

EMERSON - 4 BED - 2 STRY

GENERAL NOTES:

EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY... CONTRACTOR SHALL COORDINATE THE ARCHITECT WITH ALL OTHER TRADES... THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS...

IF ANY MODIFICATIONS TO THESE DRAWINGS ARE NOT REVIEWED AND APPROVED BY THE ARCHITECT... THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SURETY... CONTRACTOR SHALL SUBMIT FOR APPROVAL... SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING...

CONCRETE FOOTINGS: FOOTINGS ARE DESIGNED TO BEAR ON SOIL... BRICK: PROVIDE WEATHER RESISTIVE BARRIER BETWEEN THE MASONRY VENEER AND SHEATHING... FABRICATION: CONNECTIONS SHALL BE MADE WITH APPROVED WOOD JOISTS... REINFORCING STEEL: PROVIDE A MINIMUM OF 2 #5 BARS PER 12" X 18" AREA...

FOUNDATION WALLS: FOUNDATION WALLS ARE DESIGNED TO BEAR ON SOIL... INTERIOR FINISHES: INTERIOR FINISHES SHALL BE AS FOLLOWS... INTERIOR WALLS: INTERIOR WALLS SHALL BE AS FOLLOWS... INTERIOR CEILING: INTERIOR CEILING SHALL BE AS FOLLOWS...

ENGINEERED TONGUE, THIN VENEER BRICK AND PLASTER:

STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH IRC CHAPTER 21 (TABLE R301.3.1) AND FIGURE R301.3.1... REINFORCING STEEL: PROVIDE A MINIMUM OF 2 #5 BARS PER 12" X 18" AREA... BRICK: PROVIDE WEATHER RESISTIVE BARRIER BETWEEN THE MASONRY VENEER AND SHEATHING... FABRICATION: CONNECTIONS SHALL BE MADE WITH APPROVED WOOD JOISTS...

FABRICATION:

CONNECTIONS: ALL CONNECTIONS SHALL BE FABRICATED WITH APPROVED WOOD JOISTS... REINFORCING STEEL: PROVIDE A MINIMUM OF 2 #5 BARS PER 12" X 18" AREA... BRICK: PROVIDE WEATHER RESISTIVE BARRIER BETWEEN THE MASONRY VENEER AND SHEATHING... FABRICATION: CONNECTIONS SHALL BE MADE WITH APPROVED WOOD JOISTS...

FASTENING SCHEDULE BASED ON 120 MPH EXPOSURE B WIND ZONE

Table with columns: CONNECTION, FASTENING, LOCATION. Lists various fastening requirements for different building components like roof sheathing, siding, etc.

ENERGY CODE:

AT-RC ACCESS HATCHES AND DOORS MUST BE WEATHERSTRIPPED AND INSULATED TO THE SAME LEVEL AS THE SURROUNDING SURFACES... FLOOR INSULATION MUST BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING...

SHEET INDEX:

- A1 General Notes & Specs
A2 Foundation Plan
A2.1 Finished Basement
A3 Floor Plans
A3.1 Floor Plan Opt
A4 Electrical Plans
A5 Elevation #1
A6 Elevation #2
A7 Elevation #3
A8 Framing Plans
A9 Wall Section/Building Section

BUILDING STANDARDS:

MINIMUM TYPE SB ENERGY ZONE 4 MINIMUM TYPE SB ENERGY ZONE 4 MINIMUM TYPE SB ENERGY ZONE 4... 2021 INTERNATIONAL RESIDENTIAL CODE... 2021 INTERNATIONAL MECHANICAL CODE...

FIRE RESISTANCE:

CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMES AND ELEVATIONS... FIRE RESISTANCE: INTERIOR WALLS 0 HR, INTERIOR CEILING 0 HR, FLOOR CONSTRUCTION 0 HR.

DESIGN LOADS:

ROOF: 30 PSF LIVE LOAD + 19 PSF DEAD LOAD... FLOOR: 40 PSF LIVE LOAD + 10 PSF DEAD LOAD... SLEEPING AREAS: 30 PSF LIVE LOAD + 10 PSF DEAD LOAD...

BUILDING PROGRAM:

First Floor 1,178 sq. ft.
Second Floor 1,394 sq. ft.
Total 2,572 sq. ft.
Garage 522 sq. ft.
Basement 1,068 sq. ft.

CARPET HARDWARE AND TILE:

CARPET SHALL BE INSTALLED AS PER THE STANDARD FOR INSTALLATION OF INTERIOR CARPET BY THE CARPET AND RUG INSTITUTE...

