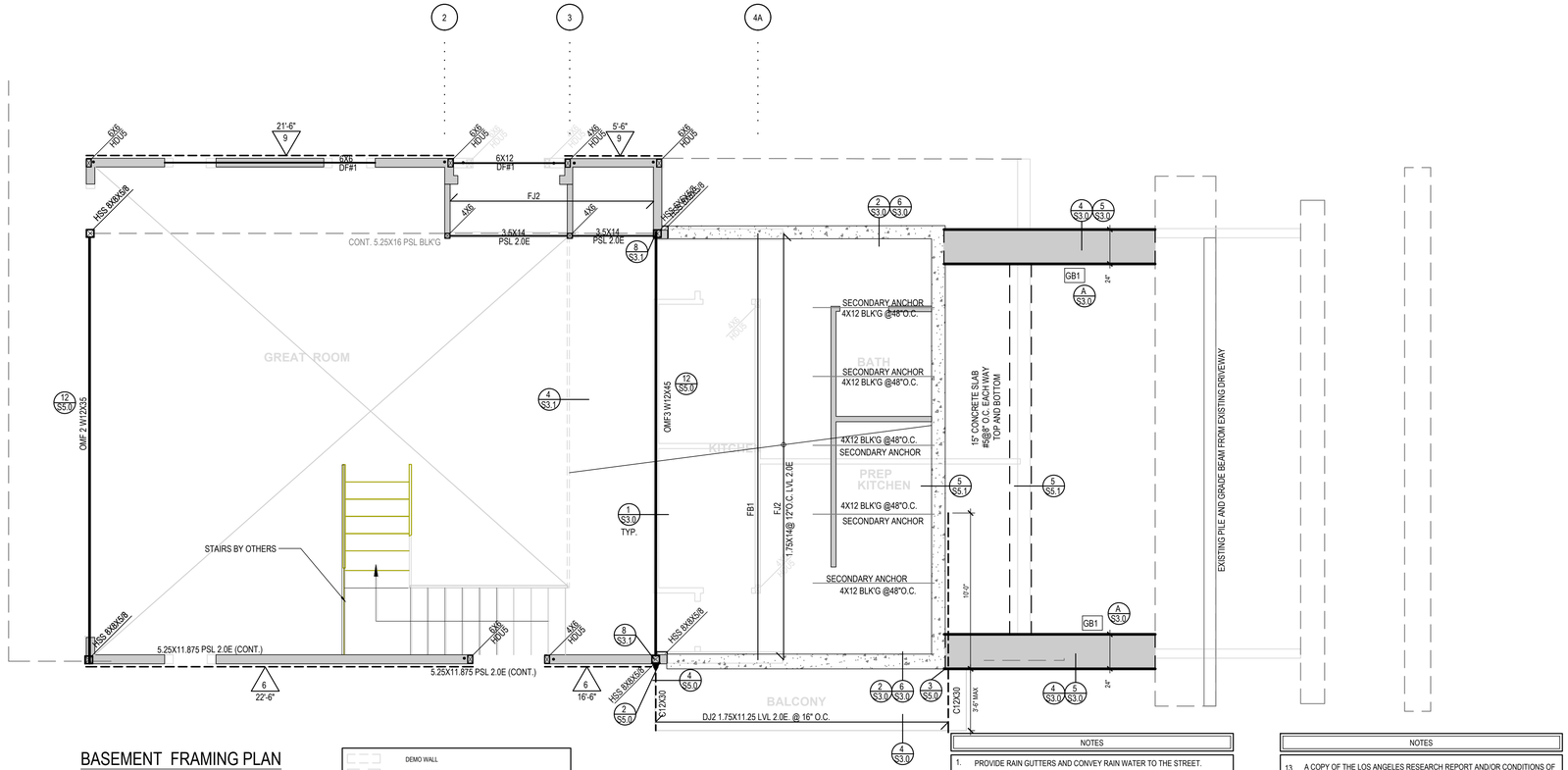


BASEMENT FRAMING PLAN

SCALE: 1/4"=1'-0"

