

MEGAN BARRY
MAYOR



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
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STAFF RECOMMENDATION
2107, 2111, and 2115 White Avenue
October 18, 2017

Application: Demolition—primary structures; New construction—infill cottage development

District: Woodland-in-Waverly Historic Preservation Zoning Overlay

Council District: 17

Map and Parcel Number: 10514030300

Applicant: J. Miller Enterprises, LLC.

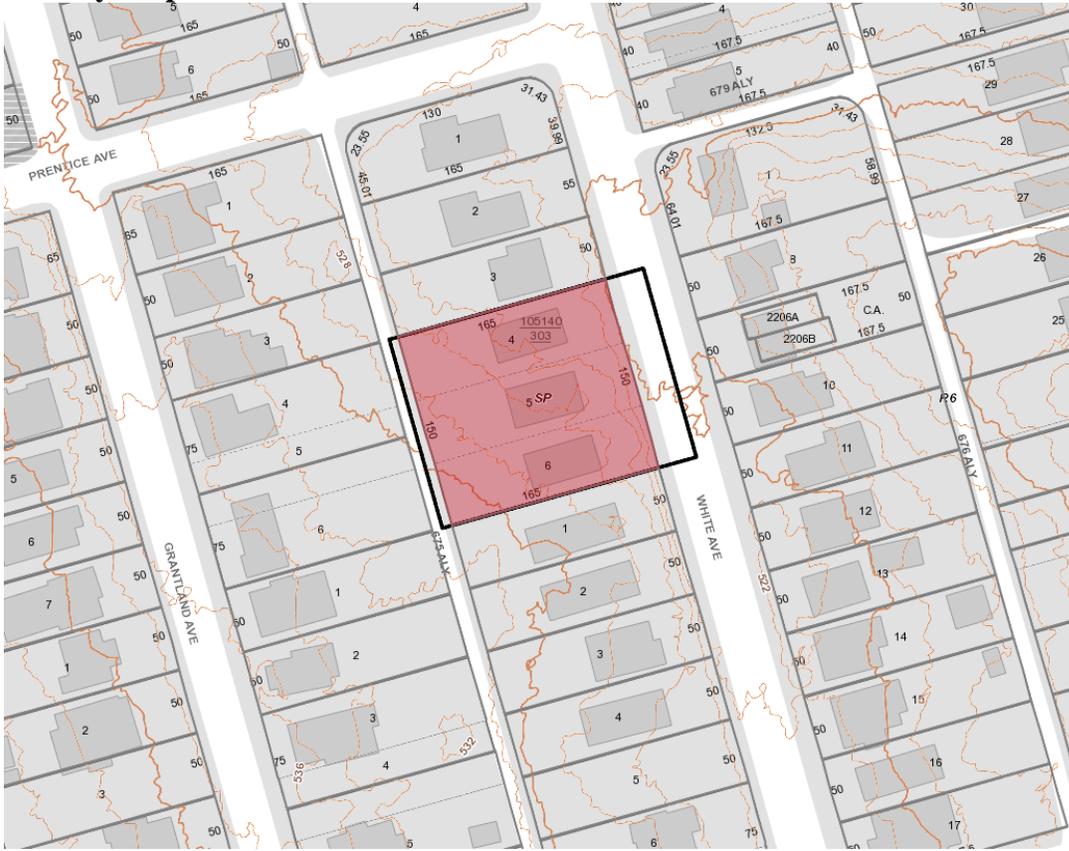
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Applicant is proposing to demolish the existing three non-contributing structures on the lot and to construct a new cottage development consisting of eight (8) new single-family structures. No outbuildings are planned and all parking will be at the rear of the lot. The development will comply with a Specific Plan (SP) zoning enacted under Ordinance No. BL2013-588.

Recommendation Summary: Staff recommends disapproval, finding that the height and scale of the rear structures are not sufficiently subordinate to the three White Avenue-facing houses. Staff finds that the project does not meet Sections III.B.2.a, III.B.2.b., III.B.2.c., III.B.2.e., III.B.2.f., and III.B.2.j. of the design guidelines.

Attachments
A: Photographs
B: BL2013-588
C: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

2. NEW CONSTRUCTION

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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions 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.

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.

Porches

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.

Parking areas and Driveways

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.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

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.

i. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings.

J: Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or "cottage" developments are only appropriate where the Planning Commission has agreed that the community plan allows for the density requested and the design guidelines for "new construction" can be met. The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street. Interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that face the street. Interior dwellings should be "tucked-in" behind the buildings facing the street. Direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street. Attached garages are only appropriate for rear units along the alley.

IV.B.1 Permanent Landscape Features

- a. For historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should be compatible with the style of the house to which they relate in terms of design, materials, and location. For non-historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should not contrast greatly with such features on surrounding historic buildings.
- b. Existing retaining walls in front and side yards should be retained.
- c. Satellite dishes are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

IV.B.3 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 for compatibility and appropriateness.

V.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

V.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 of the historic zoning ordinance.

Background: 2107, 2111, and 2115 White Avenue were constructed c. 1977 and do not contribute to the historic character of the Woodland-in-Waverly Historic Preservation Zoning Overlay (Figures 1 & 2).



Figure 1. 2107, 2111, and 2115 White Avenue



Figure 2. The rear facades/yards of 2107, 2111, and 2115 White Avenue

In spring 2013, a Specific Plan (SP) zoning was enacted for this site, allowing for the construction of a cottage development with eight (8) detached single family homes. The Metro Historic Zoning Commission did not have the opportunity to formally review and vote on the SP prior to its enactment, as at the time, the SP process did not include an initial review of site plan and massing by the MHZC. The SP ordinance for the site (BL2013-588) stipulates that the architectural plans for the site must be approved by the Metro Historic Zoning Commission prior to the final approval of the site plan for the SP.

MHZC reviewed this same application for a cottage development in August 2014. At the time, the Commission voted to approve the project with several conditions. In October 2014, MHZC staff received revised drawings and deemed that the changes met the conditions of MHZC's approval. MHZC staff issued a preservation permit for the construction of the cottage development on October 23, 2014. MHZC permits are valid for one year, and therefore the preservation permit for the project has expired.

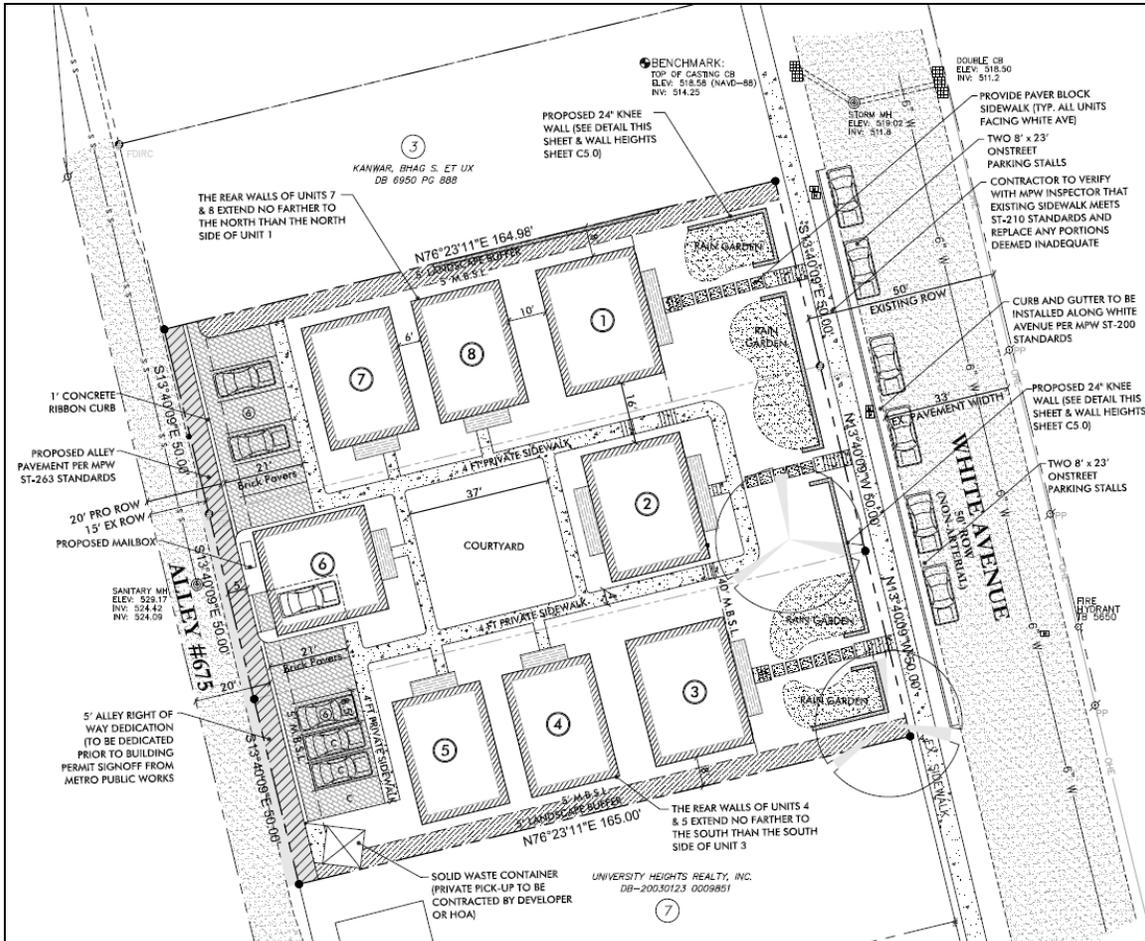
Analysis and Findings: Applicant is proposing to demolish the existing three non-contributing structures on the lot and to construct a new cottage development consisting of eight (8) new single-family structures. No outbuildings are planned and all parking will be at the rear of the lot. The development will comply with a Specific Plan (SP) zoning enacted under Ordinance No. BL2013-588.

Demolition. 2107, 2111, and 2115 White Avenue were all constructed c. 1977, after the period of significance for the Woodland-in-Waverly Historic Preservation Zoning Overlay. The structures' dates of construction, materials, forms, and lack of architectural details are all inconsistent with the surrounding historic neighborhood, and the structures do not contribute to the district's historic character. Staff therefore finds that their demolition meet Section V.B.2. for appropriate demolition and do not meet Section V.B.1. for inappropriate demolition.

Site Layout, Setback, and Rhythm of Spacing. See Figure 3 to best understand the site layout. The eight (8) single-family houses proposed for the three lots will be arranged so that three houses (Units 1, 2, and 3) will face White Avenue. Unit 1 will be eight feet (8') from the north (right side) property line, and Unit 3 will be eight feet (8') from the south property (left side) line. There will be sixteen feet (16') in between Units 1 and 2 and in between Units 2 and 3. Staff finds that this arrangement keeps the rhythm of spacing of houses that is typical for this portion of White Avenue. Units 1, 2, and 3 will be setback from the front property line by approximately forty feet (40'). The submitted site plans do not show the front setbacks of the adjacent properties, but the front setback for the historic house at 2105 White Avenue, to the north, seems to be approximately forty feet (40'). Without adequate information regarding the front setbacks of adjacent and nearby historic houses, staff cannot determine if the proposed setback is appropriate.

The other five units (Units 4 through 8) will be located behind Units 1, 2, and 3, and will face an internal courtyard, which is thirty-seven feet square (37' X 37'). Units 7 and 8 are located behind Unit 1, and Units 4 and 5 are located behind Unit 2. There will be ten feet (10') between the rear walls of units 1 and 3 and the east side walls of Units 8 and 4.

There will be six feet (6') in between units 4 and 5 and in between Units 7 and 8. Units 4,5, 7, and 8 are situated eight feet (8') from the side property units, just like the Units 1 & 3. Unit 6 is at the rear of the lot, behind the courtyard and behind Lot 2. The rear of Unit 6 will be ten feet (10') from the rear property lines.



Staff finds that the project’s layout and setbacks do not meet the design guidelines for two reasons. First, the applicant did not provide adequate information regarding the front setbacks of the historic houses on this side of White Avenue. Staff is not able to analyze whether or not the proposed front setback is appropriate. Adjusting the front setbacks of Lots 1, 2, and 3 by just a few feet could radically affect the rest of the project. Staff therefore cannot recommend approval without knowing for certain that the front setback is appropriate.

Second, the site layout shows that Units 4, 5, 7, and 8 have widths that match those of Lots 1, 2, 3. The design guidelines state that, “Interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that face the street.” Because the rear units have widths that match the widths of the street-facing houses, staff finds that the site layout does not meet the design guidelines. Staff finds that the project does not meet Sections III.B.2c. and III.B.2.j. of the design guidelines.

Height and Scale: The chart below illustrates the heights and widths of the eight houses planned for the development.

Lot	# of Stories	Max Height	Max. Width (Width determined by façade facing White Avenue)
Lot 1, Street facing	2	24'3" above foundation, 26'6" above average grade	35'3"
Lot 2, Street facing	2	24'6" above foundation, 26'6" above average grade	34'6"
Lot 3, Street facing	2	24'3" above foundation, 27' above average grade	35'3"
Lot 4, Interior	2	23'6" above foundation, 25'6" above average grade	34'6"
Lot 5, Interior	2	22'6" above foundation, 25'6" above average grade	34'6"
Lot 6, Interior	2	23'6" above foundation, 26'6" above average grade	31'6"
Lot 7, Interior	2	23'6" above foundation, 25'6" above average grade	34'6"
Lot 8, Interior	2	22'6" above foundation, 25'6" above average grade	34'6"

Under Section III.B.2.f. "Orientation," the design guidelines state that "*For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*" Identical language also appears in Section III.B.2.j. "*J: Multi-unit Detached Developments/ Cottage Developments*". This section further states, "*Interior dwellings should be "tucked-in" behind the buildings facing the street.*"

Staff finds that the widths, heights, and scale of Lots 1, 2, and 3, which face White Avenue at the front of the lot, meet the historic context and the design guidelines. However, staff finds that the rear units, Units 4 – 8, are not sufficiently subordinate in height, width, and overall scale to the White-Avenue-facing houses. All of the rear units are two-stories in height and, on average, all are approximately just one foot (1') shorter in height than the front units. For lots 4, 5, 7, and 8, their widths, as defined by the façade that faces White Avenue, either match or are just a few inches narrower than the front houses. Staff finds that these rear units are not "tucked in," as the design guidelines state they should be. Staff further finds that rear units that are two stories in height and just an average of one foot (1') shorter than the front houses are not subordinate. If constructed, there will not be a discernable difference between the heights and scales of the front houses and those in the middle and at the rear.

The Commission and MHZC staff did determine that these same drawings met the design guidelines three years ago. However, in that time, the Commission has become more concerned and has learned more about the effect that larger developments, particularly cottage developments, can have on historic, mid-block, residential neighborhoods like this one. Staff now finds that eight, two-story houses do not meet the historic context and the design guidelines. Staff finds that the project's height and scale do not meet Sections III.B.2.a., III.B.2.b., III.B.2.f., and III.B.2.j. of the design guidelines.

Orientation. Units 1, 2, and 3 will have entries that face White Avenue, and will have walkways leading from the White Avenue public sidewalks to their front entries. Units 1, 2, and 3 will have front doors which face White Avenue, and will be situated behind front porches that are at least six feet (6') deep. Unit 1's porch will be located at the north-front corner of the front façade, Unit 2's porch will be centered on the front façade, and Unit 3's porch will be located on the south-front corner of the front façade.

Units 4 through 8 will all have pathways leading from their front doors to a private sidewalk system surrounding the courtyard. Units 4 and 7 are identical, and have front porches that are six feet (6') deep. Units 5 and 8 are identical and will have porches that are only four feet (4') deep. Although the design guidelines state that porches should be a minimum of six feet (6') deep, staff finds that the five foot (5') deep porches on Units 5 and 8 are appropriate because they face the internal courtyard and not White Avenue. Unit 6's porch will be six feet (6') deep.

Although the proposed porches and pathways meet the design guidelines, Under "Orientation," the guidelines state, "*For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*" As mentioned under "Height and Scale," staff does not find that the rear units are sufficiently subordinate in width, height, and scale to the front units. Staff therefore finds that the project's Orientation does not meet Section III.B.2.f. of the design guidelines.

Materials. The materials for all eight units are similar. The primary cladding material will be wood or cement fiberboard lap siding. Staff asks that a condition of approval be that the siding be smooth and have a maximum reveal of five inches (5"). Several of the units incorporate board-and-batten as an accent material, which is appropriate. The trim will be wood or cement fiberboard. The roof will be shingle, and staff asks to approve the shingle color. The foundations will be brick, as will the chimneys, and staff typically recommends approval of a brick sample. The windows will be Pella Proline series, which is an aluminum clad window that has been approved for new construction in the past. The doors will be wood, and those doors fronting White Avenue will be at least half glass. The material for the front porch floors was not specified. Several of the units incorporate shutters, and MHZC typically requires that the shutters be fully operational. In order for the project's materials to meet the Section III.B.2.d. of the design guidelines, staff would need to approve the front porch floor material and a brick sample, and the shutters would need to be fully operational.

Roof Form. The houses all have variants on gabled and cross gabled roof forms, with the primary slopes being 8/12. Secondary roof forms, including dormers, bays, and porches, are generally gabled or shed, and have slopes ranging from 4/12 to 14/12. Staff finds that the taller eave heights of Lots 4 – 8, however, are not compatible with the design guidelines, as they create a two-story form that is not subordinate to the houses facing White Avenue. Staff therefore finds that the project’s roof forms do not meet Section, III.B.2.e., III.B.2.f., and III.B.2.j. of the design guidelines.

Proportion and Rhythm of Openings. The windows on the units are generally twice as tall as they are wide, and the windows on the first floor are generally as tall or taller than those on the second floor. The windows therefore meet the historic proportion of window openings. Staff examined the rhythm of openings on Units 1, 2, and 3, most carefully, as those units will be the most visible from the street. Staff found on these front units no large expanses of wall space without a window or door opening. Staff therefore finds that the project’s proportion and rhythm of openings meet Sections III.B.2.g. and III.B.2.j. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Parking/Garages. All parking will be located at the rear of the site, accessed via the alley, which is appropriate. Unit 6, which is located at the rear of the site, will have a single-bay attached garage that faces the alley. Typically, attached garages are only appropriate if they are located in the rear, at the basement level. Unit 6’s garage, however, is located at the first floor level. Staff finds an attached garage at the first floor level to be appropriate for a rear unit of a cottage development because it helps to maximize the green space on the site, and because house is situated in the location where a garage or outbuilding would be typically located. Uncovered parking for twelve cars will be provided at the rear of the site. Staff finds that parking on the site meets Sections III.B.2. h. and III.B.2.j. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Landscape Features and Fences. The location of the HVAC and other utilities was not indicated, and staff recommends that for Units 1, 2, and 3, that they be located on the rear of the structure, or on a side façade beyond the midpoint of the house.

The development includes several site features, including a ten foot by ten foot (10’ X 10’) dumpster enclosure located at the rear of the south side of the property. At the front of the site will be three rain gardens with two feet (2’) tall knee walls. In order for the project to meet Sections IV.B.1. and IV.B.3. of the design guidelines, staff would need to approve the dumpster enclosures, brick pavers, material for the private sidewalk and walkways, fencing, and rain garden knee wall design and material.

Recommendation Summary: Staff recommends disapproval, finding that the height and scale of the rear structures are not sufficiently subordinate to the three White Avenue-facing houses. Staff finds that the project does not meet Sections III.B.2.a, III.B.2.b., III.B.2.c., III.B.2.e., III.B.2.f., and III.B.2.j. of the design guidelines.

Context Photos:



Historic house to the north of the site at 2105 White Avenue



Non-contributing structures to the north of site at 2103 and 2101 White Avenue



Non-contributing houses to the south of the site, at 2215 White Avenue



Contributing two-story structure and non-contributing one-story structure at 2217 and 2219 White Avenue, to the south of the site.



Two-story historic structure at 2223 White Avenue, at the corner of Bradford Avenue, south of the site.



Houses across the street at the site at 2204, 2206, and 2208 White Avenue.



2202 White Avenue, across the street, and to the north of the site.



2206 White Avenue, two story infill approved by MHZC in 2016



2210 and 2212 White Avenue, across the street from the site and to the south.



