



# 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 810 Setliff Place September 17, 2014

**Application:** New construction-addition  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08306006200  
**Applicant:** Darbi Bolton  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** The application is for a single-story rear addition to this contributing building.

**Recommendation Summary:** Staff recommends approval with the conditions that:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. HVAC and other utilities shall be located to minimize their visibility, if they are intended to be moved;
3. Staff approve the color of roofing material;
4. Lap siding shall have a reveal no greater than five inches (5");
5. A window opening be added to the left side of the addition to break up the wall expanse; and,
6. The deck shall be resized so as not to encroach on the side setback.

With these conditions, Staff finds that the project meets II.B of the Design Guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

### Attachments

- A: Photographs
- B: Site Plan
- C: Elevations



## 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.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.*

*Foundation lines should be visually distinct from the predominant exterior wall material.*

*Examples are a change in material, coursing or color.*

#### c. Setback and Rhythm of Spacing

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

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

*Appropriate setbacks will be determined based on:*

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

*Appropriate height limitations will be based on:*

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

#### d. Materials, Texture, Details, and Material Color

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

*T-1-11- type building panels, "permastone", E.I.F.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 minimum 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.*

e.      R o o f   S h a p e

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.*

f.      O r i e n t a t i o n

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

*New buildings shall 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.*

*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.*

*Generally, curb cuts should not be added.*

*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, utilities 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.*

g.      P r o p o r t i o n   a n d   R h y t h m   o f   O p e n i n g s

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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

## h. Outbuildings

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

*Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.*

### *Roof*

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

### *Windows and Doors*

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

### *Siding and Trim*

- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*

- *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

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:*

1. *where they are a typical feature of the neighborhood*
2. *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.*

## **II.B. 2. Additions**

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

*Additions normally not recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.*

### *Placement*

- *Additions should be located at the rear of the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

### *Additions taller than existing building*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option:*

1. *Additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the mass of the addition.*

### *Ridge raises*

*Ridge raises are appropriate for side-gable buildings (without clipped gables) that do not have side chimneys and require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions.*

*The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

#### *Rear additions wider than existing building*

- *Rear additions that are wider than or equal in width to an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

#### *Sunrooms*

- *Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass, or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

#### *Foundation*

- *Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding) since the change in materials will allow for a minimum of a four inch (4") inset.*
- *Foundation height should match or be lower than the existing structure.*
- *Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in materials or a change in masonry coursing, etc.*

#### *Roof*

- *The height of the addition's roof and eaves must be less than or equal to the existing structure.*
- *Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*
- *Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building.)*

#### *Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or a decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

*It is appropriate to proportionally match the design and dimensions of a historic dormer on a building in the neighborhood that is of similar style and massing as the primary building.*

*The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The*

*symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*

*Dormers should not be added to secondary roof planes.*

*Eave depth on a dormer should not exceed the eave depth on the main roof or be less.*

*The roof form of the dormer should match the roof form of the building or be appropriate for the style.*

*The roof pitch of the dormer should generally match the roof pitch of the building.*

*The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*

*Dormers should generally be fully glazed and aprons below the window should be minimal.*

*The exterior material cladding of front and side dormers should match the primary or secondary material of the main building.*

#### *Side Additions*

*When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.*

- *The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*
  - *Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*
  - *To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*
- b. The creation of an addition through enclosure of a front porch is not appropriate.
- c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
- d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
- Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- e. Additions should follow the guidelines for new construction.

#### **III.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.

#### **III.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:** The bungalow at 810 Setliff Place was built circa 1930 and is a contributing building in the Eastwood Neighborhood Conservation Zoning Overlay.



Figure 1. 810 Setliff Place

### **Analysis and Findings:**

**Demolition:** A portion of the existing rear wall and roof of the house is proposed to be removed for the addition. Removing these sections will not impact the historic or architectural integrity of the house itself. Two rear-facing windows at the right rear corner of the house are proposed to be replaced with a set of French doors; this location at the rear of the house has minimal visibility. An existing shed at the rear of the lot may be removed for construction of the proposed carport. This partial demolition meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

**Height & Scale:** The proposed addition will be a single story, adding forty-five feet, seven inches (45'7") to the depth of the house. The addition will inset one foot (1') from the left rear wall and nine feet (9') from the right rear wall. The house has minimal visible foundation and the addition will match. The eave height will match existing. The addition will have a maximum height of nineteen feet (19') compared to twenty-one feet (21') of the house. The project meets section II.B.1.a. and b.

Location & Removability: The location of the addition at the rear of the house will not disturb the front or side facades of the house. It will be separated from the house with insets of one foot (1') and fourteen feet (14'), leaving the rear corners of the historic house. If the addition were to be removed in the future, the house's original form would remain intact. The project meets section II.B.2.a and d.



Figure 2. Location of proposed addition

Design: The design of the addition is distinguished from the design of the historic house with the inset on each side. The design is compatible with the size, scale and character of the context. The project meets section II.B.2.

Setback & Rhythm of Spacing: The addition will not be taller or wider than the house and will have side setbacks of seven feet, six inches (7'6") and fourteen feet (14'). The rear setback will be thirty-six feet, ten inches (36'10"). The project meets base setback requirements of five feet (5') on the sides and twenty feet from the rear (20') and meets section II.B.1.c of the design guidelines.

Materials: The addition will be clad in smooth face cement fiberboard. The project drawings do not indicate the siding's reveal; Staff requests a condition of approval be that the siding shall not have a reveal greater than five inches (5"). The trim will be wood or fiber cement. The foundation will be a poured concrete slab. The roof will be architectural fiberglass shingles. Staff requests final approval of the color of roofing. The windows and doors were not specified, and staff asks to approve the final window and door selections prior to purchase and installation. With Staff's final approval of the color of roofing material, windows and doors, and the siding not to have a reveal more than five inches (5"), Staff finds that the known materials meet section II.B.1.d.