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ALL DIMENSIONS AND FINISHES UNLESS OTHERWISE SPECIFIED SHALL BE TO FACE UNLESS INDICATED OTHERWISE. ALL DIMENSIONS SHALL BE TO FACE UNLESS INDICATED OTHERWISE.



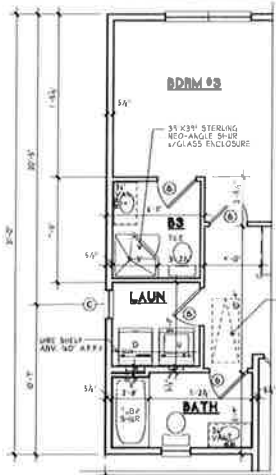
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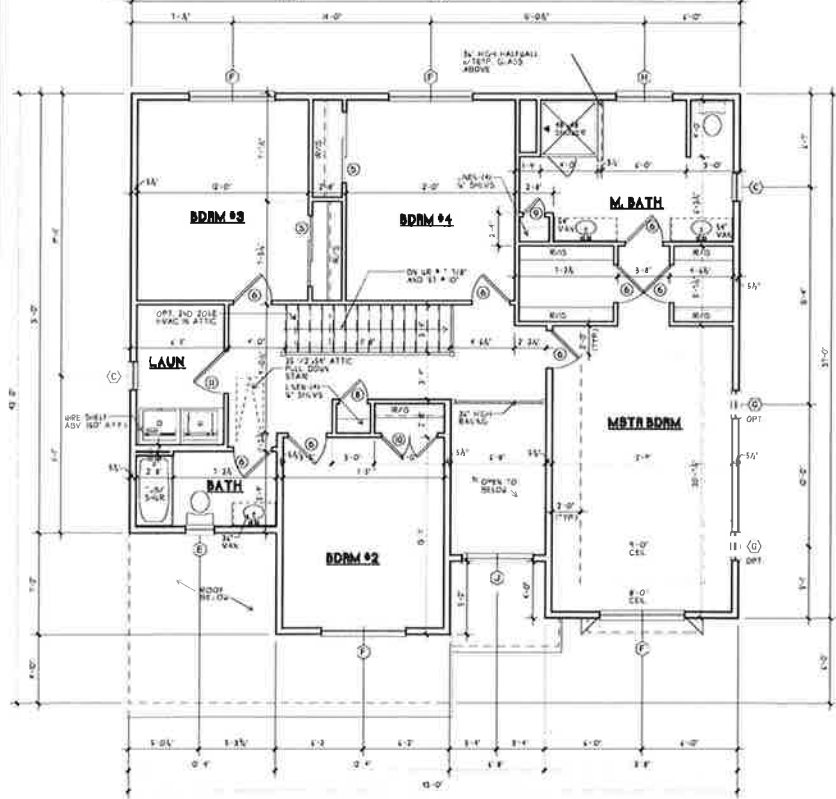
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A1
Basement Volume 11,980 cu. ft.
House Volume 31,555 cu. ft.
Attic Volume 10,181 cu. ft.
Volume 53,716 cu. ft.

