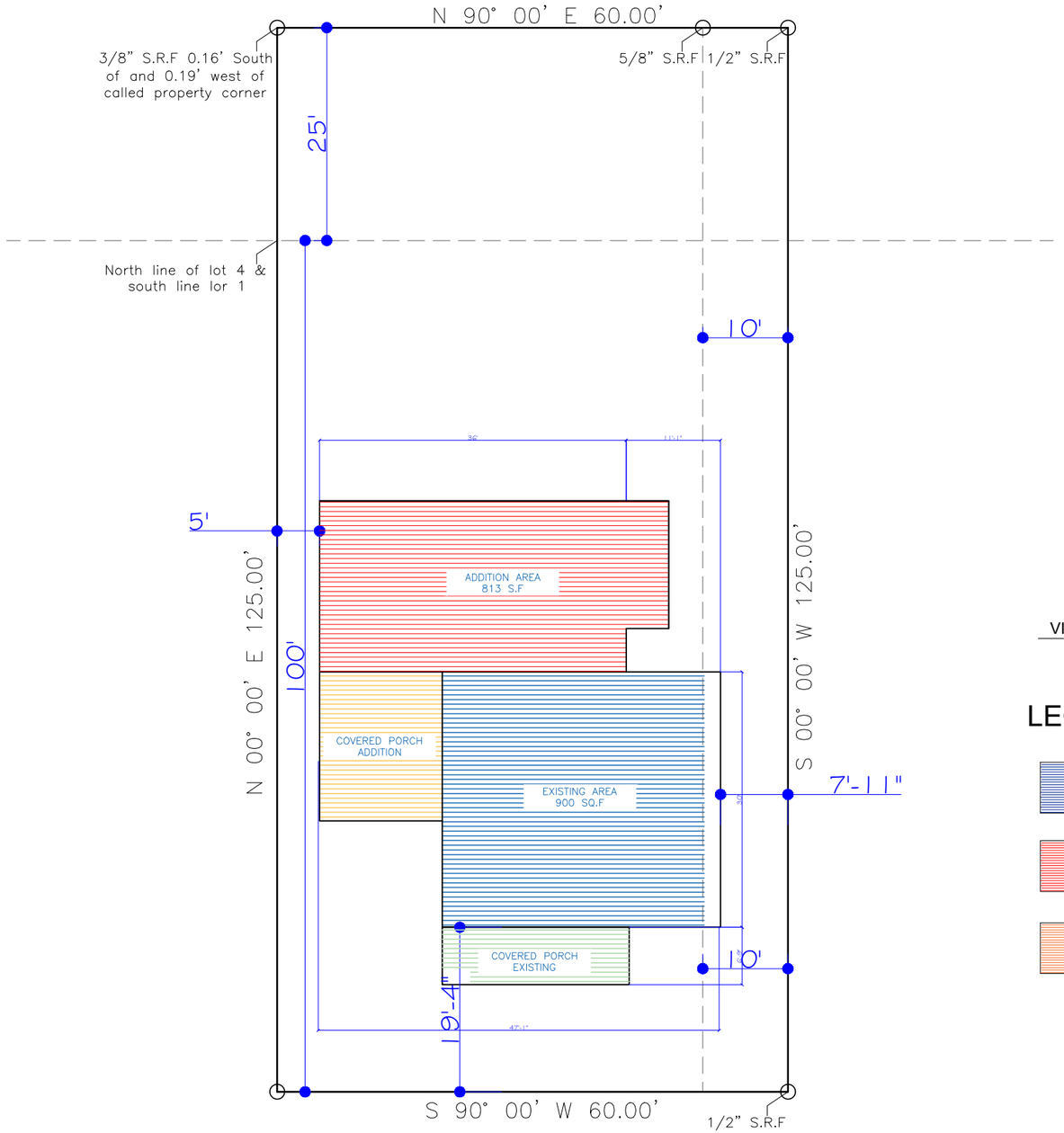
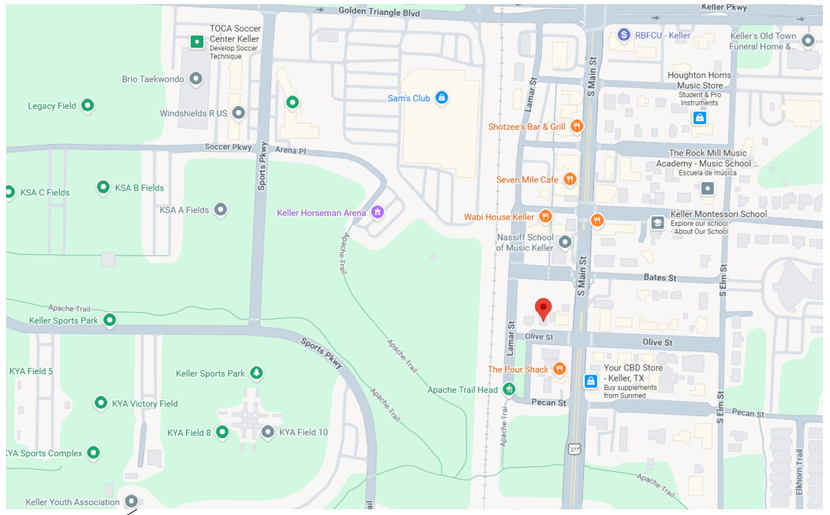




VICINITY MAP

LEGEND:

- (N) OFFICE AREA EXISTING
- (N) OFFICE AREA ADDITION
- (N) COVERED PORCH ADDITION

AREAS SUMMARY	
OFFICE AREA EXISTING	900 Sq.F
OFFICE AREA ADDITION	813 Sq.F
TOTAL:	1.713 Sq.F

SITE PLAN

SCALE: 1/16=1'-0"

NOTES:

Sheet # 1

Sheet Name

SITE PLAN

Date: 19- 04 - 2026

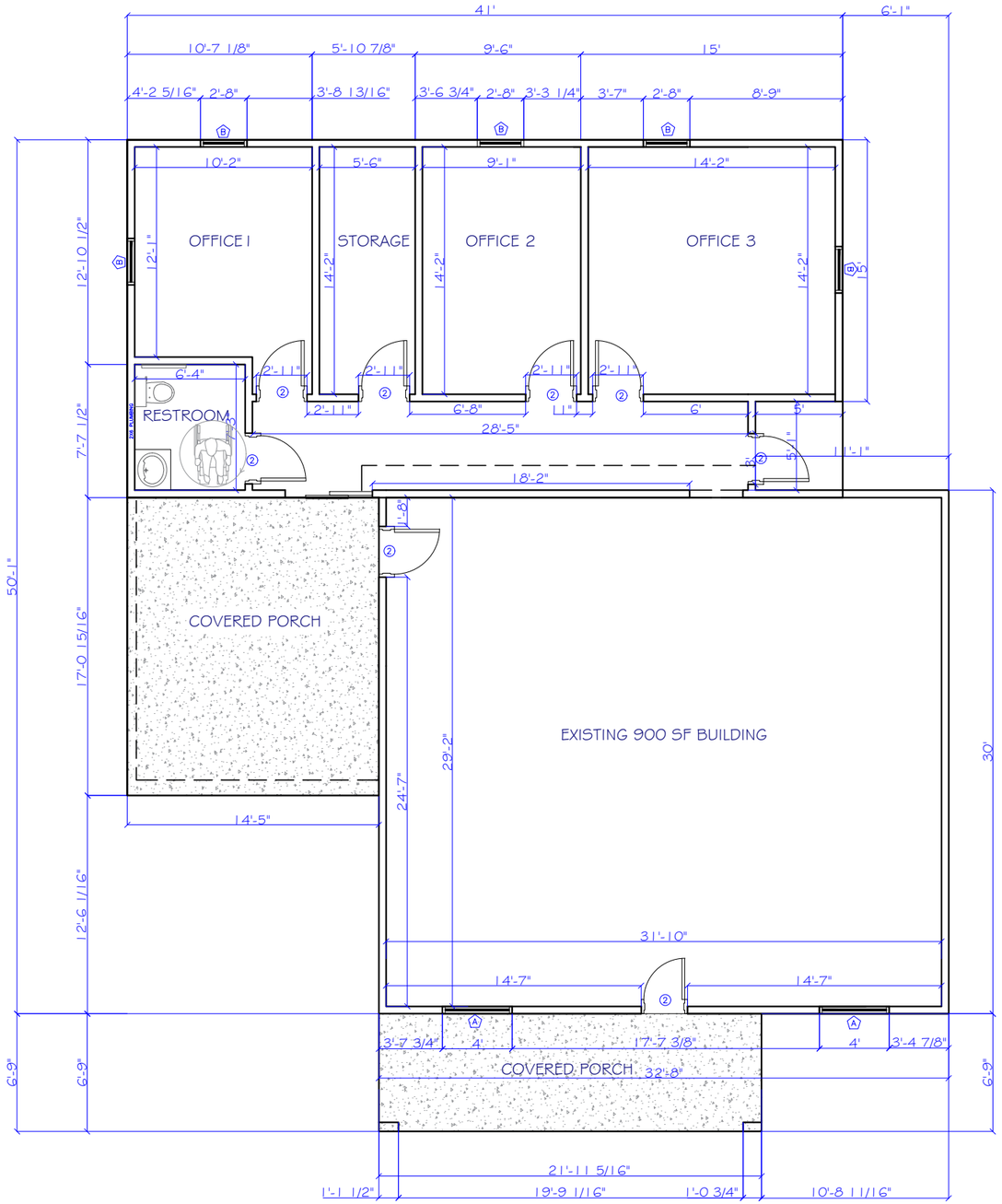
Scale: 1/16" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS

118 WEST OLIVE STREET KELLER, TARRANT COUNTY TEXAS 76248

KINGDOM CONSTRUCTION
RE-DEFINING THE STANDARD
(972) 704-4330



FLOOR PLAN

SCALE: 1/8=1'-0"

NOTES:

AREAS SUMMARY

OFFICE AREA EXISTING	900 Sq.F
OFFICE AREA ADDITION	813 Sq.F
TOTAL:	1.713 Sq.F

WINDOWS TAGS SCHEDULE

	SIZE	MATERIAL	FRAME	REMARKS	U-FACTOR	S.H.G.C.	QTY
A	4'0"X8'0" (84"X96")	VINYL	VINYL	SINGLE-HUNG/LOWE	0.29	0.20	2
B	2'8"X8'0" (33"X96")	VINYL	VINYL	SINGLE-HUNG/LOWE	0.29	0.20	5
					TOTAL WINDOWS=		5

DOORS TAGS SCHEDULE

	SIZE	MATERIAL	FRAME	U-FACTOR	S.H.G.C.	QTY
2	2'8"X6'8" (32"X80")	SC WOOD	WOOD	0.50	0.30	8
				TOTAL DOORS =		8

Sheet #

2

Sheet Name

FLOOR PLAN

Date: 19- 04 - 2026

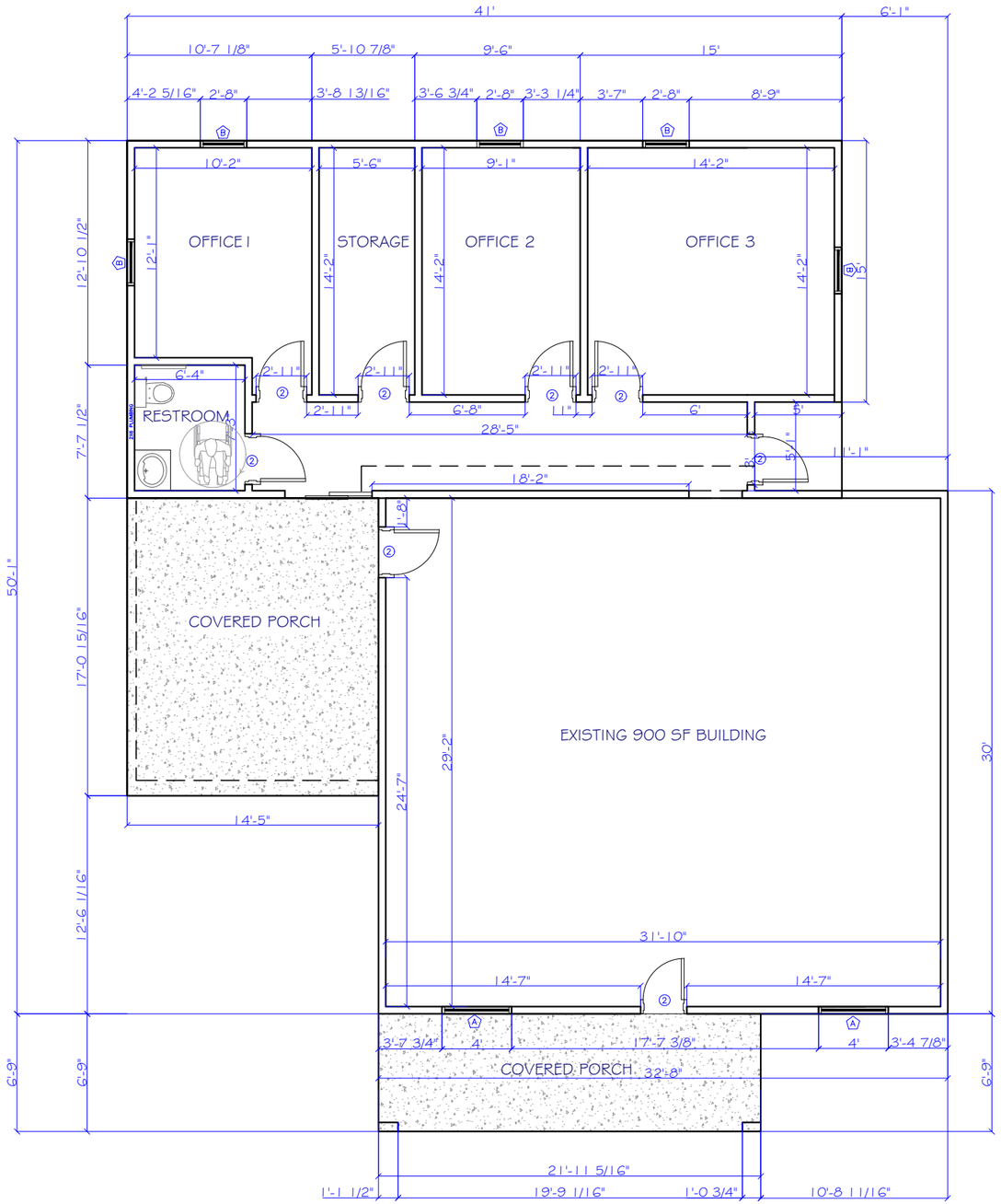
Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS

118 WEST OLIVE STREET KELLER, TARRANT COUNTY TEXAS 76248

KINGDOM CONSTRUCTION
RE-DEFINING THE STANDARD
(972) 704-4330



FLOOR PLAN

SCALE: 1/8=1'-0"

NOTES:

AREAS SUMMARY

OFFICE AREA EXISTING	980 Sq.F
OFFICE AREA ADDITION	813 Sq.F
COVERED PORCH	394 Sq.F
TOTAL:	2.187 Sq.F

WINDOWS TAGS SCHEDULE

	SIZE	MATERIAL	FRAME	REMARKS	U-FACTOR	S.H.G.C.	QTY
A	4'0"X8'0" (84"X96")	VINYL	VINYL	SINGLE-HUNG/LOWE	0.29	0.20	2
B	2'8"X8'0" (33"X96")	VINYL	VINYL	SINGLE-HUNG/LOWE	0.29	0.20	5
					TOTAL WINDOWS=		5

