

DAVID BRILEY
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
1612 Douglas Avenue
May 15, 2019

Application: New Construction—Infill and Outbuilding
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08302018600
Applicant: Brad Sayers, Four Square Design Studio
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: The applicant proposes to construct a new duplex and outbuilding.

Recommendation Summary: Staff recommends disapproval of the proposal, finding that it does not meet the following sections of the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay: II.B.1.a. (Height), II.B.1.b. (Scale), II.B.1.c. (Setback and Rhythm of Spacing), II.B.1.f (Orientation).

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1. 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 determine appropriate 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 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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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.

For multi-unit developments, 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.

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. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven

hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

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

· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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

· 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.

Outbuildings: Siding and Trim

· Brick, weatherboard, and board-and-batten are typical siding materials.

· 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.*

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

i. 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.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.



Figure 1: 1612 Douglas Avenue

Background: The structure at 1605 Douglas Avenue was constructed in 1945, after the majority of historic houses in the surrounding area and the castellated entry was added at a later date. The building is not contributing to the historic character of the neighborhood. An administrative permit for demolition was issued on May 6, 2019.

Analysis and Findings: The applicant proposes to construct a new two-family dwelling on the lot.



Figure 2: 1604, 1606, 1608 Douglas Avenue – contributing houses nearby

Height & Scale: The historic context consists of one and one-and-a-half story houses that range in height between twenty feet and twenty seven feet (20'-27'). The proposed duplex is a true two-story and will have a total height of twenty-nine feet, two inches (29'-2"), with an eave height of about eighteen feet (18'). Staff finds that the proposed two-story, twenty-nine foot (29') high duplex is inappropriate for the historic context.

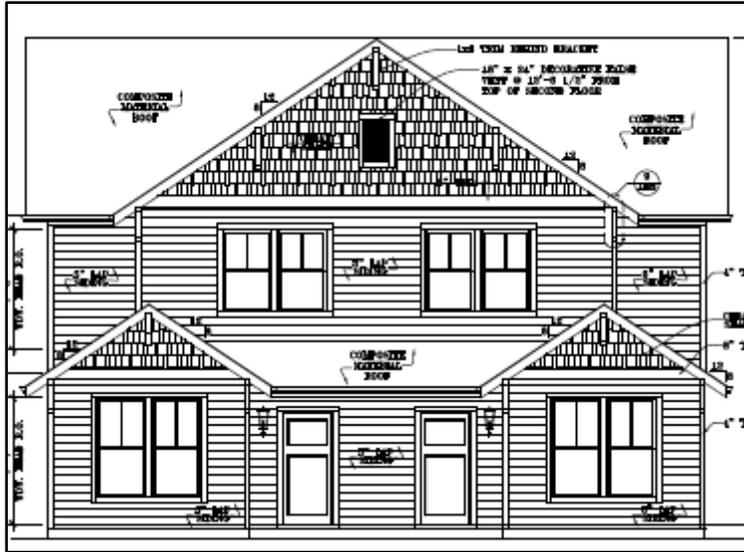


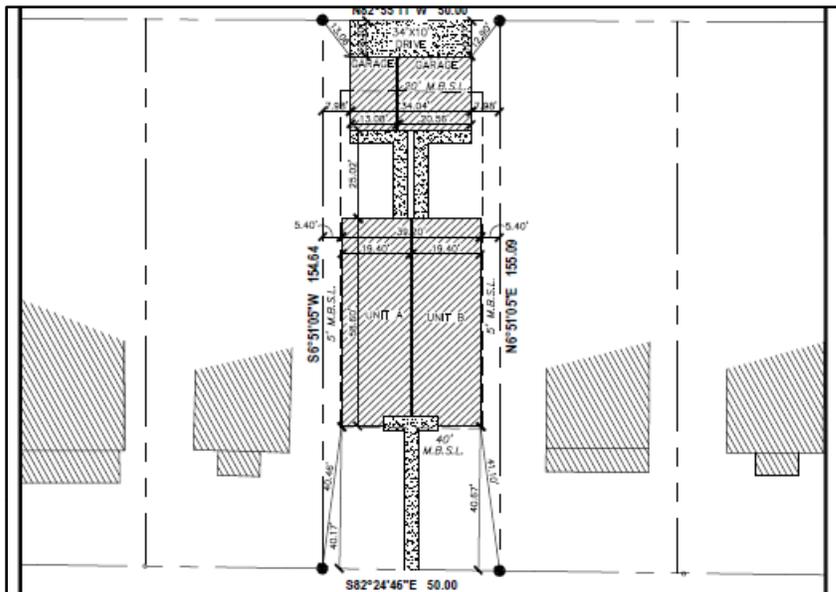
Figure 3: Proposed front elevation.

Historic houses in the surrounding area are typically between twenty-eight feet (28') and thirty-two feet (32') in width, the proposed house is about thirty-nine feet, six inches (39'6") wide. For context, the contributing house immediately next door at 1610 Douglas Avenue is twenty-nine feet (29') wide. (Figure 4) The proposed house would be more than ten feet (10') wider.



Figure 4: 1610 Douglas Avenue – contributing house next door

Given the two-story form, the proposed height and the proposed width, staff finds that the proposed new construction is not compatible with the historic context and does not meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.



Setback & Rhythm of Spacing: The front wall of the proposed new construction sits about forty feet (40') from the front property line. (Figure 5) The historic houses on

either side sit about thirty-three to thirty-five feet (33'-35') from the property line. Staff recommends that the front setback be moved up, in line with the historic houses. As is the case for all infill applications, staff would ask to verify the front setback on site at the start of construction.

The side setbacks are proposed to be five feet (5') on both sides. This meets the base zoning requirements, but as noted above creates a house that is too wide for the historic context, and disrupts the historic rhythm of spacing on the street. The rear of the house is more than fifty-five feet (55') from the rear property line.

