



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

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

**STAFF RECOMMENDATION**  
**1209 Forrest Avenue**  
**January 20, 2016**

**Application:** New construction--infill  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309009700  
**Applicant:** Jim Meystedt, Paul Davis Restoration  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** New construction of a single-family residence. The MHZC approved demolition of the fire-damaged house on the site in December 2015.

**Recommendation Summary:** Staff recommends approval of the proposed new building, with the conditions:

1. A window is added to the right side of the building;
2. A walkway is added to connect the house to the street;
3. Double windows have a four to six inch (4-6") mullion between them;
4. Siding will be smooth-faced with a reveal not to exceed five inches (5");
5. Porch steps be concrete instead of brick;
6. The chimney have a masonry or stucco cladding;
7. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
8. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
9. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
10. Staff approve the roof color and masonry color, dimensions and texture.

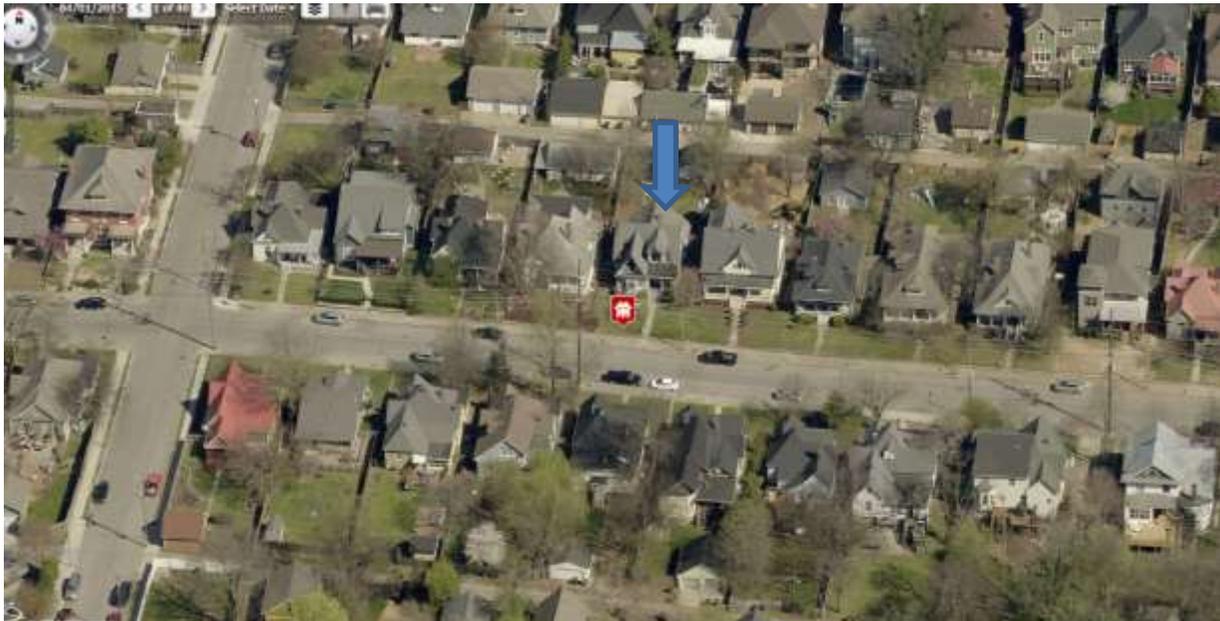
Meeting these conditions, Staff finds that the proposed infill meets the design guidelines of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B. New Construction

#### 1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.*

*For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.*

*For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.*

*For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .*

#### 2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.*

#### 3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height,

scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new 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*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*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.*

*Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.*

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

## **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *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.*

## **7. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door



Setback & Rhythm of Spacing: The proposed front setback is thirty-five feet (35') which is in line with the adjacent contributing buildings. The building is centered on the lot with side setbacks of twelve feet (12') on each side. The rear setback is sixty-seven feet (67'). The setbacks meet the base setback requirements of five feet (5') on the sides and twenty feet (20') at the rear, and the project meets section II.B.3.

Materials: The new building's foundation will be brick and extends beyond the side wall of the house. This is not a typical historic detailing and staff recommends that the foundation be flush with the siding. The roof will be shingles of an unspecified color. Staff recommends final review of the roofing color. Siding was not specified; the siding should be wood or smooth-faced fiber-cement with a reveal not to exceed five inches (5"). Trim will be wood or fiber cement boards as drawn. The dormer gable fields will be fiber-cement shakes. The porch column bases and steps will be brick, and the porch columns and railing will be wood. The porch steps are drawn in brick, which have not been appropriate for stairs historically. Staff recommends the porch steps be laid in concrete instead. The rear deck and railing will be wood. Staff requests final approval of the masonry, roof color, windows and doors prior to their purchase and installation. The chimney is drawn clad with siding; as this is not an appropriate cladding for a chimney, Staff recommends that it be stucco or masonry instead. With the condition of Staff approval of the materials specified, and the condition that the chimney has a different cladding, the project will meet section II.B.4 for materials.

Roof Form: The house has a side-gabled roof form with 6/12 pitch. The gabled front and rear dormers have the same pitch. These roof forms are found on historic homes in the district. The proposed new building meets section II.B.5.

Orientation: The house will be oriented with its front façade parallel to Forrest Avenue. The front porch is six feet (6') deep. The site plan submitted does not include a walkway. Staff recommends a walkway to connect the new building to the street, to meet section II.B.6 of the design guidelines for orientation.

Proportion & Rhythm of Openings: The windows are generally twice as tall as they are wide, meeting the historic proportions of openings. At the front of the right side, there is an expanse of approximately twenty-one feet (21') without a window opening. Staff recommends a window to be added in this location, to break up this expanse (see Figure 2). With this added window opening, the new building will meet section II.B.7 for fenestration.

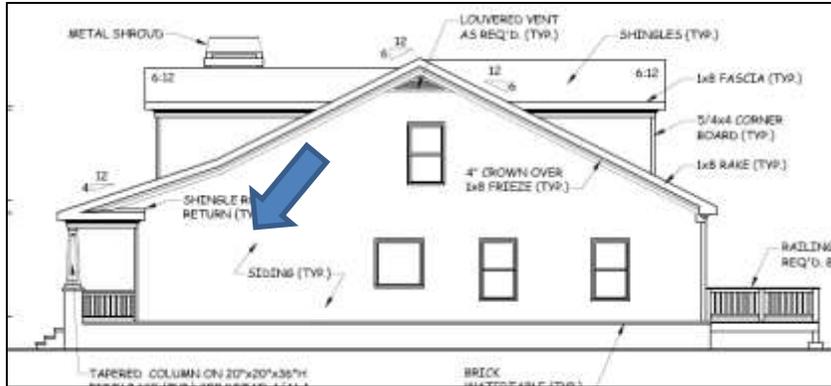


Figure 2. Staff recommends addition of a window in this approximate location.

**Appurtenances & Utilities:** The location of HVAC and other utilities was not noted. Utilities should be located to minimize visibility. With the condition that the HVAC is located on the rear façade, or beyond the midpoint of a side façade, the infill will meet section II.B.9.

