

UNIFORM - 4 BED + 5 BAY - 2 STORY

GENERAL NOTES:

EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THIS PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCLARIFIED AREAS TO WHICH THE CONTRACT DOCUMENTS DO NOT REFER SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.

THE CONTRACTOR AND SUB-CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO STARTING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.

THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER OR INTERIOR DECORATOR/DESIGNER.

ALL SITE WORK AND LANDSCAPE IS TO BE ESTABLISHED AND DESIGNED BY OTHERS THAN THE ARCHITECT.

UNLESS SHOWN ON THESE DRAWINGS, ALL MECHANICAL WORK SUCH AS, BUT NOT LIMITED TO, ELECTRICAL, PLUMBING, HEATING AIR CONDITIONING, VENTILATION, ETC. ARE TO BE ESTABLISHED BY OTHERS THAN THE ARCHITECT.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION AND COMPLETION OF WORK AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

IF ANY MODIFICATIONS TO THESE DRAWINGS ARE NOT REVIEWED AND APPROVED BY THE ARCHITECT, THE ARCHITECT TAKES NO RESPONSIBILITY FOR THE CHANGES.

THE OWNER OR CONTRACTOR SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS, TAX FEES, AND CERTIFICATES OF OCCUPANCY.

THE ARCHITECT SHALL NOT BE RESPONSIBLE NOR BE REQUIRED TO MAKE ANY CORRECTIONS OF CONSTRUCTION WORK UNLESS SPECIFIED IN CONTRACT.

ALL DESIGNS AND PLANS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT AND OWNER.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS.

SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT OR MATERIALS. DETAILED SHOP DRAWINGS SHALL BE USED TO PREPARE MANUFACTURING ARCHITECTS OF DESIGN. CONSTRUCTION SHALL CANCEL ALL SHOP DRAWINGS, AND NOT ANY OTHER, WITHOUT SUBMISSION.

THE CONTRACTOR MAY SUBMIT FOR APPROVAL, 10 DAYS PRIOR TO PRESENTATION OF NEGOTIATED PRICE TO OWNER, A TENTATIVE MANUFACTURER OF EQUIPMENT SPECIFIED ON THESE DRAWINGS.

STRUCTURAL DRAWINGS SHALL BE WORKED THROUGH WITH THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS TO COORDINATE DISCREPANCIES SUCH AS STAIRS, DRAINS, REGISTERS, BOLTS, SETTINGS, ETC. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DESIGN LOADS DO NOT INCLUDE SUPERIMPOSED LOADS SUCH AS AC UNITS AND OTHER MECHANICAL EQUIPMENT. SHOP DRAWINGS OF EQUIPMENT AND PROPOSED SUPPORT FRAMING SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL.

CONCRETE:

ALL STRUCTURAL STEEL SHALL BE OF DOMESTIC MANUFACTURING CONFORMING TO A S.T.M. A36 AND STANDARD A13.5.C.

ALL CONCRETE SHALL BE PLACED ON THE GUY. NO CONCRETE SHALL BE PLACED LATER THAN 10:00 AM. ALL CONCRETE SHALL BE PLACED IN LAYERS TO MAINTAIN PROPER VIBRATION AND SEGREGATION AND REINFORCING.

REINFORCING STEEL SHALL BE OF NEW BUILT HIGH-STRENGTH CONCRETE MANUFACTURED CONFORMING TO THE LATEST A.S.T.M. A615 GRADE 60 FABRICATED IN ACCORDANCE WITH A MANUAL OF STANDARD PRACTICES OF THE CONCRETE REINFORCING AND PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH A.C.I. BUILDING CODES AND STANDARD PRACTICE AND THE 2018 INTERNATIONAL RESIDENTIAL CODE.

REINFORCING SHALL HAVE 3' COVER IN FOOTINGS AND 2' COVER ON MAIN FLOOR DECKING IN STEM WALLS.

REINFORCING BARS ARE CONTINUOUS UNLESS NOTED OTHERWISE. LAP WELDS SHALL BE 12" MINIMUM. STEEL WELDS SHALL BE 32 BAR DIAMETERS AT SPICES (MIN).

AT OUTSIDE CORNERS OF CONCRETE FOOTINGS AND STEM WALLS, REINFORCING SHALL BE LAPPED AT CORNERS.

ALL MASONRY AND/OR CONCRETE WALLS BELOW GRADE SHALL BE DAMPROOFED AND WATERPROOFED AS REQUIRED BY SECTION 900.07 OF THE 2018 IRC.

MASONRY (CMU) FOUNDATION WALLS:

FRONT PROTECTION ALL MASONRY SHALL BE PROTECTED AGAINST FREEZING FOR NOT LESS THAN 100 HOURS AFTER INSTALLATION. PROTECTION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. PROTECTION SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE WORK.