Due to the deep setback and the out-of-character width of the proposed structure, staff finds that as proposed, it is not compatible with section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Not Indicated	Unknown		X
Primary Cladding	Lap Siding	5"	Yes	X
Secondary Cladding	Cedar Shakes		Yes	
Trim	Not Indicated	Unknown		X
Roofing	Composite Material	Color Needs Approval	Yes	X
Windows	Aluminum Clad	Pella Proline	Yes	
Front Door	Wood ¼ light	Selections Need Approval	Yes	X
Rear Doors	Wood full light	Selections Need Approval	Yes	X
Walkway	Not Indicated	Material Needs Approval		X

The final materials need to be approved by staff including the foundation material, the siding material, the trim, the final doors and windows and the walkway material. With these staff-level approvals, the proposal could meet the section II.B.1.d for materials.

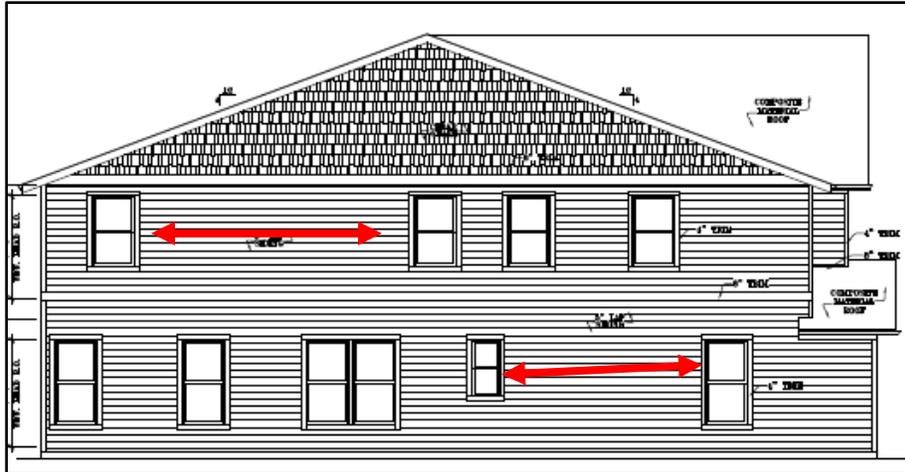


Figure 6: Side elevation – note the shallow roof slope. Arrows indicate locations where windows should be added.

Roof form: The primary roof form on the new building is a side gable with a 4/12 pitch and a projecting front gable with an 8/12 pitch. There are also two one-story front gabled projections at either end of the front façade. These also have an 8/12 pitch.

The 8/12 gabled roof form is appropriate for the context, however the 4/12 slope is flatter than is typical for the historic context. (Figure 6) Staff questions the appropriateness of this roof slope.

Staff finds that the proposal could meet section II.B.1.e of the design guidelines for roof form.

Orientation: The front of the new duplex faces onto Douglas Avenue and is compatible with the orientation of historic houses in the surrounding area. The site plan shows that two central doors will be recessed about two feet, nine inches (2'9") from the projecting front gables and covered with a shed roof. The guidelines state that new construction should include a front porch, at least six feet (6') deep, which this proposal does not provide. The site plan indicates a walkway from the front doors to the street, which is appropriate.

Staff finds that the orientation toward Douglas Avenue with a walkway to the street is appropriate but that a porch, at least six feet (6') deep should be added in order to meet section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings: The majority of window and door openings on the new building will be generally twice as tall as they are wide, as is typical of the proportions of openings on historic buildings. The side elevations both have two wall expanses of more than thirteen feet (13') with no window openings. (Figure 6) Staff recommends that windows be added in these locations.

Staff finds that with the addition of window openings on the side elevations, the window proportions and rhythms are generally compatible with the surrounding area and that the project will meet section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC units is not shown on the site plan. Staff recommends that these be located along the rear elevation, or on a side elevation, beyond the midpoint.

With this condition, staff finds that the proposal will meet section II.B.1. i. of the design guidelines.

Outbuilding: The application includes a three car detached garage.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and Garage	20'	~25'
Rear setback	10'	~55'
L side setback	3'	~8'
R side setback	3'	~8'
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

The building will be located at the rear of the lot, with the garage doors facing the alley. The rear and side setbacks also meet the design guidelines and zoning requirements.

Massing Planning:

	Existing conditions (height of primary structure)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	Proposed at ~29'	25'	~16'7"
Eave Height	Proposed at ~18'	1 story - 10'	8'2"

The roof and eave heights of the proposed garage meet the requirements of the design guidelines. The proposed square footage of the outbuilding is approximately seven-hundred-fourteen (714) square feet and the lot is approximately seven thousand-seven-hundred-fifty (7,750) square feet. On lots less than ten-thousand (10,000) square feet, the guidelines allow outbuildings to be up to seven-hundred-fifty (750) square feet. Staff

finds the height and scale of the proposed outbuilding meets section II.B.1.h.1 of the design guidelines.

Design Standards: The materials, proportions, and overall character of the outbuilding will be similar to the house. Its gabled roof form will match that of the house, and the materials will not contrast greatly with the primary structure. Staff finds the design of the proposed outbuilding to meet section II.B.1.h of the design guidelines

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	X
Primary roof slope	8/12	X

Material:

	Proposed	Color/Texture/Make/Manufacturer	Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	unknown		X
Cladding	Lap Siding	5” reveal	Yes	X
Secondary Cladding	Cedar Shakes		Yes	
Roofing	Composite Material	Unknown	Yes	X
Trim	Unknown	Unknown		X
Window	Wood Composite	PlyGem	Yes	X
Pedestrian Door	Wood	Unknown		X
Garage Door	Steel	Unknown		X