**Recommendation:** Staff recommends approval of the proposed new building, with the conditions:

1. A window is added to the building's right side in the location illustrated;
2. A walkway is added to connect the house to the street;
3. Double windows have a four to six inch (4-6") mullion between them;
4. Siding will be smooth-faced with a reveal not to exceed five inches (5");
5. Porch steps are laid in concrete instead of brick;
6. The chimney have a masonry or stucco cladding;
7. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
8. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
9. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
10. Staff approve the roof color and masonry color, dimensions and texture.

Meeting the conditions, Staff finds that the proposed infill meets the design guidelines of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

## PHOTOGRAPHS



Figure 3. 1207 Forrest Avenue



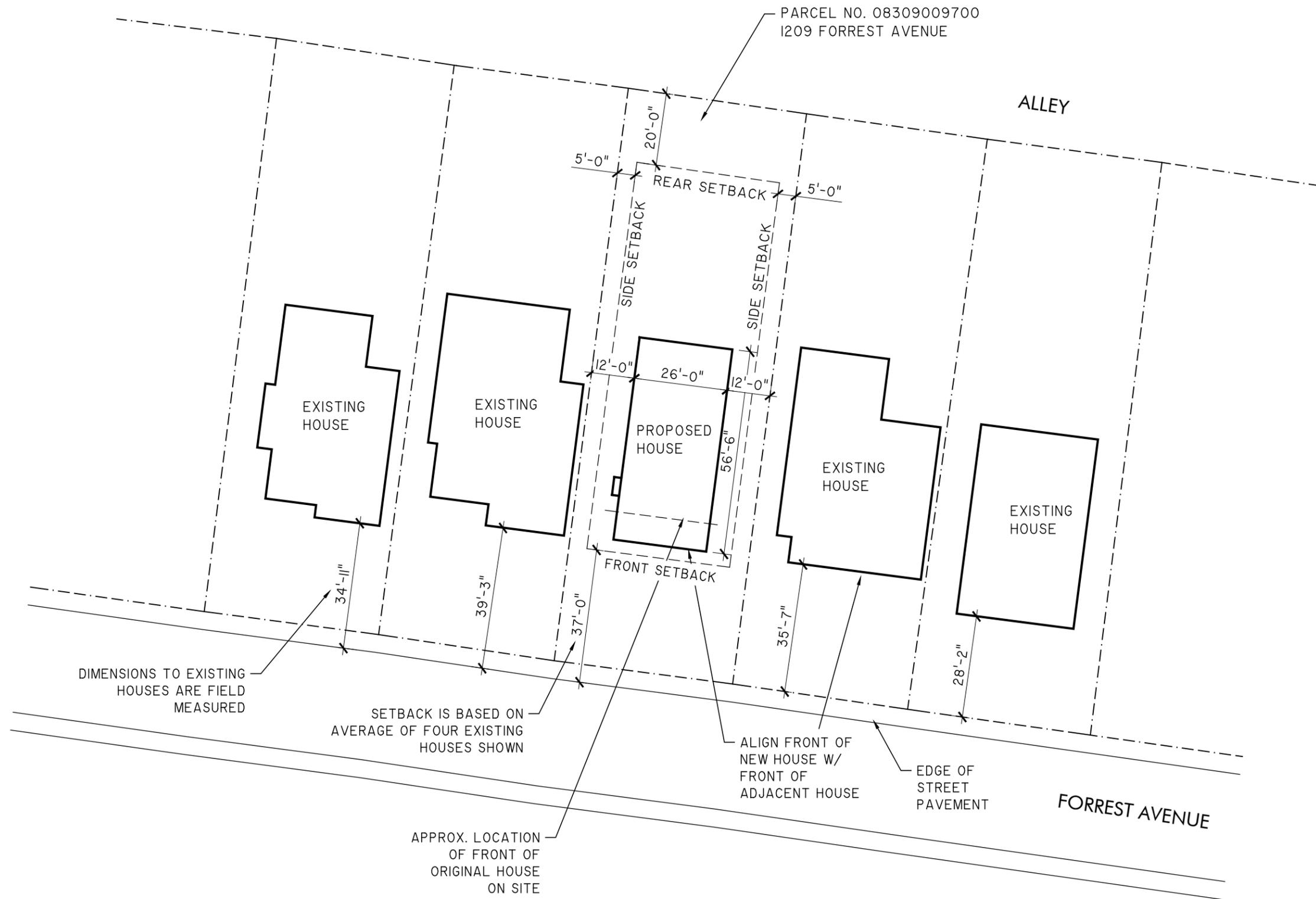
Figure 4. 1211 Forrest Avenue



Figure 6. 1208 Forrest Avenue



Figure 5. 1210 Forrest Avenue



A New Residence  
1209 Forrest Avenue

Nashville, Tennessee

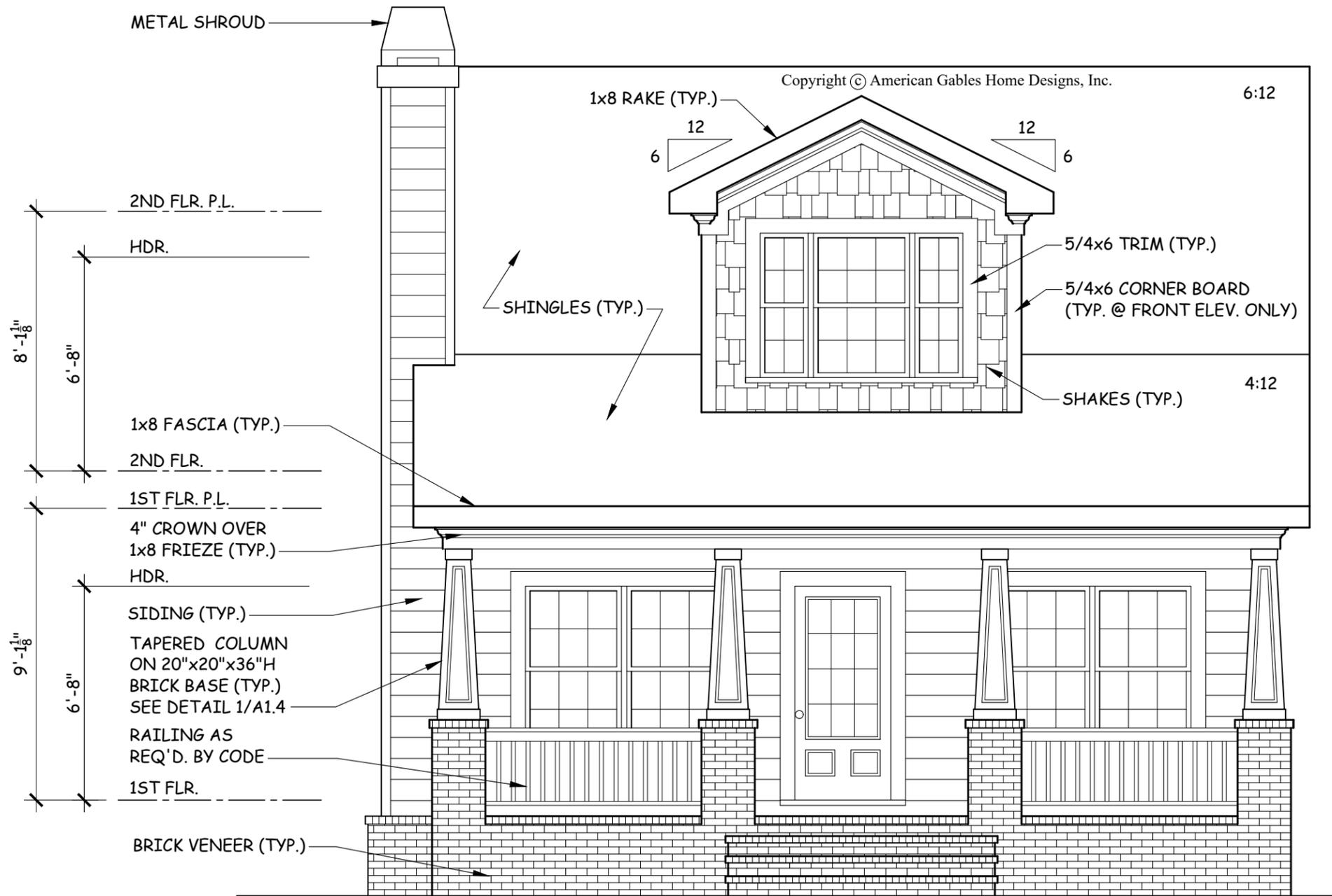
John TeSelle ARCHITECTURE

405 Fairfax Avenue Nashville TN 37212 615.297.1919 www.jt-architecture.com

SITE PLAN

S1.1

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BIRMINGHAM

FRONT ELEVATION

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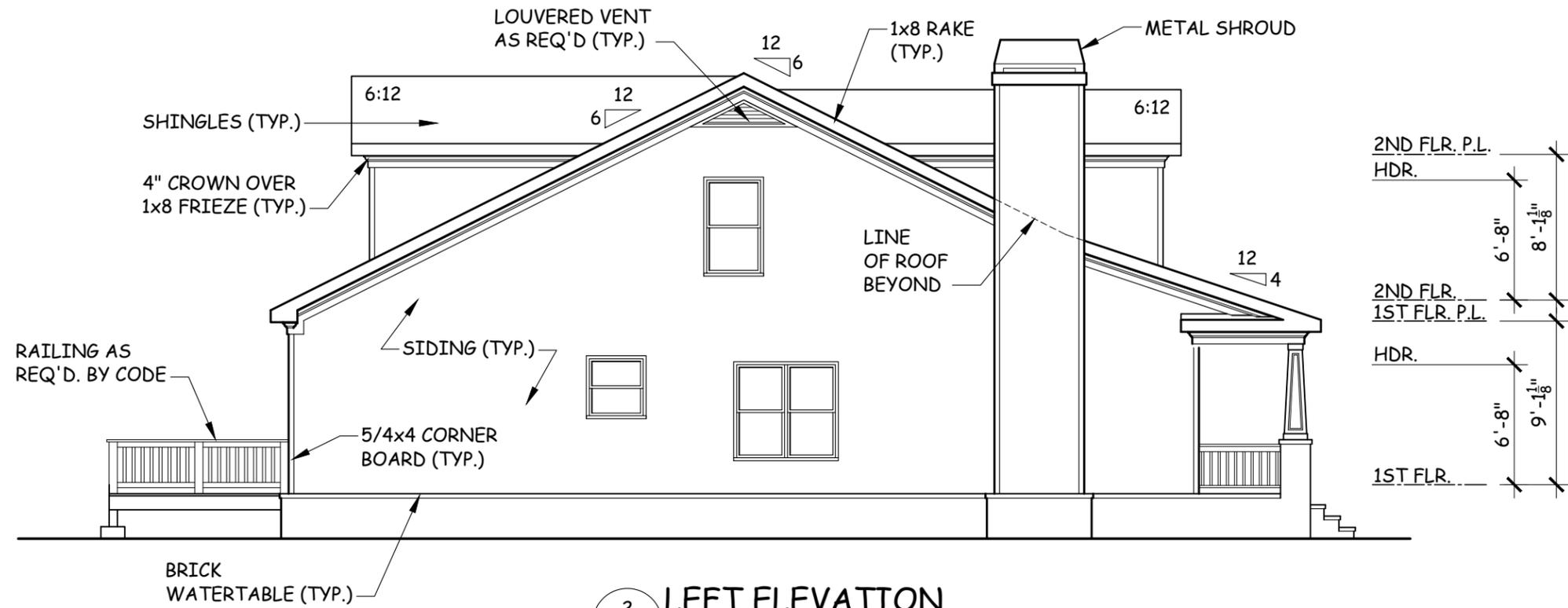
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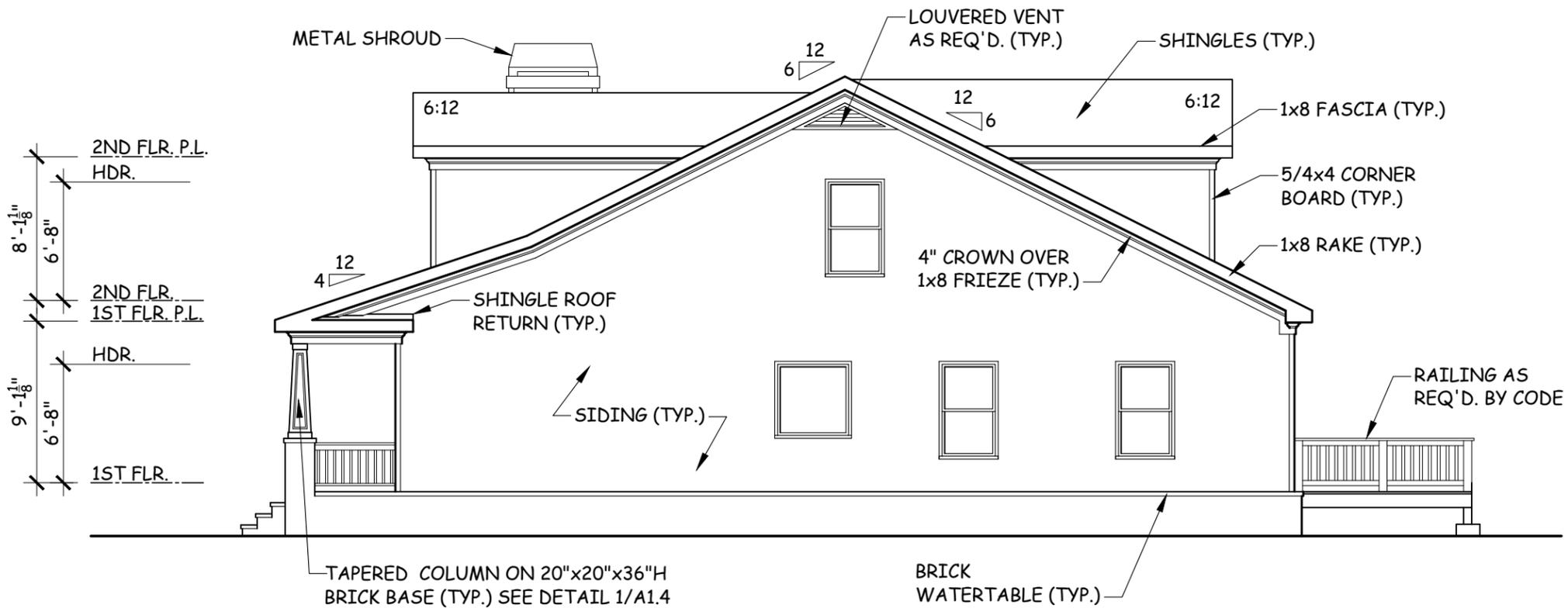

