



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 1902 5th Avenue North November 20, 2013

Application: New construction--infill
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108009700
Applicant: Larry Prater
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a duplex on a vacant lot.

Recommendation Summary: Staff recommends approval of the duplex infill with the following conditions:

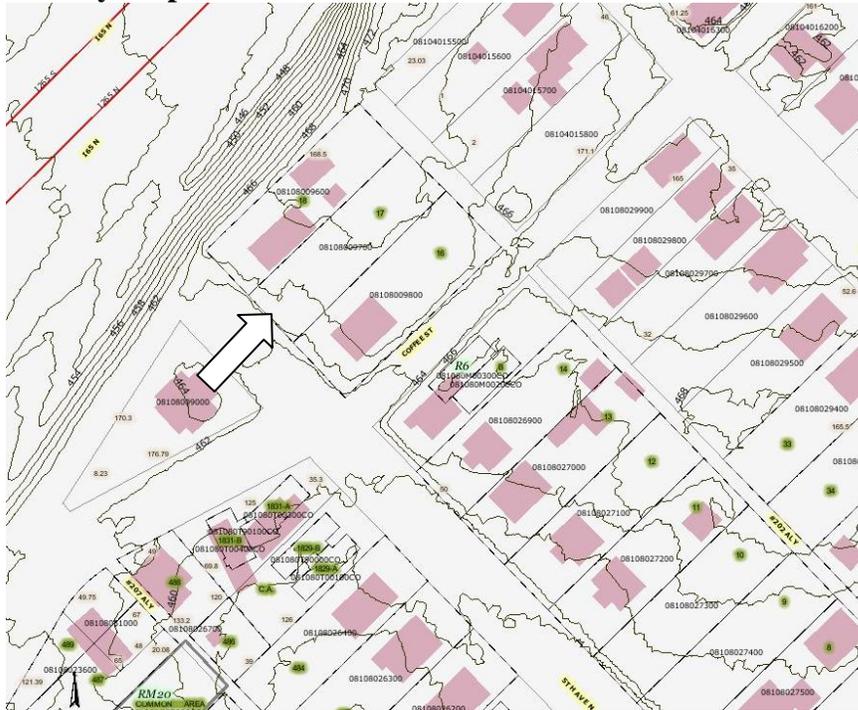
1. The wider portion of the house have a reduced eave height or be relocated to be more in keeping with the historic scale of the neighborhood;
2. Staff review and approve a brick sample, the asphalt shingle color, all windows and doors, and the materials for the front porch columns and porch floor;
3. The siding reveal be a maximum of five inches (5");
4. Double and triple window openings have a four to six inch (4"-6") mullion in between them;
5. The front dormer windows be brought closer together to be a paired window opening;
6. The faux windows below transoms on the side façade be reconfigured to be a more typical window configuration;
7. The HVAC unit be placed at the rear, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Section III of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

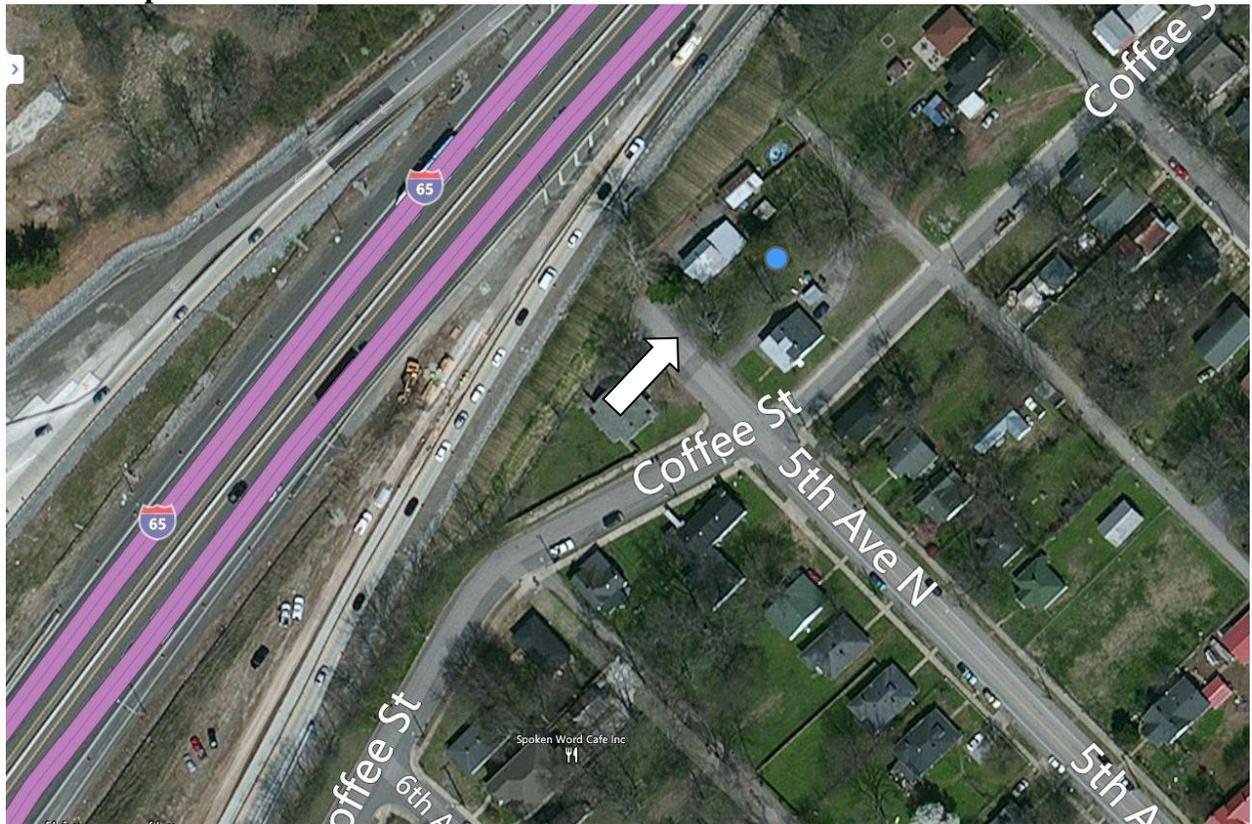
Attachments

- A:** Photographs
- B:** Site Plan
- D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to reduce building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions will be determined based on:

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

Appropriate height limitations will be based on:

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

D. Materials, Texture, Details, and Material Color

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap 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.

- Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

G. Proportion and Rhythm of Openings

1. 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.
2. 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.

3. 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.
4. 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.
5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

I. Utilities

1. 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.
2. 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.

J. Public Spaces

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

Background: 1902 5th Avenue North is a vacant lot (Figure 1). The building that was formerly on this site was demolished in in 1996, before the designation of the Salemtown Neighborhood Conservation Zoning Overlay.



Figure 1. Lot at 1902 5th Avenue North.