REINFORCING MASONRY WALLS AND PARTITIONS SHALL BE SECURELY ANCHORED TO FOUNDATION AT POINTS WHERE THE INTERSECT BY ONE OF THE FOLLOWING METHODS:

- 1. ANCHOR BOLTS PLACED AT LEAST 18" (50% MINIMUM) OF THE UNITS AT THE INTERSECTIONS BY THE MASONRY BUILDER WITH ANCHOR BOLTS HAVING A TENSILE STRENGTH OF 30,000 PSI AND 1/2" DIAMETER. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEPER SCREENED.
- 2. WELDED WIRE REINFORCEMENT (WWR) SHALL BE USED TO PROVIDE ANCHORAGE TO THE FOUNDATION WALL. THE WWR SHALL BE PLACED AT LEAST 18" (50% MINIMUM) OF THE UNITS AT THE INTERSECTIONS BY THE MASONRY BUILDER WITH ANCHOR BOLTS HAVING A TENSILE STRENGTH OF 30,000 PSI AND 1/2" DIAMETER. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEPER SCREENED.

WHERE THE WATER RESISTIVE BARRIER IS TO BE INSTALLED IN SECTION 903.2 AND WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE SEPARATED FROM STUCCO BY AN INTERVENING SUBSTANTIAL NON-WATER ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

WATER RESISTIVE BARRIERS:

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LINTEL SCHEDULE:

FOR 4" BRICK VENEER WITH NO IMPER SUPERPOSED LOADING

1/2" x 1/2" x 1/2" (3/8")	1/2" x 1/2" x 1/2" (3/8")	1/2" x 1/2" x 1/2" (3/8")	1/2" x 1/2" x 1/2" (3/8")
1/2" x 1/2" x 1/2" (3/8")	1/2" x 1/2" x 1/2" (3/8")	1/2" x 1/2" x 1/2" (3/8")	1/2" x 1/2" x 1/2" (3/8")
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STEEL COLUMN CAPS AND BASE PLATES:

PIPE (ALLOY) COLUMNS MUST BE A MINIMUM OF 3" HIGH DIAMETER GALVANIZED STEEL. CAPS AND BASE PLATES SHALL BE 1/2" THICK A36 GRADE OR APPROVED EQUIVALENT AS PER I.R.C. SECTION 903.7.

WOOD FRAME CONSTRUCTION:

LUMBER

ALL LUMBER ARE DIMENSIONED AT 3 1/2" AND 5 1/2" UNLESS NOTED OTHERWISE.

SIZES OF STRUCTURAL MEMBERS. ALL LUMBER SIZES SPECIFIED ARE NOMINAL SIZES. ACTUAL SIZES ARE SHOWN ON THE FLOOR PLANS.

STRUCTURAL POSTS. ALL ISOLATED STRUCTURAL POSTS SHALL HAVE A MINIMUM OF FOUR INCHES BARRIER SHOWN ON THE FLOOR PLANS.

4x4 POSTS = 100% 4x4 NAILLED
4x6 POSTS = 100% 4x6 NAILLED
4x8 POSTS = 100% 4x8 NAILLED

STRUCTURAL FRAMING

RESISTANCE TO DEF. OF THE STUD GRADE

HANDS/CEILING JOISTS: DEF. OF 1/8" OR 2" GRADE OR BETTER

CEILING/ROOF JOISTS: DEF. OF 1/8" OR 2" GRADE OR BETTER

ALL WOOD FRAMING AT EXTERIOR WALLS SHALL BE AS FOLLOWS:

1x11 FLOOR 2x6x11 @ 16" O.C.
2nd FLOOR 2x6x11 @ 16" O.C.

ALL 1" BARS ARE TO BE SERIES 300 UNLESS NOTED OTHERWISE.

PROTECTION AGAINST DECAY AND TERMITES:

WOOD IN CONTACT WITH THE GROUND:

ALL WOOD IN CONTACT WITH THE GROUND AND SUPPORTING PERMANENT STRUCTURES SHALL BE APPROVED TREATED WOOD.

STUCCO PLATES:

1/2" OF 1/2" STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS IN CONTACT WITH CONCRETE FOUNDATIONS.

FOUNDATION PLATES:

ALL BILLS WHICH REST ON CONCRETE OR MASONRY EXTERIOR WALLS SHALL BE APPROVED TREATED WOOD OR BARRIER SHOWN ON THE FLOOR PLANS.

FOUNDATIONS AND FOUNDATIONS:

FOUNDATIONS:

FOUNDATION WALLS ARE DESIGNED IN ACCORDANCE WITH I.R.C. SECTION 901. ANY DEVIATION FROM THE PRESCRIPTIVE DETAILS CONTAINED WITHIN THE BUILDING CODE MUST BE APPROVED BY THE ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO ANY CONSTRUCTION.