DEMO WALL
WALL ABOVE
EXISTING WALL
NEW WALL
EXISTING FOOTING
NEW FOOTING OR PAD
KNEE BRACE 4X4 MIN.
S.W. LENGTH / X — X = S.W. PER SHDL. SHT. S1A
SHEAR WALL
CALIFORNIA FRAMING 2X6@16"O.C. TYP. FRMG
POST ABOVE WITH HOLDOWN
POST ABOVE

(E)	EXISTING
(N)	NEW
S.S.	SELECT STRUCTURAL
DF	DOUGLAS FIR LARCH
GLU	GLULAM BEAM
U.N.O.	UNLESS NOTED OTHERWISE
B.N.	BOUNDRY NAILING
E.N.	EDGE NAILING
(E)	EXISTING
(N)	NEW
TYP.	TYPICAL
SIM.	SIMILAR

SCHEDULES

ROOF DIAPHRAGM:
5/8" CDX PLY. — COMMON NAILS ONLY
P.I. 40/20
10d NAILS 6/12. — ALLOW 275#'

FLOOR/DECK DIAPHRAGM:
3/4" CDX PLY. T&G — COMMON NAILS ONLY
P.I. 48/24
10d NAILS 6/12. — ALLOW 300#'

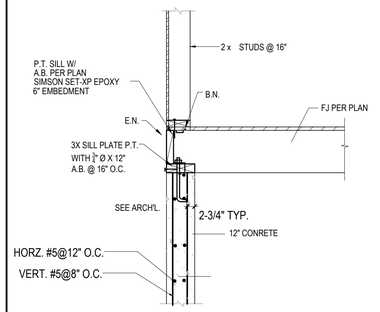
STUD WALL SCHEDULE
2X6 @16"O.C. UP TO 11'-0" MAX
(2) 2X6 @16"O.C. UP TO 12'-0"-14'-0"
4X6 @16"O.C. UP TO 18'-0" MAX
BALLOON FRAMING

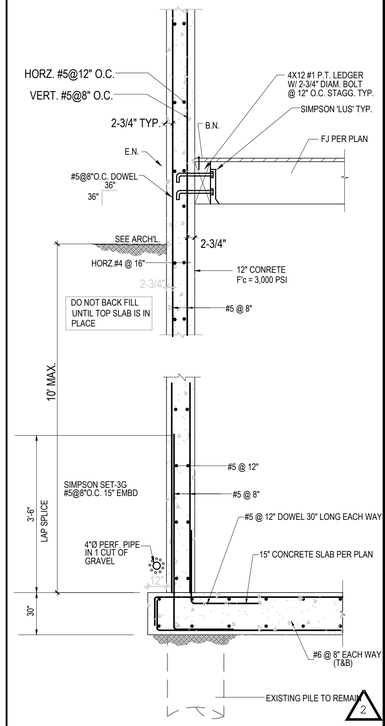
NOTES

1. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
2. HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
3. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS ON OPPOSITE. HOLD-DOWN SHALL BE TIGHTENED JUST PRIOR TO COVERTION THE WALL FRAMING.
4. THE CONTRACTORS SHALL HAVE ON THE JOB DURING CONSTRUCTION A COPY OF THE SIMPSON CO. CONNECTORS FOR WOOD CONSTRUCTION CATALOG NO. C-2009.
5. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
6. PLATE WASHERS ARE REQUIRED FOR ALL HOLD DOWNS.
7. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF THERE ARE ANY DISCREPENCIES BETWEEN PLANS AND SITE CONDITIONS.
8. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1706.1.
9. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH F'c>2500 PSI. HIGH STRENGTH BOLTING, SPAYED ON FIRE-PROOFING, ENGINEERED MASONRY, HIGH LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS, AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES.
10. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESEVATIVE TREATED WOOD.
11. GLU LAM BEAMS MUST BE FABRICATED IN A LADBS LICENCED FABRICATOR'S SHOP