Analysis and Findings:

Setback & Rhythm of Spacing. The proposed infill will be centered on the lot and will meet all base zoning setbacks. At the front, the structure will be seven feet (7') from each of the side property lines, although further back, the width of the structure expands so that it is five feet (5') from the side property lines. The front of the structure will be set approximately twenty-two feet, six inches (22'6") from the front property line, which will be similar to the setbacks for the historic houses on either side (No. 1900 and 1906 5th Avenue North). Staff finds that the duplex's setback and rhythm of spacing meet Section III.C. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Orientation. The infill will face 5th Avenue North, and will have two gable porches that are six feet, four inches (6'4") deep. The porch racks will be nine inches (9"). The infill, which is a duplex, will have two front entry doorways, one to each unit and each behind their own porch. The entries are identical, and the front façade is symmetrical. Staff finds that the duplex's orientation meets Section III.F. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Height & Scale. The proposed infill will be one-and-a-half stories tall at the front, with a section that is two stories. At the front, the infill will have an eave height of approximately eleven feet (11') and a ridge height of approximately twenty-seven feet (27'). Approximately twenty-eight feet (28') behind the front wall of the house, the addition has a taller ridge height of twenty-nine feet (29'). By comparison, the houses in the immediate vicinity have heights that range from sixteen feet (16') to thirty-two feet (32').

The duplex at the front will be thirty-four feet (34') wide. Thirteen feet, four inches (13'4") behind the front wall of the house, the addition extends wider so that it is approximately thirty-nine feet (39') wide. After a depth of twenty-one feet, four inches, the duplex narrows again to be thirty-four feet (34') wide. By comparison, the houses in the immediate context have widths that range between twenty-one and thirty-six feet (21'-36'). While the proposed width is appropriate, staff notes that the wider portion of the infill has a tall eave height of sixteen feet (16'). This tall eave height so close to the front of the duplex and wider than the rest of the structure is out of scale with the historic context. Staff asks that the applicant either reduce this eave height, or reconfigure the design so that the taller eave height occurs further back on the plan, thereby being less visible from the street.

The duplex will be about eighty-eight feet (88') deep, including the front porch and a rear covered porch. The house will have a footprint of approximately three thousand square feet (3000 sq. ft.).

With alterations to the eave height of the wider portion of the addition, Staff finds that the duplex's height and scale meet Sections III.A. & III.B. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Materials. The primary cladding for the structure will be brick, and staff asks to approve a brick sample. Fiber cement lap siding is planned for the front porch gables and front and side dormers. Staff asks that the reveal be five inches (5") or less. The roof will be architectural shingles, and staff asks to approve the shingle color. The foundation will be split face concrete block. The materials of the porch columns and porch floor were not specified. Staff asks to approve these materials prior to purchase and installation. Likewise, the materials for the windows and doors were not specified, and staff asks to approve all window and door specifications. With the above-mentioned staff approval of materials, staff finds that the duplex's materials meet Section III.D. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Roof. The house's primary roof form will be a hipped roof with a 10/12 slope. The front porch gables will also have a 10/12 pitch, as will the front hipped roof dormer. Two shed dormers on the side facades will have a 4/12 pitch. Staff finds that the duplex's roof form meets Section III.E. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Proportion and Rhythm of Openings. The primary windows on the infill are twice as tall as they are wide, thereby meeting the historic proportions for window openings. Staff asks that a condition of approval be that all double and triple window openings have a four to six inch (4"-6") mullion in between them. On the front dormer, the two windows are approximately eighteen inches (18") apart, which is not typically seen in dormers. Staff asks that the windows be brought as close together as possible so that they can be a paired window with a four inch to six inch (4"-6") mullion separating them. In addition, on each of the side façades, the applicant has shown a faux window opening under a transom window. Staff asks that the applicant work with staff to develop a more typical window pattern in this location. With the addition of four to six inch (4" – 6") mullions, the reduction of the space between the front dormer windows, and the alteration of the faux windows on the side façade, staff finds that the duplex's proportion and rhythm of openings meet Section III.G. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Utilities. The location of the infill's HVAC units is not indicated on the plans. Staff asks that they be located at the rear, or on a side façade beyond the midpoint of the house.

Recommendation Summary: Staff recommends approval of the duplex infill with the following conditions:

1. The wider portion of the house have a reduced eave height or be relocated to be more in keeping with the historic scale of the neighborhood;
2. Staff review and approve a brick sample, the asphalt shingle color, all windows and doors, and the materials for the front porch columns and porch floor;
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6. The faux windows below transoms on the side façade be reconfigured to be a more typical window configuration;
7. The HVAC unit be placed at the rear, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Section III of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Context Photos:



House to the right at 1900 5th Avenue North



House to the left at 1906 5th Avenue North



House to across the street at 1901 5th Avenue North



View to the south along 5th Avenue North

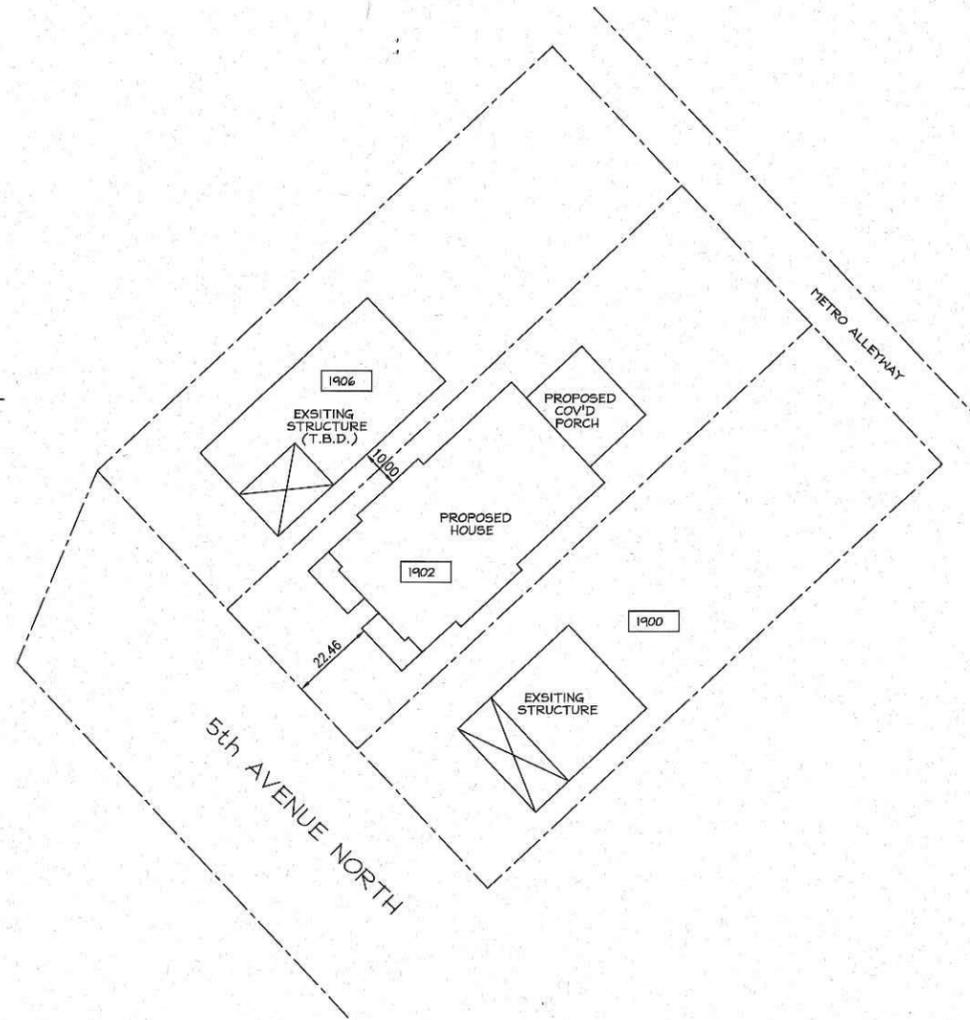


View to the south along 5th Avenue North

HISTORIC SALEM TOWN

NASHVILLE, TN

BUILT BY: PRATER CONSTRUCTION



DESIGNS

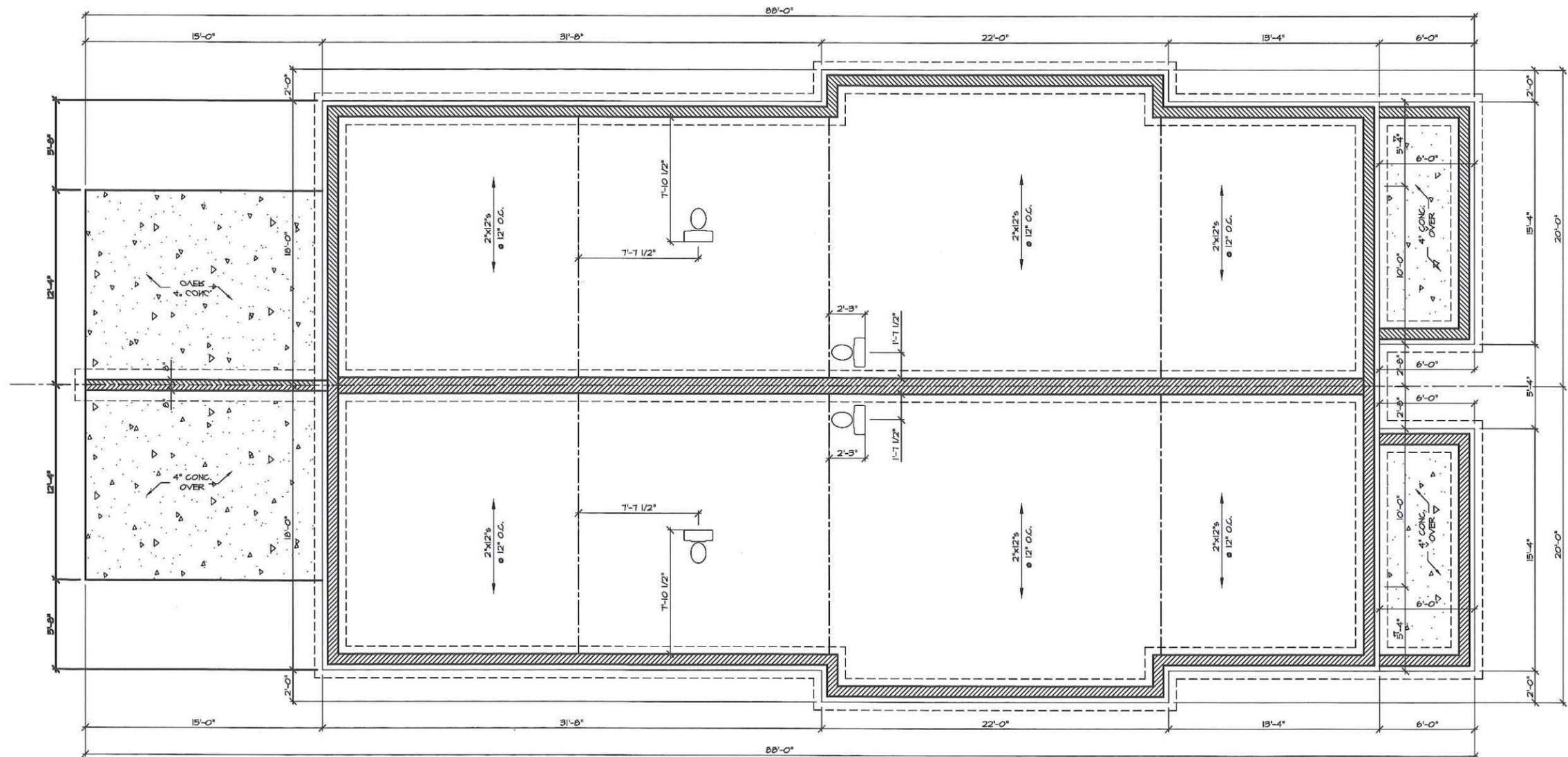
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REVISIONS:

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PLAN NAME
 COMMUNITY/LOT#
 1505 5th AVENUE NORTH
 DRAWING NAME



FOUNDATION PLAN

SCALE: 1/4" = 1'

NOTES:

1. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS WITH CONTRACTOR BEFORE STARTING CONSTRUCTION.
2. 12" BLOCK BELOW GRADE, 8" BLOCK ABOVE GRADE. (TYPICAL ALL EXTERIOR WALLS)
3. 16"x16" CONCRETE BLOCK PIERS. (SEE DETAIL ABOVE)
4. LOCATE ALL FOUNDATION VENTS WITHIN 3' FROM CORNERS WHERE SPECIFIED.
5. EXTERIOR FOOTINGS TO BE 24"x12" MIN.
6. REINFORCE BLOCK WALLS WITH #6A GALVANIZED TRUSS TYPE JOINT REINFORCEMENT AT 16" O.C. VERTICAL SPACING.

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ALL WALLS 3 1/2"

