GENERAL NOTES

(STRUCTURAL PLANS DESIGN IS BASED ON 2022 CRC, 2022 CBC, 2021 IBC & 2023 LACBC)

GENERAL:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING THE STRUCTURE.
2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND THE SPECIFICATIONS.
3. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING & BRACING IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, & PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
6. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
7. INDICATED DRAWINGS ARE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED WHEN CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN.
8. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF FLOOR, WALL OPENINGS, FLOOR FINISHES, ETC.
9. MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES AND ALL PIPE SLEEVES. ELECTRICAL CONDUITS AND OTHER ITEMS MUST BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
10. PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT MUST BE SWAY OR LATERALLY BRACED.
11. USE SIMPSON APPROVED CONNECTORS POST CAP, POST BASE, JOIST, OR BEAM HANGERS, AND STEEL STRAPS, U.N.O. ON THE PLANS.
12. ALL MARKED SHEAR WALLS, AT UPPER FLOOR, SHALL EXTEND TO ROOF DIAPHRAGM.
13. ALL STRUCTURAL CALCULATIONS & DETAILS ARE PER LATEST BUILDING CODE.S.

USE OF EXISTING FRAMING NOTE:

1. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. NOTIFY THE ENGINEER IF ACTUAL CONDITIONS ARE FOUND TO DIFFER SIGNIFICANTLY FROM DRAWINGS, DETAILS, AND/OR CURRENT CODE STANDARDS SO THAT THE PROPER REVISIONS MAY BE MADE.
2. CHECK ALL EXISTING FRAMING IN AREAS OF PROPOSED WORK FOR OUT OF PLUMB, UNLEVELED PLATES, AND DETERIORATED ELEMENTS. REPLACE OR CORRECT SUBSTANDARD CONDITIONS AS NECESSARY. UNCORRECTED DEFECTS IN EXISTING FRAMING MAY ADVERSELY AFFECT PERFORMANCE OF NEW FRAMING AND FINISHES.
3. REVIEW FOUNDATIONS IN AREAS OF PROPOSED WORK FOR CRACKS, EVIDENCE OF SETTLEMENT, & DETERIORATION OF CONCRETE AND EMBEDMENT. VERIFY SUITABILITY OF EXISTING FOOTINGS, ETC. FOR PROPOSED ALTERATIONS AND UPGRADE WORK.
4. CARE SHALL BE TAKEN DURING DEMOLITION SO AS NOT TO DAMAGE OR ALTER ANY EXISTING STRUCTURAL COMPONENTS THAT ARE TO REMAIN.

FRAMING LUMBER:

1. FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH # 1, UNLESS NOTED OTHERWISE, AND GRADE MARKED PER WCLB SPECIFICATIONS.
2. STRUCTURAL PLYWOOD SHALL BE DOUGLAS FIR CONFORMING TO COMMERCIAL STANDARDS PS 1-95, STRUCTURAL 1 EXTERIOR TYPE GRADE C-D.
3. NAILING SHALL CONFORM TO SECTION 23 OF THE C. B. C. UNLESS NOTED OTHERWISE. GRADE STAMPED APA. SUBSTITUTIONS, FOR FRAMING HARDWARE, SHALL NOT BE USED, UNLESS APPROVED. BY BUILDING DEPARTMENT.
4. USE DOUBLE JOISTS UNDER WALLS OR PARTITIONS PARALLEL TO JOISTS. SOLID BLOCKING UNDER PARTITIONS MUST BE PERPENDICULAR TO JOISTS.
5. MAX. MOISTURE CONTENT SHALL NOT EXCEED 19% FOR ALL STRUCTURAL MEMBERS.
6. PROVIDE WASHERS UNDER HEADS & NUTS OF ALL BOLTS & LAG SCREWS BEARING ON WOOD.
7. BOLT HOLES MUST BE NOMINAL DIAMETER OF BOLTS PLUS 1/16", UNLESS OTHERWISE NOTED.
8. FRAMING LUMBER SIZES 4X AND BIGGER SHALL BE DF-L # 1, UNLESS OTHERWISE NOTED.
9. USE 1/2" THICK STRUC. I. PLYWOOD WITH 10-d NAILS @ 6"/6"/12" o.c., FOR ROOF DIAPHRAGM. USE COMMON NAILS ONLY. (SPAN INDEX 24"/16")
10. USE 5/8" THICK STRUC. I. T&G PLYWOOD WITH 10-d NAILS @ 6"/6"/10" o.c., FOR FLOOR DIAPHRAGM. USE COMMON NAILS ONLY. (SPAN INDEX 24"/16")
11. PLYWOOD ROOF PANELS SHALL BE BONDED WITH INTERMEDIATE OR EXTERIOR GLUE AND BONDED WITH EXTERIOR GLUE WHERE EXPOSED TO THE WEATHER.
12. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8.
13. NO OSB PANELS SUBSTITUTION FOR PLYWOOD PANELS IS ALLOWED.

PARALLAM WOOD BEAMS (PSL):

1. ALL PARALLAM BEAMS SHALL BE GRADE MARKED. (ESR #1387)
2. DESIGN STRESSES:
   Fb=2,900 PSI.
   Fv=280 PSI.
   E=2,200,000 PSI.
3. LICENSED FABRICATOR IS REQUIRED FOR ALL PARALLAM BEAMS.

GLU-LAM BEAMS WOOD LAMINATED BEAMS:

1. ALL GLU-LAM BEAMS SHALL BE GRADE 24F-V8-DF/DF. (ESR #1940)
2. DESIGN STRESSES:
   Fb=2,400 PSI.
   Fv=265 PSI.
   E=1,800,000 PSI.
3. LICENSED FABRICATOR IS REQUIRED FOR ALL GLU-LAM BEAMS.

VERSA LAM WOOD BEAMS (LVL):

1. ALL VERSA LAM BEAMS SHALL BE GRADE MARKED. (ESR #1040)
2. DESIGN STRESSES:
   Fb=3,100 PSI.
   Fv=285 PSI.
   E=2,000,000 PSI.
3. LICENSED FABRICATOR IS REQUIRED FOR ALL PARALLAM BEAMS.

ADDITIONAL NOTES:

1. ALL SHEAR PANELS SHALL BE CONSTRUCTED & SHEATHED CONTINUOUSLY BETWEEN LATERAL RESTRAINED POINTS (I.E. ROOF/FLOOR DIAPHRAGM), (U. N. O).
2. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.
3. THREE- AND FOUR-STORY WOOD STRUCTURES REQUIRE 3X4 OR 2X6 STUDS AT 16" O.C. MAX. IN BEARING PARTITIONS BELOW THE TOP TWO STORIES.
4. IN CASE OF DISCREPANCIES IN THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO COMMENCING ANY CONSTRUCTION.
5. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM OR COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING INSPECTORS & THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1706.1.
6. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH > 2500 PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, HIGH LOAD DIAPHRAGMS, PRE-STRESSED CONCRETE, & SPECIAL MOMENT-RESISTING CONCRETE FRAMES. (1704 & CHAPTERS 19, 21 & 22)

STRUCTURAL STEEL:

1. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A-992 AND SHALL BE FABRICATED AND ERECTED, IN ACCORDANCE WITH THE A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION, & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. PIPE COLUMNS SHALL CONFORM TO ASTM A-53, GRADE B, TUBING ASTM A501, UNLESS OTHERWISE NOTED ON PLANS.
3. BOLTED CONNECTION SHALL BE HIGH STRENGTH BOLTS, CONFORMING TO ASTM A-325, WHERE SPECIFICALLY NOTED.
4. WELDING SHALL COMPLY WITH AWS SPECIFICATIONS, AND MUST BE DONE BY CERTIFIED WELDERS BY BUILDING DEPARTMENT, AS REQUIRED BY THE DEPARTMENT OF BUILDING AND SAFETY.
5. ALL WELDING MUST BE DONE BY ELECTRIC ARC PROCESS AND SHALL BE PERFORMED WITH APPROVED ELECTRODES, AS REQUIRED PER CODE.
6. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LOCAL BUILDING AND SAFETY FOR STRUCTURAL STEEL, REINFORCING STEEL, AND LIGHT GAUGE STEEL. CONTINUOUS INSPECTION BY DEPUTY INSPECTOR IS REQUIRED.
7. ALL WELDING OFF SITE SHALL BE DONE IN AN APPROVED FABRICATOR SHOP BY BUILDING DEPARTMENT.
8. BUILDING & SAFETY LICENSED FABRICATOR IS REQUIRED FOR ALL STEEL WORK.
9. ALL MEMBERS EXPOSED TO WEATHER SHALL BE GALVANIZED.

CONCRETE:

1. ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150#/CU.FT.). AGGREGATES SHALL CONFORM TO ASTM C-33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%.
2. ULTIMATE COMPRESSIVE STRENGTHS (f'c) AT 28 DAYS SHALL BE:
   f'c= 2,500 PSI MIN. FOR SLAB ON GRADE AND CONVENTIONAL FOOTING (RESIDENTIAL, LIGHT-FRME CONSTRUCTION, TWO STORY OR LESS).
   f'c = 3,000 PSI MIN. FOR GRADE BEAMS.
   f'c = 4,000 PSI MIN. FOR PRECAST NON-PRESTRESSED DRIVEN PILES, SOCKETED DRILL SHAFTS, MICROPILES, CAISSONS, FRICTION PILES, & STRUCTURAL SLAB.
   f'c= 5000 PSI MIN. FOR PRECAST PRESTRESSED DRIVEN PILES.
   CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR CONCRETE STRENGTH > 2500 PSI.
3. CEMENT SHALL CONFORM TO ASTM C150 TYPE V. WITH MAXIMUM WATER/CEMENT RATIO OF 0.5 .
4. MAXIMUM SLUMP SHALL NOT EXCEED 5 INCHES.
5. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT. ALTERNATE METHODS WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE ASSURED.
6. KEYED CONSTRUCTION JOINTS SHALL BE USED IN ALL CASES. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED, AND ALL LAITANCE SHALL BE REMOVED. ALL VERTICAL JOINTS SHALL BE THOROUGHLY WETTED AND SLUSHED WITH A COAT OF NEAT CEMENT IMMEDIATELY BEFORE PLACING NEW CONCRETE.
7. PIPES, OTHER THAN ELECTRICAL CONDUITS, SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE, EXCEPT WHERE SPECIFICALLY APPROVED.
8. CEMENT SHALL CONFORM TO ASTM C150 TYPE V.

REINFORCING STEEL:

1. ALL REINFORCING STEEL MUST CONFORM TO ASTM SPECIFICATION A-615 GRADE 60, UNLESS OTHERWISE NOTED. DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM A-305. USE ASTM GRADE 40 FOR #3 TIES ONLY.
2. CONCRETE GRADE BEAMS THAT ARE PART OF A SPECIAL MOMENT FRAME SHALL USE A706 REINFORCING STEEL.
3. ALL REINFORCING STEEL SHALL BE LAPPED 40 BAR DIAMETERS OR 2'- 0" MINIMUM, UNLESS OTHERWISE NOTED IN PLANS. ALL SPLICES SHALL BE LOCATED AS DETAILED IN PLANS
4. ALL REINFORCING STEEL SHALL BE LAPPED AS INDICATED. WHERE LAP/ SPLICE LOCATIONS NOT SPECIFICALLY INDICATED, LAPS/SPLICES SHALL BE WELL STAGGERED.
5. ANCHOR BOLTS, DOWELS, & OTHER EMBEDDED ITEMS MUST BE SECURELY TIED IN PLACE, BEFORE CONCRETE IS POURED.
6. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. MINIMUM LAP SHALL BE 6 INCHES OR ONE FULL MESH, WHICHEVER IS GREATER.

CONCRETE MASONRY:

1. CONCRETE BLOCK GRADE N-1 UNITS MUST CONFORM TO ASTM C90-70, MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI.
2. MORTAR, TYPE S, MUST CONFORM TO ASTM C270-73, MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI, AT 28 DAYS. MIX 1 PART PORTLAND CEMENT, 1/2 PART LIME PUTTY, AND 4-1/2 PART SAND BY VOLUME.
3. GROUT MUST CONFORM TO ASTM C476-71, MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI, AT 28 DAYS. MIX 1 PART CEMENT, 3 PART SAND, AND 2 PART PEAL GRAVEL. THIS MIX MUST BE OF FLUID CONSISTENCY GROUT; ALL CELLS SHOULD CONTAIN REINFORCEMENT, UNLESS OTHERWISE NOTED.
4. THE THICKNESS OF GROUT BETWEEN BLOCK UNITS AND REINFORCING STEEL SHALL BE NOT LESS THAN 1/2" BETWEEN PARALLEL REINFORCING BARS, NOT LESS THAN 3/4".
5. SEE "REINFORCING STEEL NOTES AND STANDARD DETAILS FOR REBARS".

FOUNDATION:

1. ALL FOOTINGS MINIMUM EMBEDMENT, SHOWN ON PLAN, SHALL BE INTO BEDROCK, NATIVE OR APPROVED COMPACTED SOIL. ALL FOOTINGS TO HAVE MINIMUM 24 INCH EMBEDMENT INTO BEDROCK OR APPROVED COMPACTED SOILS.
2. THE FOUNDATION DESIGN IS BASED ON ALLOWABLE SOIL PRESSURE AS PER SOILS REPORT.
3. IF FOUNDATION EXCAVATION UNCOVERS UNFAVORABLE SOIL A GEOTECHNICAL ENGINEER'S SERVICES SHALL BE REQUIRED.
4. IF FOUNDATION EXCAVATION, UNCOVERS EXPANSIVE SOIL. THEN ALL NEW FOUNDATION SHALL HAVE 24" EMBEDMENT @ EXTERIOR FOOTING AND 24" EMBEDMENT @ INTERIOR FOOTING.
5. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2305.5 OF LA COUNTY BUILDING CODE AND PER SHEET S-2 HOLD-DOWN NOTES.
6. HOLD-DOWN HARDWARE MUCH BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.

FOOTING ON EXPANSIVE SOIL:

1. DEPTH OF FOOTING BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 24 INCHES FOR INTERIOR FOOTINGS.
2. EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.
3. FOOTINGS SHALL BE REINFORCED WITH FOUR 1/2-INCH-DIAMETER DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACED 4 INCHES OF THE BOTTOM OF THE FOOTING AND TWO BARS WITHIN 4 INCHES OF THE TOP OF THE FOOTINGS.
4. CONCRETE FLOOR SLABS ON GRADE SHALL BE PLACED ON A 4-INCH FILL OF COARSE AGGREGATE OR ON A MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3 1/2 INCHES THICK AND SHALL BE REINFORCED WITH 1/2-INCH-DIAMETER DEFORMED REINFORCING BARS. REINFORCING BARS SHALL BE SPACED AT INTERVALS NOT EXCEEDING 16 INCHES EACH WAY.
5. THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.
6. PROVIDE RAIN GUTTER AND CONVEY RAIN WATER TO THE STREET.

SLAB ON APPROVED COMPACTED FILL:

1. EXTERIOR AND INTERIOR BEARING WALL FOOTINGS SHALL BE CONTINUOUS FOOTINGS & SLAB ON GRADE SHALL BE REINFORCED AS PER SOILS REPORT RECOMMENDATION.
2. PROVISIONS SHALL BE MADE TO PRESERVE THE CONTINUITY OF BEAM ACTION IN THE FOOTING WALL AT UNDER-FLOOR ACCESS OPENINGS.

USE OF SIMPSON EPOXY IN EXISTING FOOTING:

A) EPOXY TYPE ANCHORS SHALL NOT BE INSTALLED INTO OR USED TO SUPPORT ANY FIRE-RESISTIVE CONSTRUCTION.
B) BEFORE INSTALLING OF THREADED ROD OR REINFORCING BAR, CONCRETE OR GROUT SHALL HAVE REACHED ITS DESIGN STRENGTH.
C) INSTALLATION OF THE THREADED ROD OR REINFORCING BAR SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION SHALL BE PROVIDED AT EACH JOB SITE.
D) USE A307 QUALITY OR BETTER THREADED RODS AND DEFORMED REINFORCING BARS OF GRADE 60 OR BETTER.
E) THE THREADED ROD OR REINFORCING BAR SHALL NOT BE INSTALLED IN OVERHEAD APPLICATIONS SUCH AS IN THE SOFFIT OF A BEAM OR ARCH OR SIMILAR LOCATIONS.
F) THESE ARE NOT APPROVED FOR USE WHERE SUPPORTS WILL BE SUBJECTED TO VIBRATORY OR IMPACT LOADS, SUCH AS SUPPORTS FOR RECIPROCATING ENGINES OR CRANE RAILS.
G) SPECIAL INSPECTION IS REQUIRED BY DEPUTY INSPECTOR FOR CONTROLLED ACTIVITY IN DRILLED IN ANCHOR BOLTS INTO REINFORCED CONCRETE, STEEL, OR REINFORCED MASONRY.

BOLTS & LAGS

1. MACHINE BOLTS MUST CONFORM TO ASTM A-307.
2. LAG BOLTS SHALL HAVE LEAD HOLE 70% OF THREADED SHANK DIA., AND FULL DIA. FOR SMOOTH SHANK PORTION, UNLESS NOTED OTHERWISE.
3. BOLTS SHALL CONFORM TO ASTM A-325, UNLESS OTHERWISE NOTED.

ABBREVIATION LEGEND:

A.B.:	ANCHOR BOLT	HT.:	HEIGHT
A.P.P.:	AS PER PLAN	L.:	LENGTH
BD:	BOARD	K.P.:	KING POST
BLK'G:	BLOCKING	MAX.:	MAXIMUM
BM.:	BEAM	MIN.:	MINIMUM
B.N.:	BOUNDARY NAILING	o.c.:	ON CENTER
C.J:	CEILING JOIST	P:	POST
C.L.:	CENTER LINE	PA:	POST ABOVE
CLR.:	CLEAR	PA&B:	POST ABOVE AND BELOW
COL.:	COLUMN	PL.:	PLATE
CONT.:	CONTINUOUS	P.T.:	PRESSURE TREATED
DBL.:	DOUBLE	RR:	ROOF RAFTER
DET.:	DETAIL	SHT.:	SHEET
DIAPH.:	DIAPHRAGM	SIMP.:	SIMPSON
D.J:	DECK JOIST	STL.:	STEEL
E.W.:	EACH WAY	STRUC.:	STRUCTURAL
FB:	FLOOR BEAM	S.W.S.:	SHEAR WALL SCHEDULE
F.J:	FLOOR JOIST	T & B:	TOP AND BOTTOM
FLR.:	FLOOR	T.J:	TRUSS JOIST
FRMG.:	FRAMING	TS:	TUBE STEEL
FTG:	FOOTING	TYP.:	TYPICAL
G.B.:	GRADE BEAM	U.N.O.:	UNLESS NOTED OTHERWISE
HD:	HOLD DOWN	VERT.:	VERTICAL
HORIZ.:	HORIZONTAL	w/:	WITH
		W.F.:	WIDE FLANGE

LA RR # / ICC - ESR # :

* ALL HARDY FRAME SHALL BE PER 2023 LACBC.
* ALL SIMPSON HARDWARE SHALL BE PER 2023 LACBC.