SHEET **A1.1**

**1 FRONT ELEVATION**  
 A1.1 SCALE: 1/4" = 1'-0"

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2 LEFT ELEVATION  
A1.2 SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION  
A1.2 SCALE: 1/8" = 1'-0"

BIRMINGHAM  
LEFT & RIGHT  
ELEVATIONS

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SHEET A1.2

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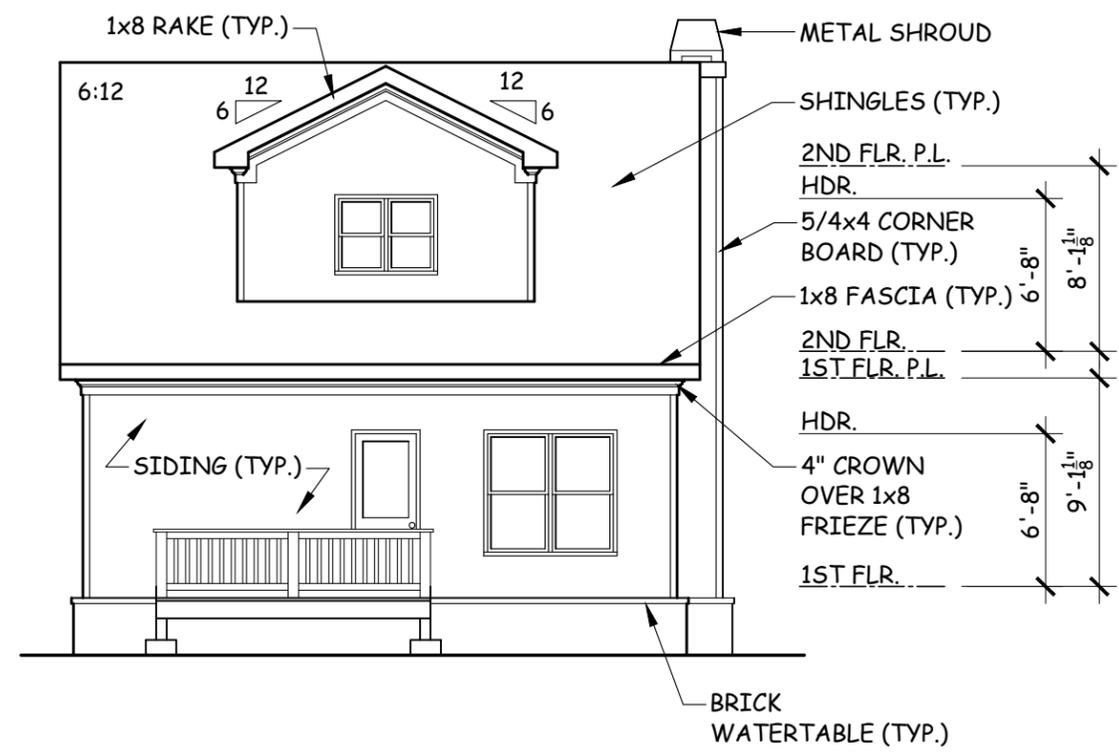
**BIRMINGHAM**  
 REAR ELEVATION &  
 ROOF PLAN

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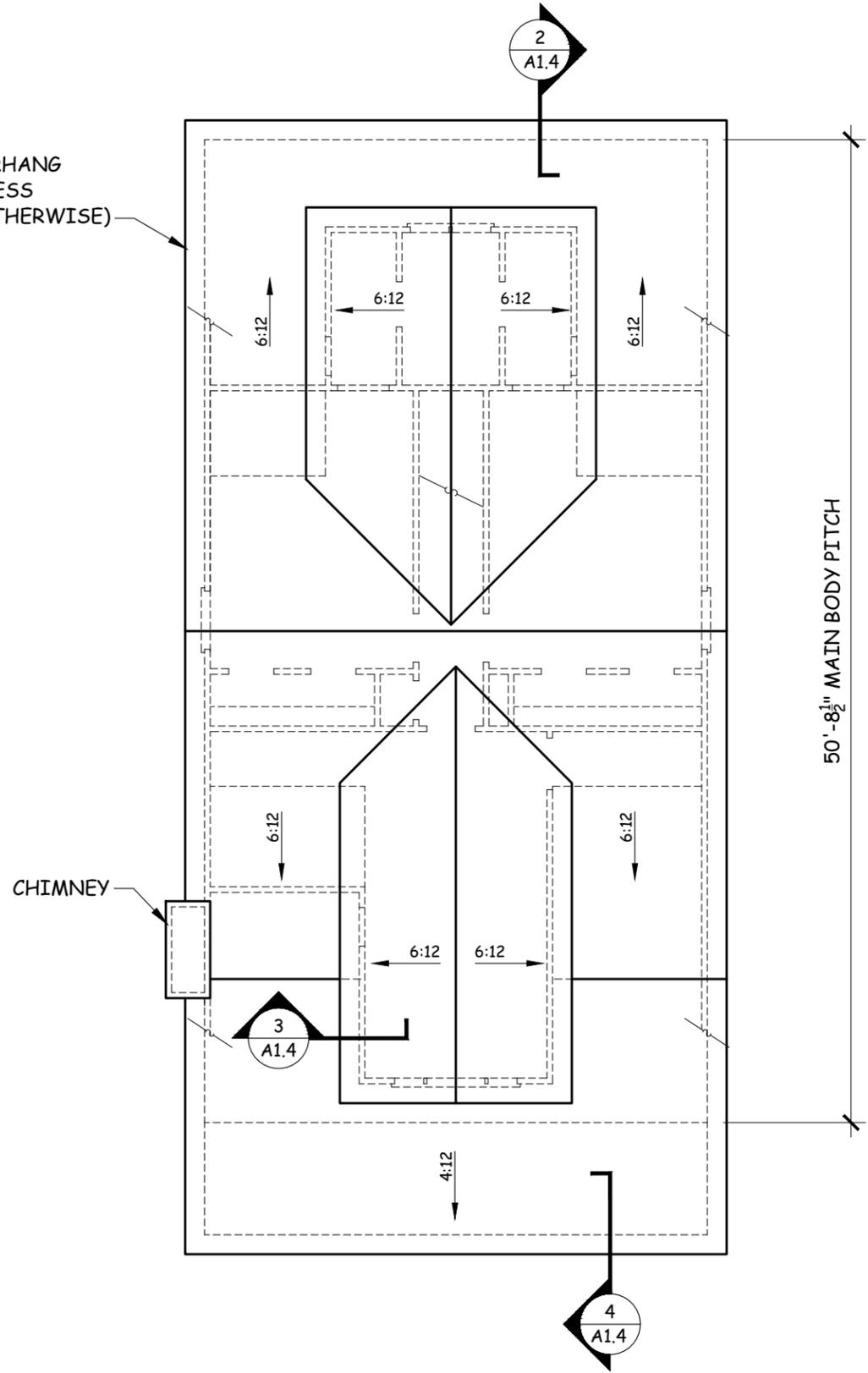
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SHEET **A1.3**