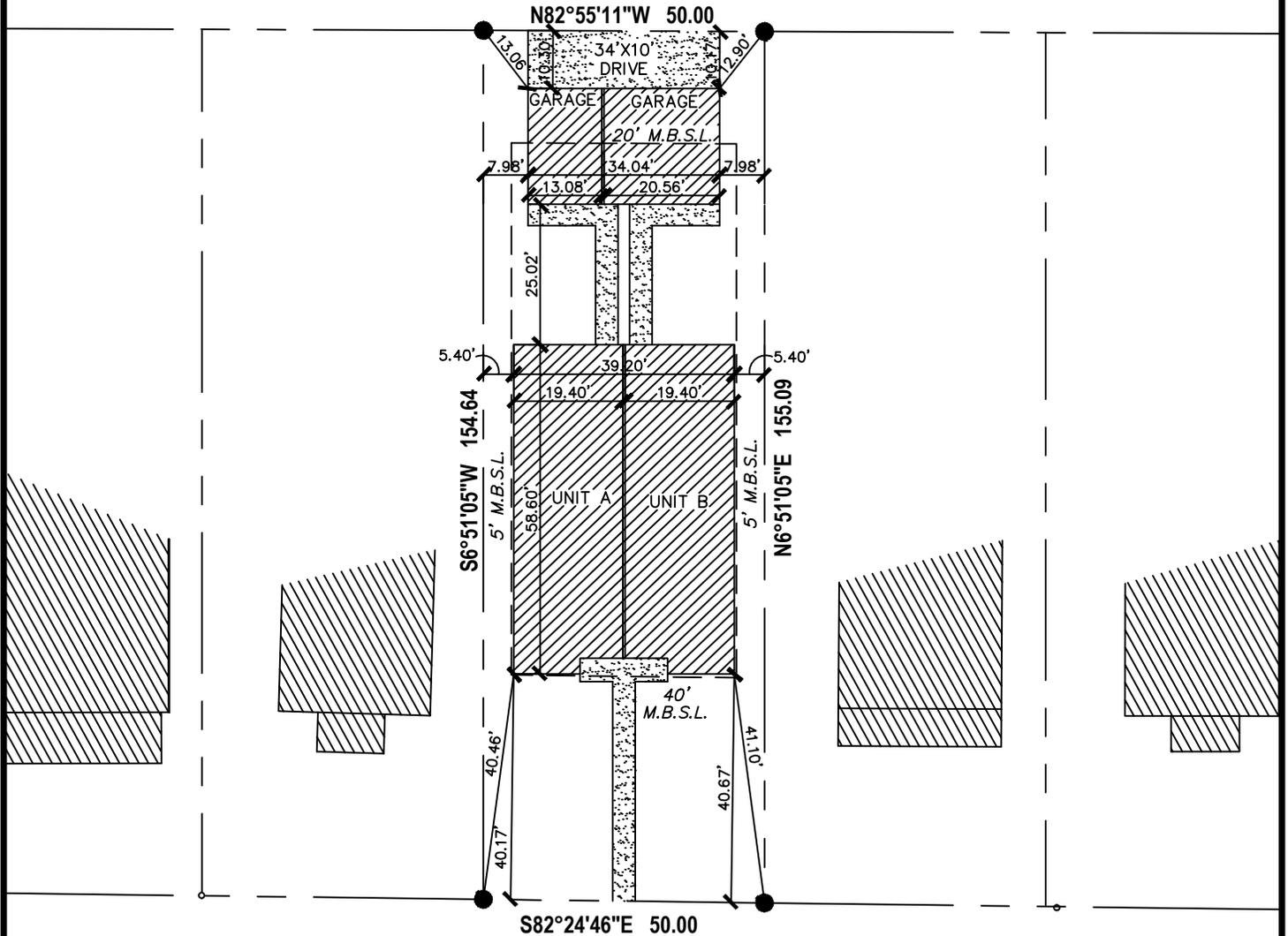
The final materials need to be approved by staff including the foundation material, siding material, roofing, trim, windows and the final pedestrian and garage doors.

Staff finds that the proposed outbuilding could meet section II.B.1 of the design guidelines for New Construction. However, as the appropriate eave and ridge heights are based on the primary structure, and those are not known at this time, staff recommends disapproval of the outbuilding until a primary structure is approved.

Recommendation: Staff recommends disapproval of the proposal finding that it does not meet the following sections of the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay: II.B.1.a. (Height), II.B.1.b. (Scale), II.B.1.c. (Setback and Rhythm of Spacing), II.B.1.f (Orientation).

PLOT PLAN

DATE: 4/29/19



UNIT-A
 SQUARE FOOTAGE SUMMARY
 FIRST LEVEL 1108 SQFT
 SECOND LEVEL 1047 SQFT
 GARAGE 269 SQFT

UNIT-B
 SQUARE FOOTAGE SUMMARY
 FIRST LEVEL 1108 SQFT
 SECOND LEVEL 1047 SQFT
 GARAGE 423 SQFT

LOT COVERAGE RATIO
 7,742 SQFT LOT/2,908 SQFT FOOTPRINT = 37%

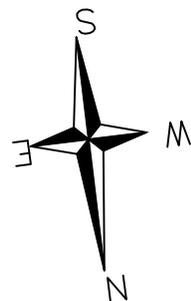
MAP REFERENCE
 Parcel ID for subject property is
 (08302018600) on Davidson
 County Property Map.

PLAT REFERENCE
 Being Lot # 107 on the Plan of Dr. E.T.
 Brown's Subdivision of Lots 21-26 in
 Brownville Addition, as of record in Book
 332, Page 91, Register's Office for
 Davidson County, Tn.

