LOT 75 BARTLETT MANOR -CATES- BR75

FIELD & REDLINE NOTES

MONOSLAB
9'1ST FLOOR
I-JOIST
COVERED PORCH
NO FIREPLACE
2X6 EXT. WALLS
TILE SHOWER
PERIMETER SLAB INSULATION

SUMMARY

PROJECT INFO

NAME OF PROJECT:	LOT 75 BARTLETT MANOR / CC1997FH
PROJECT ADDRESS:	25 NEBBIOLO DRIVE
PROPOSED USE:	RESIDENTIAL
CONTACT:	CAVINESS & CATES, INC
CODE COMPLIANCE:	2018 NC STATE RESIDENTIAL BUILDING CODE
MUNICIPALITY:	FRANKLIN COUNTY, NC
DESIGNER:	TODD TUCKER, ABD, CPBD 910-[illegible]

BUILDING DESCRIPTION ✓

FIRST FLOOR, HEATED:	[illegible] SF
SECOND FLOOR HEATED:	[illegible] SF
TOTAL HEATED:	[illegible] SF
FRONT PORCH:	80 SF
REAR PORCH:	120 SF
GARAGE:	416 SF
BUILDING HEIGHT:	+/- 27'-6"
NUMBER OF FLOORS:	2 STORIES

DESIGN LOADS

ROOF LOADS:	20 PSF LIVE, 20 PSF DEAD
ATTIC LOADS:	20 PSF LIVE, WHERE INDICATED (SEE TRUSS DWGS)
FIRST FLOOR:	40 PSF LIVE, 10 PSF DEAD
UPPER FLOORS:	30 PSF LIVE, 15 PSF DEAD
WIND LOAD:	ASCE 7-10, RISK CAT II, EXPOSURE "B", 115 mph

ENERGY COMPLIANCE (CHAPTER ELEVEN)

CLIMATE ZONE: 4A FRANKLIN COUNTY

CHAPTER 11 ENERGY EFFICIENCY COMPLIANCE (ARTICLE [illegible])

☒ PRESCRIPTIVE CODE

☐ PERFORMANCE

CEILING INSULATION:	R38
WALL INSULATION:	R15 FOR ZONE 3 / R15 FOR ZONE 4
FLOOR INSULATION:	R19 FOR CRAWL SPACE / R10 FOR SLAB

LIST OF SYMBOLS

	SECTION MARK		DATUM ELEVATION
	DETAIL MARK		SLOPE OF PITCH
	TITLE MARK		EARTH
	INTERIOR BEARING WALL		INSULATION
	STANDARD WALL		