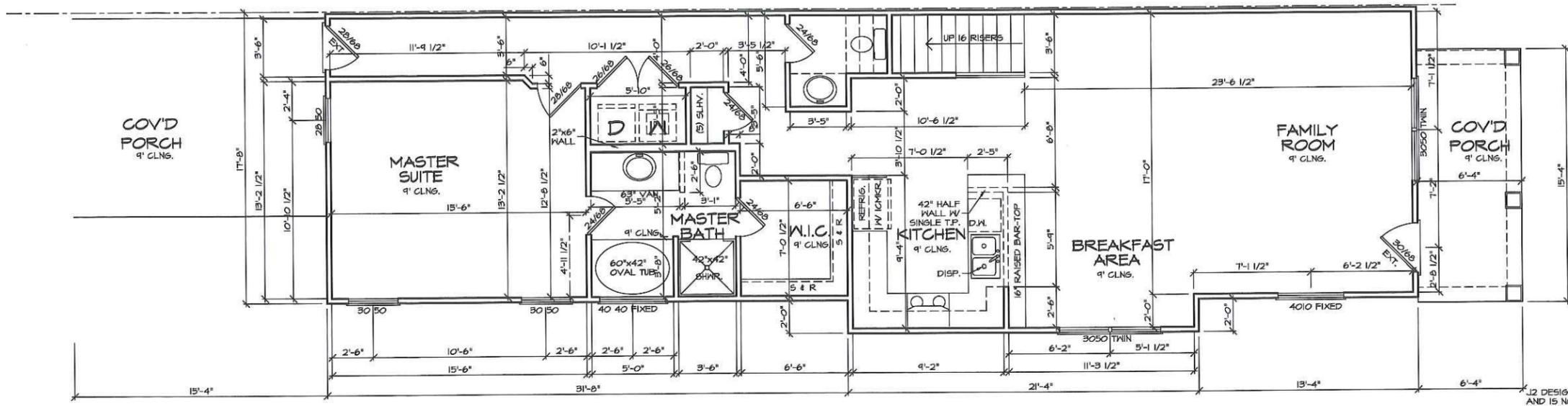
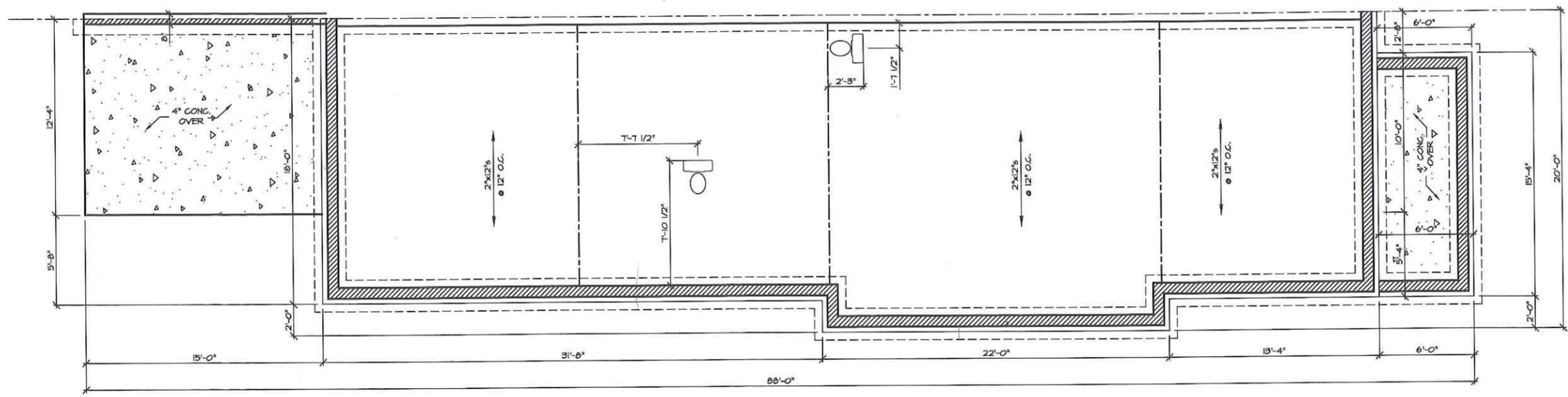


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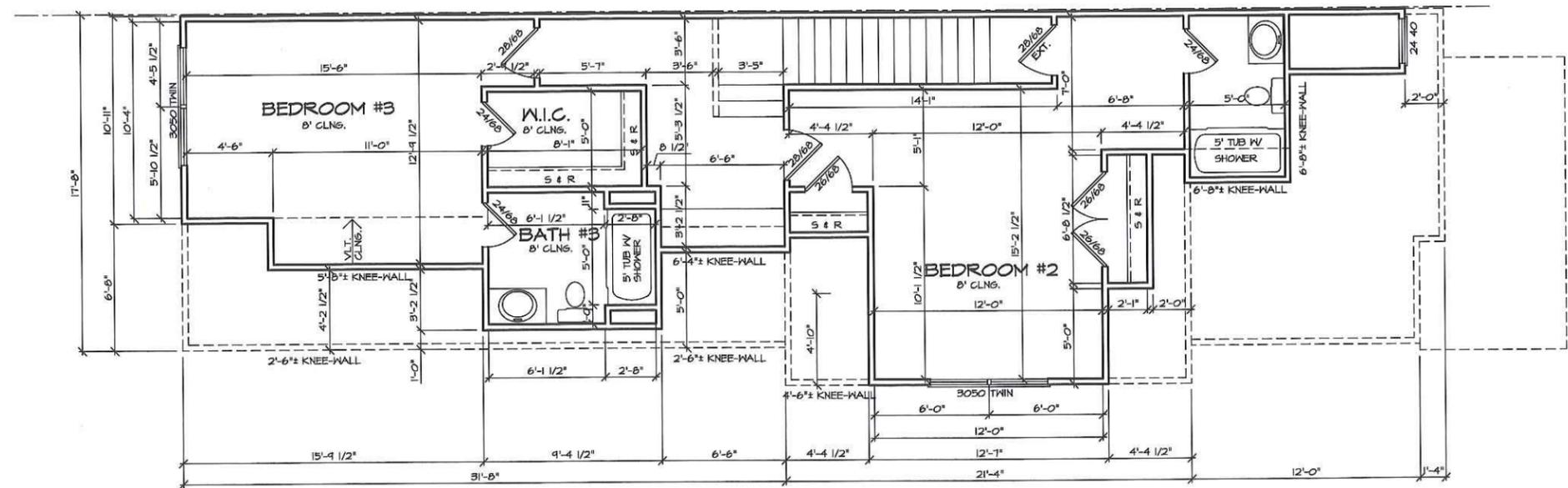
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FIRST FLOOR PLAN

SCALE: 1/4" = 1'