2212 and 2214 White Avenue, across the street from the site and to the south



2216 and 2218 White Avenue, across the street from the site and to the south



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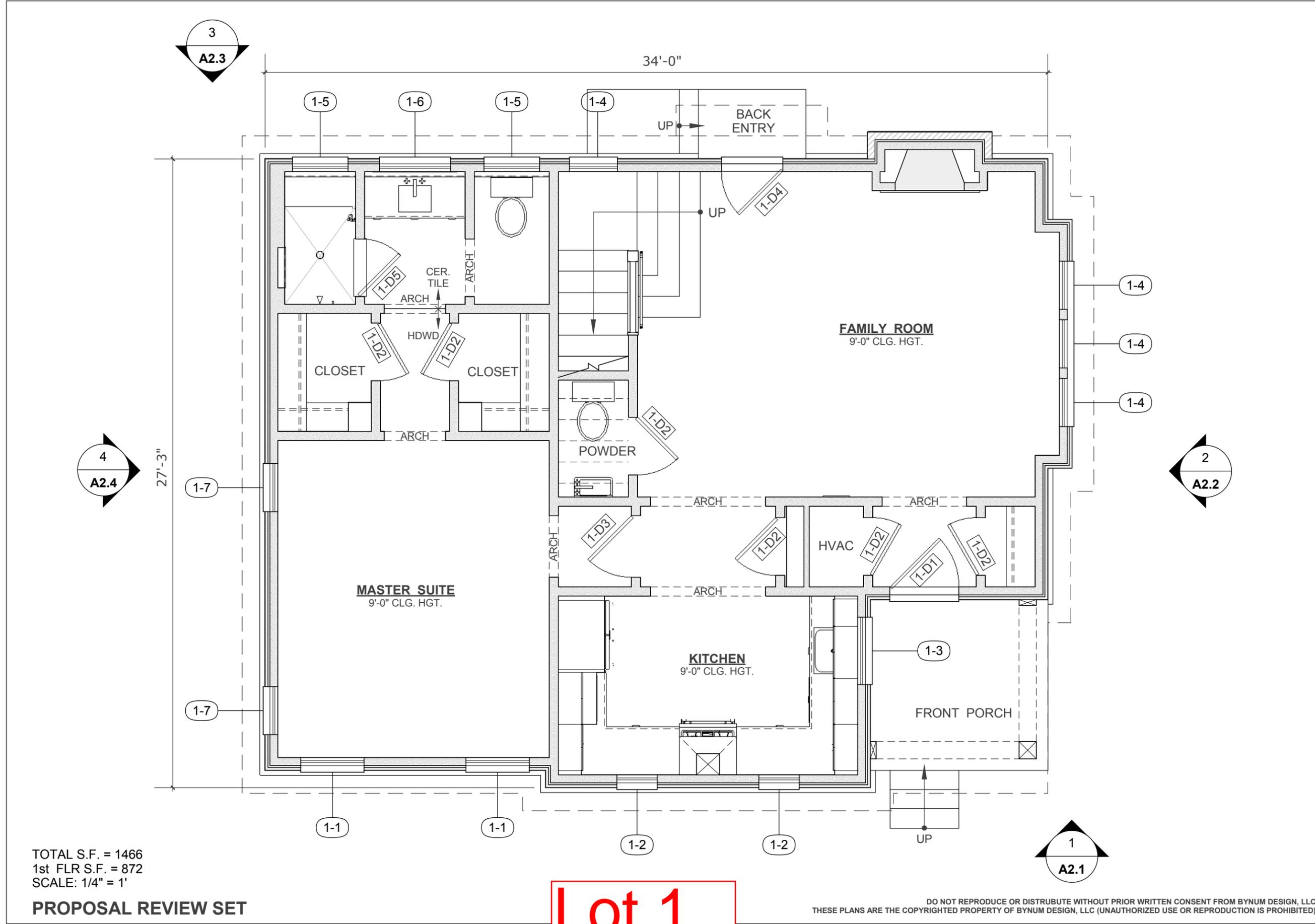
CLIENT:
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DRAWN BY: CHECKED BY:
 DB VP

**ARCHITECTURAL
 FLOOR PLAN

 FIRST FLOOR**

A1.1



TOTAL S.F. = 1466
 1st FLR S.F. = 872
 SCALE: 1/4" = 1'

PROPOSAL REVIEW SET

Lot 1

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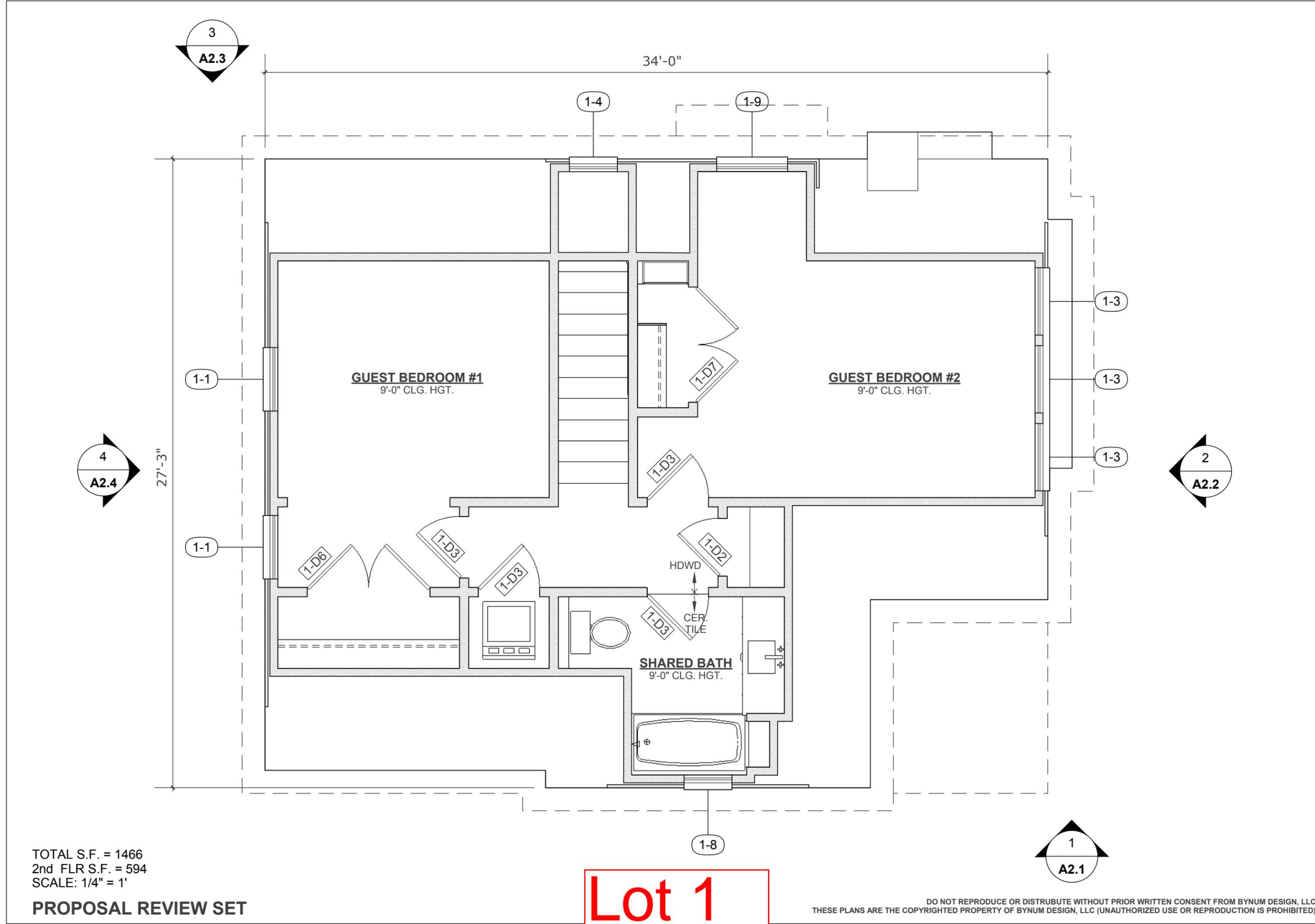
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**ARCHITECTURAL
 FLOOR PLAN

 SECOND FLOOR**

A1.2



TOTAL S.F. = 1466
 2nd FLR S.F. = 594
 SCALE: 1/4" = 1'

PROPOSAL REVIEW SET

Lot 1

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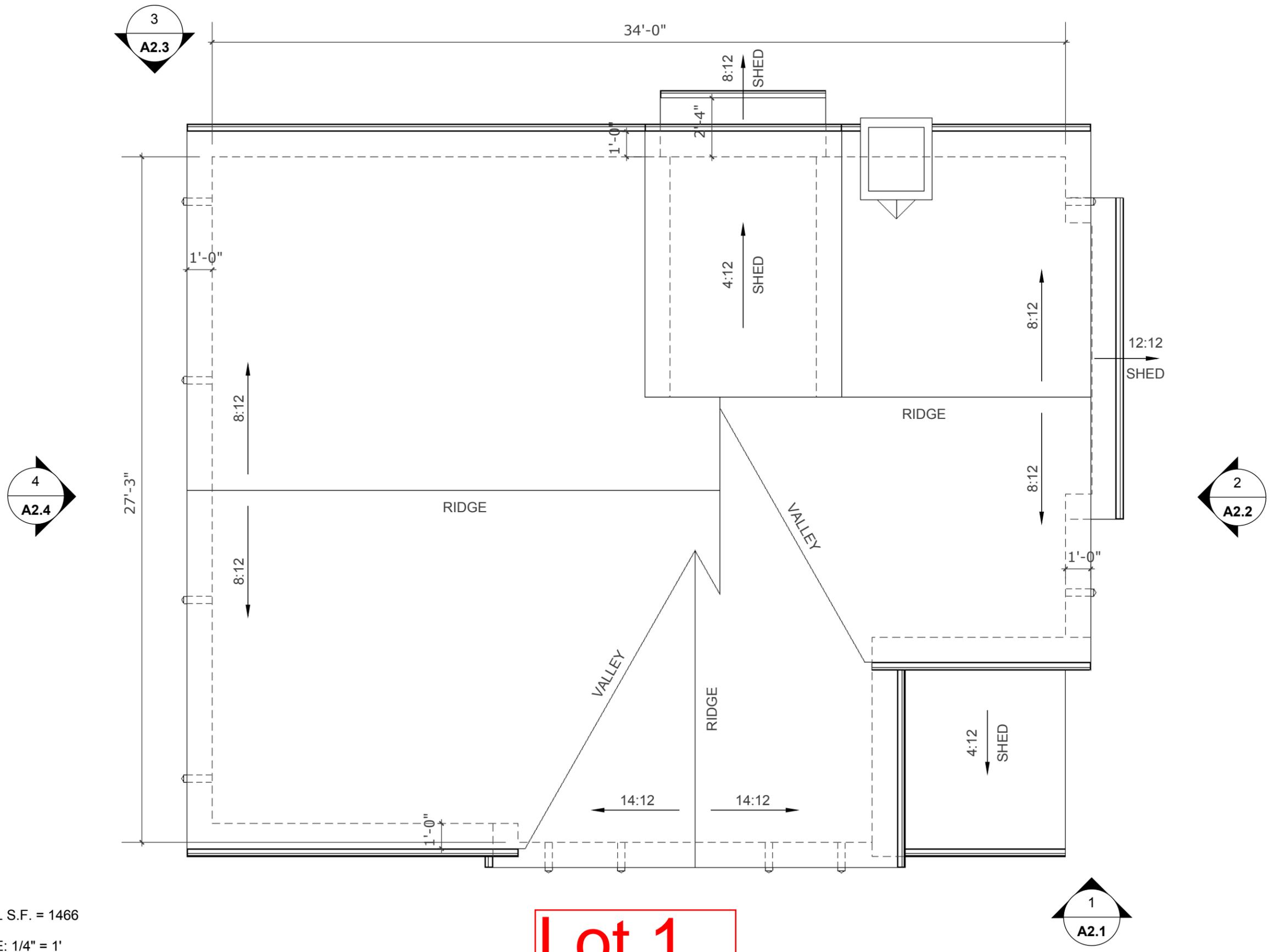
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**ARCHITECTURAL
ROOF PLAN**

A1.4



Lot 1

TOTAL S.F. = 1466
SCALE: 1/4" = 1'
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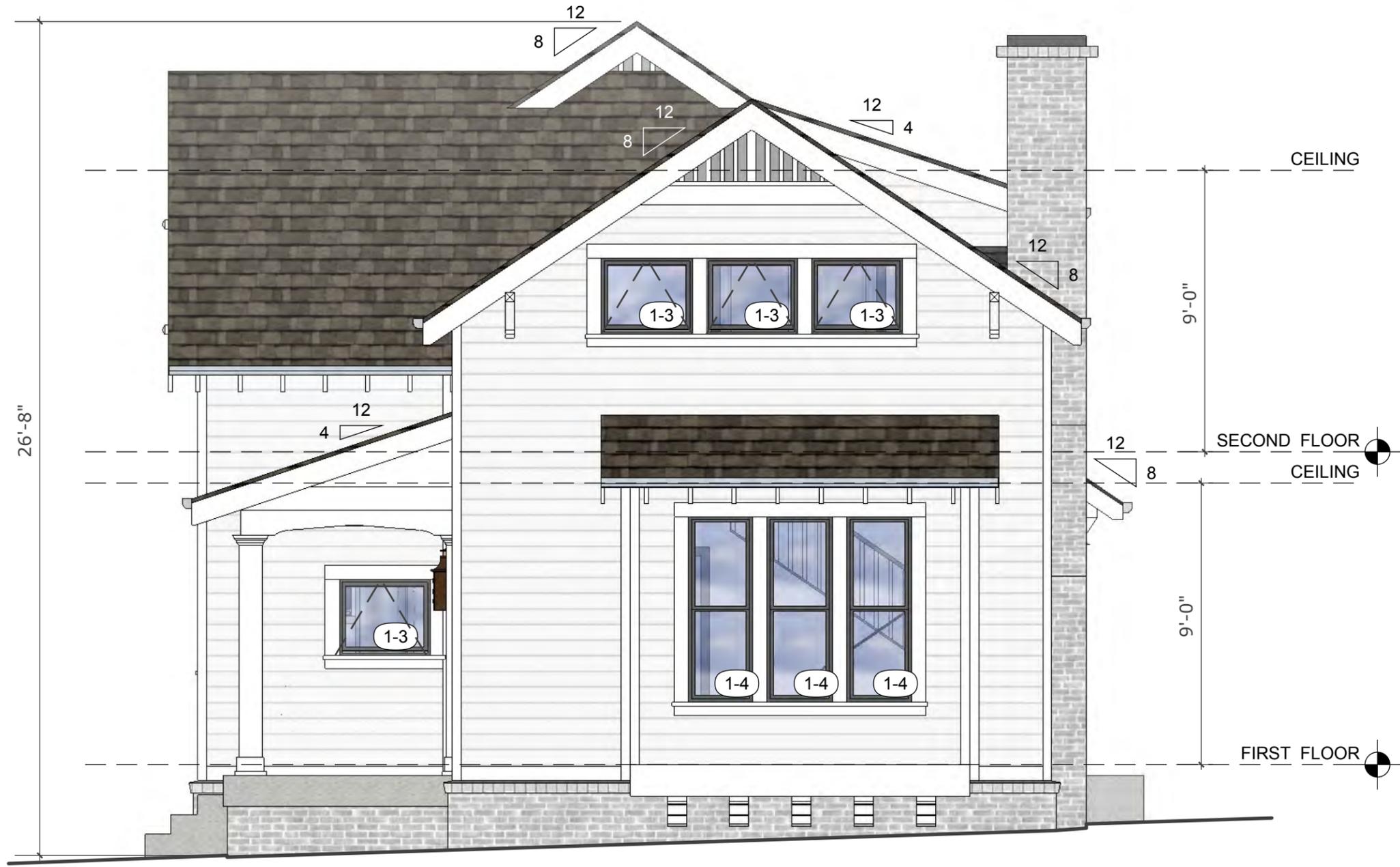




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2 EXTERIOR ELEVATION LOT # 1 - RIGHT
 SCALE: 1/4" = 1'
 0 2 4 6 8 12

Lot 1



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3 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'

LOT # 1 - REAR



Lot 1



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4 EXTERIOR ELEVATION LOT # 1 - LEFT
 SCALE: 1/4" = 1'

Lot 1

WINDOW SCHEDULE - WHITE AVE. - LOT #1

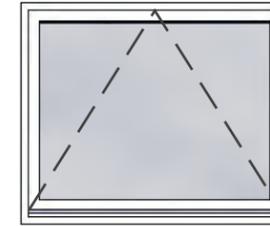
WINDOW MARK	QTY.	DESCRIPTION
1-1	4	PELLA, PROLINE #3365T, 2'-9" X 5'-5" - DOUBLE HUNG (1/1 GRID)
1-2	2	PELLA, PROLINE #2153T, 1'-9" X 4'-5" - DOUBLE HUNG (1/1 GRID)
1-3	4	PELLA, PROLINE #T3529T, 2'-11" X 2'-5" - AWNING (NO GRID)
1-4	4	PELLA, PROLINE #2571T, 2'-1" X 5'-11" - DOUBLE HUNG (1/1 GRID)
1-5	2	PELLA, PROLINE #2917, 2'-5" X 1'-5" - TRANSOM (NO GRID)
1-6	1	PELLA, PROLINE #3717, 3'-1" X 1'-5" - TRANSOM (NO GRID)
1-7	2	PELLA, PROLINE #2565T, 2'-1" X 5'-5" - DOUBLE HUNG (1/1 GRID)
1-8	1	PELLA, PROLINE #2525, 2'-1" X 2'-1" - TRANSOM (NO GRID)
1-9	1	PELLA, PROLINE #3757T, 3'-1" X 4'-9" - DOUBLE HUNG (1/1 GRID)



1-1



1-2



1-3



1-4



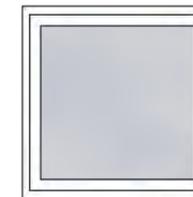
1-5



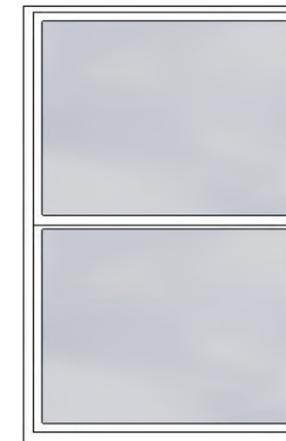
1-6



1-7



1-8



1-9

Lot 1

WINDOW SYMBOLS @
SCALE: 1/2" = 1'

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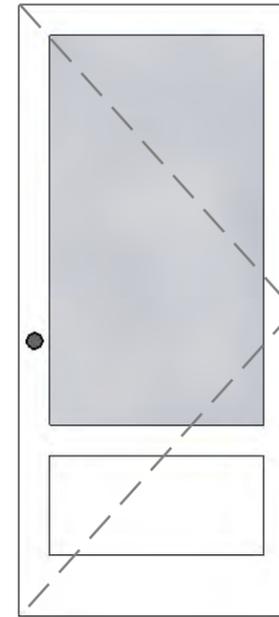
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CHECKED BY: VP

WINDOW SCHEDULE AND NOTES

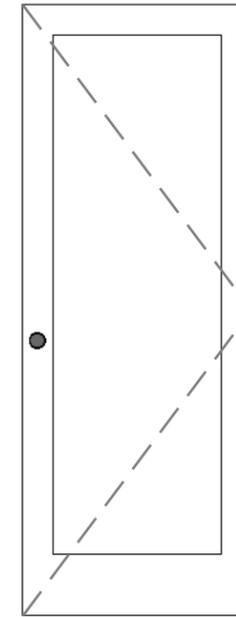
G1.2

DOOR SCHEDULE - WHITE AVE. - LOT #1

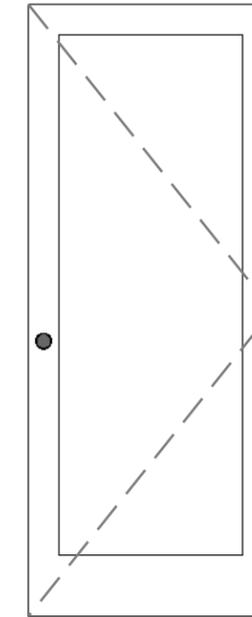
DOOR MARK	QTY.	DESCRIPTION
1-D1	1	3'-0" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (NO GRID)
1-D2	7	2'-6" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
1-D3	1	2'-8" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
1-D4	1	2'-8" X 6'-8" - EXTERIOR, WOOD - FULL GLASS (NO GRID)
1-D5	1	2'-6" X 6'-0" - SHOWER, FRAMELESS GLASS
1-D6	1	5'-4" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-8" 1 PANEL)
1-D7	1	5'-0" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-6" 1 PANEL)



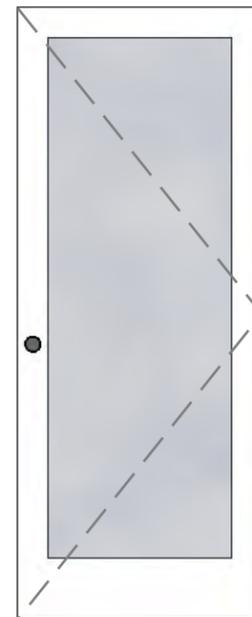
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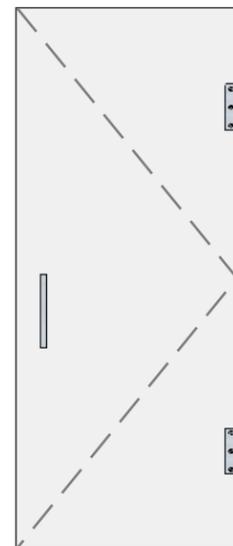
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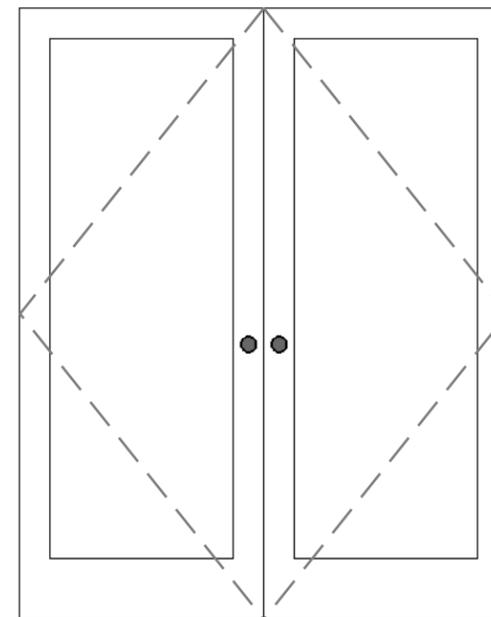
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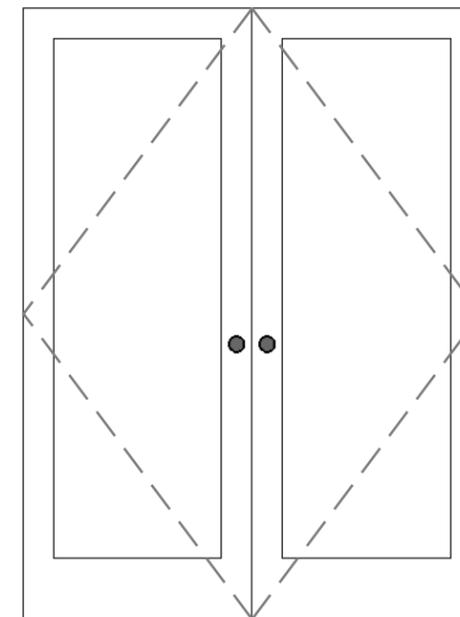
1-D4



1-D5



1-D6



1-D7

DOOR SYMBOLS @
SCALE: 1/2" = 1'