DOORS TAGS SCHEDULE

	SIZE	MATERIAL	FRAME	U-FACTOR	S.H.G.C.	QTY
2	2'8"X6'8" (32"X80")	SC WOOD	WOOD	0.50	0.30	8
				TOTAL DOORS =		8

Sheet #

2

Sheet Name

FLOOR PLAN

Date: 19- 04 - 2026

Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS

118 WEST OLIVE STREET KELLER, TARRANT COUNTY TEXAS 76248

STATE OF TEXAS
SANDEEP K. NALLAGULA
126845
LICENSED
PROFESSIONAL ENGINEER

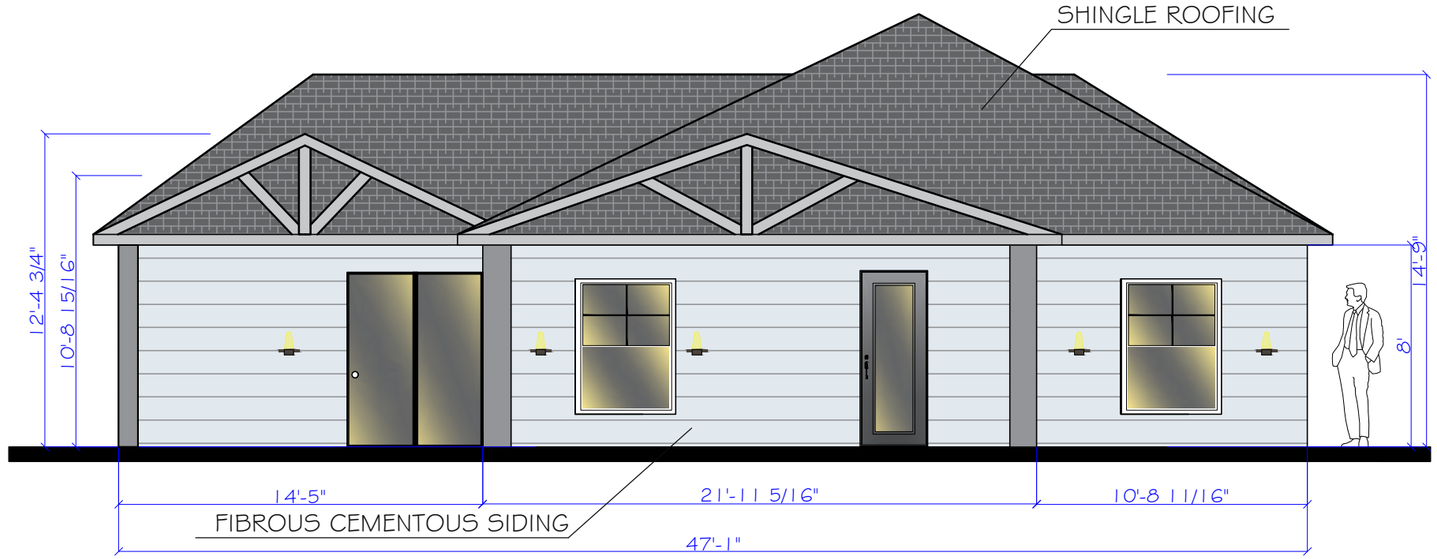
05/05/2026

TBPE F - 18915

KINGDOM CONSTRUCTION
RE-DEFINING THE STANDARD

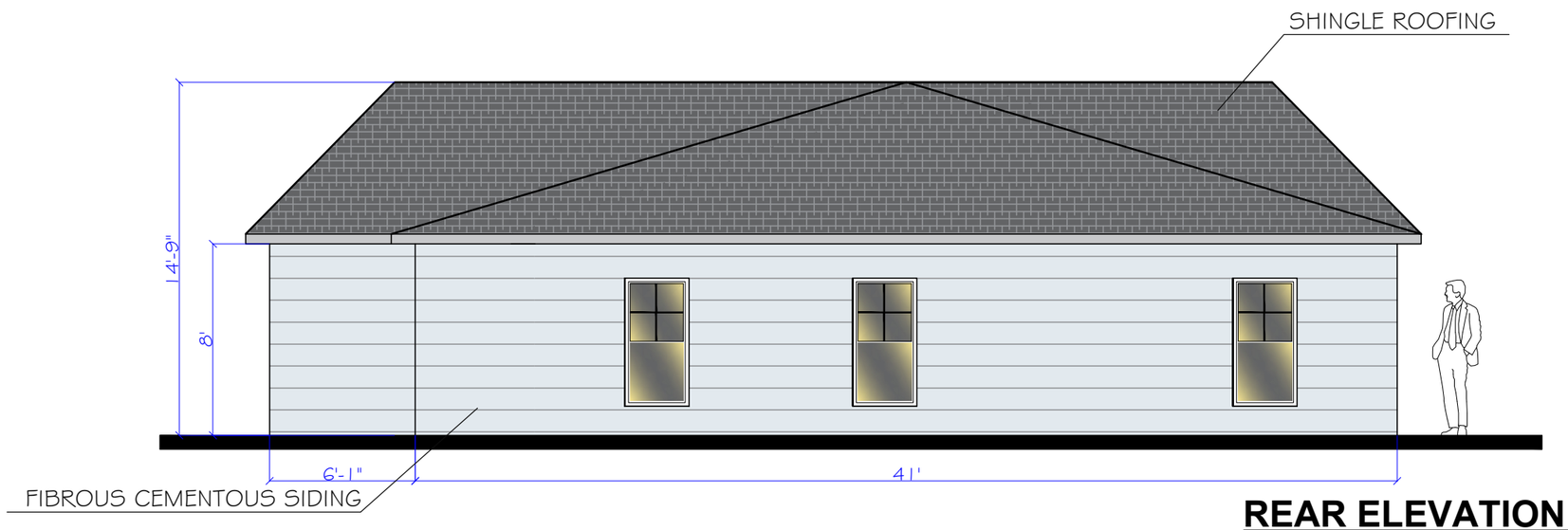
(972) 704-4330

NOTES:



FRONT ELEVATION

SCALE: 1/6=1'-0"



REAR ELEVATION

SCALE: 1/6=1'-0"

0 5' 10'

1/6 – 1'–0" GRAFIC SCALE

SCALE LABEL

Sheet #

3

Sheet Name

FRONT - REAR ELEVATIONS

Date: 19- 04 - 2026

Scale: 1/6" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS

118 WEST OLIVE STREET KELLER, TARRANT COUNTY TEXAS 76248

STATE OF TEXAS
SANDEEP K. NALLAGULA
126845
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PROFESSIONAL ENGINEER

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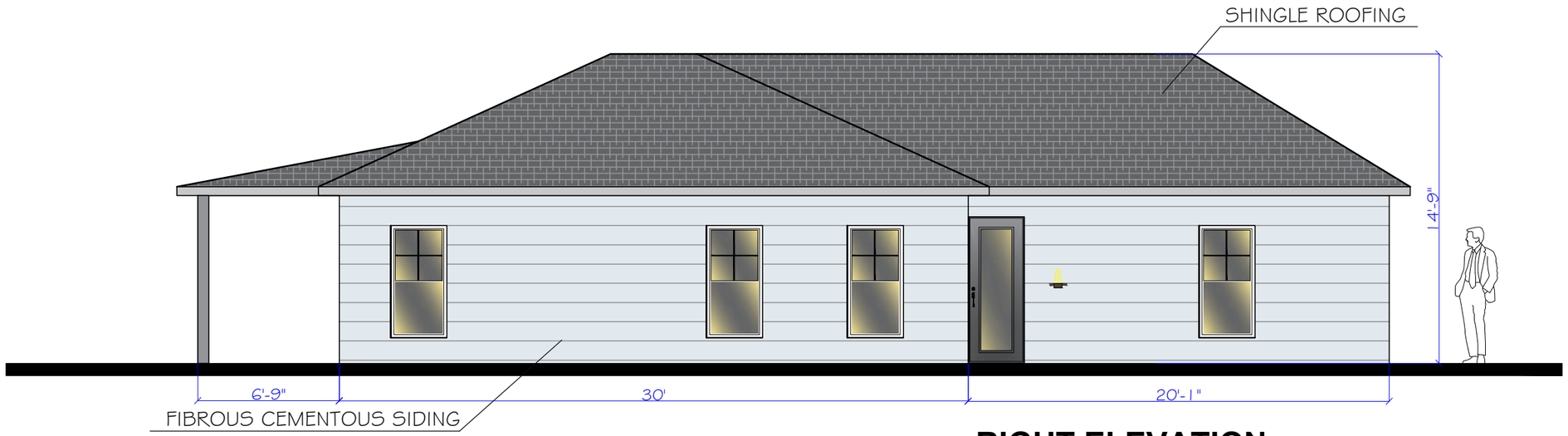
KINGDOM CONSTRUCTION

RE-DEFINING THE STANDARD

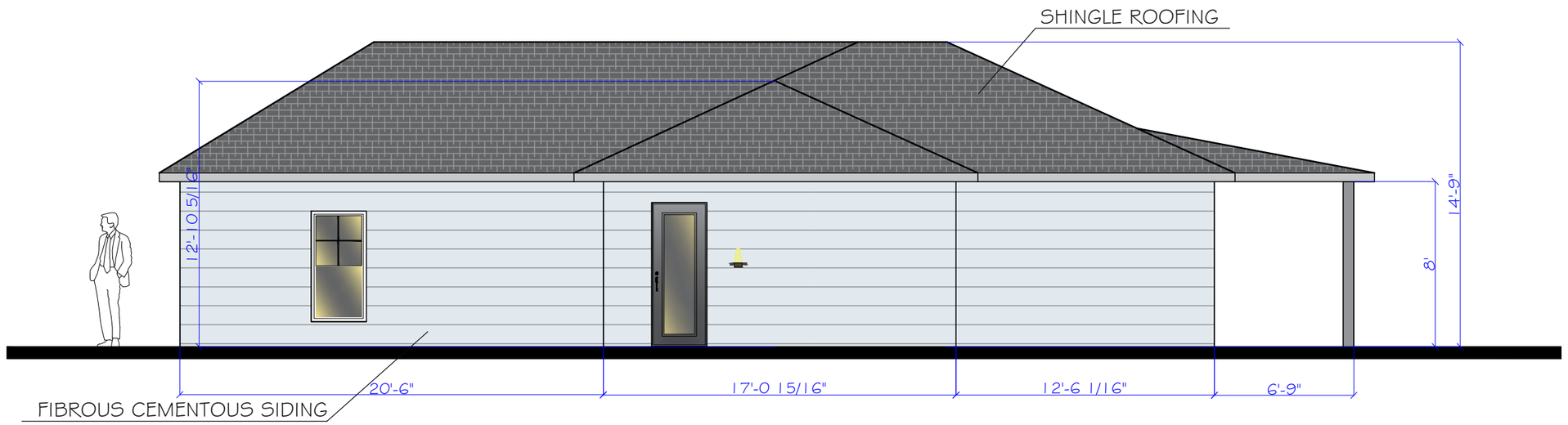
(972) 704-4330

NOTES:



RIGHT ELEVATION

SCALE: 1/6=1'-0"



LEFT ELEVATION

SCALE: 1/6=1'-0"

0 5' 10'

1/6 – 1'–0" GRAFIC SCALE

SCALE LABEL

Sheet #

4

Sheet Name

RIGHT - LEFT ELEVATIONS

Date: 19- 04 - 2026

Scale: 1/6" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS

118 WEST OLIVE STREET KELLER, TARRANT COUNTY TEXAS 76248

STATE OF TEXAS
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126845
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KINGDOM CONSTRUCTION

RE-DEFINING THE STANDARD

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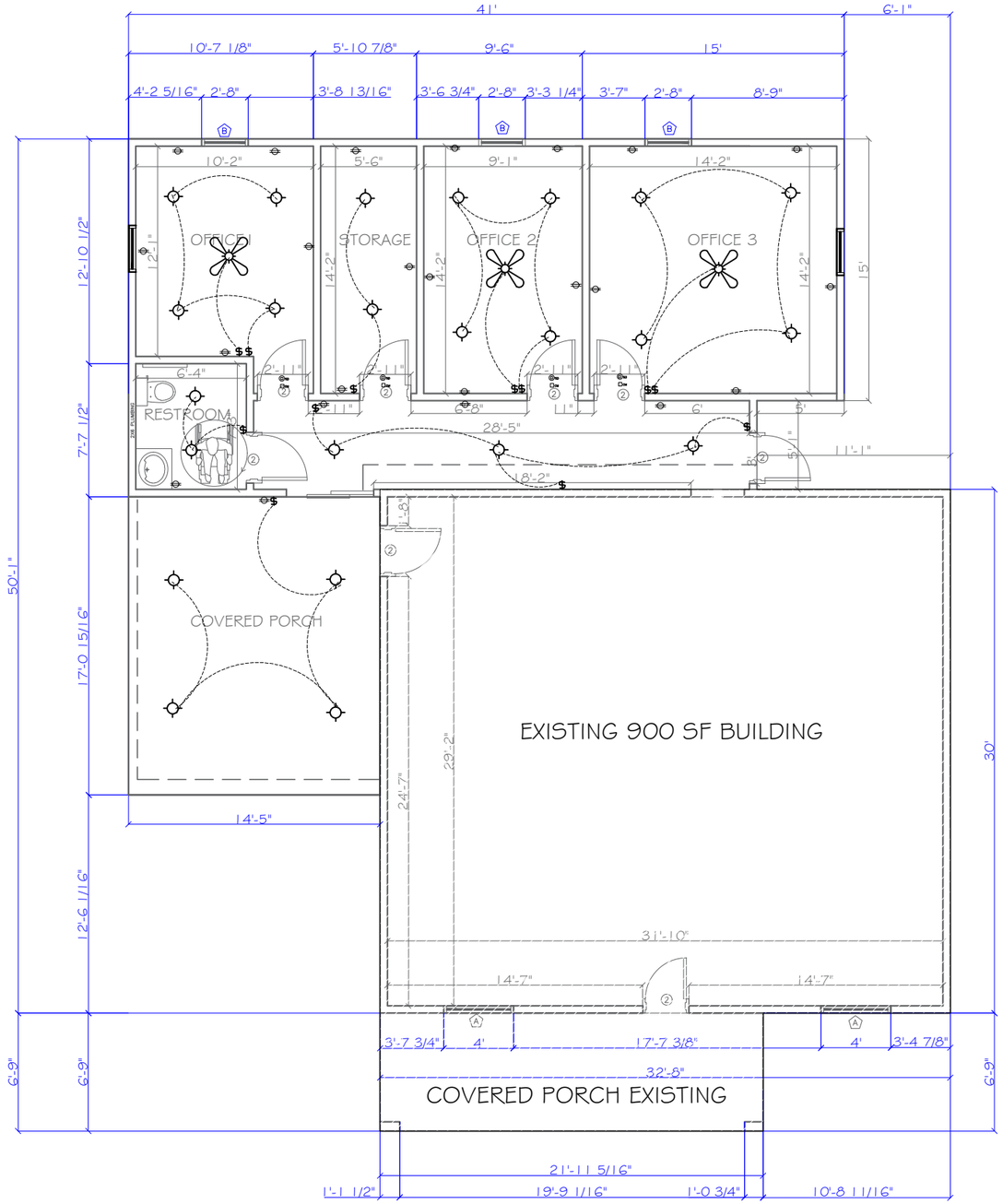
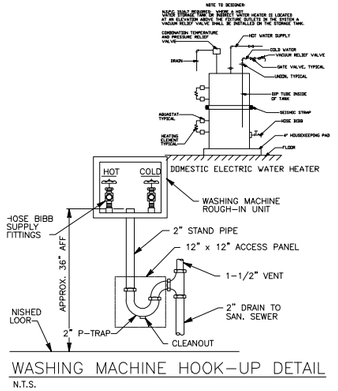


ELECTRICAL PLAN

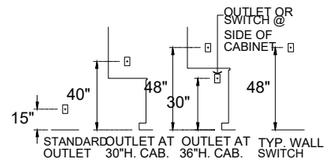
SCALE: 1/8=1'-0"

ELECTRICAL SYMBOLS

- ELECTRIC OUTLET
- GFCI GROUND FAULT INTERRUPTOR ELECTRIC OUTLET
- WP/GFIC WATERPROOF ELECTRIC OUTLET
- $ SWITCH
- $3 THREE WAY SWITCH
- FLUORESCENT LIGHT FIXTURE
- LIGHT FIXTURE
- WALL LIGHT FIXTURE
- SD SMOKE DETECTOR / HARD WIRED W/BATTERY BACKUP
- (E)SD EXISTING SMOKE DETECTOR / HARD WIRED
- LIGHT FIXTURE
- CM CARBON MONOXIDE DETECTOR/ HARD WIRED W/BATTERY BACKUP
- 6 EXHAUST VENT- 5 AIR CHANGES / HOUR MINIMUM ENERGY STAR COMPLIANT, MECHANICAL VENT Bathroom exhaust fan shall be Energy Star compliant, controlled shower by an accessible humidistat with controls capable of functioning as part of a whole house ventilation system. (50 CFM intermittent ventilation minimum)
- GAS WALL FURNACE
- GAS METER
- ELECTRICAL METER
- CEILING FAN (OUTLET ONLY).
- ELECTRICAL CIRCUIT BOARD



WASHING MACHINE HOOK-UP DETAIL
N.T.S.