CONCRETE FOOTINGS:

FOOTINGS ARE DESIGNED TO BEAR ON UNIFORM HARDENED SAND BEARING VALUE OF 2.50 PSF. CLEAR ALL FOTHOLES AND FILL WITH 3:100 PER CONCRETE FORM SIZE OF FOOTINGS WITH WOOD FORMS REQUIRED.

EXCEPT WHERE DETERMINED BY FIELD LOADING TESTS OR AS OTHERWISE PROVIDED HEREIN, THE MAXIMUM ALLOWABLE PERMISSIBLE SOIL BEARING VALUE UNDER SPREAD FOOTINGS AT OR ABOVE THE SURFACE SHALL NOT EXCEED THAT OF THE SOIL IN THE 2018 IRC. PRESUMPTIVE BEARING VALUES SHALL APPLY TO ALL MATERIALS OF SIMILAR PHYSICAL CHARACTERISTICS AND DISPOSITION.

BOTTOMS OF ALL FOOTINGS ARE 3' BELOW EXISTING GRADE UNLESS OTHERWISE NOTED.

TOPS OF FOOTINGS ARE AT SAME ELEVATION AT JUNCTURE OF WALL FOOTING AND COLUMN FOOTING.

WALL FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING. REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING.

WALL FOOTING REINFORCEMENT TO STEP TO BOTTOM OF LOWER FOOTING AT 0' FLOOR TO 2' HORIZONTAL.

CONCRETE IN FOOTINGS SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH NOT LESS THAN 4,000 PSI. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION AND FOR A PERIOD NOT LESS THAN 100 HOURS AFTER DEPOSITION.

ALL FOOTINGS SHALL BE CENTERED UNDER WALL OR COLUMN UNLESS NOTED OTHERWISE ON PLANS.

CONCRETE SLABS:

WHERE TEMPERATURE REINFORCEMENT IS NOT PROVIDED IN CONCRETE SLABS OTHER THAN AT CORNERS AND JOINTS AT APPROXIMATELY 20" INTERVALS SHOULD BE PROVIDED. CONCRETE JOINTS SHOULD BE PROVIDED AT PARTITIONS.

CONCRETE SLAB ON GRADE SHALL HAVE MINIMUM THICKNESS OF 4" AS SPAN. 50% TO 100% POLYETHYLENE MEMBRANE SHALL BE PROVIDED PRIOR TO JOINT FILLER EXPANSION JOINTS AT 12' INTERVALS.

PATIOS AND PORCHES TO BE 3,000 PSI AIR ENTRAINED AND BLOWN 18" PER 1" IN DEPRESSION IN THE FOUNDATION PLANS.

GARAGE SLABS TO BE 3,000 PSI AIR ENTRAINED AND BLOWN A MINIMUM OF 18" PER 1" TOWARDS DOOR OPENINGS.

ENGINEERED STONE, THIN VENEER BRICK AND PLASTER:

STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH IRC CHAPTER 7, TABLE R703.3(1) AND FIGURE R703.4.

LATH:

PROVIDE ALL LATH AND LATH AT ATTACHMENTS SHALL BE OF COMBINATION-RESISTANT LATH. EXPANDED METAL WIRE MESH SHALL BE USED IN ACCORDANCE WITH SECTION 903.2. LATEST A.S.T.M. A188 GRADE 60 FABRICATED IN ACCORDANCE WITH A MANUAL OF STANDARD PRACTICES OF THE CONCRETE REINFORCING AND PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH A.C.I. BUILDING CODES AND STANDARD PRACTICE AND THE 2018 INTERNATIONAL RESIDENTIAL CODE.

PLASTER:

PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY. CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR SOLICITANT WOODS AS SPECIFIED IN SECTION 903.2.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY PORTLAND CEMENT PLASTER, MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

WEEP SCREEDS:

A MINIMUM 0.019-INCH (NO. 16) GALVANIZED SHEET GAGE) CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/16 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH A.C.I. 308. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE FINISH GRADE. THE WEEP SCREED SHALL BE PLACED AT LEAST 18" (50% MINIMUM) OF THE UNITS AT THE INTERSECTIONS BY THE MASONRY BUILDER WITH ANCHOR BOLTS HAVING A TENSILE STRENGTH OF 30,000 PSI AND 1/2" DIAMETER. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEPER SCREENED.

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FABRICATION:

CONNECTIONS: ALL CONNECTIONS SHALL BE FABRICATED WITH APPROVED TRADE CONNECTIONS. BOLTS AND NUTS, SPIKES AND ANCHOR BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. BOLTED CONNECTIONS SHALL BE SLAGGED UP TIGHTLY WITHOUT CRUSHING WOOD PRESSURE UNDER THE WASHERS. ALL WELDED CONNECTIONS SHALL MEET THE MINIMUM REQUIREMENTS OF THE BUILDING CODES AND STANDARD PRACTICE AND THE 2018 INTERNATIONAL RESIDENTIAL CODE.