PROPERTY ADDRESS
 1612 DOUGLAS AVENUE
 NASHVILLE, DAVIDSON COUNTY
 TENNESSEE, 37206

OWNER INFORMATION
 PARAGON GROUP
 408 TAYLOR STREET SUITE 202
 NASHVILLE, DAVIDSON COUNTY
 TENNESSEE, 37208

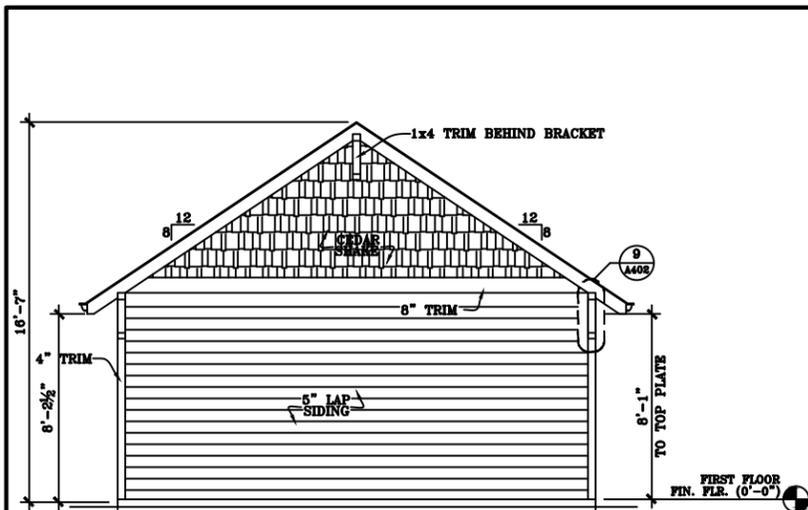
DOUGLAS AVENUE



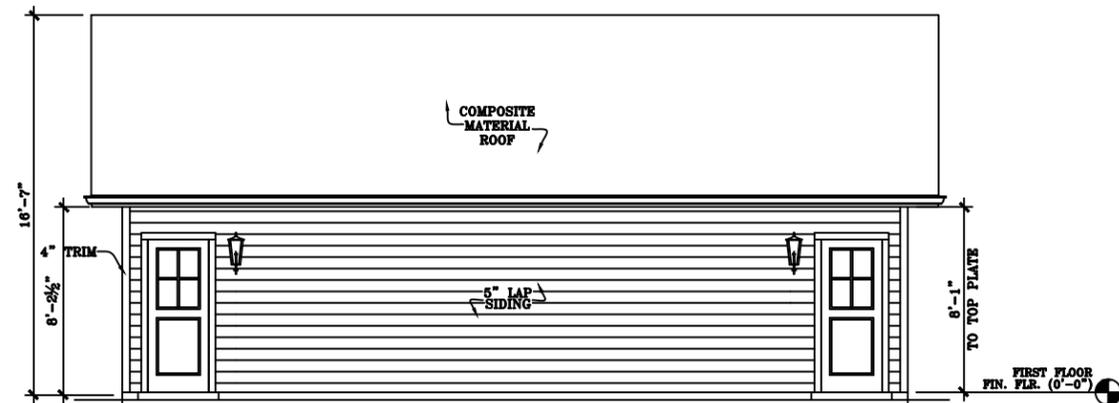
NOTE!!
 DIMENSIONS FOR FOOTPRINT ARE
 TO OUTSIDE FACE OF SLAB.

SCALE: 1" = 30'

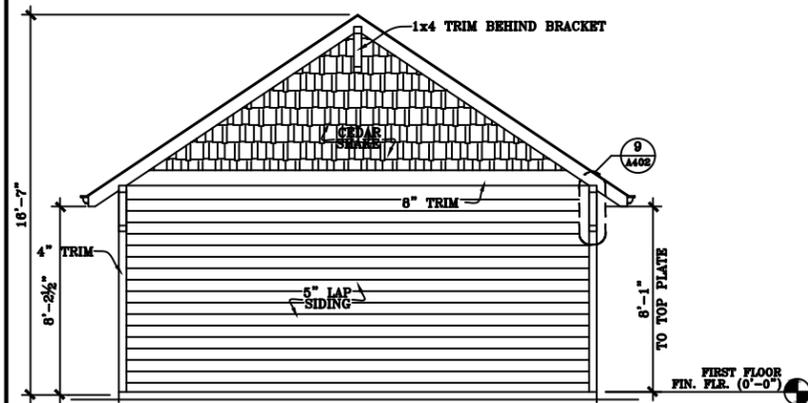
DRAWN: R.B.S.
 APPROVED: _____



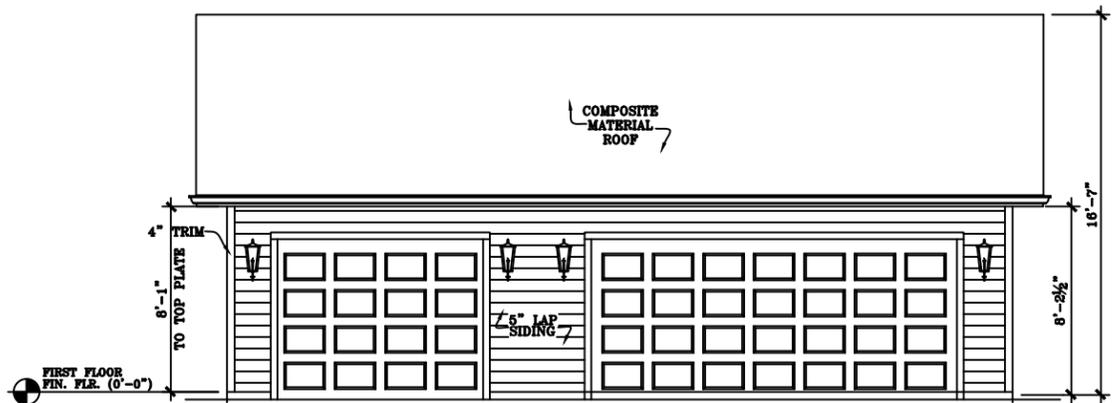
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



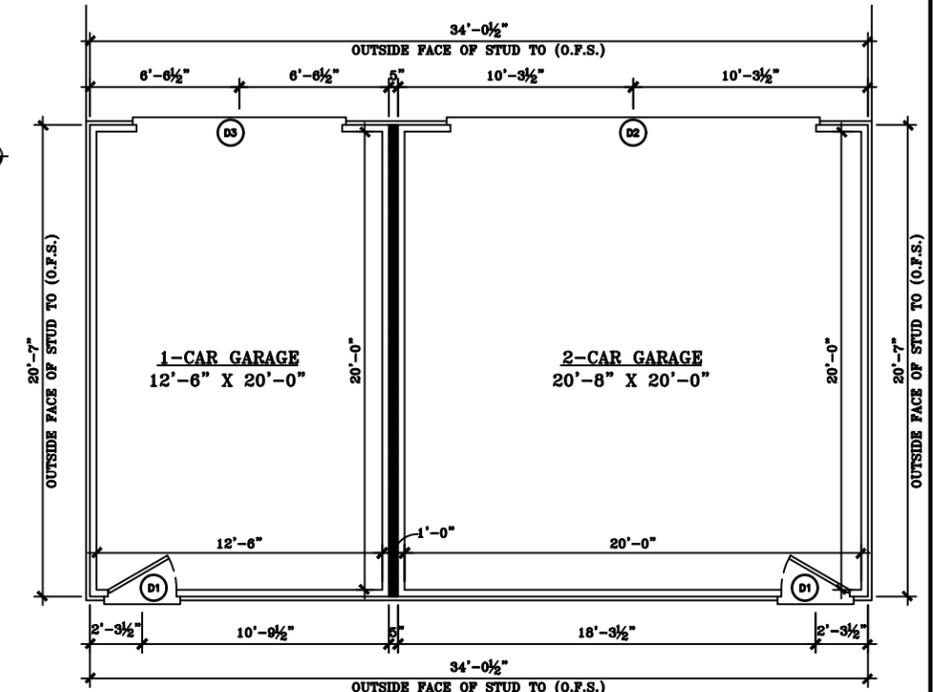
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