	ICC - ESR #/ LARR#
Simpson Hangers:	ESR # 2552 & ESR # 2549
Horiz. Straps:	ESR-2105, ESR-3096, ESR-2105
Post Caps:	ESR-2604
Holdowns:	ESR-2330
Simp. A35:	ESR-3096
A.B. (L-Bolt):	ESR-3037
Simpson SET-XP Epoxy:	ESR-2508
SIMPSON SET 3G EPOXY	ESR-4057
Hardy Panel:	#25759
Hilti DS Fasteners:	ESR-2269
PSL/LVL BEAMS	ESR-1387

CONTRACTOR NOTES :

1. IF THERE ARE DISCREPANCIES IN THE PLANS OR DETAILS, CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR CLARIFICATION PRIOR TO BIDDING AND/OR INSTALLATION OF ANY MEMBER.
2. CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM / COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTION 1709.1.
3. A COPY OF THE LOS ANGELES / ICC-ESR RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

SOILS REPORT:	
NAME OF COMPANY:	LK GEOTECHNICAL ENGINEERING, INC.
PROJECT NO.:	PROJECT NO: 24-0424-3
ADDRESS OF COMPANY:	10120 NATIONAL BLVD, LOS ANGELES, CA 90034
TEL. NO.:	(626) 328-4346
ENGINEER'S NAME:	MARK KRUGER
LIC. NO.	GE 2345
ALLOW. SOIL BRG PRESS:	3000 PSF (RESIDENCE) 2000 PSF (GARAGE)
BUILDING CONSTRUCTION:	
TYPE:	VB
NO. OF STORIES:	2
BUILDING HEIGHT:	30 FEET
DESIGN DEAD LOAD:	18.0 PSF (ROOF MAIN HOUSE) 16.0 PSF (ROOF GARAGE) 18.0 PSF (FLOOR MAIN HOUSE)
DESIGN LIVE LOAD:	20.0 PSF (ROOF) 40.0 PSF (FLOOR) 60.0 PSF (DECKS)

EARTHQUAKE DATA:		
a.) SEISMIC IMPORTANCE FACTOR, I, AND OCCUPANCY CATEGORY		II
b.) MAPPED SPECTRAL RESPONSE ACCELERATIONS, Ss and S1.		1.84, 0.56
c.) SITE CLASS		D
d.) SPECTRAL RESPONSE COEFFICIENTS, SDS and SD1.		1.33, 0.9
e.) SEISMIC DESIGN CATEGORY.		D
f.) BASIC SEISMIC-FORCE-RESISTING SYSTEM(s).		SHEARWALLS
g.) SEISMIC RESPONSE COEFFICIENT(s), Cs		0.2944
h.) DESIGN BASE SHEAR, TOTAL WEIGHT OF BUILDING.		0.268W
i.) RESPONSE MODIFICATION FACTOR(s), R		(5.0 MAIN HOUSE 6.5 GARAGE)
j.) ANALYSIS PROCEDURE USED.		EQUIV. LAT. FORCE PROCEDURE
k.) REDUNDANCY FACTOR USED.		1.3

WIND COEFF.:	
OCCUPANCY	II
Iw:	1
EXPOSURE:	C
V:	95 MPH
DESIGN WIND LOAD:	19.51 PSF

STRUCTURAL OBSERVATION/ SIGNIFICANT CONSTRUCTION STAGES
(Only Checked items are required)

Firm or Individual to be responsible for the "Structural Observation":
Name: Dean Almalla, PE ☐ Licensed Architect ☒ Registered Engineer
Phone: (818) 905-9871 California Registration Number: C058024

CONSTRUCTION STAGE	Construction Type	Elements/Connections to be observed
Foundation	☒ Footing, Stem Walls, Piers ☐ Mat Foundation ☐ Caisson, Pile, Grade beams ☐ Stepping/Retaining Foundation, Hillside Special Anchors ☒ Others: Anchor Bolts	Reinforcing Bars Anchor and Hold-down bolts
Wall	☐ Concrete ☐ Masonry ☒ Wood (Shear wall 2, 3, 4 & 5) ☐ Others:	Nailing Anchor and Hold-down bolts Horizontal and vertical straps Framing angles
Frame	☐ Steel Moment Frame ☐ Steel Braced Frame ☐ Concrete Moment Frame ☐ Masonry Moment Frame ☐ Others: Hardy Frame	Anchor bolts Screws
Diaphragm	☐ Concrete ☐ Steel Deck ☐ Wood ☐ Others:	Sheating Nailing
Others	☐	

DECLARATION BY OWNER OR OWNER'S REPRESENTATIVE

I, ☐ the owner of the project ☐ the owner's representative, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD
(required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of Record for the project, declare that the above listed firm or individual is designated by me to be responsible for the "Structural Observation".

Signature C058024 License No. 02.25.2026 Date

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

DEPUTY/SPECIAL INSPECTION IS REQUIREMENTS

✳ PERIODIC INSPECTION
✚ CONTINUOUS INSPECTION

✚ ☒ ON SITE WELDING	✚ ☐ ENGINEERED MASONRY,
✚ ☐ EPOXY USE	✚ ☐ HIGH-LIFT GROUTING
✚ ☒ CONC. POURING (f'c≥3,000 PSI)	✚ ☐ PRE-STRESSED CONCRETE,
✚ ☐ CMU GROUTING	✚ ☒ SPECIAL MOMENT-RESISTING FRAMES
✚ ☒ HIGH STRENGTH BOLTING	✚ ☒ HARDY PANEL-RESISTING FRAMES
✚ ☐ SPRAYED ON FIRE PROOFING	
✳ ☒ SHEARWALLS V, V, V, & V PER SHEAR WALL SCHEDULE	
✳ ☐ SHEAR PANELS, DIAPHRAGM	
✳ ☒ NAILS, BOLTS, SEISMIC HARDWARE AND CONNECTIONS	

REVISIONS	BY	DATE:

STRUCTURAL DESIGN PLUS, INC.
15051 Ventura Blvd. Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9871
Email: designplus@sbcglobal.net
STRUCTURAL
CIVIL
DRAFTING
TITLE-24

SHEET NAME: GENERAL NOTES

30051 ANDROMEDA LN,
MALIBU, CA 90265

PROJECT:

REGISTERED PROFESSIONAL ENGINEER
DEAN ALMALLA
No. C058024
Exp. 06.30.26
CIVIL
STATE OF CALIFORNIA

DATE: 01.22.2026
DRAWN BY:
PROJECT NO.: 23-PLA-01
SCALE: AS SHOWN
SHEET NO.: S-1

FASTENING SCHEDULE

2023 LOS ANGELES COUNTY Building Code Table 2304.10.2

	ELEMENT / CONNECTION	FASTENER	LOCATION
	ROOF		
2.)	Blocking between ceiling joist, rafter, or truss to top plate or other framing below.	3-8d common (2 1/2"x0.131") 3-10d box (3"x0.128") 3-3"x0.131" nails 3-3" 14 gage staples	Toe nail each end
	Blocking between rafters or truss not at the wall top plate, to rafter or truss.	2-8d common (2 1/2"x0.131") 2-3"x0.131" nails 2-3" 14 gage staples	Toe nail each end
		2-16d common (3 1/2"x0.162") 3-3"x0.131"nails 3-3" 14 gage staples	End nail
	Flat blocking to truss and web filler.	16d common (3 1/2"x0.162") @ 6"o.c. 3-3"x0.131"nails @ 6"o.c. 3-3" 14 gage staples @ 6"o.c.	Face nail
2.)	Ceiling joist to top plate	3-8d common. 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Toe nail each end
3)	Ceiling joist not attached to parallel rafter, laps over partition (no thrust) (Table and section 2308.7.3.1)	3-16d common. 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Face nail
4)	Ceiling joist attached to parallel rafter (heel joint) (Table and section 2308.7.3.1)	Table 2308.7.3.1	Face nail
5.)	Collar tie to rafter	3-10d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Face nail
6.)	Rafter or roof truss to top plate (Table and section 2308.7,5)	3-10d common 3-16d box 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toe nail
7.)	Roof rafter or ridge valley or hip rafters: or roof rafter to 2" ridge beam	2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	
		3-10d common 3-16d box 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toe nail
	WALL		
8.)	Stud to Stud (not at braced wall panels)	16d common	24"o.c. face nail
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	16"o.c. face nail
9.)	Stud to stud and abutting studs at intersecting wall corners (at **braced wall panels**)	16d common	16"o.c. face nail
		16d box	12"o.c. face nail
		3"x0.131" nails 3" 14 gage staples, 7/16" crown	12"o.c. face nail
10.)	Built-up header	16d common	16"o.c. each edge, face nail
		16d box	12"o.c. each edge, face nail
11.)	Continuous header to stud	4-8d common 4-10d box	Toenail
12.)	Top plate to top plate	16d common	16"o.c. face nail
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	12"o.c. face nail
13.)	Top plate to top plate, at end joints	8-16d common 12-10d box 12-3"x0.131" nails 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (min 24" lap splice length each side of end joint)
14.)	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common	16"o.c. face nail
		16d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	12"o.c. face nail
15.)	Bottom plate to joist, rim joist, band joist or blocking at **braced wall panels**	2-16d common 3-16d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	16"o.c. face nail
16.)	Stud to top or bottom plate	4-8d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toenail
		2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	End nail
17.)	Top or bottom plate to stud	2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	End nail
18.)	Top plates, laps at corners and intersections	2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Face nail
19.)	1" brace to each stud and plate	2-8d common 2-10d box 2- 3"x0.131" nails 2- 3" 14 gage staples, 7/16" crown	Face nail
20.)	1"x6" sheathing to each bearing	2-8d common 2-10d box	Face nail
21.)	1"8" and wider sheathing to each bearing	3-8d common 3-10d box	Face nail
	FLOOR		
22.)	Joist to sill, top plate, or girder	3-8d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Toenail
23.)	Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common 10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	6" o.c., toenail
24.)	1"x6" subfloor or less to each joist	2-8d common 2-10d box	Face nail
25.)	2" subfloor to joist or girder	2-16d common	Face nail
26.)	2" plank	2-16d common	Each bearing, face nail
27.)	Built up girders and beams, 2" lumber layers	20d common	32" o.c. face nail at top and bottom staggered on opposite sides
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
		And 2-20d common 3-10dbox 3- 3"x0.131" nails 3- 3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
28.)	Ledger strip supporting joists or rafters	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
29.)	Joist to band joist or rim joist	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	End nail
30.)	Bridging or blocking to joist, rafter or truss	2-8d common 2-10d box 2-3"x0.131" nails 2-3" 14 gage staples, 7/16" crown	Each end, toenail
	WOOD STRUCTURAL PANS, SUB FLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING[a]		
31.)	3/8"-1/2"	6d common or deformed (2"x0.113") (subfloor and wall)	6" edge 12" intermediate supports
		8d box or deformed (roof)	
		2 3/8"x0.113" nail (subfloor and wall)	
		1 ¾" 16 gage staple, 7/16" crown	4" edge 8" intermediate supports
		2 3/8" x0.113" nail (roof)	
		1 ¾"16 gage staple, 7/16" crown (roof)	3" edge 6" intermediate supports
32.)	19/32" –3/4"	8d common 6d deformed	6" edge 12" intermediate supports
		2 3/8"x0.113 nail 2" 16" gage staple, 7/16" crown	4" edge 8" intermediate supports
33.)	7/8" – 1/4"	10d common 8d deformed	6" edge 12" intermediate supports
	OTHER EXTERIOR WALL SHEATHING		
34.)	1/2" fiberboard sheathing [b]	1 ½" galvanized roof nail 1 ¼" 16 gage staple with 7/16" or 1" crown	3" edge 6" intermediate supports
35.)	25/32" fiberboard sheathing [b]	1 ¾" galvanized roof nail 1 ½" 16 gage staple with 7/16" or 1" crown	3" edge 6" intermediate supports
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
36.)	¾" and less	8d common 6d deformed	6" edge 12" intermediate supports
37.)	7/8"-1"	8d common 8d deformed	6" edge 12" intermediate supports
38.)	1 1/8"-1 ¼"	10d common 8d deformed	6" edge 12" intermediate supports
	PANEL SIDING TO FRAMING		
39.)	½" or less	6d corrosion-resistant siding 6d corrosion-resistant casing	6" edge 12" intermediate supports
40.)	5/8"	8d corrosion-resistant siding 8d corrosion-resistant casing	6" edge 12" intermediate supports
	INTERSIOR PANELING		
41.)	¼"	4d casing 4d finish	6" edge 12" intermediate supports
42.)	3/8"	6d casing 6d finish	6" edge 12" intermediate supports

For SI: 1 inch = 25.4 mm.

a. Nails spaced at 6 inches at intermediate supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafters shall be permitted to be reduced by one nail.

** See Table 2304.10.1 for more information

a.) Common or boxnails are permitted to be used except where otherwise stated.

b.) Nails space at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particle board diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

c.) Common or deformed shank (6d-2"x0.133"; 8d-2 1/2"x0.133"; 10d-3"x0.148").

d.) Common (6d-2"x0.133"; 8d-2 1/2"x0.133"; 10d-3"x0.148").

e.) Deformed shank (6d-2"x0.133"; 8d-2 1/2"x0.133"; 10d-3"x0.148").

f.) Corrosion-resistant siding (6d-1 7/8"x0.106"; 8d-2 3/8"x0.128") or casing (6d-2"x0.099"; 8d-2 1/2"x0.113")nail.

g.) Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural application.

h.) Corrosion-resistant roofing nails with 7/16-inch-diameter head and 1 1/2"-inch length for 1/2-inch sheathing and 1 3/4-inch length for 25/32-inch sheathing.

i.) Corrosion-resistant staples with nominal 7/16-inch crown and 1 1/8-inch length for 1/2-inch sheathing and 11/2"-inch length for 25/32-inch sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

j.) Casing (1 1/2"x0.080") or finish (1 1/2"x0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.

k.) Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.

l.) For roof sheathing application, 8d nails (2 1/2"x0.113") are the minimum required for wood structural panels.

m.) Staples shall have a minimum crown width of 7/16 inch.

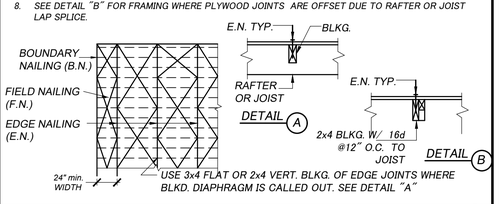
n.) For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

o.) Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.

p.) Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

NOTES:

1. RUN LONG DIMENSION OF PLYWOOD ACROSS (PERPENDICULAR TO JOISTS AND RAFTERS)
2. STAGGER END JOISTS 2'-0" MIN.
3. BOUNDARY NAILING APPLIES TO PERIMETER PLATE, LINES CHORDS TIES AND AS CALLED FOR ON DRAWINGS.
4. SEE PLANS FOR NAILING
5. NAILS SHALL HAVE MIN. 1/2" EDGE DISTANCE
6. ALL JOISTS AND RAFTERS SHALL BE LAID OUT IN A 4'-0" MODULE TO COINCIDE W/ PLYWOOD.
7. USE TONGUE AND GROOVE PLYWOOD AT FLOORS UNLESS NOTED OTHERWISE.
8. SEE DETAIL "B" FOR FRAMING WHERE PLYWOOD JOINTS ARE OFFSET DUE TO RAFTER OR JOIST LAP SPLICE.



PLYWOOD DIAPHRAGM DETAIL 1

SHEAR WALL SCHEDULE [1, 2]

FOR WALLS w/ PLYWOOD ON BOTH SIDES; A35 SHALL BE INSTALLED ON BOTH SIDES AS PER TALE

Mark	[6] Sheathing Material	ø Panel Nailing Perimeter	ø Panel Nailing Field	Blkg. to Sill/ Double Plate Connection	[7] Anchor Bolt	Emb. Dpth.	Shr. Plf.	Framing @ Panel Edges	Req'd. Struc. Observ. by Eng'r. of Record	Plywood Nailing Deputy Inspection
1	[4] 1/2" Plywood Structural I	10d @ 6" o/c	10d @ 12" o/c	A35 @ 16" o/c @ TOP & 16d @ 6"o/c @ BTM.	5/8" Dia. @ 32" o/c	9"	280	2x Studs 2x Sill PL	NO	NO
2 5, 6	3, 4 1/2" Plywood Structural I	10d @ 6" o/c	10d @ 12" o/c	A35 @ 12" o/c @ TOP & 3/8" Dia. x 6" lag bolt @ 16" o/c @ BTM.	5/8" Dia. @ 32" o/c	9"	340	3x Studs 3x Sill PL	YES	YES
3 5, 6	3, 4 1/2" Plywood Structural I	10d @ 4" o/c	10d @ 12" o/c	A35 @ 8" o/c @ TOP & 3/8" Dia. x 6" lag bolt @ 12" o/c @ BTM.	5/8" Dia. @ 24" o/c	9"	510	3x Studs 3x Sill PL	YES	YES
4 5, 6	3, 4 1/2" Plywood Structural I	10d @ 3" o/c	10d @ 12" o/c	A35 @ 6" o/c @ TOP & 3/8" Dia. x 6" lag bolt @ 8" o/c @ BTM.	5/8" Dia. @ 18" o/c	9"	665	3x Studs 3x Sill PL	YES	YES
5 5, 6	3, 4 1/2" Plywood Structural I	10d @ 2" o/c	10d @ 12" o/c	A35 @ 6" o/c @ TOP & 3/8" Dia. x 6" lag bolt @ 8" o/c @ BTM.	5/8" Dia. @ 12" o/c	9"	870	3x Studs 3x Sill PL	YES	YES
3 5, 6 3	3, 4 1/2" Plywood Structural I BOTH SIDES	10d @ 4" o/c	10d @ 12" o/c	A35 @ 8" o/c @ TOP BOTH SIDES & 3/8" Dia. x 6" lag bolt @ 6" o/c @ BTM.	5/8" Dia. @ 12" o/c	9"	1020	3x Studs 3x Sill PL	YES	YES
4 5, 6 4	3, 4 1/2" Plywood Structural I BOTH SIDES	10d @ 3" o/c	10d @ 12" o/c	A35 @ 6" o/c @ TOP BOTH SIDES & 3/8" Dia. x 6" lag bolt @ 4" o/c @ BTM.	5/8" Dia. @ 9" o/c	9"	1330	3x Studs 3x Sill PL	YES	YES
5 5, 6 5	3, 4 1/2" Plywood Structural I BOTH SIDES	10d @ 2" o/c	10d @ 12" o/c	A35 @ 6" o/c @ TOP BOTH SIDES & 3/8" Dia. x 6" lag bolt @ 4" o/c @ BTM.	5/8" Dia. @ 6" o/c	9"	1740	3x Studs 3x Sill PL	YES	YES