ROOFING:

ROOFING: THE ROOFING SHALL BE THE EQUIVALENT OF NOT LESS THAN THREE (3) PLYS OF TWO (2) BY FOUR (4) INCHES THICK ASPHALT/FLYSHING OR TWO (2) BY FOUR (4) INCHES THICK OSB SHEATHING OVER TWO (2) BY FOUR (4) INCHES THICK 2X4 RAFTERS. THE RAFTERS SHALL BE SPACED AT 24" ON CENTER. THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE SEPARATED FROM STUCCO BY AN INTERVENING SUBSTANTIAL NON-WATER ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

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WINDOW SCHEDULE		
WINDOW SIZE (TYPI)	NOTES	BLVSLINE NO
A 3'0" x 5'0"	S=HDL	2034
B 3'0" x 5'0"	S=HDL	2034-3
C 2'4" x 5'0"	S=HDL	2034
D 2'4" x 5'0"	S=HDL	2030
E 3'0" x 5'0"	S=HDL	2030-2
F 3'0" x 5'0"	S=HDL	2040-3
G 2'0" x 4'0"	S=HDL	2030
H 2'0" x 3'0"	S=HDL	2030
J 2'0" x 3'0"	BS*1	BSMT HANGING

BLVSLINE SERIES 3800 WITH HIGH-PERFORMANCE LOW-E GLASS
NOTE: CASSETTE WINDOWS ARE SERIES F550 WITH LOW-E GLASS

DOOR SCHEDULE		
DOOR SIZE	FINISHES FRONT BACK SOLID CORE SCHEDULE CODE	REMARKS
1 3'0" SIDE ENTRY DOOR w/ TRANSOM	1 3/4"	SHOULDER 1/2" W/ 1/2" W/ 1/2" W/ 1/2"
2 2'4" x 4'0" TALL W/ ACCESS	1 3/4"	C LABEL WITH 1/2" W/ 1/2" W/ 1/2"
3 4'0" x 4'0" TALL TRANSOM	1 3/4"	MOD SERIES w/ 1/2" W/ 1/2" W/ 1/2"
4 3'0" x 5'0"	1 3/4"	WALNUT PANEL OR GARAGE DOOR
5 2'0" x 4'0"	1 3/4"	4 PANEL "CLASSIQUE" BY PASONTE
6 2'4" x 4'0"	1 3/4"	4 PANEL "CLASSIQUE" BY PASONTE
7 2'0" x 4'0"	1 3/4"	4 PANEL "CLASSIQUE" BY PASONTE
8 1'4" x 4'0"	1 3/4"	4 PANEL "CLASSIQUE" BY PASONTE
9 2'0" x 4'0"	1 3/4"	4 PANEL "CLASSIQUE" BY PASONTE
10 2'0" x 4'0"	1 3/4"	4 PANEL "CLASSIQUE" BY PASONTE

Managed By: CLM
 Drawn By: CLM
 Checked By:
 Redlined By:
 Date:
 Issue For Permit:
 Issue For Review:
 02-24-23
 Issue For Construction:
 Revisions:
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Heritage at Neptune
 New Jersey
 Thomas J. Brennan
 ARCHITECTS
 1835 N. Mulford Avenue Dr.
 Suite 200
 Allen, TN 37013
 931.663.9118
 1 Fax
 931.378.9116