Project No: 2326 - R6



03 PARTIAL SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

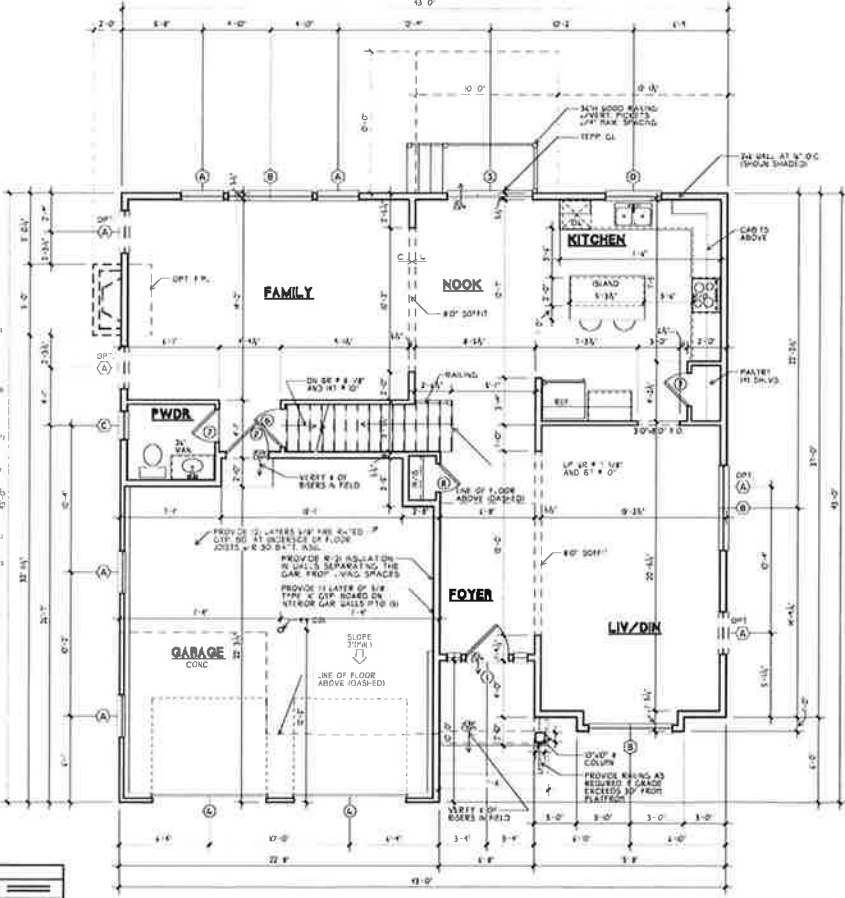


02 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

NOTE W/2-ZONE HVAC PROVIDE FURN IN ATTIC

WALL LEGEND

2x4 STUD	---
2x6 STUD	---



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

NOTE CONTRACTOR IS TO VERIFY THAT WINDOW SILL HEIGHTS MEET THE REQUIREMENTS OF IRC SECTION R302.2.1. WINDOW SILL IS ABOVE 8'-0" FROM THE FINISHED GRADE.

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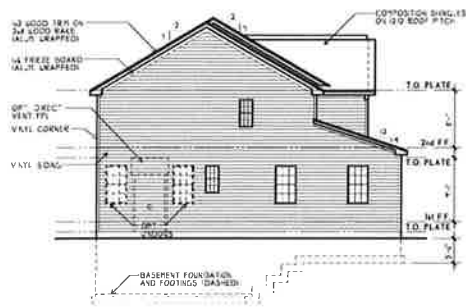
THE EMERSON

FLOOR PLANS

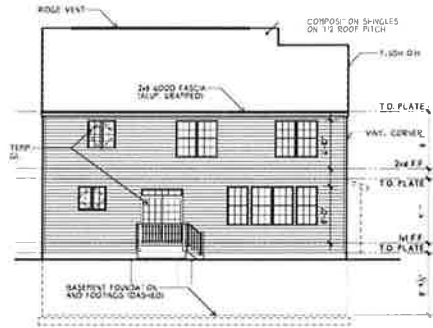
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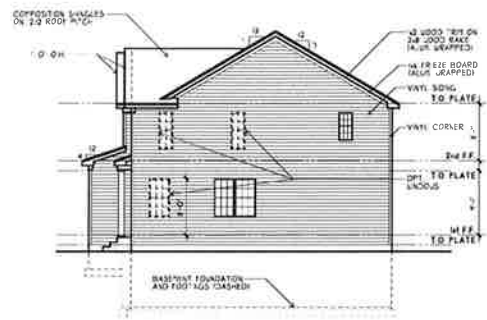
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02 LEFT ELEVATION - ELEV. #1
SCALE 1/8"=1'-0"



03 REAR ELEVATION - ELEV. #1
SCALE 1/8"=1'-0"



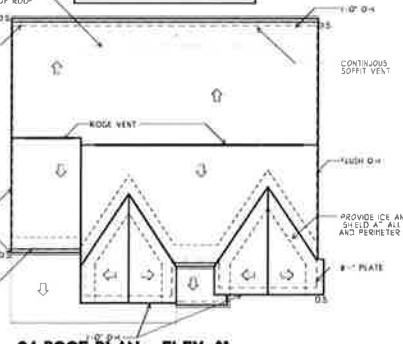
03 RIGHT ELEVATION - ELEV. #1
SCALE 1/8"=1'-0"

NOTE: CONTRACTOR IS TO VERIFY THAT WINDOW SILL HEADERS MEET THE REQUIREMENTS OF I.R.C. SECTION 602.3 WHEN WINDOW SILL IS ABOVE 8'-0" FROM THE FINISHED GRADE.