Roof form: The addition has a hipped roof form with 8/12 pitch. The ridge will be two feet (2') lower than the ridge of the existing house. The roof of the addition is compatible with historic roofs in the district. The project meets section II.B.1.e.

Proportion and Rhythm of Openings: The fenestration of the existing house is proposed to be altered at the rear right side, where an existing window would be replaced by two windows. As this is at the rear of the historic building, and the neighboring home is eight feet (8') from this side of the house, the visibility of this portion of the house is minimal and staff recommends its approval.

The windows on the addition are generally twice as tall as they are wide, meeting the historic proportions of openings. There is a large expanse of twenty-eight feet (28') of wall space without a window or door opening on each side of the addition. Staff recommends at least one window be added to the left side of the addition to break up the long stretch of wall. Because the right side insets fourteen feet (14') it will not be visible and so a window is not needed on the right side. With this condition, Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: Two wooden decks are proposed alongside the new addition. The front fourteen foot by twelve foot (14'x12') deck would encroach on the side setback as proposed. As a condition of approval, Staff recommends this deck be resized to be no closer than five feet (5') to the side property line. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With the conditions that the deck shall not encroach on the side setback, and the HVAC be located in a minimally-visible location, the project will meet section II.B.1. i.

Outbuildings: A carport measuring twelve feet by twenty feet (12'x20') is proposed for the rear of the lot, accessible to the alley. The ridge will be thirteen feet and two inches (13'2"), which is compatible with nearby outbuildings. It will have wooden supports, a concrete slab and will have fiber cement lap siding on the alley side. It has a gabled roof with 8/12 pitch. The outbuilding's height, scale and design are compatible with the house and the general context for outbuildings. The project meets section II.B.1.h of the design guidelines.

**Recommendation:**

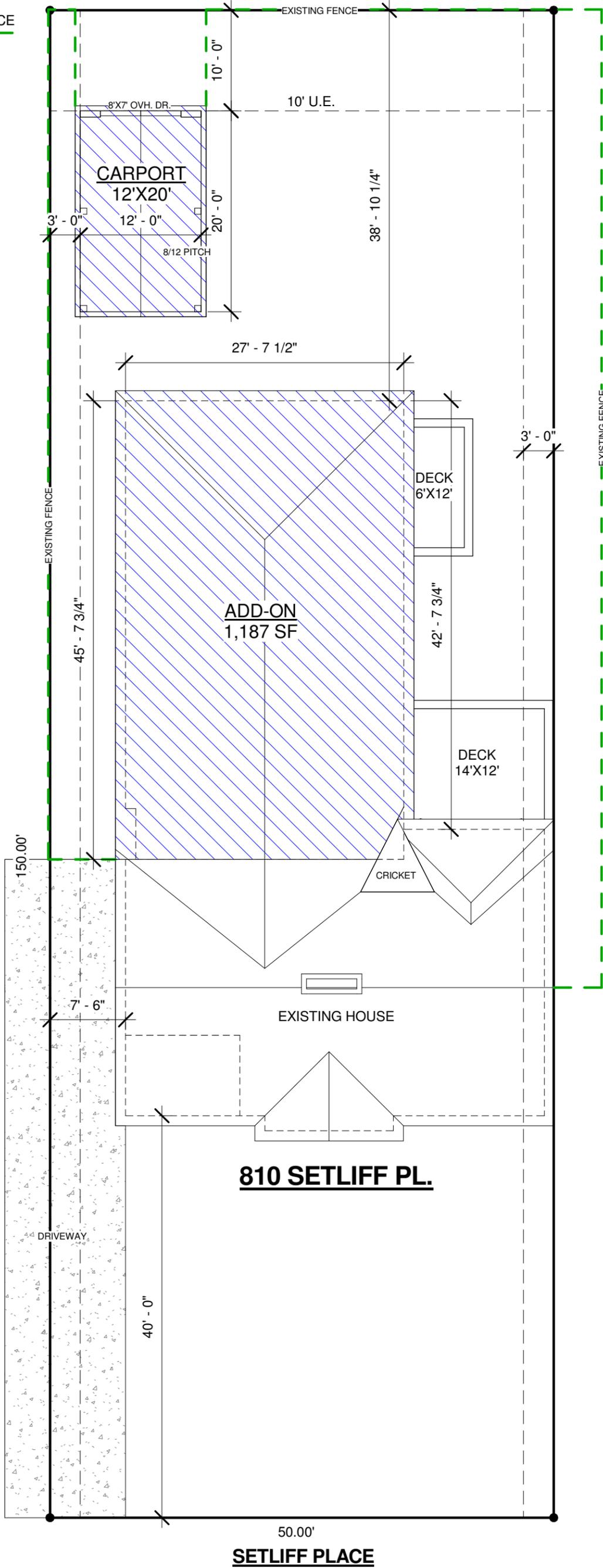
Staff recommends approval with the conditions that:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. HVAC and other utilities shall be located to minimize visibility, if they are intended to be moved;
3. Staff approve the color of roofing material;
4. A window be added to the addition's left side to break up the large expanse of wall without an opening;
5. Lap siding shall have a reveal no greater than five inches (5"); and,
6. The 14'x12' deck shall be resized so as not to encroach on the side setback.