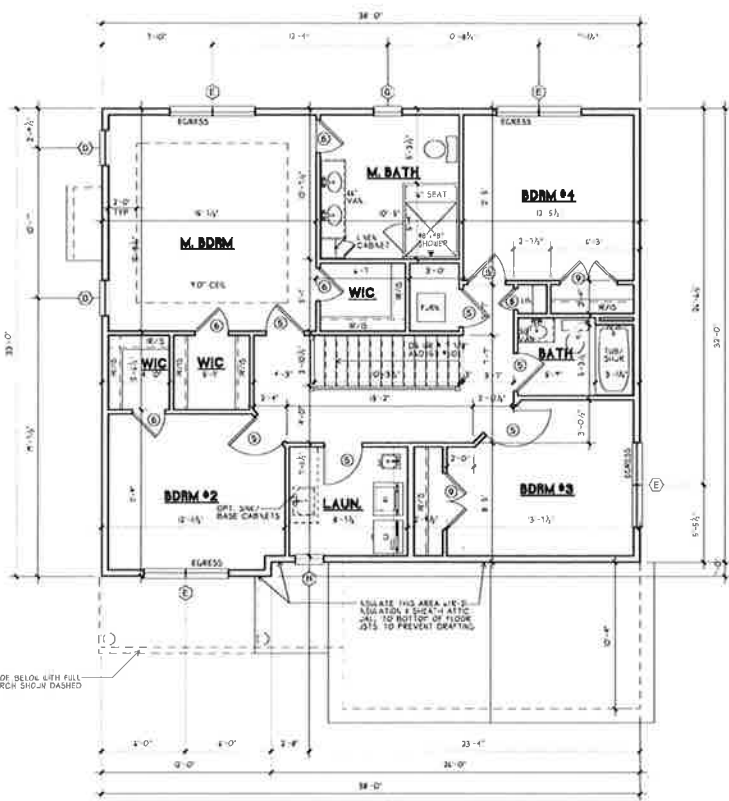
JUNIPER MODEL

1st & 2nd
 FLOOR
 PLAN

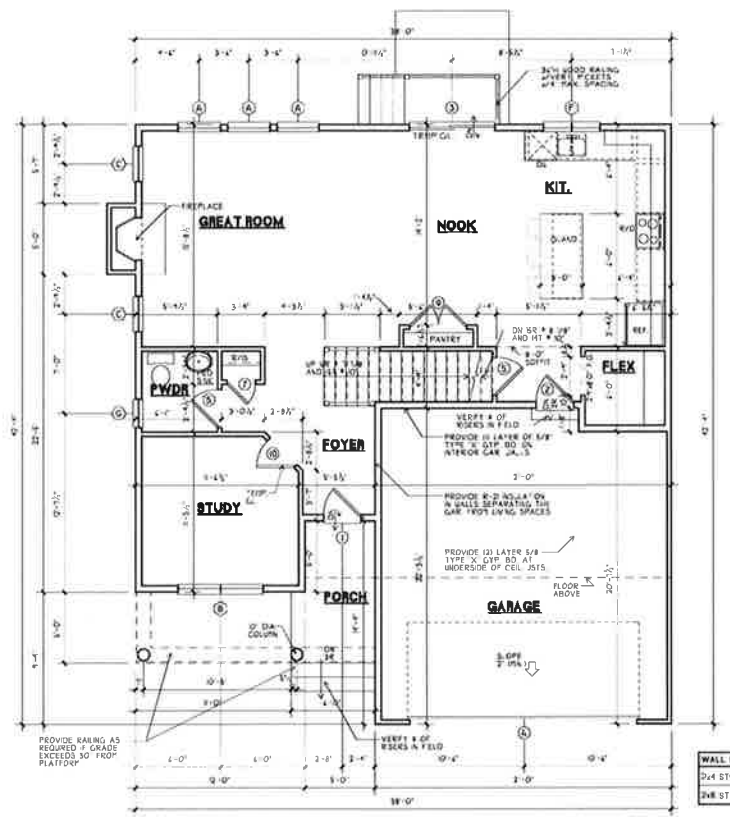
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A3

01 Sheets
 Project No.
 22303-36



02 SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"
 ELEVATIONS 2



01 FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"
 ELEVATIONS 1

NOTE: CONTRACTOR IS TO VERIFY THAT WINDOW SILL HEIGHTS MEET THE REQUIREMENTS OF IBC SECTION 703.2.1 WHICH WINDOW SILL HEIGHTS ARE 4'-0" FROM THE FINISHED GRADE

- DECK GENERAL NOTES:**
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR/BUILDER SHALL NOTIFY THE ARCHITECT
 - ALL DIMENSIONS ARE TO ROUGH FRAMING
 - ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED
 - ALL DECK LUMBER SHALL BE PRESSURE TREATED
 - STAIR TREADS SHALL BE 9" MIN PLUS 1" NOSING (TYP) UNLESS NOTED OTHERWISE
 - STAIR RISER HEIGHT SHALL BE 8.25" MAXIMUM
 - ALL HANDRAILS SHALL BE 36" ABOVE NOSING (TYP)
 - ALL HANDRAIL GRIP SIZES SHALL 1.25" DIA. TO 2" DIA. MAX
 - ALL GUARDRAILS SHALL BE 36" MIN ABOVE FLOOR (TYP)
 - ALL BALUSTERS SHALL BE CONSTRUCTED SO ALL OPENINGS ARE LESS THAN 4" (TYP)
 - ALL WOOD HANDRAILS, GUARDRAILS, AND BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED
 - THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE RIM JOIST
 - LAG SCREWS OR BOLTS SHALL BE PLACED 2" IN FROM THE BOT FORM OR TOP OF THE DECK LEDGER AND BETWEEN 2" AND 5" IN FROM THE ENDS. THE LAG SCREWS OR BOLTS SHALL BE STAGGERED FROM THE TOP TO THE BOTTOM ALONG THE HORIZONTAL RUN OF THE DECK LEDGER
 - JOIST ENDS AND BEARING LOCATIONS SHALL BE PROVIDED WITH LATERAL RESTRAINT TO PREVENT ROTATION WHERE LATERAL RESTRAINT IS PROVIDED BY JOIST HANGERS OR BLOCKING BETWEEN JOISTS. THEIR DEPTH SHALL EQUAL NOT LESS THAN 60 PERCENT OF THE JOIST DEPTH WHERE LATERAL RESTRAINT IS PROVIDED BY RIM JOISTS. THEY SHALL BE SECURED TO THE END OF EACH JOIST WITH NOT LESS THAN (3) 100 (3-INCH X 0.128-INCH) NAILS OR (3) NO. 10 X 3-INCH LONG WOOD SCREWS

