASHVILLE,
TN

EXISTING STRUCTURE

Scale

Project number 002

Date 11 Mar 2014

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P401



① NEIGHBORING FACADES
1/16" = 1'-0"

IMAGE TAKEN FROM GOOGLE MAPS. IMAGE ILLUSTRATES ABUTTING PROPERTIES STREET ELEVATIONS AND PROPOSED DESIGN IN APPROXIMATE PROPORTION AND RELATION. NEIGHBORING PROPERTIES ARE BOTH ONE STORY WITHOUT PORCHES. BOTH PROPERTIES DEMONSTRATE USE OF BRICK, BOARD AND BATTEN; 6-OVER-1 WINDOWS, STAIRS DESCENDING FROM FRONT DOOR; HIPPED, GABLE, AND SHED DORMERS.



No.	Description	Date

1813 BLAIR
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NEIGHBORING FACADES	
Scale	1/16" = 1'-0"
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Area Schedule (Gross...	
Area	Level

2658 SF	FIRST FLOOR
2715 SF	SECOND FLOOR

5373 SF

WINDOW SCHEDULE						DOOR SCHEDULE					
Family	Width	Height	Sill Height	Type Mark	Count	Head Height	Width	Rough Width	Height	Rough Height	Count
Double Hung	2' - 0"	4' - 0"	3' - 0"	29	7	7' - 0"	3' - 0"	5' - 6"	7' - 0"	7' - 2 1/2"	2
Double Hung	2' - 0"	6' - 0"	1' - 0"	34	2	7' - 0"					
Double Hung with Trim	2' - 0"	2' - 0"	2' - 3 29/32"	21	2	7' - 0"	4' - 0"		6' - 8"		10
Double Hung with Trim	2' - 0"	2' - 0"	5' - 0"	21	6	7' - 0"			6' - 8"		2
Double Hung with Trim	2' - 0"	2' - 0"	5' - 6"	21	2	7' - 0"	5' - 8"		6' - 8"		2
Double Hung with Trim	2' - 0"	4' - 0"	3' - 6"	20	3	7' - 6"			6' - 6"		3
Double Hung with Trim	2' - 0"	5' - 0"	2' - 6"	38	9	Overhead-Sectional	8' - 0"		6' - 6"		3
Double Hung with Trim	2' - 0"	5' - 0"	3' - 0"	38	18	8' - 0"	2' - 8"		6' - 8"		18
Double Hung with Trim	2' - 0"	5' - 0"	3' - 6"	38	3	8' - 6"			6' - 8"		2
Double Hung Window - Double with Trim_788	4' - 0"	4' - 0"	3' - 0"	11	2	7' - 0"	3' - 0"		6' - 8"		2
Double Hung Window - Double with Trim_788	4' - 5 1/2"	5' - 0"	2' - 6"	39	2	7' - 6"	3' - 0"		7' - 0"		2
Double Hung Window - Double with Trim_788	4' - 5 1/2"	6' - 0"	1' - 0"	16	2	7' - 0"	2' - 6"		6' - 8"		1
Double Hung Window - Double with Trim_788	4' - 5 1/2"	6' - 0"	1' - 6"	16	2	7' - 6"	2' - 8"		7' - 0"		1

Grand total: 41



No.	Description	Date

1813 BLAIR
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SCHEDULES	
Scale	
Project number	002
Date	11 Mar 2014
Drawn by	Author
Checked by	Checker

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