With these conditions, Staff finds that the project meets II.B of the Design Guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

**ALLEY**

EXISTING FENCE

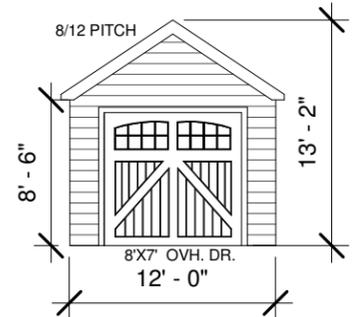


**810 SETLIFF PL.**

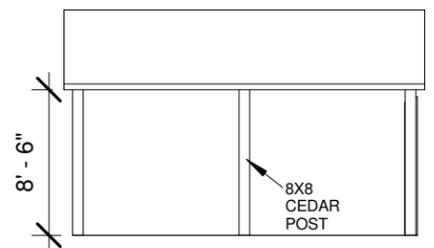
**SETLIFF PLACE**

**SCOPE OF WORK**

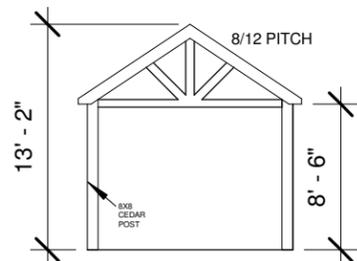
- ADDING 1,187 SQ. FT. TO THE BACK OF THE HOUSE.
- NEW ROOF PER BUILDER OWNER SPECIFICATION.
- NEW EXTERIOR WALLS TO MATCH EXISTING EXTERIOR WALLS
- NEW INTERIOR WALLS TO BE 2'X4' WOOD STUDS WITH 1/2" SHEETROCK.
- NEW WINDOWS AND DOORS TO MEET ENERGY STAR EFFICIENCY REQUIREMENTS.
- NEW 14'X12' WOOD DECK AND 6'X12' WOOD DECK
- NEW CARPORT 12'X20'



2 Carport-Front  
3/32" = 1'-0"



3 Carport-Sides  
3/32" = 1'-0"



4 Carport-Back  
3/32" = 1'-0"

1 Site Plan  
3/32" = 1'-0"



sharpdesign@ymail.com

**810 Setliff Pl.  
Nashville, TN**

**Site Plan**

Project number	PH-001
Date	8/27/2014
Drawn by	SHARP
Checked by	

**A0**

Scale 3/32" = 1'-0"

**NOTES:**

- 1. ALL ANGLED WALLS ARE **45 DEGREES**
- 2. ALL **CEILING HEIGHTS 9'-0"** UNLESS NOTED
- 3. PROVIDE STEEL LINTELS AT ALL WINDOWS & DOORS AS REQUIRED TO SUPPORT BRICK ABOVE.
- 4. ALL WINDOWS IN SLEEPING ROOM (AREAS) MUST MEET EGRESS REQUIREMENTS AS PER CODE. (SEE LOCAL CODES)

**TYPICAL EGRESS REQUIREMENTS**

- 24" CLEAR HEIGHT
- 20" CLEAR WIDTH
- 5.7 SQ. FT. AT UPPER LEVEL
- 5.0 SQ. FT. AT LOWER LEVEL
- 44" MAX FINISHED SILL HEIGHT

SOLID STRUCTURAL SHEETHING REQUIRED ALONG WITH REGULAR SHEETHING OR BRACING PORCH & PATIO COVER SHALL BE POSITIVE ANCHORED TO PREVENT 20LB. UPLIFT PRESSURE.

**FRAMING NOTES:**

- 1. ALL JOISTS, HEADERS, RAFTERS, & BRACING TO BE #2 GRADE MATERIAL OR BETTER
- 2. ALL JOISTS, HEADERS, RAFTERS, & BRACING TO BEAR ON LOAD BEARING WALLS
- 3. IF TRUSSES ARE USED, TRUSS MANUFACTURE TO SUPPLY TRUSS ENGINEERING & LAYOUT AND BE RESPONSIBLE FOR THE SAME
- 4. FRAMER TO SIZE RAFTERS PER APPLICABLE CODES DEPENDENT UPON RAFTER BRACING

**ENERGY EFFECIENCY REQUIREMENT PER CH. 11 2009 IRC**

- WALL R-VALUE: R15
- CEILING R-VALUE: R38
- DOOR & WINDOW RATINGS: U-FACTOR 0.33 (U.S./I.P) 1.9 (METRIC/SI)
- SOL HEAT GAIN COEFFICIENT 0.28
- Visible Transmittance 0.51

**\*\*HVAC system requirements for 2009 IRC will be submitted upon rough-in by Mechanical Contractor**

**Note:**

All construction shall conform to the  
2009 INTERNATIONAL RESIDENTIAL CODE  
2009 INTERNATIONAL PLUMBING CODE  
2009 INTERNATIONAL MECHANICAL CODE  
2008 INTERNATIONAL ELECTRICAL CODE (NFPA 70)  
And all other Local, State, & Federal Rules and Regulations



810 Setliff Pl.  
Nashville, TN

<b>General Construction Notes</b>		<b>A0.1</b>
Project number	PH-001	
Date	8/27/2014	
Drawn by	SHARP	
Checked by		Scale

27' - 7 1/2"

27' - 0"

12' - 6"

14' - 6"

2' - 6"

7' - 6"

2' - 6"

