FOUNDATION NOTES

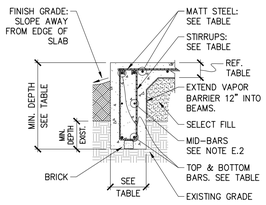
A. GENERAL
1. THIS FOUNDATION HAS BEEN DESIGNED AS A CONVENTIONALLY REINFORCED SLAB–ON–GRADE FOUNDATION.
2. IT IS THE RESPONSIBILITY OF THE BUILDER AND CONCRETE CONTRACTOR TO VERIFY ALL DIMENSIONS, DROPS, BLOCK OUT LOCATIONS, ETC. WITH THE ARCHITECTURAL PLANS.
3. A PRE–POUR INSPECTION MUST BE PERFORMED ON THE FOUNDATION A MAXIMUM OF THREE DAYS BEFORE PLACEMENT OF CONCRETE. PERMISSION MUST BE GIVEN BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF CONCRETE.

B. CONCRETE
1. CONCRETE SHALL BE MINIMUM 3000 PSI AT 28 DAYS.
2. CONCRETE SLUMP: 5"

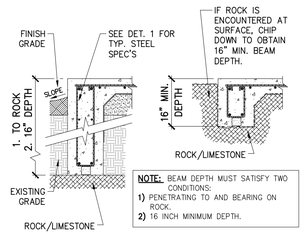
C. SITE AND SUBGRADE PREPARATION
1. EXISTING VEGETATION SHOULD BE STRIPPED TO A MINIMUM DEPTH OF 6–INCHES AND REMOVED FROM SITE. ANY AREAS OF SOFT OR WET CLAY SHOULD BE REMOVED AND REPLACED WITH SELECT MATERIAL.
2. THE SITE SHOULD BE GRADED SUCH THAT SURFACE WATER IS DIRECTED AWAY FROM THE EXCAVATION DURING CONSTRUCTION. IN ADDITION, SITE GRADING SHOULD ALLOW FOR SURFACE AND ROOF DRAINAGE AWAY FROM THE STRUCTURE DURING THEIR DESIGN LIFE. PLANTERS AND LANDSCAPING ARE NOT RECOMMENDED WITHIN 6–FEET OF THE BUILDNG AREA, AS THEY CAN ALLOW FOR MOISTURE INFILTRATION INTO THE SUBGRADE.
3. COMPACTED SELECT FILL– ANY IMPORT OR SELECT FILL SHOULD BE AN APPROVED INORGANIC MATERIAL FREE OF DEBRIS WITH A MAXIMUM PI OF 20 AND PARTICLE SIZE OF 3–INCHES. THE MATERIAL SHOULD BE PLACED IN LIFTS NOT TO EXCEED 8–INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED TO WITHIN PLUS OR MINUS THREE (±3) PERCENTAGE POINTS OF THE MAXIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D698, STANDARD PROCTOR METHOD.
4. LOOSE SELECT FILL– USE OF PLASTIC BAGGING AND SELECT LOOSE FILL TO FORM THE BEAMS IS PERMISSIBLE. THE FILL MUST HAVE A PI OF LESS THAN 20 AND NO PARTICLES EXCEEDING 3–INCHES IN DIAMETER. WHEN NOTED ON PLAN, 12–INCH PIERS/HARD POINTS MUST BE INSTALLED AT THE INTERSECTIONS OF BEAMS. WHEN THE DEPTH OF FILL EXCEEDS TWO FEET, REINFORCE WITH (4)–#4 VERTICAL REBAR. THE PIER/HARD POINT MUST EXTEND TO ROCK OR 12" INTO NATURAL GRADE.
5. INSTALL A 10 MIL PLASTIC VAPOR BARRIER OVER GRADED PADS. TAPE ALL TEARS AND PENETRATIONS. THE PLASTIC SHOULD EXTEND A MINIMUM OF 12–INCHES INTO GRADE BEAMS.