- ROOF GENERAL NOTES:**
- ALL ROOF PITCHES ARE TO BE 7:12 & 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 808 (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'-0" EACH SIDE FROM CENTERLINE)

Roof Vent Calculations	
REF: IBC SECTION 808.2	
1518' x 14'7" = 21977.5 sq ft (MAX)	
N/A OF (MAX) x 40E = 431 N/A	
N/A OF (N/A) x 40E = 292 N/A	
INTAKE VENTS PROVIDED	
5071' VENTS 24 FT x 14" = 476 N/A	
GEORGIA-PAK-C TRIPLE 4" FULL VENT 5071' AT ALL - AVG. OVERHANGS (EXCEPT) MUST HAVE EQUAL AREA CAPACITY	
EXHAUST VENTS PROVIDED	
307' VENTS 18" x 12" = 369 N/A	

- 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 2' x 30" 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 THAT 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 23-3.16.



04 ROOF PLAN - ELEV. #1
SCALE 1/8"=1'-0"



01 FRONT ELEVATION - ELEV. #1
SCALE 1/4"=1'-0"

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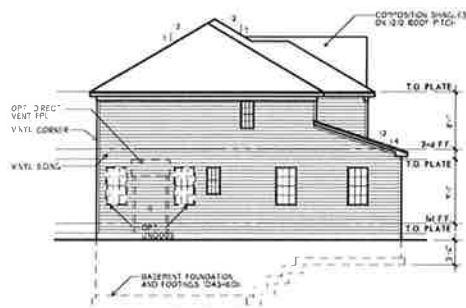
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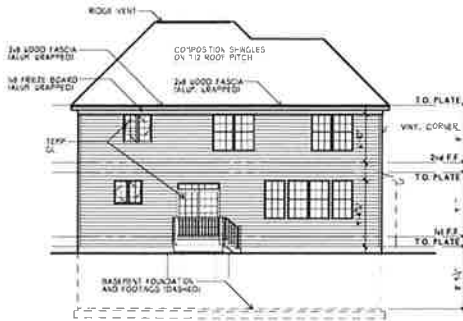
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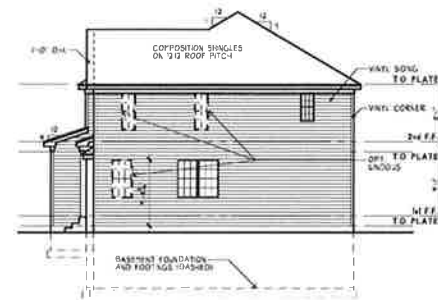
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02 LEFT ELEVATION - ELEV. #2
SCALE: 1/8"=1'-0"



03 REAR ELEVATION - ELEV. #2
SCALE: 1/8"=1'-0"



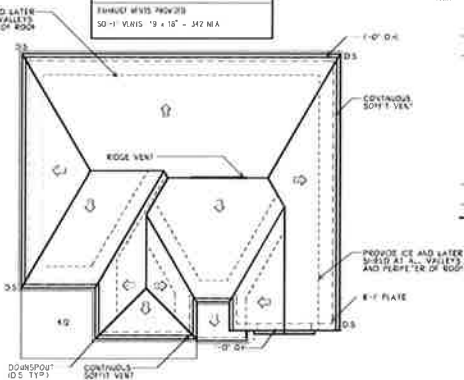
04 RIGHT ELEVATION - ELEV. #2
SCALE: 1/8"=1'-0"

NOTE: CONTRACTOR IS TO VERIFY THAT WINDOW SILL HEIGHTS MEET THE REQUIREMENTS OF IRC SECTION R602 WHEN WINDOW SILL IS ABOVE 8'-0" FROM THE FINISHED GRADE.

ROOF GENERAL NOTES:
- ALL ROOF PITCHES ARE TO BE 7/12 & 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 R806 (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".
- Drip EDGE SHALL EXTEND 1/4" BELOW SHEATHING, EXTEND BACK ON THE ROOF A MINIMUM OF 24", AND BE FASTENED A MAXIMUM OF 12" FROM 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 3'-0".
- A PASSAGEWAY WITH CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE SHALL 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. 5-23-3.1b.