WALL LEGEND	
2x4 STUD	=====
2x6 STUD	=====

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 Date:
 Issue For Permit:
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 Issue For Construction:
 Revisions:



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 Neptune
 New Jersey

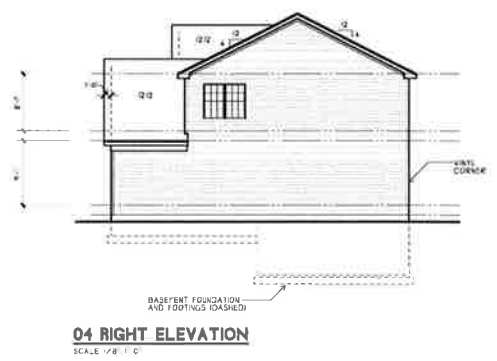
Thomas J. Brown ARCHITECTS
 1333 W. McDiarmid Dr.
 Suite 200
 Allen, Texas 75013
 972.462.7918
 Fax: 972.338.8436

ELEVATION #1

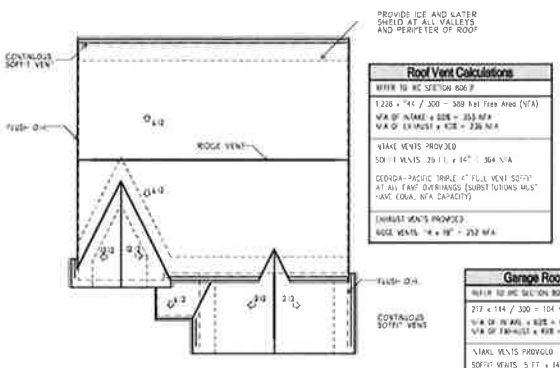
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Project No.
 22393-R6