PROPOSAL REVIEW SET

Lot 1

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DOOR SCHEDULE AND NOTES

G1.3



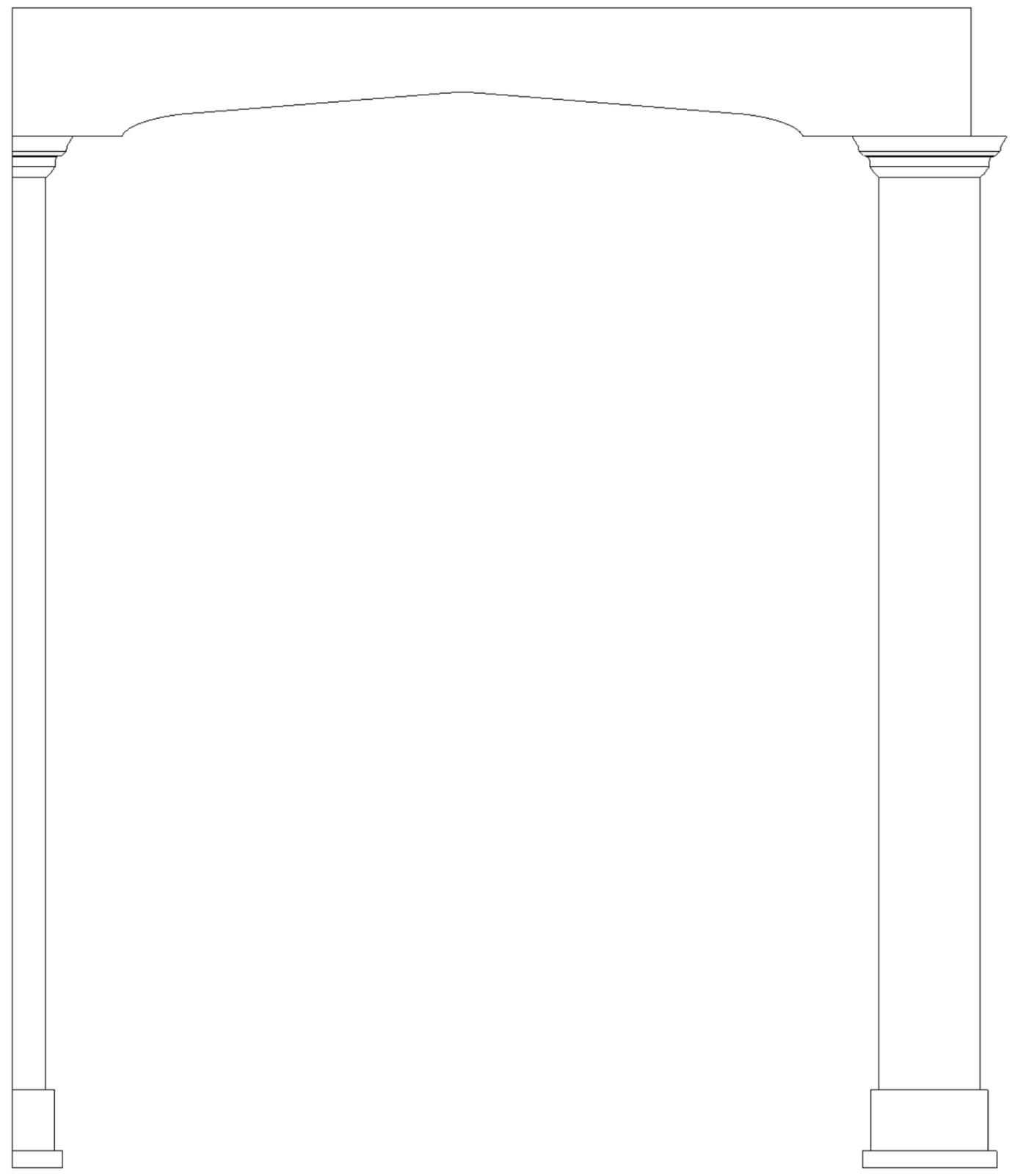
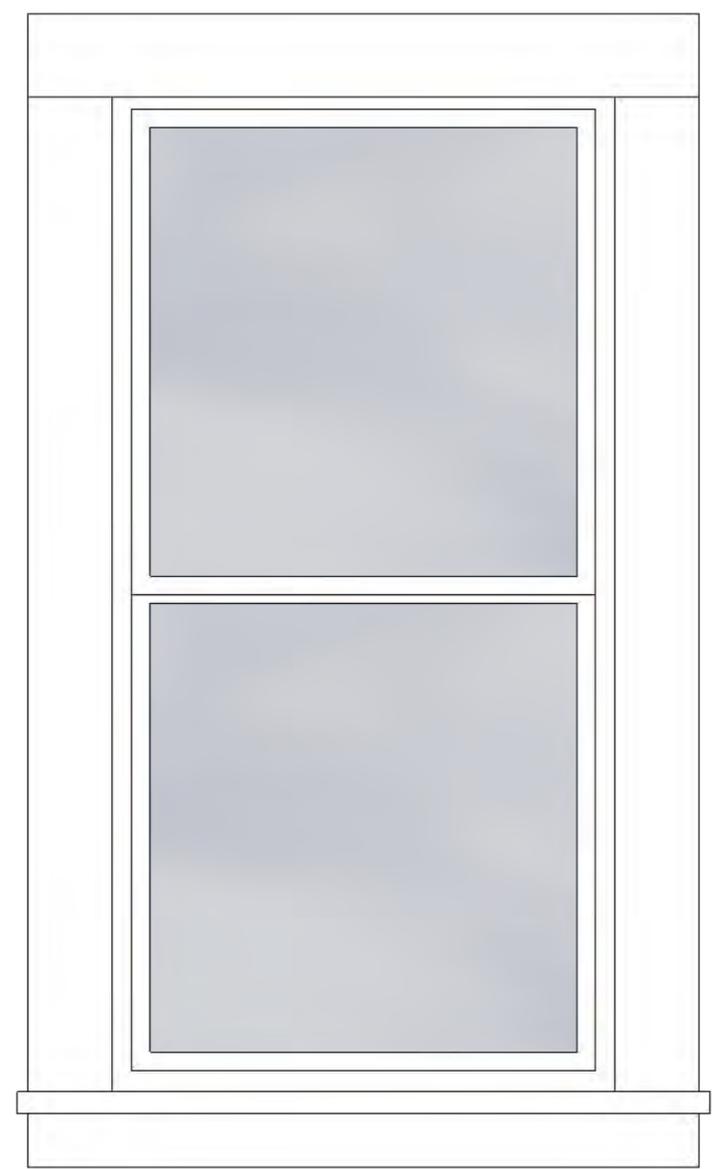
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**ARCHITECTURAL
EXTERIOR DETAILS**

G1.4



DETAILS

EXTERIOR WINDOW TRIM & PORCH COLUMNS

SCALE: 1" = 1'



Lot 1

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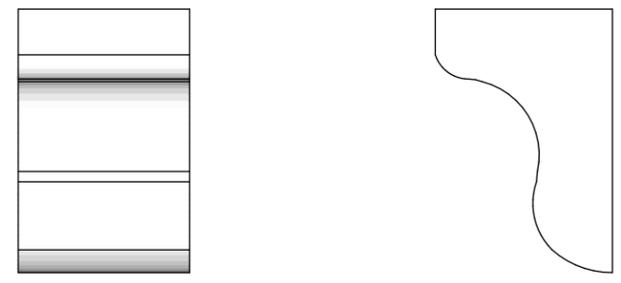
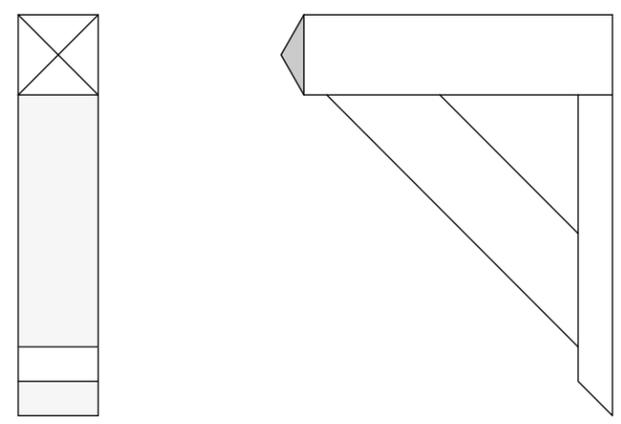
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**ARCHITECTURAL
INTERIOR DETAILS**

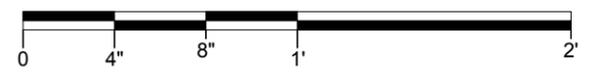
G1.5



DETAILS

BRACKETS & BOX BAY CORBELS

SCALE: 1-1/2" = 1'



DETAILS

INTERIOR WINDOW TRIM

SCALE: 1" = 1'



Lot 1

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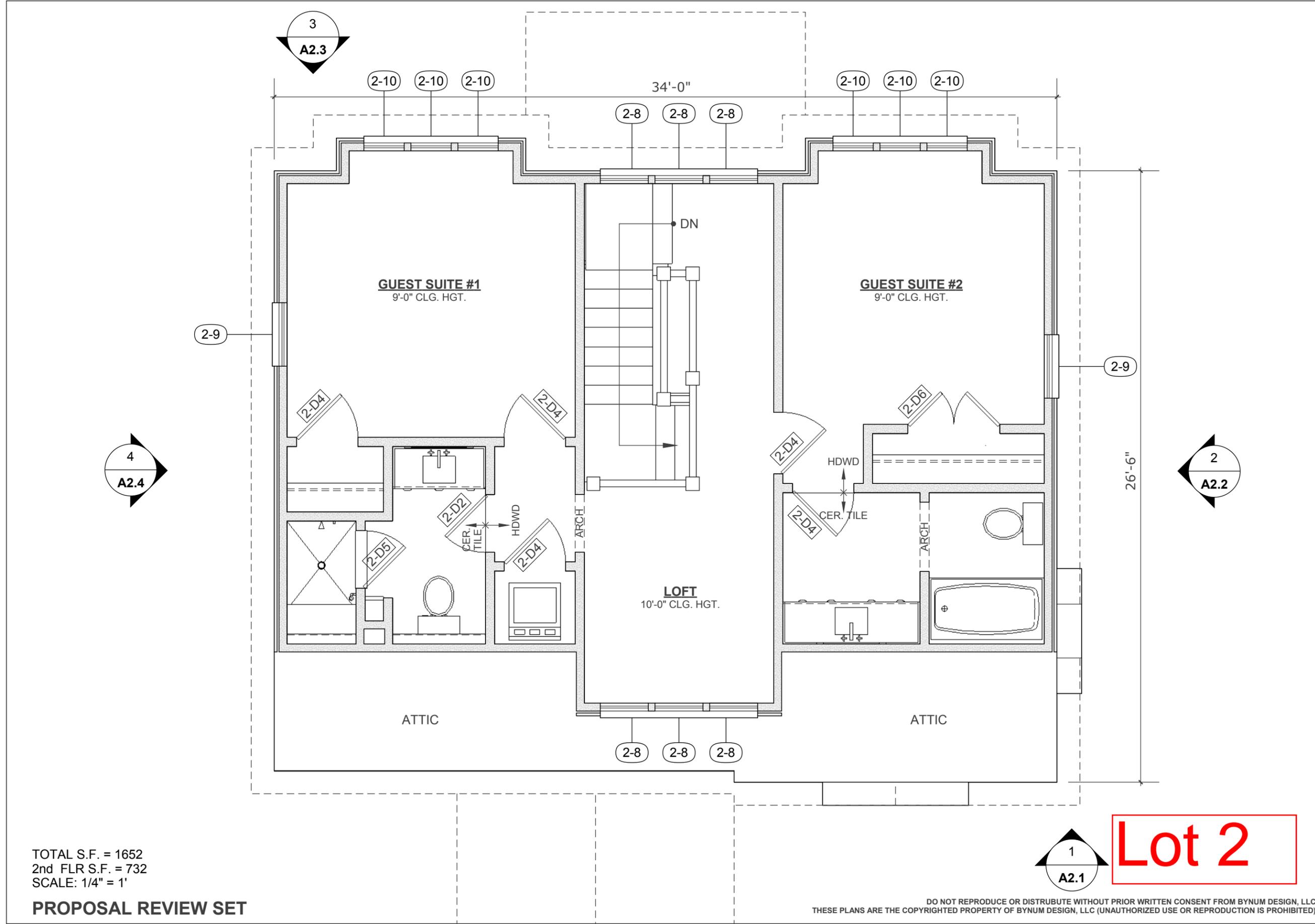
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 DB VP

**ARCHITECTURAL
 FLOOR PLAN

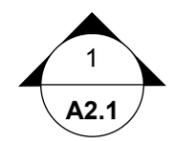
 SECOND FLOOR**

A1.2



TOTAL S.F. = 1652
 2nd FLR S.F. = 732
 SCALE: 1/4" = 1'

PROPOSAL REVIEW SET



Lot 2

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EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'
LOT # 2 - FRONT

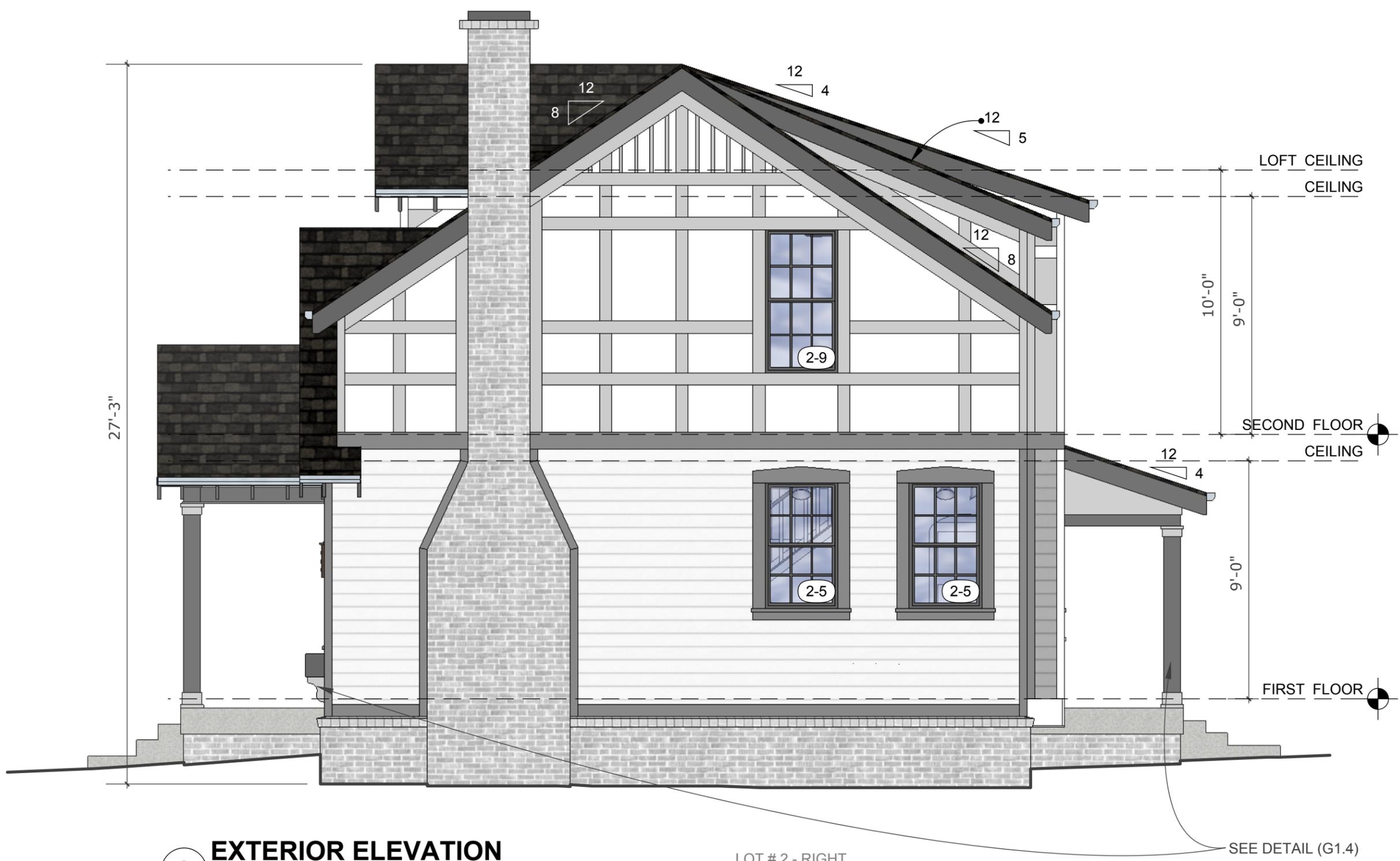
Lot 2

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EXTERIOR ELEVATIONS



2 EXTERIOR ELEVATION LOT # 2 - RIGHT
SCALE: 1/4" = 1'
0 2 4 6 8 12

Lot 2



3 EXTERIOR ELEVATION

LOT # 2 - REAR

SCALE: 1/4" = 1'



Lot 2



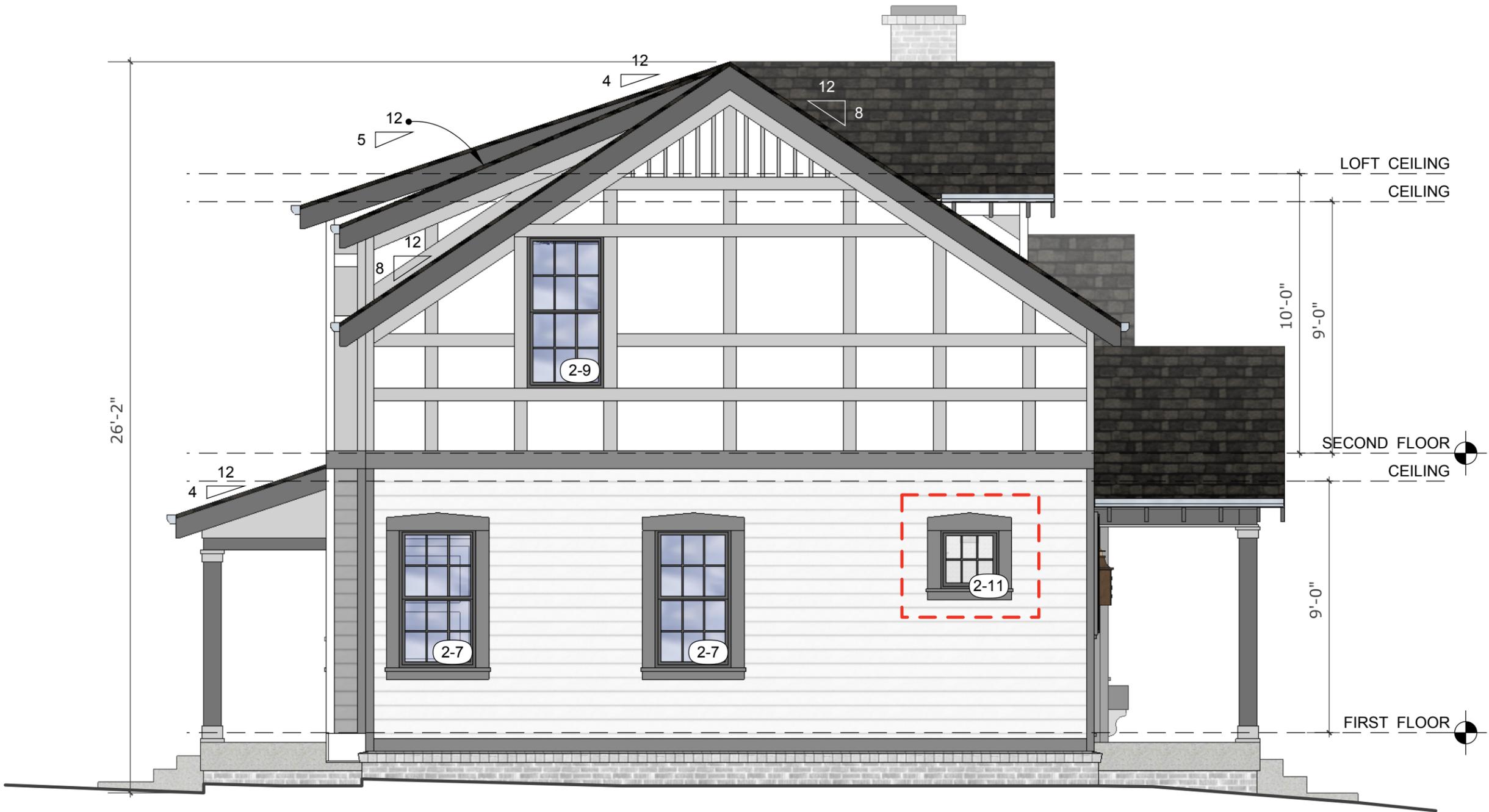
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EXTERIOR ELEVATIONS

A2.4

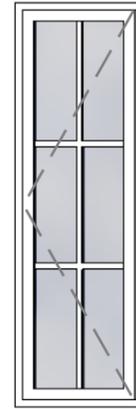


4 EXTERIOR ELEVATION LOT # 2 - LEFT
SCALE: 1/4" = 1'
0 2 4 6 8 12

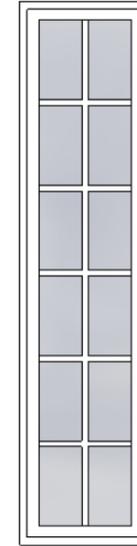
Lot 2

WINDOW SCHEDULE - WHITE AVE. - LOT #2

WINDOW MARK	QTY.	DESCRIPTION
2-1	1	PELLA, PROLINE #1753, 1'-6" X 4'-5" - CASEMENT (6 GRID)
2-2	1	PELLA, PROLINE #1771, 1'-5" X 5'-11" - FIXED (12 GRID)
2-3	2	PELLA, PROLINE #2971T, 2'-5" X 5'-11" - DOUBLE HUNG (6/6 GRID)
2-4	1	PELLA, PROLINE #4171T, 3'-5" X 5'-11" - DOUBLE HUNG (8/8 GRID)
2-5	2	PELLA, PROLINE #3357T, 2'-9" X 4'-9" - DOUBLE HUNG (6/6 GRID)
2-6	3	PELLA, PROLINE #2157T, 1'-9" X 4'-9" - DOUBLE HUNG (6/6 GRID)
2-7	2	PELLA, PROLINE #3359T, 2'-9" X 4'-11" - DOUBLE HUNG (6/6 GRID)
2-8	6	PELLA, PROLINE #2525, 2'-1" X 2'-1" - TRANSOM (6 GRID)
2-9	2	PELLA, PROLINE #3365T, 2'-9" X 5'-5" - DOUBLE HUNG (6/6 GRID)
2-10	9	PELLA, PROLINE #2121, 1'-9" X 1'-9" - TRANSOM (6 GRID)
2-11	1	PELLA, PROLINE #2525, 2'-1" X 2'-1" - TRANSOM (6 GRID), FROSTED



