

**PERIMETER BEAM MUST BE 30" BELOW FINISHED GRADE**

FOLLOW ALL SITE PREPARATION RECOMMENDATIONS CONTAINED IN THE SOIL REPORT

MIN. BEAM SIZE	SOIL REPORT BY:
12" X 36" EXTERIOR	GEOTECHNICAL SOLUTIONS
12" X 24" INTERIOR	(REP.# 19-079) DATED 02/18/2019
4" MINIMUM SLAB THICKNESS	

**PLAN NOTES**

THIS DRAWING PROVIDES THE LOCATION AND SIZE OF GRADE BEAMS AND REINFORCEMENT ONLY. VERIFY ALL DIMENSIONS, DROPS, BRICK LEDGES AND DOOR LOCATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING WORK. SET FORMS WITH ARCHITECTURAL DRAWINGS ONLY.

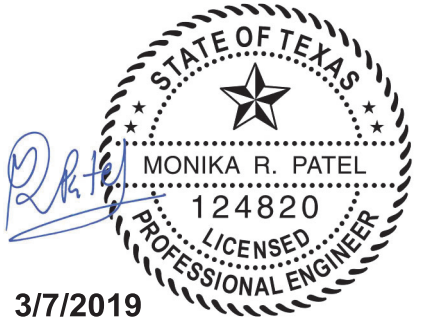
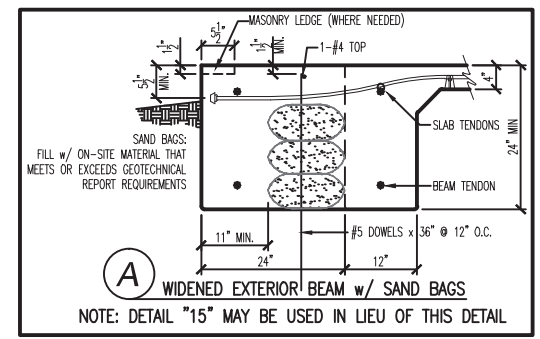
TOP OF FOUNDATION MUST EXTEND 6 INCHES ABOVE FINISHED GRADE (EXPOSURE) AND BOTTOM OF GRADE BEAM MUST EXTEND A MINIMUM OF 30 INCHES BELOW FINISHED GRADE (COVER). GRADE BEAMS MUST PENETRATE 12 INCHES MINIMUM INTO EXISTING SOILS OR COMPACTED FILL, UNLESS NOTED OTHERWISE. COMPACTION REPORT REQUIRED ON ALL NEW OR EXISTING FILL MATERIAL. GOOD POSITIVE DRAINAGE SHOULD BE MAINTAINED ALL AROUND THE HOUSE AT ALL TIMES.

FOLLOW ALL SITE PREPARATION RECOMMENDATIONS CONTAINED IN THE SOIL REPORT. INFORMATION IN THE SOILS INVESTIGATION REPORT SUPERCEDES ALL FOUNDATION NOTES.

- SLAB NOTES:
1. SLAB THICKNESS TO BE NO LESS THAN 4".
  2. PLACE 2-#5's BOTTOM OF ALL BEAMS THAT DO NOT HAVE A BOTTOM TENDON.
  3. PLACE 2-#5's TOP AND BOTTOM WITH #3 STIRRUPS @ 24" O.C. IN ALL BEAMS THAT DO NOT HAVE TENDONS.
  4. SEE DETAIL "13" FOR BEAM DEPTHS GREATER THAN 30".

**WINDSTORM NOTES:**  
WHEN BUILDING IN A WINDSTORM AREA, THERE MAY BE SPECIAL REQUIREMENTS/MODIFICATIONS TO THE FOUNDATION NOT SHOWN ON THIS PLAN. CONSULT THE WINDSTORM ENGINEERING PLANS TO COORDINATE THESE REQUIREMENTS/MODIFICATIONS.

\*\* THIS PLAN IS DESIGNED FOR THIS ADDRESS ONLY. ANY ALTERATIONS TO THIS PLAN OR CHANGES IN LOCATION MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.



**EST. FOUNDATION INFORMATION**

ALL CONCRETE VOLUME ESTIMATES ARE BASED ON DIMENSIONS EXHIBITED IN THE FOUNDATION DRAWINGS. ACTUAL DIMENSIONS MUST BE DERIVED FROM THE ARCHITECTURAL DRAWINGS. DPIS ENGINEERING, LLC IS NOT RESPONSIBLE FOR VARIANCES BETWEEN THE ESTIMATED CONCRETE YARDAGE AND THE ACTUAL CONCRETE YARDAGE USED IN CONSTRUCTION. EARTHEN BEAM FORMS, SOIL MOISTURE, WEATHER, CONSTRUCTION METHODS AND OTHER FACTORS WILL HAVE A SIGNIFICANT IMPACT ON THE ACTUAL CONCRETE YARDAGE USED DURING CONSTRUCTION.