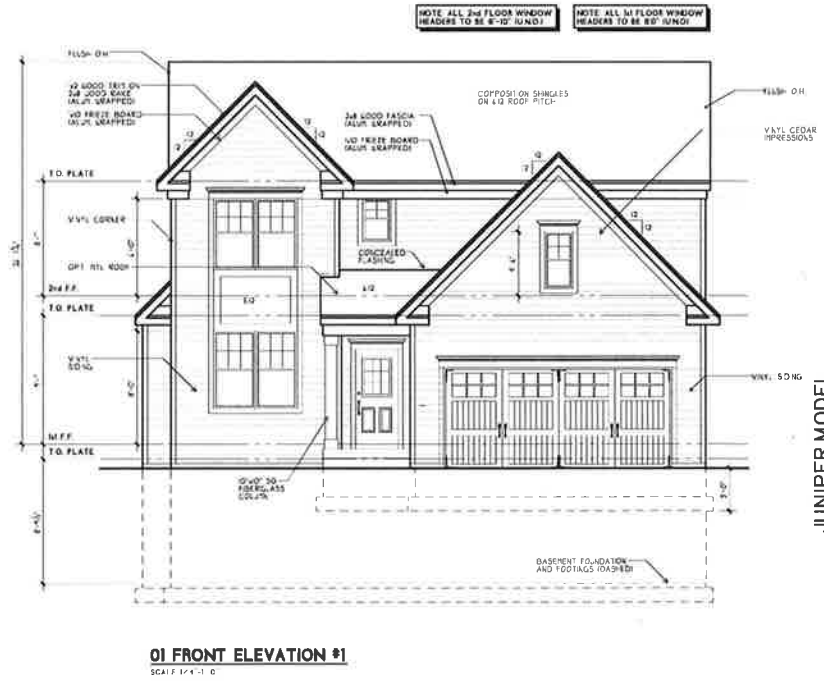


- ROOF GENERAL NOTES:**
- ALL ROOF PITCHES ARE TO BE 8:12 & 12:12 UNLESS NOTED OTHERWISE, REFER TO ROOF PLAN.
 - ALL GUTTERS ARE 4" AND DOWNSPOUTS ARE 3/4" (MINIMUM). PROVIDE PRECAST SPLASHBLOCK AT ALL DOWNSPOUTS.
 - ALL ROOF OVERHANGS TO BE 1'-0" UNLESS OTHERWISE NOTED.
 - ROOF VENTILATION TO MEET REQUIREMENTS OF I.R.C. SECTION R802 (SEE VENT CALCS).
- FLASHING:**
- BASE AND CAP FLASHING SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS
 - PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS OVER LAP TO BE A MINIMUM OF 2". DRIP EDGE SHALL EXTEND 1/4" BELOW SHEATHING. EXTEND BACK ON THE ROOF A MINIMUM OF 2", AND BE FASTENED A MAXIMUM OF 12" ON OC.
- ICE AND WATER SHIELD**
- PROVIDE ICE AND WATER SHIELD AT ALL ROOF EAVES MEASURED 24" HORIZONTALLY FROM INSIDE OF STUDWALL BELOW.
 - PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS (1'-6" EACH SIDE FROM CENTERLINE)
- ATTIC ACCESS AND APPLIANCES**
- PROVIDE ATTIC ACCESS TO ANY ATTIC AREA THAT EXCEEDS 30 sq.ft. AND VERTICAL HEIGHT OF 30", MEASURED FROM TOP OF CEILING FRAMING TO UNDERSIDE OF ROOF FRAMING
 - ACCESS OPENING SHALL NOT BE LESS THAN 22"x30" AND LOCATED IN A READILY ACCESSIBLE LOCATION.
 - MINIMUM UNOBSTRUCTED HEADROOM ABOVE ACCESS IN ATTIC SPACE SHALL BE 30"
 - A PASSAGEWAY WITH CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE WHAT BE PROVIDED TO ATTIC APPLIANCES (FURNACE, AIR HANDLER, ETC)
 - ACCESS OPENING SHALL NOT BE GREATER THAN 20'-0" ALONG PASSAGEWAY TO APPLIANCE.
 - A LIGHT CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE PER N.J.A.C. 5-23-16.

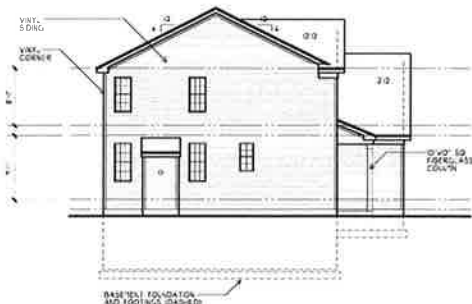


Roof Vent Calculations	
REFER TO IRC SECTION R802	
1,220 x 14' / 300 = 569 sq ft Free Area (FA)	
N/A OF INTAKE x SIZE = 353 N/A	
N/A OF EXHAUST x SIZE = 226 N/A	
INTAKE VENTS PROVIDED	
50 FT VENTS 25 FT x 14" = 354 N/A	
GEORGIA-PACIFIC (RPLC 6" FULL VENT 50 FT)	
AT ALL CASE OVERHANDS (MUST LISTING MUST)	
-AVE. EQVA. N/A CAPACITY	
EXHAUST VENTS PROVIDED	
ROOF VENTS 4 x 18" = 232 N/A	

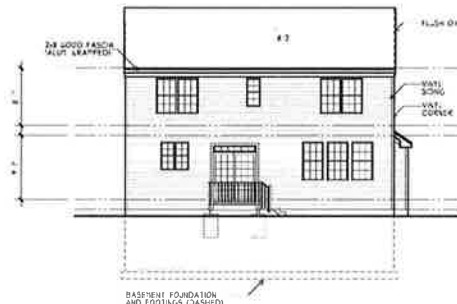
Garage Roof Vent Calculations	
REFER TO IRC SECTION R802	
217 x 114' / 300 = 104 sq ft Free Area (FA)	
N/A OF INTAKE x SIZE = 62 N/A	
N/A OF EXHAUST x SIZE = 41 N/A	
INTAKE VENTS PROVIDED	
50 FT VENTS 5 FT x 14" = 70 N/A	
GEORGIA-PACIFIC (RPLC 4" FULL VENT 50 FT)	
AT ALL CASE OVERHANDS (MUST LISTING MUST)	
-AVE. EQVA. N/A CAPACITY	
EXHAUST VENTS PROVIDED	
ROOF VENTS 3 x 18" = 54 N/A	



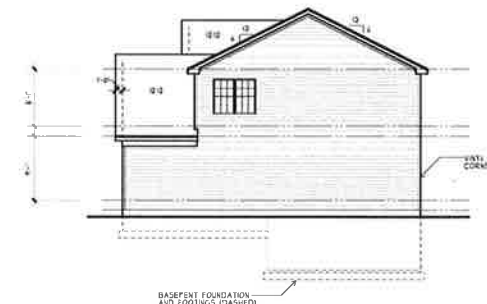
JUNIPER MODEL



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



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



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

- ROOF GENERAL NOTES:**
- ALL ROOF PITCHES ARE TO BE 6:12 & 12:12 UNLESS NOTED OTHERWISE, REFER TO ROOF PLAN.
 - ALL GUTTERS ARE 4" AND DOWNSPOUTS ARE 4x4 (MINIMUM). PROVIDE PRECAST SPLASHBLOCK AT ALL DOWNSPOUTS.
 - ALL ROOF OVERHANGS TO BE 1'-0" UNLESS OTHERWISE NOTED.
 - ROOF VENTILATION TO MEET REQUIREMENTS OF I.R.C. SECTION R805 (SEE VENT CALCS).