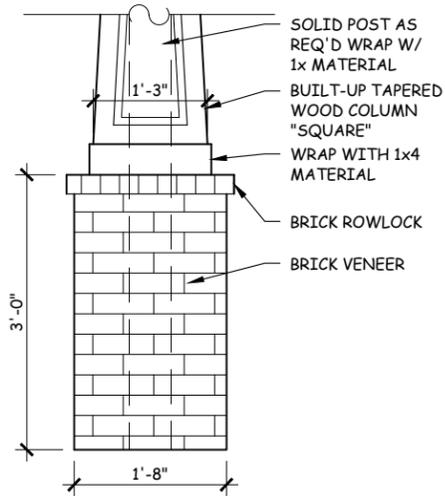
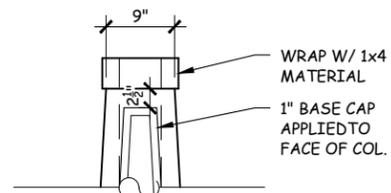


**1 REAR ELEVATION**  
 A1.3 SCALE: 1/8" = 1'-0"

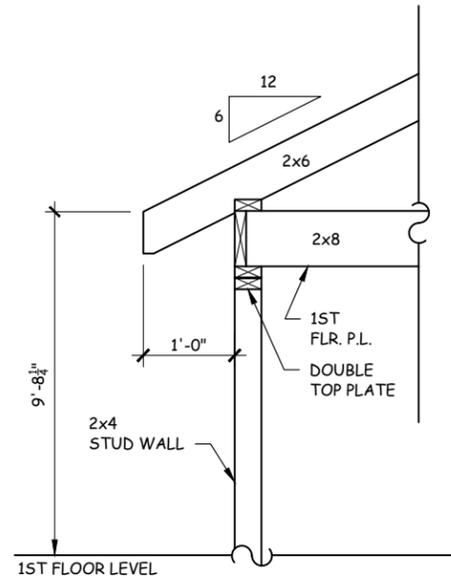
1'-0" OVERHANG  
 (TYP. UNLESS NOTED OTHERWISE)



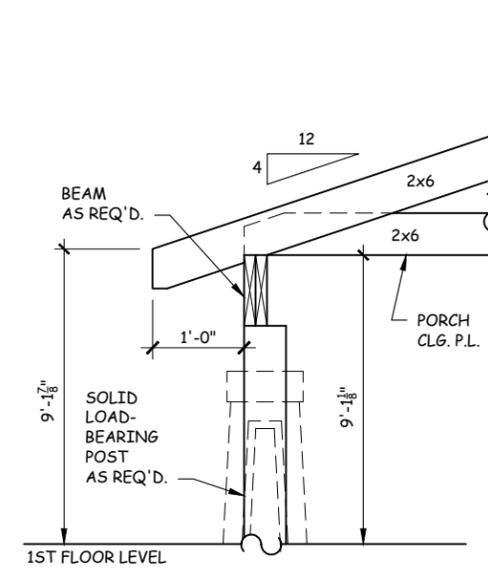
**2 ROOF PLAN**  
 A1.3 SCALE: 1/8" = 1'-0"



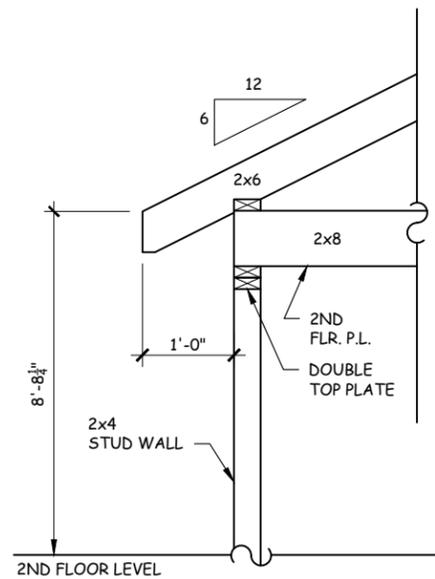
1 TYP. COLUMN DETAIL  
A1.4 SCALE: 3/4" = 1'-0"



2 RAFTER FRAMING DETAIL  
A1.4 SCALE: 3/4" = 1'-0"



4 RAFTER FRAMING DETAIL  
A1.4 SCALE: 3/4" = 1'-0"



3 RAFTER FRAMING DETAIL  
A1.4 SCALE: 3/4" = 1'-0"

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ELEVATION & FRAMING  
DETAILS

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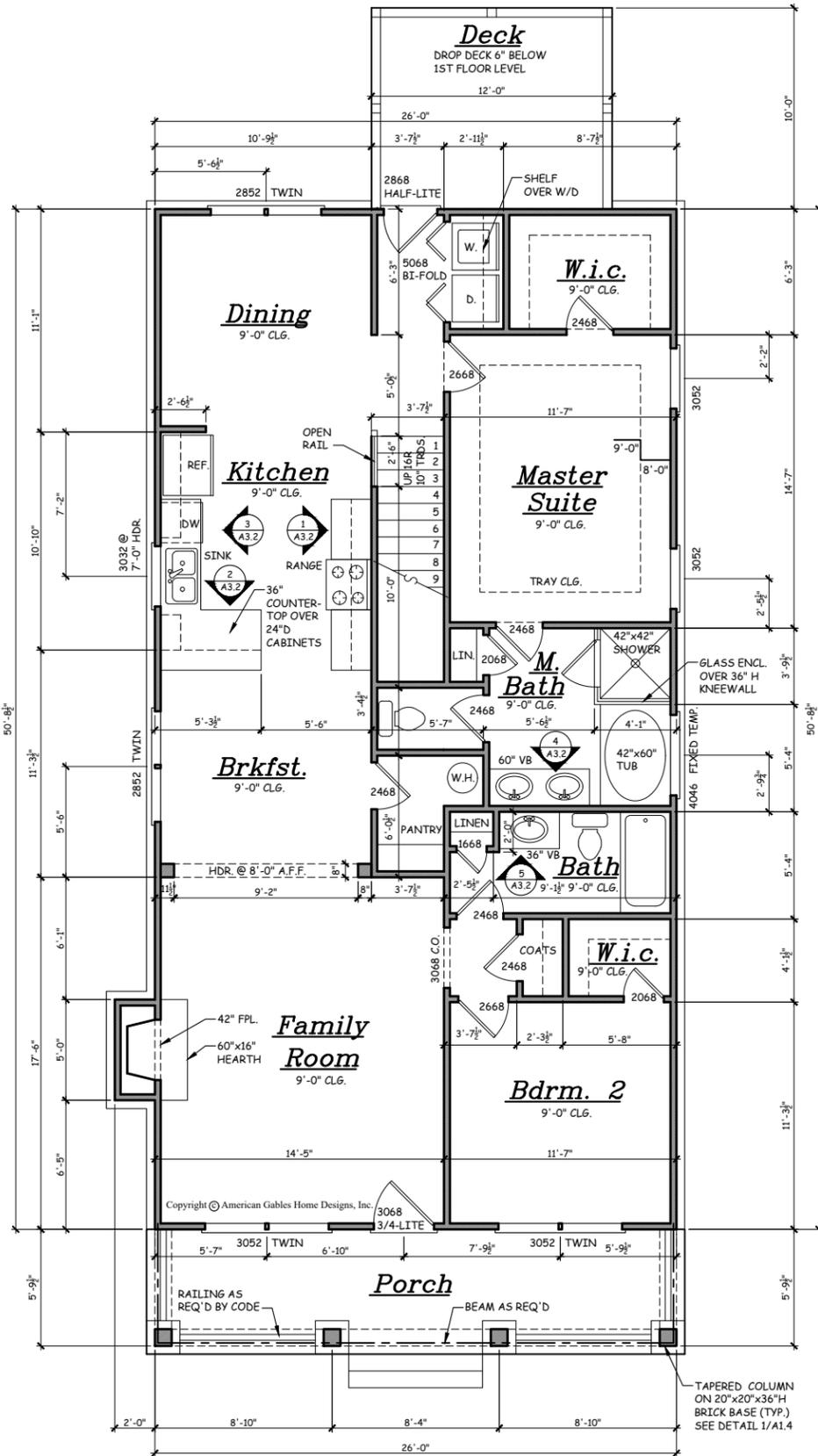
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SHEET