1. **This nailing schedule is for common nails. This is in addition to the minimum nailing required by CBC table 2304.10.2 and The City Building and Safety Department memo, Use common nails only. See additional shearwall notes.**
2. **Spacing of A35, 16d nails, and anchor bolts is to be reduced by 1/2, if plywood sheathing occurs on both sides of wall. Anchor bolt spacing shown on foundation plan is minimum, unless noted otherwise.**
3. **Framing shall be 3" nominal or two–2" nominal studs @ panel edges and nails shall be staggered. Also, structural observation is required. See additional notes.**
4. **Where plywood is applied on both sides of a wall and nail spacing is less than 6" o/c either side. Panel joints shall be offset to fall on different framing members, of framing shall be 3" nominal (3X studs edges & 3X sill plate) and nails on each side shall be staggered.**
5. **Nail spacing w/ less than 4" o/c shall have a pre–drilled hole, when used, which can not exceed 75% of the nail diameter (but should be as close to 75% as possible). Unseasoned lumber is assumed to be used.**
6. **Use 4x blocking @ lag screw or flat A35.**
7. **Use 3 DIA. edge distance. When existing footing is used, verify existing anchor bolt size and spacing or add anchor using all–thread anchors with Simpson SET epoxy (3 dia. edge distance). ER # 25279 bolt per shear wall schedule.**
8. **Plywood should be applied directly to framing.**
9. **Galvanized nails shall be hot dipped, or tumbled. When nailing to chemically treated wood.**
10. **Periodic special inspection is req'd for wood shear walls, shear panels, and diaphragms, including nailing, bolting, anchoring & other fastening to components of the seismic force resisting system. Special inspection by a deputy inspector is req'd where the fastener spacing of the sheathing is 4" o.c. or less.**

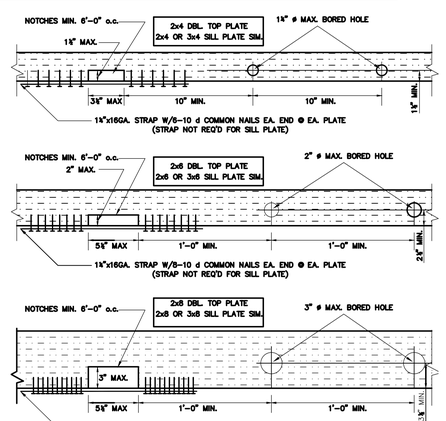
ADDITIONAL SHEAR WALL NOTES

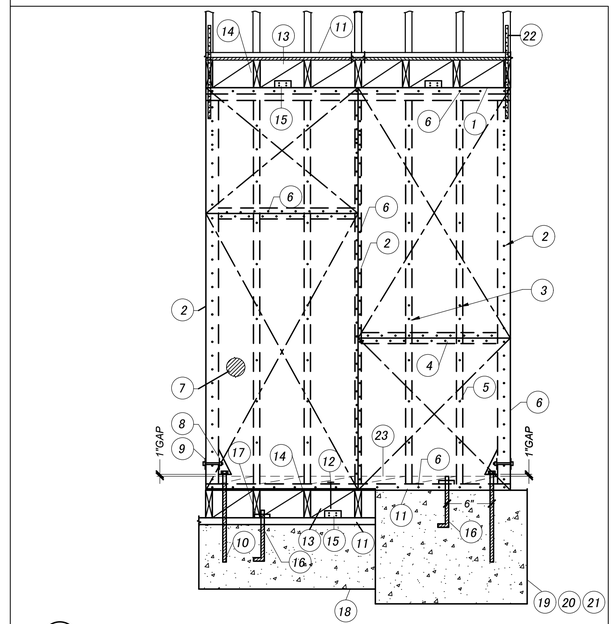
1. **Stucco and/or stucco with veneer over a plywood shear wall will be waterproof with a minimum (2) 15# felt underlayments.**
2. **Only common nails will be used for all plywood shear walls and nail guns using "clipped Head" or "Sinker" nails are not acceptable.**
3. **All bolt holes to be drilled 1/16" min. to 1/8" max. oversized. Inspector must verify.**
4. **The following applies to all shear walls with a listed design load greater than 300 plf:**
   - **A. Provide 3x Sill Plates including plates that rest on concrete or masonry, Add 2x blk'g. over existing 2x sill plate.**
   - **B. Provide 3x Studs between adjacent panels. If it is necessary (existing stud wall only) to use (2) 2x members between panels, specify 16d nails with staggered nailing & spacing no greater than the required plywood edge nailing.**
   - **C. Provide 1/2" Edge Distance for the plywood boundary nailing.**
   - **D. Plate Washers are to be used with all anchor: 1/2"ø bolt --- 3.0" x 3.0" x 0.229"**
     5/8"ø bolt --- 3.0" x 3.0" x 1/4"
     3/4"ø bolt --- 3.0" x 3.0" x 5/16"
     7/8"ø bolt --- 3.0" x 3.0" x 3/8"
   - **E. Structural observation is required per LABC & MGD 110.**
   - **F. All panel joint and sill plate nailing shall be staggered.**

HOLD-DOWN CONNECTORS:

1. **Plate washers are to be used. (HD post–plate washer). See "4.D" above for sizes.**
2. **HD anchor nut to be tightened just before covering the wall framing. Inspector must verify.**
3. **Deputy inspection required for hold down anchor bolts, when epoxy is used.**
4. **See HD straps note 22 and detail (S-2) Omit plywood edge nailing until strap is in place. Nail strap over plywood & use full length common nails as these nails will also provide for the plywood edge nailing.**
5. **Leave a 1"gap at the bottom of the hold down to allow for tensioning of the HD assembly.**
6. **Hold–down connector bolts into wood framing require approved plate washers; and hold–downs shall be finger tight and 1/2" wrench turn just prior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with Table 2305.5 of the LA building code.**

ALLOWABLE PENETRATION INTO SHEAR WALLS





A S-2 WOOD SHEAR WALL CONSTRUCTION DETAIL

1. Dbl top plate
2. Dbl stud @ 1 (Use 4x post @ wall ends when holdown is called); 3x studs @ 2 3 4 5 panel edges (Use 4x post @ wall ends when holdown is called) sill w/boundary nails & 1/2" minimum edge distance; see "4.B" of shear wall notes
3. 2x4 studs @ 16" o.c. (10' max.) otherwise 2x6 studs (or 3x4) @ 16" o.c. (u.n.o.)
4. 2x blk'g @ 1; 3x blk'g @ 2 3 4 5
5. Field nailing @ 12" o.c., common nails only
6. Boundary nailing at panel edges, common nails only
7. 1/2" thick struc I plywood (4 plys min.); See note 4 of shear wall sched; No substitution of plywood unless a written approval by engineer of record is obtained; Plywood face grain may be horz. or vert.
8. simp. Holdown where occurs w/4x post min.
9. square washer per"4.D" of shear wall notes
10. Holdown anchor bolt per ICC ESR #2330 for embd.; A.B. edge distance shall be 3 ø min.; Where cripple wall below is higher than 36", use HD at base of shear wall connected to an inverted HD at top of cripple wall & a third holdown at sill pl. of cripple to footing; At existing conc. footing use all thread anchor bolt w/simp. set epoxy w/9" min. embd. & 3 ø edge distance ESR# 4057
11. Provide 3x sill pl. for sills 2 3 4 5; At raised wood floor use 3x sill pl. for floor sill & mud sill at wall 2 3 4 5; For mechanical penetration thru–wall pl. see max. allow bored hole on this sheet
12. Use 16d nails @ 4" o.c. @ wall 1; Use 3/8" ø x 6" lag screw per shear wall sched. at walls 2 3 4 5 into 3X blk'g.
13. 2x blk'g./rim joist @ wall 1; 4x blk'g./rim joist @ wall 2 3 4 5
14. Floor joist
15. Simp A35 or A35F per shear wall sched at blk'g./sill pl. similar at dbl. top pl./blk'g the above shall not be req'd where wall sheathing extend over blk'g w/boundary nailing @ wall sill pl. or dbl. pl. to lower pl. or upper pl.
16. A307 steel anchor bolts X 9" embd. min. spaced as per s.w.s. (edge dist.=3 ø min.) At existing conc. footing; use all–thread A.B. w/9" embd. w/simp. epoxy set RR#25279 (3 ø min edge distance)
17. Use square washers as per "4.D" of shear wall notes for wall 2 3 4 5
18. New or existing reinf. cont. footing at lower floor
19. See shear wall schedule notes & nailing schedule
20. Owner and/or his representative shall review & do as per struc. observation notes on this sheet Struc. observation is required when local building & safety code requires it.
21. Wall 2 3 4 5 requires struc. observation as per local building & safety code requirement.
22. SIMPS. MST37 HOLDOWN STRAP (U.N.O.) WRAP STRAP AROUND FLOOR BM WHERE SHEAR WALL DOES NOT EXTEND BELOW FLOOR LINE
23. ADD 2x BLK'G. O/ EXISTING 2x PL. @ 2 3 4 5 w/ LAGS OR A.B.

REVISIONS	BY	DATE:

STRUCTURAL DESIGN PLUS, INC.
15063 Ventura Blvd, Suite 1205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9873
Email: designplus@sbcglobal.net
STRUCTURAL
CIVIL
DRAFTING
TITLE-24

SHEET NAME: SHEAR WALL SCHEDULE & RELATED NOTES

PROJECT: 30051 ANDROMEDA LN, MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER DEAN A. LALLAS No. C058024 Exp. 06.30.26 CIVIL STATE OF CALIFORNIA

DATE: 01.22.2026
DRAWN BY:
PROJECT NO.: 23-PLA-01
SCALE: AS SHOWN
SHEET NO.: S-2

NOTES :

1- SEE SHT. S-1 FOR STRUCTURAL NOTES.
2- SEE SHT. S-2 FOR SHEAR WALL SCHED. & DIAPH. NOTES.
3- ALL INTERIOR SHEAR WALLS @ UPPER FLOOR SHALL EXTEND TO ROOF DIAPHRAGM.
4- STRUCTURAL DETAILS ARE NOT TO SCALE AND ARE INTENDED TO SHOW METHOD OF CONNECTING STRUCTURAL ELEMENTS ONLY. SEE ARCHITECTURAL PLANS, SECTIONS AND DETAILS FOR EXACT DIMENSIONS, FINISHES, AND NON STRUCTURAL ELEMENTS.
5- SEE SHEET S-2 FOR ALLOWABLE NOTCHING AT STUD WALL FRAMING.
6- ALL WOOD FRAMING MEMBERS MUST BE GRADE MARKED.
7- LAG BOLTS: PROVIDE LEAD HOLE 40% TO 70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION"
8- FOUNDATION SILL PLATES SHALL BE PRESSURE TREATED OR OF FOUNDATION GRADE REDWOOD.
9- HOLDOWNS SHALL BE RETIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
10- FOOTING DEPTH SHALL BE MEASURED FROM LOWEST ADJACENT SOIL.
11- ALL WALLS EXCEEDING 10'-0" IN HEIGHT SHALL BE FRAMED USE MIN. 2x6 OR 3x4 STUDS UNLESS NOTED OTHERWISE.
12- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH SECTION 2305.5 OF THE LA COUNTY BUILDING CODE.
13- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
14- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8. OF BUILDING CODE.
15- ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY PROJECT STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.

LEGEND :

SLAB ON GRADE: 4" THICK CONC. SLAB w/ #4 @ 12" o.c. E.W. o/ MIN. 15 MIL VISQUEEN o/ MIN. 4" THK. BASE OF 1/2" OR LARGER CLEAN AGGREGATE o/ APPROVED SOIL.

(E): VERIFY EXISTING CONT. FOOTING
F-1: (N) 16"WDx24"DP CONT. FTG. W/2-#5 T & B
F-2: (N) 18"WDx24"DP CONT. FTG. W/2-#5 T & B
PAD-1: (N) 24" SQ x 24" DP CONC. PAD w/ 4-#5 @ T&B EA. WAY
PAD-2: (N) 24" SQ x 24" DP CONC. PAD w/ 4-#5 @ T&B EA. WAY
PAD-3: (N) 24" SQ x 24" DP CONC. PAD w/ 4-#5 @ T&B EA. WAY
PAD-4: (N) 36" SQ x 24" DP CONC. PAD w/ 6-#5 @ T&B EA. WAY
PAD-5: (N) 36" SQ x 24" DP CONC. PAD w/ 6-#5 @ T&B EA. WAY
PAD-6: (N) 60" SQ x 30" DP CONC. PAD w/ 9-#5 @ T&B EA. WAY (f'c = 3 KSI)
PAD-7: (N) 54" SQ x 30" DP CONC. PAD w/ 8-#5 @ T&B EA. WAY (f'c = 3 KSI)
PAD-8: (N) 36" SQ x 24" DP CONC. PAD w/ 6-#5 @ T&B EA. WAY (f'c = 3 KSI)
PAD-9: (N) 24"WDx 6.25 FT LONG x 24"DP CONT. FTG. W/4-#5 T & B (LONG DIRECTION) AND #5 @12" O.C T&B (SHORT DIRECTION) INTO APPROVED BEARING MATERIAL
PAD-10: (N) 24"WDx 6.75 FT LONG x 24"DP CONT. FTG. W/4-#5 T & B (LONG DIRECTION) AND #5 @12" O.C T&B (SHORT DIRECTION) INTO APPROVED BEARING MATERIAL
PAD-11: (N) 48" SQ x 24" DP CONC. PAD w/ 7-#5 @ T&B EA. WAY
PAD-12: (N) 60" SQ x 24" DP CONC. PAD w/ 7-#6 @ T&B EA. WAY

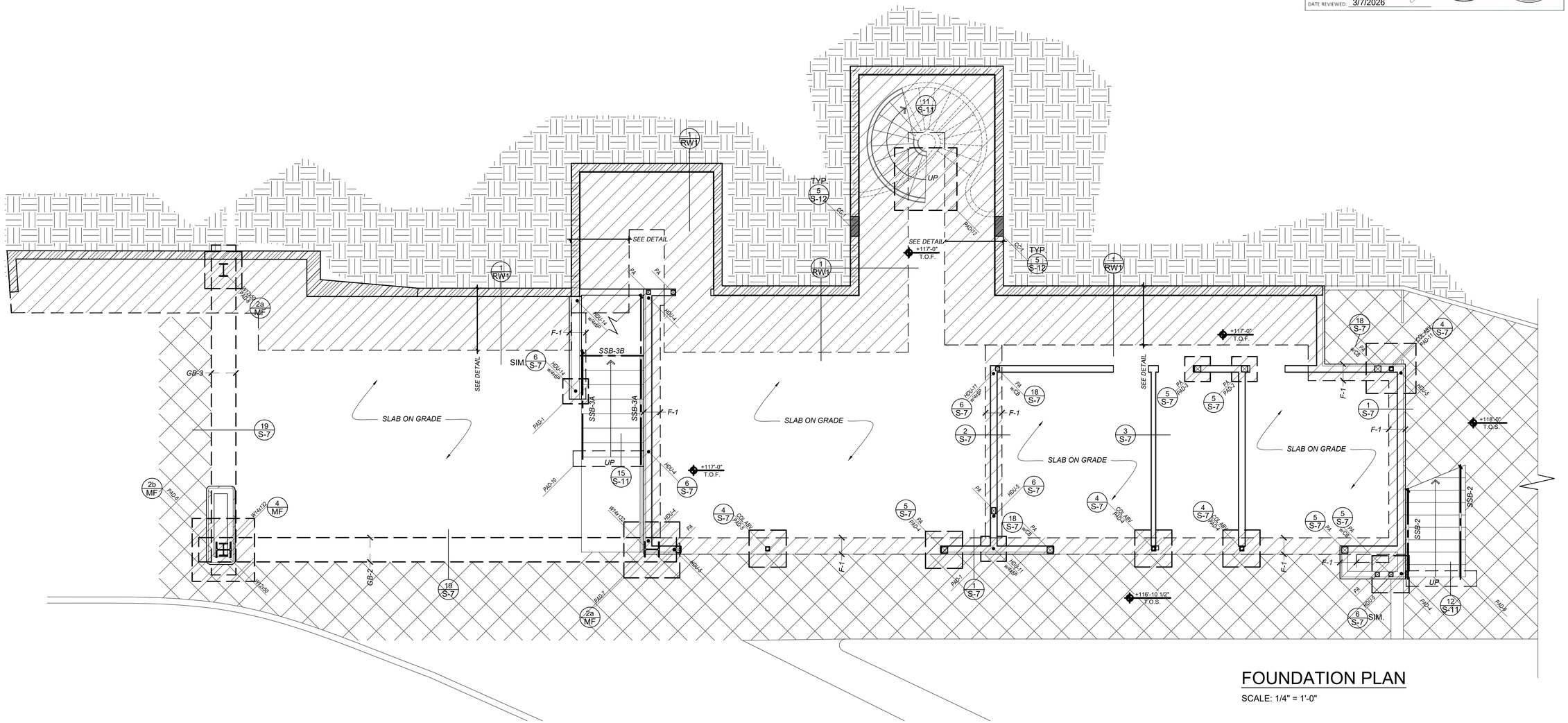
GB2.: 24"WD. x 24" DP. CONC. GRADE BM. W/ 6- #6 T& B & #3 @ 6" o.c. TIES (F'c=3,000 psi) SPEC. INSPEC. REQED.
GB3.: 24"WD. x 24" DP. CONC. GRADE BM. W/ 4- #6 T& B & #3 @ 6" o.c. TIES (F'c=3,000 psi) SPEC. INSPEC. REQED.

SSB-2: HSS 10x4x3/8
SSB-3A: HSS 12x6x3/8
SSB-3B: HSS 12x4x3/8

F: NEW FOOTING
(E) : EXISTING FOOTING
NEW STUD WALL
NEW CONCRETE RETAINING WALL

THIS PLAN HAS BEEN REVIEWED BY LK GEOTECHNICAL ENGINEERING, INC. AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED 1/12/26 &previous
WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF ANY PORTION OF THE DESIGN PREPARED BY OTHERS
SOILS ENGINEER:
ENGINEERING GEOLOGIST:
DATE REVIEWED: 3/7/2026

REGISTERED PROFESSIONAL ENGINEER CHI HSIN LIN No. 2921 GEOTECHNICAL STATE OF CALIFORNIA
PROFESSIONAL GEOLOGIST MARK KRUGER No. 2345 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA



FOUNDATION PLAN

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

STRUCTURAL DESIGN PLUS, INC.
19453 Ventura Blvd, Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9873
Email: designplus@sbcglobal.net

STRUCTURAL
CIVIL
DRAFTING
TITLE-24

REVISIONS | BY | DATE:

SHEET NAME: STRUCTURAL PLANS

PROJECT:
New 2-STORY HOUSE
30051 ANDROMEDA LN,
MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER DEAN ALMALLOUL No. C058024 Exp. 06.30.26 CIVIL STATE OF CALIFORNIA

DATE: 08.20.2025
DRAWN BY:
PROJECT NO.: 23-PLA-01
SCALE: AS SHOWN
SHEET NO.: S-3

NOTES :

1- SEE SHT. S-1 FOR STRUCTURAL NOTES.
2- SEE SHT. S-2 FOR SHEAR WALL SCHED. & DIAPH. NOTES.
3- ALL INTERIOR SHEAR WALLS @ UPPER FLOOR SHALL EXTEND TO ROOF DIAPHRAGM.
4- STRUCTURAL DETAILS ARE NOT TO SCALE AND ARE INTENDED TO SHOW METHOD OF CONNECTING STRUCTURAL ELEMENTS ONLY. SEE ARCHITECTURAL PLANS, SECTIONS AND DETAILS FOR EXACT DIMENSIONS, FINISHES, AND NON STRUCTURAL ELEMENTS.
5- SEE SHEET S-2 FOR ALLOWABLE NOTCHING AT STUD WALL FRAMING.
6- ALL WOOD FRAMING MEMBERS MUST BE GRADE MARKED.
7- LAG BOLTS: PROVIDE LEAD HOLE 40% TO 70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION"
8- FOUNDATION SILL PLATES SHALL BE PRESSURE TREATED OR OF FOUNDATION GRADE REDWOOD.
9- HOLDOWNS SHALL BE RETIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
10- FOOTING DEPTH SHALL BE MEASURED FROM LOWEST ADJACENT SOIL.
11- ALL WALLS EXCEEDING 10'-0" IN HEIGHT SHALL BE FRAMED USE MIN. 2x6 OR 3x4 STUDS UNLESS NOTED OTHERWISE.
12- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH SECTION 2305.5 OF THE LA COUNTY BUILDING CODE.
13- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
14- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8. OF BUILDING CODE.