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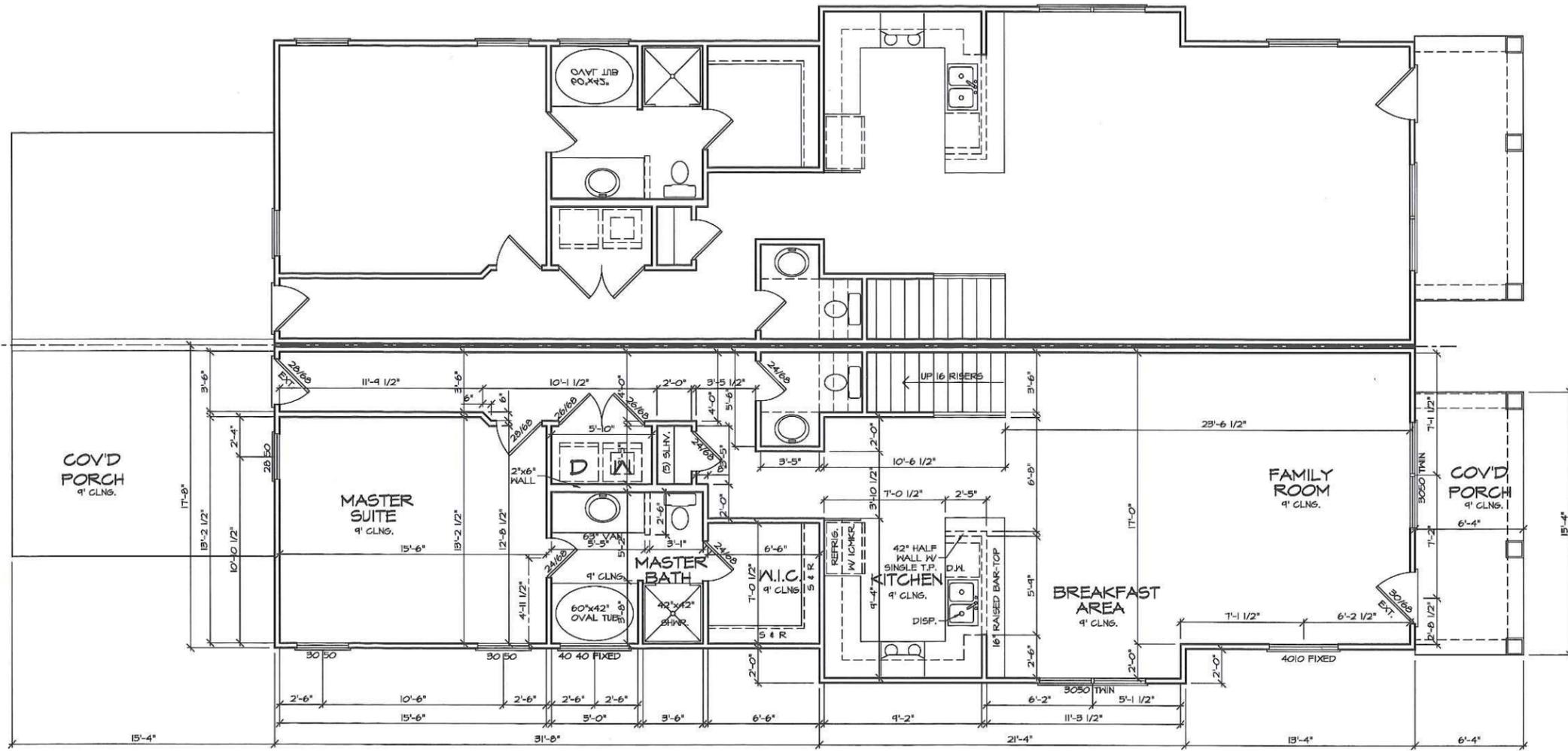
SECOND FLOOR PLAN

PLAN NAME
COMMUNITY/LOT#
1902 5TH AVENUE NORTH
DRAWING NAME
FLOOR PLANS

SHEET NO.
A2
PLAN NO.

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ALL DIMENSIONS FROM FACE OF STUD
ALL WALLS 3/2"



NOTES:

- GYP. BOARD WALL AND CEILINGS
- 5/8" TYPE "X" GYP. BOARD @ GARAGE CEILING
- 9'-1/4" CEILING HEIGHT FIRST FLOOR
- 8'-1/8" CEILING HEIGHT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES U.N.O.
- 1 3/4" H.C. INTERIOR DOORS
- 1 3/4" S.G. EXTERIOR DOORS
- 6'-8" DOOR HT. AT FIRST FLOOR
- 6'-8" DOOR HEIGHT AT SECOND FLOOR
- ALL WINDOWS TO BE SINGLE HUNG
- ALL TWIN AND TRIFLE WINDOWS TO HAVE 4" MULL.
- 7'-4" HEADER HT. AT FIRST FLOOR
- 6'-8" HEADER HT. AT SECOND FLOOR
- ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX)
- 22" HIGH x 20" WIDE (MIN.) OPENING WITH 5.7 SQ FT (MIN) NET CLEAR OPENING
- SMOKE DETECTORS REQUIRE 10V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH F907.1.10 (IRC 2009)
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH 1203 (IRC 2009)
- CHIMNEYS TO BE 3'-0" MIN. ABV. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS
- ALL PREFAB FIREPLACES TO BE U.L. # IRC 2009 APPROVED
- A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
- STAIR WAYS SHALL COMPLY WITH R1004 (IRC 2009)
- HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R 1012 # 1013 (IRC 2009)
- GUARDRAILS TO BE 36" A.F.F. (MIN.) WITH BALUSTERS AT 4" O.C. MAX PER R1013 (IRC 2009)
- PLUMBING AND HVAC TO FOLLOW 2009 INTERNATIONAL PLUMBING AND MECHANICAL CODE

FIRST FLOOR PLAN

SCALE: 1/4" = 1'

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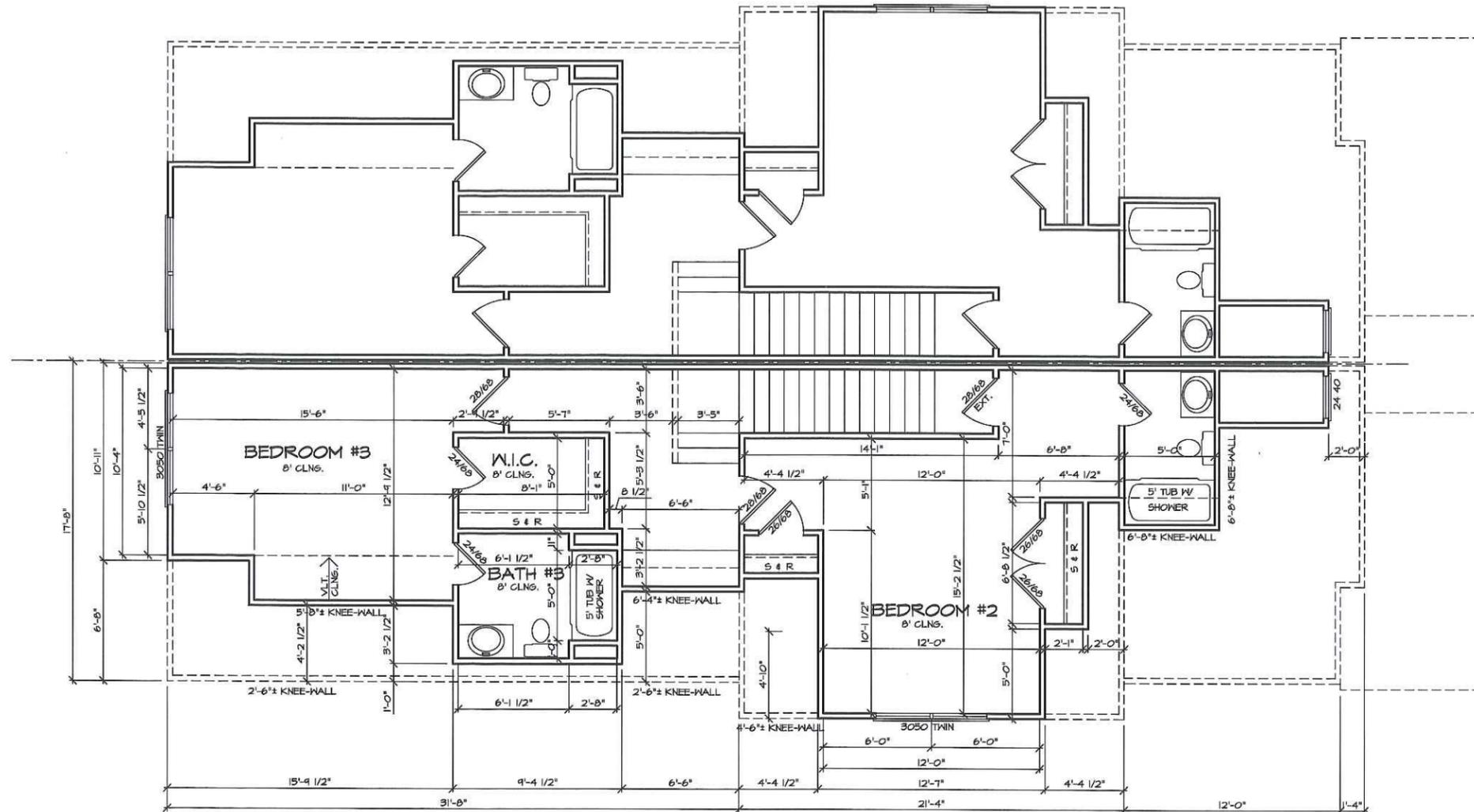
PLAN NAME
COMMUNITY/LOT#
DRAWING NAME