SLAB AREA	BEAM LIN. FT.	24" BEAM YDS <sup>2</sup>	YDS <sup>3</sup> PER 2" DEPTH
BASE SLAB	2423	566	64.52
			3.49

**TENDON LENGTH & QUANTITY**

TENDONS	QUANTITY	COMMENTS	TENDONS	QUANTITY	COMMENTS
S/B 17	2		S/B 41	2	
S/B 20	2		S/B 45	2	
S/B 21	1		S/B 52	22	
S/B 37	2		S/B 55	2	
S/B 39	4		S/B 58	6	

PROJECT TITLE: **FOUNDATION PLAN**

DRAWN: CSJ | DESIGNED: MRP | CHECKED: JRB

DRAWING SCALE: 1/8" = 1'-0" | ISSUE DATE: 02/27/2019

DRAWING NUMBER: **F-1**

REVISIONS:

#	DATE	DESCRIPTION
1		
2		
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4		
5		
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BY: \_\_\_\_\_

DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

PROJECT: **TBD SWAN LAKE LOT 3, WACO, TEXAS 76710**

SUBDIVISION / ADDRESS: **REX STEM HOMES**

CUSTOMER: **REX STEM HOMES**

SECTION: **1**

LOT: **3**

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# GENERAL NOTES

ALL FOUNDATION CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE 2003, 2006, 2009, 2012, AND 2015 INTERNATIONAL RESIDENTIAL CODE, THE REQUIREMENTS OF THE LATEST A.C.I. CODES, AND ALL LOCAL BUILDING CODES.

## SITE WORK

- SITE PREPARATION BENEATH THE FOUNDATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
  - STRIP ALL VEGETATION DOWN TO NATURAL SOIL. REMOVE ALL TREES WITHIN CLOSE PROXIMITY TO THE FOUNDATION.
  - PROOF ROLL EXPOSED SUB-GRADE BACK FILL AND COMPACT THE TREE HOLES OR SOFT POCKETS WITH MATERIAL SIMILAR TO SITE MATERIALS.
  - BRING SUB-GRADE TO REQUIRED ELEVATION WITH SELECT FILL MATERIAL. SELECT FILL SHALL BE SANDY-CLAY OR CLAYEY-SAND, FREE FROM ORGANIC MATERIAL, HAVING A PLASTICITY INDEX OF GREATER THAN 7, BUT NOT MORE THAN 20.
  - STRUCTURAL FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 8" AND COMPACTED TO 95% OF ITS DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR). WHERE LARGE DEPTHS OF FILL OCCUR, FIELD DENSITY TEST IS REQUIRED FOR EACH LIFT LOCATED AT OR BELOW THE BOTTOM OF THE FOUNDATION.
- THE LEVELING BED SHALL BE FIRM, STABLE BANK SAND OR OTHER CLEAN GRANULAR MATERIAL.
- INITIAL SITE GRADING SHALL BE COMPLETED PRIOR TO SETTING FORMS. FINAL GRADING SHALL BE SLOPED AWAY FROM THE FOUNDATION 1 INCH PER 1 FOOT FOR THE FIRST 5 FEET SUCH THAT POSITIVE DRAINAGE AWAY FROM THE FOUNDATION IS ASSURED BEFORE, DURING, AND AFTER CONSTRUCTION.
- DURING CONSTRUCTION, A DRAINAGE TRENCH SHALL BE FORMED SUCH THAT ANY WATER THAT INTRUDES INTO THE FOUNDATION MAKE-UP WILL IMMEDIATELY DRAIN OUT OF THE BOTTOM OF THE BEAM.
- IF THE GEOTECHNICAL REPORT CONTAINING FOUNDATION DESIGN RECOMMENDATIONS WAS SUPPLIED FOR THE PROJECT, THEN IT SHALL CONTROL IF A CONFLICT SHALL ARISE BETWEEN THESE MINIMUM REQUIREMENTS AND THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

## CONCRETE

- CONCRETE SHALL BE SUPPLIED AND CONSTRUCTED IN ACCORDANCE WITH ACI-318 (LATEST EDITION), AND SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- CONCRETE SHALL BE TYPE I OR TYPE II UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. USE NORMAL WEIGHT AGGREGATES HAVING A MAXIMUM AGGREGATE SIZE OF 1.5". THE SLUMP SHALL NOT EXCEED 6 IN. UNLESS SPECIFIC HIGH RANGE WATER REDUCERS OR OTHER ADDITIVES ARE USED.
- CALCIUM CHLORIDE OR OTHER MATERIALS CONTAINING CHLORIDES IN ANY FORM SHALL NOT BE USED. WHERE FLY ASH IS USED, ONLY TYPE "C" FLY ASH SHALL BE ACCEPTED.
- WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOB SITE UNLESS APPROVED BY THE ENGINEER. IF MORE WORKABILITY IS NEEDED, THE CONTRACTOR SHALL SPECIFY REQUIRED SLUMP ON THE JOB ORDER. THE CONCRETE PLANT CAN INCREASE WORKABILITY BY ADDING UP TO 5% AIR ENTRAINMENT, ADDITIONAL CEMENT OR ADMIXTURES.
- CONCRETE SHALL NOT BE PLACED AT TEMPERATURES BELOW 40 DEGREES FAHRENHEIT, IN RAINY WEATHER, OR IN OTHER ADVERSE WEATHER CONDITIONS.
- CONCRETE SHALL BE CONSOLIDATED, ESPECIALLY IN THE VICINITY OF TENDON ANCHORAGE.
- A LAPPED AND TAPED 6 MIL POLYETHYLENE VAPOR RETARDER SHALL BE PLACED IN ACCORDANCE WITH THE CONSTRUCTION AND MAINTENANCE MANUAL FOR POST-TENSIONED SLAB-ON-GROUND FOUNDATIONS, 3RD EDITION.