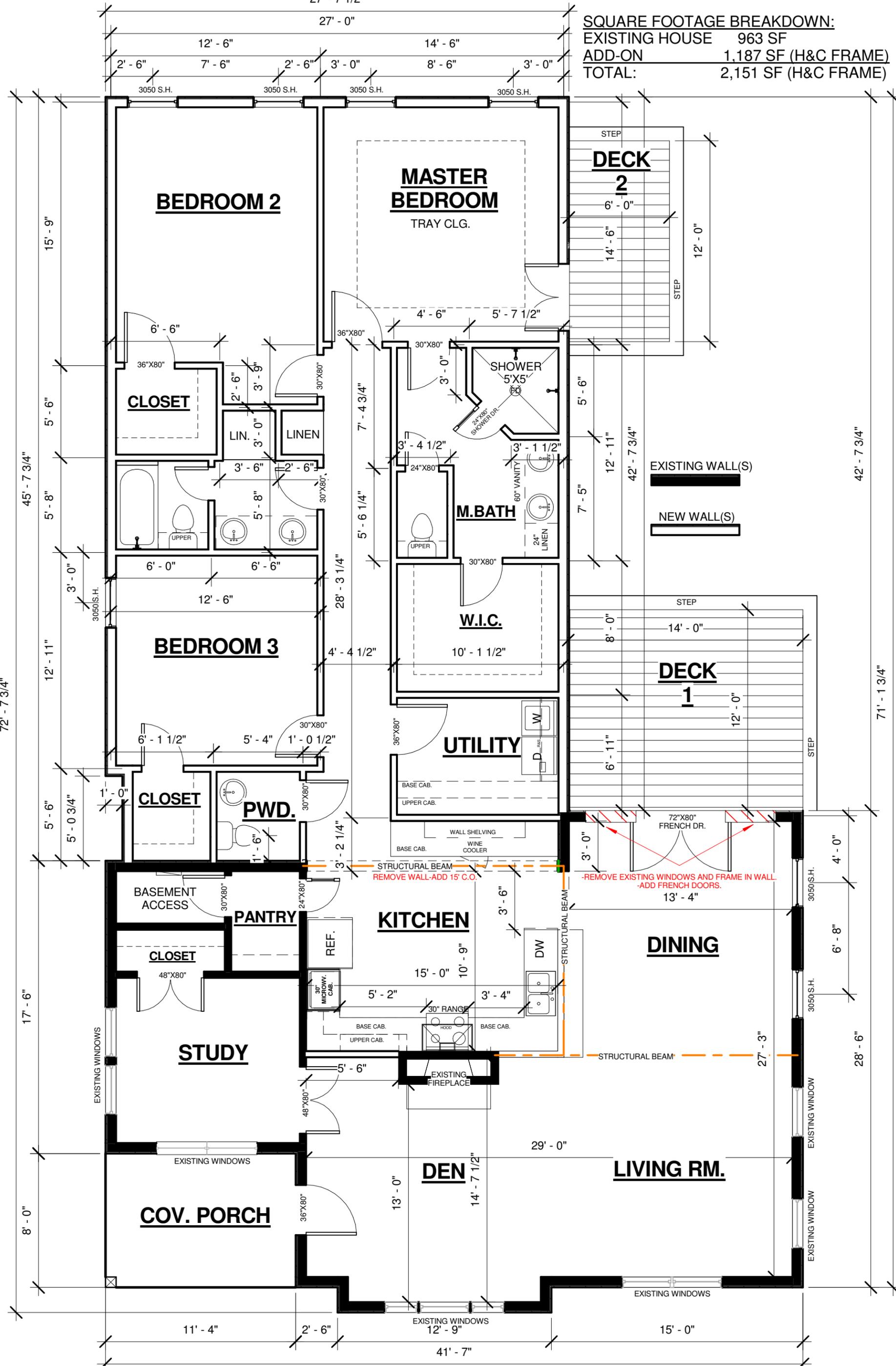
3' - 0"

8' - 6"

3' - 0"