OUTBUILDING PLAN
SCALE: 1/8" = 1'-0"

1612 DOUGLAS AVENUE - OUTBUILDING SQUARE FOOTAGE CALCULATION:
(OUTSIDE FACE OF STUDS TO OUTSIDE FACE OF STUDS)

SINGLE CAR GARAGE:	269 SQFT.
DOUBLE CAR GARAGE:	423 SQFT.
TOTAL AREA:	692 SQFT.

DOOR SCHEDULE (SIMPSON DOORS)

NUMBER	WIDTH	HEIGHT	PAIR	GLAZING	MATERIAL	FRAME MATERIAL	REMARKS
D1	3'-0"	6'-8"	N		MASONITE	WOOD	
D3	16'-0"	7'-0"	N		STEEL	WOOD	OVERHEAD GARAGE DOOR
D3	9'-0"	7'-0"	N		STEEL	WOOD	OVERHEAD GARAGE DOOR

FOUR SQUARE
design studio

1201 4th Avenue South
Suite 109
Nashville, TN 37210
(615) 431-3664
www.4Square.Design

PARAGON GROUP
SPECULATIVE DUPLEX RESIDENCE

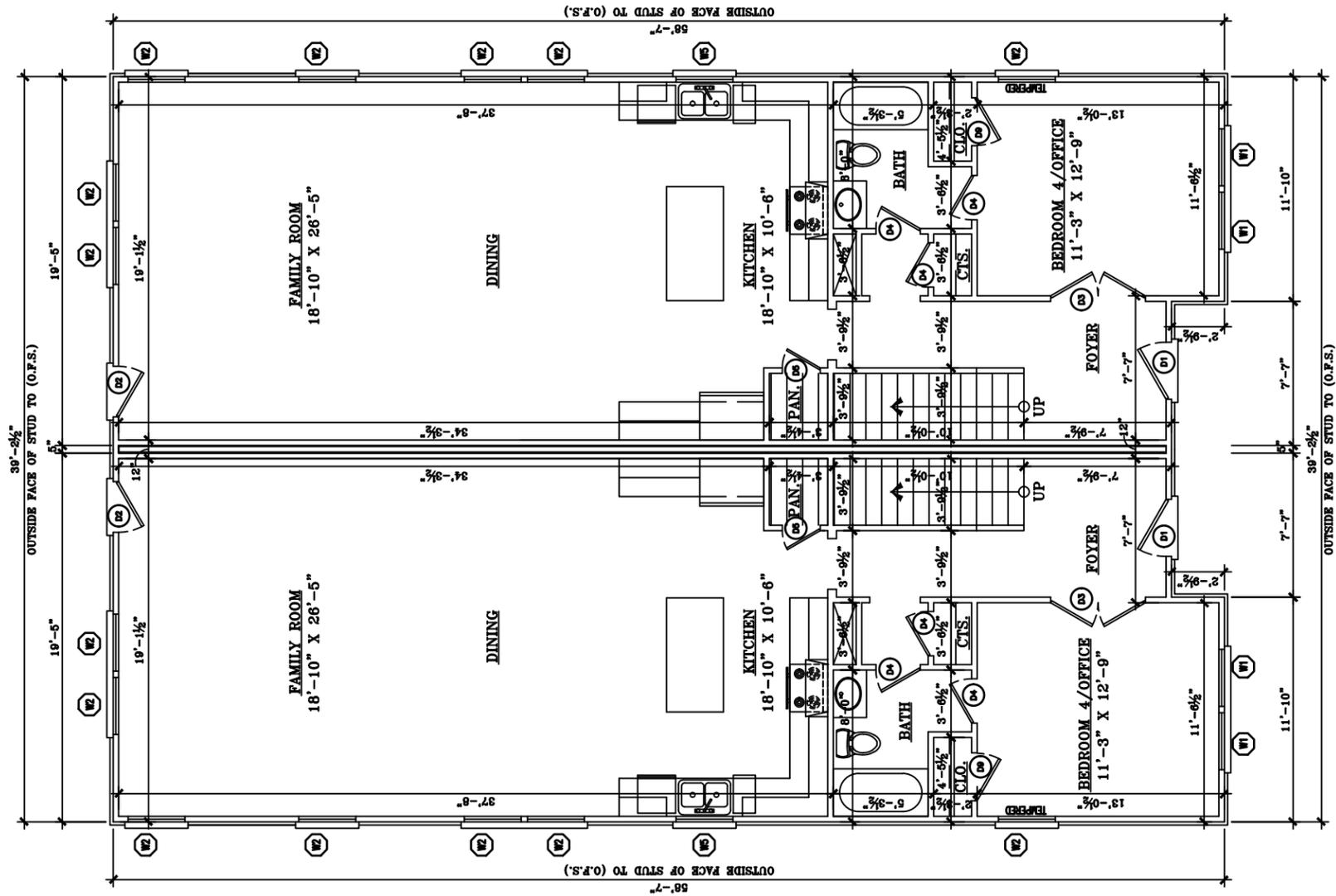
1612 DOUGLAS AVENUE
NASHVILLE, TN 37206

SCHEMATIC DESIGN

SHEET NUMBER

1

4/29/19



FIRST FLOOR
 SCALE: 1/8" = 1'-0"
 9'-1" CLG. HGT. UNLESS NOTED OTHERWISE

DOOR SCHEDULE (SIMPSON DOORS)							
NUMBER	WIDTH	HEIGHT	PAIR	GLAZING	MATERIAL	FRAME MATERIAL	REMARKS
D1	3'-0"	6'-8"	N	1/4 GLS	FIBERGLASS	WOOD	CRAFTSMAN STYLE ENTRY DOOR
D2	3'-0"	6'-8"	N	FULL LITE	FIBERGLASS	WOOD	REAR ENTRY DOOR
D3	5'-0"	6'-8"	Y		MASONITE	WOOD	
D4	2'-4"	6'-8"	N		MASONITE	WOOD	
D5	2'-0"	6'-8"	N		MASONITE	WOOD	
D6	4'-0"	6'-8"	Y		MASONITE	WOOD	
D7	2'-8"	6'-8"	N		MASONITE	WOOD	
D8	2'-8"	6'-8"	N		MASONITE	WOOD	POCKET DOOR
D9	2'-8"	6'-8"	N		MASONITE	WOOD	