2-1



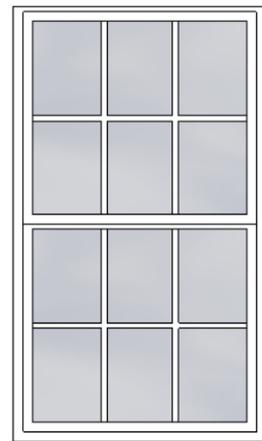
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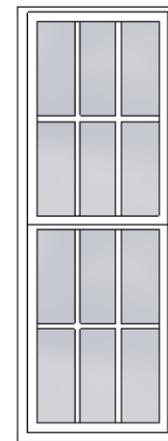
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2-4



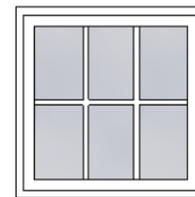
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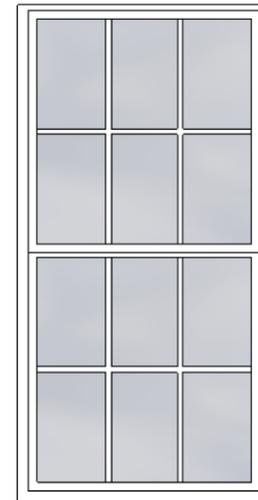
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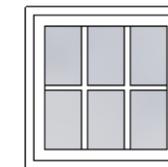
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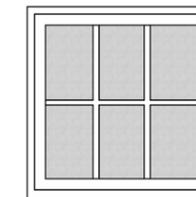
2-8



2-9



2-10



2-11

WINDOW SYMBOLS @
SCALE: 1/2" = 1'

PROPOSAL REVIEW SET

Lot 2

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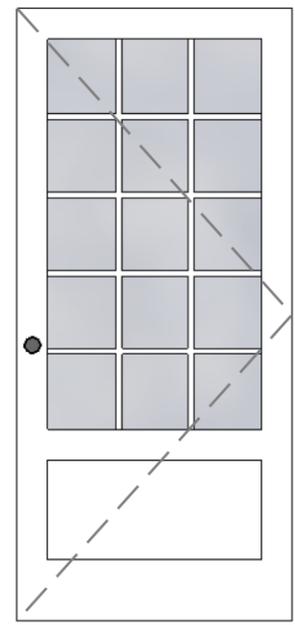
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WINDOW SCHEDULE AND NOTES

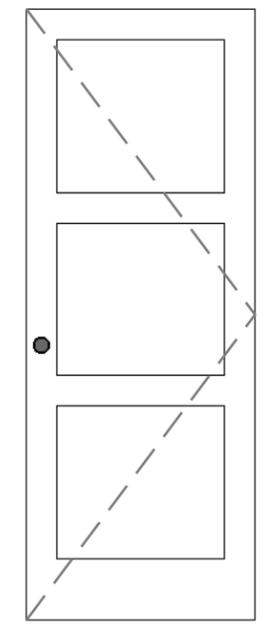
G1.2

DOOR SCHEDULE - WHITE AVE. - LOT #2

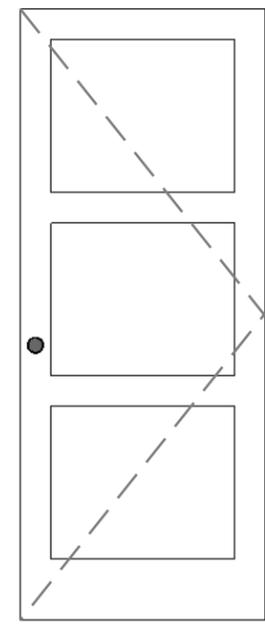
DOOR MARK	QTY.	DESCRIPTION
2-D1	2	3'-0" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (15 GRID)
2-D2	4	2'-6" X 6'-8" - INTERIOR, WOOD - STANDARD (3 PANEL)
2-D3	1	2'-8" X 6'-8" - INTERIOR, WOOD - STANDARD (3 PANEL)
2-D4	8	2'-8" X 6'-8" - INTERIOR, WOOD - POCKET (3 PANEL)
2-D5	2	2'-6" X 6'-0" - SHOWER, FRAMELESS GLASS
2-D6	1	4'-0" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-0" / 3 PANEL)



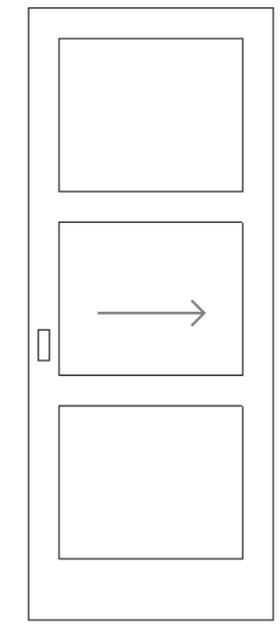
2-D1



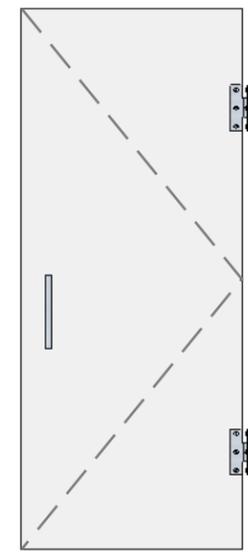
2-D2



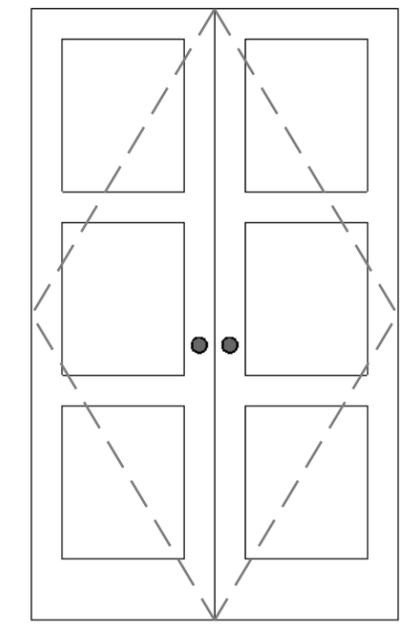
2-D3



2-D4



2-D5

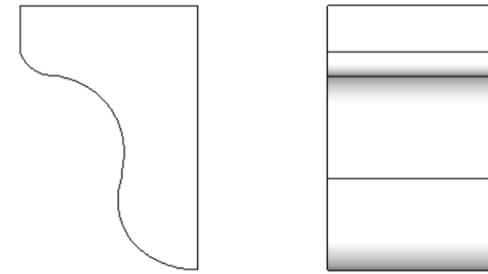
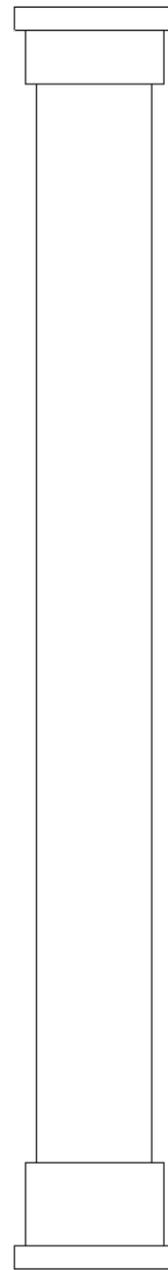
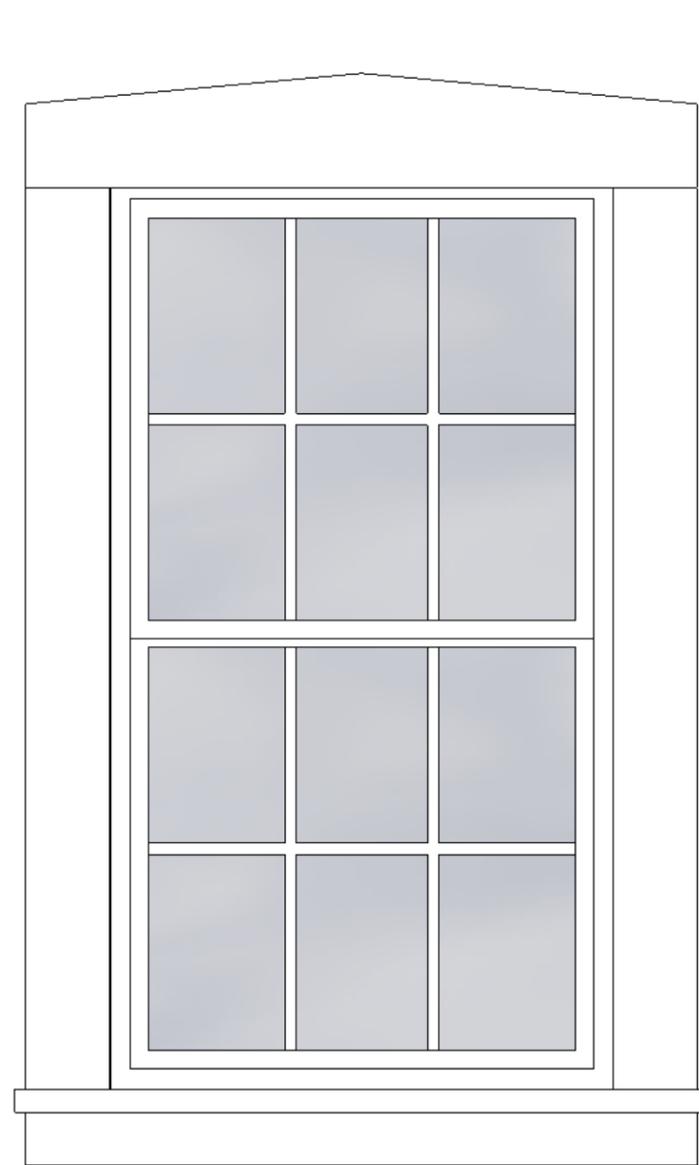


2-D6

DOOR SYMBOLS @
SCALE: 1/2" = 1'

PROPOSAL REVIEW SET

Lot 2



DETAILS

WINDOW BOX CORBELS

SCALE: 1-1/2" = 1'



DETAILS

EXTERIOR WINDOW TRIM & PORCH COLUMNS

SCALE: 1" = 1'



Lot 2



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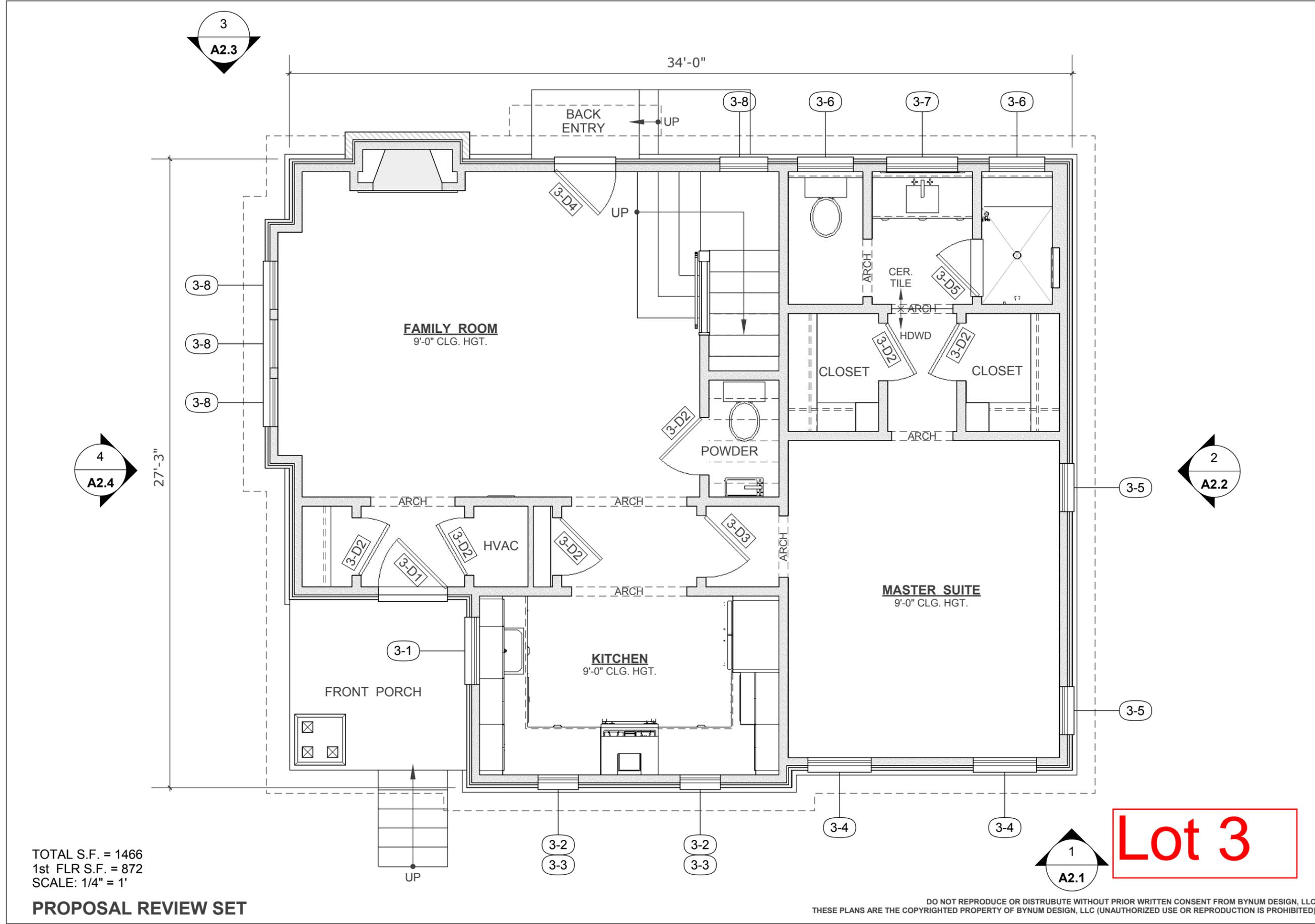
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**ARCHITECTURAL
 FLOOR PLAN

 FIRST FLOOR**

A1.1



TOTAL S.F. = 1466
 1st FLR S.F. = 872
 SCALE: 1/4" = 1'

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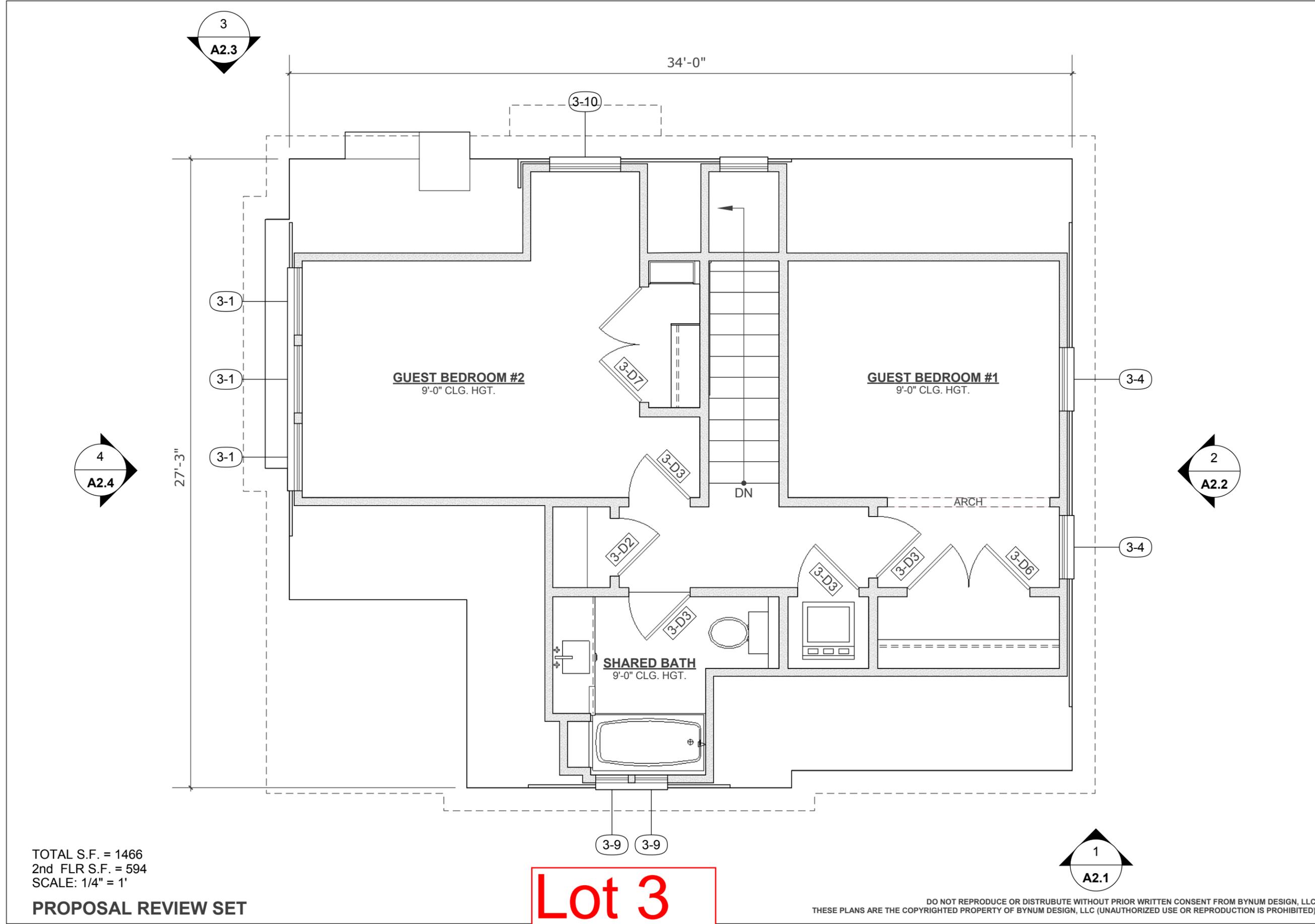
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**ARCHITECTURAL
 FLOOR PLAN

 SECOND FLOOR**

A1.2



TOTAL S.F. = 1466
 2nd FLR S.F. = 594
 SCALE: 1/4" = 1'

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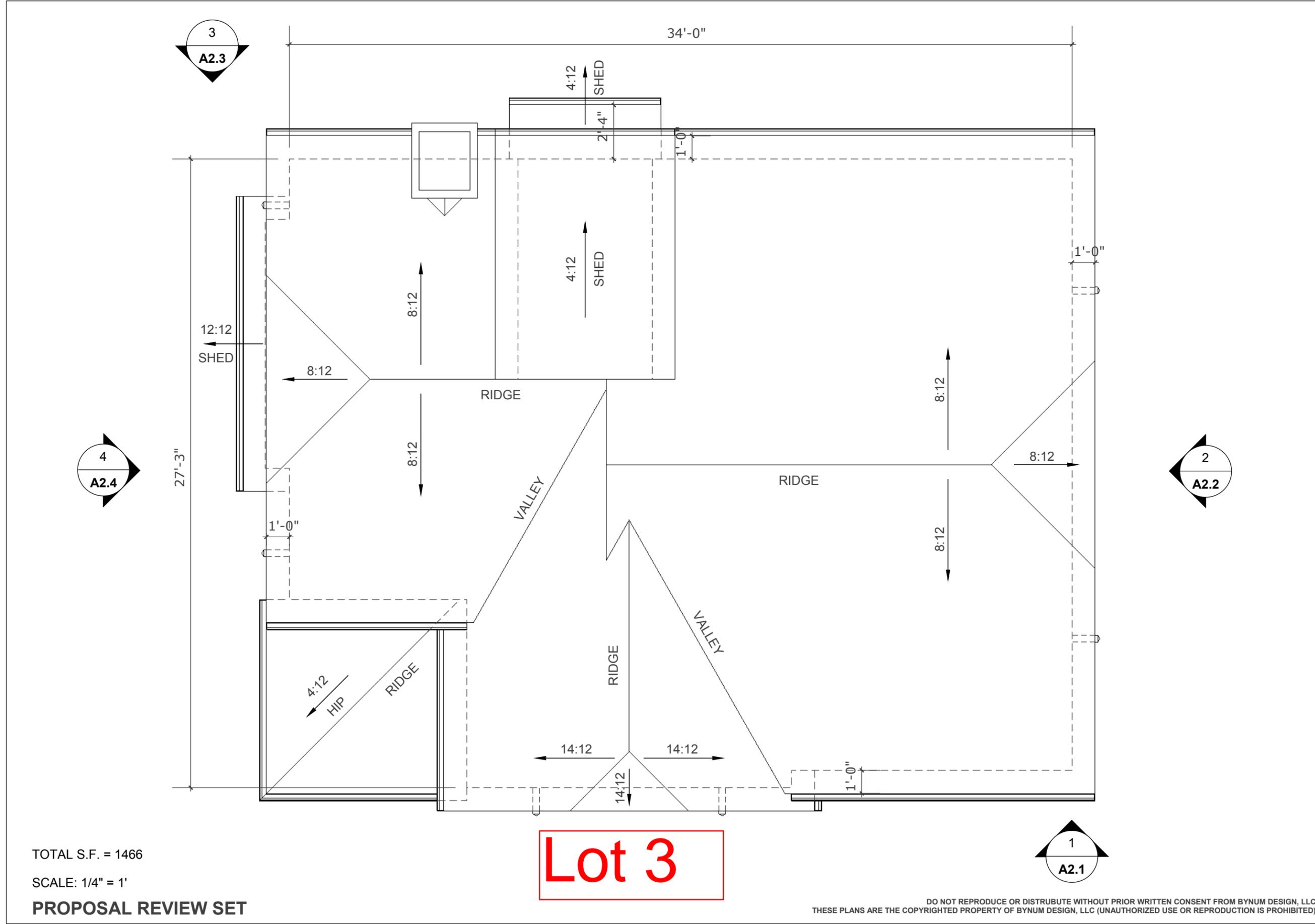
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**ARCHITECTURAL
 ROOF PLAN**