- FORMS SHALL BE STRIPPED NOT LESS THAN 24 HOURS AND NOT MORE THAN 6 DAYS AFTER PLACEMENT OF CONCRETE.
- CURING OF CONCRETE FOUNDATION SLAB SURFACE PER ACI-308R-01 IS RECOMMENDED TO REDUCE THE PROBABILITY OF CURING OR SHRINKAGE CRACKS. HOWEVER CRACKS DUE TO SHRINKAGE OF CONCRETE CAN BE EXPECTED AND DO NOT AFFECT THE PERFORMANCE OF THE FOUNDATION.
- BUILDER SHALL VERIFY ALL DIMENSIONS, DROP OFFSETS, BRICK LEDGES, INSERTS AND OPENINGS WITH ARCHITECTURAL DRAWINGS.
- THE WOOD SOLE PLATE AND WOOD SILL PLATE AT EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATIONS WITH 1/2" DIA. BY 10" LONG ANCHOR BOLTS WITH 7" MINIMUM EMBEDDED OR SIMPSON MASA OR MASAP MUDSILL ANCHOR INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ANCHOR BOLTS SHALL BE PLACED AT A MAXIMUM OF 6'-0" O.C. FOR 2 STORY STRUCTURES. THERE SHALL BE A MINIMUM OF 2 BOLTS PER PLATE SECTION WITH 1 BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.
- INTERIOR SHEAR WALLS - NON WINDSTORM AREAS  
ALL RESIDENTIAL STRUCTURES REQUIRE INTERIOR FOUNDATION ANCHORAGE FOR EACH BRACING SEGMENT. ALL BRACING SEGMENTS SHALL BE ANCHORED WITHIN 6" FROM EACH END. ACCEPTABLE ANCHORAGE WOULD INCLUDE THE FOLLOWING:
  - .157"x2 7/8" HILTI X-U FASTENER EMBEDDED A MIN. 1 1/4" INTO THE FOUNDATION AND SPACED AT 12" O.C.
  - .157"x2 7/8" HILTI X-CP FASTENER EMBEDDED A MIN. 1 1/4" INTO THE FOUNDATION AND SPACED AT 8" O.C.
  - 1/2" X 5" SIMPSON TITEN-HD CONCRETE SCREW W/ (3) 1/4" WASHERS EMBEDDED 2 3/4" INTO THE FOUNDATION AND SPACED AT 4'-0" O.C.
  - 1/2" X 4 1/4" WEDGE BOLT ANCHORS W/ (2) 1/4" WASHERS EMBEDDED 2 1/4" INTO THE FOUNDATION AND SPACED AT 4'-0" O.C.
- COLD WEATHER CONCRETING PRECAUTIONS AS SPECIFIED IN ACI STANDARDS 306R-88 SHALL BE USED WHEN PLACING CONCRETE DURING COLD WEATHER PERIODS AS DESCRIBED IN THE ACI STANDARDS.
- THE SLAB THICKNESS SHALL BE  $\frac{+2"}{-1/2"}$  AT ANY INDIVIDUAL LOCATION OR  $\frac{+1"}{-1/4"}$  AVERAGE THICKNESS.

## STRESSING

- TENDON STRESSING SHALL COMMENCE AS SOON AS POSSIBLE AFTER THE CONCRETE HAS REACHED SUFFICIENT STRENGTH FOR STRESSING. SUFFICIENT STRENGTH IS DEFINED AS 75% OF THE 28 DAY DESIGN STRENGTH OR 2,000 PSI MINIMUM. STRESSING SHOULD BE COMPLETED BETWEEN 3 DAYS AND 10 DAYS AFTER CONCRETE PLACEMENT UNLESS SUFFICIENT STRENGTH HAS NOT BEEN MET.
- TENDON STRESSING SHALL CONFORM TO THE FOLLOWING.
  - MAXIMUM JACK STRESS: 0.80 f pu
  - MAXIMUM TENDON STRESS IMMEDIATELY AFTER ANCHORING: 0.74 f pu
  - MAXIMUM TENDON STRESS AT ANCHORAGE IMMEDIATELY AFTER ANCHORING: 0.70 f pu
- THE STRESSING JACK AND GAGE SHALL BE CALIBRATED AS A UNIT AND A CURRENT JACK CALIBRATION CHART SHALL BE AVAILABLE FOR INSPECTION DURING STRESSING.
- ELONGATION RECORDS SHALL BE KEPT AND SUBMITTED TO THE DESIGN ENGINEER UPON COMPLETION OF THE STRESSING OPERATION. ACTUAL MEASURED ELONGATIONS SHALL NOT VARY MORE THAN 10% OR 1/4" WHICHEVER IS GREATER, FROM THE CALCULATED VALUES SHOWN ON THE FOUNDATION DESIGN DRAWINGS. IF DISCREPANCIES OCCUR, THEY SHALL BE RESOLVED BEFORE SUBMITTING THE RECORDS TO THE DESIGN ENGINEER.
- AFTER THE ELONGATIONS HAVE BEEN APPROVED, THE TENDON TAILS SHOULD BE CUT AND THE POCKET FORMER VOID PATCHED. THE TENDON TAILS MAY BE CUT 1 INCH INSIDE THE EDGE OF THE CONCRETE SURFACE OR FLUSH WITH THE EDGE OF THE FOUNDATION PROVIDED A PROTECTIVE CAB IS INSTALLED OVER THE EXPOSED PORTION OF THE TENDON SUCH THAT 1 INCH OF COVER IS ACHIEVED BETWEEN THE EDGE OF THE FOUNDATION AND THE FAR END OF THE CAP.

## REINFORCING STEEL

- REINFORCING STEEL SHALL BE 60 KSI MINIMUM, BE IN ACCORDANCE WITH ASTM A615, HAVE DEFORMATIONS IN ACCORDANCE WITH ASTM A305, AND SHALL BE DETAILED IN ACCORDANCE WITH ACI-318 (LATEST EDITION).
- WELDED WIRE FABRIC SHALL BE 6x6 - W2.9 WWF (6 GAGE) IN ACCORDANCE WITH ASTM A185, AND SHALL BE PLACED IN ACCORDANCE WITH PLANS AND DETAILS.
- IF SPLICING IS NECESSARY, CONTINUOUS REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 30 TIMES THE DIAMETER OF THE BAR.
- PROVIDE 2-#5's x 5'-0" AT ALL RE-ENTRANT CORNERS OF THE FOUNDATION. (DIAGONAL, SEE FOUNDATION PLAN).
- ALL POST-TENSIONING TENDONS SHALL BE INSTALLED IN ACCORDANCE WITH THE POST-TENSIONING INSTITUTE'S LATEST SPECIFICATIONS.
- TENDON STRESSING DIRECTIONS MAY BE REVERSED WHEN NECESSARY.
- ALL REBAR REINFORCEMENT MUST BE SUPPORTED BRICK OR CHAIR ONLY.
- DO NOT APPLY DUCT TAPE TO LIVE END OF TENDONS.

## SPECIAL CONSIDERATIONS

- TREES OR OTHER VEGETATION TALLER THAN 6 FT OR OF THE TYPE THAT REQUIRES EXCESSIVE AMOUNTS OF WATER SHOULD NOT BE PLANTED WITHIN 20 FT. OF THE FOUNDATION.
- EXISTING TREES WITHIN 20 FT OF THE FOUNDATION MUST UTILIZE A PROVEN ROOT CONTROL METHOD SUCH AS A ROOT BARRIER.
  - EXISTING TREES WITHIN 5 FT FROM FOUNDATION SHALL HAVE THE PERIMETER GRADE BEAM PENETRATE 30" INTO THE EXISTING SOILS FOR 20'-0".
  - EXISTING TREES BETWEEN 5 FT TO 20 FT FROM FOUNDATION SHALL HAVE THE PERIMETER GRADE BEAM PENETRATE 24" INTO THE EXISTING SOILS FOR 20'-0".
- EXCAVATIONS FOR SWIMMING POOLS SHALL NOT BE PLACED CLOSER THAN 10FT. FROM THE FOUNDATION WITHOUT APPROVAL FROM DPIS ENGINEERING.
- LANDSCAPING SHOULD BE PLANNED SUCH THAT ADEQUATE MOISTURE CAN BE REACHED AND BE DRAINED FROM AROUND THE FOUNDATION.
- IF INTERRUPTIONS IN CONCRETE PLACEMENT OCCUR THAT WILL RESULT IN COLD JOINTS, THE HARDENED CONCRETE MUST BE CHIPPED TO FORM VERTICAL JOINTS PRIOR TO SETTING ADDITIONAL SLAB. USE #3X24" DOWELS AT 12" O.C. EPOXIED (OR WET SET) INTO EXISTING TO BOND CONCRETE TOGETHER.
- PLUMBING LINES SHALL BE PLACED AS TO NOT REDUCE SLAB THICKNESS. PIPES THAT PASS THROUGH GRADE BEAMS (PERPENDICULAR) SHALL BE PVC SLEEVED (OR MASTIC) AND SHALL MEET THE FOLLOWING CRITERIA:
  - 3" PIPE OR GREATER IN BOTTOM THIRD OF BEAM REQUIRES THE CONTRACTOR TO DIG AN ADDITIONAL 3" (MATCH PIPE DIAMETER SIZE) INTO EXISTING SOILS, DIRECTLY UNDER PIPE, 24" IN LENGTH. 2-#4's x 5'-0". SHALL BE PLACED DIRECTLY UNDER EXISTING PIPE.
  - 7" PIPE OR LESS IN MIDDLE THIRD OF BEAM REQUIRES NO ADDITIONAL REBAR STRUCTURAL MAKEUP.
  - 2" PIPE OR GREATER WITHIN 4" FROM TOP OF BEAM REQUIRES 2-#4X5'-0" INSTALLED DIRECTLY ABOVE PIPE.

ANY PIPE SIZE THAT RUNS 24" OR GREATER DIAGONALLY OR PARALLEL IN BEAM MUST BE RELOCATED OUTSIDE OF BEAM

\*IF LIMESTONE ENCOUNTERED, GRADE BEAM SHALL BE MIN. 18" DEPTH AND SHALL MEET THE REBAR REQUIREMENTS OF 6A, 6B & 6C. ANY BEAM DEPTH LESS THAN 18" REQUIRES APPROVAL FROM THE E.O.R.