Roof Vent Calculations	
REFER TO IRC SECTION R807	
1.518 x 144 / 300 = 729 sq ft Free Area (FA)	
N.B. D. IN REQ. 6.02E = 4.31 N/A	
N/A OF EXHAUST = 408 = 392 N/A	
MINI VENTS FINISHED	
50" x 11" VENTS 36 F1 x 1" = 504 N/A	
GEORGE-PAK C 18 R 4" FULL VENT SPFIT	
AT ALL LVL. ON 8-WAYS (SUS) UNLESS MUST HAVE EQUAL N/A CAPACITY	
FINISHED VENTS PROVIDED	
50" x 11" VENTS 19 x 18" = 342 N/A	



05 ROOF PLAN - ELEV. #2
SCALE: 1/8"=1'-0"



01 FRONT ELEVATION - ELEV. #2
SCALE: 1/4"=1'-0"

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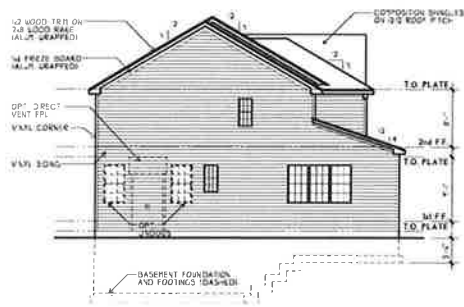
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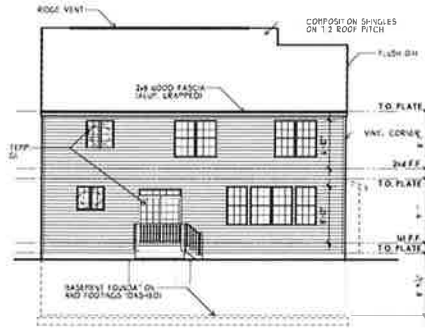
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ELEVATION 2

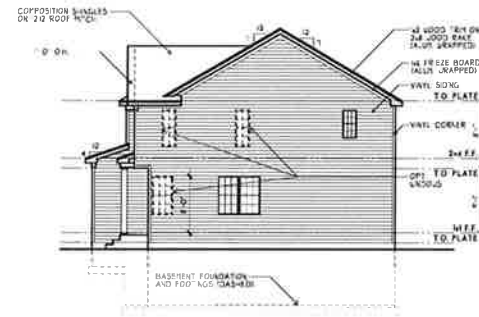
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Project No.
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02 LEFT ELEVATION - ELEV. #3
SCALE 1/8"=1'-0"



03 REAR ELEVATION - ELEV. #3
SCALE 1/8"=1'-0"



03 RIGHT ELEVATION - ELEV. #3
SCALE 1/8"=1'-0"

NOTE CONTRACTOR IS TO VERIFY THAT WINDOW SILL HEIGHTS MEET THE REQUIREMENTS OF I.R.C. SECTION R602.2 WHEN WINDOW SILL IS ABOVE 6'-0" FROM THE FINISHED GRADE

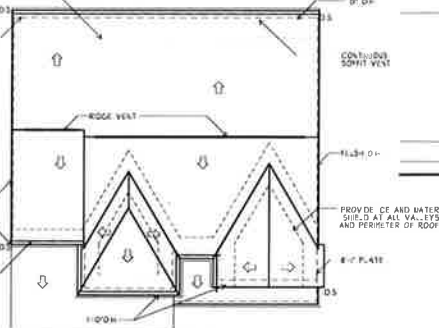
ROOF GENERAL NOTES:

- ALL ROOF PITCHES ARE TO BE 7:12 & 12:12 UNLESS NOTED OTHERWISE. REFER TO ROOF PLAN.
 - ALL GUTTERS ARE 4" AND DOWNSPOUTS ARE 4x4 (MINIMUM). PROVIDE PRECAST SPLASH-BLOCK AT ALL DOWNSPOUTS.
 - ALL ROOF OVERHANGS TO BE 1'-0" UNLESS OTHERWISE NOTED.
 - ROOF VENTILATION TO MEET REQUIREMENTS OF I.R.C. SECTION R808 (SEE VENT CALC'S)
- 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 STUOWALL BELOW.
 - PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS (1'-6" EACH SIDE FROM CENTERLINE)

Roof Vent Calculations	
REF: TO R.C. SECTION R802	
1318 = 144 / 300 = 729 sq ft Free Area (N/A)	
NEA OF 11401 + 405 = 431 N/A	
NEA OF EXHAUST + 405 = 292 N/A	
WAKE WINDS PROHIBIT	
50 FT 1 WINDS 34 FT x 14" = 476 N/A	
GEORGIA-PACIFIC TRIPLE 4" FULL VENT SOFFIT AT ALL EAVE OVERHANGS (SHEATHING MUST HAVE EQUAL N/A DOWNGRIT)	
FINISH WINDS PROHIBIT	
50 FT 1 WINDS 18" x 14" = 252 N/A	

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 THAT 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. 5-23-3.16.



04 ROOF PLAN - ELEV. #3
SCALE 1/8"=1'-0"



01 FRONT ELEVATION - ELEV. #3
SCALE 1/4"=1'-0"

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ELEVATION 3

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