WINDOW SCHEDULE (PELLA PROLINE SERIES)							
NUMBER	WIDTH	HEIGHT	R.O. WIDTH X HEIGHT	HEAD HEIGHT	TYPE	GRID PATTERN	REMARKS
W1	3'-1"	5'-11"	3'-1 3/4" X 5'-11 3/4"	7'-7"	DOUBLE HUNG	2 OVER 1	
W2	3'-1"	5'-11"	3'-1 3/4" X 5'-11 3/4"	7'-7"	DOUBLE HUNG	1 OVER 1	
W3	3'-1"	4'-11"	3'-1 3/4" X 4'-11 3/4"	7'-3"	DOUBLE HUNG	2 OVER 1	
W4	3'-1"	4'-11"	3'-1 3/4" X 4'-11 3/4"	7'-3"	DOUBLE HUNG	1 OVER 1	
W5	2'-1"	3'-11"	2'-1 3/4" X 3'-11 3/4"	7'-7"	DOUBLE HUNG	1 OVER 1	
W4	2'-1"	2'-11"	2'-1 3/4" X 2'-11 3/4"	7'-3"	DOUBLE HUNG	1 OVER 1	

1612 DOUGLAS AVENUE
SQUARE FOOTAGE CALCULATION:
 (OUTSIDE FACE OF STUDS TO OUTSIDE FACE OF STUDS)
 FIRST FLOOR HEATED: 1108 SQFT.
 SECOND FLOOR HEATED: 1047 SQFT.
 TOTAL HEATED AREA: 2155 SQFT.

FOUR SQUARE
 design studio
 1201 4th Avenue South
 Suite 109
 Nashville, TN 37210
 (615) 431-3664
 www.4Square.Design

PARAGON GROUP
SPECULATIVE DUPLEX RESIDENCE

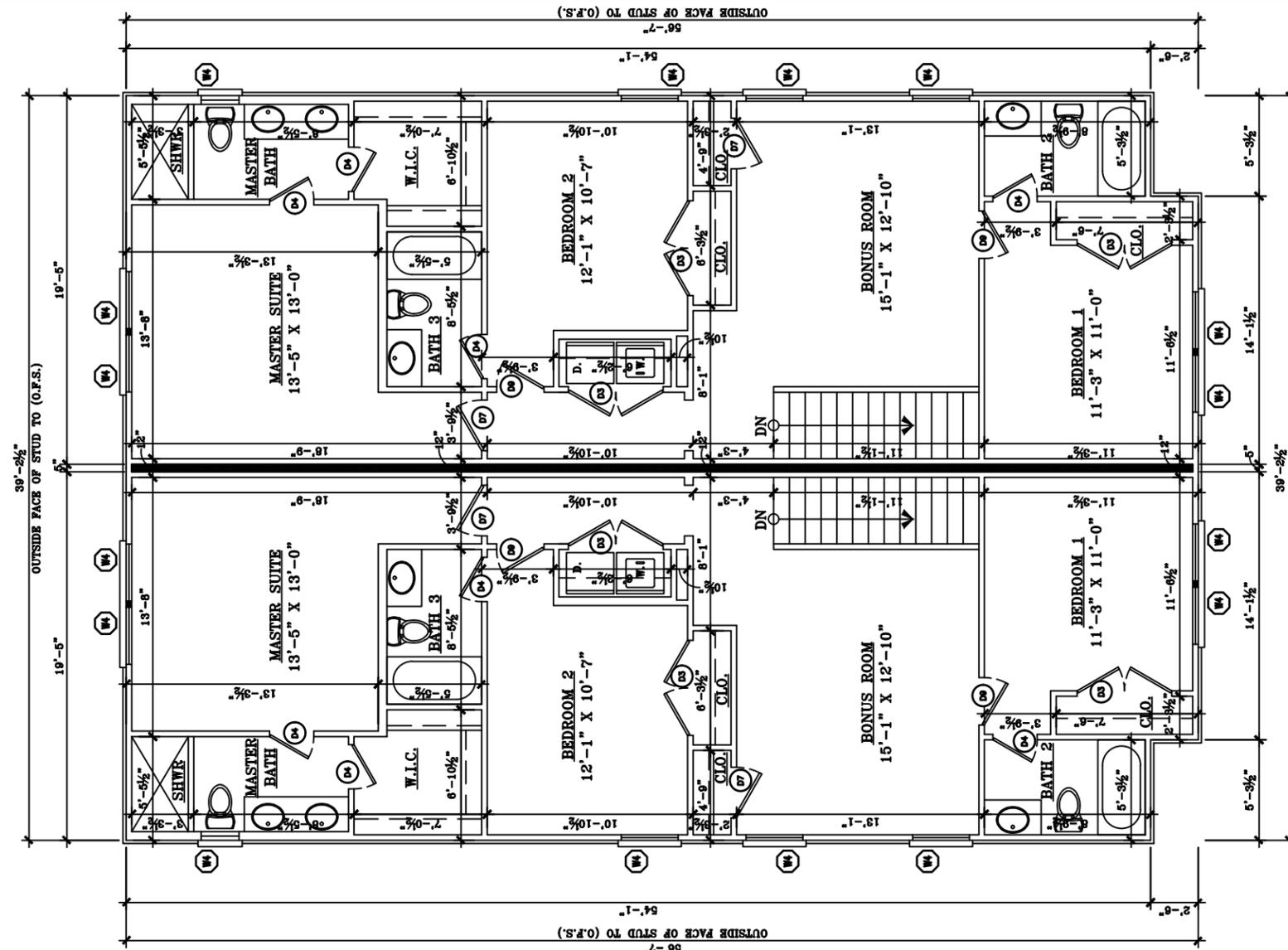
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 NASHVILLE, TN 37206