## EXPECTED TENDON ELONGATIONS

LENGTH	ELONGATION	LENGTH	ELONGATION	LENGTH	ELONGATION
14	7/8"	50	3 3/4"	86	6 3/4"
15	7/8"	51	3 7/8"	87	6 3/4"
16	1"	52	4"	88	6 7/8"
17	1"	53	4"	89	7"
18	1"	54	4 1/8"	90	7"
19	1 1/8"	55	4 1/4"	91	7 1/8"
20	1 1/4"	56	4 1/4"	92	7 1/8"
21	1 3/8"	57	4 3/8"	93	7 1/4"
22	1 3/8"	58	4 3/8"	94	7 3/8"
23	1 1/2"	59	4 1/2"	95	7 3/8"
24	1 1/2"	60	4 5/8"	96	7 1/2"
25	1 5/8"	61	4 5/8"	97	7 5/8"
26	1 3/4"	62	4 3/4"	98	7 5/8"
27	1 7/8"	63	4 7/8"	99	7 3/4"
28	1 7/8"	64	4 7/8"	100	7 7/8"
29	2"	65	5"	101	8"
30	2 1/8"	66	5 1/8"	102	8"
31	2 1/8"	67	5 1/4"	103	8 1/8"
32	2 1/4"	68	5 1/4"	104	8 1/4"
33	2 3/8"	69	5 3/8"	105	8 1/4"
34	2 3/8"	70	5 3/8"	106	8 3/8"
35	2 1/2"	71	5 1/2"	107	8 3/8"
36	2 5/8"	72	5 5/8"	108	8 1/2"
37	2 5/8"	73	5 3/4"	109	8 1/2"
38	2 3/4"	74	5 3/4"	110	8 5/8"
39	2 7/8"	75	5 7/8"	111	8 3/4"
40	3"	76	5 7/8"	112	8 7/8"
41	3"	77	6"	113	8 7/8"
42	3 1/8"	78	6 1/8"	114	9"
43	3 1/4"	79	6 1/8"	115	9"
44	3 1/4"	80	6 1/4"	116	9 1/8"
45	3 3/8"	81	6 1/4"	117	9 1/4"
46	3 1/2"	82	6 3/8"	118	9 3/8"
47	3 1/2"	83	6 1/2"	119	9 3/8"
48	3 5/8"	84	6 1/2"	120	9 1/2"
49	3 5/8"	85	6 5/8"		

ELONGATIONS ARE BASED ON TENDON LENGTH AS SHOWN ON THE PLAN.

## \*\*LIMITATIONS\*\*

- DPIS ENGINEERING LLC DESIGNS FOUNDATIONS IN ACCORDANCE WITH EXISTING APPLICABLE CODES, STANDARDS, AND SOILS REPORTS AS PROVIDED BY THE HOMEBUILDER. DPIS IS NOT INVOLVED IN THE SITE PREPARATION NOR THE CONSTRUCTION OF THE FOUNDATION. THEREFORE, DPIS ACCEPTS NO LIABILITY FOR FOUNDATION MOVEMENT DUE TO SOIL FAILURE, IMPROPER SITE WORK, LACK OF PROPER SURFACE DRAINAGE, POOR WORKMANSHIP, INFERIOR CONCRETE OR OTHER MATERIALS USED IN CONSTRUCTION, PLUMBING LEAKS OR OTHER ANOMALIES THAT ARE BEYOND OUR CONTROL.