1902 5TH AVENUE NORTH
FL FIRST FLOOR PLAN
SHEET NO.
A.3
PLAN NO.

REVISIONS:

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NOTES:

- 6" GP. BOARD WALL AND CEILING
- 3/4" TYPE 1" X 6" GP. BOARD @ GARAGE CEILING
- 9'-10" CEILING HEIGHT FIRST FLOOR
- 8'-10" CEILING HEIGHT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES U.N.O.
- 1 3/8" H.C. INTERIOR DOORS
- 1 3/8" S.G. EXTERIOR DOORS
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- ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX) 22" HIGH X 20" WIDE (MIN) OPENING WITH 5.7 SQ FT (MIN) NET CLEAR OPENING
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH F701.10 (IRC 2009)
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH 1203 (IRC 2009)
- CHIMNEYS TO BE 3'-0" MIN. ABV. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS
- ALL PREFAB FIREPLACES TO BE U.L. # IRC 2009 APPROVED & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
- STAIR WAYS SHALL COMPLY WITH R1004 (IRC 2009)
- HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R 1012 & 1013 (IRC 2009)
- GUARDRAILS TO BE 36" A.F.F. (MIN) WITH BALUSTERS AT 4" O.G. MAX PER R1013 (IRC 2009)
- PLUMBING AND HVAC TO FOLLOW 2009 INTERNATIONAL PLUMBING AND MECHANICAL CODE

SECOND FLOOR PLAN

SCALE: 1/4" = 1'

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PLAN NAME	COMMUNITY/LOT#	DRAWING NAME
	1602 5TH AVENUE NORTH	SECOND FLOOR PLAN
SHEET NO.	A.4	
PLAN NO.		



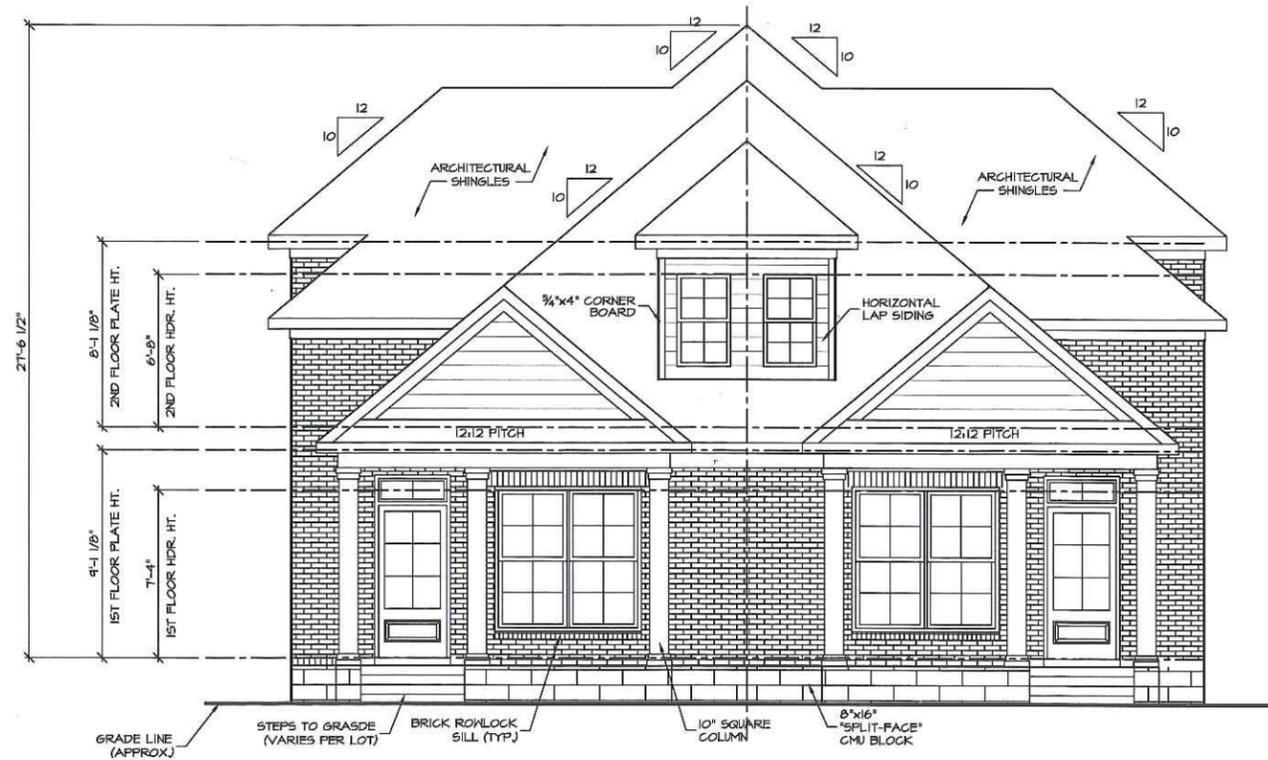
DESIGNS

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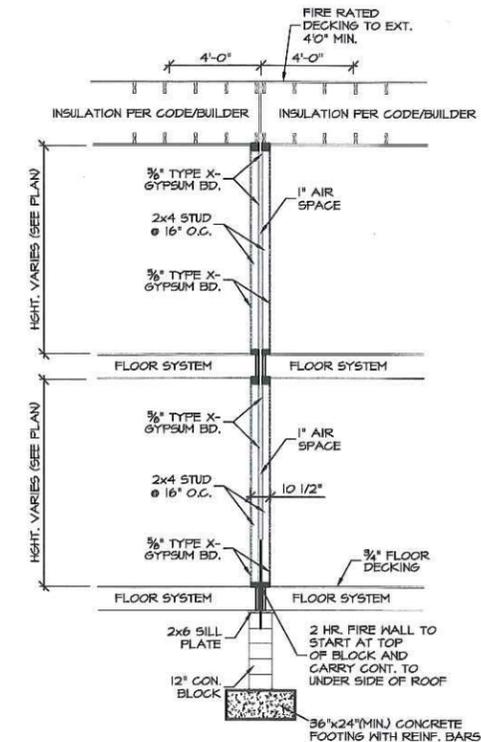