A1.4





**1 FIRST FLOOR PLAN**  
A2.2 SCALE: 1/8" = 1'-0"

- GENERAL NOTES:
1. THESE PLANS ARE DESIGNED TO MEET THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS.
  2. BUILDER IS RESPONSIBLE TO SEE THAT THE HOUSE IS BUILT IN STRICT COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
  3. BUILDER MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO AMERICAN GABLES HOME DESIGNS, INC. FOR JUSTIFICATION AND/OR CORRECTIONS. BUILDER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
  4. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
  5. THESE PLANS ARE FOR CONSTRUCTION OF ONE HOUSE ONLY AND ARE NOT TO BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF AMERICAN GABLES HOME DESIGNS, INC.
  6. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOADS.
  7. ALL ANGELED WALLS ARE 45° UNLESS NOTED OTHERWISE.
  8. ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESIGNED BY A LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
  9. FLOOR AND ROOF TRUSS DRAWINGS MUST BE PROVIDED BY TRUSS MANUFACTURER. PLUMBING AND HVAC PLANS SHOULD BE PROVIDED BY A LOCAL CONTRACTOR.
  10. SQUARE FOOTAGE CALCULATIONS ARE MADE FROM OUTSIDE OF EXTERIOR FRAME WALL AND INCLUDE FINISHED AREAS ONLY. AREAS NOT INCLUDED ARE DECKS, PORCHES, GARAGES, BASEMENTS, ATTICS, FIREPLACES, ETC. TWO STORY, VAULTED AREAS AND STAIRS ARE COUNTED ONCE IN THE FIRST FLOOR SQUARE FOOTAGE CALCULATIONS. BRICK IS NOT COUNTED IN OUR SQUARE FOOTAGE CALCULATIONS.
  11. AMERICAN GABLES HOME DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.
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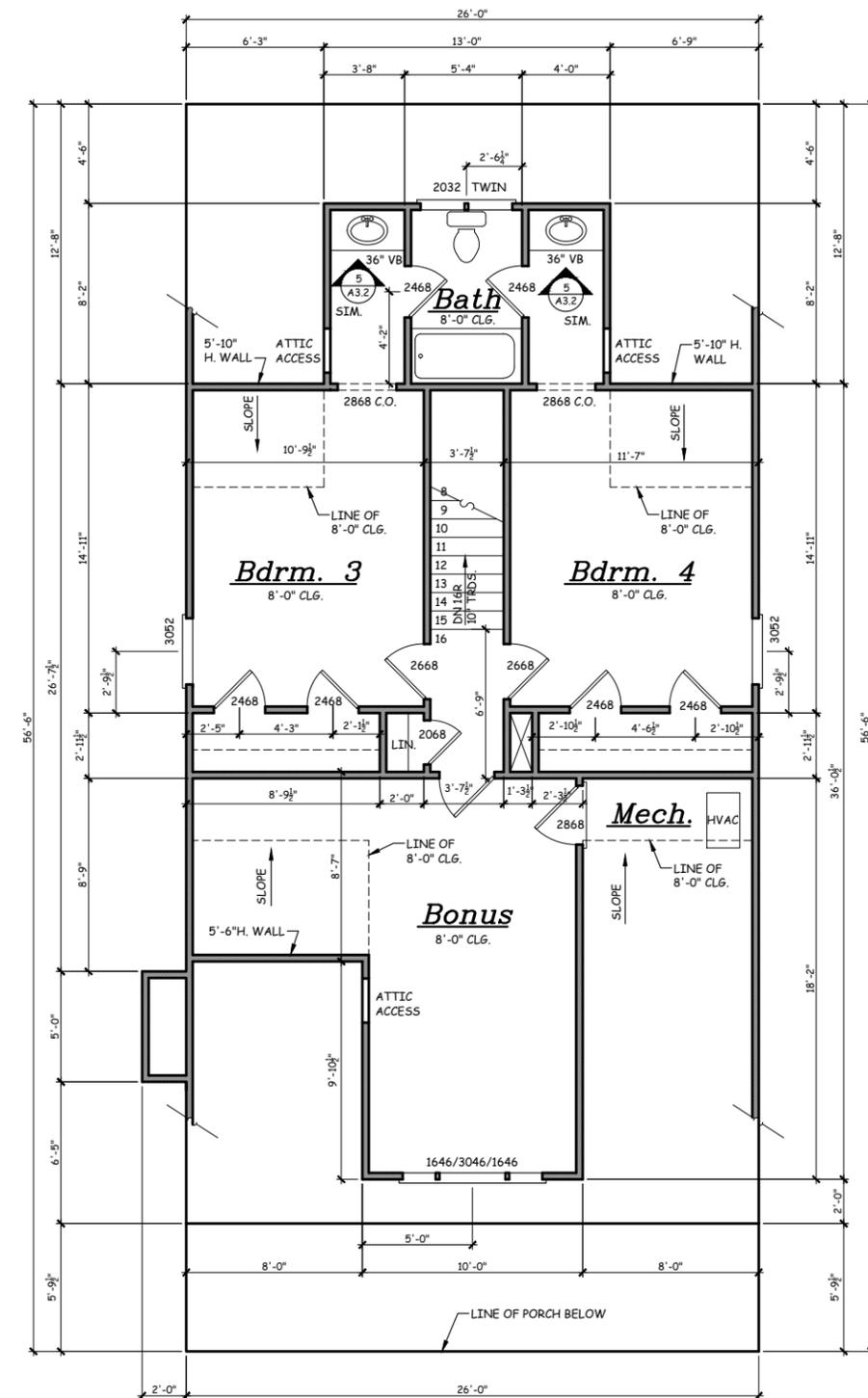
NOTE:  
14" FLOOR TRUSSES  
PER MANUFACTURER

NOTE:  
SET FIRST FLOOR WINDOW HEADERS  
AT X'-X" A.F.F. UNLESS OTHERWISE  
NOTED.