A1.4



TOTAL S.F. = 1466
 SCALE: 1/4" = 1'
PROPOSAL REVIEW SET

Lot 3

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IMAGE REF:
1.4 ON G1.6

IMAGE REF:
1.2 ON G1.6

IMAGE REF:
1.5 ON G1.6

IMAGE REF:
1.3 ON G1.6

IMAGE REF:
1.1 ON G1.6

IMAGE REF:
1.6 ON G1.6

1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'

LOT # 3 - FRONT



Lot 3



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EXTERIOR ELEVATIONS

A2.2



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'

LOT # 3 - RIGHT

Lot 3





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EXTERIOR ELEVATIONS

A2.3



3 EXTERIOR ELEVATION LOT # 3 - REAR
 SCALE: 1/4" = 1'

Lot 3



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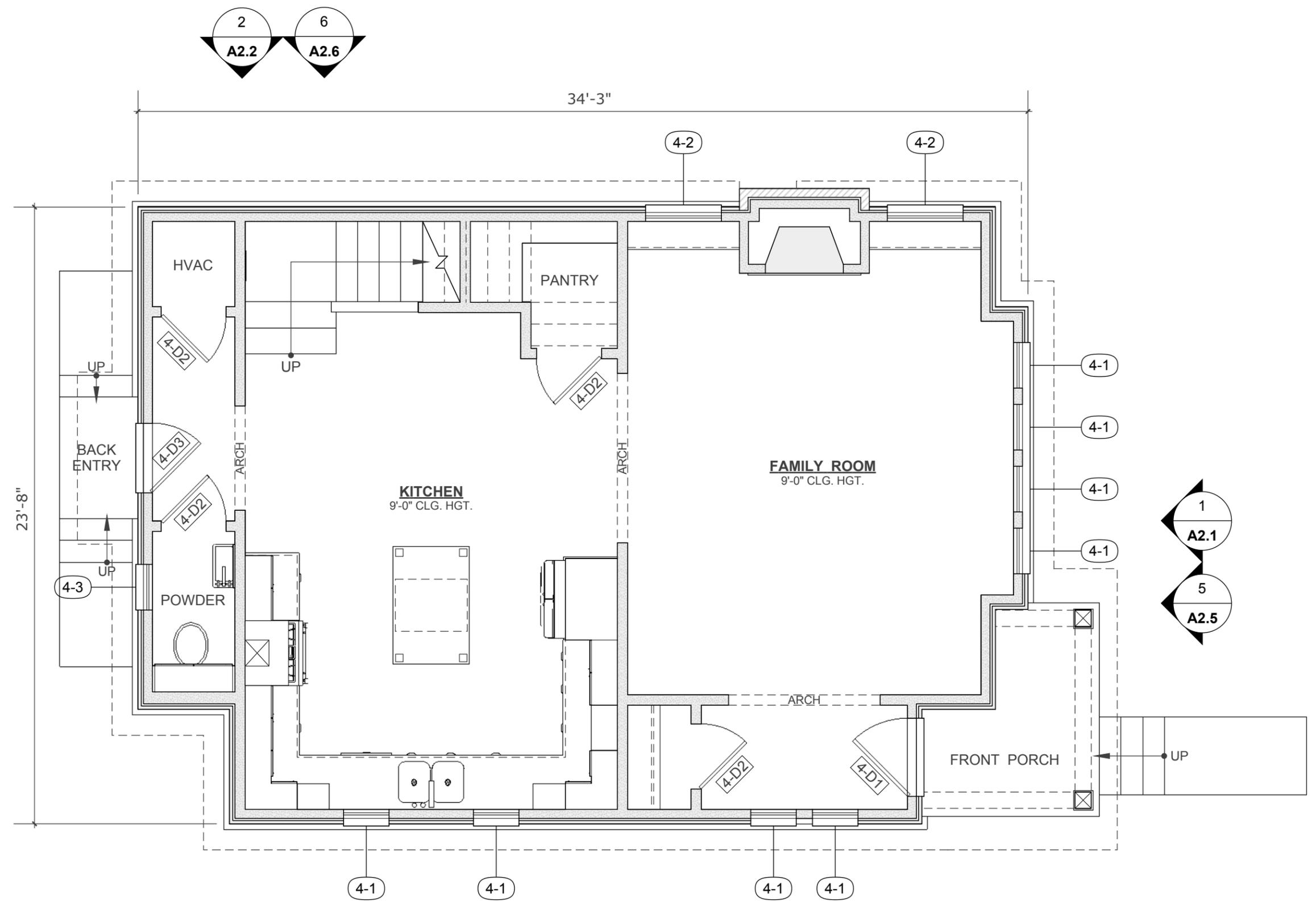
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ARCHITECTURAL FLOOR PLAN

FIRST FLOOR

A1.1



TOTAL S.F. = 1538
 1st FLR S.F. = 771
 SCALE: 1/4" = 1'

PROPOSAL REVIEW SET

Lots 4, 7

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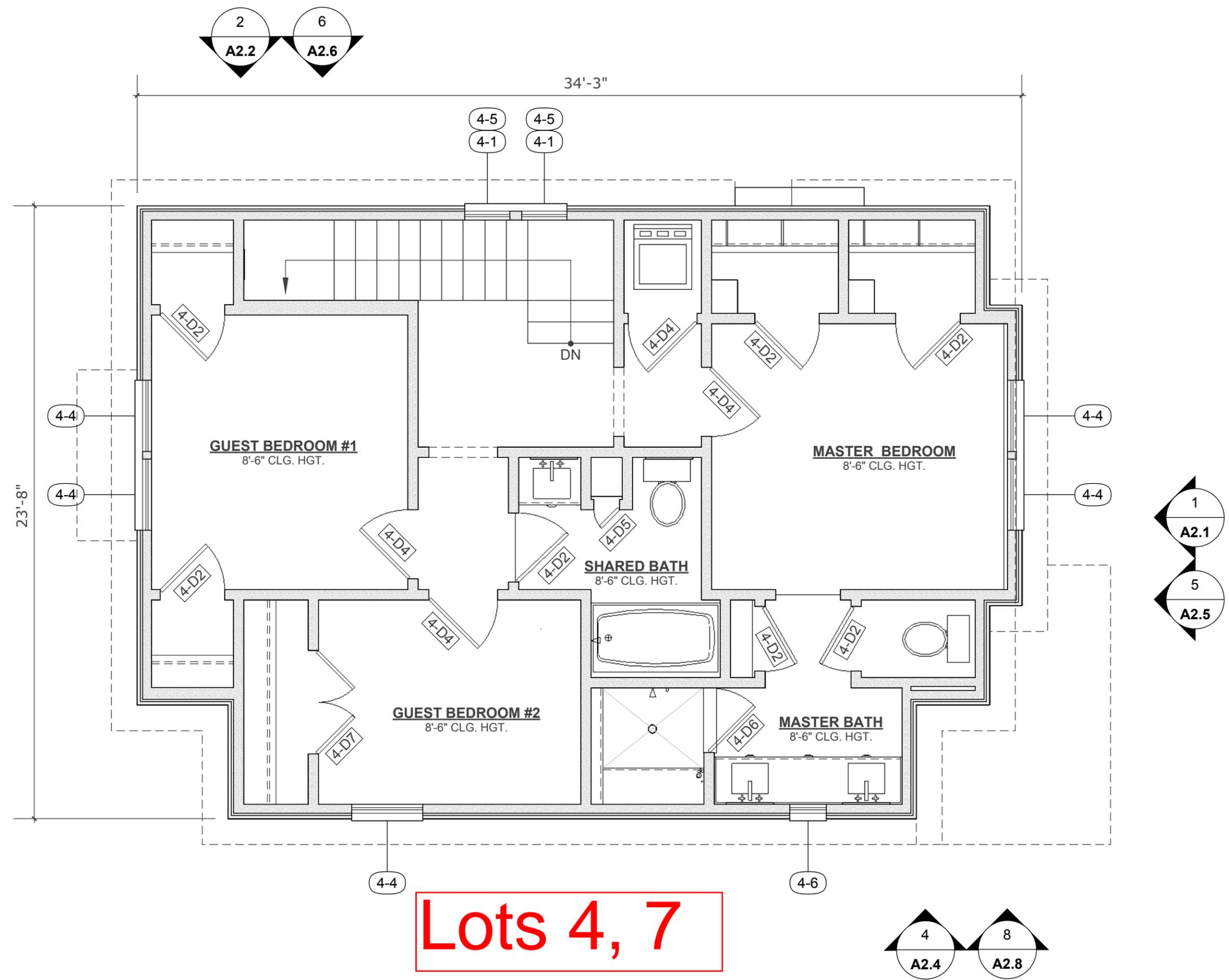
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ARCHITECTURAL FLOOR PLAN

SECOND FLOOR

A1.2



Lots 4, 7

TOTAL S.F. = 1538
 2nd FLR S.F. = 767
 SCALE: 1/4" = 1'

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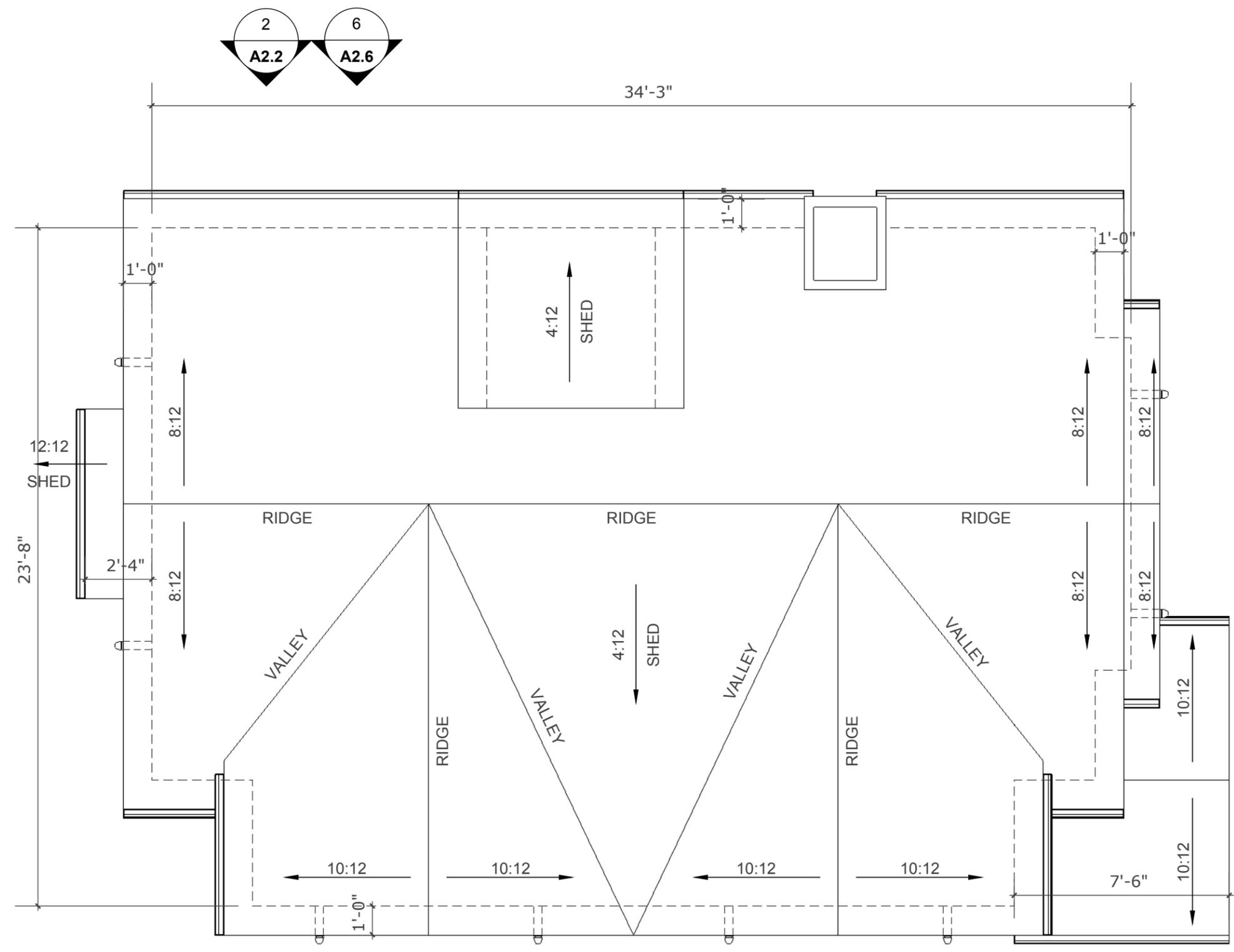
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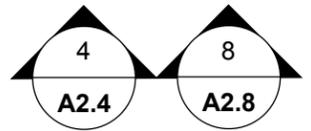
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**ARCHITECTURAL
ROOF PLAN**

A1.4



Lots 4, 7

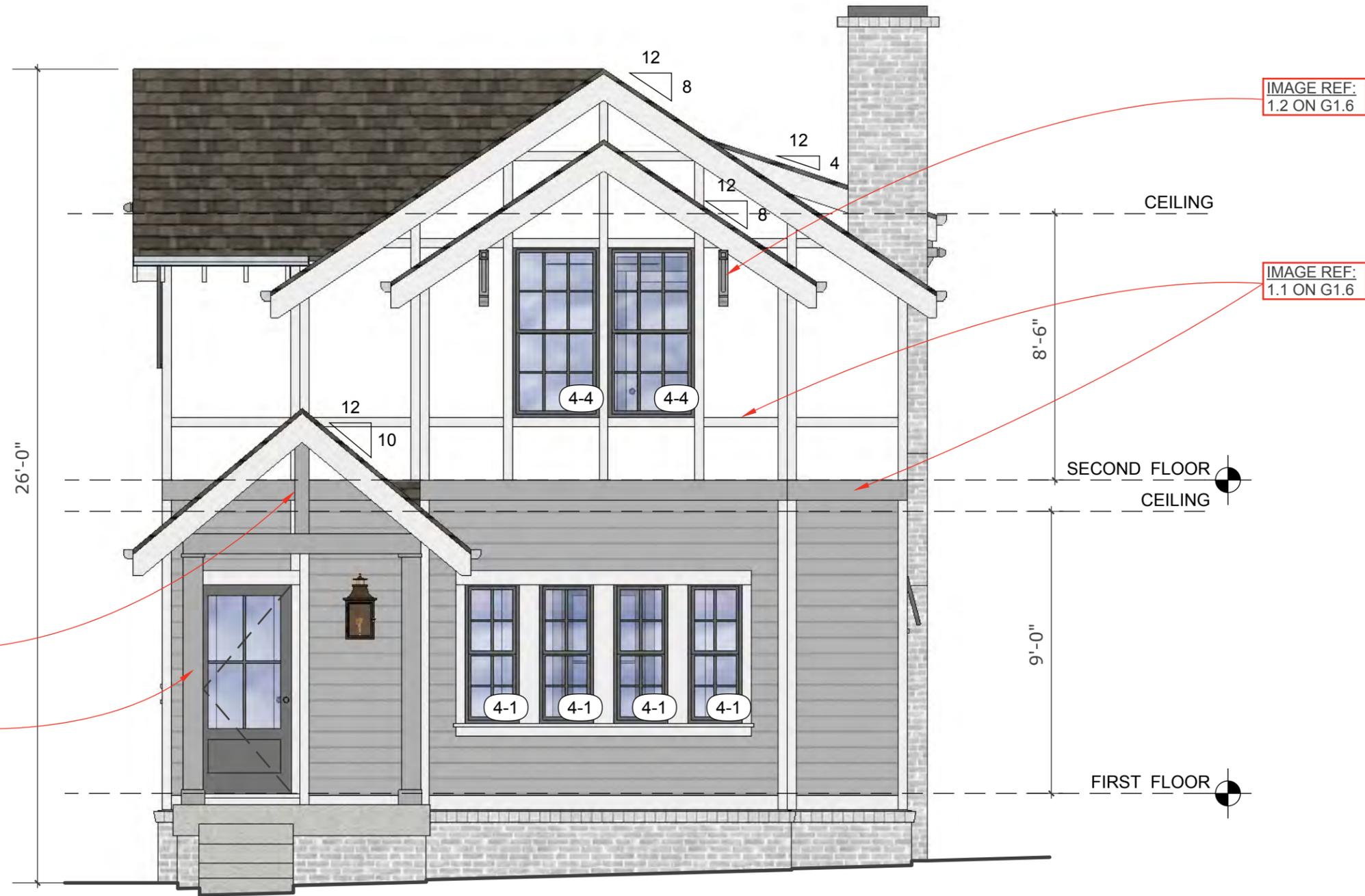


TOTAL S.F. = 1538

SCALE: 1/4" = 1'

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1 EXTERIOR ELEVATION LOT # 4 - FRONT
SCALE: 1/4" = 1'

Lots 4, 7



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EXTERIOR ELEVATIONS

A2.2



IMAGE REF:
1.3 ON G1.6

2 EXTERIOR ELEVATION LOT # 4 - RIGHT
 SCALE: 1/4" = 1'

Lots 4, 7





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3 EXTERIOR ELEVATION LOT # 4 - REAR
SCALE: 1/4" = 1'
0 2 4 6 8 12

Lots 4, 7



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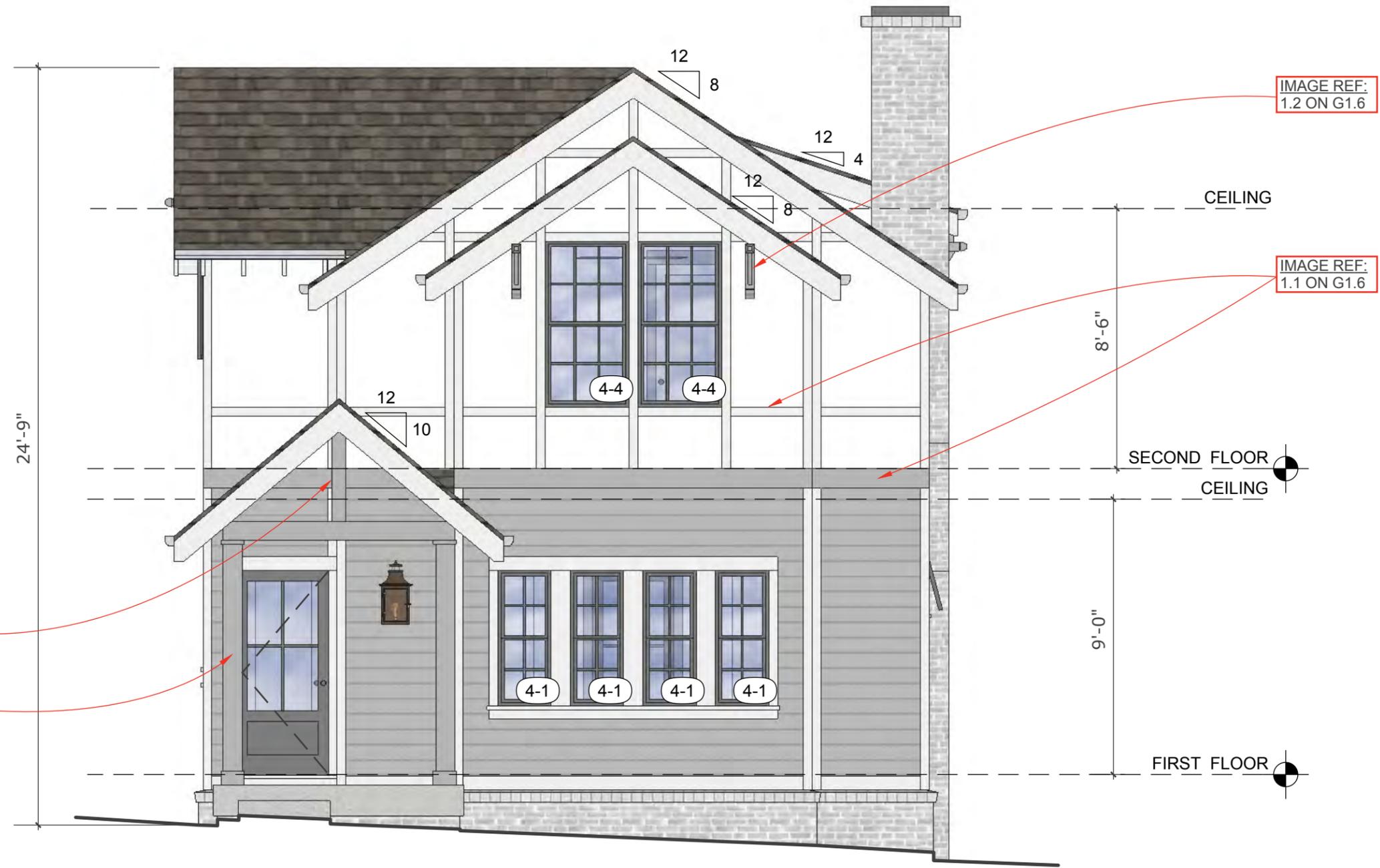


4 EXTERIOR ELEVATION LOT # 4 - LEFT
 SCALE: 1/4" = 1'
 0 2 4 6 8 12

Lots 4, 7

EXTERIOR ELEVATIONS

A2.4



5 EXTERIOR ELEVATION LOT # 7 - FRONT
SCALE: 1/4" = 1'



Lots 4, 7



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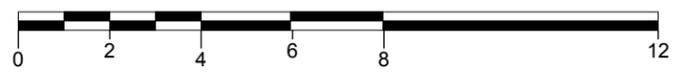
EXTERIOR ELEVATIONS

A2.6



IMAGE REF:
1.3 ON G1.6

6 EXTERIOR ELEVATION LOT # 7 - RIGHT
 SCALE: 1/4" = 1'



Lots 4, 7



7 EXTERIOR ELEVATION
SCALE: 1/4" = 1'

LOT # 7 - REAR



Lots 4, 7

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**EXTERIOR
ELEVATIONS**

A2.7



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EXTERIOR ELEVATIONS

A2.8



8 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'



LOT # 7 - LEFT

Lots 4, 7



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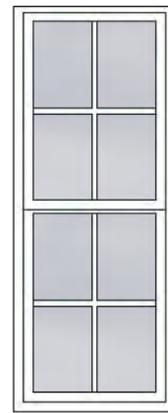
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WINDOW SCHEDULE AND NOTES