SCHEMATIC DESIGN

SHEET NUMBER

2

4/29/19



SECOND FLOOR
 SCALE: 1/8" = 1'-0"
 8'-1" CLG. HGT. UNLESS NOTED OTHERWISE

DOOR SCHEDULE (SIMPSON DOORS)							
NUMBER	WIDTH	HEIGHT	PAIR	GLAZING	MATERIAL	FRAME MATERIAL	REMARKS
D1	3'-0"	6'-8"	N	1/4 GLS	FIBERGLASS	WOOD	CRAFTSMAN STYLE ENTRY DOOR
D2	3'-0"	6'-8"	N	FULL LITE	FIBERGLASS	WOOD	REAR ENTRY DOOR
D3	5'-0"	6'-8"	Y		MASONITE	WOOD	
D4	2'-4"	6'-8"	N		MASONITE	WOOD	
D5	2'-0"	6'-8"	N		MASONITE	WOOD	
D6	4'-0"	6'-8"	Y		MASONITE	WOOD	
D7	2'-8"	6'-8"	N		MASONITE	WOOD	
D8	2'-8"	6'-8"	N		MASONITE	WOOD	
D9	2'-8"	6'-8"	N		MASONITE	WOOD	POCKET DOOR

WINDOW SCHEDULE (PELLA PROLINE SERIES)							
NUMBER	WIDTH	HEIGHT	R.O. WIDTH X HEIGHT	HEAD HEIGHT	TYPE	GRID PATTERN	REMARKS
W1	3'-1"	5'-11"	3'-1 3/4" X 5'-11 3/4"	7'-7"	DOUBLE HUNG	2 OVER 1	
W2	3'-1"	5'-11"	3'-1 3/4" X 5'-11 3/4"	7'-7"	DOUBLE HUNG	1 OVER 1	
W3	3'-1"	4'-11"	3'-1 3/4" X 4'-11 3/4"	7'-3"	DOUBLE HUNG	2 OVER 1	
W4	3'-1"	4'-11"	3'-1 3/4" X 4'-11 3/4"	7'-3"	DOUBLE HUNG	1 OVER 1	
W5	2'-1"	3'-11"	2'-1 3/4" X 3'-11 3/4"	7'-7"	DOUBLE HUNG	1 OVER 1	
W4	2'-1"	2'-11"	2'-1 3/4" X 2'-11 3/4"	7'-3"	DOUBLE HUNG	1 OVER 1	

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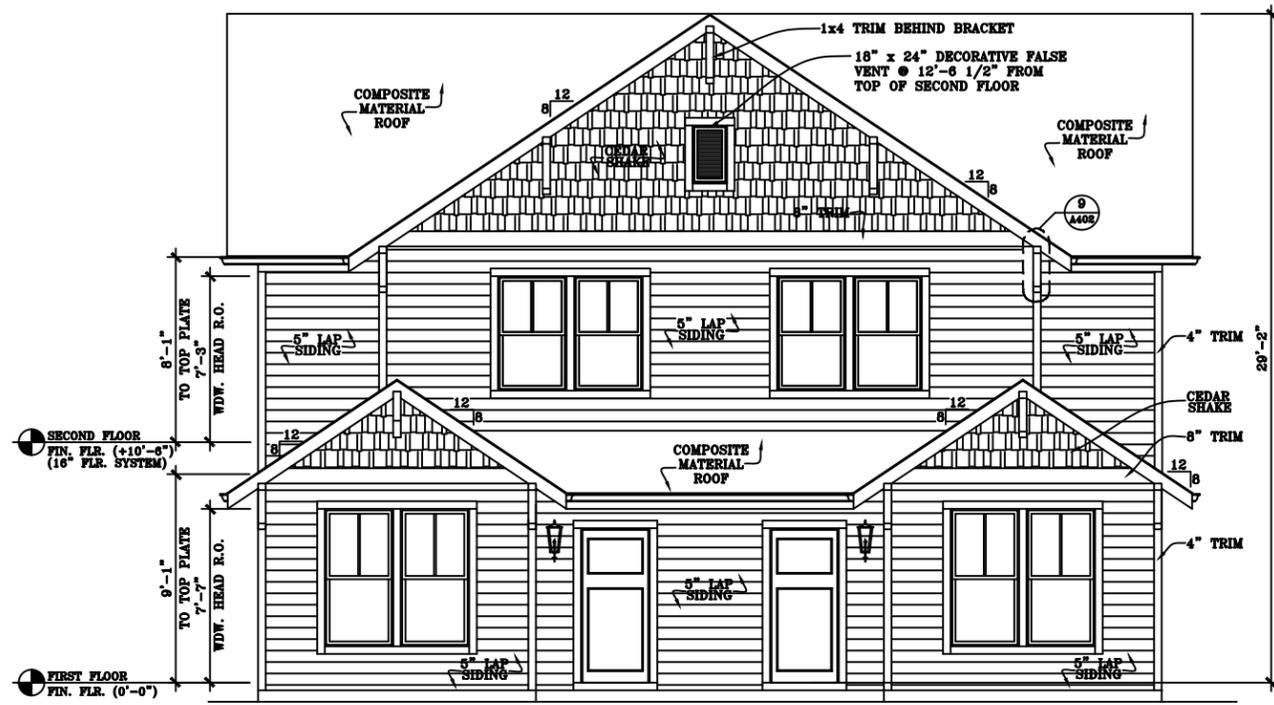
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3

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FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