D.REINFORCEMENT
1. REINFORCEMENT: ASTM A–615, GRADE 60, UNLESS NOTED OTHERWISE.
2. STIRRUPS AND TIES: ASTM A–615, GRADE 40, UNLESS NOTED OTHERWISE.
3. ALL REINFORCEMENTS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICES FOR DETAILING CONCRETE STRUCTURES" (ACI 315, LATEST ADDITION).
4. ALL LAPS AND SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS.
5. CONCRETE IN CONTACT WITH SOIL SHALL HAVE A MINIMUM REINFORCEMENT COVER OF 3–INCHES. CONCRETE EXPOSED TO AIR SHALL HAVE A MINIMUM COVER OF 1 1/2–INCHES.
6. SLAB BARS SHALL BE PLACED MID–PLANE.
7. CORNER BARS – ONE BAR TOP AND BOTTOM AT EXTERIOR CORNERS. TWO BOTTOM BARS WHERE INTERIOR BEAMS MEET EXTERIOR BEAMS. (REFER TO DETAILS)
8. **IMPORTANT**– REINFORCEMENT **MUST** HAVE PROPER COVER. FOUNDATION WILL NOT BE APPROVED UNTIL PROPER COVER IS OBTAINED.

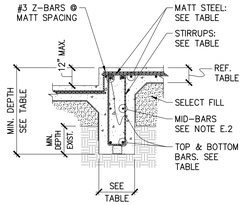
E. CONCRETE GRADE BEAMS
1. BEAM DEPTHS ARE MINIMUM GIVEN IN CHART. IF SOLID ROCK PREVENTS EXCAVATION TO SPECIFIED BEAM DEPTH WITHOUT THE USE HEAVY EQUIPMENT SUCH AS A JACK HAMMER OR HOE RAM, MINIMUM DEPTH MAY BE REDUCED TO 16–INCHES.
2. WHEN BEAM DEPTHS EXCEED 36–INCHES, ADD TWO–#3 HORIZONTAL REBAR AT 18–INCHES ON CENTER. IF BEAM DEPTH EXCEEDS 5–FEET, REF. DEEP BEAM DETAIL.
3. PAY PARTICULAR ATTENTION TO SPECIFIED PENETRATION OF EXCAVATION INTO **EXISTING** SOIL. PENETRATION DEPTH IS MEASURED FROM THE BOTTOM OF GRADE BEAM TO SURFACE OF EXISTING SOIL, NOT FINISHED GRADE.
4. CLEAN ALL TRASH AND LOOSE FILL OUT OF BEAMS PRIOR TO REQUESTING PRE–POUR INSPECTION.



