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DRAWING HISTORY	DATE
PLAN CHECK REVIEW	8-24-2020

**PROJECT**

**RESIDENCE**

**AT**

3766 Eastwood Cr.  
 Santa Clara, CA 95054



8-24-2020

**FOUNDATION AND  
 FRAMING PLAN**

Drawn by: EH Drawing Number

Checked by: S2

Project Number MG

20-205 SHEET 2 OF 8

**NEW FOUNDATION NOTES:**

- FLOOR SHEATHING: 3/4" CDX T&G PLYWOOD  
 NAILING: BOUNDARY = 10d @ 6" O.C.  
 FIELD = 10d @ 10" O.C.  
 (STAGGER PANEL JOINTS, GLUE AND NAIL)  
 (USE 16d NAILING IF 1 1/8" PLYD IS USED)
- ALL HOLDDOWNS ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.
- ALL WOOD IN CONTACT W/ CONCRETE OR EXPOSED WOOD SHALL BE P.T. USE ONLY HOT DIPPED GALVANIZED CONNECTORS, BOLTS AND FASTENERS.
- DBL FLR JOISTS AT PARTITIONS PARALLEL TO JOISTS AND 2X BLKG AT WALLS PERPENDICULAR TO JOISTS
- FOOTINGS SHALL BE 18" BELOW ADJACENT GRADE (MINIMUM).

**FOOTING SCHEDULE**

FOOTING	DIMENSIONS (MINIMUM)			REBARS
	LENGTH	WIDTH	THICKNESS	
F1.50	1'-6"	1'-6"	18"	2-#4 EA WAY
F2.00	2'-0"	2'-0"	18"	3-#4 EA WAY
F2.50	2'-6"	2'-6"	24"	3-#4 EA WAY
F3.00	3'-0"	3'-0"	24"	3-#4 EA WAY
F3.50	3'-6"	3'-6"	24"	4-#4 EA WAY
F4.00	4'-0"	4'-0"	24"	4-#4 EA WAY

**WALL FRAMING NOTES**

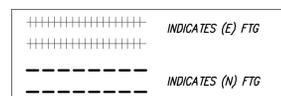
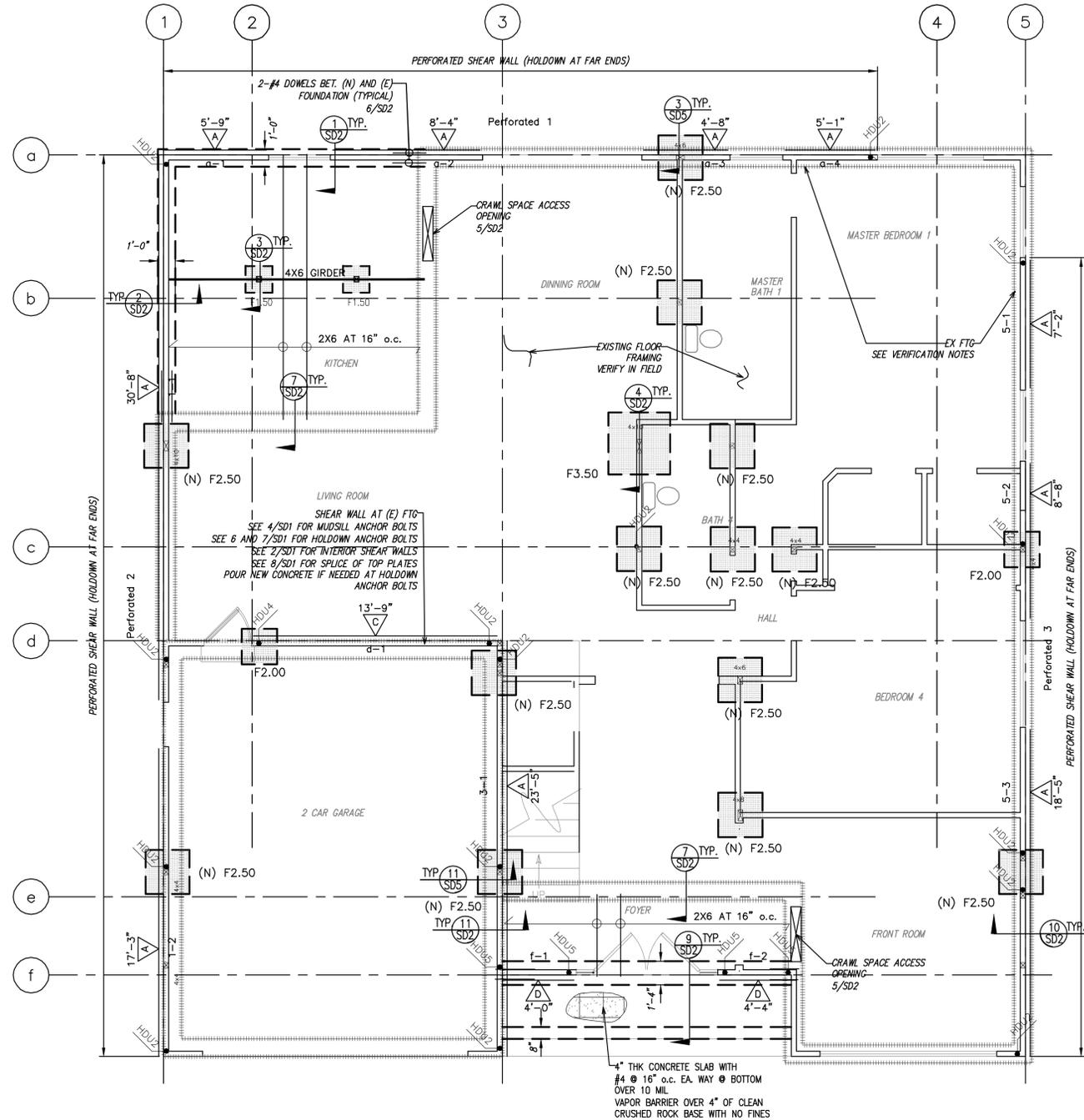
- SEE SCHEDULE ON SHEET S1 FOR STUD SIZES AND SPACING BASED ON WALL HEIGHT AND LOCATION UNLESS OTHERWISE SHOWN ON PLAN
- USE BALLOON FRAMED WALLS AT:  
 A- VAULTED CEILING  
 B- BESIDE STAIR OPENINGS  
 C- BESIDE FLOOR OPENINGS ABUTTING EXTERIOR WALLS  
 D- WHEN CALLED ON PLANS
- SPLICE TOP PLATES BETWEEN NEW AND EXISTING TOP PLATES (WHERE OCCURS), AT CUTS FOR PLUMBING PIPES, AND LOCATIONS WHERE TOP PLATES ARE INTERRUPTED BY DROPPED BEAMS OR CONTINUOUS POSTS.
- SEE DETAIL 12/SD2 FOR RAISING WALL PLATE HEIGHT