- FLASHING**
- BASE AND CAP FLASHING SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.

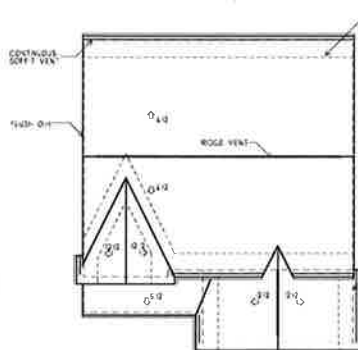
- PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS. OVERLAP TO BE A MINIMUM OF 2-in. DRIP EDGE SHALL EXTEND 1/4-in BELOW SHEATHING. EXTEND BACK ON THE ROOF A MINIMUM OF 2-in. AND BE FASTENED A MAXIMUM OF 12-in O.C.

- ICE AND WATER SHIELD**
- PROVIDE ICE AND WATER SHIELD AT ALL ROOF EAVES MEASURED 24" HORIZONTALLY FROM INSIDE OF STUDWALL BELOW.

- PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS (1'-6" EACH SIDE FROM CENTERLINE)

ATTIC ACCESS AND APPLIANCES

- PROVIDE ATTIC ACCESS TO ANY ATTIC AREA THAT EXCEEDS 30 sq ft AND VERTICAL HEIGHT OF 30" MEASURED FROM TOP OF CEILING FRAMING TO UNDERSIDE OF ROOF FRAMING.
- ACCESS OPENING SHALL NOT BE LESS THAN 22'x30" AND LOCATED IN A READILY ACCESSIBLE LOCATION
- MINIMUM UNOBSTRUCTED HEADROOM ABOVE ACCESS IN ATTIC SPACE SHALL BE 30"
- A PASSAGEWAY WITH CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE WHAT BE PROVIDED TO ATTIC APPLIANCES (FURNACE, AIR HANDLER, ETC.)
- ACCESS OPENING SHALL NOT BE GREATER THAN 20' 0" ALONG PASSAGEWAY TO APPLIANCE.
- A LIGHT CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE PER N.J.A.C. 5 29-3.16.



05 ROOF PLAN
SCALE: 1/8" = 1'-0"

PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS AND PERIPHERY OF ROOF

Roof Vent Calculations	
REFER TO RC SECTION 308.2	
1,338 x 141 / 300 = 624 sq ft Free Area (FA)	
N/A OF INTAKE x 50% = 312 sq ft	
N/A OF EXHAUST x 42% = 262 sq ft	
MINIMUM VENTS PROVIDED	
500-11 VENTS 20 1/2" x 14" = 364 sq ft	
GEORGIA-PACIFIC 18" IN THE 4" FULL VENT SOFFIT AT ALL EAVE OVERHANGS (SUBSTITUTIONS MUST HAVE EQUAL N/A CAPACITY)	
EXHAUST VENTS PROVIDED	
ROOF VENTS 14 x 18" = 252 sq ft	

Garage Roof Vent Calculations	
REFER TO RC SECTION 308.2	
27 x 144 / 300 = 124 sq ft Free Area (FA)	
N/A OF INTAKE x 50% = 62 sq ft	
N/A OF EXHAUST x 42% = 52 sq ft	
MINIMUM VENTS PROVIDED	
500-11 VENTS 5 1/2" x 14" = 110 sq ft	
GEORGIA-PACIFIC 18" IN THE 4" FULL VENT SOFFIT AT ALL EAVE OVERHANGS (SUBSTITUTIONS MUST HAVE EQUAL N/A CAPACITY)	
EXHAUST VENTS PROVIDED	
ROOF VENTS 3 x 18" = 54 sq ft	



01 FRONT ELEVATION #2
SCALE: 1/8" = 1'-0"

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Heritage at Neptune
 New Jersey

Thomas J. Cronan
 ARCHITECTS
 1311 W. Myrtlewood Dr.
 Suite 200
 Allen, TX 75003
 972.662.2918
 Fax
 972.338.8816

JUNIPER MODEL
 ELEVATION #2

Sheet No:
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 Of Sheets
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 22353-85