**SQUARE FOOTAGE BREAKDOWN:**

EXISTING HOUSE	963 SF
ADD-ON	1,187 SF (H&C FRAME)
<b>TOTAL:</b>	<b>2,151 SF (H&amp;C FRAME)</b>



810 Setliff Pl.  
Nashville, TN

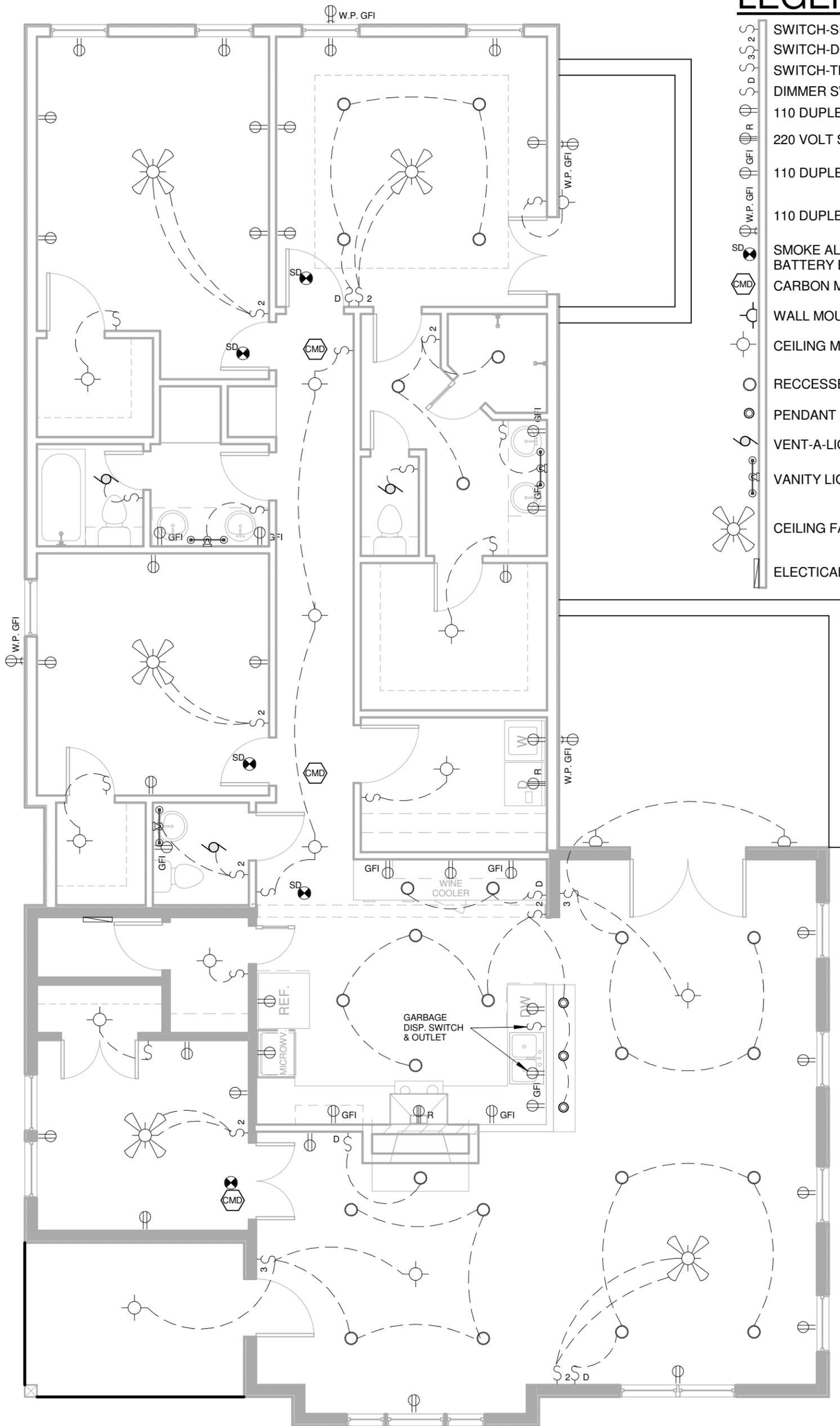
**First Floor Plan**

Project number	PH-001
Date	8/27/2014
Drawn by	SHARP
Checked by	

**A1**  
Scale 3/16" = 1'-0"

# LEGEND

-  SWITCH-SINGLE
-  SWITCH-DOUBLE
-  SWITCH-THREE WAY
-  DIMMER SWITCH
-  110 DUPLEX
-  220 VOLT SERVICE
-  110 DUPLEX G.F.I.
-  110 DUPLEX WEATHER-PROOF G.F.I.
-  SMOKE ALARM INTERCONNECTED WITH BATTERY BACK-UP
-  CARBON MONOXIDE DETECTOR
-  WALL MOUNT LIGHT
-  CEILING MOUNT LIGHT
-  RECESSED LIGHT
-  PENDANT LIGHT
-  VENT-A-LIGHT
-  VANITY LIGHT
-  CEILING FAN W/ LIGHT KIT
-  ELECTRICAL PANEL



### GENERAL ELECTRICAL NOTES:

1. THIS IS A SCHEMATIC PLAN, EXACT LOCATIONS ARE TO BE DETERMINED BY ELECTRICAL CONTRACTOR OR OWNER OR AS CODE REQUIRES, UNLESS SPECIFIC LOCATION IS NOTED
2. THE FLOOR PLAN IS FOR REFERENCE ONLY, NOT TO BE REFERRED TO FOR ANY STRUCTURAL CHANGES.
3. MECHANICAL/ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT, ELECTRICAL APPLIANCES, ETC.
4. ALL OUTLETS ABOVE FLOOR HEIGHT IN KITCHEN, GARAGE, BATHROOMS TO BE G.F.I. TYPE AS PER LOCAL CODES.
5. VERIFY WITH OWNER LOCATION/TYPE OF ALL FIXTURES, PANEL BOXES, OUTLET PLACEMENT, ETC. BY HOLDING AN ELECTRICAL WALK-THROUGH ON THE BUILDING SITE ONCE FRAMING IS COMPLETE.
6. SMOKE DETECTORS TO BE HARD-WIRED WITH BACK-UP BATTERY, LOCATED PER APPLICABLE CODES.
7. COORDINATE ALL WORK WITH BUILDING CONTRACTOR.
8. HVAC SYSTEM REQUIREMENTS FOR 2009 IRC WILL BE SUBMITTED UPON ROUGH-IN BY MECHANICAL CONTRACTOR

### 1 First Floor Electrical

3/16" = 1'-0"

**Note:**

All construction shall conform to the  
 2009 INTERNATIONAL RESIDENTIAL CODE  
 2009 INTERNATIONAL PLUMBING CODE  
 2009 INTERNATIONAL MECHANICAL CODE  
 2008 INTERNATIONAL ELECTRICAL CODE (NFPA 70)  
 And all other Local, State, & Federal Rules and Regulations



