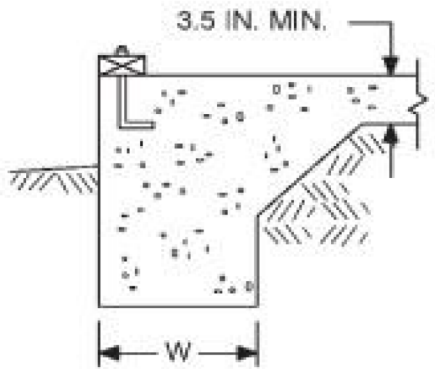


**Detached GARAGES ONLY - NO MORE THAN 24X36 AND A 3' FOUNDATION WALL, SINGLE STORY, STICK BUILT. FOOTER AND FOUNDATION WALL OR MONOLITHIC SLAB**

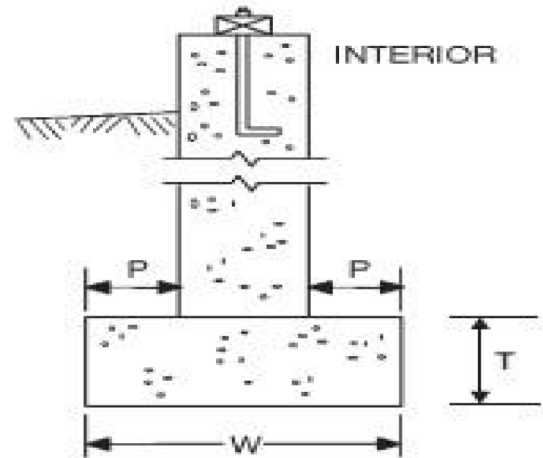
**Monolithic Foundation:**



1. W=12" minimum for a 1-story conventional light-frame detached garage construction.
2. One No. 5 bar or two No. 4 bars shall be located in the middle third of the footing depth.
3. The bottom of the footing is to set a minimum of 24" below final grade.
4. The top of the slab is to set a minimum of 6" above final grade.
5. The thickened edge slab shall not be used for isolated columns.
6. Two inspections are to be scheduled and approved prior to pouring concrete.
  - Monolithic Excavation- prior to reinforcement and below slab material placement. All organic material is to be removed from pour area
  - Monolithic reinforcement and compacted below slab material.

**Suggested Foundation Design:**

\*\*For concrete poured foundation wall in wood, metal or foam blocks forms.\*\*



**BASEMENT OR CRAWL SPACE WITH CONCRETE WALL AND SPREAD FOOTING**

\*\*We recommend a soil investigation for all foundations\*\*

**Reinforcement Schedule:**

Wall Height	Vertical	Horizontal
<6'	48" O.C.	24" O.C.
<8'	24" O.C.	24" O.C.
<10'	16" O.C.	16" O.C.
<12'	12" O.C.	12" O.C.

W= 16" P= 4" T= 8"

- The top of the wall is to set a minimum of 6" above final grade.
- Bottom of footer must be placed on undisturbed soil free of organic material.
- The minimum bottom of the footing requirement is 24" below final grade.
- Steel is to be #4 60 GRADE or #5 40 GRADE