ALL FIRST FLOOR DOORS ARE 6'-8"H  
UNLESS OTHERWISE NOTED.

ALL ANGLES SHOWN ARE 45° UNLESS  
OTHERWISE NOTED.

SQUARE FOOTAGE	
1ST FLOOR	1,318 SQ. FT.
2ND FLOOR	535 SQ. FT.
TOTAL	1,853 SQ. FT.
OPT. BONUS RM.	263 SQ. FT.
PORCH	167 SQ. FT.



**2 SECOND FLOOR PLAN**  
A2.2 SCALE: 1/8" = 1'-0"

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**BIRMINGHAM**  
FIRST & SECOND  
FLOOR PLAN

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**BIRMINGHAM**  
FIRST & SECOND FLOOR  
ELECTRICAL PLANS

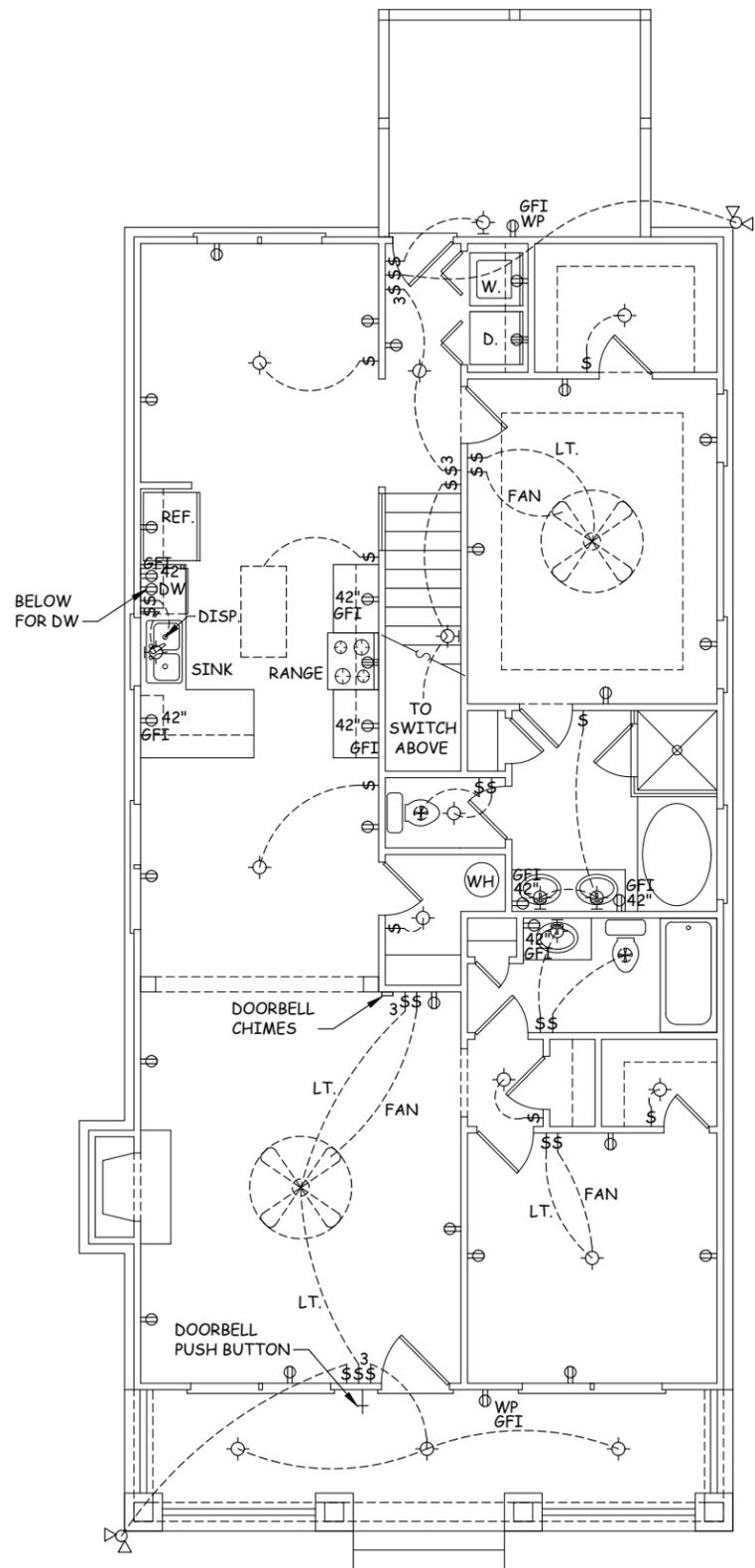
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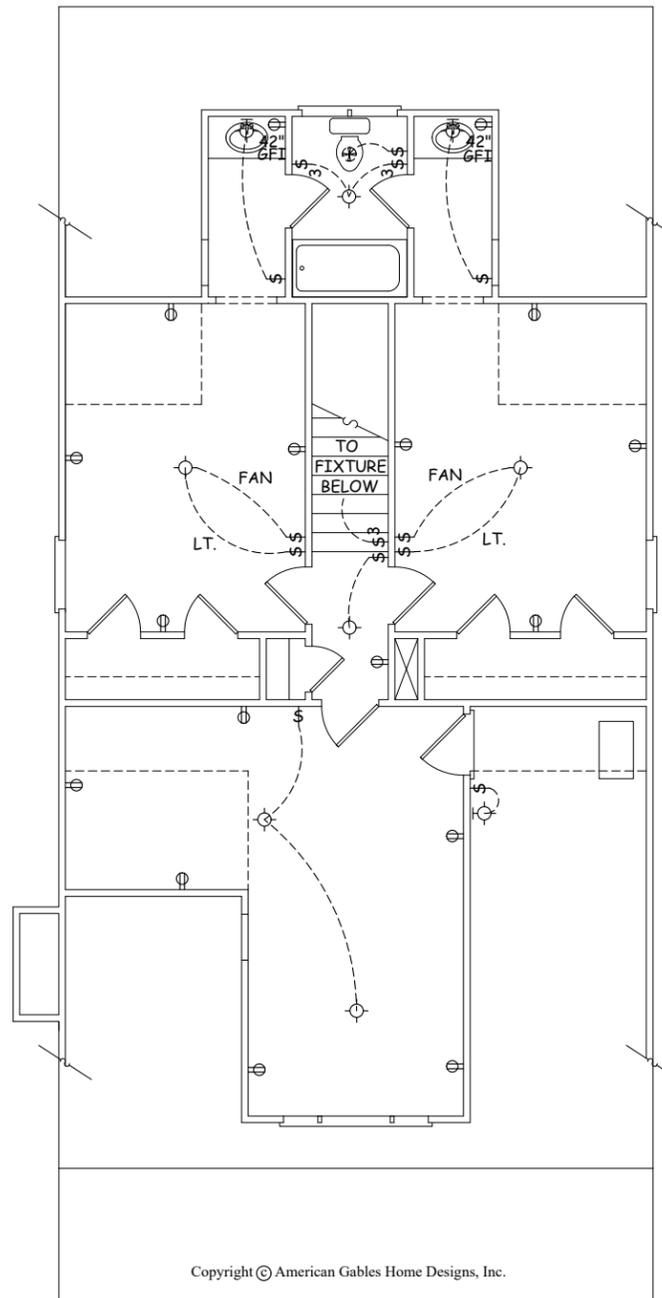
SHEET  
**A3.1**