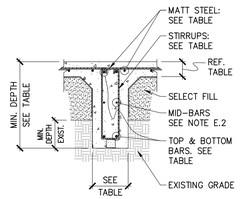
1 SECTION N.T.S.
EXTERIOR BEAM



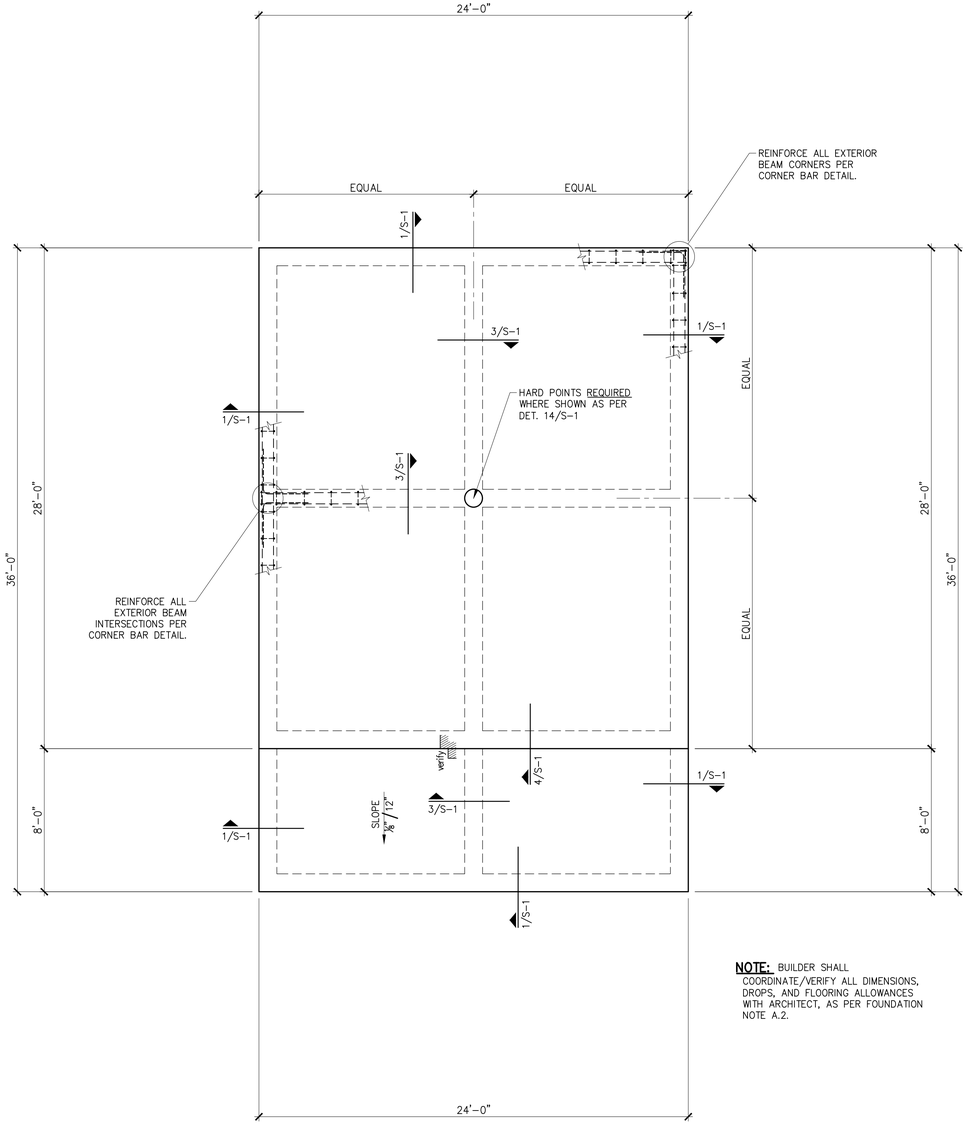
1A SECTION N.T.S.
EXTERIOR BEAM TO ROCK PROFILE



2 SECTION N.T.S.
INTERIOR BEAM W/ DROP



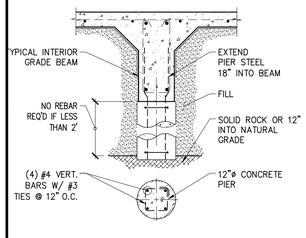
3 SECTION N.T.S.
INTERIOR BEAM



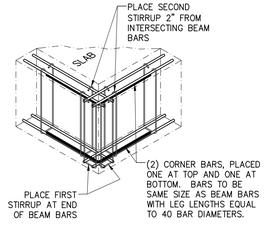
NOTE: BUILDER SHALL COORDINATE/VERIFY ALL DIMENSIONS, DROPS, AND FLOORING ALLOWANCES WITH ARCHITECT, AS PER FOUNDATION NOTE A.2.

BEAM AND SLAB TABLE

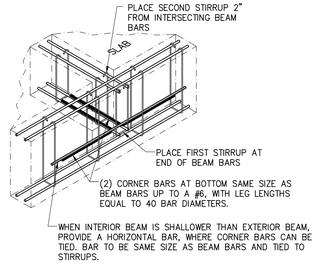
BEAM WIDTH	EXT. BEAM DEPTH	EXT. BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAB THICKNESS
12" MIN.	36"	18"	30"	2–#7 TOP 2–#7 BOT	#3 @ 18" O.C.	#3 @ 18" O.C.	#3 @ 12" O.C.	4"



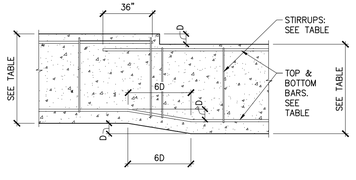
14 SECTION N.T.S.
HARD POINT



CORNER BAR DETAIL
OUTSIDE EXTERIOR BEAM CORNER
N.T.S.