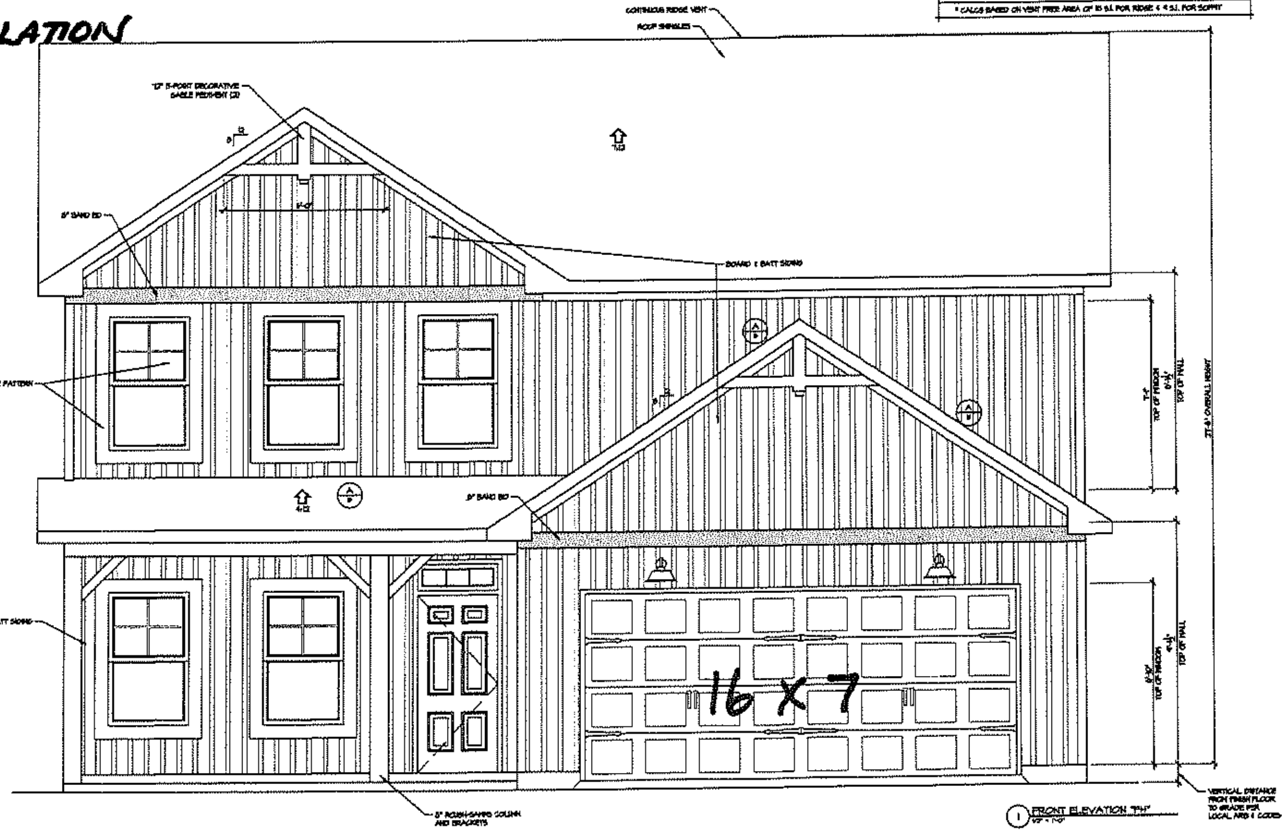
LIST OF ABBREVIATIONS

ACCESS	ACCESS TO ATTIC OR CRAWL SPACE	DW	DISH WASHER	PCKT	POCKET DOOR	T.C.	TOP CHORD
AFF	ABOVE FLOOR	EQ	EQUAL	PERF	PERFORATED	TOW	TOP OF WALL
BD	BOARD	FDN	FOUNDATION	PL	PLATE	TRANS	TRANSOM
BDRM	BEDROOM	FV	FOUNDATION VENT	PT	PRESSURE TREATED FOR EXPOSURE	TYP	TYPICAL
BM	BEAM	GL	GLASS (DOOR)	PL	POINT LOAD (SOLID BLOCK)	UON	UNLESS OTHERWISE NOTED
CAB	CABINETS / CABINETRY	HB	HOSE BIB	R&S	ROD & SHELF (CLOSETS)	VB	VAPOR BARRIER
CJ	CONTROL JOINT	HDR	DOOR / WINDOW / OPENING HEADER	REF	REFRIGERATOR	VAN	VANITY
℄	CENTERLINE	HVAC	HEATING, VENTING & AIR CONDITION	REINF	REINFORCEMENT	W	WIDE
CMU	CONCRETE MASONRY UNIT	KWALL	KNEEWALL	RM	ROOM	W/	WITH
CO	CLEAR OPENING	LVL	LAMINATED VENEER LUMBER	SEGM	SEGMENTED	#	NUMBER OF STUD POCKETS @ WINDOW/DOOR JAMB
COL	COLUMN	MANF	MANUFACTURED	SHWR	SHOWER		
CONC	CONCRETE	MAS	MASONRY	SHLV(S)	SHELVES		
CSMT	CASEMENT	NIC	NOT IN CONTRACT	SPEC(D)	SPECIFICATION / SPECIFIED		
DBL	DOUBLE	OC	ON CENTER	SQ	SQUARE		
DIAM	DIAMETER	OH	OVERHANG	SST	SIMPSON STRONG-TIE OR EQUAL		
DH/SH	DOUBLE HUNG / SINGLE HUNG WINDOW	OPNG	OPENING	SUBFLR	SUB-FLOOR		
DN	DOWN			SYP	SOUTHERN YELLOW PINE		
DP	DEEP						

ATTIC VENT CALCULATIONS R806

FIRST FLOOR ATTIC AREA: 421 SF	SECOND FLOOR ATTIC AREA: 1122 S.F.
R806.2 EXCEPTIONS 1 & 2	RIDGE VENTS*: 23 L.F. / 5 S.F. (50%)
	SOFFIT VENTS: 50 L.F. / 7 S.F. (70%)
	RATIO: 12/1122 = 1/[illegible]

