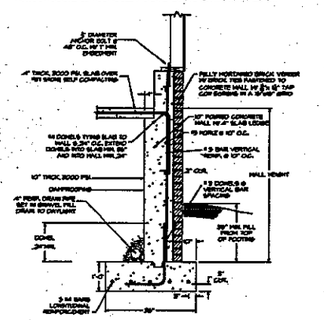
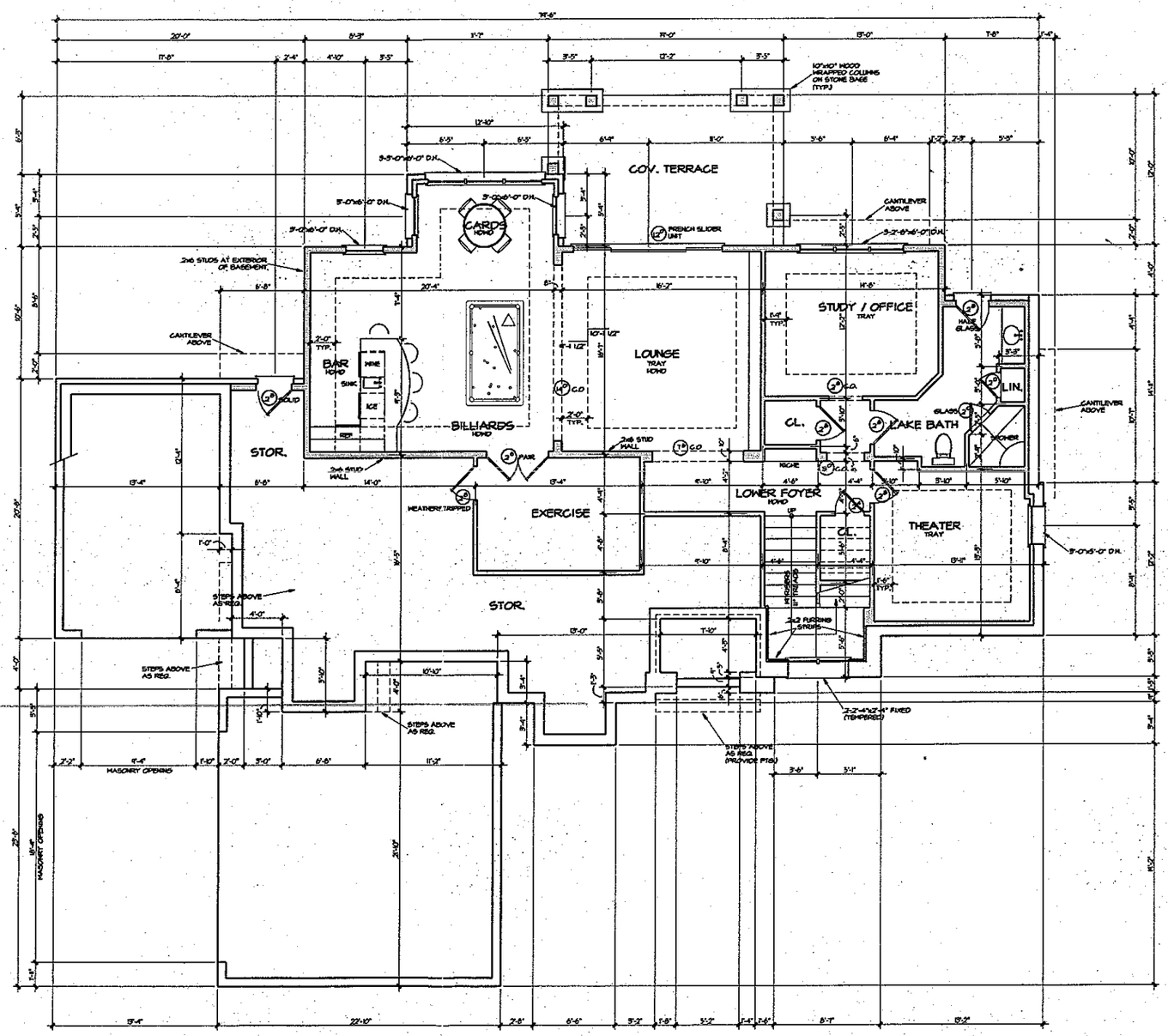
NOTE:
1. WALLS SPREADING OVER 2" IN WALL HEIGHT SHALL BE REPORTED AS FOUND BY THE COUNTY INSPECTOR PRIOR TO POURING CONCRETE.
2. CONCRETE SHALL BE 3000 PSI AT 28 DAYS.
3. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 318
4. REINFORCEMENT SHALL BE GRADE 60
5. MIX AT LEAST 3 DAYS BEFORE BACKFILLING
6. SPACING FOR VERTICAL WALL IS WITHIN 1" OF DIMENSION SHOWN, DISTANCE OF REBAR FROM FACE OF WALL SHALL BE WITHIN ½", WALL AND FOOTING THICKNESS SHALL BE WITHIN ½" TOLERANCE, FOOTING WIDTH SHALL BE WITHIN 2" TOLERANCE.
7. THIS WALL DESIGN IS BASED ON AN ASSUMED EQUIVALENT FLUID PRESSURE OF 30PCF, ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF, AND A COEFFICIENT OF FRICTION OF 0.35, IF THE ACTUAL FIELD VALUES ARE LESS FAVORABLE THAN THESE ASSUMPTIVE VALUES, CONTACT THE ENGINEER FOR RECALCULATION.
8. UNBALANCED EMBEDMENT WALL CONSISTS WITH 18 AT 10" L BARS AT MIN. 30" EMBEDMENT INTO EACH WALL, L BARS SHOULD BE THE SAME SIZE AND SPACING AS HORIZONTAL REINFORCEMENT



NOTE: DO NOT PLACE FOOTING ON FILLED GROUND

A/S1 RETAINING WALL @ GARAGE DETAIL
3/4" = 1'-0"



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

Acknowledgement Of
Plans Submittal ONLY!
Date 4/16/13
Date 4-17-13

ROBERT T. FOSTER DESIGN STUDIO
GRAINDA BUILDERS

The Thayer Family

A New Custom Home For

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2013

Date
2-4-13

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STAIR CODE SUMMARY
N.T.S.

TYPICAL HANGERS

MEMBER	HANGER
2x6	LUS26
2x10	LUS210
2x12	LUS212
(2)2x6	HUS26-2
(2)2x10	HUS210-2
(2)2x12	HUS212-2
(3)2x6	LUS26-3
(3)2x10	LUS210-3
(3)2x12	HU212-3
(2)1 1/4"-(2)11-7/8" LVL	HSUS410
(2)1 3/4"-(2)18" LVL	HSUS414
(3)1 1/4"-(3)11-7/8" LVL	HSUS530/10
(3)1 3/4"-(3)18" LVL	HSUS530/14
(4)1 1/4"-(4)11-7/8" LVL	HSUS1.25/10
(4)1 3/4"-(4)18" LVL	HSUS1.25/14

EXTERIOR WALL HEIGHT (h)	STUD SIZE/ SPACING
h ≤ 10'	2x4 @ 16" oc
10' < h ≤ 11'	2x4 @ 12" oc
11' < h ≤ 16'	2x6 @ 16" oc
h > 16'	CONSULT ENG.

GARAGE WALL TO BE 2x6 @ 16" O.C. IF EXCEEDING 10' IN HEIGHT

NOTE:
- ALL BEARING HEADERS TO BE 2-2x6'S SPF #2 WITH (1) KING AND (1) JACK AT EACH END UNO
- TTR = TIED TO RAFTERS WITH (4) 8d NAILS AT EACH END.

ENG. NOTE:
- THIS STRUCTURE HAS BEEN ANALYZED BY A PROFESSIONAL ENGINEER FOR LATERAL LOADING. IT HAS BEEN DESIGNED USING CONTINUOUS SHEATHED 1/4" OSB SHEATHING, FASTENED AT 6" O.C. ALONG THE EDGES AND 12" O.C. ALONG THE INTERIOR, TO MEET OR EXCEED THE INTENT OF THE 2012 NC RESIDENTIAL BUILDING CODE. WHERE WALL LINES REQUIRE FURTHER REINFORCEMENT, ENGINEERED WALL SECTIONS AND HOLD DOWNS HAVE BEEN INCLUDED TO RESIST THE LATERAL LOADS.

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

Acknowledgement Of Plan Submittal ONLY!
Date 4/15/13
Date 4-17-13

Digitally Sealed By
Chad Keller, P.E.
INTELLIBENT SYSTEM ENGINEERING
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ROBERT T. FOSTER DESIGN STUDIO

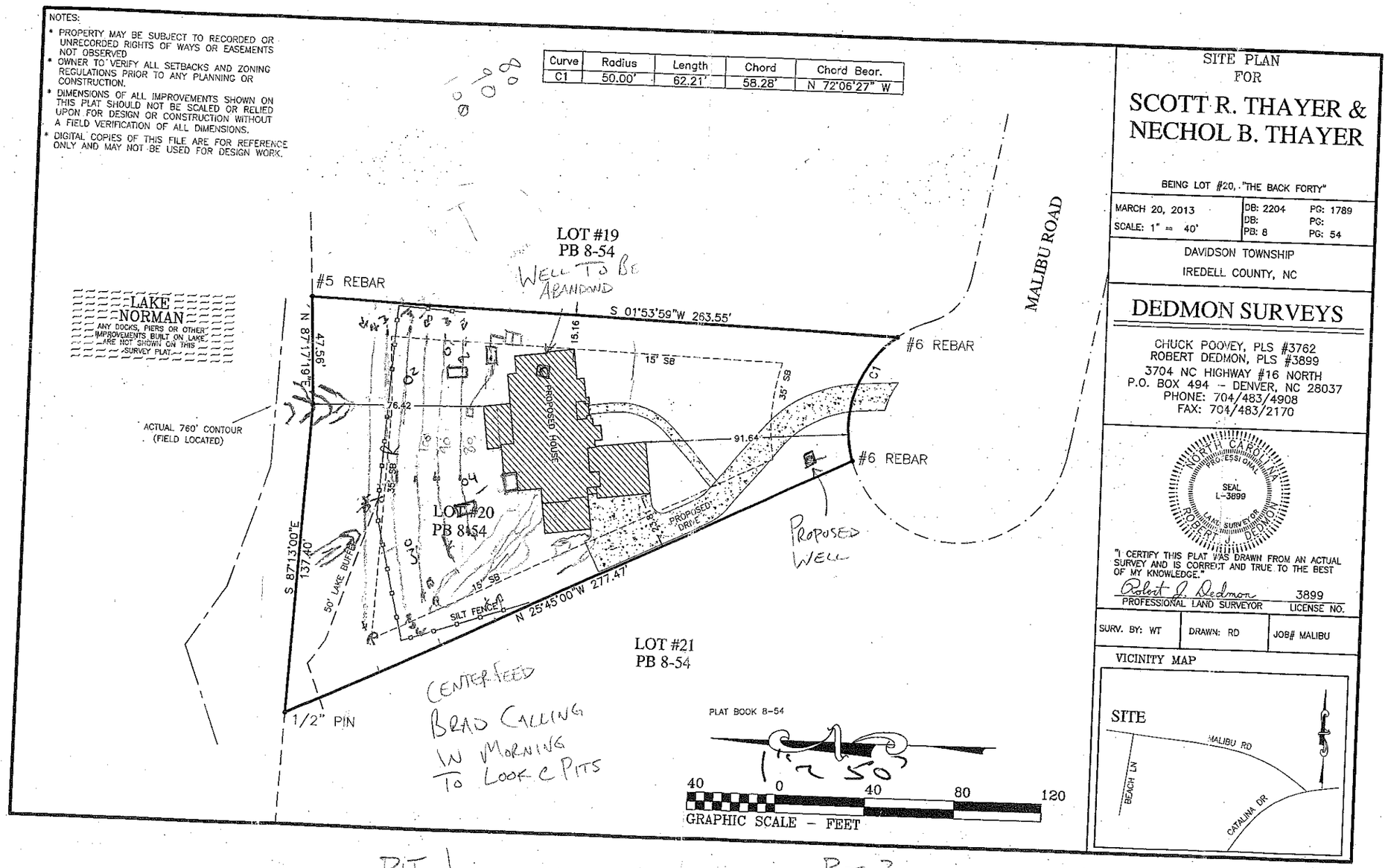
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NOTES:

* PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED
* OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
* DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAT SHOULD NOT BE SCALED OR RELIED UPON FOR DESIGN OR CONSTRUCTION WITHOUT A FIELD VERIFICATION OF ALL DIMENSIONS.
* DIGITAL COPIES OF THIS FILE ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR DESIGN WORK.

Curve	Radius	Length	Chord	Chord Bear.
C1	50.00'	62.21'	58.28'	N 72°06'27" W



SITE PLAN
FOR

SCOTT R. THAYER & NECHOL B. THAYER

BEING LOT #20, "THE BACK FORTY"

MARCH 20, 2013	DB: 2204	PG: 1789
SCALE: 1" = 40'	DB:	PG:
	PB: 8	PG: 54

DAVIDSON TOWNSHIP
IREDELL COUNTY, NC

DEDMON SURVEYS

CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
3704 NC HIGHWAY #16 NORTH
P.O. BOX 494 – DENVER, NC 28037
PHONE: 704/483/4908
FAX: 704/483/2170

NORTH CAROLINA PROFESSIONAL SEAL L-3899 LAND SURVEYOR ROBERT J. DEDMON

"I CERTIFY THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY AND IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE."

Robert J. Dedmon 3899
PROFESSIONAL LAND SURVEYOR LICENSE NO.

SURV. BY: WT	DRAWN: RD	JOB# MALIBU

VICINITY MAP

PIT 1
0-24 CMSBK
24-70 CLMSBK FEW MICA INC

(3)

PIT 2
0-30 CMSBK
FEW SAP INC @ 60" 30-70 CLMSBK