CORNER BAR DETAIL
AT INTERIOR BEAM TO EXTERIOR BEAM INTERSECTION
N.T.S.



BEAM PROFILE AT DROP
N.T.S.

FOUNDATION PLAN
1/4" = 1'-0"

CHESTER L SPAULDING III
100716
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TEXAS
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHESTER L. SPAULDING III, P.E. 100716 ON 3/27/2026

SSE
Spaulding Structural Engineering
P.O. Box 781487 San Antonio, Tx 78278
Phone 210-451-1001 REG. # F-10775

PROPOSED FOUNDATION FOR NEW RESIDENCE AT 218 DONALDSON AVENUE SAN ANTONIO, TEXAS

FOUNDATION PLAN

DRAWN BY: MS
DATE: 03/27/2026
SCALE: 1/4"= 1'

S1
of 1

WOOD FRAMING NOTES:

WALL FRAMING

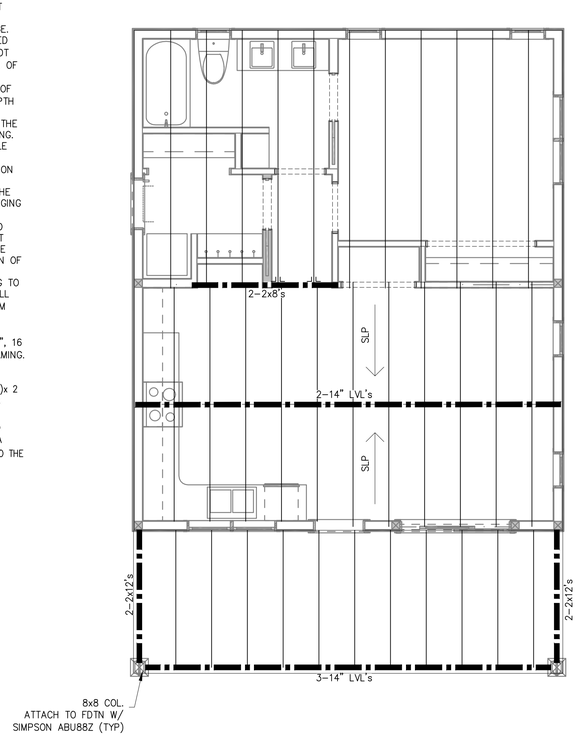
1. STUDS ARE TO BE MINMUM 2x4 SPACED A MAXIMUM OF 16" O.C. AT EXTERIOR WALLS AND 24" O.C. AT INTERIOR WALLS.
2. NOT LESS THAN 3 STUDS SHALL BE INSTALLED AT EACH CORNER OF AN EXTERIOR WALL.
3. ALL EXTERIOR AND BEARING WALLS SHALL HAVE TWO TOP PLATES, OVERLAPPING AT CORNERS. END JOINTS SHALL BE OFFSET AT LEAST 48" AND SHALL BE NAILED WITH NOT LESS THAN (8) 16d NAILS ON EACH SIDE OF THE JOINT.
4. HEADER STUDS OR KING STUDS AT OPENINGS SHALL BE DOUBLED WHERE THE SPAN OF THE HEADER EXCEEDS 4'.
5. STUDS SHALL HAVE FULL BEARING ON A PLATE EQUAL IN SIZE TO THE STUDS.