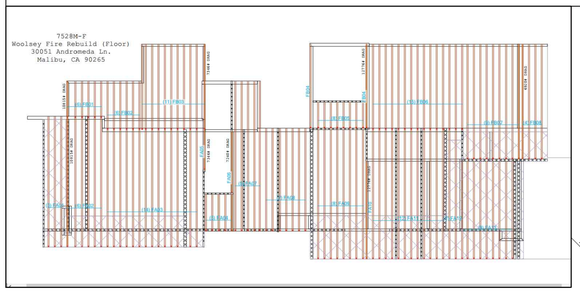
LEGEND :

2 FLOOR TRUSSES BY OTHERS

FB-1 (N) 5.25x16 (PSL 2.2E)
FB-2 (N) 5.25x16 (PSL 2.2E)
FB-3 (N) HSS 12x6x3/8
FB-4 (N) 3.5x14 (PSL 2.2E)
FB-5 (N) 7x14 (PSL 2.2E)
FB-6 (N) 3.5x14 (PSL 2.2E)
FB-7 (N) 3.5x14 (PSL 2.2E)
FB-8 (N) 3.5x11.25 (PSL 2.2E)
FB-9 (N) 3.5x14 (PSL 2.2E)
FB-11 (N) 7x14 (PSL 2.2E)
FB-12 (N) 3.5x14 (PSL 2.2E)
FB-13 (N) 3.5x14 (PSL 2.2E)
FB-14 (N) 3.5x14 (PSL 2.2E)
FB-15 (N) 3.5x14 (PSL 2.2E)
FB-16 (N) 3.5x14 (PSL 2.2E)
FB-17 (N) 7x16 (PSL 2.2E)
FB-18 (N) 3.5x11.25 (PSL 2.2E)
FB-19 (N) 3.5x11.25 (PSL 2.2E)
FB-20 (N) 5.25x14 (PSL 2.2E)
FB-21 (N) 5.25x14 (PSL 2.2E)
FB-22 (N) 7x14 (PSL 2.2E)
FB-23 (N) 3.5x14 (PSL 2.2E)
FB-24 (N) W14 x 43
HDR-9 (N) 5.25x14 (PSL 2.2E)
HDR-10 (N) 7x14 (PSL 2.2E)
HDR-11 (N) 3.5x11.25 (PSL 2.2E)
HDR-12 (N) 5.25x14 (PSL 2.2E)
HDR-13 (N) 5.25x14 (PSL 2.2E)
HDR-14 (N) W10x49
SSB-2: HSS 10x4x3/8
SSB-3A: HSS 12x6x3/8
SSB-3B: HSS 12x4x3/8
FB-10: SEE DETAIL
CSB-1: 4 SHEET S-12
CSB-2:
CC-1:

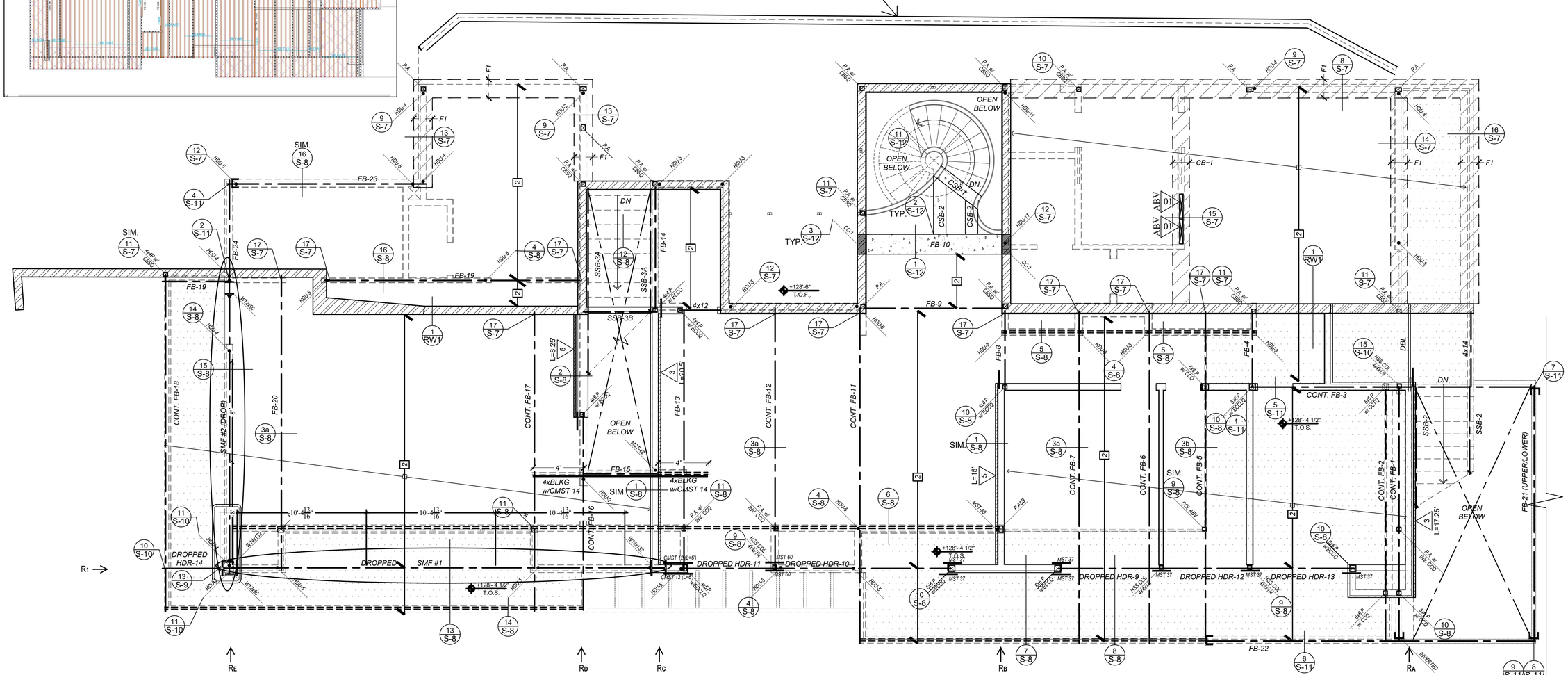
F-1: (N) 16"WDx24"DP CONT. FTG. W/2-#5 T & B
GB1.: 24"WD. x 24" DP. CONC. GRADE BM. W/ 4- #5 T& B & #3 @ 12" o.c. TIES (F'c=3,000 psi) SPEC. INSPEC. REQED.

NEW STUD WALL
NEW CONCRETE RETAINING WALL
NEW STUD WALL ABOVE
F: NEW FOOTING
BLOCKING
DBL JOIST
4x4 POST w/ ECCQ OR CCQ (U.N.O.)
SIMP. HUTF412 (U.N.O.) [MUST MATCH BEAM SIZE]
SIMP. MST37 HORZ. STRAP w/ FULL NAILING (U.N.O.)
SIMP. HDU-2 SDS-2.5 HOLD-DOWN (U.N.O.)



ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANTS PRIOR TO PLACEMENT OF REINFORCING STEEL

EXISTING SHORT RETAINING WALL TO REMAIN



SECOND FLOOR FRAMING PLAN

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

REVISIONS	BY	DATE

STRUCTURAL DESIGN PLUS, INC.
15053 Ventura Blvd. Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9873
Email: dlesquire@sbcglobal.net

STRUCTURAL
CIVIL
DRAFTING
TITLE-24

SHEET NAME: STRUCTURAL PLANS

PROJECT:
New 2-STORY HOUSE
30051 ANDROMEDA LN,
MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER
DEAN ALMALIS
No. C058024
Exp. 06.30.26
CIVIL
STATE OF CALIFORNIA

DATE: 08.29.2025
DRAWN BY:
PROJECT NO.: 23-PLA-01
SCALE: AS SHOWN
SHEET NO.: S-4

NOTES :

1- SEE SHT. S-1 FOR STRUCTURAL NOTES.
2- SEE SHT. S-2 FOR SHEAR WALL SCHED. & DIAPH. NOTES.
3- ALL INTERIOR SHEAR WALLS @ UPPER FLOOR SHALL EXTEND TO ROOF DIAPHRAGM.
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5- SEE SHEET S-2 FOR ALLOWABLE NOTCHING AT STUD WALL FRAMING.
6- ALL WOOD FRAMING MEMBERS MUST BE GRADE MARKED.
7- LAG BOLTS: PROVIDE LEAD HOLE 40% TO 70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION"
8- FOUNDATION SILL PLATES SHALL BE PRESSURE TREATED OR OF FOUNDATION GRADE REDWOOD.
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10- FOOTING DEPTH SHALL BE MEASURED FROM LOWEST ADJACENT SOIL.
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LEGEND :

[1] ROOF TRUSSES BY OTHERS

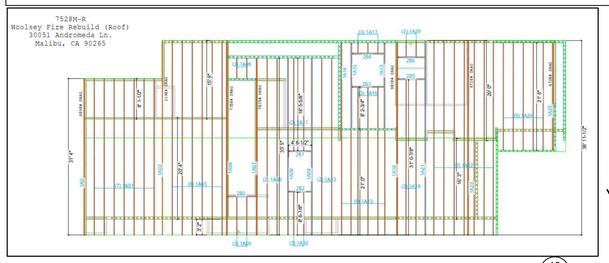
RB-1 (N) 3.5x11.25 (PSL 2.2E)
RB-2 (N) 4x14 (DF-L # 1)
RB-3 (N) 3.5x11.25 (PSL 2.2E)
RB-4 (N) 4x12 (DF-L #1)
RB-5 (N) 3.5x14 (PSL 2.2E)
RB-6 (N) 3.5x11.25 (PSL 2.2E)
RB-7 (N) 3.5x11.25 (PSL 2.2E)
RB-8 (N) 4x14 (DF-L #1)
RB-9 (N) 5.25x14 (PSL 2.2E)
RB-10 (N) 6x12 (DF-L #1)
RB-11 (N) 3.5x11.25 (PSL 2.2E)

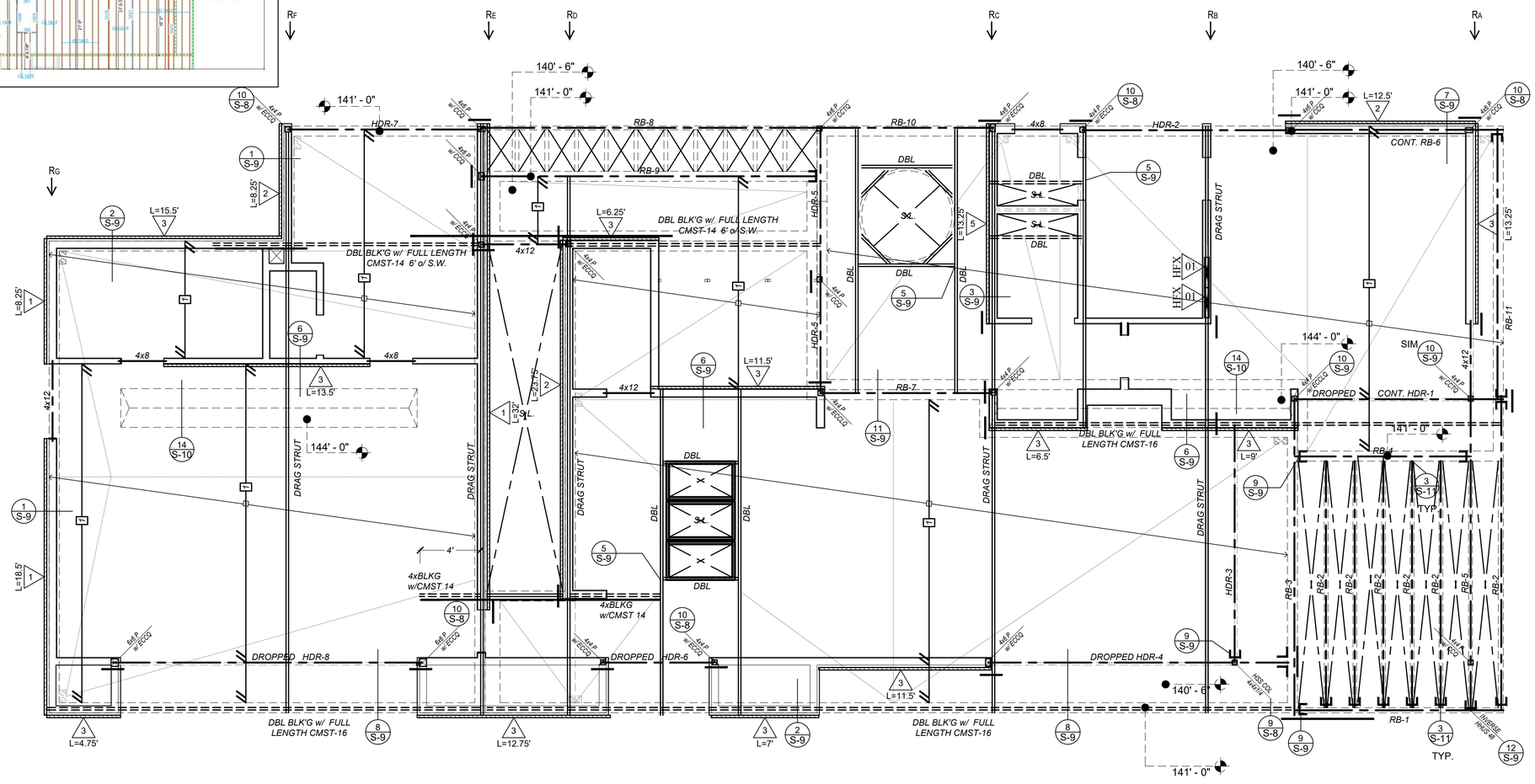
HDR-1 (N) 3.5x11.25 (PSL 2.2E)
HDR-2 (N) 3.5x11.25 (PSL 2.2E)
HDR-3 (N) 3.5x11.25 (PSL 2.2E)
HDR-4 (N) 5.25x11.875 (PSL 2.2E)
HDR-5 (N) 3.5x11.25 (PSL 2.2E)
HDR-6 (N) 4x12 (DF-L#1)
HDR-7 (N) 3.5x11.25 (PSL 2.2E)
HDR-8 (N) 5.25x16 (PSL 2.2E)

01 HARDY PANEL HFX-24"x11' w/ 1-1/8" Ø HIGH STRENGTH ANCHOR BOLT (SEE SHTS. HFX 1~3) DEPUTY INSPEC. REQ'D. CONTRACTOR TO VERIFY HFX HEIGHT BEFORE PURCHASE.

NEW STUD WALL
BLOCKING
DBL JOIST
4x4 POST w/ ECCQ OR CCQ (U.N.O.)
SIMP. HUTF412 (U.N.O.) [MUST MATCH BEAM SIZE]
SIMP. MST48 HORZ. STRAP w/ FULL NAILING (U.N.O.)
SIMP. HDU-2 SDS-2.5 HOLD-DOWN (U.N.O.)

7528M-R
Woolsey Fire Rebuild (Roof)
30051 Andromeda Ln.
Malibu, CA 90265





ROOF FRAMING PLAN

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

REVISIONS	BY	DATE

STRUCTURAL DESIGN PLUS, INC.
15053 Ventura Blvd. Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9873
Email: designplus@sbcglobal.net
STRUCTURAL
CIVIL
DRAFTING
TITLE-24

SHEET NAME: STRUCTURAL PLANS

PROJECT: NEW 2-STORY HOUSE
30051 ANDROMEDA LN,
MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER
DEAN ALMAZAN
No. C058024
Exp. 06.30.26
CIVIL
STATE OF CALIFORNIA

DATE:	08.29.2025
DRAWN BY:	
PROJECT NO.:	23-PLA-01
SCALE:	AS SHOWN
SHEET NO.:	S-5

NOTES :

1- SEE SHT. S-1 FOR STRUCTURAL NOTES.
2- SEE SHT. S-2 FOR SHEAR WALL SCHED. & DIAPH. NOTES.
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6- ALL WOOD FRAMING MEMBERS MUST BE GRADE MARKED.
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9- HOLDOWNS SHALL BE RETIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
10- FOOTING DEPTH SHALL BE MEASURED FROM LOWEST ADJACENT SOIL.
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LEGEND :

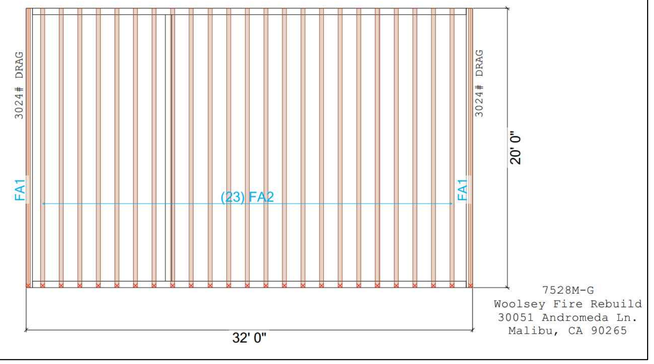
1 ROOF TRUSSES BY TRUSPRO 18"DP @16" O.C
RB-1: 4x12 (DF-L #1)
RB-2: 4x12 (DF-L #1)

SLAB ON GRADE: 4" THICK CONC. SLAB w/ #4 @ 12" o.c. E.W. o/ MIN. 15 MIL VISQUEEN o/ MIN. 4" THK. BASE OF 1/2" OR LARGER CLEAN AGGREGATE o/ APPROVED SOIL.

F-1: (N) 16"WDx24"DP CONT. FTG. W/2-#5 T & B
GB1.: 24"WD. x 24" DP. CONC. GRADE BM. W/ 4- #5 T& B & #3 @ 12" o.c. TIES (F'c=3,000 psi) SPEC. INSPEC. REQED.

01 HARDY PANEL HFX-18"x10' w/ 1-1/8" Ø HIGH STRENGTH ANCHOR BOLT (SEE SHTS. HFX 1~3) DEPUTY INSPEC. REQ'D. CONTRACTOR TO VERIFY HEIGHT BEFORE PURCHASE.