**EXISTING FOUNDATION NOTES:**

- PRIOR TO START OF CONSTRUCTION, CONTRACTOR TO VERIFY THAT (E) FOOTINGS MATCH TYPES AND LAYOUT SHOWN ON PLAN AND NOTIFY ENGINEER OF ANY VARIATION. VERIFICATION TO INCLUDE FIRST FLOOR CONSTRUCTION TYPE (SLAB OR RAISED FLOOR), SHALLOW SPREAD FOOTING OR PIERS AND GRADE BEAM, LOCATION OF CRAWL SPACE ACCESS.
- CONTRACTOR TO VERIFY THAT (E) FOOTINGS ARE FREE FROM CRACKS, EXCESSIVE DEFLECTION, TILT OR ANY SIGNS OF STRUCTURAL DISTRESS. NOTIFY ENGINEER OF ANY SIGNS OF STRUCTURAL DEFECTS TO PROVIDE REQUIRED RETROFIT DETAILS. NEW POSTS SHALL BE SUPPORTED ON SOUND AND CLEAN FOOTINGS
- AT LOCATION OF NEW POSTS, CONTRACTOR TO VERIFY THAT (E) FOOTING IS:  
 a- AT LEAST 12" WIDE AT BOTTOM  
 b- BOTTOM OF FTG IS AT LEAST 12" BELOW ADJACENT GRADE  
 c- TOTAL FOOTING DEPTH IS 18" MIN.
- FOR EXISTING CONCRETE FLOORS WITH POST-TENSION CONSTRUCTION, DO NOT CUT, DRILL OR ALTER EXISTING SLAB UNLESS SHOWN ON PLAN.
- WHERE EXISTING FOUNDATION OR SLAB TO BE DEMOLISHED, REMOVE ALL DEBRIS AND FILL WITH GRAVEL OR CLEAN DIRT AND COMPACT SOIL TO 90%

**DEMOLITION NOTES**

- REFER TO OSHA FOR SAFETY PRECAUTIONS AND REQUIRED MEASURES DURING CONSTRUCTION
- PRIOR TO DEMOLITION OF ANY INTERIOR PARTITIONS, VERIFY LOAD BEARING CONDITIONS AND REPORT TO ENGINEER IF WALL TO BE REMOVE IS BEARING WALL
- PROVIDE TEMPORARY SHORING AS REQUIRED DURING DEMOLITION FOR EXISTING FRAMING TO REMAIN
- DO NOT CUT EXISTING COLLAR TIES OR EXISTING TRUSSES (WHERE APPLICABLE) UNLESS OTHERWISE SHOWN ON PLAN



**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"