ELECTRIC FIXTURE HEIGHTS
(UNLESS NOTED OTHERWISE)

NOTES:

Sheet #

5

Sheet Name

ELECTRICAL PLAN

Date: 19- 04 - 2026

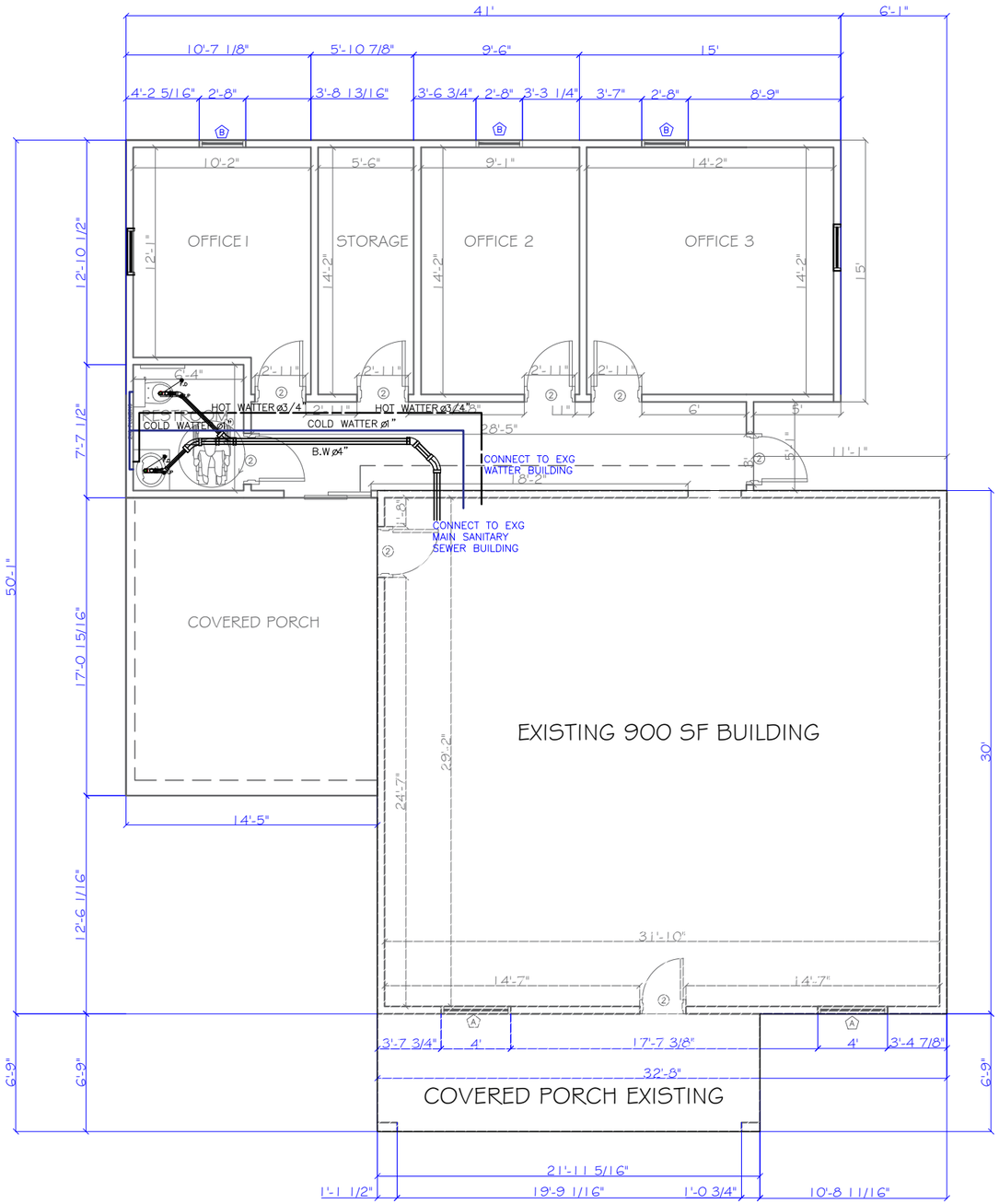
Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS

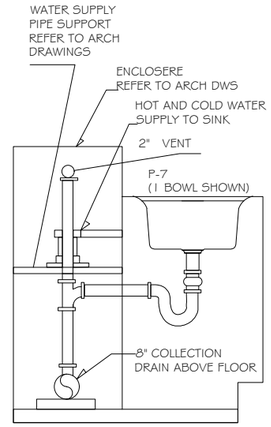
118 WEST OLIVE STREET KELLER, TARRANT COUNTY TEXAS 76248

KINGDOM CONSTRUCTION
RE-DEFINING THE STANDARD
(972) 704-4330



PLUMBING PLAN

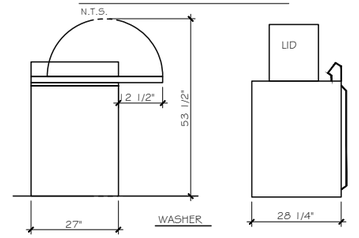
SCALE: 1/8=1'–0"

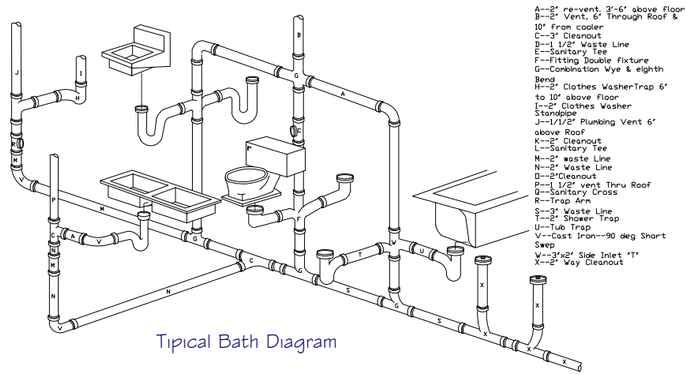


DOUBLE BOWL TYPE

NOTES:

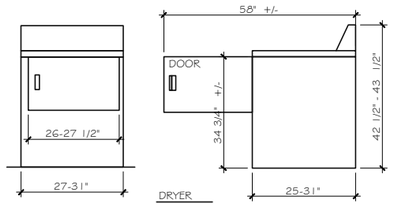
LAUNDRY SINK DRAIN CONNECTION DETAIL





Typical Bath Diagram

A--2" re-vent, 3'-6" above floor
B--2" Vent, 6" Through Roof &
10' from cooler
C--3" Cleanout
D--1 1/2" Waste Line
E--Sanitary Tee
F--Fitting Double fixture
G--Combination Wye & eighth
Bend
H--2" Clothes WasherTrap 6'
to 10" above floor
I--2" Clothes Washer
Standpipe
J--1/1/2" Plumbing Vent 6'
above Roof
K--2" Cleanout
L--Sanitary Tee
M--2" waste Line
N--2" Waste Line
O--2"Cleanout
P--1 1/2" vent Thru Roof
Q--Sanitary Cross
R--Trap Arm
S--3" Waste Line
T--2" Shower Trap
U--Tub Trap
V--Cast Iron--90 deg Short
Swep
W--3"x2" Side Inlet "T"
X--2" Way Cleanout



WASHER AND DRYER

SCALE: 1/2" = 1'-0"

PLUMBING LEGEND	
ITEM DESCRIPTION	
SANITARY SEWER	
HOT WATER	
COLD WATER	
VENTILATION	
STEP KEY PLUMBING	

Sheet #

6

Sheet Name

PLUMBING

Date: 19- 04 - 2026

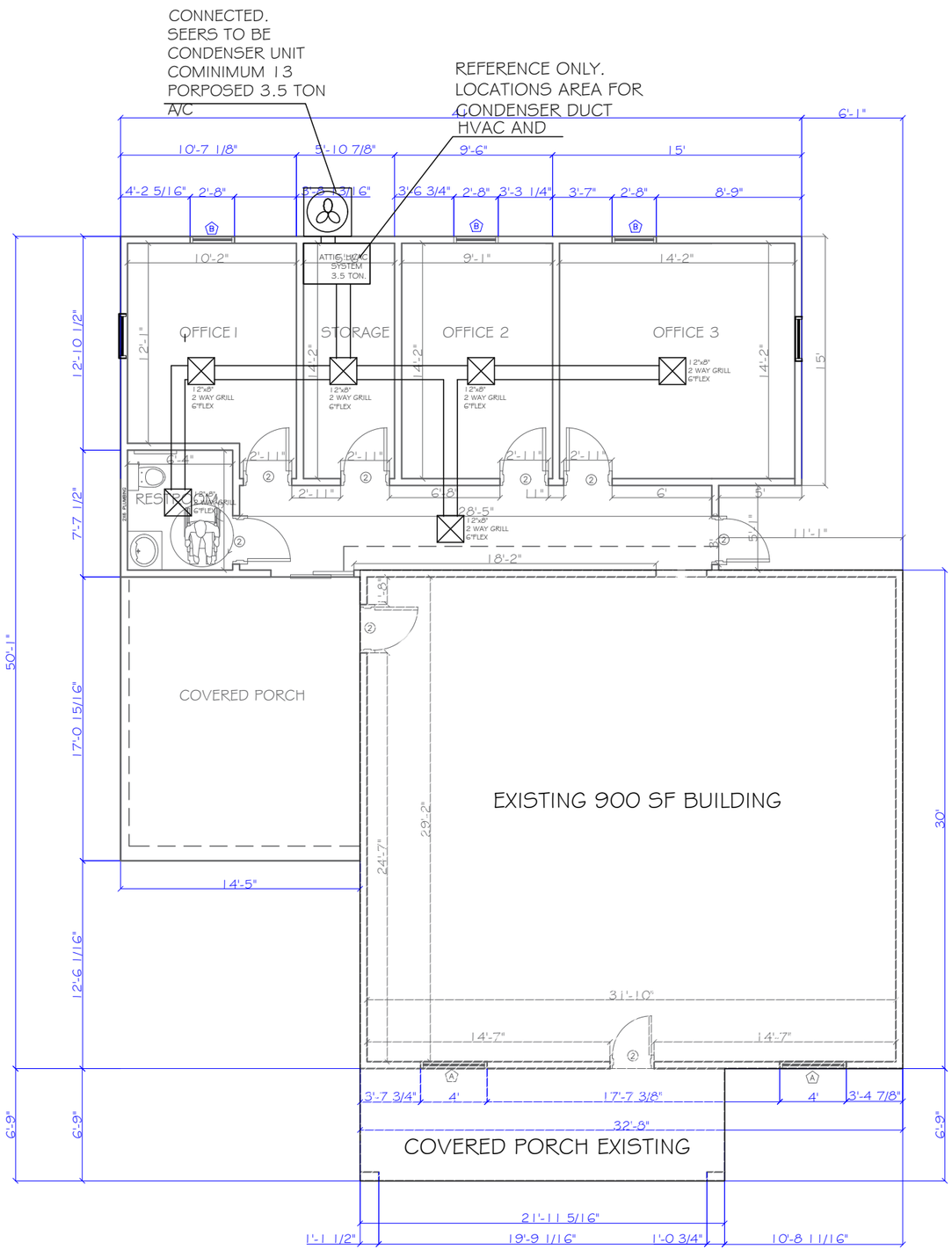
Scale: 1/6" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS

118 WEST OLIVE STREET KELLER, TARRANT COUNTY TEXAS 76248

KINGDOM CONSTRUCTION
RE-DEFINING THE STANDARD
(972) 704-4330



MECHANICAL PLAN

SCALE: 1/8 =1'-0"

0 5' 10'

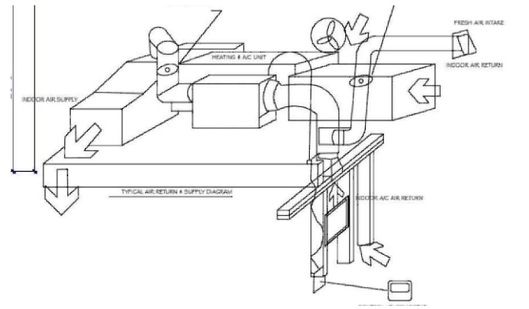
1/8 – 1'-0" GRAFIC SCALE

SCALE LABEL

NOTES:
HVAC Unit, - 3.5 Tons Unit 13 seers
unit Hcac unit capable to keep 68
Degrres

SPECIFICATIONS OF UNIT TO BE INSTALL

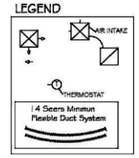
MAX BREAKER SIZE	40 AMPS
MIN. BREAKER SIZE	23.9 AMPS
TONNAGE	3.5 TON 1 UNITS
HEIGHT	36.25"
WIDTH	35.5"
DEPTH	35.5
WEIGTH (IN LBS)	241.0000



NOTES
FLEXIBLE AC DUCT SYSTEM.