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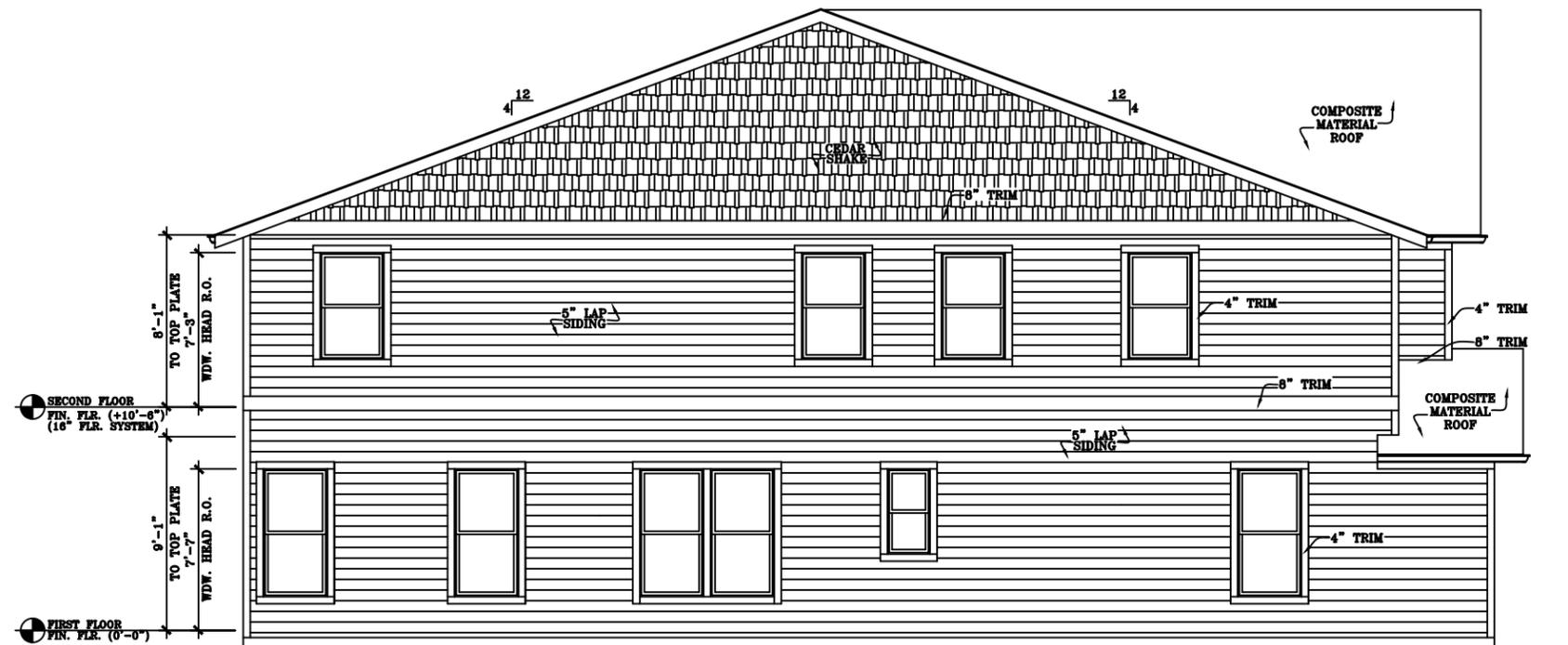
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LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

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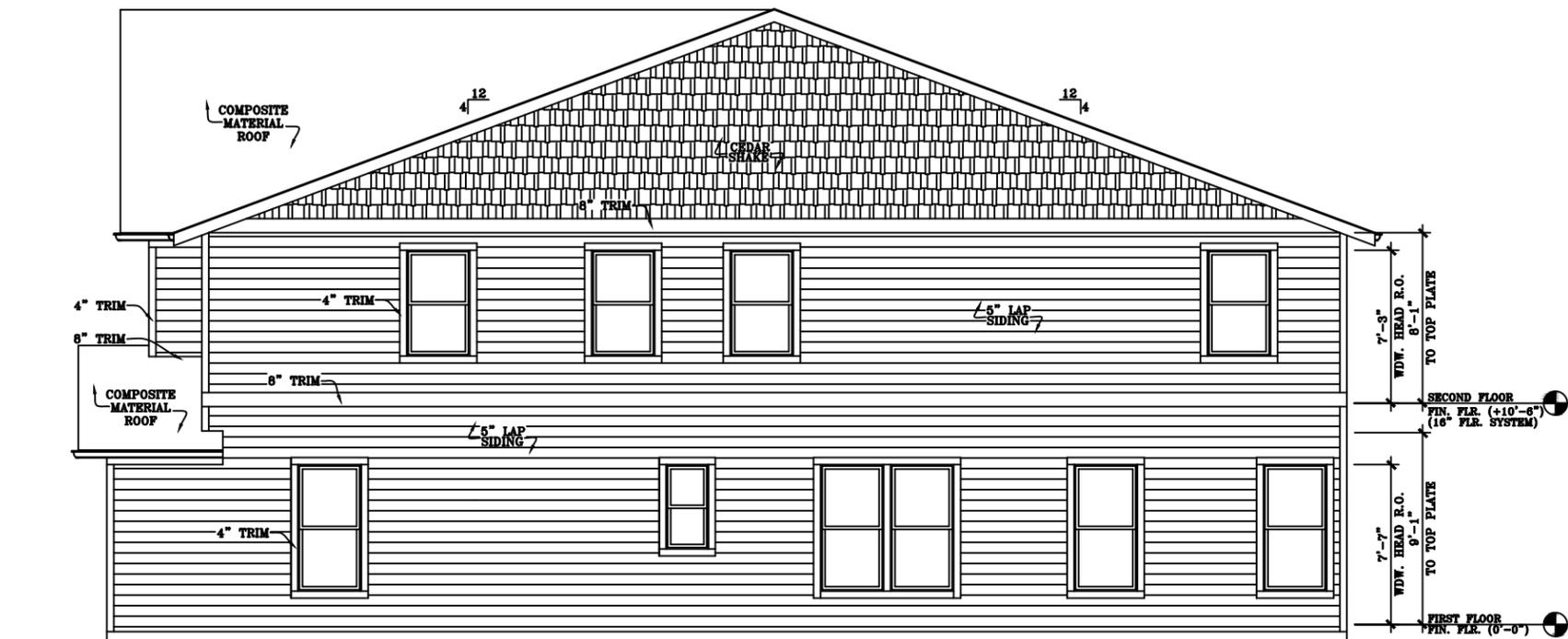
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SCHEMATIC DESIGN

SHEET NUMBER

5

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RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

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SCHEMATIC DESIGN

SHEET NUMBER

6

4/29/19