FRONT ELEVATION

SCALE: 1/4" = 1'

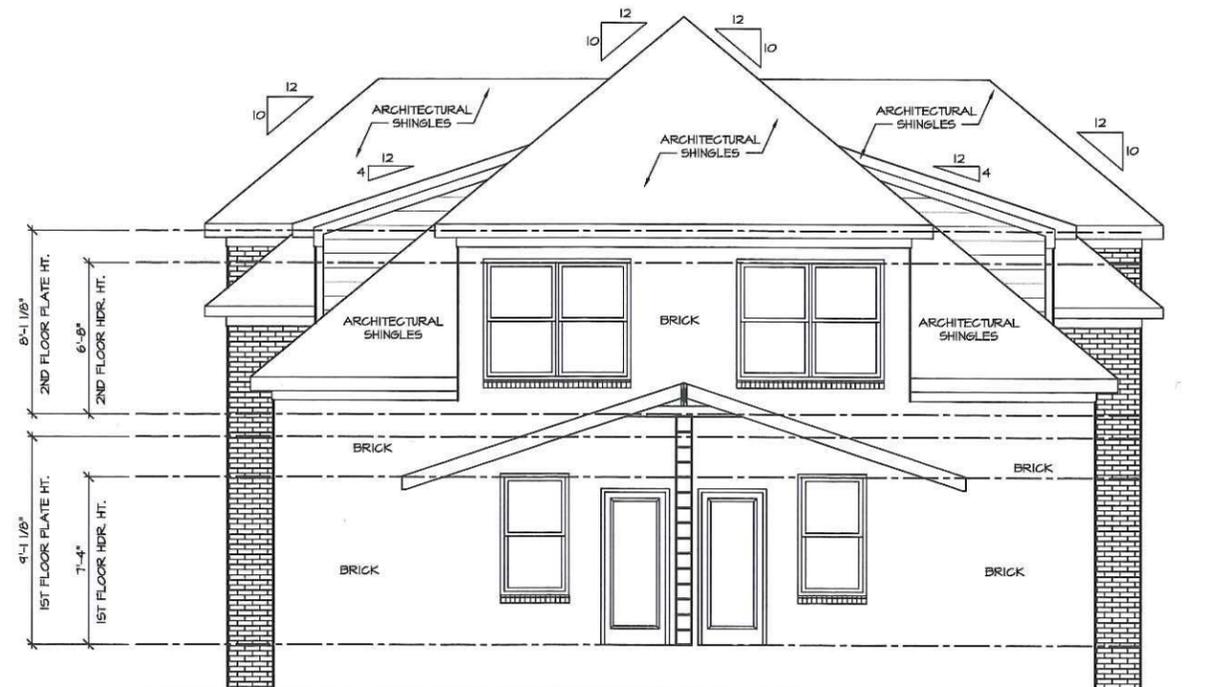
NOTES:

1. ALL BRICK EXTERIOR (UNLESS NOTED OTHERWISE).
2. REFER TO FLOOR PLANS FOR DOOR AND WINDOW SIZES AND EXACT DIMENSIONS.
3. ALL GUARDRAILS TO BE 36" (A.F.F.).
4. ALL SPINDLES TO BE LESS THAN 4" O.C.
5. ALL SHINGLES TO BE "ARCHITECTURAL" IN TYPE.



FIREWALL DETAIL

SCALE: 1/4" = 1'



REAR ELEVATION

SCALE: 1/4" = 1'

J2 DESIGNS IS NOT AN ENGINEERING FIRM AND IS NOT LIABLE FOR STRUCTURAL INTEGRITY OF STRUCTURAL DESIGNS. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT ALL DIMENSIONS AND SQUARE FOOTAGE ARE CORRECT AND ALL CODES REGULATIONS HAVE BEEN MET. AFTER CONSTRUCTION HAS STARTED, IF AN ERROR OCCURS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT IT.

PLAN NAME

COMMUNITY/LOT#
1905 5th AVENUE NORTH

DRAWING NAME

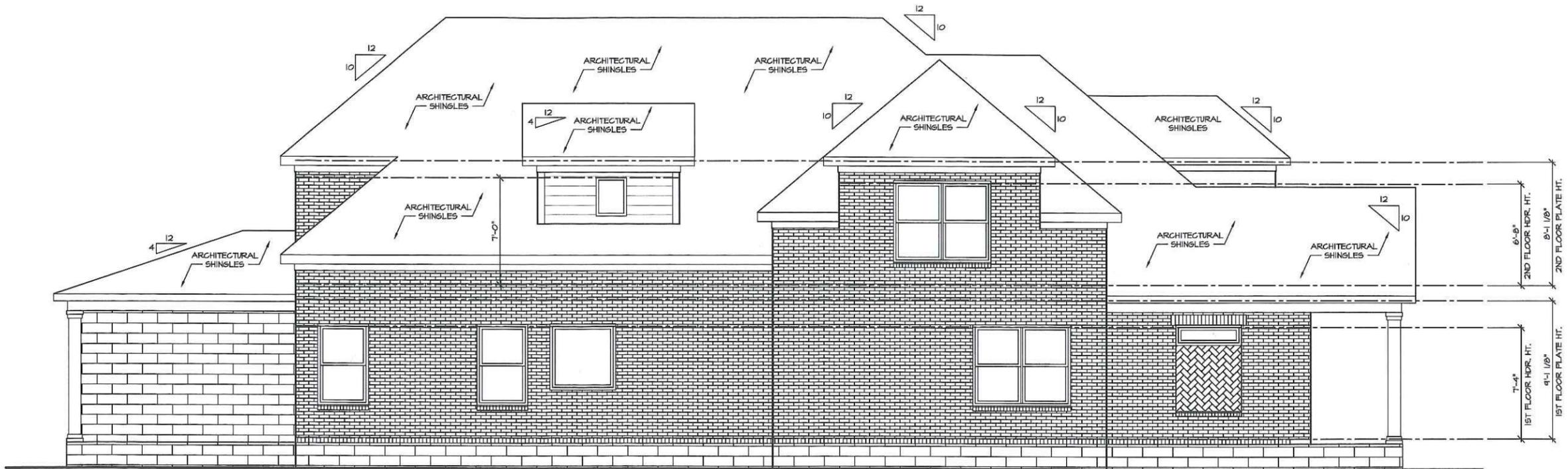
FRONT & REAR ELEVATIONS

SHEET NO.