INSULATED	
INSULATED MATERIAL	FIBERGLASS
MAXIMUMLENGHT .-INCHES.-	300.0
R VALUE	6.0
SAFETY LISTING	UL SAFETY LISTING
COLOR.-FINISH FAMILY	SILVER
DIAMETER.- INCHES	10.0

LEGEND



Sheet #

7

Sheet Name

MECHANICAL

Date: 19- 04 - 2026

Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS

118 WEST OLIVE STREET KELLER, TARRANT COUNTY TEXAS 76248

KINGDOM CONSTRUCTION
RE-DEFINING THE STANDARD
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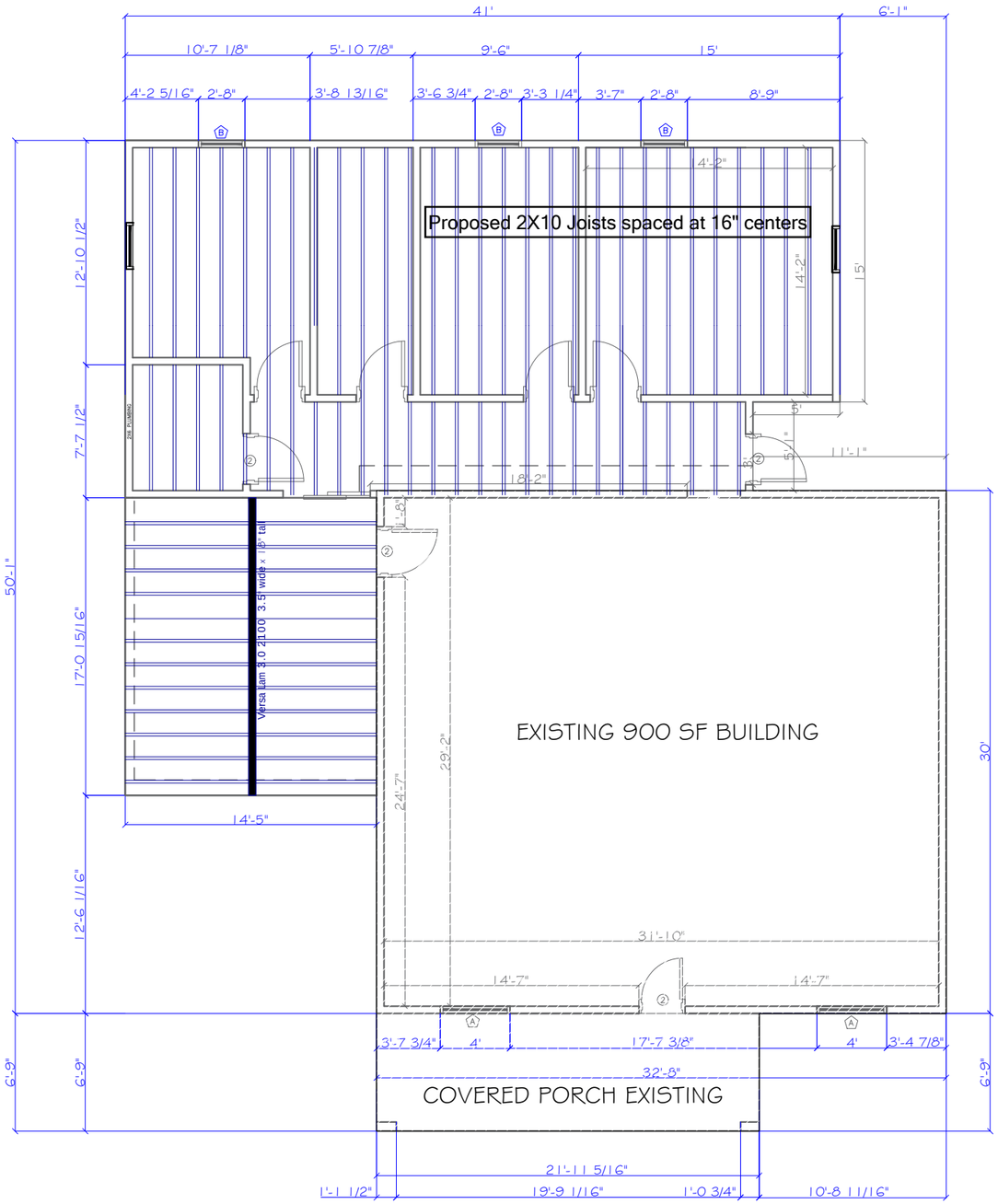
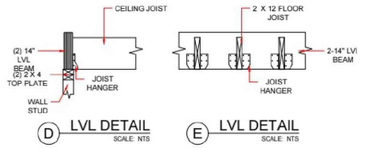


JOIST PLAN

SCALE: 1/8 =1'-0"

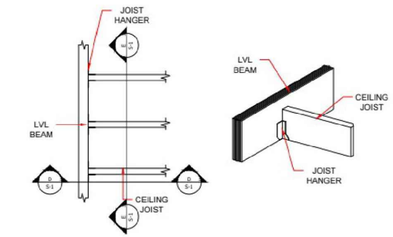
MAXIMUM JOIST SPANS BETWEEN BEAMS				
SPECIES GROUP	JOIST SIZE (INCHES)	BEAM SPACING, INCHES O.C., BASED ON.. 16" JOIST SPACING	24" JOIST SPACING	32" JOIST SPACING
A	2 X 6	9' 9"	7' 11"	6' 2"
	2 X 8	12' 10"	**10' 6"**	8' 1"
	2 X 10	16' 5"	13' 4"	10' 4"
	2 X 12	19' 11"	16' 2"	12' 7"
B	2 X 6	8' 7"	7' 0"	5' 8"
	2 X 8	11' 4"	9' 3"	7' 6"
	2 X 10	14' 6"	11' 10"	9' 6"
	2 X 12	17' 6"	14' 5"	11' 6"
C	2 X 6	7' 9"	6' 2"	5' 0"
	2 X 8	10' 2"	8' 1"	6' 8"
	2 X 10	13' 0"	10' 4"	8' 6"
	2 X 12	15' 9"	12' 7"	10' 2"

NOTE.-
LvL. To be Determinated
by Contractor or Follow
the Lumber Supplier Specifications .



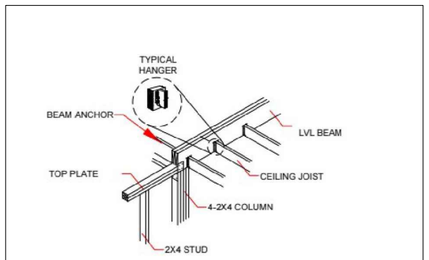
D LVL DETAIL SCALE: NTS

E LVL DETAIL SCALE: NTS



A JOIST TO LVL DETAIL SCALE: NTS

-- ISOMETRIC SCALE: NTS



-- BEAM CONNECTED TO ALIGNED WALL SCALE: NTS

SEE PAGES 09 - 10 .-
CONSTRUCTIVE DETAILS
CONSTRUCTIVE NOTES PLAN
SIZE OF CEILING JOIST @16" O.C.

Sheet #

8

Sheet Name

JOIST PLAN

Date: 19- 04 - 2026

Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME
AND ADDRESS

118 WEST OLIVE
STREET KELLER,
TARRANT COUNTY
TEXAS 76248

STATE OF TEXAS
SANDEEP K. NALLAGULA
126845
LICENSED
PROFESSIONAL ENGINEER

05/05/2026

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KINGDOM
CONSTRUCTION
RE-DEFINING THE STANDARD

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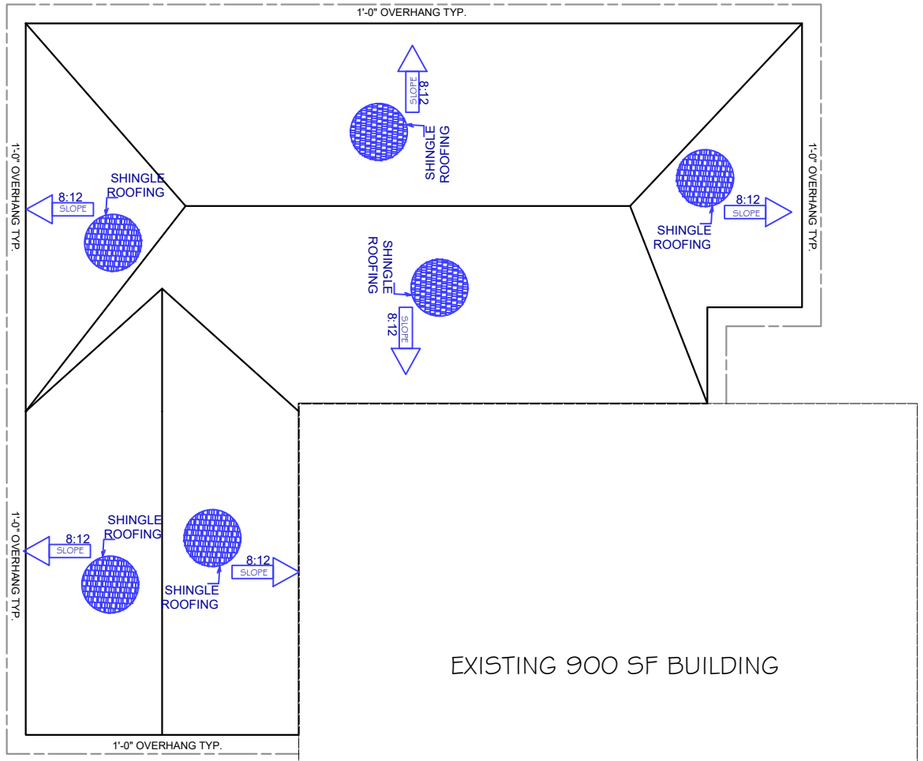
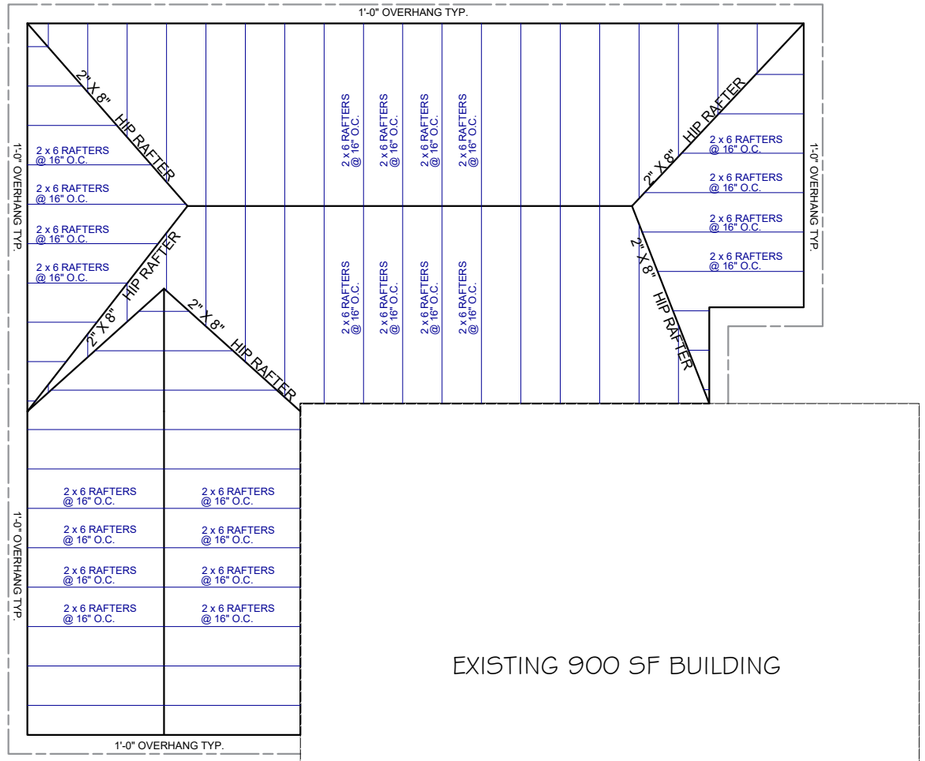
NOTES:



(CONTRACTOR VERIFY)
2 x 6 RAFTERS @ 16" O.C.

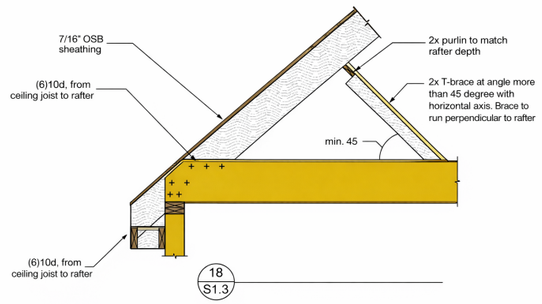
ROOF PLAN

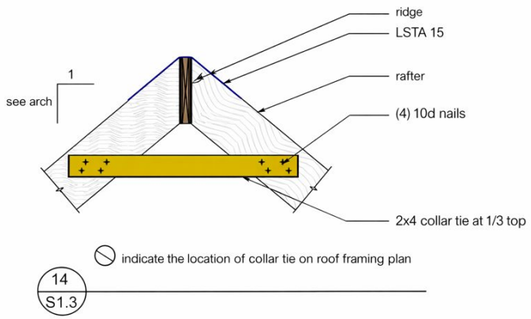
SCALE: 1/8 =1'-0"

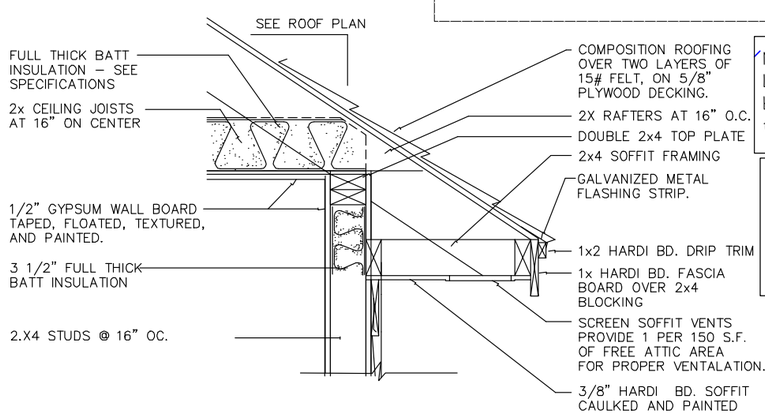


RAFER PLAN

SCALE: 1/8 =1'-0"







NOTE.-
LvL. To be Determinated by Contractor or Follow the Lumber Supplier Specifications .

GENERAL NOTES

Purlins should be fastened to Rafters by Hurricane straps.