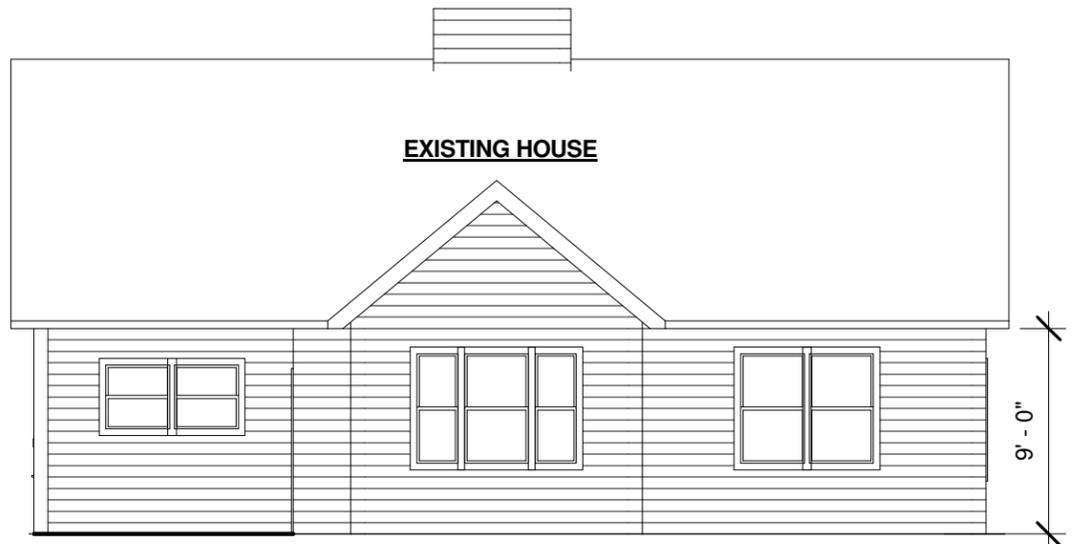
sharpdesign@ymail.com

810 Setliff Pl.  
 Nashville, TN

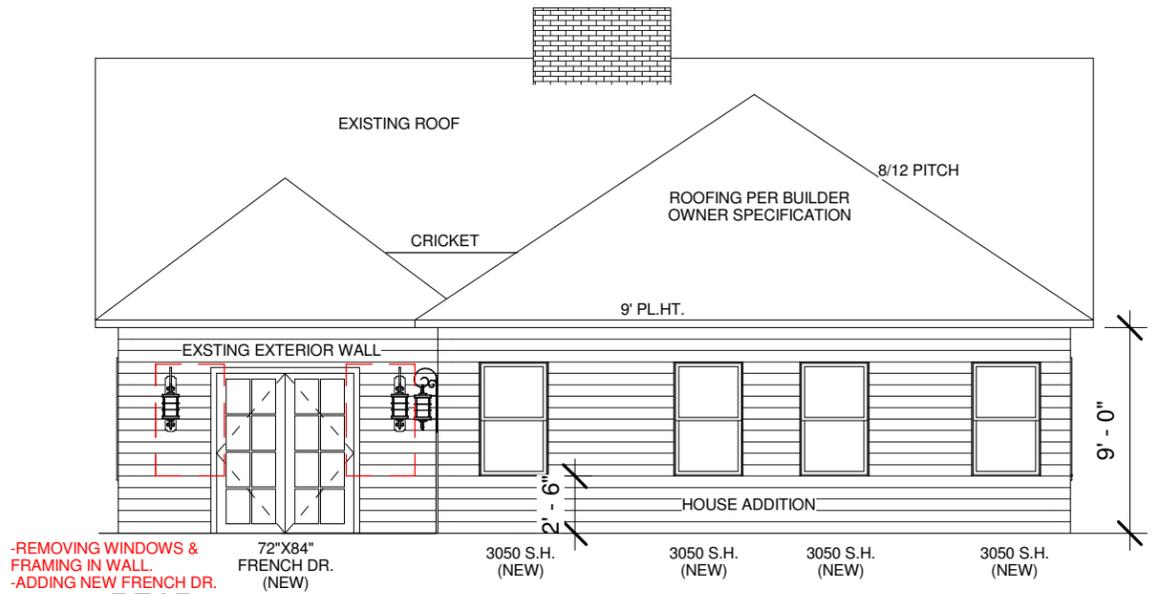
### First Floor Electric Plan

Project number	PH-001	<b>A2</b>
Date	8/27/2014	
Drawn by	SHARP	
Checked by		
		Scale 3/16" = 1'-0"

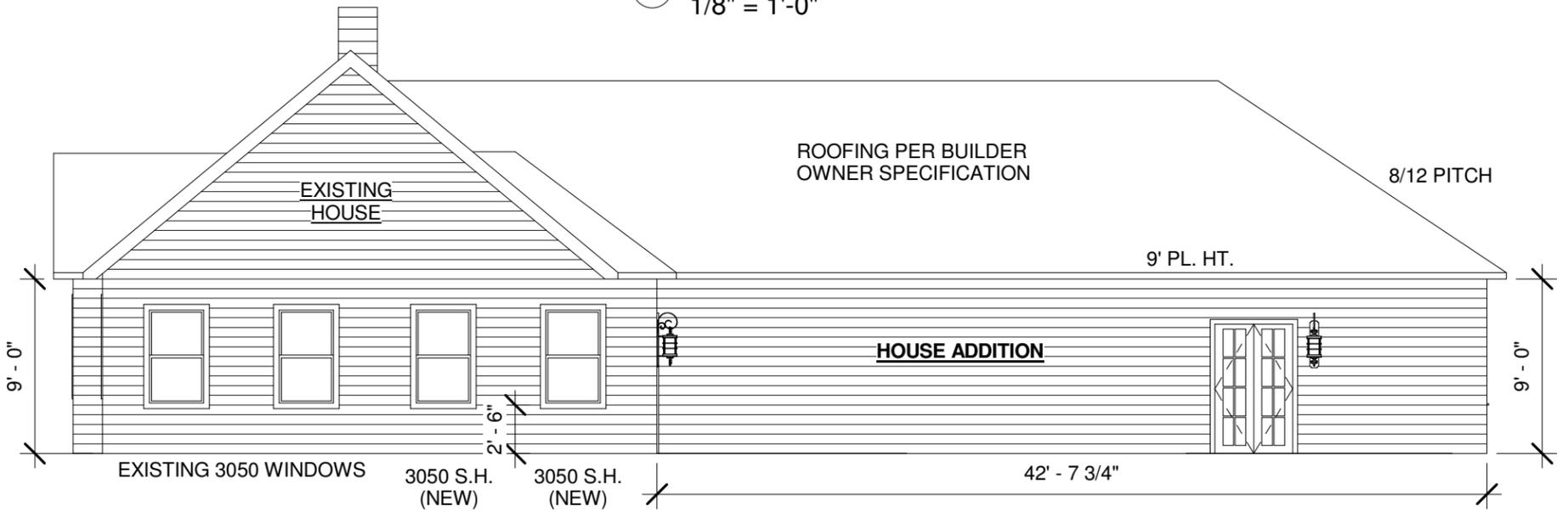
Note:  
 All construction shall conform to the  
 2009 INTERNATIONAL RESIDENTIAL CODE  
 2009 INTERNATIONAL PLUMBING CODE  
 2009 INTERNATIONAL MECHANICAL CODE  
 2008 INTERNATIONAL ELECTRICAL CODE (NFPA 70)  
 And all other Local, State, & Federal Rules and Regulations