F: NEW FOOTING
BLOCKING
DBL JOIST
4x POST w/ ECCQ OR CCQ (U.N.O.)
SIMP. HUTF412 (U.N.O.) [MUST MATCH BEAM SIZE]
SIMP. MST37 HORZ. STRAP w/ FULL NAILING (U.N.O.)
SIMP. HDU-2 SDS-2.5 HOLD-DOWN (U.N.O.)

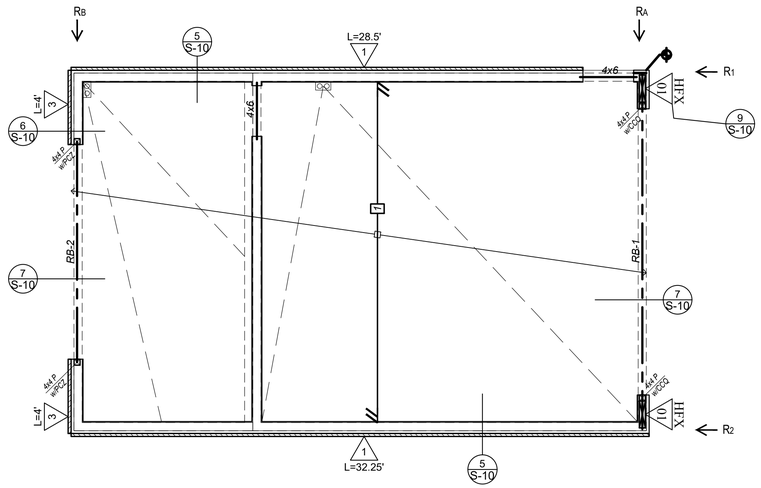


THIS PLAN HAS BEEN REVIEWED BY LX GEOTECHNICAL ENGINEERING, INC. AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED 1/12/26 &previous. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF ANY PORTION OF THE DESIGN PREPARED BY OTHERS.
SOILS ENGINEER:
ENGINEERING GEOLOGIST:
DATE REVIEWED: 3/7/2026

REGISTERED PROFESSIONAL ENGINEER CHI HSIN LIN No. 2921 GEOTECHNICAL STATE OF CALIFORNIA

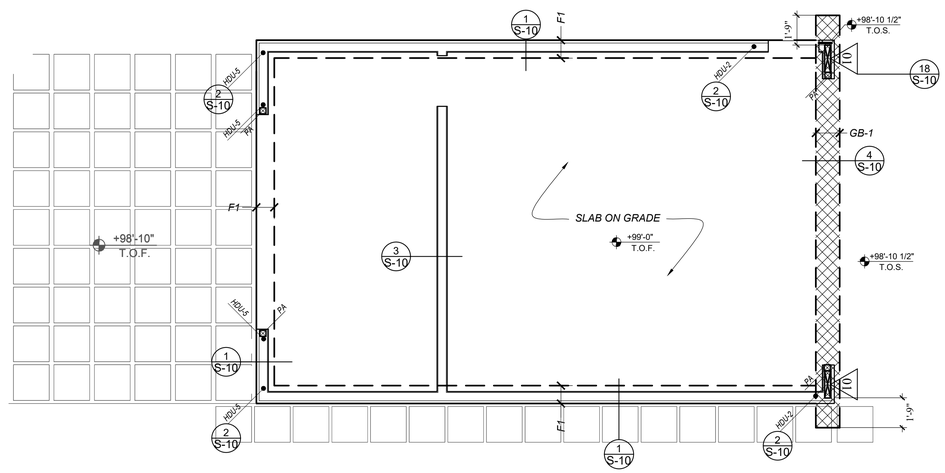
PROFESSIONAL GEOLOGIST MARK KRUGER No. 2345 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANTS PRIOR TO PLACEMENT OF REINFORCING STEEL



ROOF FRAMING PLAN

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



FOUNDATION PLAN

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

REVISIONS	BY	DATE:

STRUCTURAL DESIGN PLUS, INC.
15063 Ventura Blvd, Suite 1205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9873
Email: designplus@sbcglobal.net

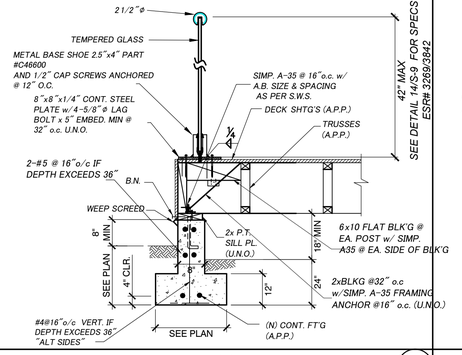
STRUCTURAL
CIVIL
DRAFTING
TITLE-24

SHEET NAME: STRUCTURAL PLANS

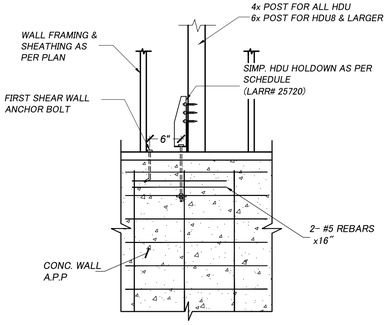
PROJECT: 2-CAR GARAGE
30051 ANDROMEDA LN,
MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER DEAN ALMALEH No. C058024 Exp. 06.30.26 CIVIL STATE OF CALIFORNIA

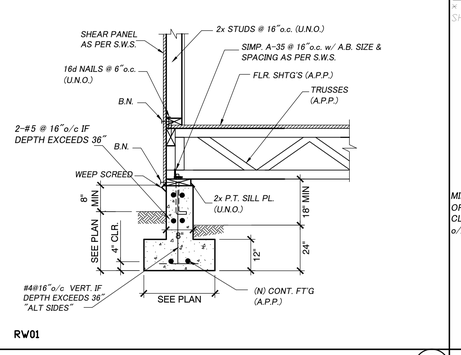
DATE:	08.29.2025
DRAWN BY:	
PROJECT NO.:	23-PLA-01
SCALE:	AS SHOWN
SHEET NO.:	S-6



EXT FTG.-JOIST //. GUARDRAIL 16

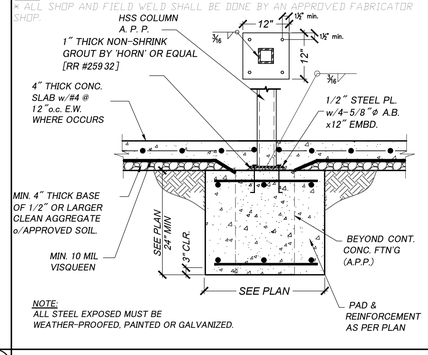


NEW HOLD-DOWN o/ CONC. WALL 12



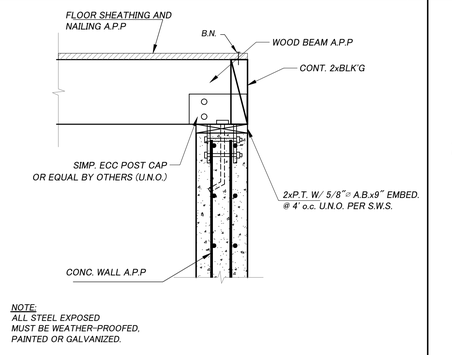
EXT FTG.-JOIST PERP. TO WALL 8

NOTE
ALL SHOP AND FIELD WELD SHALL BE DONE BY AN APPROVED FABRICATOR SHOP.



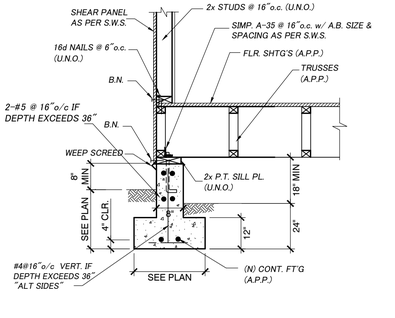
NOTE:
ALL STEEL EXPOSED MUST BE WEATHER-PROOFED, PAINTED OR GALVANIZED.

ST. COL. W/ INT. FOOTING& PAD 4

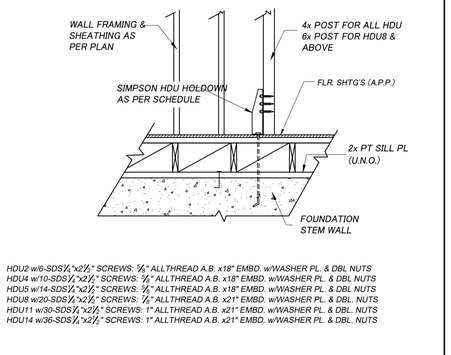


NOTE:
ALL STEEL EXPOSED MUST BE WEATHER-PROOFED, PAINTED OR GALVANIZED.

WOOD BEAM OVER CONC. WALL 17

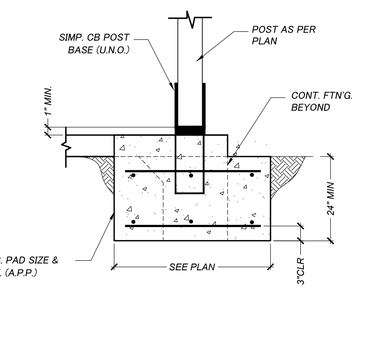


EXT FTG.-JOIST //. TO WALL 13

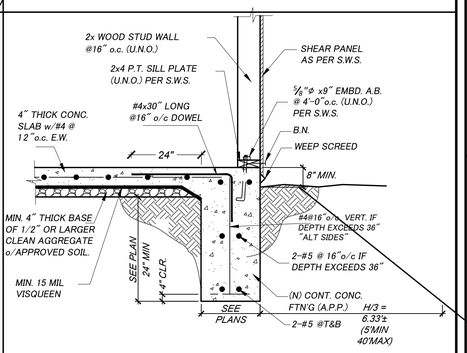


HDU2 w/6-SDS¼"x2½" SCREWS: ⅝" ALLTHREAD A.B. x18" EMBD. w/WASHER PL. & DBL NUTS
HDU4 w/10-SDS¼"x2½" SCREWS: ⅝" ALLTHREAD A.B. x18" EMBD. w/WASHER PL. & DBL NUTS
HDU5 w/14-SDS¼"x2½" SCREWS: ⅝" ALLTHREAD A.B. x18" EMBD. w/WASHER PL. & DBL NUTS
HDU8 w/20-SDS¼"x2½" SCREWS: ⅞" ALLTHREAD A.B. x21" EMBD. w/WASHER PL. & DBL NUTS
HDU11 w/30-SDS¼"x2½" SCREWS: 1" ALLTHREAD A.B. x21" EMBD. w/WASHER PL. & DBL NUTS
HDU14 w/36-SDS¼"x2½" SCREWS: 1" ALLTHREAD A.B. x21" EMBD. w/WASHER PL. & DBL NUTS

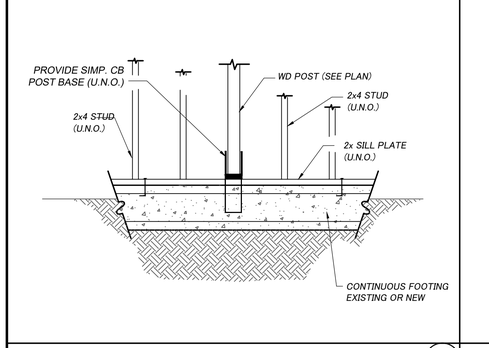
NEW HOLDOWN @ RAISED WOOD 9



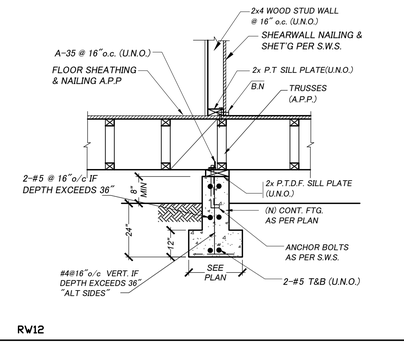
WD. POST ABOVE w/CONC. PAD 5



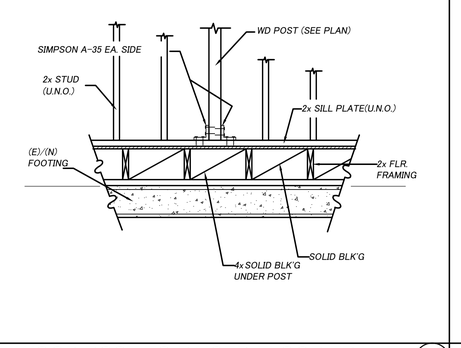
EXTERIOR SLAB ON GRADE FOOTING 1



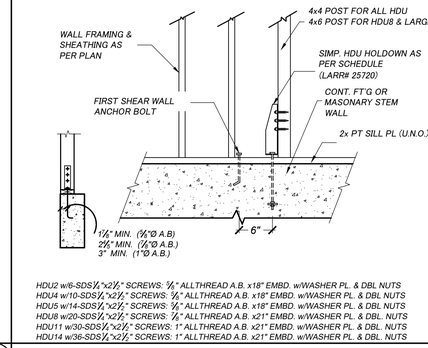
POST ABV. FTG 18



NEW SHEAR WALL/NEW FOOTING 14

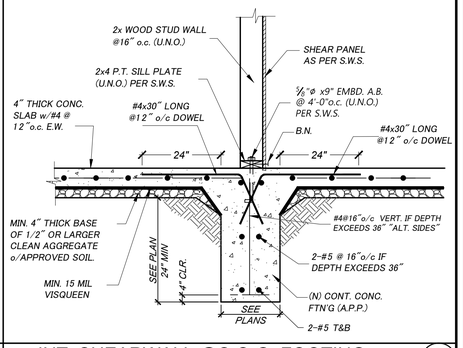


WOOD POST TO RAISED FLOOR FRAME 10

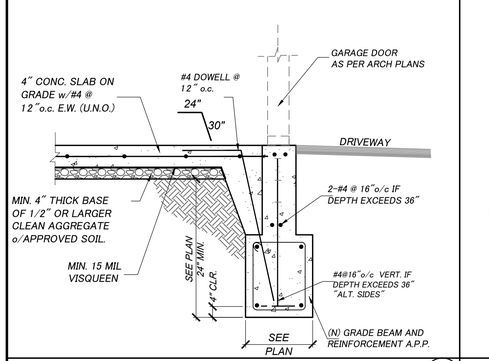


HDU2 w/6-SDS¼"x2½" SCREWS: ⅝" ALLTHREAD A.B. x18" EMBD. w/WASHER PL. & DBL NUTS
HDU4 w/10-SDS¼"x2½" SCREWS: ⅝" ALLTHREAD A.B. x18" EMBD. w/WASHER PL. & DBL NUTS
HDU5 w/14-SDS¼"x2½" SCREWS: ⅝" ALLTHREAD A.B. x18" EMBD. w/WASHER PL. & DBL NUTS
HDU8 w/20-SDS¼"x2½" SCREWS: ⅞" ALLTHREAD A.B. x21" EMBD. w/WASHER PL. & DBL NUTS
HDU11 w/30-SDS¼"x2½" SCREWS: 1" ALLTHREAD A.B. x21" EMBD. w/WASHER PL. & DBL NUTS
HDU14 w/36-SDS¼"x2½" SCREWS: 1" ALLTHREAD A.B. x21" EMBD. w/WASHER PL. & DBL NUTS

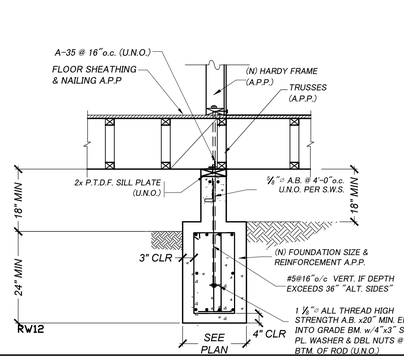
NEW HOLD-DOWN o/ NEW FOOTING 6



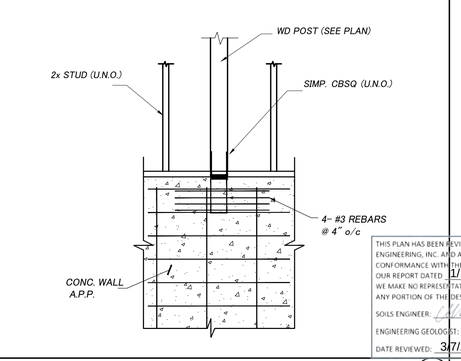
INT. SHEARWALL @S.O.G. FOOTING 2



NON-BEARING INT. WALL O/ S.O.G. 19



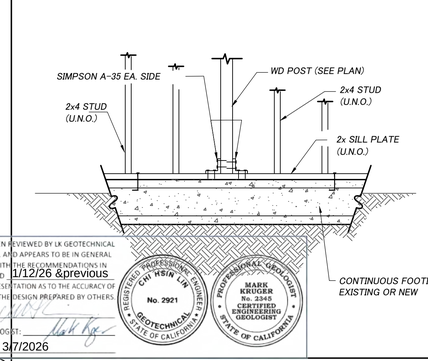
NEW HFX/ON GRADE BM. 15



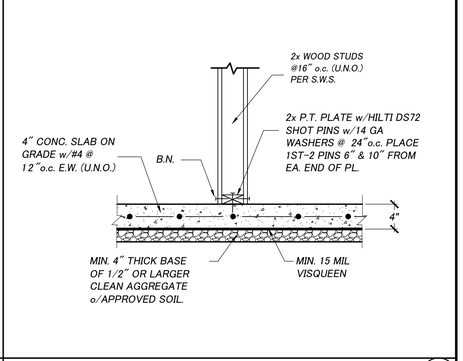
THIS PLAN HAS BEEN REVIEWED BY LK GEOTECHNICAL ENGINEERING, INC. AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED 1/12/26 &previous
WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF ANY PORTION OF THE DESIGN PREPARED BY OTHERS
SOILS ENGINEER:
ENGINEERING GEOLOGIST:
DATE REVIEWED: 3/7/2026

REGISTERED PROFESSIONAL ENGINEER CHI KSIN LK No. 2921 GEOTECHNICAL STATE OF CALIFORNIA
PROFESSIONAL GEOLOGIST MARK KRUGER No. 2345 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

WOOD POST AT CONCRETE WALL 11



POST ABV. FTG 7



NON-BEARING INT. WALL O/ S.O.G. 3

REVISIONS	BY	DATE:

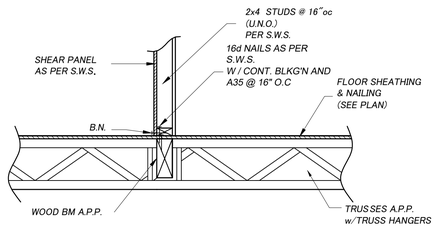
STRUCTURAL DESIGN PLUS, INC.
STRUCTURAL
CIVIL
DRAFTING
TITLE-24
19853 Ventura Blvd. Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9877
FAX 818.905.9873
Email: rodriguez@sdesglobal.net

SHEET NAME: STRUCTURAL DETAILS

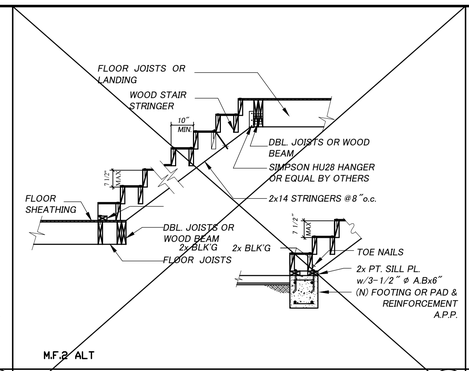
PROJECT: 30051 ANDROMEDA LN, MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER SEAN ALMALAN No. C058024 Exp. 06.30.26 CIVIL STATE OF CALIFORNIA