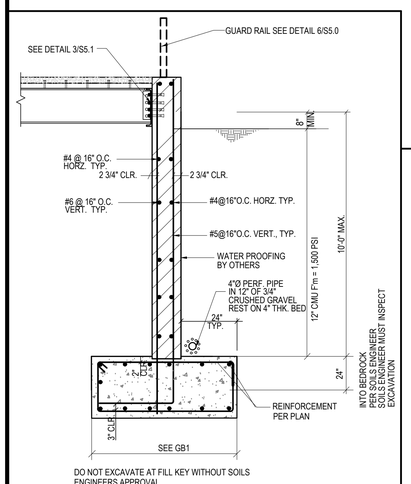
NOTES

13. A COPY OF THE LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
14. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHAL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPAN SHALL CONFORM WITH TABLE 2304.7.
15. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
16. ALL BOLT HOLES SHALL BE DRILLED $\frac{1}{32}$ TO $\frac{1}{16}$ OVERSIZED.
17. SHOP WELDS MUST BE PERFORMED IN A LADBS LICENCED FABRICATOR'S SHOP.
18. LADBS LICENSED FABRICATOR IS RQUIRED FOR STRUCTURAL STEEL.
19. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
20. SPECIAL INSPECTION REQUIRED ON ALL CONCRETE WORK PER TOMC 8-1.18
21. EXTERIOR STUCCO SHALL BE 7/8" PORTLAND CEMENT PLASTER PAPER BACKED LATH WITH 16 GAUGE STAPLES AT 16" O.C.

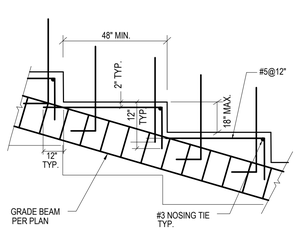




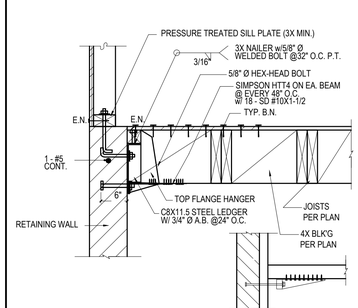
RETAINING WALL TO SLAB TRANSFER — 6



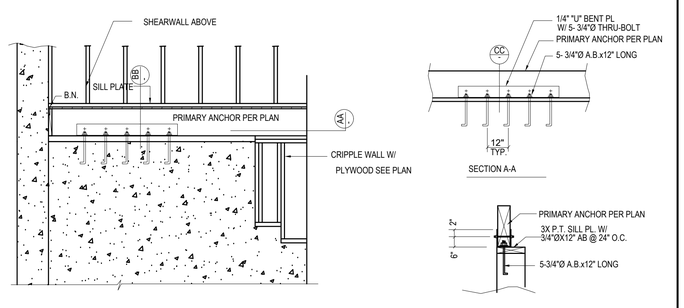
RETAINING WALL AT BRIDGE — 5



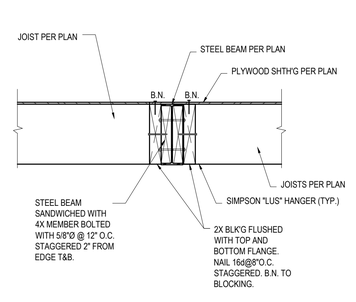
STEP FOOTING — 4



SECONDARY ANCHOR — 3



PRIMARY ANCHOR WOOD BEAM — 2



JOIST TO STEEL BEAM — 1

SAPPHIRE
engineering company, inc.
741 Lakefield Road, Unit J - Westlake Village - ca 91361 - 805-601-5106 - www.sapphireci.com

THE MAGUIRE RD RESIDENCE
FIRE REBUILD
4119 MAGUIRE ROAD
MALIBU, CA 90265

CLIENT

DATE ISSUED:
NOVEMBER 25, 2025

NO.	REVISIONS	DATE
1	PLAN CHECK CORRECTIONS	3-12-25
2	FIELD REVISIONS	11-25-25

REGISTERED PROFESSIONAL ENGINEER — SHAHRAM HUSAIN — No. C62744 — Exp. 6-30-26 — CIVIL — STATE OF CALIFORNIA

DATE: 11-25-25

SHEET TITLE:

BASEMENT FRAMING PLAN AND DETAILS

JOB NO. 2404-038
SCALE : PER PLAN
DRAWN BY: MG
CHECKED BY: SH

DRAWING NO. S3.0