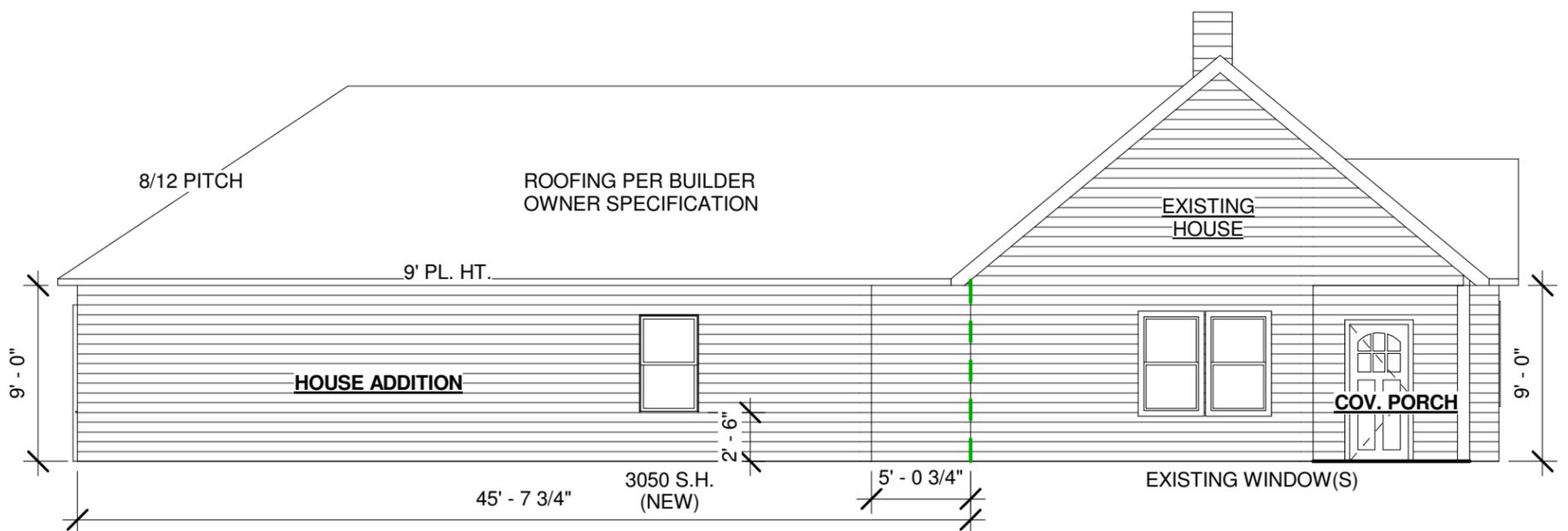
④ FRONT  
 1/8" = 1'-0"



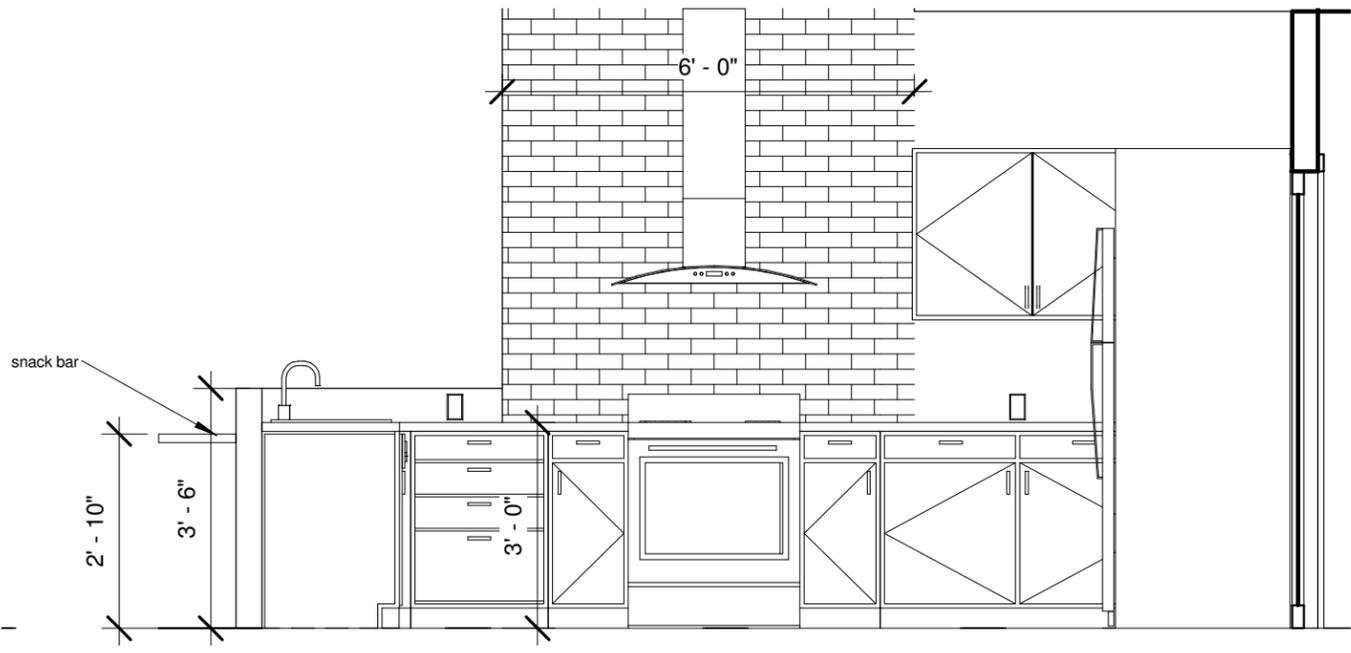
① REAR  
 1/8" = 1'-0"