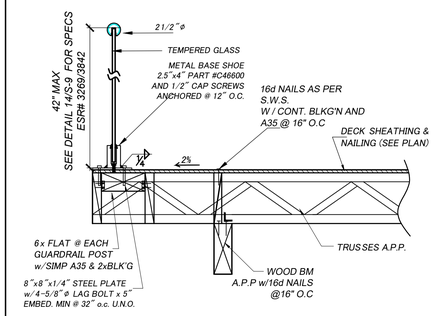
DATE:	01.22.2026
DRAWN BY:	
PROJECT NO.:	23-PLA-01
SCALE:	AS SHOWN
SHEET NO.:	S-7



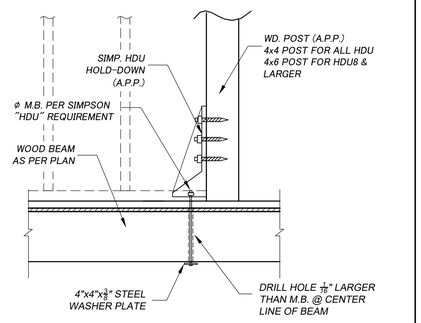
SHEARWALL AT FLUSH BEAM (16)



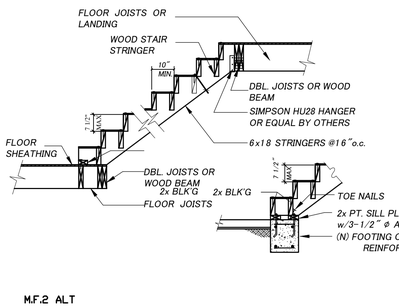
STAIR STRINGER CONNECTION DETAIL (12)



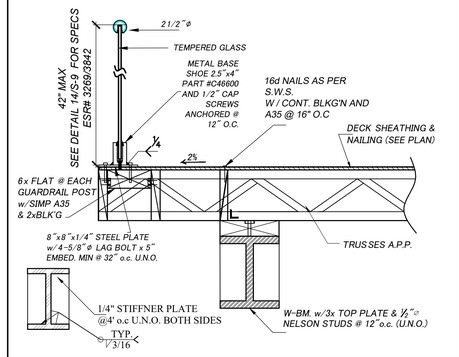
FLOOR TRUSS CANT. AT BALCONY (8)



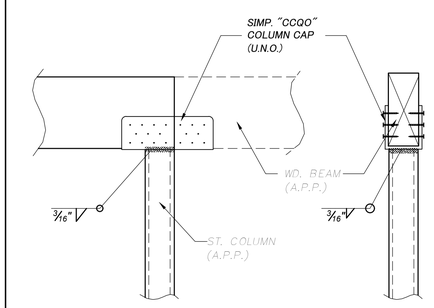
HDU ABV. WD BEAM CONNECTION (4)



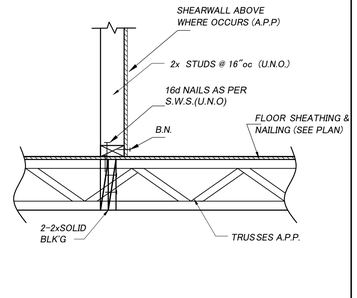
OUTDOOR STAIR STRINGER CONNECTION DETAIL (17)



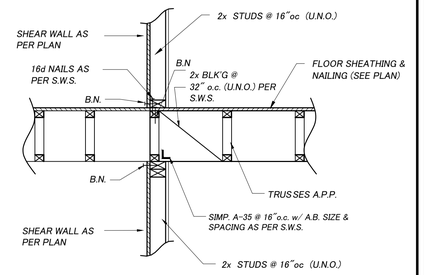
FLOOR TRUSS CANT. AT BALCONY (13)



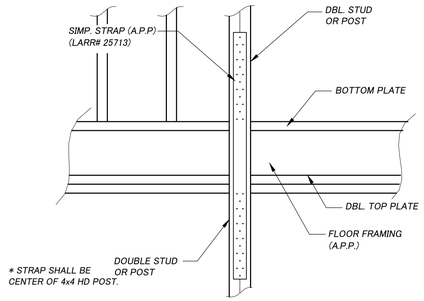
WOOD BEAM TO ST. POST (9)



FLOOR TRUSS w/WALL ABOVE (5)

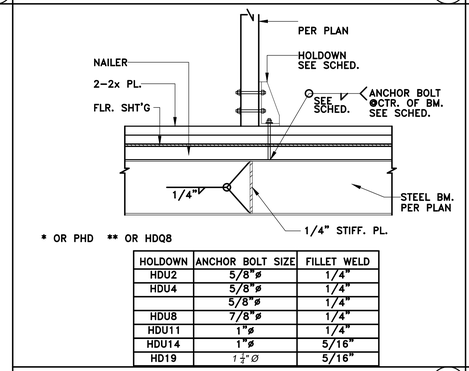


INTERIOR SHEARWALL @ FLOOR (1)



M.F.35

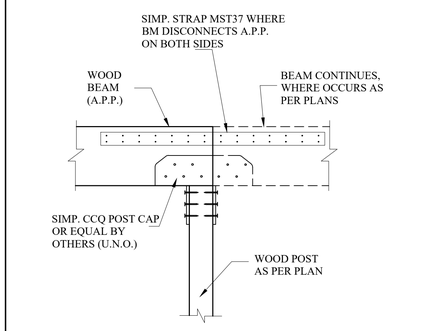
STRAP HOLDOWN @ FLOOR FRAMING



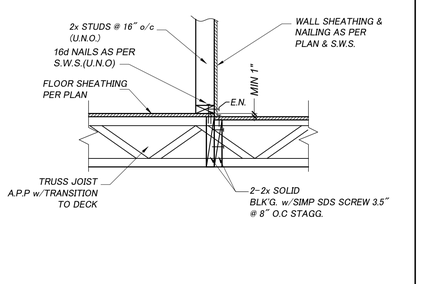
* OR PHD ** OR HDQ8

HOLDOWN	ANCHOR BOLT SIZE	FILLET WELD
HDU2	5/8"ø	1/4"
HDU4	5/8"ø	1/4"
	5/8"ø	1/4"
HDU8	7/8"ø	1/4"
HDU11	1"ø	1/4"
HDU14	1"ø	5/16"
HD19	1 1/2"Ø	5/16"

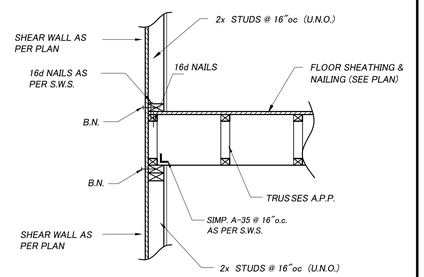
HDA TO STEEL BEAM. (14)



WD. POST TO WD. BM DETAIL (10)

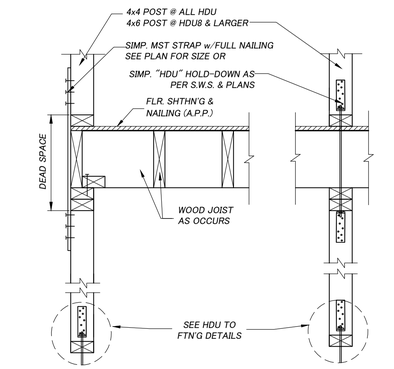


FLOOR TRUSS w/WALL ABOVE (6)



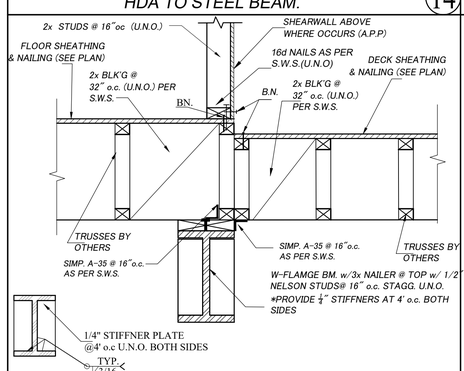
T.F.4

SHEAR TRANSFER AT FLOOR (2)

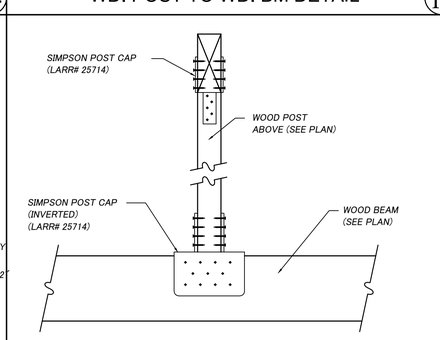


SECTION A-A

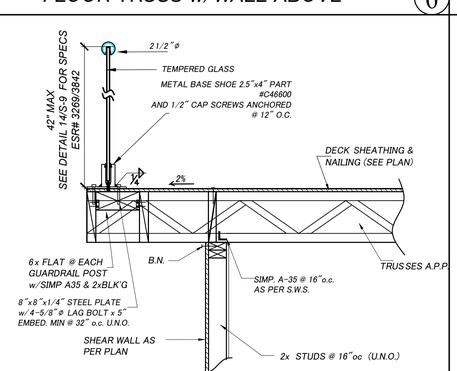
STRAP HOLDOWN @ FLOOR FRAMING (18)



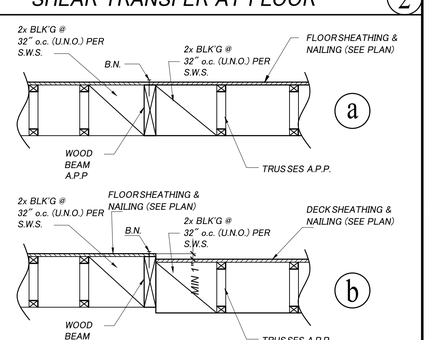
INT. W-FLANGE STL BM TO FJ CONNEC. AT DECK (15)



KING POST TO WD. BM DETAIL (11)



FLOOR TRUSS CANT. AT BALCONY (7)



T.F.4

PARALLEL JOISTS TO BEAM (DROP) (3)

REVISIONS	BY	DATE:

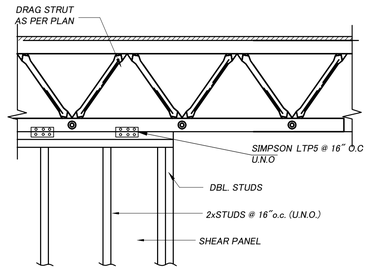
STRUCTURAL DESIGN PLUS, INC.
15053 Ventura Blvd. Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9873
Email: dellagovini@sbcglobal.net
STRUCTURAL
CIVIL
DRAFTING
TITLE-24

SHEET NAME: STRUCTURAL DETAILS

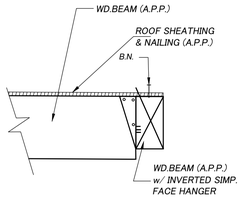
PROJECT: 30051 ANDROMEDA LN, MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER
DEAN A. LAMALLO
No. C058024
Exp. 06.30.26
CIVIL
STATE OF CALIFORNIA

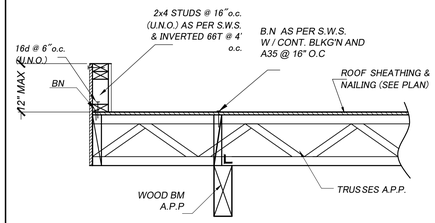
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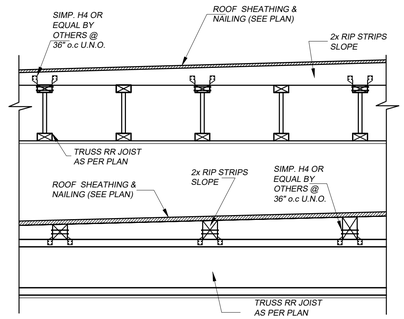
TIE STRAP @ DRAG STRUT (16)



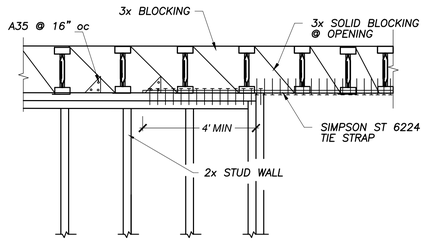
WD. BM. TO WD. BM. w/ INVT.SIMP. HANGER (12)



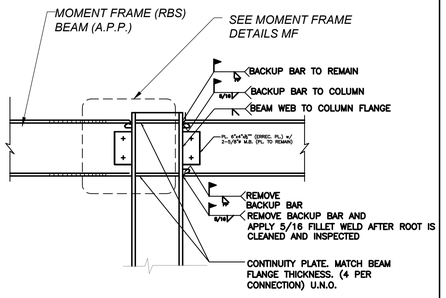
ROOF TRUSS OVER DROP BEAM. (8)



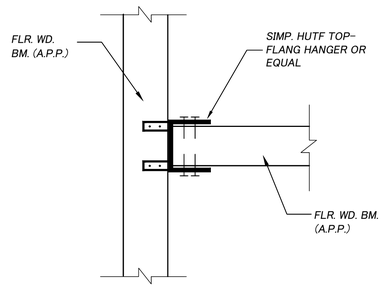
TYPICAL RIP DETAIL w/RR (4)



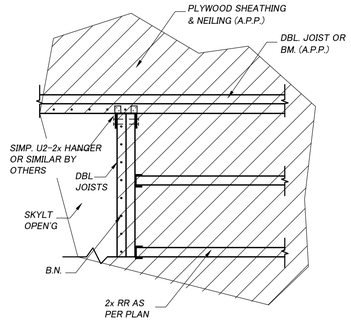
TIE STRAP @ BLOCKED OPENING (17)



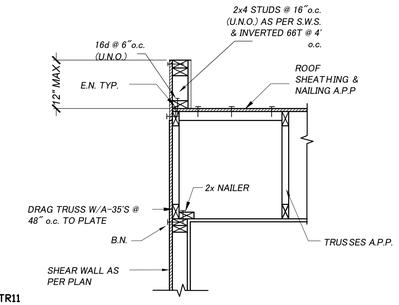
STL BM TO STL COLUMN CONNECTION (13)



(9)

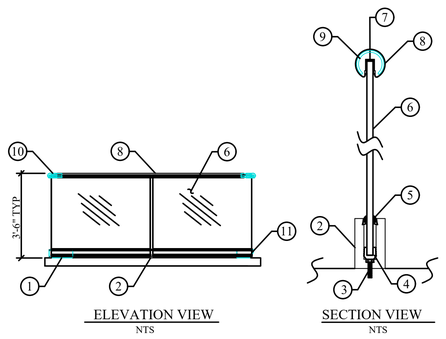


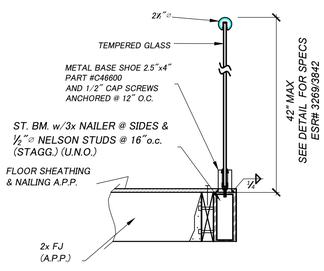
SHEAR TRANSFER @ SKYLT. OPN'G (5)



TR11

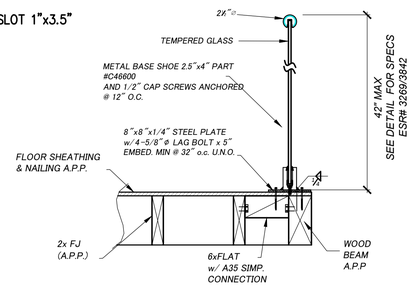
TRUSS PARALLEL TO EXT. WALL (1)





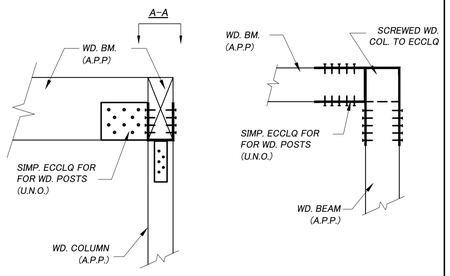
NOTES:

1. CLR RAIL BASE-ALUMINUM, MILL FINISH
2. ELEVATED GLASS 6063-T5 ALUMINUM RAIL BASE SHOE 2.5"x4" w/SLOT 1"x3.5"
3. 1/2" CAP SCREWS @ 12" o.c. U.N.O. PER MANUFACTURER
4. CRL VINYL SETTING BLOCK 1/2" GLASS
5. CLR TOP RUBBER GASKET FOR BASE SHOE
6. 1/2" TEMPERED FLOAT GLASS
7. GR5PV CAP RAIL VINYL PROTECTIVE TOP RAIL INSERT
8. CLR CAP RAIL TOP RAIL 2 1/2"
9. CRL CONNECTOR SLEEVE FOR CAP RAILINGS, CAP RAIL CORNERS, AND HAND RAILINGS
10. CLR 90 DEGREE HORIZONTAL CORNERS FOR 1/2" GLASS CAP RAILINGS
11. CLR END CAP FOR B5S SERIES STANDARD SQUARE BASE SHOE

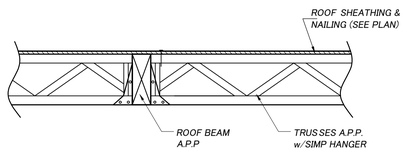


SEE ARCHITECTURAL DETAILS FOR ACTUAL GLASS GUARDRAIL SPECS

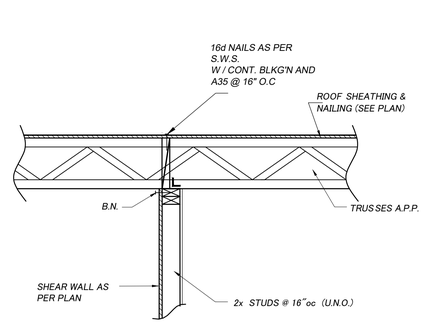
GLASS GUARD RAIL SYSTEM TYPICAL (14)



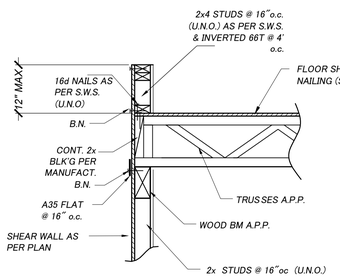
WD. POST TO WD. BM CONNECTION (10)



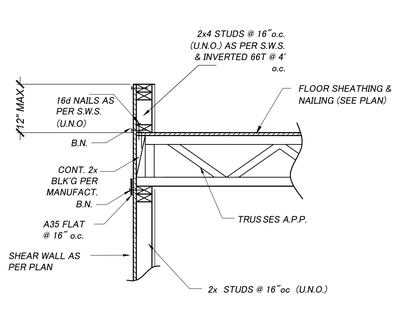
ROOF TRUSS PERP. WOOD BM. (11)



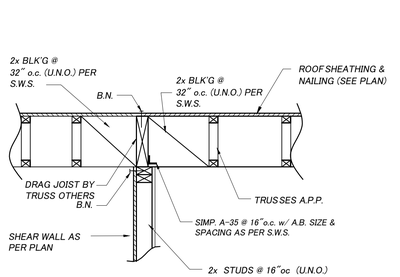
ROOF TRUSS ON INT. SHEAR WALL (6)



TRUSS PERPINDICULAR TO EXT. WALL (7)



TRUSS PERPINDICULAR TO EXT. WALL (2)



T.F.4

EXTERIOR SHEARWALL @ ROOF (3)

STRUCTURAL DESIGN PLUS, INC.
15053 Ventura Blvd. Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9873
Email: designplus@sbcglobal.net

STRUCTURAL
CIVIL
DRAFTING
TITLE-24

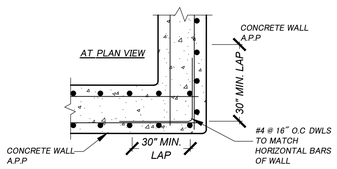
REVISIONS	BY	DATE:

SHEET NAME: STRUCTURAL DETAILS

PROJECT: 30051 ANDROMEDA LN, MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER
SEAN ALMALEH
No. C058024
Exp. 06.30.26
CIVIL
STATE OF CALIFORNIA

DATE: 01.22.2026
DRAWN BY:
PROJECT NO.: 23-PLA-01
SCALE: AS SHOWN
SHEET NO.: S-9



TYPICAL CONC. WALL CONNECTION

NOTES:

1. USE CONC. W/ FC' = 3,000 PSI

2. REINFORCEMENT TO CONFORM TO ASTM A - 615 GRADE 60 FOR #5 AND LARGER & GRADE 40 FOR #4 AND SMALLER HOOKED ANCHOR BOLTS TO CONFORM . TO ASTM A - 36 HOOKED MACHINE BOLTS TO CONFORM TO ASTM A -307

3. ALL FOOTING MUST BE MINIMUM 24 INCHES DEEP INTO RECOMMENDED BEARING MATERIAL AS PER SOILS REPORT.

NOTES:

1.) CONCRETE STEM WALL
2.) Fc = 3000 PSI.
3.) GRADE 60 STEEL BARS.
4.) SPECIAL INSPECTION REQUIRED.
5.) WATER-PROOF BY DESIGNER.
6.) SEE SOILS REPORT.