SEE F-2.1 FOR FOUNDATION DETAILS

PROJECT TITLE: **FOUNDATION NOTES POST TENSION**

SUBDIVISION / ADDRESS: **TBD SWAN LAKE LOT 3, WACO, TEXAS 76710**

CUSTOMER: **REX STEM HOMES**

BY: JDS

DESIGNED: CSJ

CHECKED: MRP

DATE: 02/27/2019

REVISIONS

DESCRIPTION

#

DATE

ADDED NOTES 12 AND 13

REVISED CONCRETE NOTES 9, 11, 14 AND NOTE 1 UNDER REINFORCING

REVISED CONCRETE NOTE #12

ADDED 2015 IRC TO GENERAL NOTES

REVISED CONCRETE NOTE #12 PER ENGINEER REVISION

1

05/09/11

2

07/19/2011

3

04/23/14

4

10/23/15

5

04/11/16

DATE

SECTION

1

3

LOT: 3

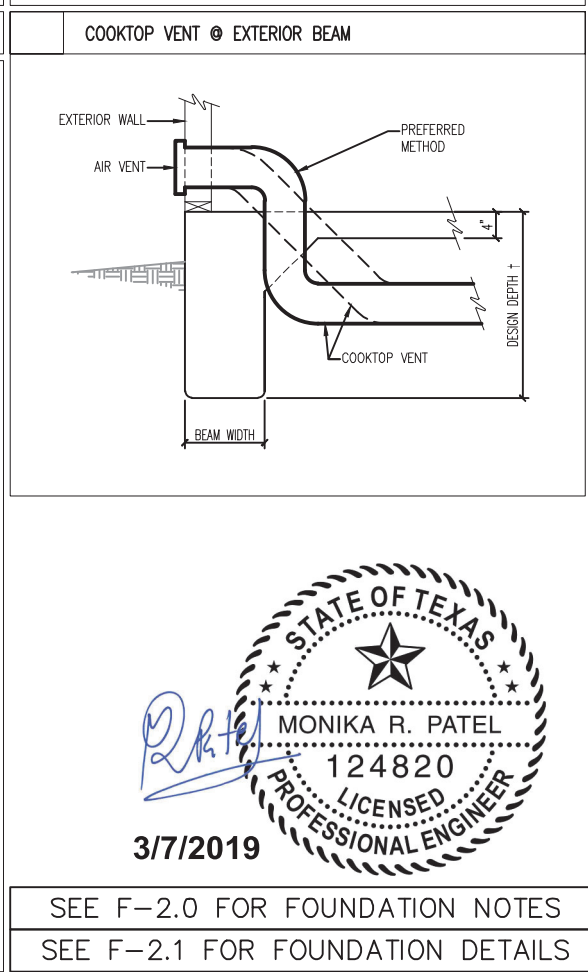
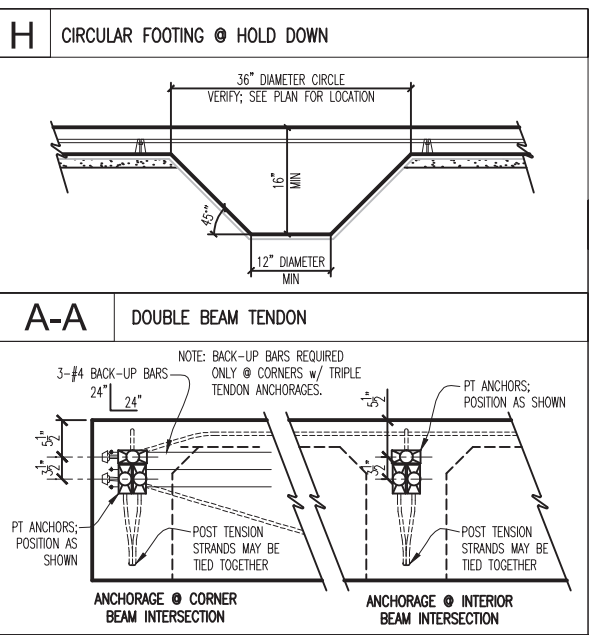
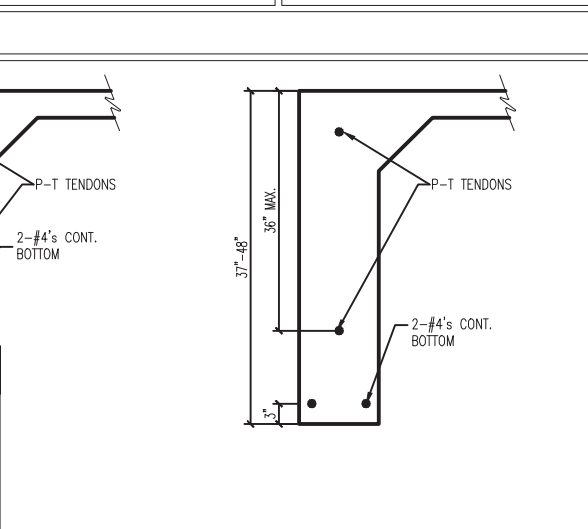
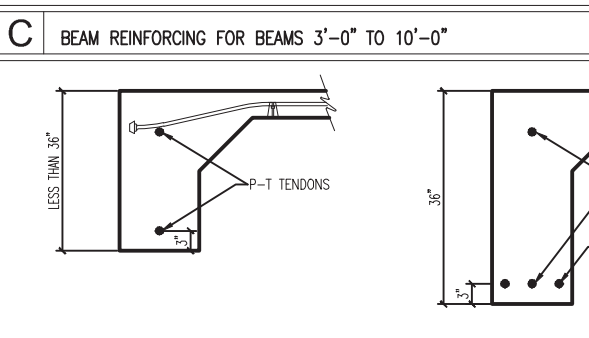
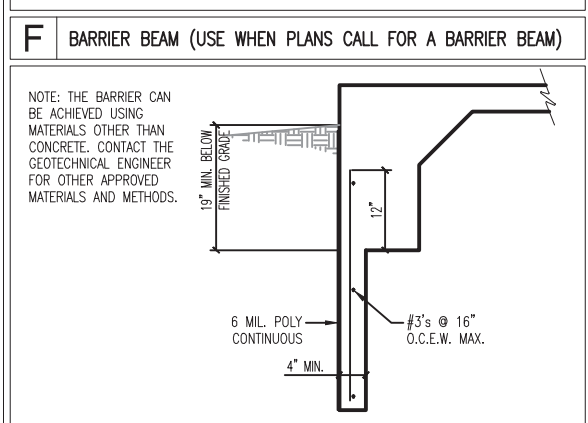
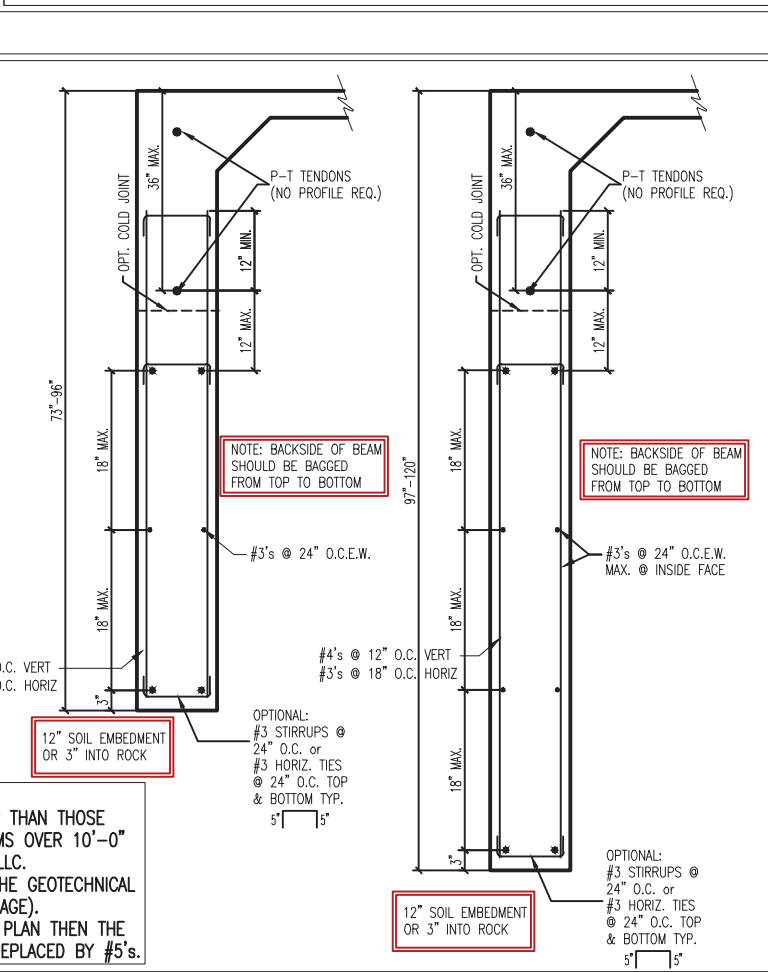
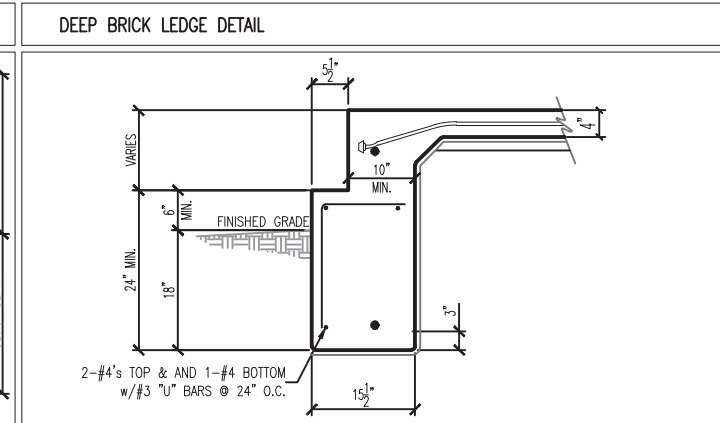
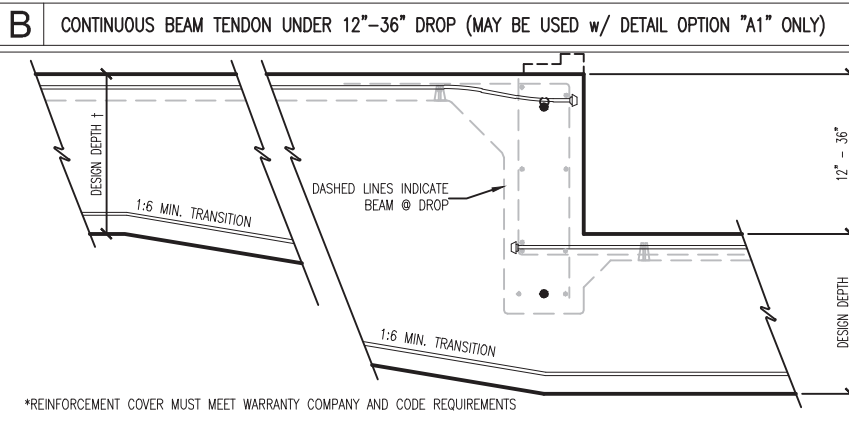
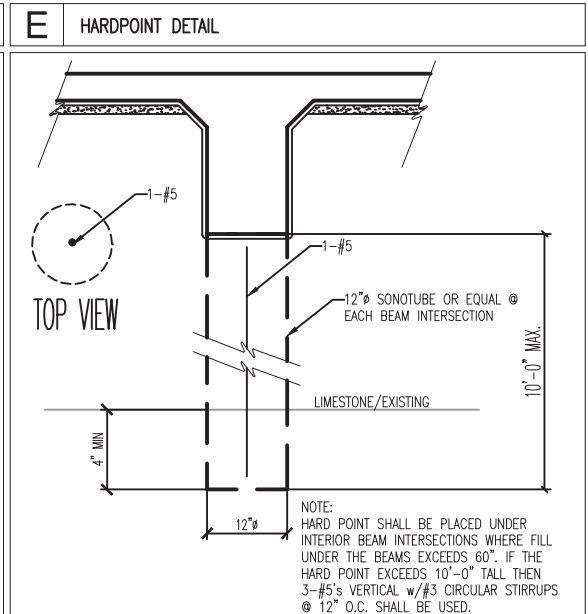
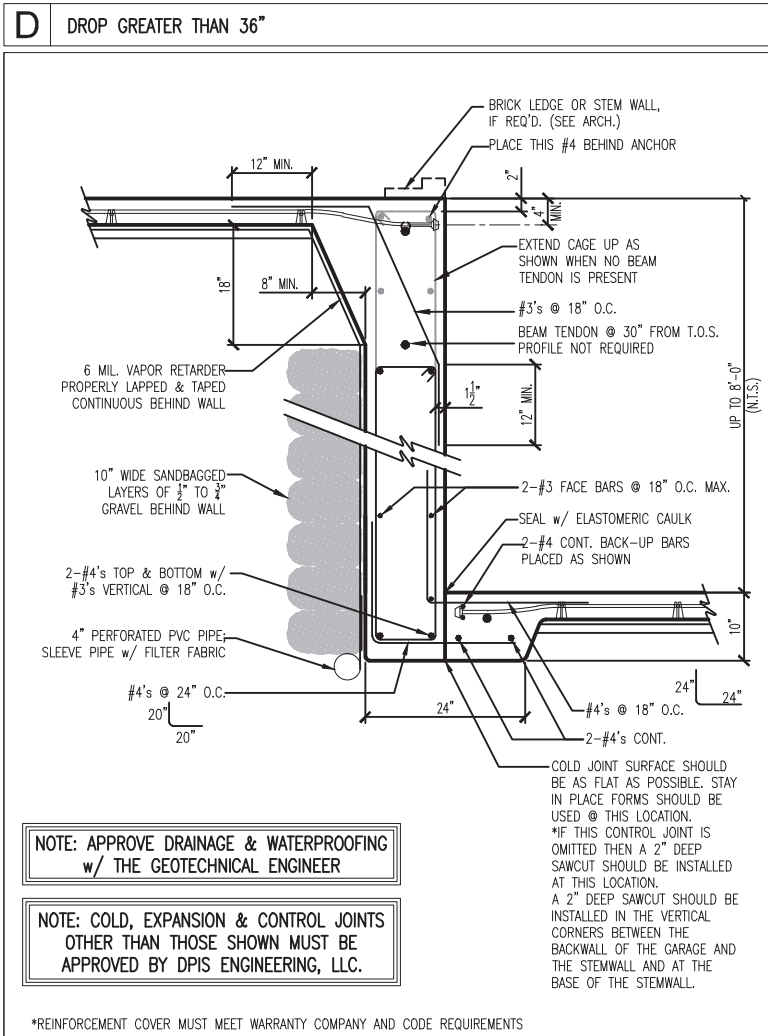
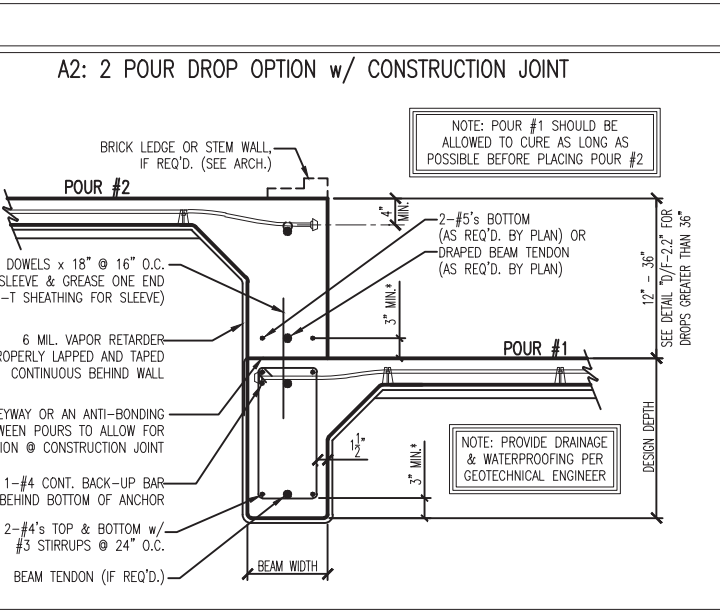
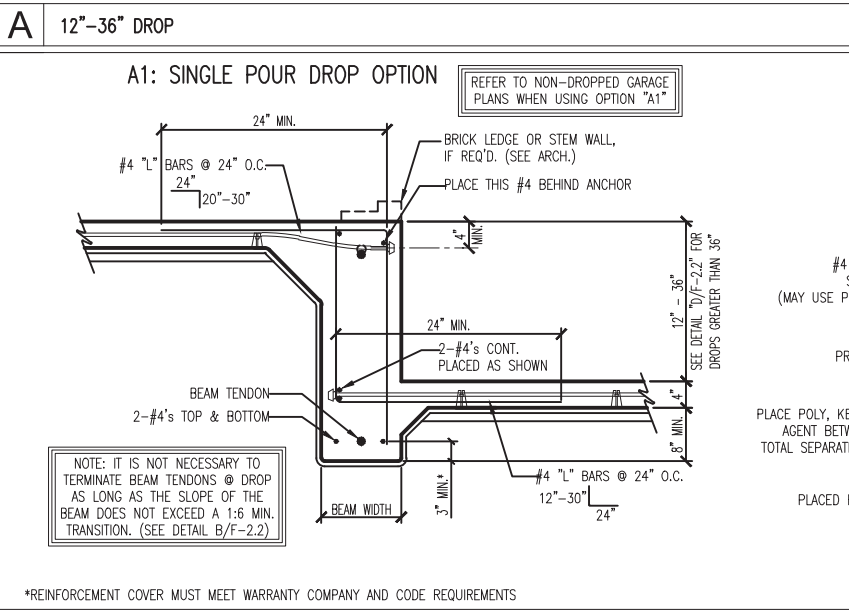
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F-2.0