ROOF AND CEILING

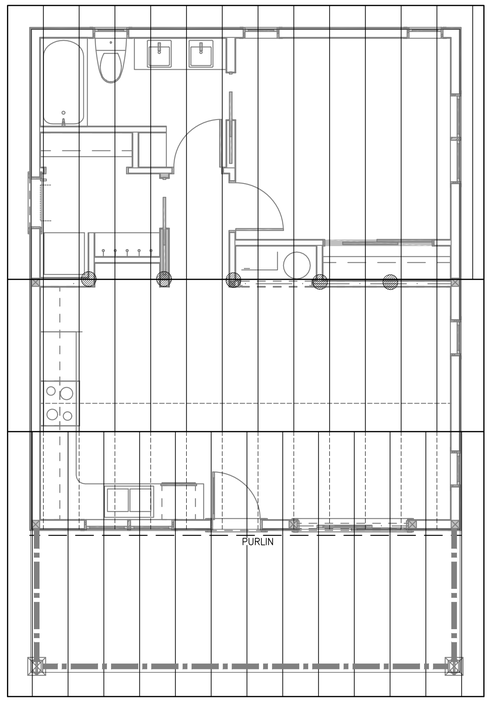
1. ALL LUMBER TO BE #2 SOUTHERN YELLOW PINE OR #2 D. FIR OR BETTER.
2. ROOF MATERIAL: ASPHALT SHINGLE
RAFTERS TO BE 2x8's AT 24" O.C. UNLESS NOTED OTHERWISE.
CEILING JOISTS TO BE 2x6's AT 24" O.C. UNLESS NOTED OTHERWISE
3. HIPS VALLEYS AND RIDGES TO BE 2" NOMINAL THICKNESS WITH DEPTH NOT LESS THAN THE CUT END OF THE RAFTER.
4. RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE.
5. NOTCHING AT THE END OF RAFTERS AND CEILING JOISTS SHALL NOT EXCEED 1/4th THE DEPTH. NOTCHES AT THE TOPS OR BOTTOM OF RAFTERS SHALL NOT EXCEED 1/6th THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
6. HOLES BORED INTO RAFTERS OR CEILING JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM AND THEIR DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER.
7. PURLIN MAY BE INSTALLED TO REDUCE THE SPANS OF THE THE RAFTERS. THE PURLIN MUST BE THE SAME SIZE OR LARGER THAN THE RAFTER IT IS CARRYING. THE STRUTS OR PURLIN BRACE MUST BE NO SMALLER THAN 2X4. THEIR ANGLE CAN BE NO LESS THAN 45 DEGREES TO THE HORIZONTAL. THE MAXIMUM UNBRACED LENGTH OF THE STRUT IS 8'. THE STRUTS SHOULD BE PLACED 4' ON CENTER.
8. CEILING JOISTS SHALL REQUIRE BRIDGING IF THEY ARE 2X10 OR LARGER. THE BRIDGING SHALL BE NO SMALLER THAN 1X4. THERE SHALL BE 1 LINE OF BRIDGING FOR EACH 8' OF SPAN.
9. PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUE LAMINATED TIMBER AND STRUCTURAL COMPOSITE LUMBER SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY THE DESIGN PROFESSIONAL.
STRUCTURAL BEAMS THAT BEAR ON EXTERIOR WALLS WITH THE ROOF SLOPING TO THE TOP OF THE WALL SHALL BE CUT TIGHT TO THE ROOF DECK. THERE SHALL NOT BE A GAP GREATER THAN 1/2" BETWEEN ROOF CUT ALONG TOP OF BEAM AND ROOF DECKING.
10. ROOF SHEATHING SHALL BE MINIMUM 7/16" OSB SHEATHING OR 1/2" CD STRUCTURAL PLYWOOD. ATTACH SHEATHING TO RAFTERS WITH 8d NAILS OR 2", 16 GAGE STAPLES SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE FRAMING.
11. REFER TO ARCHITECTURAL PLANS FOR ALL ROOF SLOPES.
12. OSB SHEATHING- NAIL ATTACHMENT: ATTACH 7/16" OSB TO STUDS W/ 8d (.131"ø)x 2 1/2" NAILS @ 6"O.C. AT ALL EDGES AND 6"O.C. ALONG INTERMEDIATE STUDS. 8d NAILS SHOULD BE PLACED NO LESS THAN 3/8" FROM THE PANEL EDGE.
STAPLE ATTACHMENT: ATTACH 7/16" OSB TO STUDS WITH 1 $\frac{1}{4}$"- 16 GAUGE STAPLES @ 6"O.C. AT ALL EDGES AND 6"O.C. ALONG INTERMEDIATE STUDS. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF $\frac{7}{16}$" AND SHALL BE INSTALLED WITH THE CROWN PARALLEL TO THE LONG DIMENSION OF THE FRAMING MEMBERS.