THIS PLAN HAS BEEN REVIEWED BY LK GEOTECHNICAL ENGINEERING, INC. AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED 1/12/26 &previous. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF ANY PORTION OF THE DESIGN PREPARED BY OTHERS.

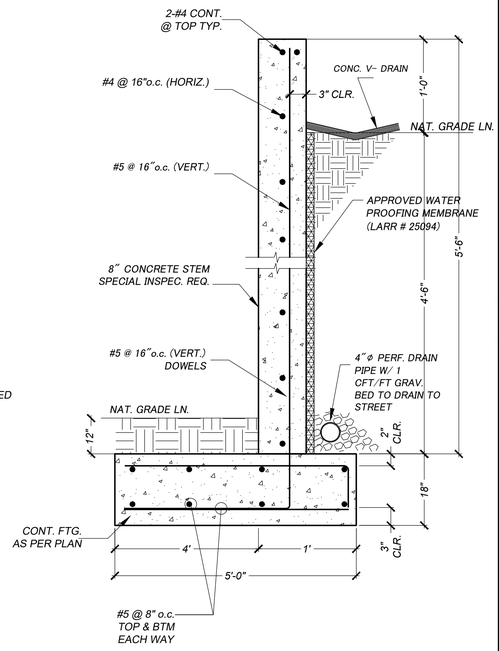
SOILS ENGINEER:

ENGINEERING GEOLOGIST:

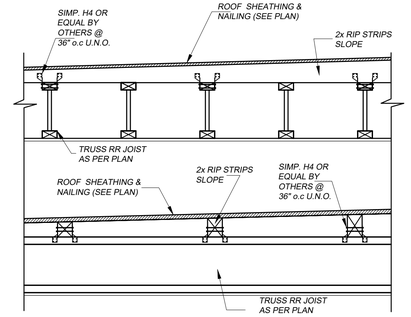
DATE REVIEWED: 3/7/2026

REGISTERED PROFESSIONAL ENGINEER — CHI HSIN LIN — No. 2921 — GEOTECHNICAL — STATE OF CALIFORNIA

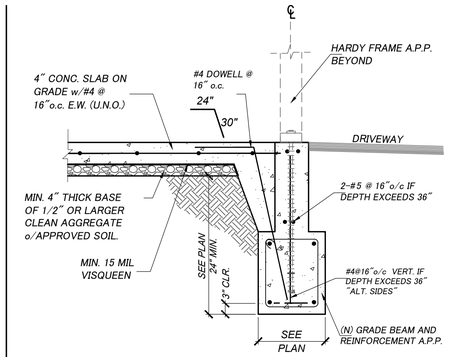
PROFESSIONAL GEOLOGIST — MARK KRUGER — No. 2345 — CERTIFIED ENGINEERING GEOLOGIST — STATE OF CALIFORNIA



CONCRETE RETAINING WALL DETAIL 12



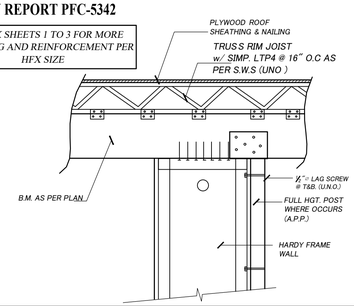
TYPICAL RIP DETAIL w/RR 8



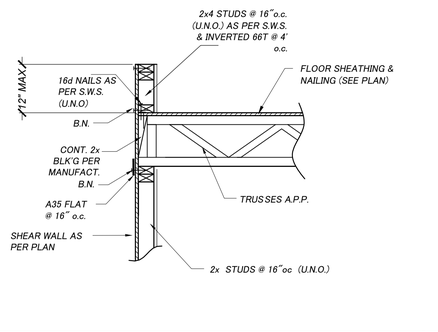
HFX O/ EXT. GRADE BEAM w/S.O.G. 4

NOTE:
THE USE OF HARDY FRAME SHALL BE AS PER SPECS. OF LEGACY REPORT PFC-5342

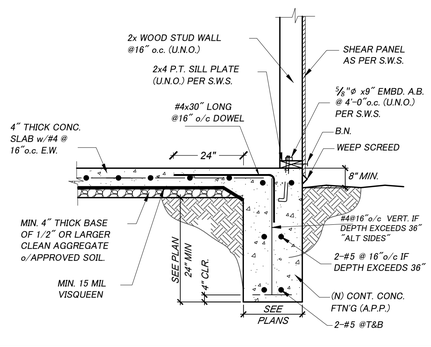
SEE HFX SHEETS 1 TO 3 FOR MORE DETAILING AND REINFORCEMENT PER HFX SIZE



HFX TO BEAM DETAIL 9



TRUSS PERPINDICULAR TO EXT. WALL 5

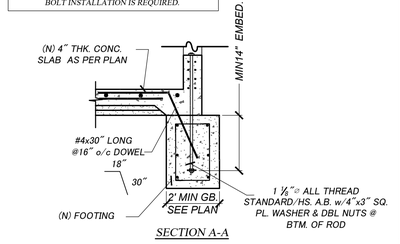


EXTERIOR SLAB ON GRADE FOOTING 1

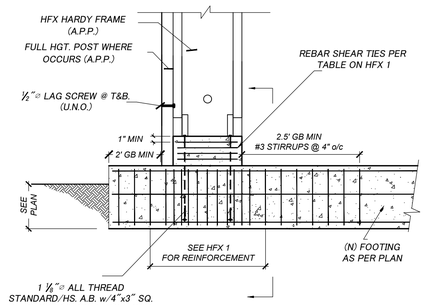
SEE HFX SHEETS 1 TO 3 FOR MORE DETAILING AND REINFORCEMENT PER HFX SIZE

NOTE:
- THE USE OF HARDY FRAME SHALL BE AS PER SPECS. OF LEGACY REPORT ESR-2089.
- THE CONTRACTOR IS TO VERIFY THE HEIGHT BEFORE ANY PURCHASE.

** CONTINUOUS INSPECTION FOR HARDY FRAME BOLT INSTALLATION IS REQUIRED.*

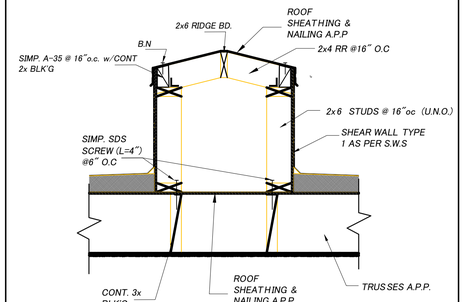


SECTION A-A

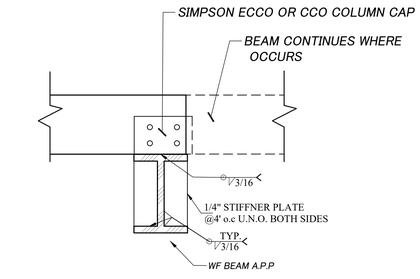


SEE SHEET HFX-1 DETAIL 2

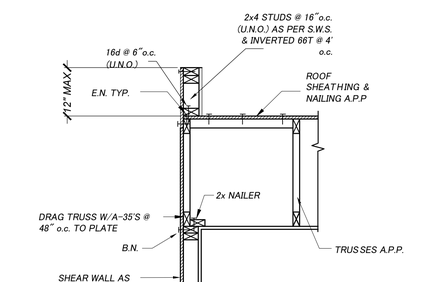
STANDARD HFX & GB DETAIL 18



ORNAMENTAL ROOF PROJECTION 14

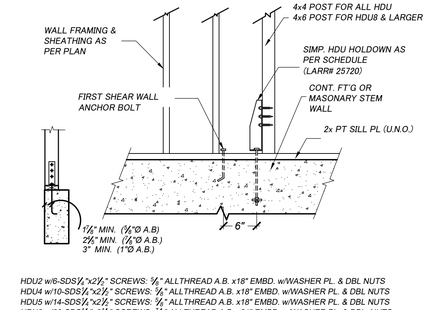


WOOD BM TO WF HEADER 10



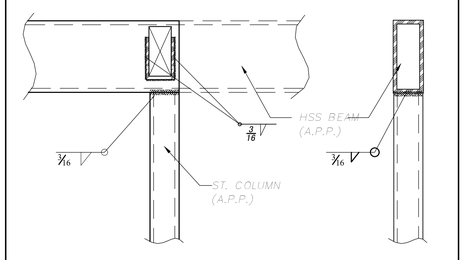
TR11

TRUSS PARALLEL TO EXT. WALL 6

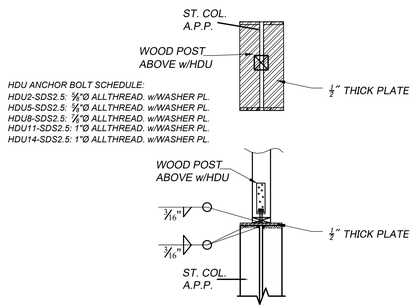


HDU2 w/6-SDS¼"x2½" SCREWS: ⅞" ALLTHREAD A.B. x18" EMBD. w/WASHER PL. & DBL NUTS
HDU4 w/10-SDS¼"x2½" SCREWS: ⅞" ALLTHREAD A.B. x18" EMBD. w/WASHER PL. & DBL NUTS
HDU5 w/14-SDS¼"x2½" SCREWS: ⅞" ALLTHREAD A.B. x18" EMBD. w/WASHER PL. & DBL NUTS
HDU8 w/20-SDS¼"x2½" SCREWS: ⅞" ALLTHREAD A.B. x21" EMBD. w/WASHER PL. & DBL NUTS
HDU11 w/30-SDS¼"x2½" SCREWS: 1" ALLTHREAD A.B. x21" EMBD. w/WASHER PL. & DBL NUTS
HDU14 w/36-SDS¼"x2½" SCREWS: 1" ALLTHREAD A.B. x21" EMBD. w/WASHER PL. & DBL NUTS

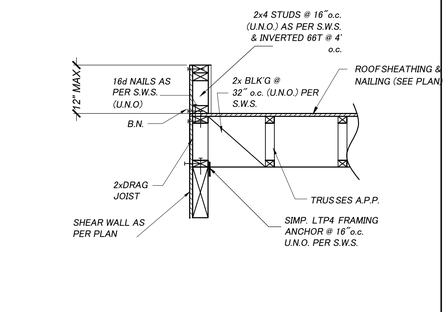
NEW HOLD-DOWN o/ NEW FOOTING 2



ST. COL. TO STEEL BM CONNECTION 15

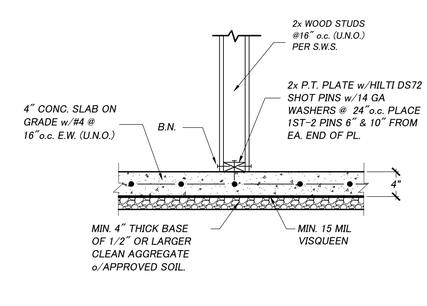


HDU TO WF COL (w/ PLATE) 11



T.F.4

EXTERIOR SHEARWALL @ ROOF 7



NON-BEARING INT. WALL O/ S.O.G. 3

REVISIONS	BY	DATE:

STRUCTURAL DESIGN PLUS, INC.
15953 Ventura Blvd. Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9873
Email: lei4@pacbell.net

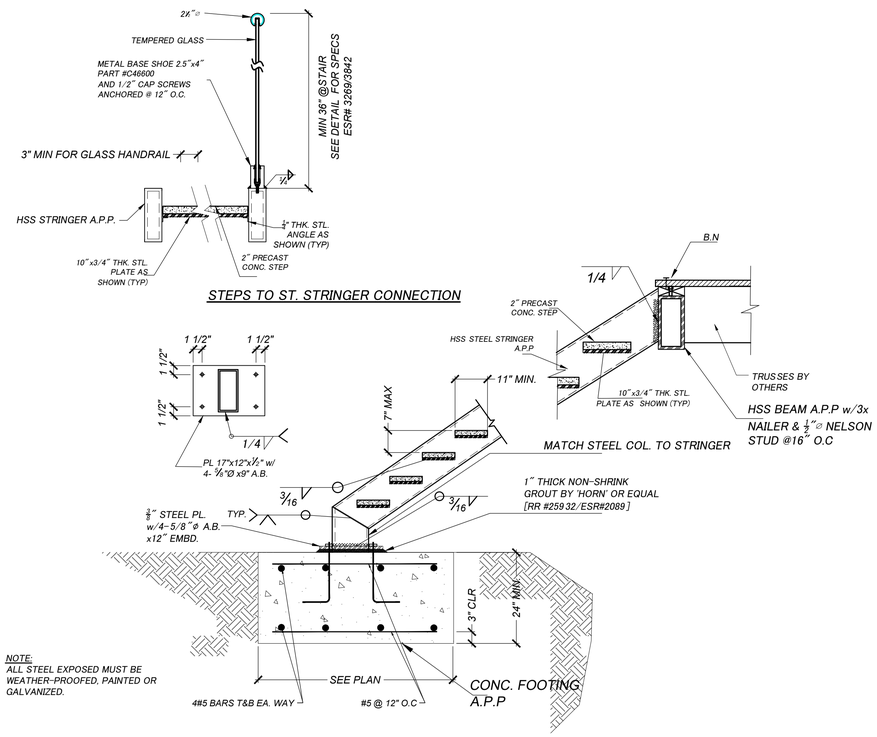
STRUCTURAL
CIVIL
DRAFTING
TITLE-24

SHEET NAME: **STRUCTURAL DETAILS**

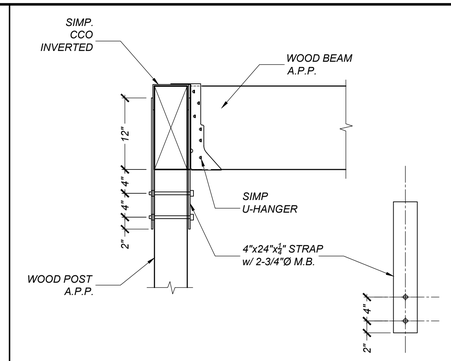
PROJECT: **30051 ANDROMEDA LN, MALIBU, CA 90265**

REGISTERED PROFESSIONAL ENGINEER — SEAN ALMASIAN — No. C058024 Exp. 06.30.26 — CIVIL — STATE OF CALIFORNIA

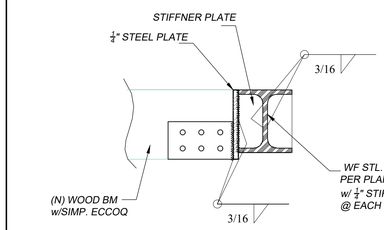
DATE:	01.22.2026
DRAWN BY:	
PROJECT NO.:	23-PLA-01
SCALE:	AS SHOWN
SHEET NO.:	**S-10**



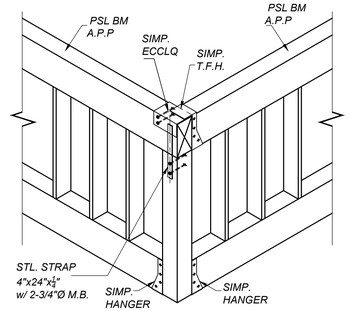
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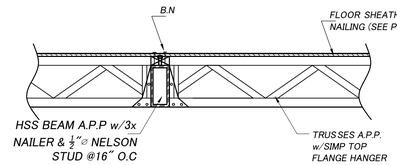
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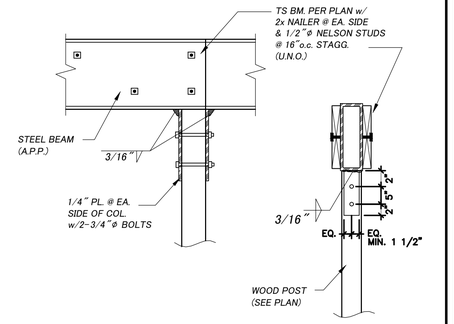


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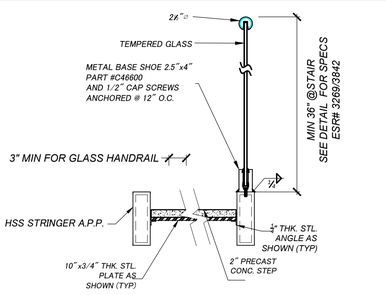
FLOOR TRUSS PERP. STEEL BM.