* CALCS BASED ON VENT FREE AREA OF 15 S.I. FOR RIDGE & 4 S.I. FOR SOFFIT



1 FRONT ELEVATION "FH"
1/4" = 1'-0"

CONSTRUCTION SET 4-7-2024

Caviness & Cates Communities

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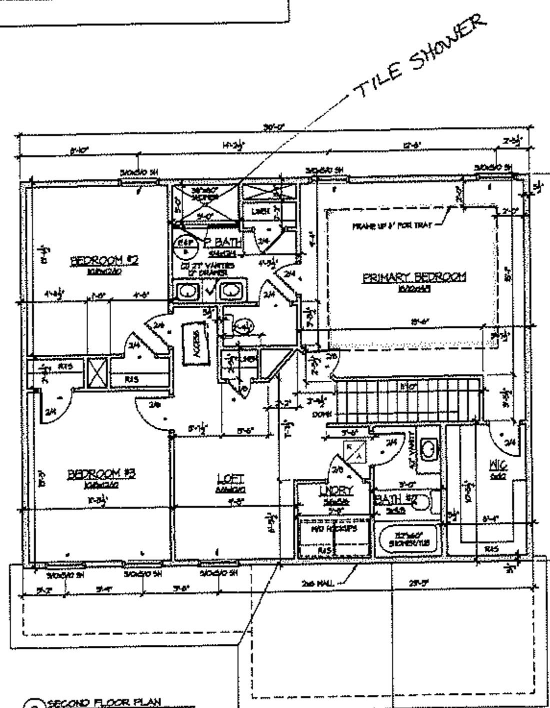
TODD TUCKER 34-156
FORTIFIED-WISE™
PROFESSIONAL

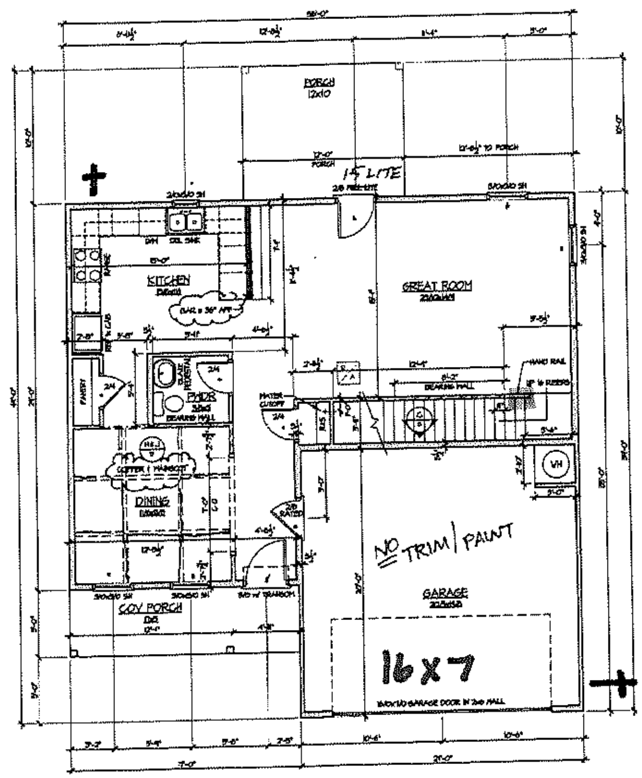
PLAN NAME	THE MEADOWBROOK
SHEET TITLE	FRONT ELEVATION / DATA
PLAN NO.	CC 1997
DATE:	JULY 2020
REVISIONS:	
SHEET NO.	1
	LOT BR75

FIELD & REDLINE NOTES

LVL 1 RAILS 5060 BALUSTERS
3 5/8 CROWN
✝ = SUGGESTED HOSE BIB LOCATIONS
ADD 12" DRAWER STACK TO MASTER VANITY



2 SECOND FLOOR PLAN



FRAMING NOTES:
ALL EXTERIOR HEATED WALLS TO BE FRAMED WITH 2x6 STUDS

1 FIRST FLOOR PLAN

Caviness & Cates Communities

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TODD TUCKER 24-158
FORTIFIED-WISE PROFESSIONAL

PLAN NAME: THE MEADOWBROOK

SHEET TITLE: FLOOR PLANS

PLAN NO. CC 1997

DATE: JULY 2020

REVISIONS:

SHEET NO. 3

LOT BR75