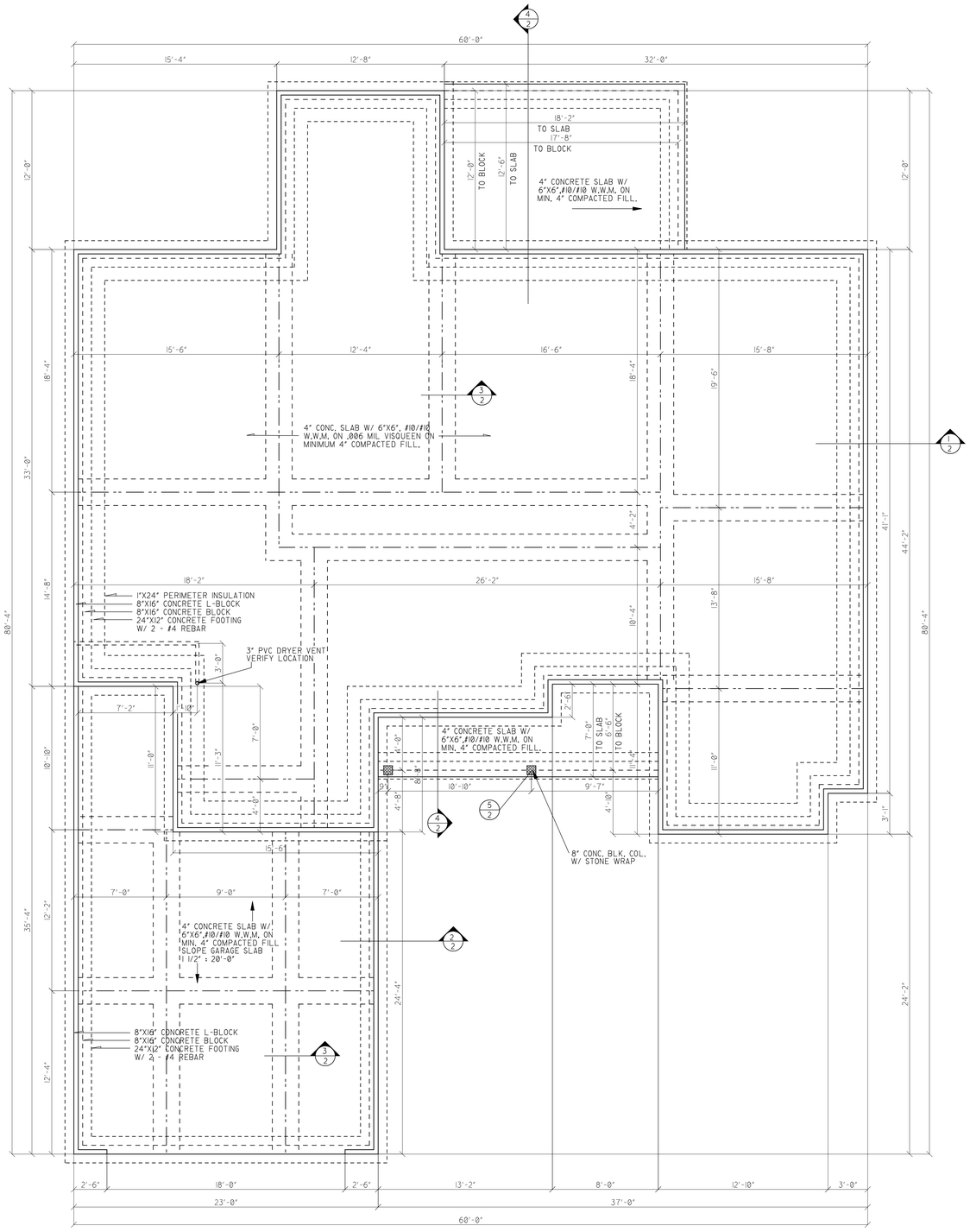
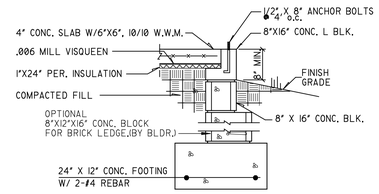
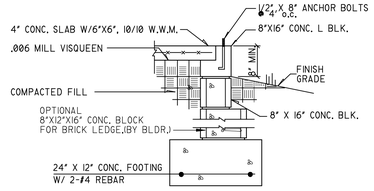


NOTE:
1.- BUILDER TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING FOUNDATION. IF POOR CONDITIONS EXIST CONSULT A STRUCTURAL ENGINEER.
2.- BUILDER TO VERIFY FOUNDATIONS DETAILS W/ LOCAL BUILDING CODES.
3. VERIFY ALL FLOOR OUTLETS, RANGE & DRYER VENTS IN SLAB.



1 FOUNDATION DETAIL
3/4" = 1'-0"

NOTE:
ALL DIMENSIONS ARE FROM EXTERIOR STUD WALL. WHEN LAYING 8"X12"X16" COURSES, ALLOW 4" TO ALL EXTERIOR DIMENSIONS FOR OPTIONAL BRICK LEDGE.



2 GARAGE FOUNDATION DETAIL
3/4" = 1'-0"

FOUNDATION NOTES:

1. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.

2. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY WITH A MINIMUM BEARING CAPACITY OF 2000 LBS/SQ FT.

3. UNLESS OTHERWISE NOTED, ALL 4" SLABS ON GRADE SHALL BE 3000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 4" SAND OR GRAVEL FILL MINIMUM WITH 6"X6", #10/#10 W.W.M. ON .006 MIL VISQUEEN.

4. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.

5. PLACE 1/2" DIAMETER X 18" OR 12") SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 4'0" O.C. AND AT EACH CORNER AND BOTH SIDES OF OPENINGS.

6. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION; WHICHEVER IS MORE RESTRICTIVE.

7. CONTRACTOR TO VERIFY FOOTINGS DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.

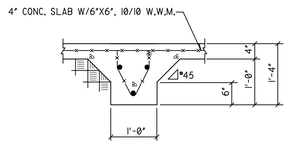
8. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.

9. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS.

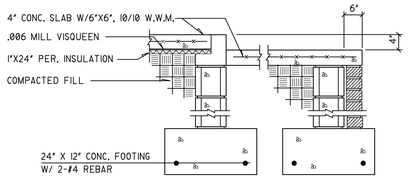
10. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" O.C. HORIZONTALLY AND 24" O.C VERTICALLY.

11. INSTALL CONTINUOUS APPROVED FLASHINGS AND COTTON CORD WEEPS AT 48" O.C. WITHIN FIRST EXPOSED COURSE ABOVE GRADE.

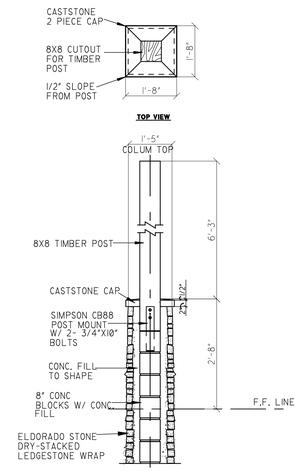
12. CRAWL SPACE FOUNDATIONS: PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODE REQUIREMENTS.



3 BEARING FTG DETAIL
3/4" = 1'-0"



4 STEP DOWN DETAIL
3/4" = 1'-0"



5 STONE COL. SECT. DETAIL

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MICHAEL E. NELSON
P.B.D. Cert. No. AR-104

MEN DESIGNS

REVISIONS	BY
	30x42

FOUNDATION PLAN (SLAB) / NOTES

MEN507IR

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BUILDER	
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