MAXIMUM SPAN ALLOWANCE FOR HEADERS SUPPORTING WOOD FRAME WALLS	
1 STORY OR 2nd FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x6's	4'-6"
(2) 2x8's	6'-6"
(2) 2x10's	8'-0"
(2) 2x12's	9'-6"
1st FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x12's	7'-0"

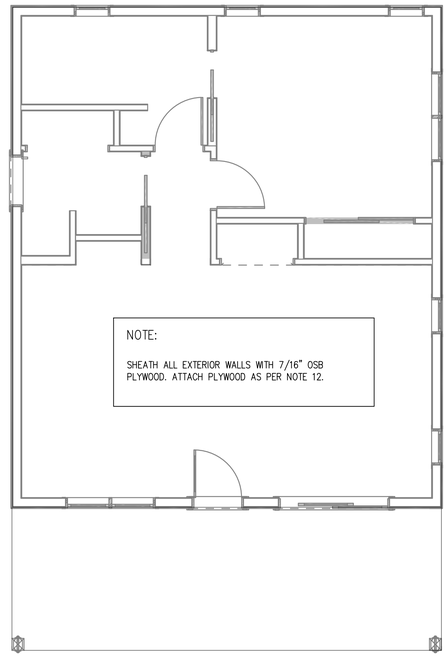
ROOF BRACING SCHEDULE			
	HEIGHT	REQUIREMENTS	SECTION
TYPICAL ROOF BRACING	1-7 FT.	2x4 "i" BRACING	2x4
	8-15 FT.	2x6/2x4 "I" BRACING	2x6 2x4
	16-20 FT.	2x8/2x6 "I" BRACING	2x8 2x6



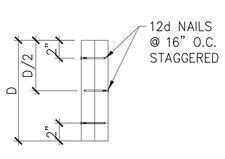
CEILING FRAMING PLAN
1/4" = 1'-0"



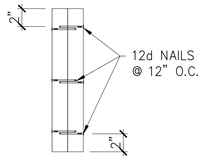
ROOF FRAMING PLAN
1/4" = 1'-0"



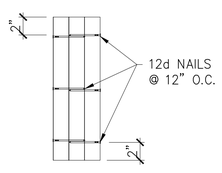
WALL BRACING PLAN
1/4" = 1'-0"



CONVENTIONAL BEAM



2-PLY LVL BEAM



3-PLY LVL BEAM

STATE OF TEXAS
CHESTER L SPAULDING III
100716
REGISTERED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHESTER L. SPAULDING III, P.E. 100716 ON 3/27/2026

Spaulding Structural Engineering
P.O. Box 781487 San Antonio, Tx 78278
Phone 210-451-7756 REG. # F-10775

218 DONALDSON AVENUE
SAN ANTONIO, TEXAS

FRAMING PLAN

DRAWN BY: CLS
DATE: 3/27/2026
SCALE: 1/4"= 1'

S1

CITY OF SAN ANTONIO — TEXAS

DEVELOPMENT SERVICES

TO: Development Services Department Plan Review
1901 S. Alamo Street
San Antonio, Texas 78204

RESIDENTIAL PLAN CERTIFICATION STATEMENT – FOR STRUCTURAL

RE: Project Address: (N/A if Master Plan): 6 TILBURY LANE

Master Plan Name/or Application Number #: RES-RBP-APP____-355_____
(yr) (number)

The design includes: Tall Walls (Yes) No **Lintels** Yes (No)

I hereby certify that the above-referenced residential plans meet all applicable structural provisions of the 2024 International Residential Code as currently adopted by the City of San Antonio (COSA), or meet the structural design requirements of the 2024 International Building Code as currently adopted by COSA. I also certify that I am a registered architect or licensed professional engineer in the State of Texas in good standing and that I have the necessary structural engineering knowledge and experience that enables me to make this certification statement. Finally, I certify that the drawings submitted with this permit application include all necessary notes and details to ensure that the builder can build the structure to my specifications and the City inspector can verify the construction.

Signature: Chester L. Spaulding III Date: 3/13/2026

Name: Chester L. Spaulding III, P.E. Phone Number: 210-451-1001

Address: P.O. Box 781487, San Antonio, Texas 78278

Texas Registered Architect or Texas Licensed Engineer's Seal: