

GENERAL SPECIFICATIONS:

CONSTRUCT FORM WORK TO MAINTAIN TOLERANCES AS OUTLINED IN A.C.I. 347. FORM WORK CAN BE REUSED IN ACCORDANCE WITH A.C.I. 347. FORM WORK SHALL EXTEND AT LEAST 5 1/2" BELOW FINISH GRADE ELEVATION ON PERIMETER BEAMS.

TRENCHING OF GRADE BEAMS SHALL BE EXCAVATED IN ORDER TO PROVIDE THE GRADE BEAM CROSS SECTION INDICATED ON PLANS.

BEAM AND SLAB DEPTH AND WIDTH AS INDICATED ARE MINIMUM ACCEPTABLE SIZES. LARGER SIZE BEAMS AND SLABS THICKNESS FORMED BY INACCURATE TRENCHING MAY REQUIRE ADDITIONAL REINFORCING STEEL NOT SHOWN ON THESE PLANS WHICH WILL BE AT THE DISCRETION OF THE DESIGNER AND AT THE ADDED EXPENSE OF THE SUBCONTRACTOR. ALL LOOSE DIRT FROM SIDES AND BOTTOM OF TRENCHES SHALL BE REMOVED. HAUNCHES SHALL BE CUT ON EACH SIDE OF TRENCHES OF ADEQUATE SIZE TO MAINTAIN THE VERTICAL SIDES OF THE TRENCHES.

EXTERIOR BEAM SOFFITS SHALL PENETRATE A MINIMUM OF 12" BELOW THE FINAL GRADE. PROVIDE TEMPORARY PORT OPENINGS IN ORDER TO DRAIN EXPOSED TRENCHES DURING CONSTRUCTION IN CASE OF INCLEMENT WEATHER.

PROVIDE FOR ELECTRICAL AND PLUMBING TRENCHES BELOW THE SLAB THICKNESS. PLUMBING TRENCHES SHALL NOT BE WITHIN OR BELOW WITH THE GRADE BEAM TRENCHES.

VAPOR BARRIER SHALL BE FULL 6 MIL. THICK POLYETHYLENE BARRIER RECOMMENDED FOR BELOW GRADE APPLICATIONS. VAPOR BARRIER SHALL BE PLACED ABOVE THE BASE FILL. VAPOR BARRIER SHALL BE CONTINUOUS WITHIN AND BELOW THE SLAB AREAS AND OVERLAPPED A MINIMUM OF 24". ALL JOINTS SHALL BE TAPE WITH DUCT TAPE AND SEALED AS NEEDED.

REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF A.S.T.M. A-615, GRADE 60.

REINFORCING STEEL SHALL BE CONTINUOUS WITH SPLICES LAPPED AT LEAST 50 BAR DIAMETERS. STIRRUPS AND TIES MAY BE GRADE 40 FOR BARS #4 OR SMALLER. TIE WIRE SHALL BE 18 GAUGE ANNEALED TYPE. REINFORCING STEEL SHOWN ON STRUCTURAL DRAWINGS MAY NOT BE USED AS THE GROUNDING SYSTEM FOR ELECTRICAL. CONCRETE ENCASED GROUNDING ROD ELECTRODE SHALL BE ISOLATED FROM STRUCTURAL REINFORCING STEEL.

PROVIDE A MINIMUM OF 2" CLEARANCE FOR CONCRETE COVERAGE AROUND REINFORCING STEEL IN ACCORDANCE WITH A.C.I. 315. PROVIDE 3" OF CONCRETE BELOW BEAM REINFORCEMENT IN EARTH FORMED GRADE BEAM DITCHES AND 2" AT SIDES OF EARTH FORMED BEAMS.

FOUR A 5 1/2" THICK SLAB WITH #4 REINFORCING STEEL BARS LOCATED @ 12" O.C. SLAB REINFORCING STEEL SHALL BE CENTERED IN CONCRETE SLAB THICKNESS. ENSURE REBAR MAT EXTENDS TO THE TOP OUTSIDE OF FOUNDATION BEAMS.

PLACE PLASTIC REBAR CHAIRS UNDER MAT STEEL TO ENSURE THAT STEEL IS CENTERED IN THE SLAB. PLACE PLASTIC REBAR CAPS AT ALL VERTICAL REBAR LOCATIONS AT BOTTOM OF TRENCHES.

START SLAB STEEL SPACING NOT MORE THAN 6" FROM TOP INSIDE OF BEAM REINFORCING STEEL BAR.

BEAM REINFORCING STEEL SHALL BE 2 #5 BARS AT TOP, AND 2 #5 BARS AT BOTTOM OF EARTH FORMED TRENCHES UNLESS OTHERWISE NOTED. USE #3 STIRRUPS TO BE LOCATED AT 36" O.C. IN ALL BEAMS UNLESS NOTED OTHERWISE.

PROVIDE 2 CORNER BARS (SAME SIZE AS BEAM STEEL) TOP AND BOTTOM AT ALL BEAM CORNERS AND DEAD END BEAM INTERSECTIONS.

CONCRETE SHALL DEVELOP A 28 DAY COMPRESSIVE STRESS TEST (FIC) OF AT LEAST 3000 P.S.I. (USE 5 SACKS CEMENT PER CUBIC YARD MINIMUM) AND SHALL BE IN ACCORDANCE WITH A.C.I. 301.

CEMENT SHALL BE TYPE I (GRAY) AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES OR EQUIVALENT CLASS C. IF FLY ASH IS USED, THE AMOUNT OF FLY ASH SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT AS MEASURED BY WEIGHT.

NO AIR ENTRAINMENT SHALL BE USED.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THE MIX DESIGN IS SUITABLE FOR ITS INTENDED PURPOSE.

CONCRETE THAT HAS NOT BEEN PLACED IN THE FORMS PRIOR TO 1 HOUR AND 30 MINUTES AFTER THE INITIAL MIXING WITH WATER SHALL NOT BE PLACED IN THE PROJECT REGARDLESS OF TEMPERATURE OR SLUMP.

A MECHANICAL PUMP MAY BE USED AS NEEDED TO PLACE CONCRETE. MAXIMUM OF 20 GALLONS OF WATER PER TRUCK LOAD MAY BE ADDED AT THE SITE FOR RE-TEMPERING BEFORE DISCHARGE INTO PUMP. SLUMP AT PUMP ENTRY SHALL BE 4 TO 7 INCHES. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH A.C.I. 301R.

FINISH TOLERANCES SHALL BE IN ACCORDANCE WITH A.C.I. 117, AND SHALL CONFORM TO AT LEAST AN F NUMBER VALUE OFF-20/FF-15 FOR GROUND SUPPORTED SLABS. (THIS MEANS +/- 1/8" VARIATION OVER A 10 LINEAL FOOT AREA.)

VIBRATE CONCRETE INTO BEAMS TO ENSURE CONSOLIDATION. DO NOT OVER VIBRATE. WET CURE CONCRETE 28 DAYS BEFORE LOADING.

CONCRETE NOTES:  
CONCRETE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO PERFORMING ANY WORK. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE GENERAL CONTRACTOR. CONCRETE CONTRACTOR SHALL FOLLOW ALL SPECIFICATIONS AS OUTLINED ON PLANS.

Reviewed By:  
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1/24/2026

Drawn By:  
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1/24/2026

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01/24/2026

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CUSTOM SIP HOME DESIGN FOR  
SPECIAL CLIENT  
JACK RANCH  
SOME COUNTY TEXAS

DRAWING SEAL/DP BY:  
N.C.B.D.C.  
NATIONAL COUNCIL OF  
JAMES KENALTY  
JAMES KENALTY  
CERTIFICATION: 1033  
January 24, 2026

SCALE:  
1/4" = 1'  
FOUNDATION  
SHEET  
S-1.0

