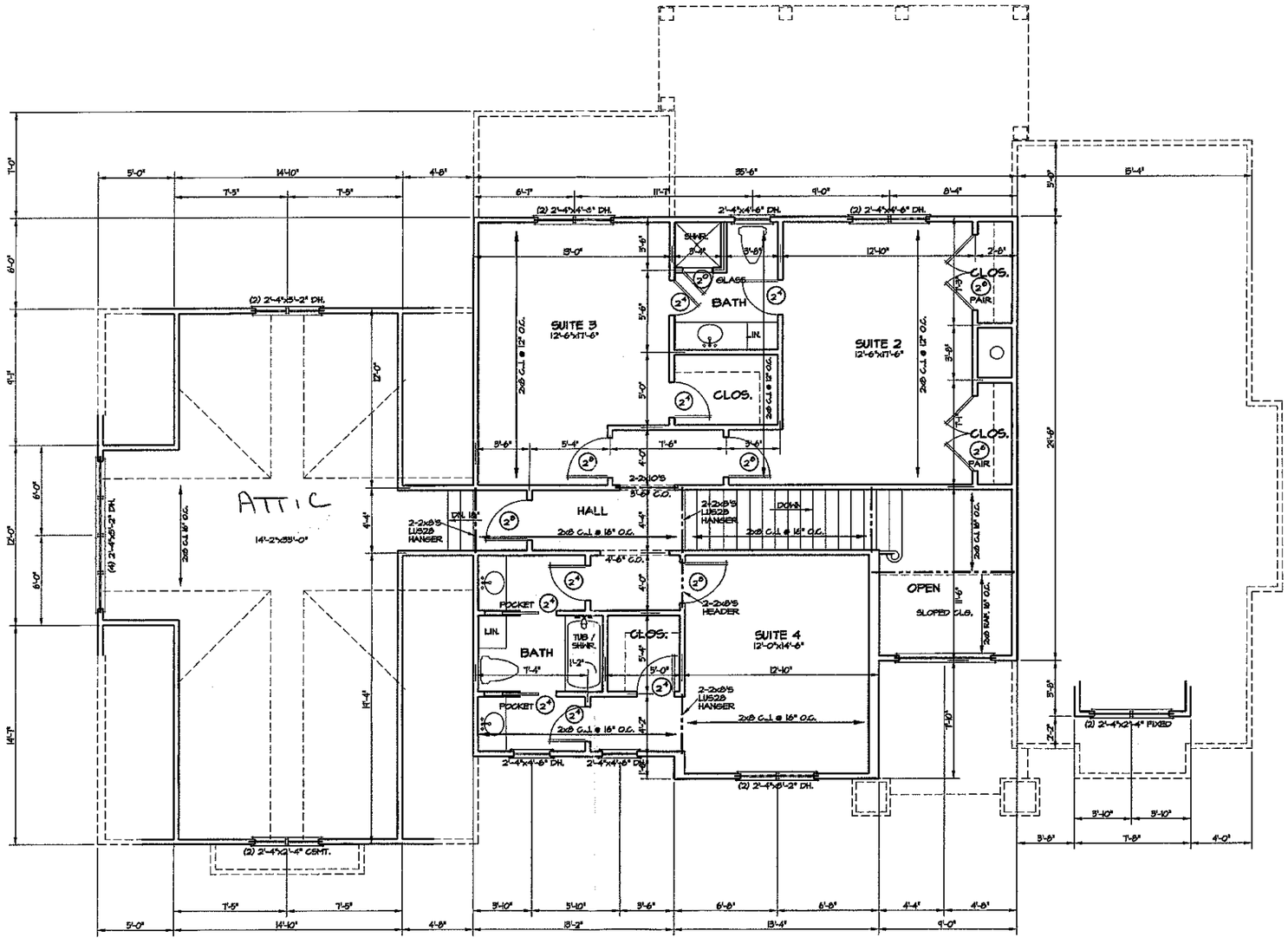
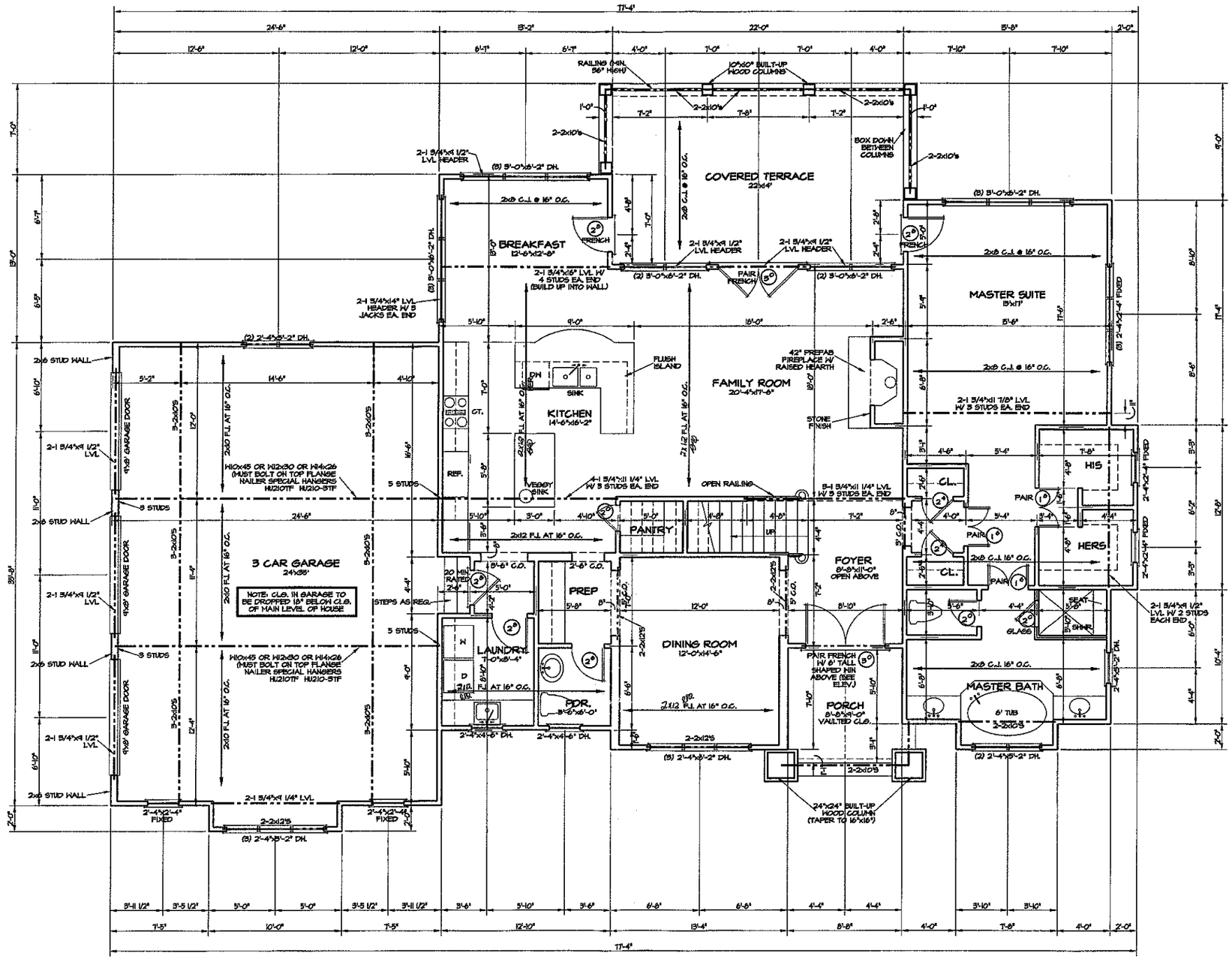


UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
9' CLG.

Robert Lee
2632 Parkway Drive
Shelby, NC 28150
October 28, 1985

A NEW PLAN FOR
DIBBLE CUSTOM HOMES
LOT 339 THE POINT PATRICK R.E.S.

3



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
10' CLG.

AREA

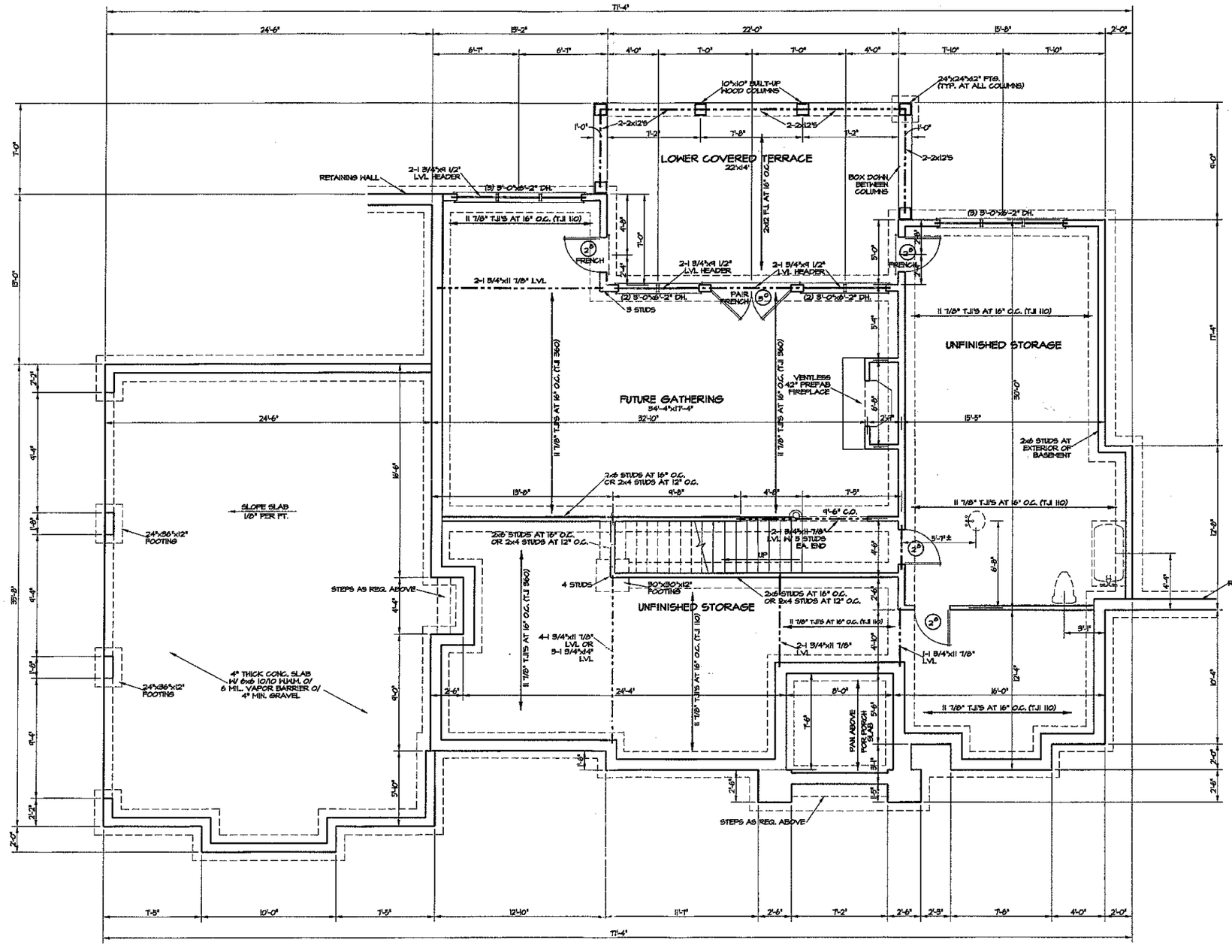
FIRST FLOOR HEATED	1979 Sq.Ft.
SECOND FLOOR HEATED	1068 Sq.Ft.
TOTAL HEATED	3047 Sq.Ft.
FUTURE BONUS	646 Sq.Ft.
GARAGE	907 Sq.Ft.
COVERED TERRACE	324 Sq.Ft.
COVERED LOWER TERRACE	324 Sq.Ft.
COVERED FRONT PORCH	90 Sq.Ft.
UNFINISHED LOWER LEVEL	1291 Sq.Ft.
UNFINISHED LOWER STORAGE	641 Sq.Ft.
TOTAL UNDER ROOF	6425 Sq.Ft.

Robert P. [illegible]
2632 [illegible]
SHELBY, NC
OCTOBER 2014

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19815 ROBERT P. QUEEN

A NEW PLAN FOR
DIBBLE CUSTOM HOMES
LOT 339 THE POINT PATRICK RES.

SHEET 2



NOTES:
1. ALL STRUCTURAL COMPONENTS NOT SPECIFICALLY CALLED OUT ARE TO BE SIZED BY THE BUILDING CODE
2. PRESUMPTIVE SOIL BEARING PRESSURE IS 2000 PSF.
3. FOOTING CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 3000 PSI. FOOTING IS TO BE 24" WIDE BY 12" DEEP UNLESS NOTED OTHERWISE.
4. FOUNDATION WALLS TO BE BUILT ACCORDING TO SECTION R404 OF THE BUILDING CODE TO MEET SITE CONDITIONS AND BACKFILL REQUIREMENTS.
5. ALL LVL'S ARE TRUS JOIST-MACMILLAN. BEAMS OF 3 PLIES OR LESS AND 11.86" DEPTH OR LESS ARE TO BE NAILED TOGETHER WITH 3 ROWS OF 16d SINKERS AT 12" O.C. BEAMS OF 3 PLIES OR LESS AND 14" TO 18" IN DEPTH ARE TO BE NAILED TOGETHER WITH 4 ROWS OF 16d SINKERS AT 12" O.C. 3 PLY BEAMS ARE TO BE NAILED TOGETHER FROM BOTH SIDES. 4 PLY BEAMS OF ALL DEPTHS ARE TO BE BOLTED TOGETHER WITH 2 ROWS 1/2" DIA. BOLTS AT 12" O.C. STAGGERED. BOLTS MUST BE ANSI GRADE 5 OR HIGHER WITH A STANDARD WASHER UNDER THE HEAD AND NUT. MAINTAIN A 2" EDGE DISTANCE ON ALL BOLTS. 4.5" LVL'S MAY BE RIPPED TO 4.25" TO MATCH 2x10 FRAMING WHERE NECESSARY.
6. ALL I JOIST ARE TRUS-JOIST MACMILLAN OF THE SIZE AND SERIES SHOWN ON THE DRAWINGS. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION OF I JOISTS, RIM BOARDS, LVL'S, AND COLUMNS. ADHERE TO ALL BRACING AND BLOCKING REQUIREMENTS. EACH FLOOR MUST BE PROPERLY BRACED BEFORE PROCEEDING TO THE NEXT LEVEL. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ENGINEERED LUMBER IS INSTALLED PROPERLY.
7. HANGERS IDENTIFIED ARE SIMPSON STRONG TIE CONNECTORS, FILL ALL NAIL HOLES IN HANGERS. FOR SERIES 110 I-JOISTS, USE IUT11 FOR SINGLE JOIST OR IUT412 FOR DOUBLE JOIST. FOR SERIES 360 I-JOIST, USE IUT3512 FOR SINGLE JOIST OR U3512-2 FOR DOUBLE JOIST.
8. ALL STUD COLUMNS TO BE NAILED TOGETHER WITH 2 ROWS OF 10d COMMONS AT 6" O.C. ALL COLUMNS TO BE BLOCKED THRU FLOORS TO PROVIDE CONTINUOUS LOAD PATH TO FTG.
9. ALL RIDGE BOARDS, HIPS AND VALLEYS ARE 2x10 SYP #2. ALL ROOF RAFTERS ARE 2x8 SPF #2 OR GREATER. ALL WINDOW AND DOOR HEADERS TO BE 2-2x10 SYP #2 UNLESS NOTED OTHERWISE. WALLS ARE TO BE SHEETED WITH MIN. 7/16" THICK OSB. ROOF IS TO BE SHEETED WITH MIN. 1/2" THICK OSB.

LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

Acknowledgement Of
Plans Submittal ONLY!
Buddy Hilbrik Date 10-19-05
Builder Date 10/19/05

A NEW PLAN FOR
DIBBLE CUSTOM HOMES
LOT 339 THE POINT PATRICK RES.

1

Robert P. Lewis
2632 Pamlico Dr.
SHELBY, N.C. 28152
OCTOBER 17, 2005

NORTH CAROLINA PROFESSIONAL SEAL 028152 ENGINEER ROBERT PAUL LEWIS