NOTE: COLD, EXPANSION & CONTROL JOINTS OTHER THAN THOSE SHOWN (3" BELOW BEAM TENDON) AND BEAMS OVER 10'-0" MUST BE APPROVED BY DPIS ENGINEERING, LLC.

APPROVE DRAINAGE & WATERPROOFING w/ THE GEOTECHNICAL ENGINEER (SEE DETAIL D FOR TYPICAL DRAINAGE).

IF #5s ARE SPECIFIED ON THE FOUNDATION PLAN THEN THE #4s SHOWN ON THESE DETAILS SHALL BE REPLACED BY #5s.

REVISIONS	#	DATE	DESCRIPTION
	1	01/28/09	CORRECTED STIRRUP SPACING ON DETAIL 17
	2	04/14/10	ADDED BOX NOTE @ TOP OF DTL-4 REMOVED DEPTH FROM DTL. 13
	3	10/30/14	REVISED DETAIL AT DETAIL 13
	4	04/13/15	ADDED 8" NOTE TO SECTION 6&12
	5	02/15/16	CORRECTED SHEET #
	6	04/11/16	ADDED "G" DETAIL
	7		

BY: JDS  
LJM  
JRB  
JRB  
JRB

PROJECT TITLE: FOUNDATION DETAILS POST-TENSION

SUBDIVISION / ADDRESS: TBD SWAN LAKE LOT 3, WACO, TEXAS 76710

CUSTOMER: REX STEM HOMES

DRAWN: CSJ  
DESIGNED: MRP  
CHECKED: JRB

DRAWING SCALE: 1/8" = 1'-0"  
ISSUE DATE: 02/27/2019

DRAWING NUMBER: F-2.2

STATE OF TEXAS  
MONIKA R. PATEL  
124820  
LICENSED PROFESSIONAL ENGINEER  
3/7/2019

SEE F-2.0 FOR FOUNDATION NOTES  
SEE F-2.1 FOR FOUNDATION DETAILS

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