G1.2

WINDOW SCHEDULE - WHITE AVE. - LOTS #4 & #7

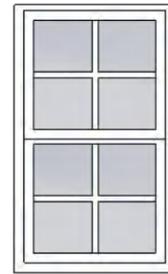
WINDOW MARK	QTY.	DESCRIPTION
4-1	10	PELLA, PROLINE #2153T, 1'-9" X 4'-5" - DOUBLE HUNG (4/4 GRID)
4-2	2	PELLA, PROLINE #T3529T, 2'-11" X 2'-5" - AWNING (6 GRID)
4-3	1	PELLA, PROLINE #2135T, 1'-9" X 2'-11" - DOUBLE HUNG (4/4 GRID)
4-4	5	PELLA, PROLINE #3365T, 2'-9" X 5'-5" - DOUBLE HUNG (6/6 GRID)
4-5	2	PELLA, PROLINE #2121, 1'-9" X 1'-9" - TRANSOM (4 GRID)
4-6	1	PELLA, PROLINE #1747, 1'-5" X 3'-11" - CASEMENT (6 GRID)



4-1



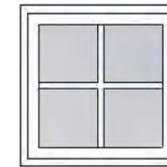
4-2



4-3



4-4



4-5



4-6

Lots 4, 7

WINDOW SYMBOLS @
 SCALE: 1/2" = 1'

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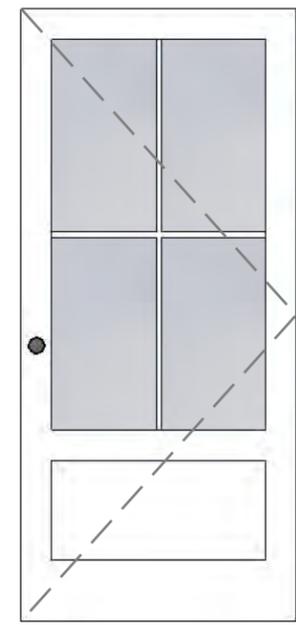
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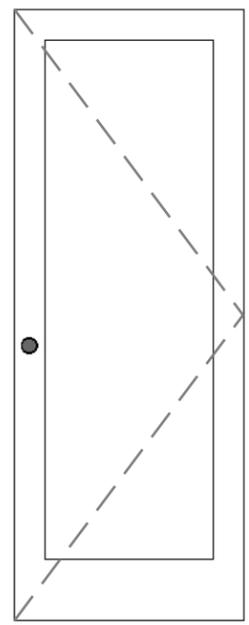
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DOOR SCHEDULE - WHITE AVE. - LOTS #4 & #7

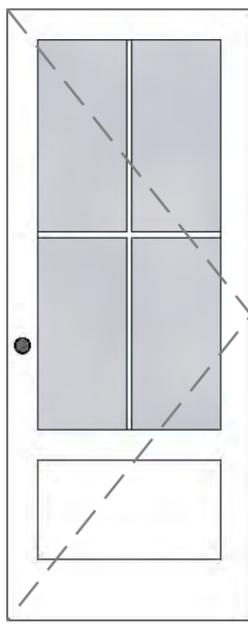
DOOR MARK	QTY.	DESCRIPTION
4-D1	1	3'-0" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (4 GRID)
4-D2	11	2'-6" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
4-D3	1	2'-8" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (4 GRID)
4-D4	4	2'-8" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
4-D5	1	1'-0" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
4-D6	1	2'-6" X 6'-0" - SHOWER, FRAMELESS GLASS
4-D7	1	4'-0" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-0" 1 PANEL)



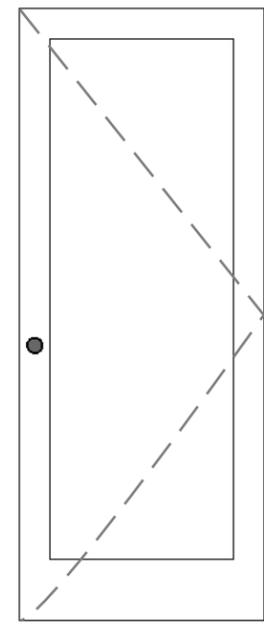
4-D1



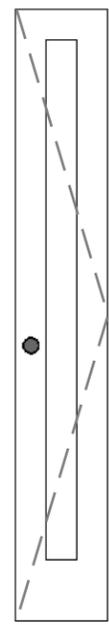
4-D2



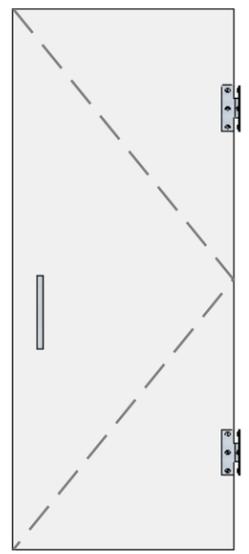
4-D3



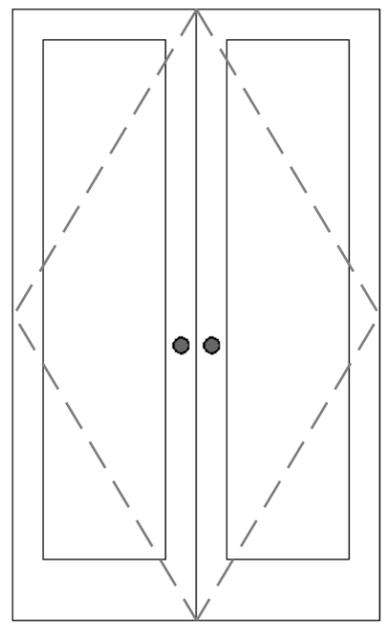
4-D4



4-D5



4-D6



4-D7

Lots 4, 7

DOOR SYMBOLS @
 SCALE: 1/2" = 1'

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**DOOR SCHEDULE
 AND NOTES**

G1.3



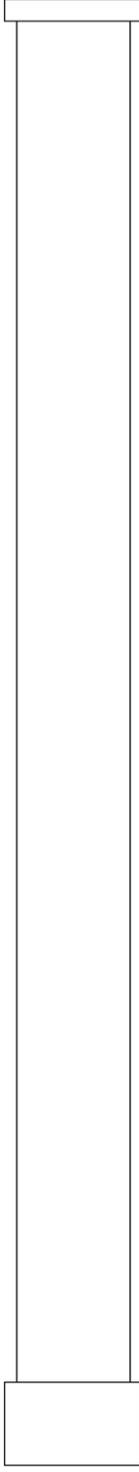
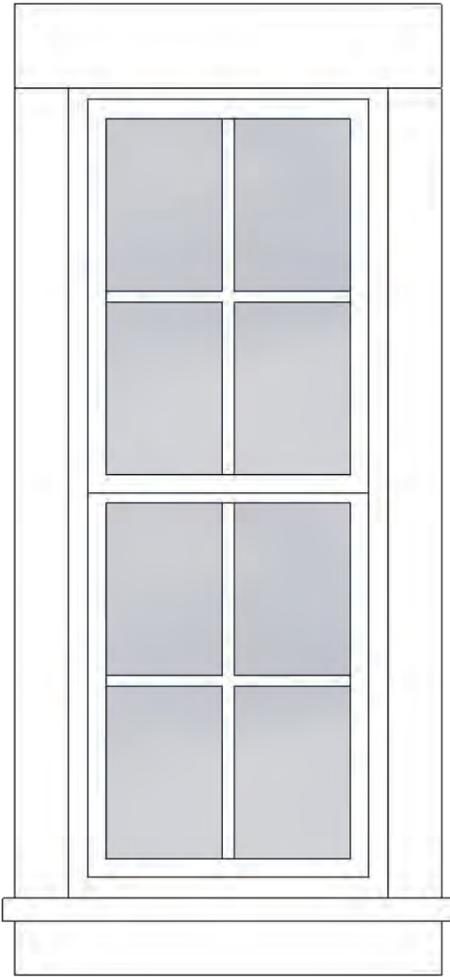
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**ARCHITECTURAL
EXTERIOR DETAILS**

G1.4



DETAILS

EXTERIOR WINDOW TRIM & PORCH COLUMNS

SCALE: 1" = 1'



Lots 4, 7

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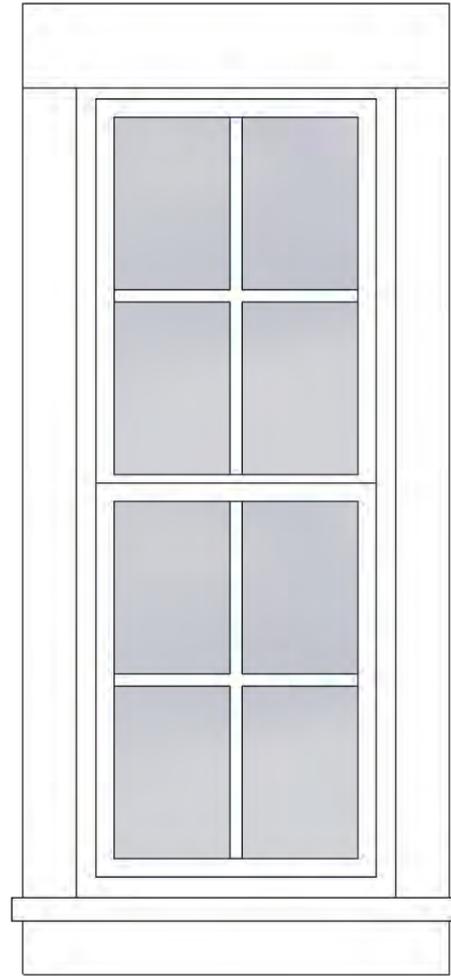
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**ARCHITECTURAL
INTERIOR DETAILS**

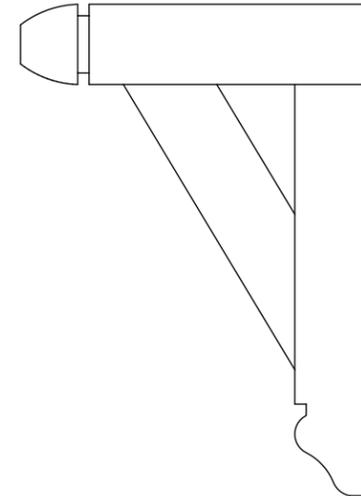
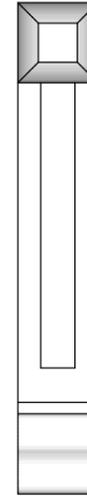
G1.5



DETAILS

SCALE: 1" = 1'

INTERIOR WINDOW TRIM



DETAILS

SCALE: 1-1/2" = 1'

BRACKETS



Lots 4, 7



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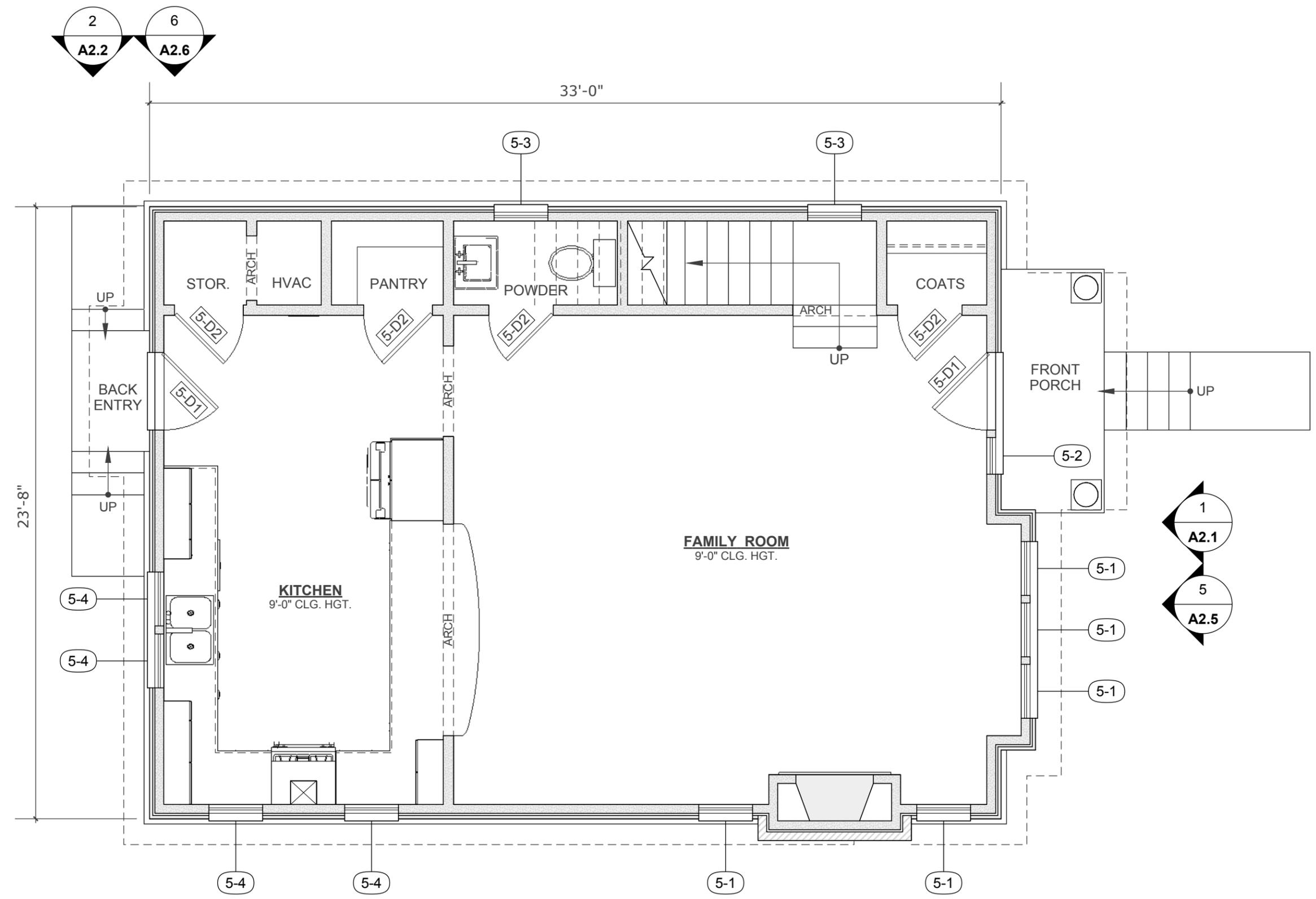
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**ARCHITECTURAL
FLOOR PLAN

FIRST FLOOR**

A1.1



Lots 5,8

TOTAL S.F. = 1582
1st FLR S.F. = 798
SCALE: 1/4" = 1'

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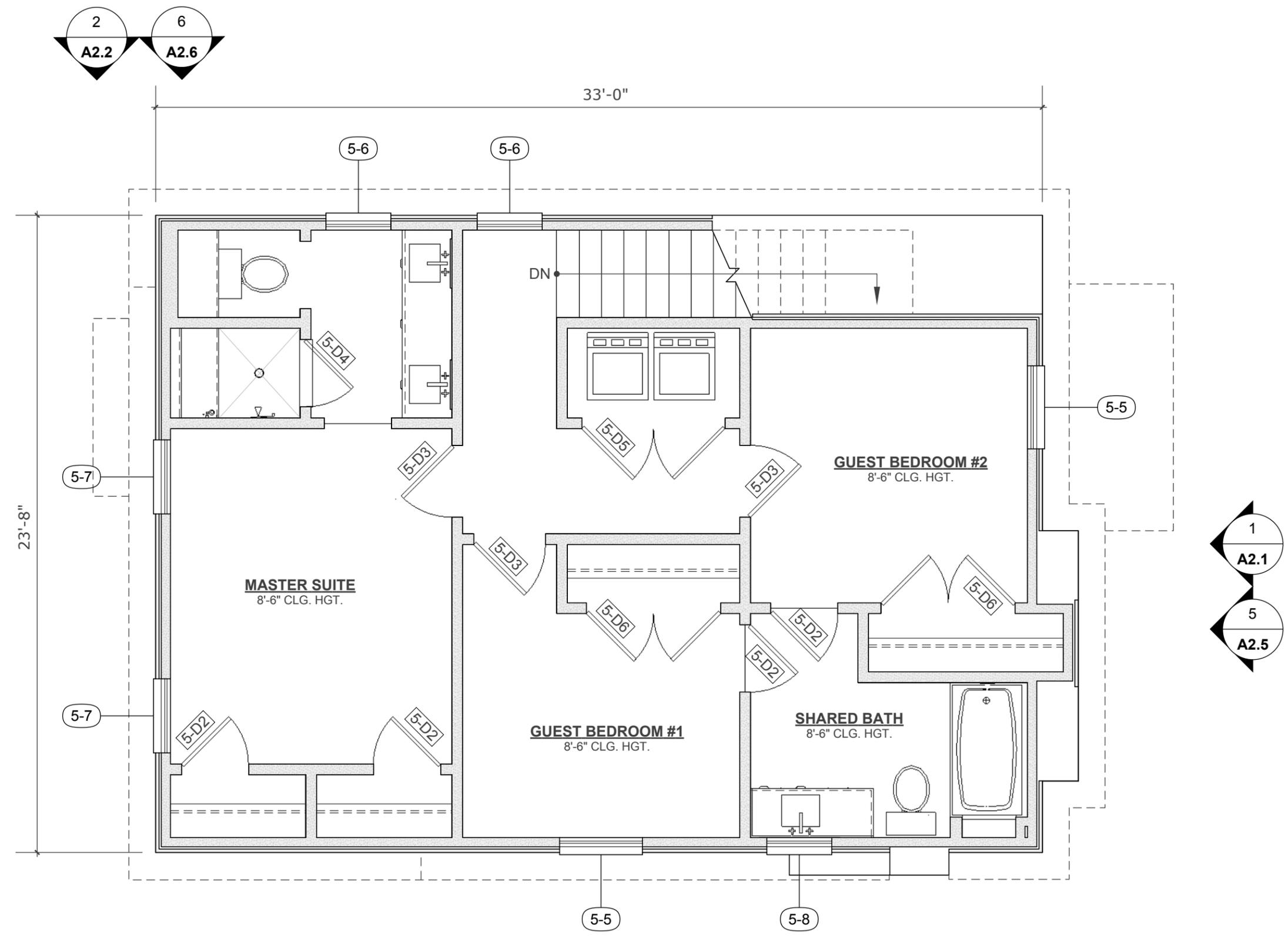
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**ARCHITECTURAL
 FLOOR PLAN

 SECOND FLOOR**

A1.2



TOTAL S.F. = 1582
 2nd FLR S.F. = 784
 SCALE: 1/4" = 1'

PROPOSAL REVIEW SET

Lots 5,8

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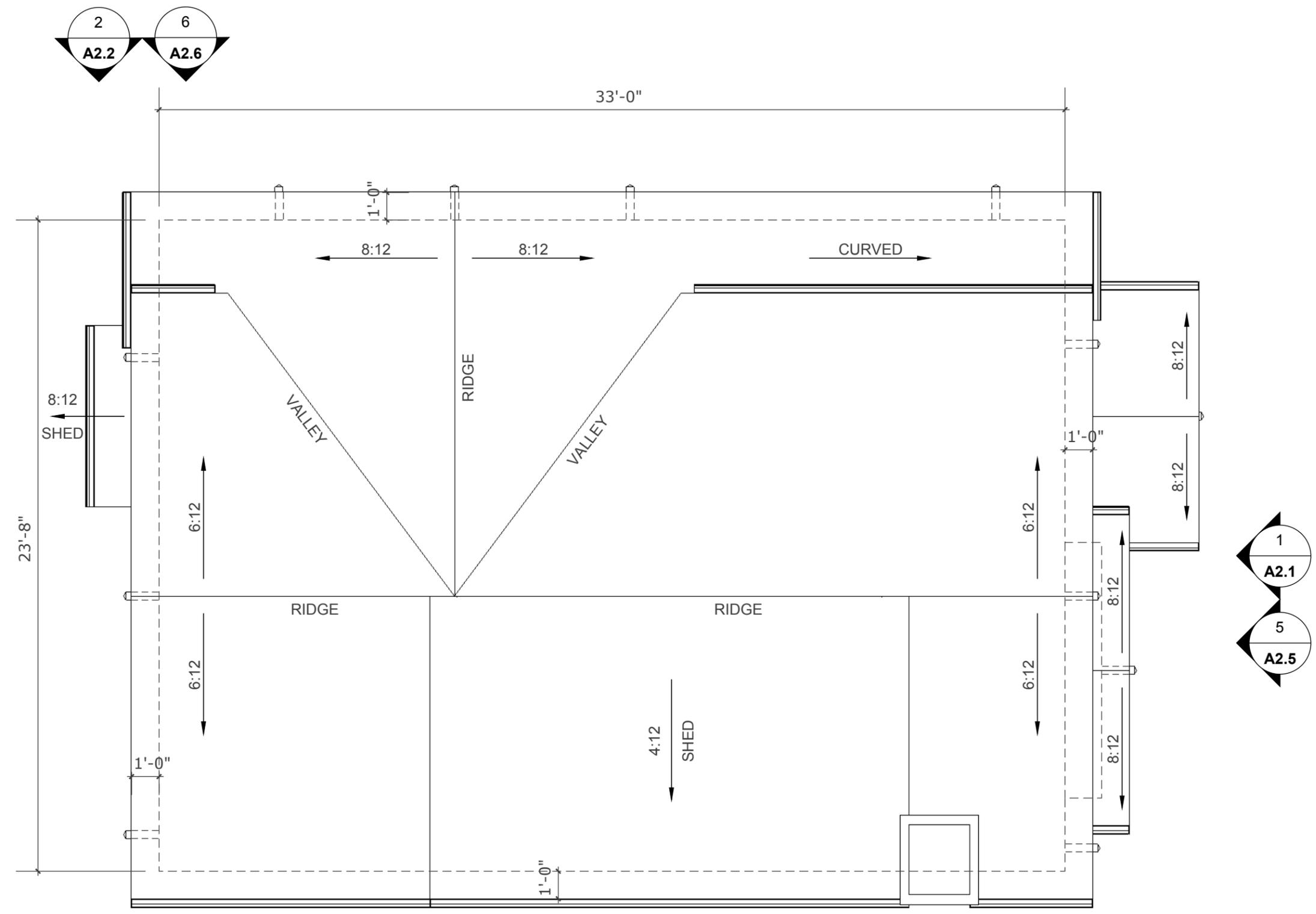
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**ARCHITECTURAL
 ROOF PLAN**