**1** FIRST FLOOR ELECTRICAL PLAN  
A3.1 SCALE: 1/8" = 1'-0"

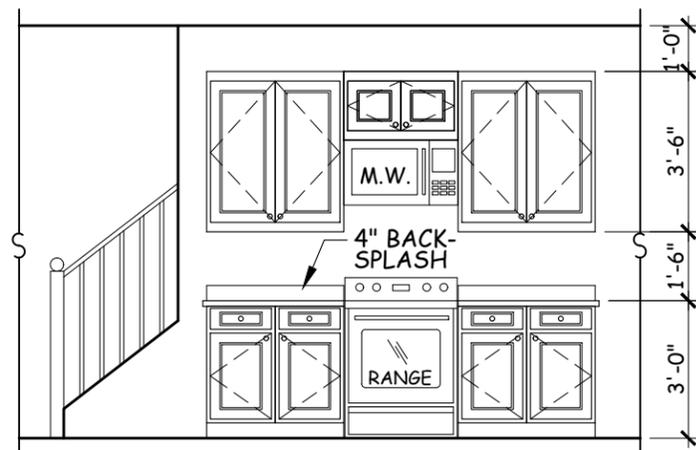
ELECTRICAL LEGEND	
\$	SINGLE POLE SWITCH
\$3	THREE-WAY SWITCH
\$4	FOUR-WAY SWITCH
⊙	CEILING MTD. LIGHT FIXTURE
⊙	WALL MTD. LIGHT FIXTURE
⊙	RECESSED CAN LIGHT
⊙	RECESSED EYEBALL FIXTURE
⊙	FLOOD LIGHT
⊙	FLUORESCENT LIGHT
⊙	OUTAKE FAN * SEE NOTE
⊙	FAN / LIGHT COMBO
⊙	110 OUTLET
⊙	GFCI PROTECTED 110 OUTLET
⊙	WEATHER PROOF 110 OUTLET
⊙	QUAD OUTLET
⊙	HALF SWITCHED OUTLET
⊙	FLOOR OUTLET
⊙	220 OUTLET
⊙	GAS CONNECTION
⊙	DOORBELL CHIMES
⊙	SMOKE DETECTOR
⊙	CARBON MONOXIDE ALARM
⊙	PUSH BUTTON
⊙	TELEPHONE OUTLET
⊙	CABLE OUTLET
⊙	CAT 5 INTERNET
⊙	CEILING FAN

NOTES:  
1. VENT FANS TO COMPLY WITH IRC R303.3 EXCEPTION  
2. ALL AFCI CIRCUIT BREAKERS TO BE INSTALLED AS PER 2014 NEC REQUIREMENTS.

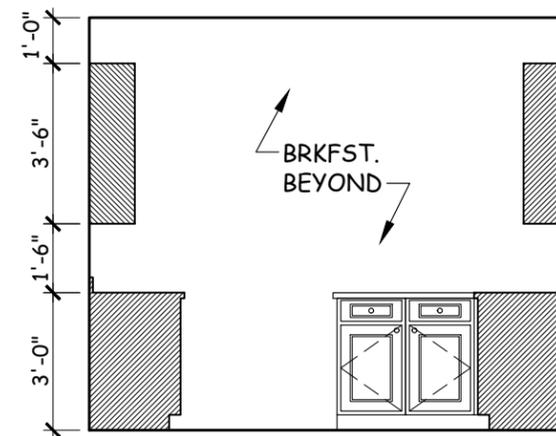


**2** SECOND FLOOR ELECTRICAL PLAN  
A3.1 SCALE: 1/8" = 1'-0"

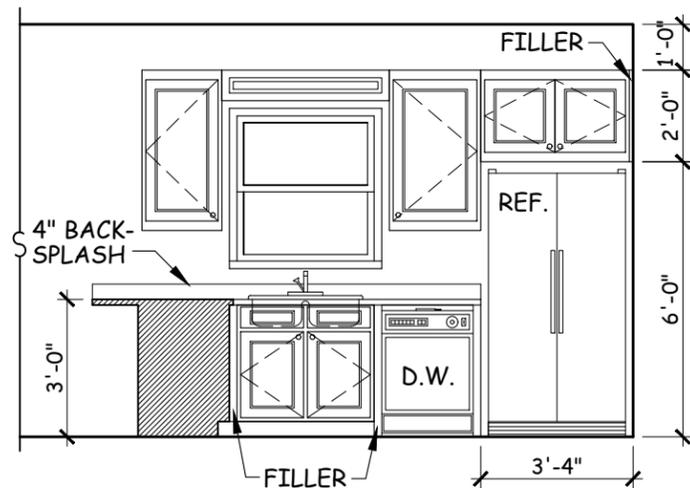
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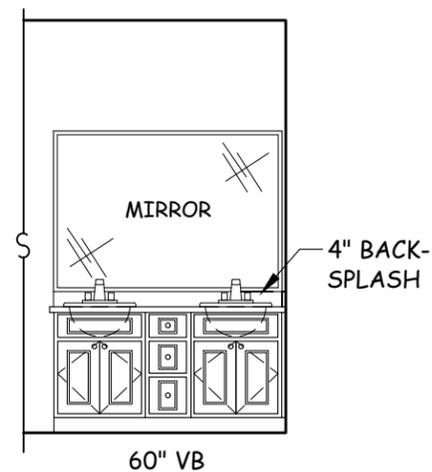
1 **KITCHEN CABINETS**  
A3.2 SCALE: 1/4" = 1'-0"



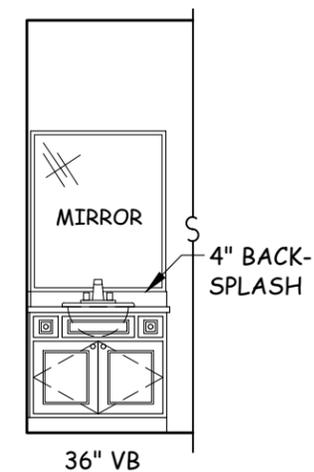
2 **KITCHEN CABINETS**  
A3.2 SCALE: 1/4" = 1'-0"



3 **KITCHEN CABINETS**  
A3.2 SCALE: 1/4" = 1'-0"



4 **M. BATH CABINETS**  
A3.2 SCALE: 1/4" = 1'-0"



5 **BATH CABINETS**  
A3.2 SCALE: 1/4" = 1'-0"

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BIRMINGHAM  
CABINET  
ELEVATIONS

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DRAWN BY: DAC

DATE: 01/06/16

REVISIONS:


SHEET  
A3.2