Rafters should be securely fastened to the Ridgeoard by hurricane straps

Sheet #

9

Sheet Name

ROOF - RAFTER PLAN

Date: 19- 04 - 2026

Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS

118 WEST OLIVE STREET KELLER, TARRANT COUNTY TEXAS 76248

STATE OF TEXAS
SANDEEP K. NALLAGULA
126845
LICENSED
PROFESSIONAL ENGINEER

05/05/2026

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KINGDOM CONSTRUCTION
RE-DEFINING THE STANDARD

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MATERIALS

WOOD: All design values in psi, M indicates 1,000,000

Dimensional Lumber	Hem-fir No. 2 or SPF No. 2, Kiln dried to 19% moisture content min. Fb = 875, Fc = 1150, E = 1.4M
Machine Graded Lumber (MSR)	2400f-2.0E Hem-Fir or Spruce-Pine Fir min. Fb = 2400, Fc = 1975, E =2.0M, Fc^ = 525
Treated Lumber	AWPA U1-19, below grade UC4, above grade UC3
	min. Fb = 1100, Fc = 1450, E = 1.4M
I-joist chords & LVL	min. Fb = 2600, Fv = 285, E = 1.8M
1.8E PSL	min. Fb = 2600, Fv = 285, E = 1.8M
1.3E LSL	min. Fb = 1700, Fc = 1835, E = 1.3M
	min. Fb = 2200, Fv = 2285, E = 1.8M
	min. Fb = 1700, Fc = 1835, E = 1.3M

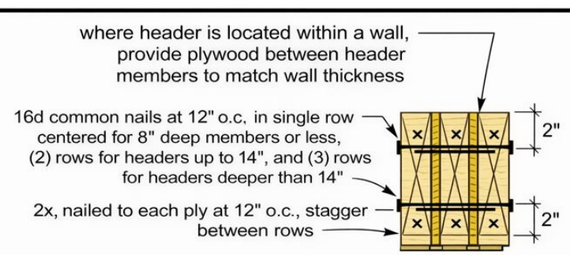
All work shall conform to the requirements of the most recent version of the following referenced standards:

Building Code	IBC 2024
Structural Loads	ASCE-7
Wood	"National Design Specification for Wood Construction," ANSI/AF&PA NDS IRC 2024
Wood Truss.	"Building Component Safety Information", WTCA and TPI

DESIGN LOADS

All loads are subject to modification per requirements of ASCE-7

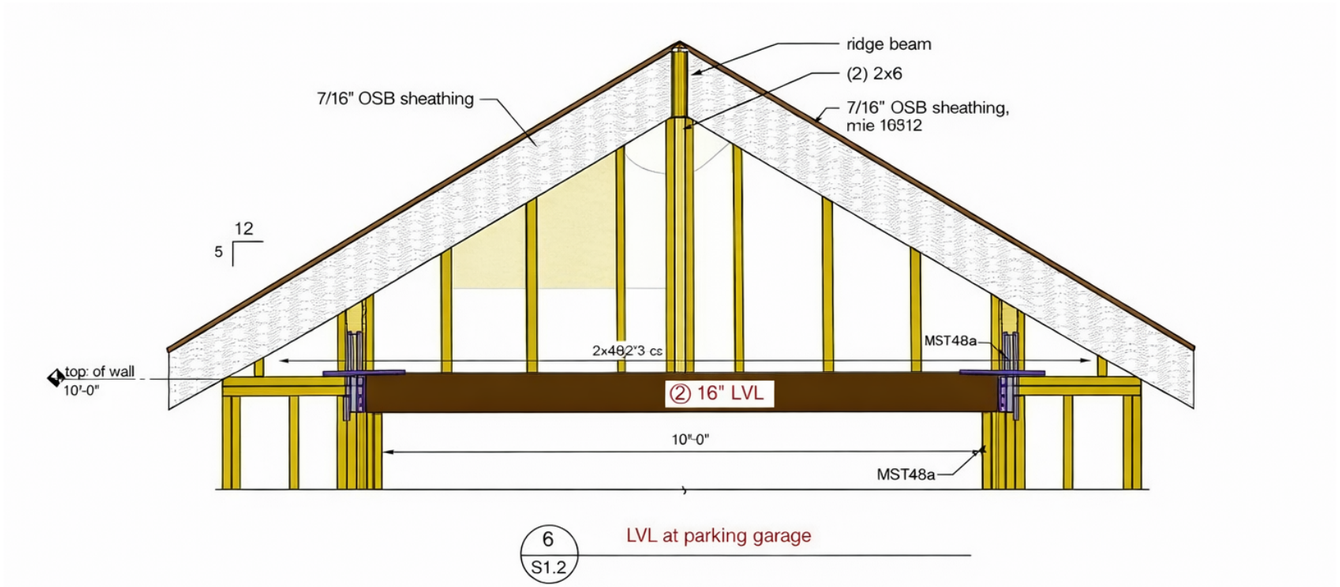
Risk Category	**II**
Snow	
Ground snow	Pg = 5 psf
Importance factor	Is = 1.0
Exposure factor	Ce = 1.0
Thermal factor	Ct = 1.0 typical, 1.2 at overhangs
Roof uniform snow load	Pf = 5 psf
Wind	105 mph
Basic wind speed	V = 105 mph
Exposure category	B
Ceiling	DL = 5 psf



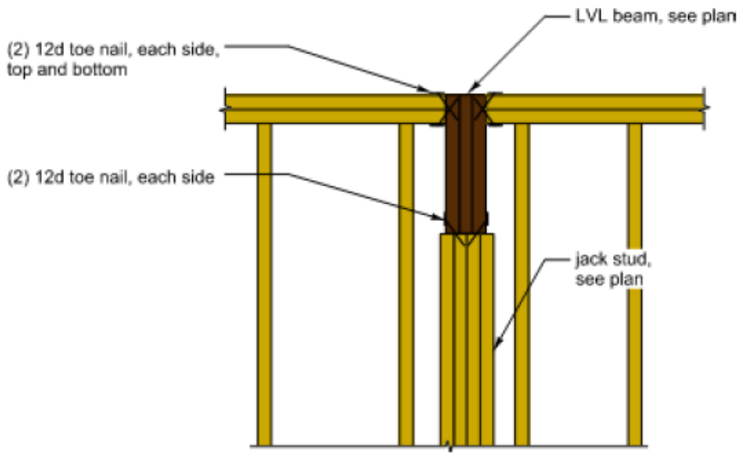
each ply to be fastened to the adjacent ply. 1/4" Simpson SDS screws may be used at 16" o.c. instead of nails.

multi-ply wood header (2x)

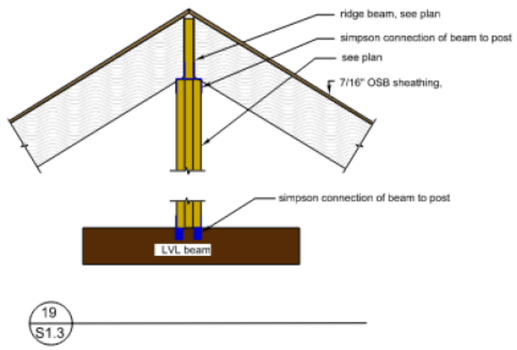
no scale typical detail 1



6 / S1.2 LVL at parking garage



9 / S1.3 LVL at walls



19 / S1.3

Sheet #

10

Sheet Name

ROOF PLAN

Date: 19- 04 - 2026

Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS

118 WEST OLIVE STREET KELLER, TARRANT COUNTY TEXAS 76248

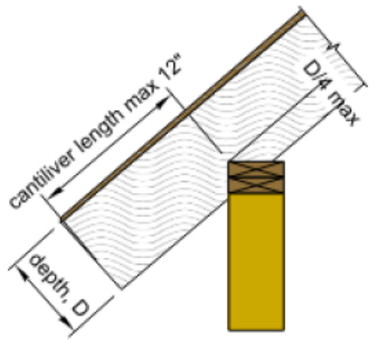
STATE OF TEXAS
SANDEEP K. NALLAGULA
126845
LICENSED PROFESSIONAL ENGINEER

05/05/2026

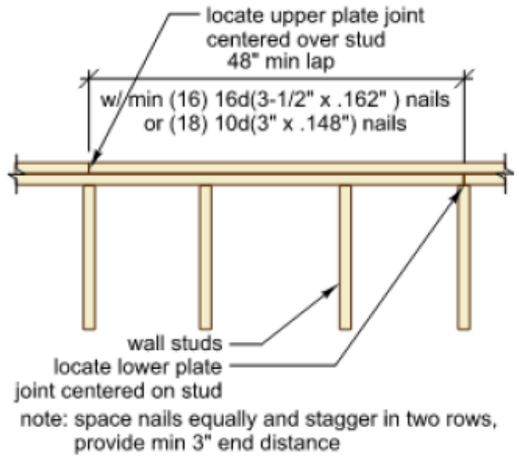
TBPE F - 18915

KINGDOM CONSTRUCTION
RE-DEFINING THE STANDARD

(972) 704-4330



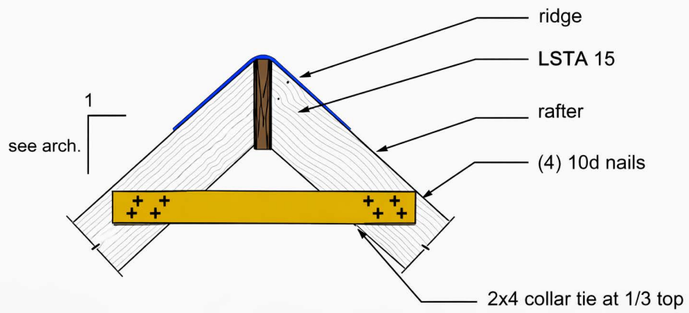
9
S1.3



note: space nails equally and stagger in two rows, provide min 3" end distance

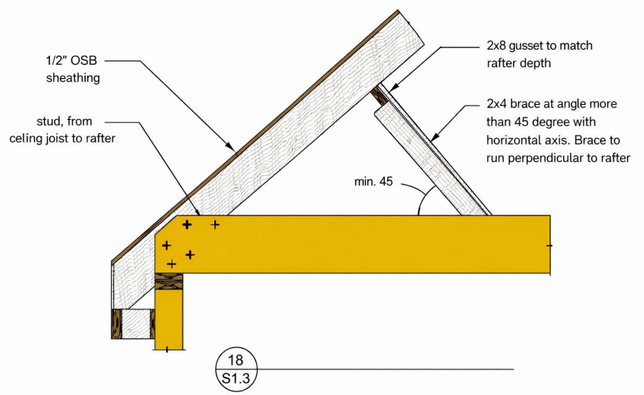
8
S1.3

typical top plate splice
no scale

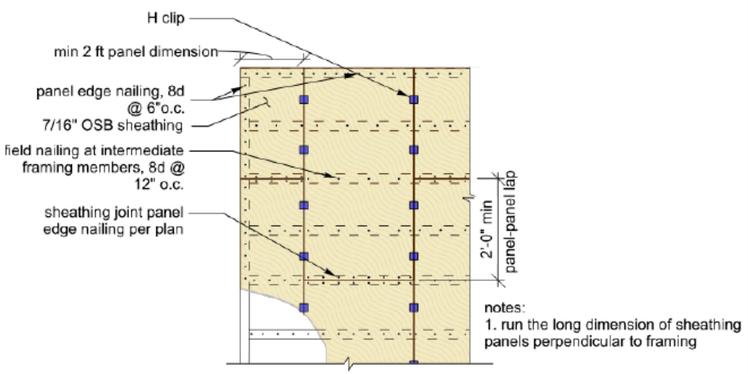


Indicates the location of collar tie on roof framing plan

14
S1.3



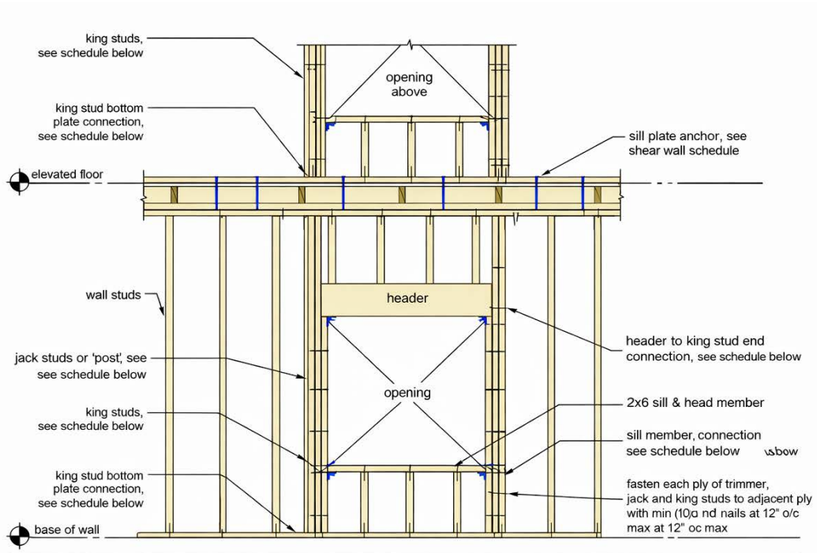
18
S1.3



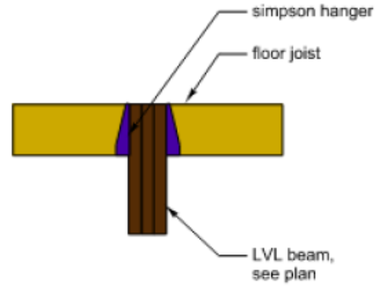
notes:
1. run the long dimension of sheathing panels perpendicular to framing

12
S1.3

typical roof and floor sheathing
no scale



window width	# king studs	header	# jack studs	header to king stud end connection	sill and head member connection	king stud to top and bottom plate connection
u.p.h.d.ft	(2) 2x4	(2) 2x10	(2) 2x6	(4) #10 screws min 6" long	(4) 16d fina ar and nails each member	(3) 16d end nails per stud



16
S1.3

Sheet #
11

Sheet Name
ROOF PLAN

Date: 19- 04 - 2026

Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

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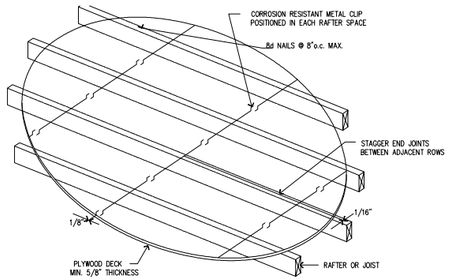
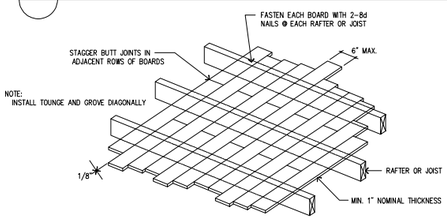
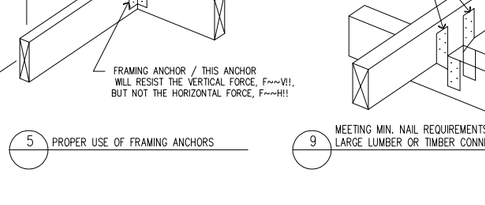


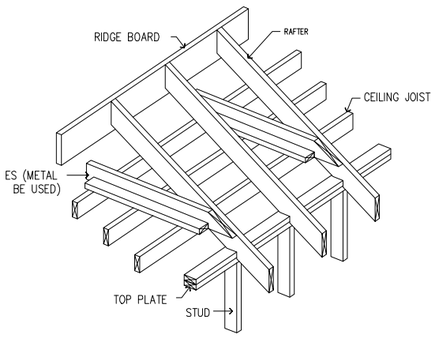
1 SOLID PLYWOOD SHEATHING



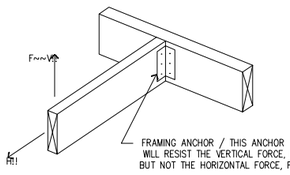
2 SOLID END-MATCHED BOARD SHEATHING



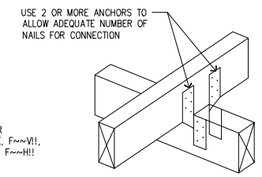
3 FASTENING RAFTERS TO THE WALL FRAMING



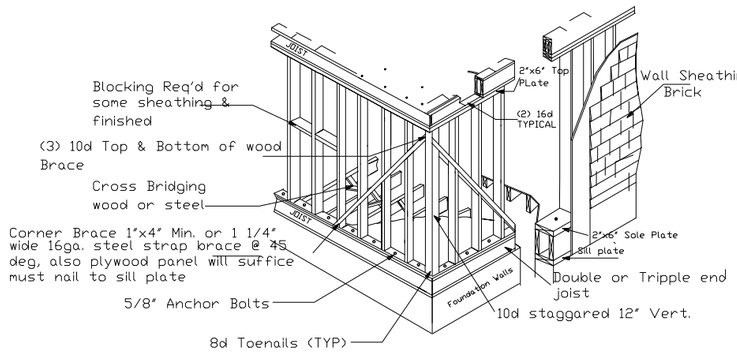
4 SECURING RAFTERS TO PERPENDICULAR JOISTS BELOW