A1.4



TOTAL S.F. = 1582
 SCALE: 1/4" = 1'
PROPOSAL REVIEW SET

Lots 5,8

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1 EXTERIOR ELEVATION LOT # 5 - FRONT
SCALE: 1/4" = 1'
0 2 4 6 8 12

Lots 5,8



2 EXTERIOR ELEVATION LOT # 5 - RIGHT
SCALE: 1/4" = 1'



Lots 5,8



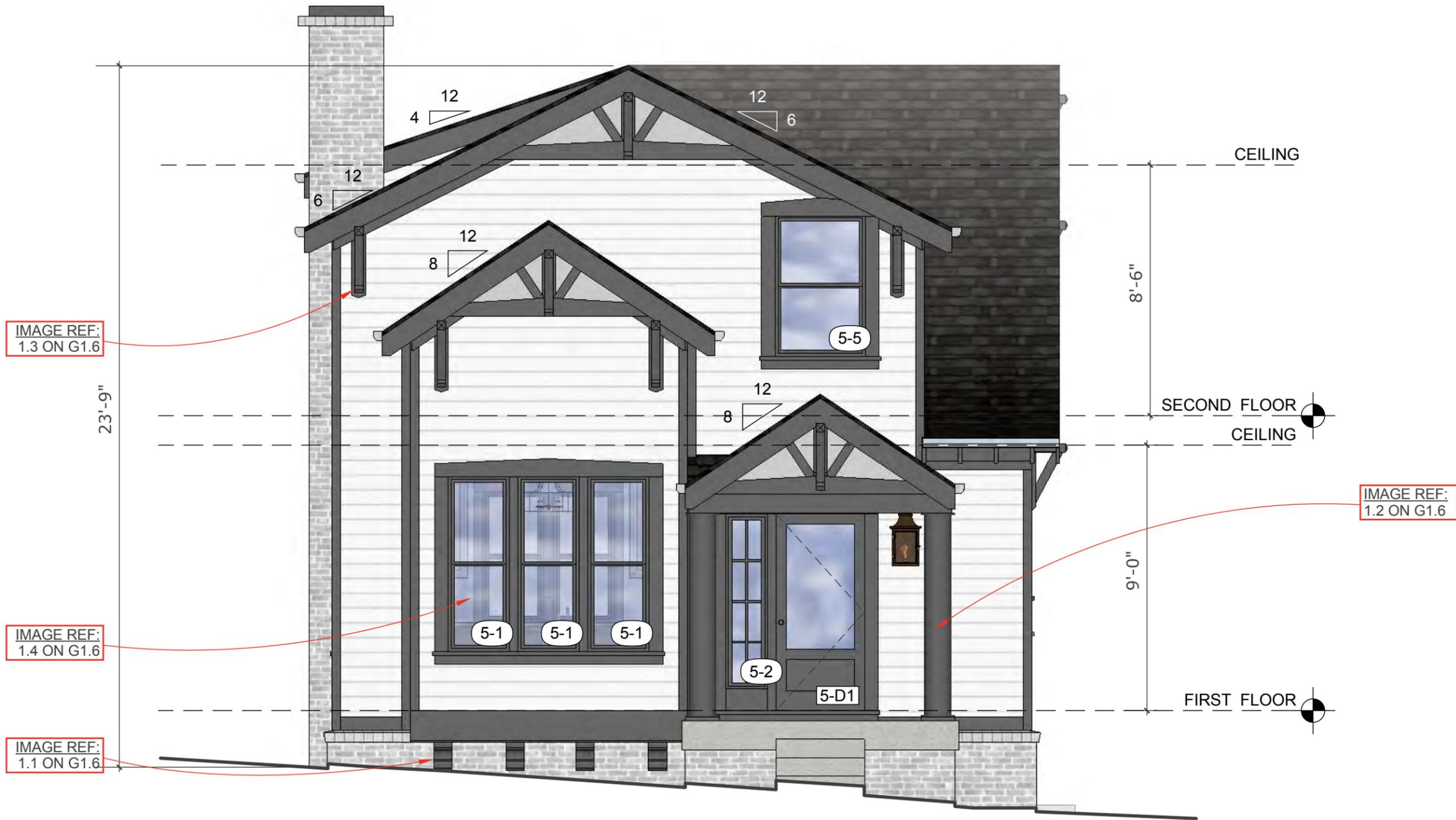
3 EXTERIOR ELEVATION LOT # 5 - REAR
SCALE: 1/4" = 1'
0 2 4 6 8 12

Lots 5,8



4 EXTERIOR ELEVATION LOT # 5 - LEFT
SCALE: 1/4" = 1'
0 2 4 6 8 12

Lots 5,8



5 **EXTERIOR ELEVATION** LOT # 8 - FRONT
SCALE: 1/4" = 1'
0 2 4 6 8 12

Lots 5,8



6 EXTERIOR ELEVATION LOT # 8 - RIGHT
SCALE: 1/4" = 1'

Lots 5,8



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EXTERIOR ELEVATIONS

A2.7



7 EXTERIOR ELEVATION LOT # 8 - REAR
 SCALE: 1/4" = 1'

Lots 5,8



8 EXTERIOR ELEVATION LOT # 8 - LEFT
SCALE: 1/4" = 1'
0 2 4 6 8 12

Lots 5,8



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WINDOW SCHEDULE AND NOTES

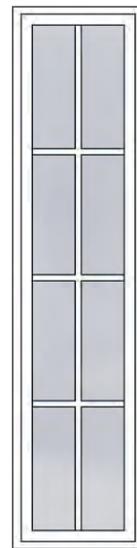
G1.2

WINDOW SCHEDULE - WHITE AVE. - LOTS #5 & #8

WINDOW MARK	QTY.	DESCRIPTION
5-1	5	PELLA, PROLINE #2571T, 2'-1" X 5'-11" - DOUBLE HUNG (1/1 GRID)
5-2	1	PELLA, PROLINE #1771, 1'-5" X 5'-11" - FIXED (12 GRID)
5-3	2	PELLA, PROLINE #2547T, 2'-1" X 3'-11" - DOUBLE HUNG (1/1 GRID)
5-4	4	PELLA, PROLINE #2553T, 2'-1" X 4'-5" - DOUBLE HUNG (1/1 GRID)
5-5	2	PELLA, PROLINE #3757T, 3'-1" X 4'-9" - DOUBLE HUNG (1/1 GRID)
5-6	2	PELLA, PROLINE #2953T, 2'-5" X 4'-5" - DOUBLE HUNG (1/1 GRID)
5-7	2	PELLA, PROLINE #3365T, 2'-9" X 5'-5" - DOUBLE HUNG (1/1 GRID)
5-8	1	PELLA, PROLINE #2914, 2'-5" X 1'-2" - TRANSOM (NO GRID)



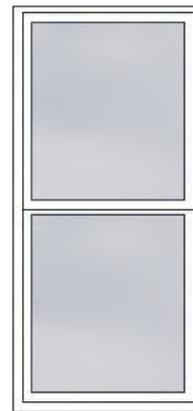
5-1



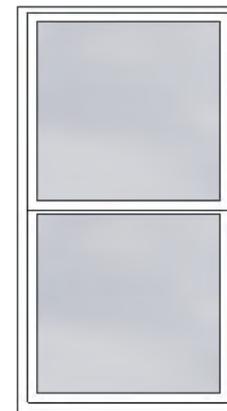
5-2



5-3



5-4



5-5



5-6



5-7

WINDOW SYMBOLS @
 SCALE: 1/2" = 1'

PROPOSAL REVIEW SET

Lots 5,8

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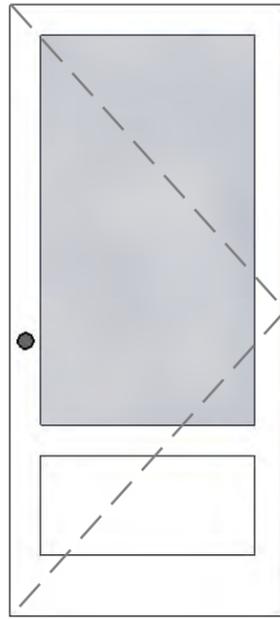
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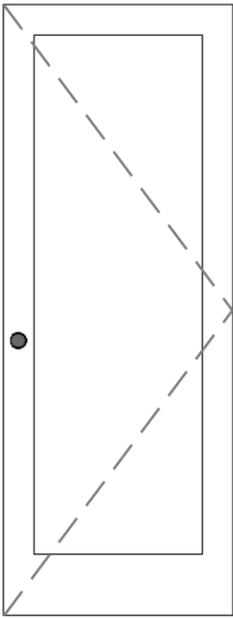
DOOR SCHEDULE AND NOTES

DOOR SCHEDULE - WHITE AVE. - LOTS #5 & #8

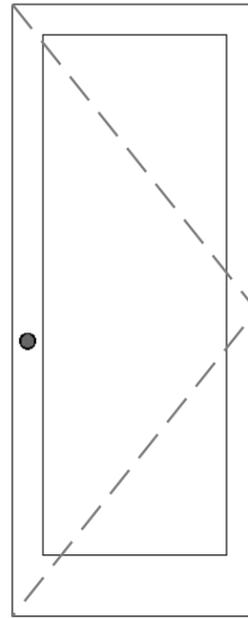
DOOR MARK	QTY.	DESCRIPTION
5-D1	2	3'-0" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (NO GRID)
5-D2	8	2'-6" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
5-D3	3	2'-8" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
5-D4	1	2'-6" X 6'-0" - SHOWER, FRAMELESS GLASS
5-D5	1	5'-4" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-8" 1 PANEL)
5-D6	2	5'-0" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-6" 1 PANEL)



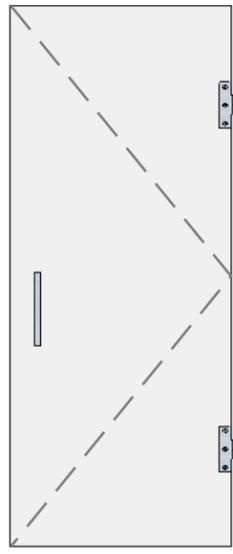
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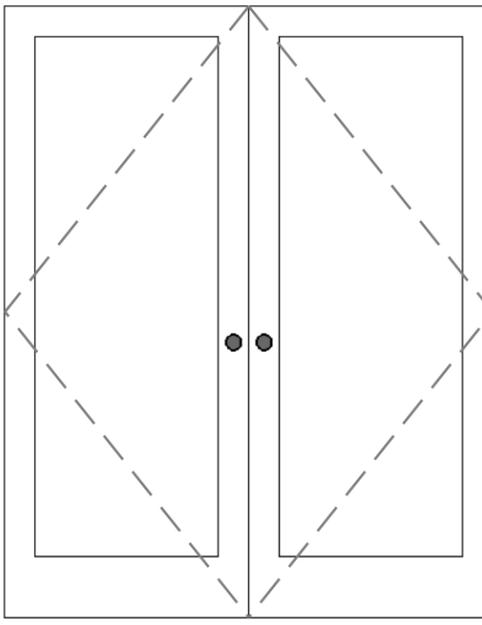
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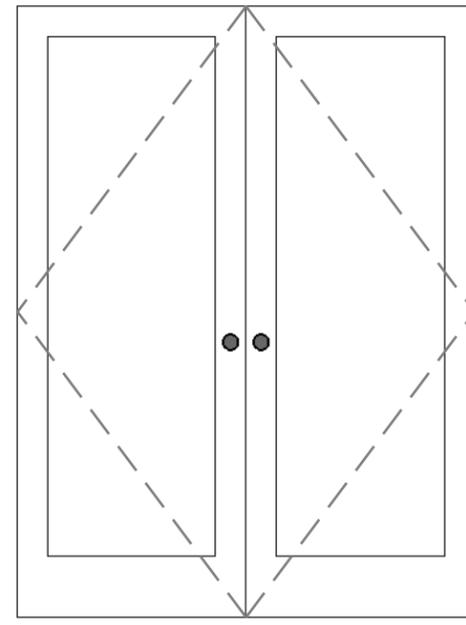
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5-D4



5-D5



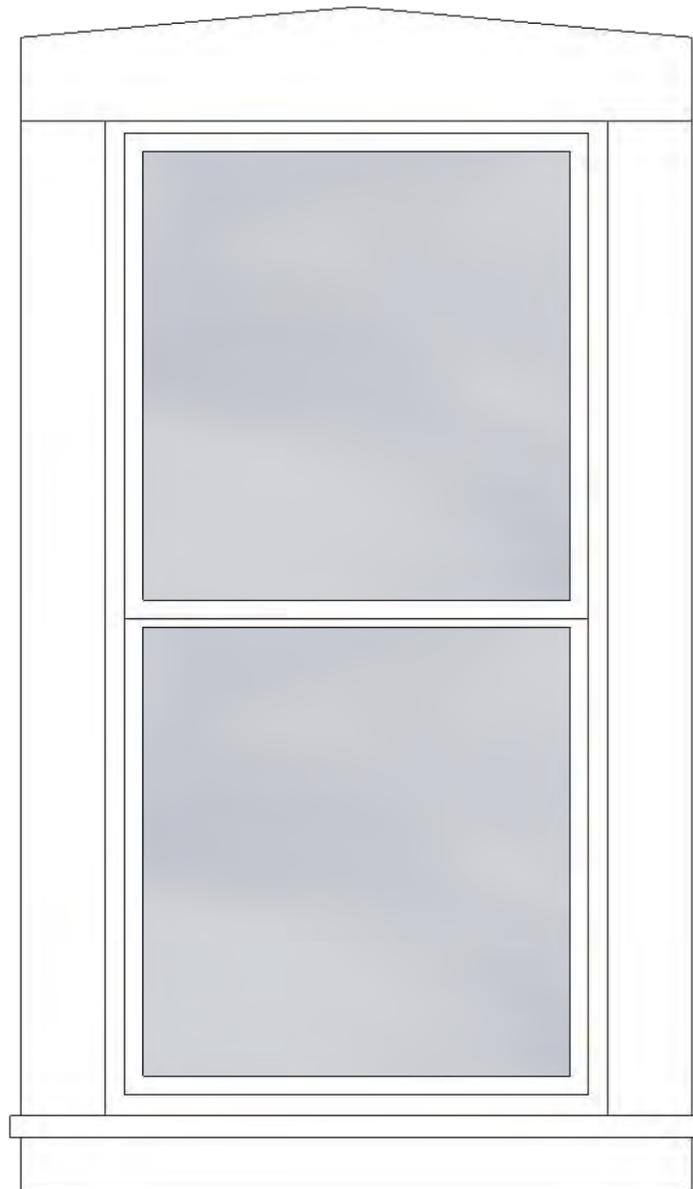
5-D6

DOOR SYMBOLS @
 SCALE: 1/2" = 1'

PROPOSAL REVIEW SET

Lots 5,8

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DETAILS

EXTERIOR WINDOW TRIM & PORCH COLUMNS

SCALE: 1" = 1'



PROPOSAL REVIEW SET

Lots 5,8

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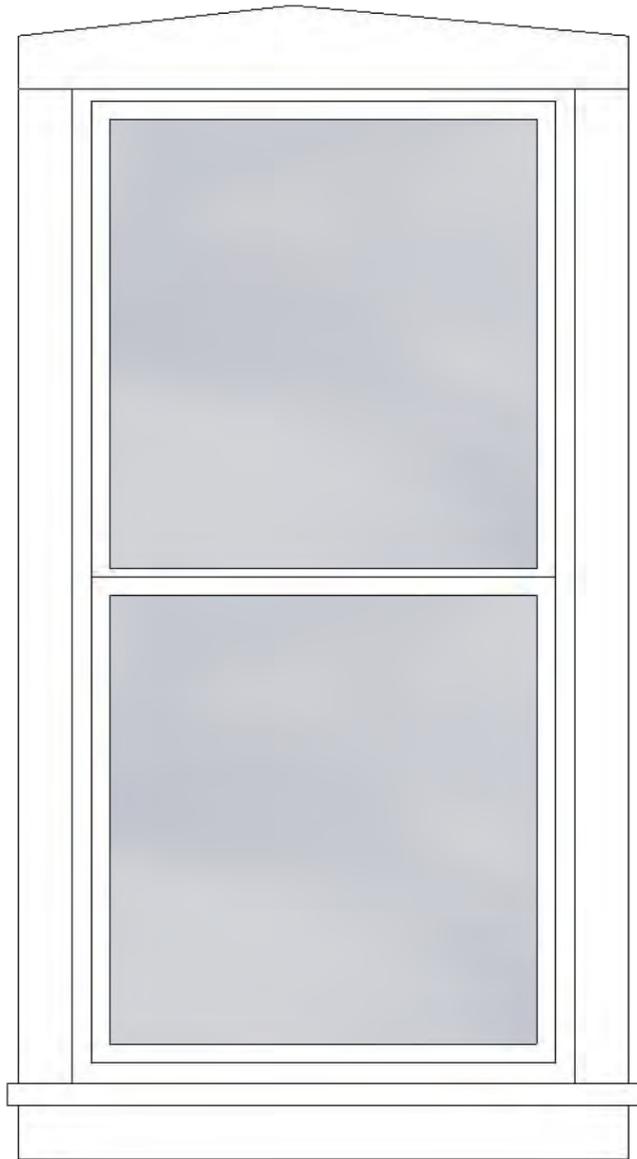
CLIENT:
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PROJECT #: 13020

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**ARCHITECTURAL
EXTERIOR DETAILS**

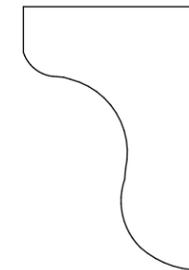
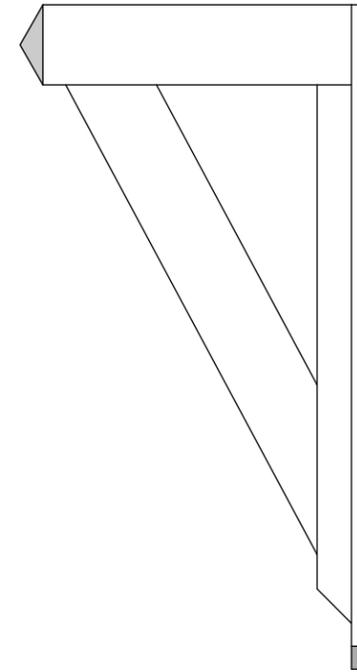
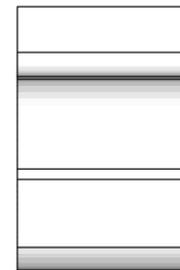
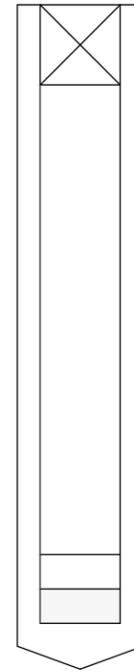
G1.4



DETAILS

SCALE: 1" = 1'

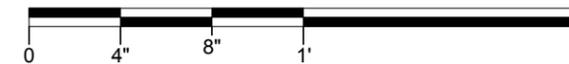
INTERIOR WINDOW TRIM



DETAILS

SCALE: 1-1/2" = 1'

BRACKETS & BOX BAY CORBELS



Lots 5,8



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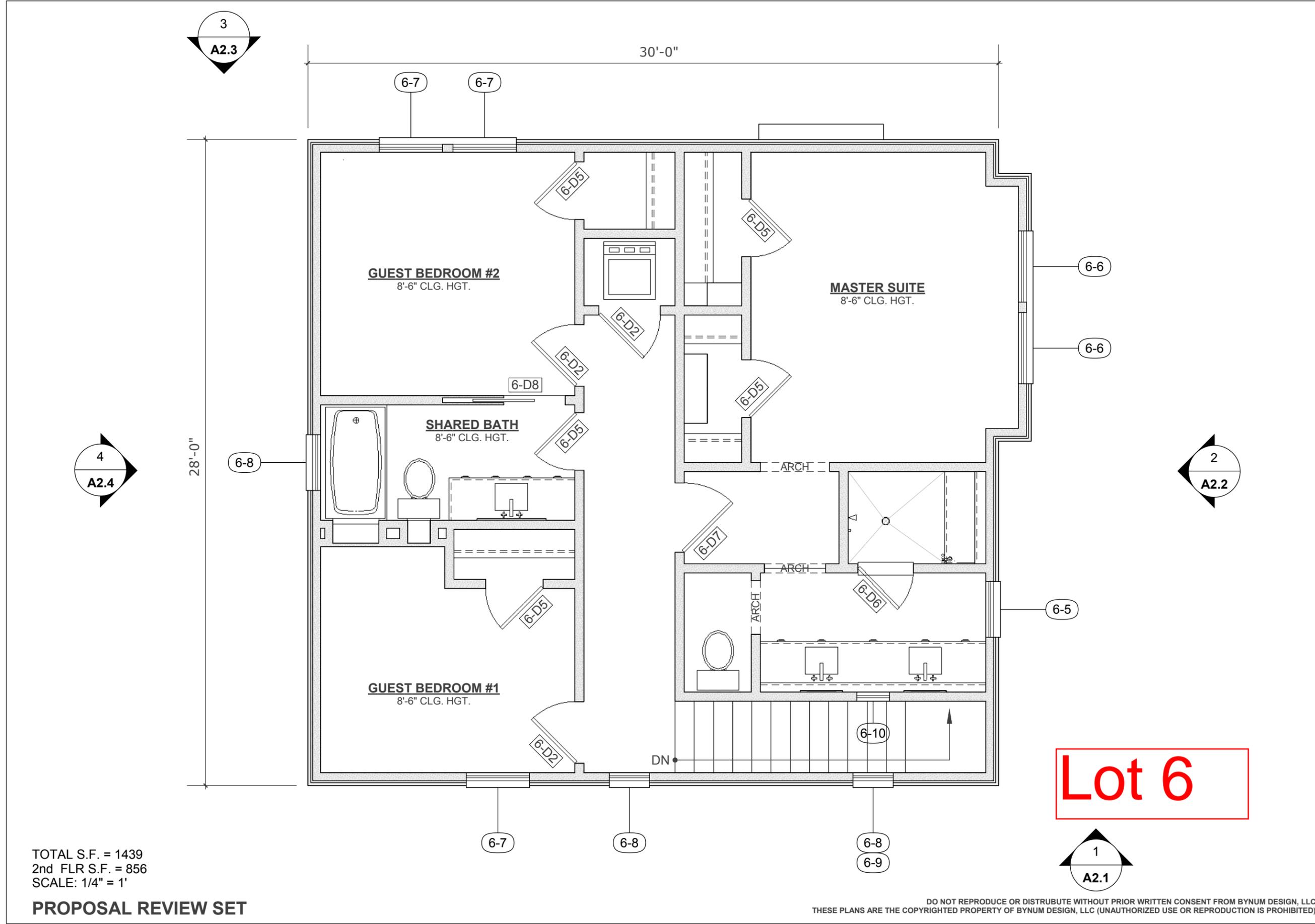
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 DB VP

**ARCHITECTURAL
 FLOOR PLAN

 SECOND FLOOR**

A1.2



TOTAL S.F. = 1439
 2nd FLR S.F. = 856
 SCALE: 1/4" = 1'

PROPOSAL REVIEW SET

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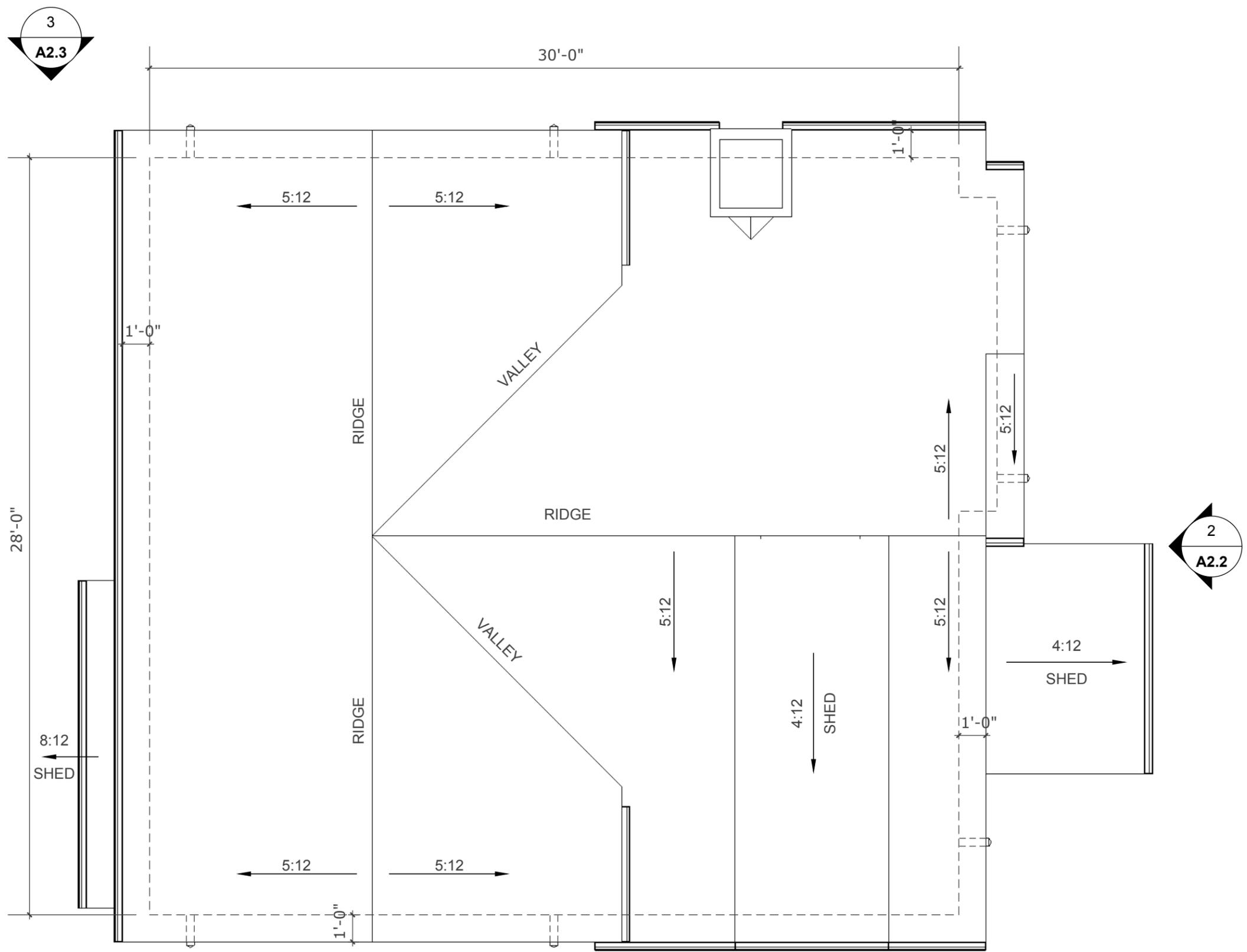
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**ARCHITECTURAL
ROOF PLAN**

A1.4



TOTAL S.F. = 1439
SCALE: 1/4" = 1'
PROPOSAL REVIEW SET

Lot 6

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EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION LOT # 6 - FRONT
SCALE: 1/4" = 1'
0 2 4 6 8 12

Lot 6



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EXTERIOR ELEVATIONS

A2.2



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'

LOT # 6 - RIGHT

Lot 6



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EXTERIOR ELEVATIONS

A2.3



3 EXTERIOR ELEVATION
SCALE: 1/4" = 1'

LOT # 6 - REAR



Lot 6



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EXTERIOR ELEVATIONS

A2.4

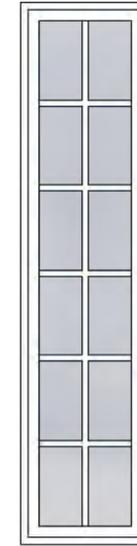


4 EXTERIOR ELEVATION LOT # 6 - LEFT
 SCALE: 1/4" = 1'
 0 2 4 6 8 12

Lot 6

WINDOW SCHEDULE - WHITE AVE. - LOT #6

WINDOW MARK	QTY.	DESCRIPTION
6-1	2	PELLA, PROLINE #1771, 1'-5" X 5'-11" - FIXED (12 GRID)
6-2	3	PELLA, PROLINE #2565T, 2'-1" X 5'-5" - DOUBLE HUNG (3/1 GRID)
6-3	8	PELLA, PROLINE #2141T, 1'-9" X 3'-5" - DOUBLE HUNG (3/1 GRID)
6-4	4	PELLA, PROLINE #2153T, 1'-9" X 4'-5" - DOUBLE HUNG (3/1 GRID)
6-5	1	PELLA, PROLINE #2953T, 2'-5" X 4'-5" - DOUBLE HUNG (3/1 GRID)
6-6	2	PELLA, PROLINE #3759T, 3'-1" X 4'-11" - DOUBLE HUNG (3/1 GRID)
6-7	3	PELLA, PROLINE #3365T, 2'-9" X 5'-5" - DOUBLE HUNG (3/1 GRID)
6-8	1	PELLA, PROLINE #2914, 2'-5" X 1'-2" - TRANSOM (3 GRID)
6-9	1	PELLA, PROLINE #2121, 1'-9" X 1'-9" - TRANSOM (3 GRID)
6-10	1	PELLA, PROLINE #1747, 1'-5" X 3'-11" - CASEMENT, WOOD (6 GRID)



6-1



6-2



6-3



6-4



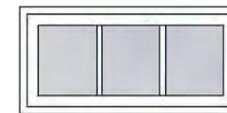
6-5



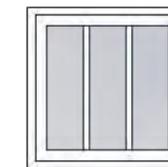
6-6



6-7



6-8



6-9



6-10

WINDOW SYMBOLS @
SCALE: 1/2" = 1'

PROPOSAL REVIEW SET

Lot 6

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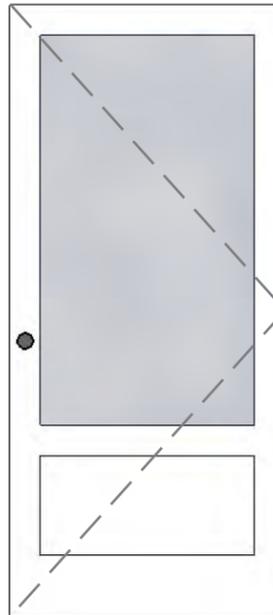
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WINDOW SCHEDULE AND NOTES

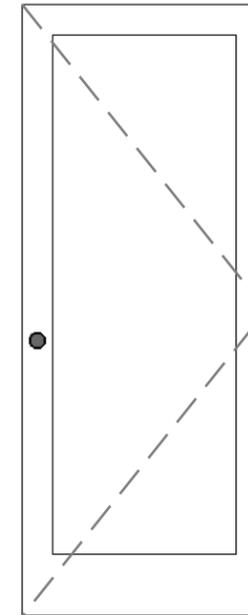
G1.2

DOOR SCHEDULE - WHITE AVE. - LOT #6

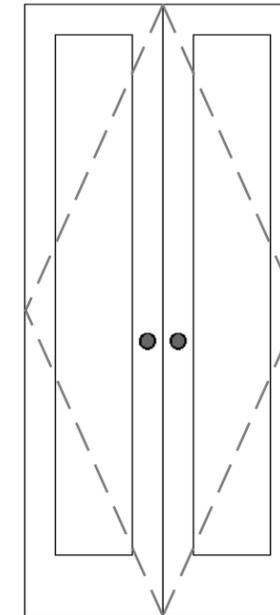
DOOR MARK	QTY.	DESCRIPTION
6-D1	1	3'-0" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (NO GRID)
6-D2	5	2'-8" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
6-D3	2	3'-0" X 6'-8" - INTERIOR, WOOD - FRENCH (2-1'-6" 1 PANEL)
6-D4	1	9'-0" X 7'-2" - EXTERIOR, METAL - GARAGE (4 PANEL)
6-D5	5	2'-6" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
6-D6	1	2'-6" X 6'-0" - SHOWER, FRAMELESS GLASS
6-D7	1	3'-0" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
6-D8	1	2'-8" X 6'-8" - INTERIOR, WOOD - POCKET (1 PANEL)



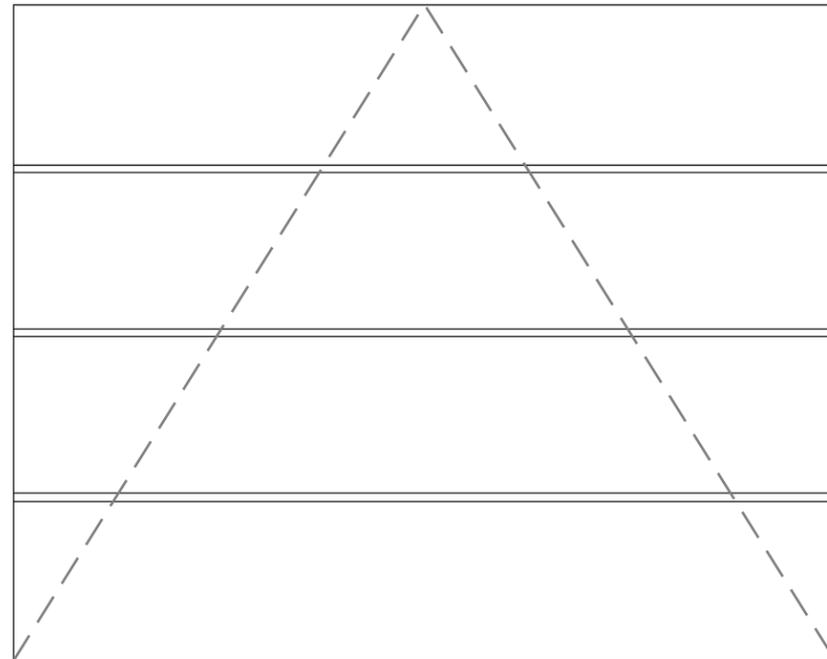
6-D1



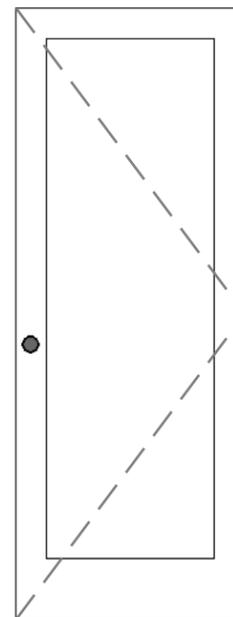
6-D2



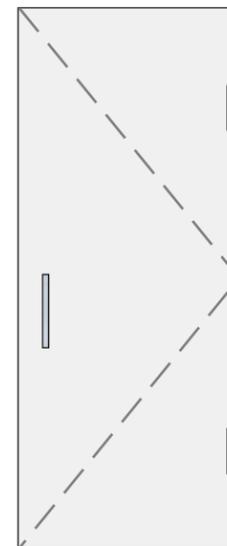
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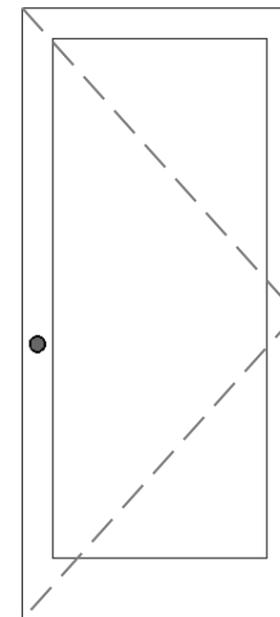
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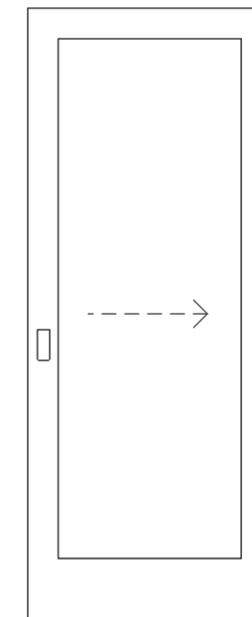
6-D5



6-D6



6-D7



6-D8

DOOR SYMBOLS @
SCALE: 1/2" = 1'

PROPOSAL REVIEW SET

Lot 6

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**DOOR SCHEDULE
AND NOTES**

G1.3



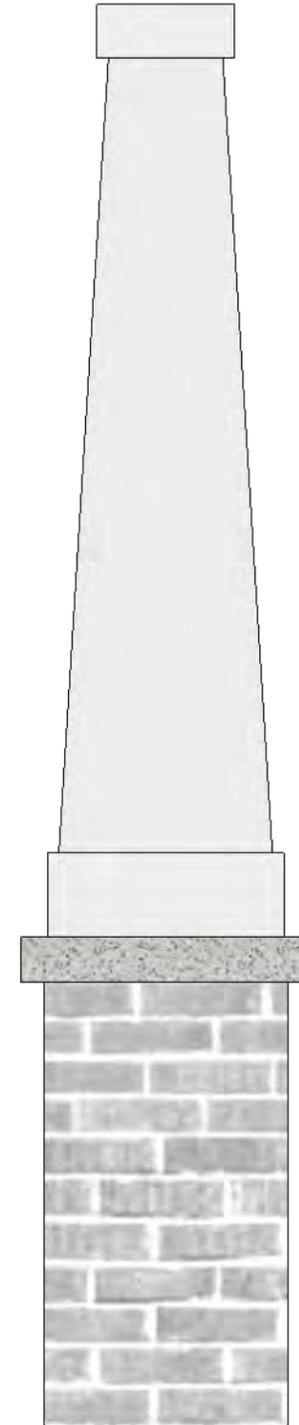
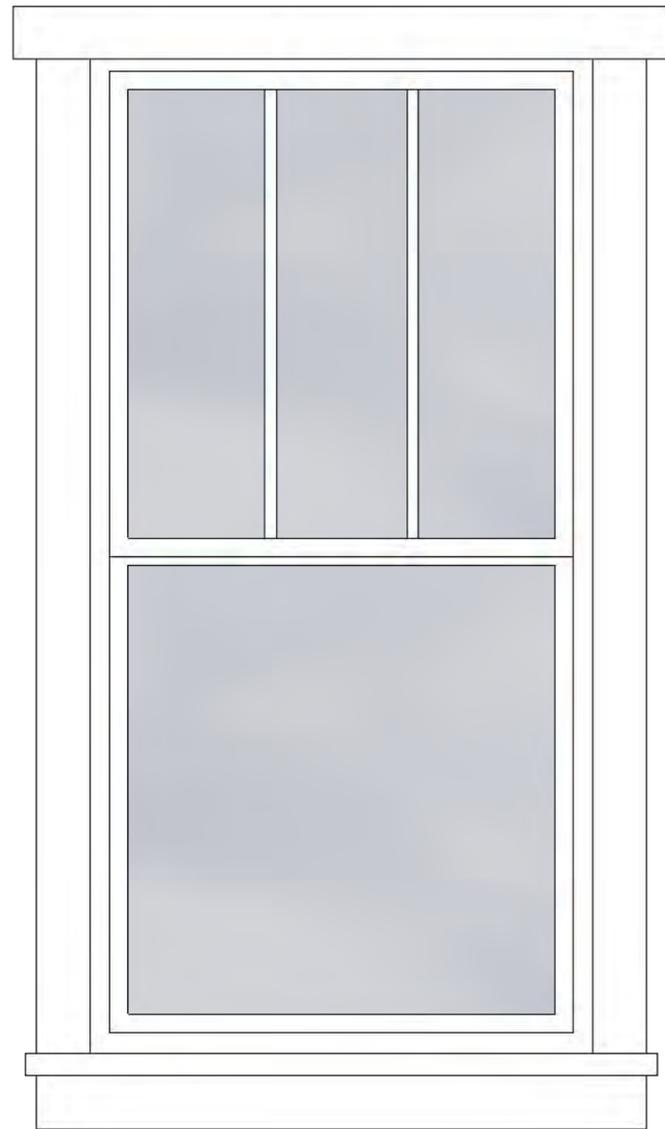
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**ARCHITECTURAL
EXTERIOR DETAILS**

G1.4



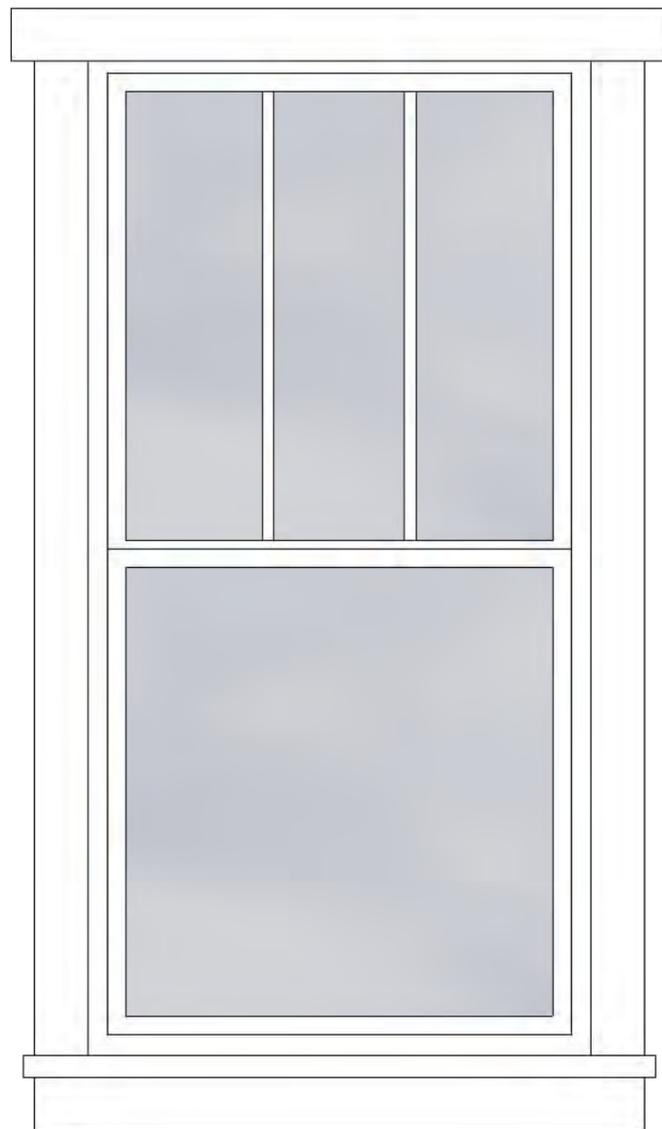
DETAILS

EXTERIOR WINDOW TRIM & PORCH COLUMNS

SCALE: 1" = 1'



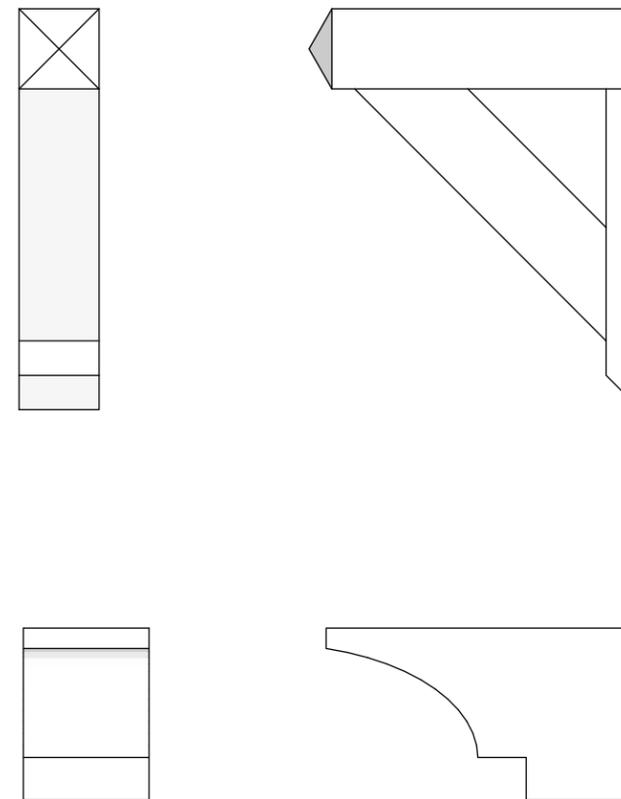
Lot 6



DETAILS

SCALE: 1" = 1'

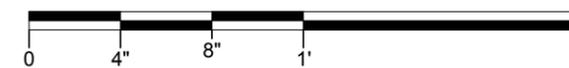
INTERIOR WINDOW TRIM



DETAILS

SCALE: 1-1/2" = 1'

BRACKETS & BOX BAY CORBELS



Lot 6



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