REVISIONS:

NOTICE:

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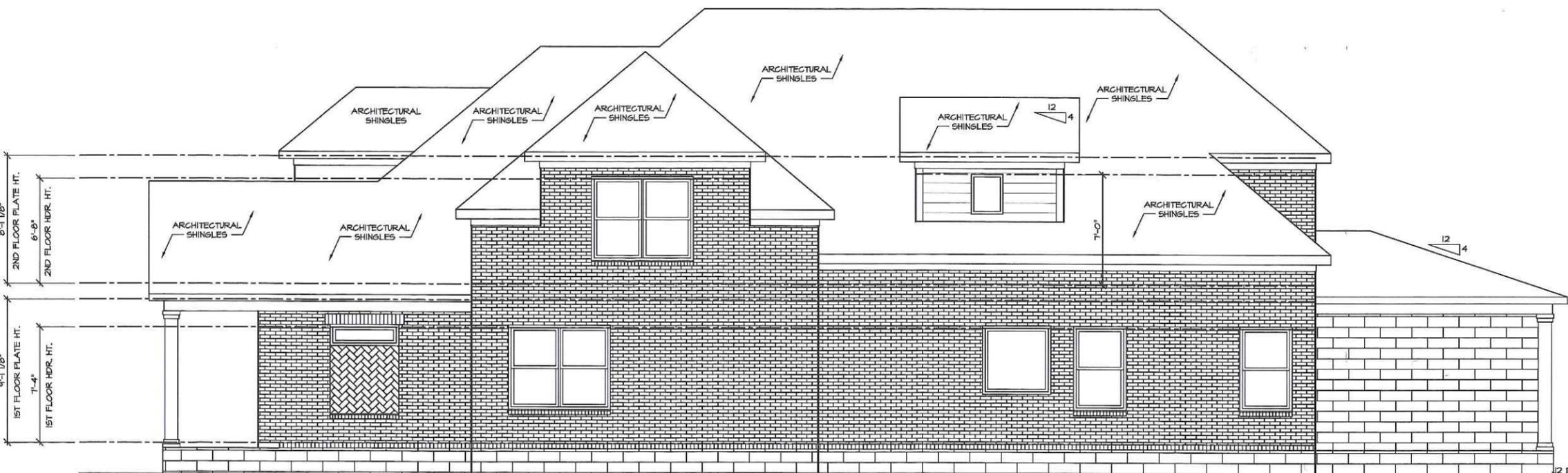


NOTES:

1. ALL BRICK EXTERIOR (UNLESS NOTED OTHERWISE).
2. REFER TO FLOOR PLANS FOR DOOR AND WINDOW SIZES AND EXACT DIMENSIONS.
3. ALL GUARDRAILS TO BE 36" (A.F.F.).
4. ALL SPINDLES TO BE LESS THAN 4" O.C.
5. ALL SHINGLES TO BE "ARCHITECTURAL" IN TYPE.

LEFT ELEVATION

SCALE: 1/4" = 1'



RIGHT ELEVATION

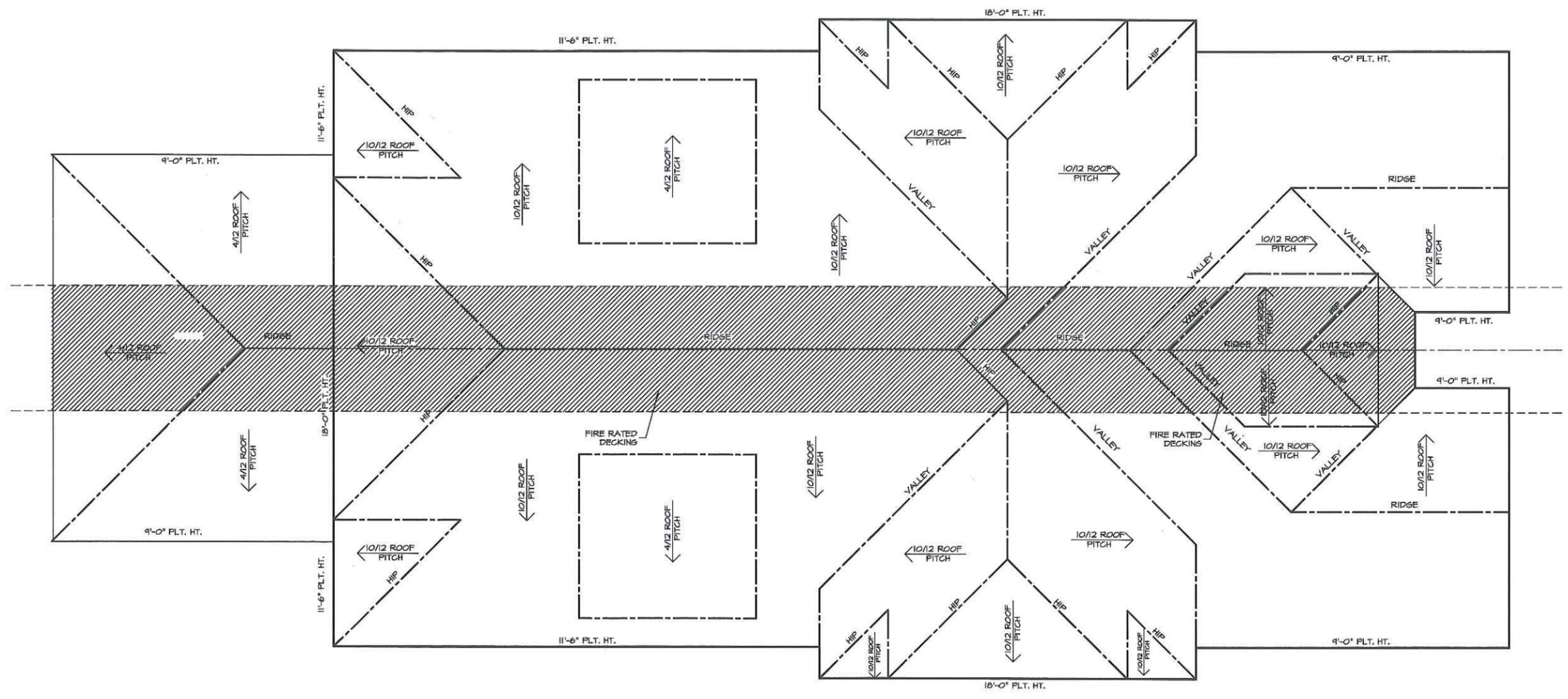
SCALE: 1/4" = 1'

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PLAN NAME	COMMUNITY/LOT#	DRAWING NAME
	1902 5TH AVENUE NORTH	SIDE ELEVATIONS
SHEET NO.	A.6	
PLAN NO.		

REVISIONS:

NOTICE:
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ROOF FRAMING PLAN
 SCALE: 1/4" = 1'

J2 DESIGNS IS NOT AN ENGINEERING FIRM AND IS NOT LIABLE FOR STRUCTURAL INTEGRITY OF STRUCTURAL DESIGNS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING & FOUNDATION SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS. THE 'ENGINEER OF RECORD' SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT ALL DIMENSIONS AND SQUARE FOOTAGE ARE CORRECT AND ALL CODES REGULATIONS HAVE BEEN MET. AFTER CONSTRUCTION HAS STARTED, IF AN ERROR OCCURS INVOLVING SQUARE FOOTAGE AND/OR DIMENSIONS IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PLAN NAME	COMMUNITY/LOT#
	1402 5TH AVENUE NORTH
DRAWING NAME	ROOF PLAN
SHEET NO.	S.2
PLAN NO.	