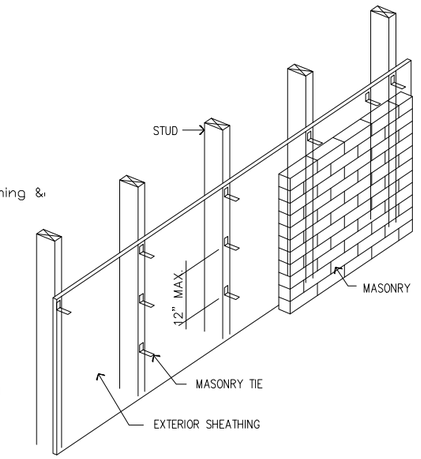
5 PROPER USE OF FRAMING ANCHORS



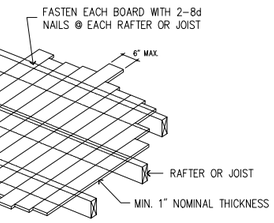
9 MEETING MIN. NAIL REQUIREMENTS WITH LARGE LUMBER OR TIMBER CONNECTIONS



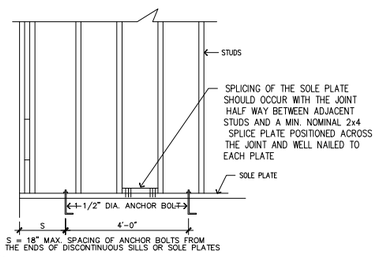
TWO STORY EXTERIOR WALL



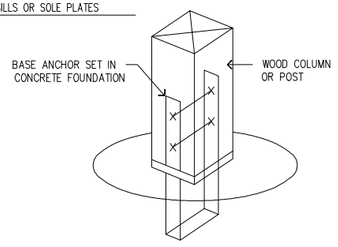
13 ANCHORING MASONRY VENEER TO WALL FRAMING



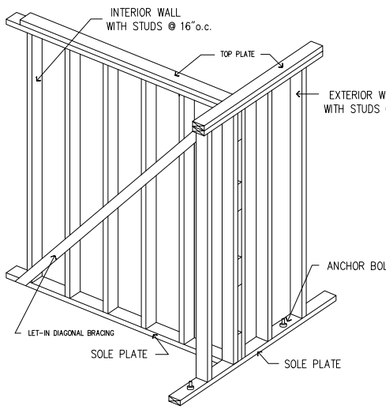
7 SOLID BOARD SHEATHING



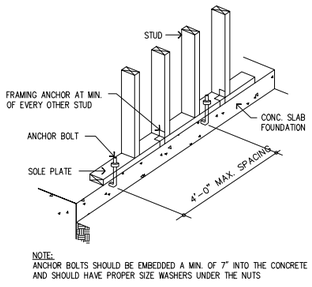
8 SPLICING OF SILLS OR SOLE PLATES



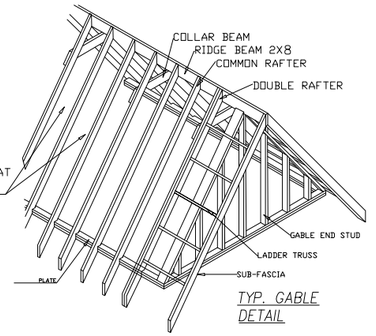
10 TYPICAL ANCHORAGE OF WOOD COLUMN OR POST TO A CONCRETE FOUNDATION



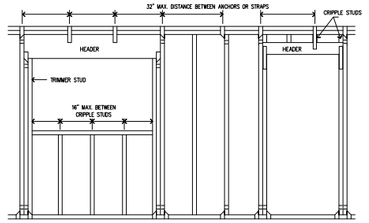
11 LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL



12 ANCHOR SILL PLATE TO FOUNDATION



TYP. GABLE DETAIL



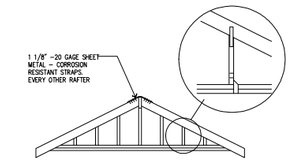
14 ANCHORAGE OF HEADERS

GENERAL NOTES

NOTE:

1 1/8" -20 GAGE SHEET METAL – CORROSION RESISTANT STRAPS. TYPICAL TO ALL STRAPS

THIS DETAIL SHEET IS MEANT TO OFFER ONE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENTS OF THE T.C.P.I.A. AND, THUS, MAKE THE STRUCTURE ELIGIBLE TO OBTAIN WINDSTORM INSURANCE FROM THE T.C.P.I.A. THE BUILDER MUST OBTAIN A "BUILDING GUIDELINES MANUEL" FROM THE T.C.P.I.A. AND COMPLY WITH IT.



15 CONNECTING GABLE STUDS TO RAFTER AND TOP PLATE

Sheet #

12

Sheet Name

CONSTRUCTIVE DETAILS

Date: 19- 04 - 2026

Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

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KINGDOM CONSTRUCTION

RE-DEFINING THE STANDARD

(972) 704-4330

ABBREV

A	
ABBREV	ABBREVIATION
ADD'L	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
AR	ANCHOR ROD
ARCH	ARCHITECTURAL
B	
B/	BOTTOM OF
BLDG	BUILDING
BM	BEAM
BOTT	BOTTOM
C	
CJ	CONSTRUCTION JOINT
CJP	COMPLETE JOINT PENETRATION
℄	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CU	CUBIC
D	
DBE	DECK BEARING ELEVATION
DEMO	DEMOLITION
DET	DETAIL
ϕ, DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DWG	DRAWING
E	
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
FFE	FINISHED FLOOR ELEVATION
FLG	FLANGE
FP	FULL PENETRATION
FS	FAR SIDE
', FT	FOOT, FEET
FTG	FOOTING
G	
GA	GAUGE
GALV	GALVANIZED
H	
HI	HIGH
HK	HOOK
HORIZ	HORIZONTAL
HP	HIGH POINT
HS	HEADED STUD(S)
HSS	HOLLOW STRUCTURAL STEEL
I	
ICF	INSULATED CONCRETE FORM
ID	INSIDE DIAMETER
", IN	INCH(ES)
INTER	INTERMEDIATE
J	
JT	JOINT
K	
K	KIP(S) (1,000 lbs.)
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
L	
L	ANGLE
LL	DOUBLE ANGLE
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LO	LOW
LP	LOW POINT
M	
MAX	MAXIMUM
MBM	METAL BUILDING MANUFACTURER
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
N	
NIC	NOT IN CONTRACT
NF	NEAR FACE
NO	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
O	
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OWSJ	OPEN WEB STEEL JOIST
P	
P/C	PRECAST CONCRETE
PEN	PENETRATION
PC	PIECE
℗, PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
R	
RAD	RADIUS
RE	REFER TO
REINF	REINFORCE (ING)
REQ'D	REQUIRED
REV	REVISION
RTU	ROOF TOP UNIT
S	
SCHD	SCHEDULE
SIM	SIMILAR
SJ	STEEL JOIST
SPA	SPACE
SPECS	SPECIFICATIONS
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
SYM	SYMMETRICAL
T	
T&B	TOP AND BOTTOM

GENERAL NOTES

DESIGN CODES AND GENERAL INFORMATION

2021 IRC

DESIGN LOADS

SUPERIMPOSED DEAD LOADS

ROOF MEP	7 PSF
MISC	3 PSF

LIVE LOADS

FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS

BASIC WEND SPEED = 90 MPH (3 SECOND GUST)

1. THE DESIGN OF THIS FOUNDATION IS BASED UPON THE INTERNATIONAL BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318.
2. THE ENGINEERING ANALYSIS FOR THIS PROJECT WAS DONE EXCLUSIVELY TO VERIFY CODE COMPLIANCE OF THE HOME FOUNDATION. THE ENGINEER SEALING THESE FOUNDATION DRAWINGS HAS PERFORMED NO ANALYSIS ON ANY OTHER ELEMENTS OF THE STRUCTURE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL OTHER ARCHITECTURAL, ELECTRICAL, MECHANICAL, FIRE PROTECTION AND OTHER REQUIREMENTS OF THE BUILDING CODE ARE SATISFIED.
3. THIS BUILDING IS BEING CONSTRUCTED IN AN AREA OF NORTH TEXAS WHERE EXPANSIVE SOILS ARE KNOWN TO BE PRESENT. SOME FOUNDATION MOVEMENT MAY BE ENCOUNTERED DUE TO SEASONAL MOISTURE VARIATION IN THE SOIL. THE HOMEOWNER SHOULD BE ADVISED THAT MAINTENANCE IS CRUCIAL TO THE PERFORMANCE OF A HOME FOUNDATION. THE MOISTURE CONTENT OF THE SOIL SURROUNDING THE STRUCTURE SHOULD BE MAINTAINED AS TO ALLOW WATER TO EXIT THE AREA AROUND THE FOUNDATION. GUTTERS SHOULD DIRECT WATER A MINIMUM OF 5 FT AWAY FROM THE FOUNDATION. SHRUBS AND FLOWER BEDS MUST ALLOW WATER TO DRAIN AWAY FROM THE FOUNDATION. ROOT BARRIERS ARE RECOMMENDED TO DETER ROOTS FROM ENTERING THE PERIMETER OF THE FOUNDATION .

FOUNDATION NOTES

1. CURRENT GEOTECHNICAL INFORMATION IS NOT AVAILABLE FOR THIS SITE. IT IS RECOMMENDED A SITE-SPECIFIC REPORT BE OBTAINED. WITHOUT THIS REPORT, THE STRUCTURAL DESIGN IS BASED ON THE STRUCTURAL ENGINEER'S BEST ESTIMATE OF THE SOIL CONDITIONS. THESE DRAWINGS USE WHAT IS CONSIDERED CONSERVATIVE SOIL PROPERTIES, WHICH MAY RESULT IN AN INCREASED CONSTRUCTION COST TO THE OWNER. THE OWNER SHOULD BE AWARE THE GEOTECHNICAL INFORMATION IS NOT THE STRUCTURAL ENGINEERS AREA OF EXPERTISE AND ALL SOIL PROPERTIES ARE SPECULATIVE.
2. EARTHWORK: ALL DEBRIS VEGETATION AND TOP SOIL CONTAINING ORGANIC MATERIALS SHALL BE CLEARED AND GRUBBED FROM THE BUILDING. EXCAVATE GRADE AS REQUIRED TO OBTAIN 18" TO BOTTOM SIDE OF WOOD. SLOPE FINAL CUT OF EXCAVATED SURFACE 1% TO ALLOW DRAINAGE AWAY FROM FOUNDATION. AFTER REMOVAL OF VEGETATION, THE BUILDING PAD SHALL BE PROOF ROLLED AND ANY SORT OF COMPRESSIBLE MATERIAL SHALL BE REMOVED.
3. ALL DEBRIS, VEGETATION, AND TOPSOIL CONTAINING ORGANIC MATERIALS SHALL BE CLEARED AWAY FROM THE SITE. NO ORGANIC MATERIAL SUCH AS TREE ROOTS ARE PERMITTED BELOW THE FOUNDATION.
6. POSITIVE SURFACE DRAINAGE AWAY FROM THE STRUCTURES SHALL BE ESTABLISHED AND MAINTAINED AT ALL TIMES BOTH DURING AND AFTER CONSTRUCTION. WATER SHALL NOT BE ALLOWED TO COLLECT NEAR THE FOUNDATION AT ANY TIME.
8. THE FINISH GRADES OF THE HOME SITE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 6" IN 6 FEET. CARE SHALL BE TAKEN THAT NO LOW SPOTS EXIST THAT ALLOW WATER TO COLLECT.

LUMBER NOTES

1. PER IRC R301's ENGINEERING DESIGN: THESE DRAWINGS ONLY DEMONSTRATE COMPLIANCE OF NON-CONVENTIONAL ELEMENTS OF THE IRC. ALL OTHER ELEMENTS SHALL BE COMPATIBLE WITH THE PERFORMANCE OF THE CONVENTIONAL FRAMED SYSTEM SET IN THE IRC.
2. THE QUALITY OF LUMBER AND THE DESIGN FOR LOADING SUPPORTING SHALL CONFORM TO THE STANDARDS OF NATIONAL SPECIFICATIONS FOR WOOD CONSTRUCTION AND ITS FASTENINGS, LATEST ADDITION.
3. ALL MEMBERS SHALL BE SO FRAMED, ANCHORED, TIED, AND BRACED AS TO COMPLY WITH THE STANDARDS OF NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND LOCAL CODES.
4. LUMBER GRADES SHALL BE DIMENSIONAL LUMBER No2 OR BETTER, WITH VALUES FROM TABLE 4B OF THE LATEST NDS
5. PLYWOOD SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE US PRODUCT STANDARDS PS 1 FOR VENEER GRADE C/D. PLYWOOD ROOF PANES SHALL BE AMERICAN PLYWOOD ASSOCIATION SPAN RATED FOR EXPOSURE 1.
6. PLYWOOD ROOF DECK PANELS SHALL BE LAID IN PARALLEL COURSES WITH TRANSVERSE JOINTS IN EACH COURSE STAGGERED WITH THOSE OF ADJOINING COURSES. A 1/8" JOINT SHALL BE LEFT BETWEEN ADJOINING EDGES OF PANELS. PANELS SHALL NO BE FORCED IN PLACE. PANELS SHALL BE LAID WITH THE SURFACE AT RIGHT ANGLES TO THE DIRECTION OF THE JOISTS. ENDS AND EDGES SHALL OCCUR OVER JOISTS AND SOLID BLOCKING BETWEEN JOISTS.

CONCRETE NOTES

1. ALL STRUCTURAL CONCRETE SHALL BE CLASSIFIED AS NORMAL WEIGHT CONCRETE WITH A UNIT WEIGHT OF 145LB/CU. FT. CONCRETE MEMBERS SHALL NOT BE LOADED UNTIL THE SPECIFIED CONCRETE STRENGTH HAS BEEN ACHIEVED.
2. MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH AND SLUMP:

	STRENGTH	MIN	MAX SLUMP
a. GRADE BEAMS	3000 PSI	3IN	5IN
b. SLABS ON GRADE	3000 PSI	2IN	4IN
c. ALL OTHER CONCRETE	3000 PSI	3IN	5IN

3. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR EVALUATION.
4. FLY ASH AND OR BLAST FURNACE SLAG CEMENT SHALL NOT BE USED IN ANY CONCRETE.
5. ALL CAST-IN-PLACE CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301.
6. ALL DETAILING, FABRICATION, AND INSTALLATION OF STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 315 AND ACI 318, LATEST ADDITION.
7. CONCRETE REINFORCING: REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 BARS.
8. MINIMUM COVERAGE OF REINFORCING STEEL:
   a. CONCRETE CAST AGAINST EARTH: 3" CLEAR TO STIRRUP
   b. CONCRETE CAST AGAINST FORMS: 2" CLEAR TO STIRRUP
   c. GRADE BEAMS ¾" TOP, 3" BOTTOM
9. GRADE BEAMS: GRADE BEAMS SHALL BE OF SIZE AND WITH REINFORCEMENT AS INDICATED ON THE PLANS. BEAMS MAY BE TRENCH FORMED BUT CARE SHALL BE TAKEN TO ACCURATELY TRENCH BEAMS TO WIDTHS AND DEPTHS INDICATED. TRENCHES SHALL BE KEPT CLEAN AND CARE SHALL BE TAKEN TO PREVENT SLOUGHING OF TRENCH SIDES. VAPOR BARRIER SHALL BE FOLDED INTO TRENCH TO WITHIN TWO INCHES OF TRENCH BOTTOM. DETAIL REINFORCING AND CORNER BARS SHALL BE AS SHOWN IN THE DETAILS.
10. BEAM TRENCHES SHALL BE CLEAN AND BEAM BOTTOMS SHALL BE FOUNDED IN AT LEAST 6" OF UNDISTURBED SOIL OR PROPERLY COMPACTED FILL. BEAMS MAY BE DEEPENED IF NECESSARY TO FULFILL THIS REQUIREMENT.

NAILING SCHEDULE

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3–8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2–8d
3. 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	2–8d
4. WIDER THAN 1"x6" SUBFLOOR TO JOIST, FACE NAIL	3–8d
5. 2" SUBFLOOR TO JOIST GIRDER, BLIND AND FACE NAIL	2–16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYP FACE NAIL	16d @ 16" OC
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3–16d PER 16"
7. TOP PLATE TO STUD, END NAIL	2–16d
8. STUD TO SOLE PLATE	4–8d, TOENAIL OR 2–16d END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" OC
10. DOUBLED TOP PLATES, TYP FACE NAIL	16d AT 16" OC
DOUBLE TOP PLATES, LAP SPLICE	8–16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3–8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" OC
13. TOP PLATES LAPS AND INTERSECTIONS, FACE NAIL	2–16d
14. CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	3–8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4–8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3–16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3–16d
19. RAFTER TO PLATE, TOENAIL	3–8d
20. 1" BRACE TO EACH STUD AND PLATE FACE NAIL	2–8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2–8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3–8d
23. BUILT–UP CORNER STUDS	16d AT 24" OC
24. BUILT–UP GIRDER AND BEAMS	20d AT 32" OC AT TOP AND BOTTOM AND STAGGERED 2–20d AT ENDS ENDS AND AT EACH SPLICE
25. 2" PLANKS	2–16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD:	
A. SUBFLOOR AND WALLS SHEATHING (TO FRAMING):	
1/2" AND LESS	6d
19/32" – 3/4"	8d OR 6d
7/8" – 1"	8d
1 1/8"–1 1/4"	10d OR 8d
B. COMBINATION SUBFLOOR–UNDERLAYMENT	
3/4" AND LESS	6d
7/8" – 1"	8d
1 1/8"–1 1/4"	10d OR 8d
PANEL SIDING (TO FRAMING):	
1/2" OR LESS	6d
	8d
FIBERBOARD SHEATHING:	
	No. 11 GA
	6d
	No. 16 GA
25/32"	No. 11 GA
	8d
	No. 16 GA STAPLE
INTERIOR PANELING	
	4d
	6d

FOUNDATION MAINTENANCE

1. DRAINAGE:
   - NEVER ALLOW WATER TO POND NEAR OR AGAINST FOUNDATION
   - MAINTAIN POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. THE MINIMUM SLOPE SHALL BE 5% FOR A DISTANCE OF 10 FEET FROM THE EDGE OF THE FOUNDATION WHICH IS A 6-INCH DROP IN 10 FEET. WHERE THIS IS NOT POSSIBLE, CONSTRUCT A BERM OR SWALE WHICH PROVIDES A MINIMUM 2% SLOPE ROUTING THE WATER AWAY FROM FOUNDATION.
   - THE INSTALLATION AND MAINTENANCE OF GUTTERS AND DOWNSPOUTS ARE HIGHLY RECOMMENDED; THEY SHOULD BE KEPT CLEAR AND DISCHARGE WATER AWAY FROM THE FOUNDATION.
2. LANDSCAPING:
   - THERE SHOULD BE A MINIMUM DISTANCE OF 8 INCHES BETWEEN THE TOP OF THE SLAB AND THE GROUND. LANDSCAPE BEDS MUST ALSO MAINTAIN THE MINIMUM POSITIVE SLOPE OF 5% AWAY FROM THE FOUNDATION.
   - WHERE LANDSCAPE BEDS ARE PLACED ADJACENT TO THE FOUNDATION, THEY SHOULD BE EQUIPPED WITH A MOISTURE BARRIER AND/OR AREA DRAINS WHICH ROUTE WATER BY MEANS OF BURIED PIPE TO THAT ALLOWS WATER TO EXIT AWAY FROM FOUNDATION. AREA DRAINS MUST BE CHECKED PERIODICALLY FOR CLOGS.
   - SINCE TREES REMOVE MOISTURE FROM THE GROUND, THEY SHOULD BE WATERED REGULARLY.
   - TREES SHOULD BE PLACED NO CLOSER TO THE FOUNDATION THAN THE FULL HEIGHT OF THE MATURE TREE.
   - IF EXISTING TREE REMOVAL IS NOT AN ACCEPTABLE OPTION, A ROOT GUARD SYSTEM SHOULD BE USED AROUND THE FOUNDATION IN THE AREA OF THE TREE(S).
   - REPLACE AND COMPACT ANY LOOSE FILL ADJACENT TO THE FOUNDATION WITH NATIVE SOIL. WATER QUICKLY MOVES THROUGH THROUGH SAND OR GRANULAR MATERIALS; THESE MATERIALS SHOULD NOT BE USED ADJACENT TO THE FOUNDATION UNLESS ACCOMPANIED BY AN APPROPRIATE DRAIN SYSTEM.
3. SEASONAL CHANGES
   - AVOID EXCESSIVE DRYING AROUND THE PERIMETER OF THE FOUNDATION; WHEN SOIL PULLS AWAY FROM FOUNDATION IT IS TOO DRY.
   - EXCESSIVE MOISTURE IS ALSO A PROBLEM; THEREFORE, AVOID OVER WATERING, EVEN DURING DRY SEASONS.
4. SWIMMING POOLS:
   - ROUTINELY CHECK FOR LEAKS.

FOUNDATION INSPECTION

1. THESE PLANS ARE OF NO USE IF THEY ARE NOT FOLLOWED. EVEN WHEN ALL THE PARTS SHOWN HERE ARE PRESET AT THE JOBSITE, THEIR CONSTRUCTION RESULT IN AN IMPROPER FOUNDATION.
2. AN ENGINEERING INSPECTION IS RECOMMENDED DURING CONSTRUCTION AND AT THE VERY LEST PRIOR TO POURING CONCRETE. THE FOLLOWING IS A SUBSET OF REVIEWED ITEMS:
   - 2.1. DIMENSIONS OF THE SLAB: PERIMETER AND SLAB THICKNESS
   - 2.2. DIMENSIONS OF THE GRADE BEAMS: WIDTH, DEPTH, LOCATIONS
   - 2.3. SLAB REINFORCING STEEL, SIZE, SPACING, LOCATIONS
   - 2.3. GRADE BEAM STEEL, SIZE, SPACING, LOCATIONS
   - 2.4. REINFORCING STEEL SPLICING
   - 2.4. REINFORCING STEEL TIES
   - 2.5. PIER DIAMETER, DEPTH, LOCATIONS, AND REINFORCING STEEL
   - 2.6. WIND/LATERAL BRACING SYSTEM
3. ENGINEER DOES PROVIDE THESE SERVICES.

MASONRY NOTES

1. REINFORCED MASONRY WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530/ASCE 5/TMS 402
2. REINFORCED MASONRY TO CONFORM TO THE SPECIFICATIONS FOR MASONRY STRUCTURES ACI 5301/ ASCE 6/ TMS 602 (WITH THE EXCEPTIONS NOTED IN THE JOB SPECIFICATIONS).
3. PROVIDE CONCRETE MASONRY UNITS (CMU) OF NORMAL WEIGHT (125 PCF MINIMUM). GRADE N, TYPE I, CONFORMING TO THE LATEST EDITION OF THE ASTM C90. LAY IN RUNNING BOND UNLESS NOTED OTHERWISE.
4. WATER USED FOR GROUT AND MORTAR SHALL BE CLEAN AND POTABLE. NO ADMIXTURES WILL BE PERMITTED IN MORTAR OR GROUT.
5. PROVIDE MORTAR MEETING THE REQUIREMENTS OF TYPE S PER ASTM C 270. PROVIDE AGGREGATES FOR MORTAR CONFORMING TO ASTM C404. PROVIDE MORTAR WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AT 28 DAYS.
6. PROVIDE MASONRY GROUT WITH MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI TESTED IN ACCORDANCE WITH ASTM C 1019. GROUT TO MEET THE MINIMUM REQUIREMENTS SPECIFIED IN ASTM C 476.
7. PROVIDE MASONRY ASSEMBLAGES WITH MINIMUM PRISM STRENGTH (F'm) OF 1,500 PSI, TESTED IN ACCORDANCE WITH ASTM C140.
8. PROVIDE CONCRETE MASONRY UNITS IN ACCORDANCE WITH ASTM C 426 LIMITS FOR DRYING SHRINKAGE OF CONCRETE CLOCKS.
9. PROVIDE VERTICAL REINFORCEMENTS IN CMU WALLS AS SHOWN IN THE DRAWINGS. FILL THE REINFORCED CELLS SOLID WITH GROUT. MAXIMUM HEIGHT OF GROUT POURS TO BE AS PER IBC.
10. PROVIDE HORIZONTAL JOINT REINFORCING IN WALL AT 16"OC VERTICAL SPACING. JOINT REINFORCEMENT TO BE HOT DIP GALVANIZED NO 9 GAUGE LADDER TYPE WITH CROSS TIES AT 16"OC, CONFORMING TO THE ASTM A 82. SPACE JOINT REINFORCEMENT AT 8" OC AT PARAPETS. LAP SPLICE ENDS A MINIMUM OF 12 INCHES AT SPLICES.
11. LAY HOLLOW UNITS WITH FULL MORTAR COVERAGE ON THE HORIZONTAL AND VERTICAL FACE SHELLS. PROVIDE FULL MORTAR COVERAGE FOR WEBS WHEN ADJACENT TO GROUTED CELLS.
12. ALIGN VERTICAL CELLS TO BE FILLED WITH GROUT TO PROVIDE CONTINUOUS UNOBSTRUCTED VERTICAL CELLS. REMOVE OVERHANGING MORTAR OR OTHER OBSTRUCTION AND DEBRIS FROM THE INSIDES OF SUCH CELL WALLS. PROVIDE GROUT WITH 8" SLUMP AND CONSOLIDATE BY MEANS OF HAND TAMPING TO ENSURE COMPLETE FILLING OF CELLS.
13. PROVIDE 8" HIGH BOND BEAM (MINIMUM DEPTH UNLESS OTHERWISE NOTED) AT TOP & BOTTOM OF ALL CMU WALLS. REINFORCING BOND BEAM PER DETAILS. IN BOND BEAMS AT INTERESTING WALLS MEET AT DIFFERENT ELEVATIONS, EXTEND BOND BEAM AROUND INTERSECTING CORNER TO FIRST INTERIOR REINFORCED CELL, BUT NO LESS THAN 4 FEET. CONSTRUCT BOND BEAMS WITH PORTLAND CEMENT GROUT 2,000 PSI MINIMUM COMPRESSIVE STRENGTH AND A MAXIMUM AGGREGATE SIZE OF ¾".
14. PROVIDE VERTICAL REINFORCING AT CORNERS OF CMU WALLS, AT ENDS OF WALLS, EACH SIDE OF CONTROL JOINT, AND EACH SIDE OF WALL OPENINGS PER DETAILS. PROVIDE MINIMUM 3/8" THROUGH-WALL CONTROL JOINTS AT 40'-0" MAXIMUM SPACING UNLESS NOTED ON DRAWINGS.

Sheet #

S-1

Sheet Name

GENERAL NOTES

Date: 19- 04 - 2026

Scale: 1/4" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS

118 WEST OLIVE STREET KELLER, TARRANT COUNTY TEXAS 76248

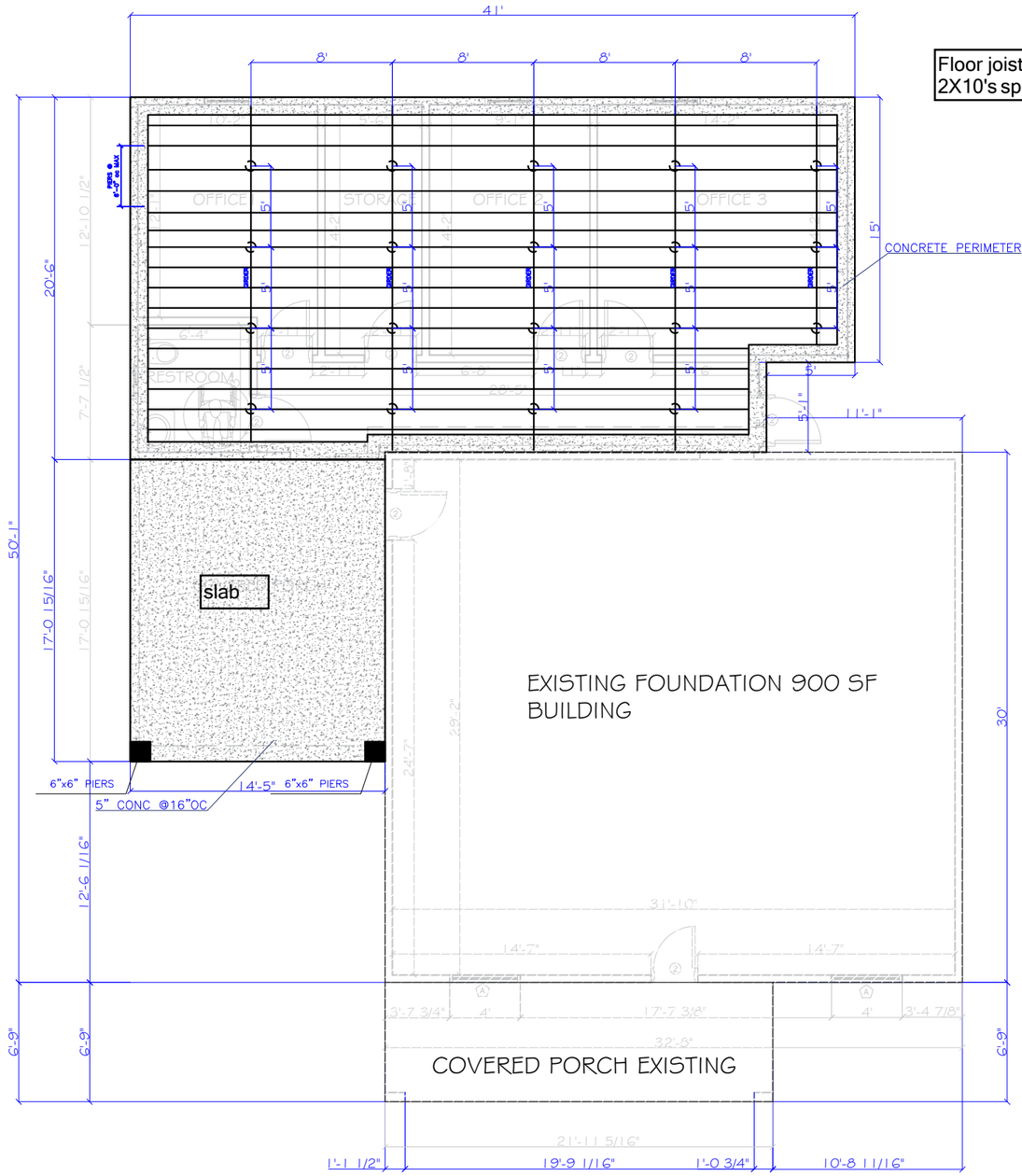
05/05/2026

TBPE F - 18915

KINGDOM CONSTRUCTION

RE-DEFINING THE STANDARD

(972) 704-4330



Floor joists -
2X10's spaced at 16" centers

FLOOR DECKING

1" PLYWOOD OVER FRAMING. ATTACH WITH 12d NAILS AT 6" OC EACH WAY. REFER TO WOOD NOTES FOR INSTALLATION AND PLACEMENT.