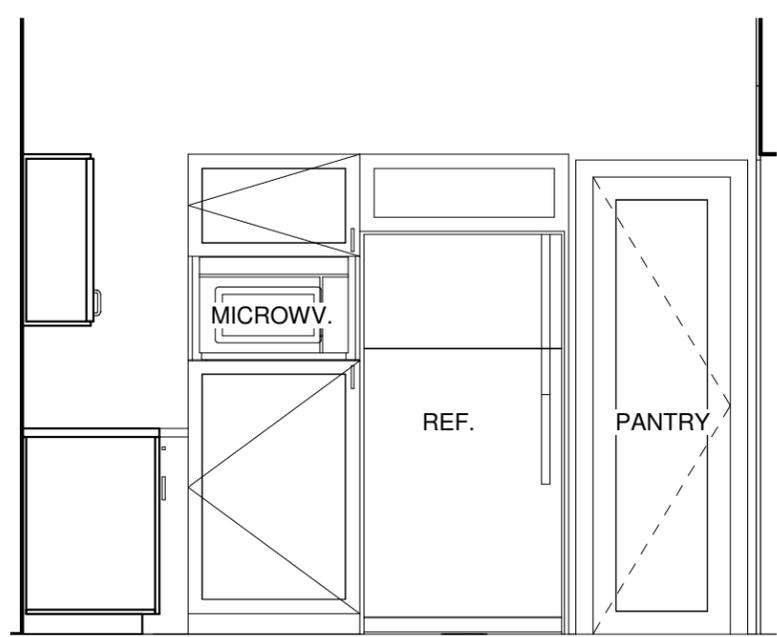
③ RIGHT  
 1/8" = 1'-0"



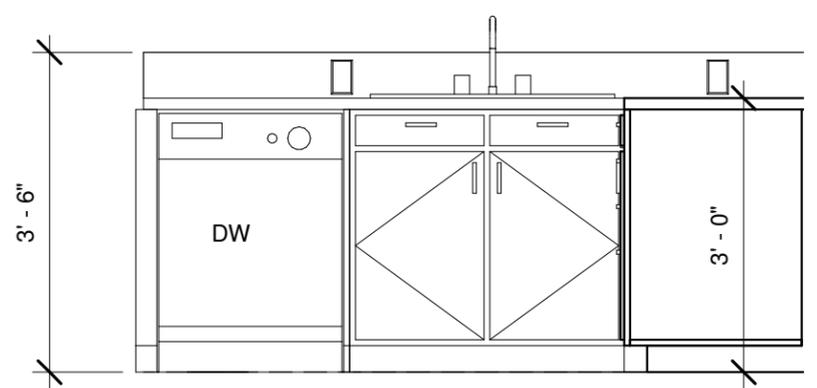
② LEFT  
 1/8" = 1'-0"



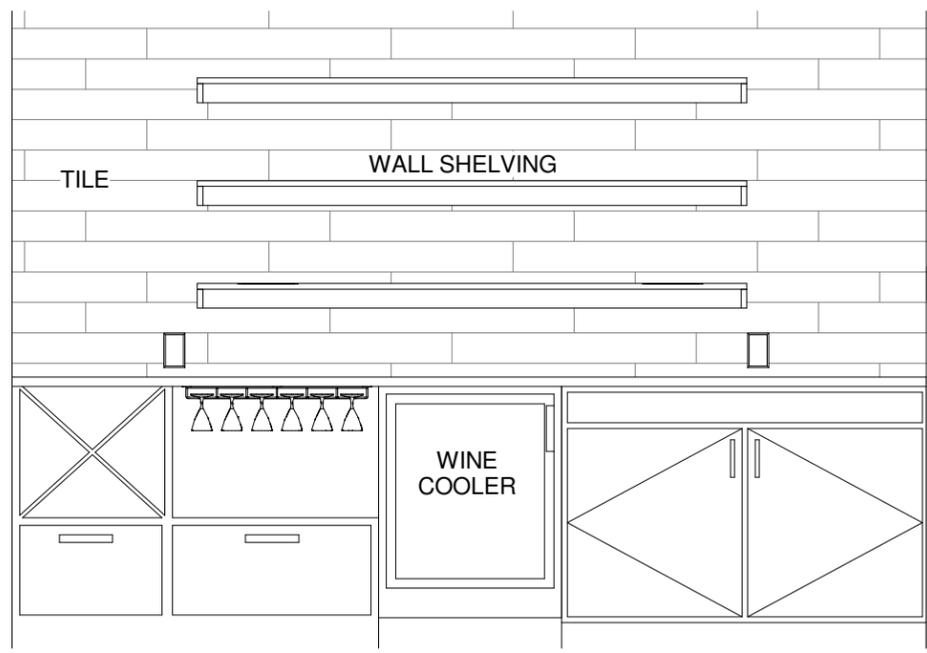
1 Kitchen-South  
3/8" = 1'-0"



2 Kitchen-West  
3/8" = 1'-0"



3 Kitchen-East  
1/2" = 1'-0"



4 Wine Bar  
1/2" = 1'-0"

**NOTES:**  
1. THESE ARE SCHEMATIC PLANS, EXACT CABINET LOCATIONS AND HEIGHTS ARE TO BE DETERMINED BY CONTRACTOR OR OWNER, UNLESS SPECIFIC LOCATION IS NOTED

- 2. VERIFY WITH OWNER LOCATION/TYPE OF ALL FIXTURES,
- 3. COORDINATE ALL WORK WITH BUILDING CONTRACTOR.



810 Setliff Pl.  
Nashville, TN

Section Views

Project number	PH-001	<b>A4</b>
Date	8/27/2014	
Drawn by	SHARP	
Checked by		
		Scale As indicated