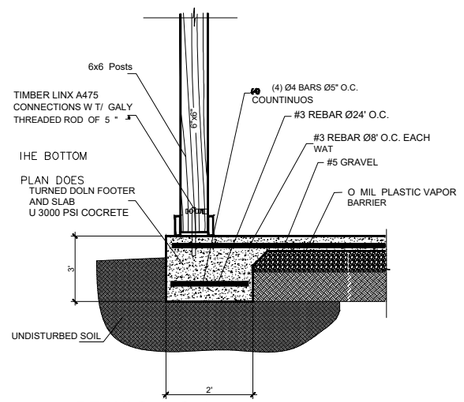
NOTES:

SLAB ON GRADE NOTE

PREFERRED, CONCRETE SLAB-ON-GRADE REINFORCED WITH #3 DEFORMED REINF @ 12" OCEW OVER VAPOR RETARDER. REFER TO FOUNDATION NOTES FOR COMPACTION, MOISTURE CONTENT, AND PREPARATION OF BUILDING PAD. REFER TO CONCRETE NOTES FOR CONCRETE, REINFORCING, AND RELATED MATERIALS FOR PROPORTIONING, INSTALLATION, AND PLACEMENT.

FFE = 0'-0"

PIERS OPTIONALS



DETAILS A.C. 1
POST FOR PATIO COVER
DETAIL APPLIED TO THE COVERED PATIO

PLAN NOTES:

1. REFER TO FOUNDATION DETAILS ON S30
2. CONCRETE CONTRACTOR TO UTILIZE THE ARCHITECTURAL DRAWINGS TO SET THE FORMBOARDS. THIS PLAN DOES NOT CONTAIN ALL OF THE DIMENSIONS REQUIRED TO SET FORMBOARDS.
3. FOR EXACT SLAB SLOPES REFER TO ARCH.
4. REFER TO ARCH FOR LOCATION AND DIMENSIONS OF SLOPING SLAB AND TRENCH DRAIN.
5. COORDINATE ALL BRICK LEDGE ELEVATIONS AND DIMENSIONS WITH ARCH.
6. FINISHED FLOOR ELEVATION = [0'-0"].
6. SITE SHALL BE GRADED TO ROUTE WATER AWAY FROM UNDER FOUNDATION
7. ALL WOOD WITHIN 18" OF GRADE SHALL BE TREATED

FOUNDATION PLAN

SCALE: 1/8=1'-0"

0 5'

Sheet # S-2

Sheet Name: FOUNDATION

Date: 19- 04 - 2026

Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

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STATE OF TEXAS
SANDEEP K. NALLAGULA
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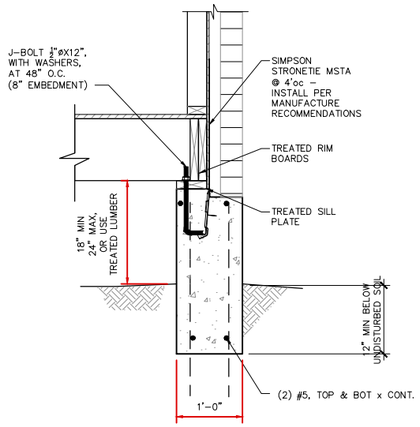
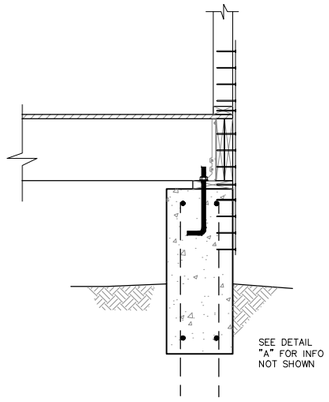
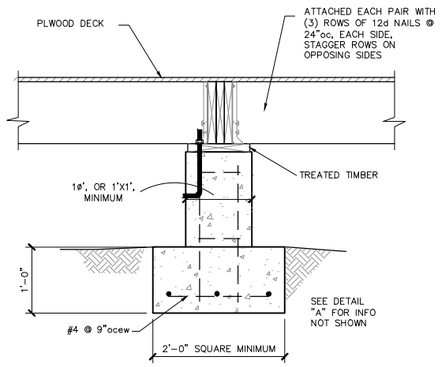


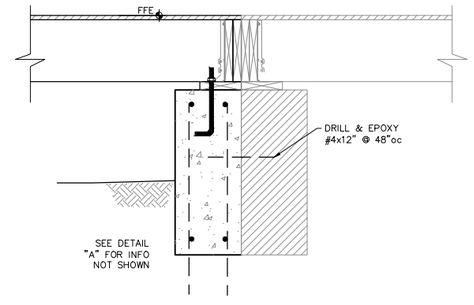
A EXTERIOR BEAM
1" = 1'-0"



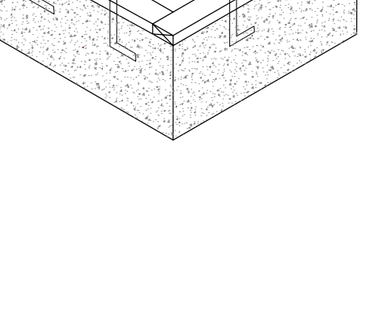
B EXTERIOR BEAM
1" = 1'-0"



C INTERMEDIATE PILASTER
1" = 1'-0"

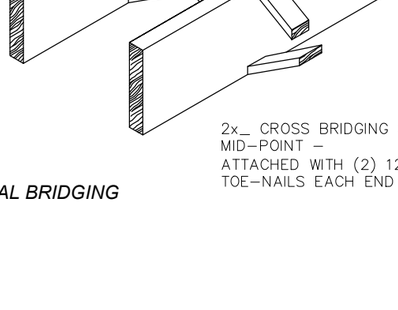


D EXTERIOR BEAM
1" = 1'-0"

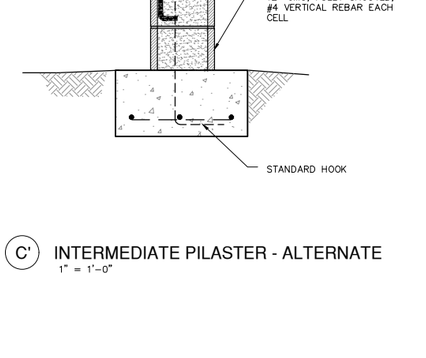


F EXTERIOR BEAM LEAVE-OUT
1" = 1'-0"

INTERSECTION BEAM DETAIL
NOT TO SCALE



INTERMEDIATE PILASTER G
1" = 1'-0"



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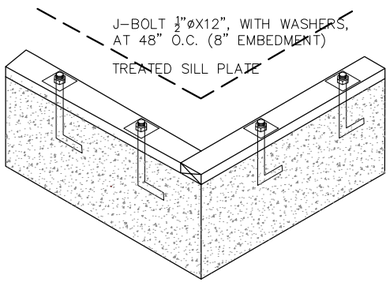

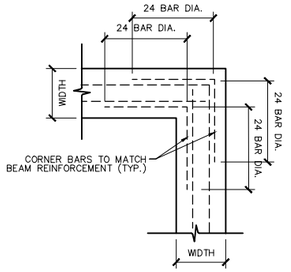

CORNER BEAM DETAIL
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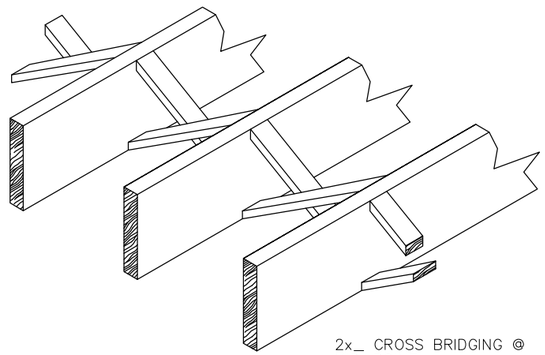
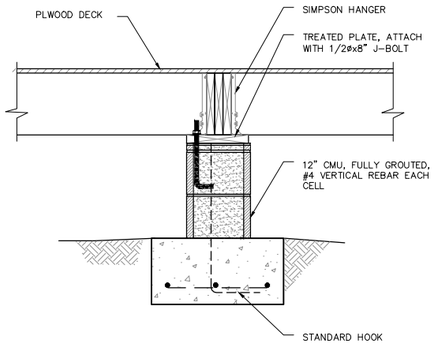


DIAGONAL BRIDGING
SCALE: 1" = 1'-0"



C' INTERMEDIATE PILASTER - ALTERNATE
1" = 1'-0"

Sheet #

S-30

Sheet Name

FOUNDATION DETAILS

Date: 19- 04 - 2026

Scale: 1/4" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS

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STATE OF TEXAS
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05/05/2026

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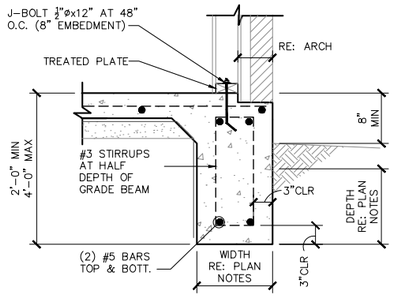
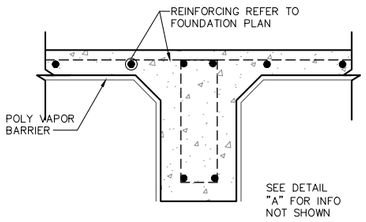


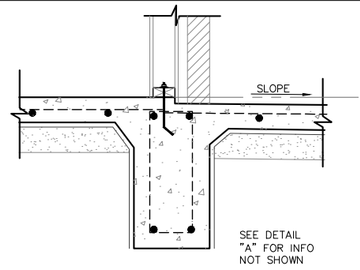
DETAIL NOTES:

1. PAY SPECIAL ATTENTION TO CONSOLIDATE CONCRETE BENEATH BRICK LEDGE BOARD.
2. IF BEAM DEPTH GREATER THAN 4', STOP WORK AND CONTACT THIS OFFICE FOR REVIEW

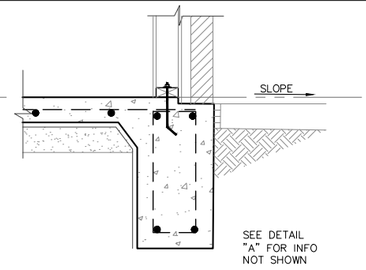
A EXTERIOR GRADE BEAM
1" = 1'-0"



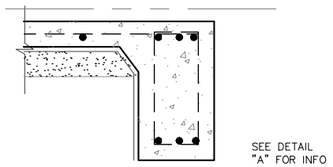
B INTERIOR GRADE BEAM
1" = 1'-0"



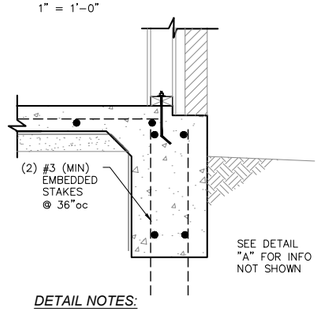
C SLAB CHANGE AT PORCH
1" = 1'-0"



C' SLAB CHANGE AT PORCH
1" = 1'-0"



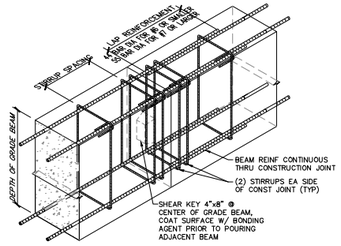
D PORCH EDGE GRADE BEAM
1" = 1'-0"



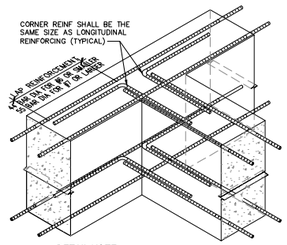
DETAIL NOTES:

1. IF PIERS ARE USED, THIS DETAIL CANNOT BE USED

H STAKES ALTERNATE
1" = 1'-0"



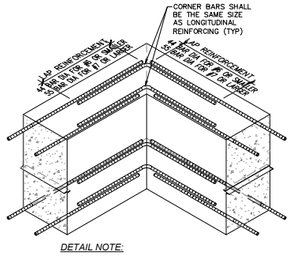
TYP GRADE BEAM CONSTRUCTION JOINT
NOT TO SCALE



DETAIL NOTE:

1. LAP LONGITUDINAL REINFORCEMENT 44 BAR DIAMETERS FOR #6 REINF AND SMALLER, AND 55 BAR DIAMETERS FOR #7 REINF AND LARGER.

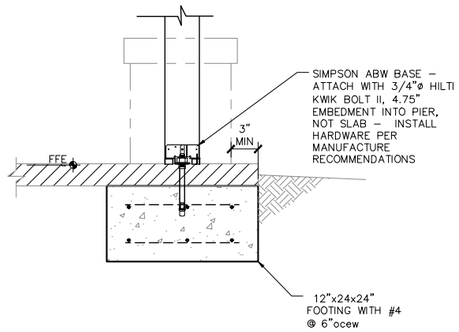
TYP GRADE BEAM REINFORCING
NOT TO SCALE



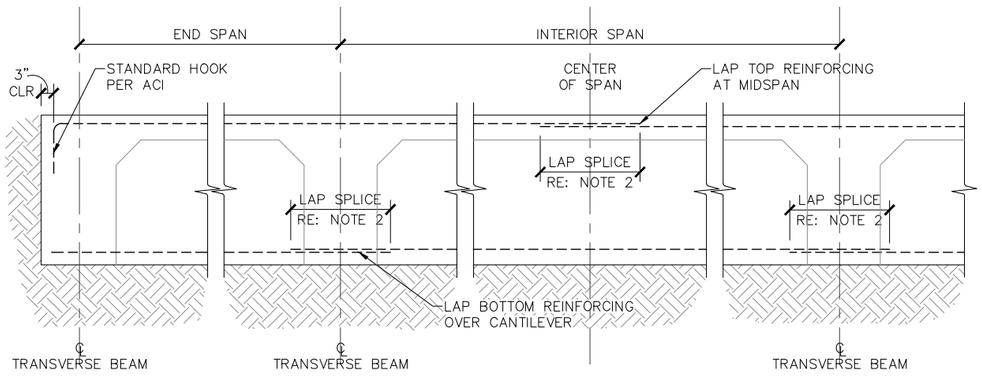
DETAIL NOTE:

1. LAP LONGITUDINAL REINFORCEMENT 44 BAR DIAMETERS FOR #6 REINF AND SMALLER, AND 55 BAR DIAMETERS FOR #7 REINF AND LARGER.

TYP GRADE BEAM REINFORCING
NOT TO SCALE



B POST ON FLATWORK
1" = 1'-0"



DETAIL NOTES:

1. PLACE REINFORCING IN LENGTHS AS LONG AS PRACTICAL FOR HANDLING.
2. LAP SPLICE REINFORCING FORTY–FOUR (44) BAR DIAMETERS FOR #6 AND SMALLER, AND FIFTY–FIVE (55) BAR DIAMETERS FOR #7 AND LARGER.

XX *TYPICAL REINFORCEMENT SPLICING DETAIL*
NOT TO SCALE

Sheet #

S-31

Sheet Name

FOUNDATION DETAILS

Date: 19- 04 - 2026

Scale: 1/4" = 1'-0"

Drawn By: J. Lainez

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118 WEST OLIVE STREET KELLER, TARRANT COUNTY TEXAS 76248

STATE OF TEXAS
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