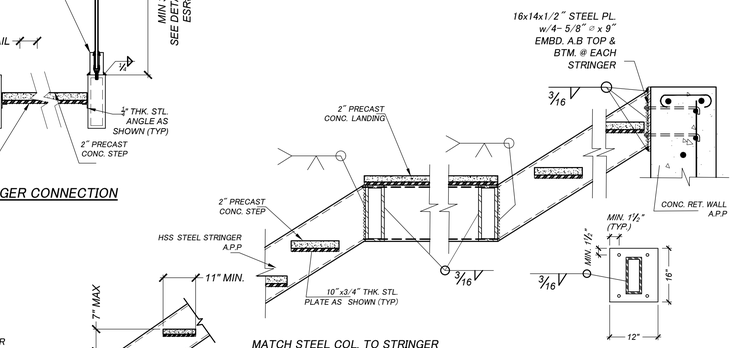


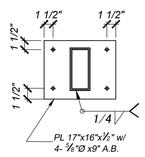
M.F.6

1

STEEL BEAM TO WOOD POST



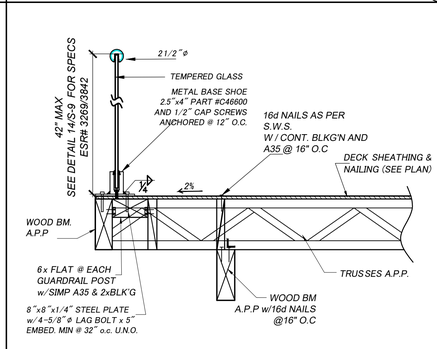




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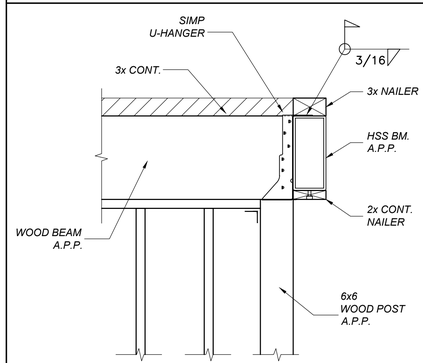
THIS PLAN HAS BEEN REVIEWED BY LK GEOTECHNICAL ENGINEERING, INC. AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED 1/12/26 &previous
WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF ANY PORTION OF THE DESIGN PREPARED BY OTHERS.
SOILS ENGINEER:
ENGINEERING GEOLOGIST:
DATE REVIEWED: 3/7/2026
REGISTERED PROFESSIONAL ENGINEER CHI HSIN LIN No. 2921 GEOTECHNICAL STATE OF CALIFORNIA
PROFESSIONAL GEOLOGIST MARK KRUGER No. 2345 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

10



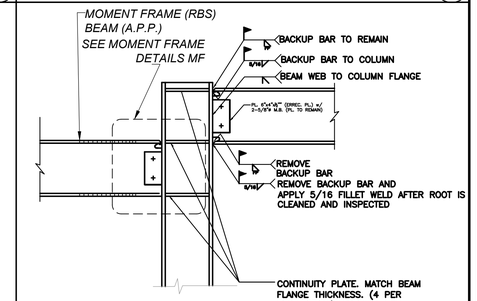
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FLOOR TRUSS CANT. AT BALCONY



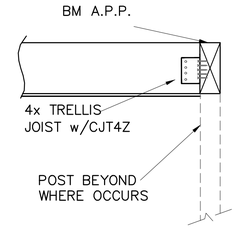
3

TRELLIS JOIST CONNECTION



2

STL BM TO STL COLUMN CONNECTION



REVISIONS	BY	DATE:

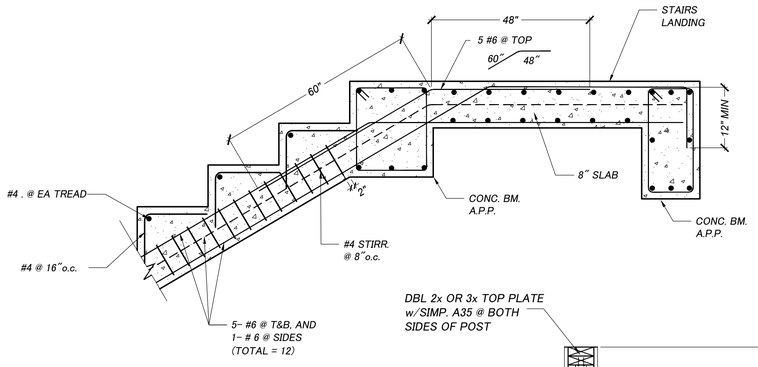
STRUCTURAL DESIGN PLUS, INC.
15053 Ventura Blvd. Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9871
Email: sdesignplus@sbcglobal.net
STRUCTURAL
CIVIL
DRAFTING
TITLE-24

SHEET NAME: STRUCTURAL DETAILS

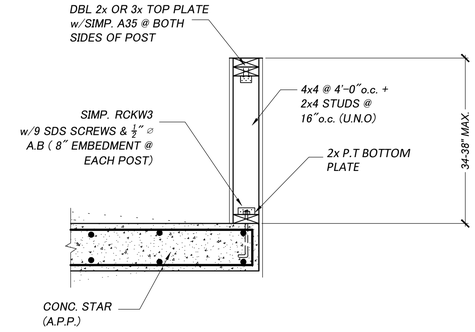
PROJECT: 30051 ANDROMEDA LN, MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER DEAN ALMALIS No. C058024 Exp. 06.30.26 CIVIL STATE OF CALIFORNIA

DATE:	01.22.2026
DRAWN BY:	
PROJECT NO.:	23-PLA-01
SCALE:	AS SHOWN
SHEET NO.:	S-11

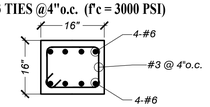


CONC. STAIR SPIRAL AND GUARDRAIL DETAIL (11)

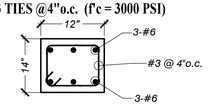


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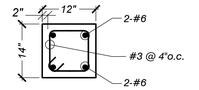
FB-10: 16"WD. x 16"DP. BEAM w/ 4- #6 @ T&B & #3 TIES @4"o.c. (f'c = 3000 PSI)



CSB-2: 12"WD. x 14"DP. BEAM w/ 3- #6 @ T&B & #3 TIES @4"o.c. (f'c = 3000 PSI)

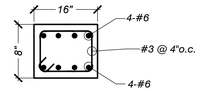


CSB-1: 12"WD. x 14"DP. BEAM w/ 2- #6 @ T&B & #3 TIES @4"o.c. (f'c = 3000 PSI)

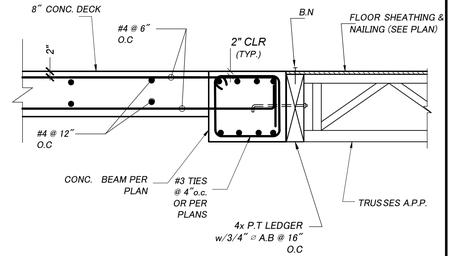


CC-1:

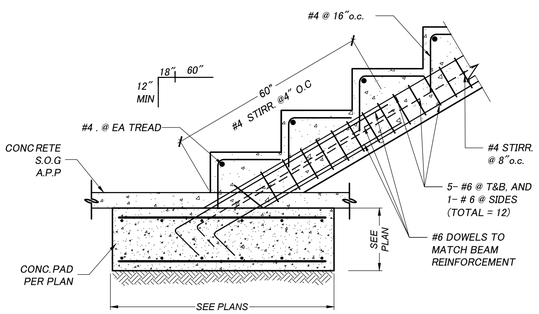
16"x8" COL. w/4-#6 VERTICAL BARS @ #3 TIES @ 4"o.c. (f'c = 3000 PSI)



CONCRETE BEAM SECTIONS (LEGEND) (4)

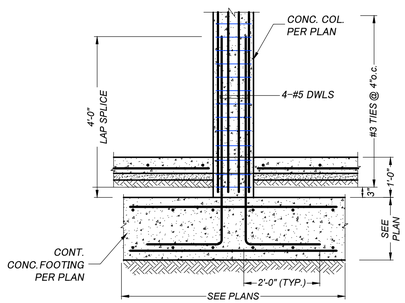


STRUC. DECK @ CONC BM END CONDITON (1)



CONC. STAIR SPIRAL BOTTOM PAD CONNECTION (15)

(10)



CONCRETE COLUMN TO FOOTING (9)

THIS PLAN HAS BEEN REVIEWED BY LK GEOTECHNICAL ENGINEERING, INC. AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED 1/12/26 &previous. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF ANY PORTION OF THE DESIGN PREPARED BY OTHERS.

SOILS ENGINEER:

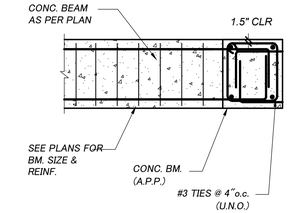
ENGINEERING GEOLOGIST:

DATE REVIEWED: 3/7/2026

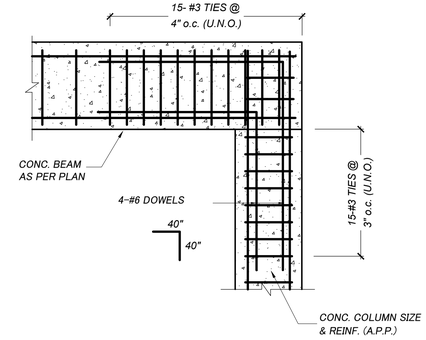
REGISTERED PROFESSIONAL ENGINEER CHI HSIN LIN No. 2921 GEOTECHNICAL STATE OF CALIFORNIA

PROFESSIONAL GEOLOGIST MARK KRUGER No. 2345 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

(5)



CONC. BM TO CONC. BM CONNECTION (2)



CONCRETE BM TO CONCRETE COLUMN DETAIL (3)

REVISIONS	BY	DATE:

STRUCTURAL DESIGN PLUS, INC.
15053 Ventura Blvd. Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9877
FAX 818.905.9873
Email: designplus@sbcglobal.net
STRUCTURAL
CIVIL
DRAFTING
TITLE-24

SHEET NAME: STRUCTURAL DETAILS

PROJECT: 30051 ANDROMEDA LN, MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER SEAN ALMALEH No. C058024 Exp. 06.30.26 CIVIL STATE OF CALIFORNIA

DATE:	01.22.2026
DRAWN BY:	
PROJECT NO.:	23-PLA-01
SCALE:	AS SHOWN
SHEET NO.:	S-12

ALLOWABLE STRESS DESIGN METHOD WAS USED FOR THIS PROJECT WITH FEMA 350 RECOMMENDATIONS

SPECIFICATIONS

1- ALL WELDING FOR BUILDINGS SHALL BE IN STRICT CONFORMANCE WITH A.W.S. D1. 1-96.
2- COMPLETE JOINT PENETRATION GROOVE WELDS SHALL HAVE A FILLER METAL WITH A NOTCH TOUGHNESS OF 20 FOOT-POUNDS MINIMUM AT ZERO DEGREES FAHRENHEIT.
3- A WELDING PROCEDURE SPECIFICATION (W.P.S.) PER A.W.S. D1.1 SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND APPROVED BY THE ENGINEER OF RECORD OR HIS DESIGNEE. THE W.P.S. SHALL INCLUDE THE WELDING PARAMETERS RECOMMENDED BY THE ELECTRODE MANUFACTURER.
4- A PRE-CONSTRUCTION MEETING BETWEEN THE ENGINEER OF RECORD, THE FABRICATOR, THE ERECTOR, THE CONTRACTOR AND THE INSPECTORS SHALL TAKE PLACE TO DISCUSS THE WELDING PROCEDURE SPECIFICATIONS (W.P.S.) TO INSURE THE QUALITY OF WORK THAT THE ENGINEER OF RECORD HAS SPECIFIED. THE WELDING ELECTRODE MANUFACTURER'S SPECIFICATIONS SHOULD BE ATTACHED TO THE W.P.S. ON ALL JOBS. ALL WELDERS AND DEPUTY INSPECTORS SHALL BE INSTRUCTED IN THE PROPER USE OF THE W.P.S. AND SHALL ALSO BE INSTRUCTED TO RETAIN A COPY OF THE W.P.S. FOR PRESENTATION TO THE BUILDING INSPECTOR UPON REQUEST.
5- TO ASSURE THE PROPER AMPERAGE AND VOLTAGE OF THE WELDING PROCESS, THE USE OF A HAND HELD CALIBRATED AMP AND VOLT METER SHALL BE USED. THIS EQUIPMENT SHALL BE USED BY THE FABRICATOR, ERECTOR AND THE INSPECTORS. AMPERAGE AND VOLTAGE SHALL BE MEASURED NEAR THE ARC, TRAVEL SPEED AND ELECTRODE STICK OUT SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE APPROVED W.P.S.
6- ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE INSPECTED AND TESTED PER CITY OF LOS ANGELES REQUIREMENTS. (IF APPLICABLE)
7- IN ADDITION TO THE REGULAR INSPECTIONS, A REINSPECTION SHALL BE DONE A MINIMUM OF 48 HOURS AFTER WELDING ON FLANGES WITH A THICKNESS OF 3" OR GREATER. THESE WELDS SHALL ALSO REQUIRE U.T.
8- INSPECTORS ARE TO BE LICENSED BY THE CITY WHERE THE PROJECT IS AT LOCATED.
9- PREHEAT AND INTERPASS TEMPERATURES: THE PREHEAT TEMPERATURES AND CONDITIONS GIVEN IN A.W.S. D1.1-96. CHAPTER 3. SHOULD BE STRICTLY OBSERVED WITH SPECIAL ATTENTION GIVEN TO SECTION 3.5. TABLE 3.2. FOR THICKNESS OF BASE METAL TO BE WELDED. PREHEAT TEMPERATURES SHOULD BE MEASURED AT A DISTANCE FROM THE WELD EQUAL TO THE THICKNESS OF THE PART BEING WELDED, BUT NOT LESS THAN THREE INCHES, IN ANY DIRECTION INCLUDING THE THROUGH THICKNESS OF THE PIECE. WHERE PLATES ARE OF DIFFERENT THICKNESS, THE PRE-HEAT REQUIREMENT FOR THE THICKER PLATE SHOULD GOVERN. MAINTENANCE OF THESE TEMPERATURES THROUGH THE EXECUTION OF THE WELD (I.E. THE INTERPASS TEMPERATURE) IS ESSENTIAL. MAXIMUM INTERPASS TEMPERATURES SHOULD BE LIMITED TO 550 DEGREES F FOR PREQUALIFIED W.P.S., FOR FRACTURE-CRITICAL APPLICATIONS. HIGHER INTERPASS TEMPERATURES COULD BE EMPLOYED IF THOSE HIGHER TEMPERATURE LIMITS ARE QUALIFIED BY TEST.

INSPECTION NOTES

1- VERIFY MATERIAL IDENTIFICATION PER APPROVED SHOP DRAWINGS.
2- PERFORM A UT LAMINATION CHECK OF THE COLUMN.
3- VERIFY THAT AN APPROVED WPS HAS BEEN PROVIDED FOR EACH WELD AND THAT THE WPS HAS BEEN REVIEWED WITH EACH WELDER PERFORMING THE WELD.
4- IDENTIFY WELDING CONSUMABLES PER APPROVED SHOP DRAWINGS AND APPROVED WPS.
5- VERIFY WELDER IDENTIFICATION AND CERTIFICATION FOR EACH WELD. VERIFY THAT REQUIRED SUPPLEMENTAL QUALIFICATION TEST HAS BEEN PASSED.
6- VISUALLY INSPECT THE WELD IN ACCORDANCE WITH AWS D1.1 VERIFY AND DOCUMENT THE FABRICATION SEQUENCE INCLUDING THE FOLLOWING PER APPROVED SHOP DRAWINGS AND APPROVED WPS:
c- FIT-UP
b- PRE-HEAT AND INTERPASS TEMPERATURE;
c- WELDING MACHINE SETTINGS, VOLTAGE SHALL BE DETERMINED AT THE ARC AND AMPERAGE ON THE CABLES, WELDS EXECUTED OUTSIDE THE PARAMETERS CONTAINED IN THE APPROVED WPS SHALL BE CONSIDERED REJECTABLE:
d- WELD SEQUENCE:
e- WELD PASS SEQUENCE AND SIZE OF WELD BEAD:
f- PEENING:
g- REMOVAL OF BACKUP AND WELD (EXTENSION) TABS, GRINDING TO REMOVE MARTENSITE AND EXECUTION OF REINFORCING FILLET WELD AS REQUIRED BY THE WPS:
h- POST HEAT TEMPERATURE AND DURATION WHERE REQUIRED:
i- APPLICATION OF INSULATION OF COMPLETED WELD AS REQUIRED BY THE APPROVED WPS.

C- WELDING INSPECTOR SHALL REPORT WELD DEFECT RATES GREATER THAN 3% TO THE ENGINEER.

D- ULTRASONIC INSPECTION SHALL ATTEMPT TO PASS SOUND THROUGH THE ENTIRE WELD VOLUME FROM 2 CROSSING DIRECTIONS WHERE POSSIBLE. DOCUMENT AREAS THAT CANNOT BE COMPLETELY INSPECTED. INSPECT THE BOTTOM FLANGE FROM BOTH THE "A" AND "B" FACES.

FABRICATION PROCEDURES

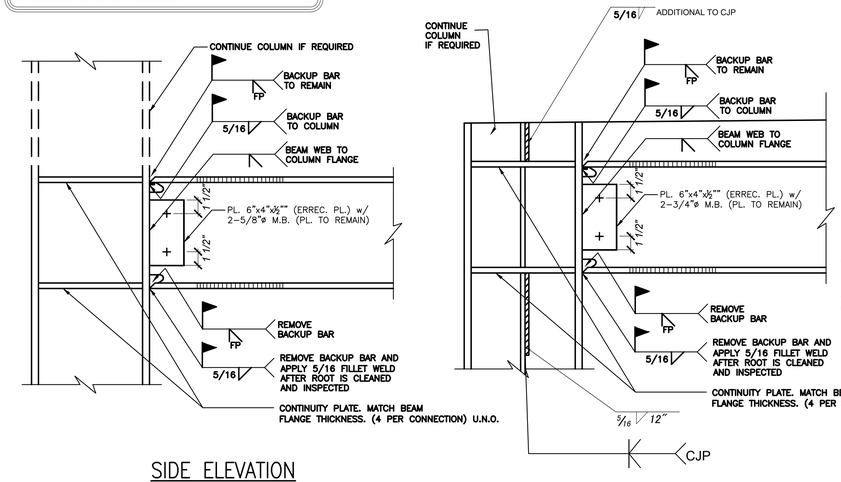
1- COMPLETE JOINT PENETRATION GROOVE WELDS BETWEEN THE BEAM FLANGE AND COLUMN FLANGE SHALL BE MADE PER THE ATTACHED TABLE. ALL SHIELDED METAL ARC WELDING (SMAW) ELECTRODES SHALL BE OF THE LOW HYDROGEN TYPE AND SHALL BE SUBJECT TO THE REQUIREMENTS OF A.W.S. D1. 1-96 SECTION 5.3.2., FOR SMAW AND FLUX CORED ARC WELDING (FCAW, THE MAXIMUM PECUSITTED ELECTRODE DIAMETER SHALL BE PER THE ATTACHED TABLE. REFERENCE A.W.S. D1. 1-96, TABLE 3.7.
2- BOTH FLANGES SHALL BE WELDED PRIOR TO ANY SUPPLEMENTAL WELDING TO THE SHEAR TAB.
3- AFTER WELDING, THE BACKING BAR AND THE RUN-OFF TABS ARE TO BE REMOVED FROM THE BOTTOM FLANGE. (NOTE, ONLY THE RUN-OFF TABS NEED TO BE REMOVED FROM THE TOP FLANGE, NOT THE BACKING BAR). THE WELD ROOT SHALL BE INSPECTED AND TESTED PER A.W.S. REQUIREMENTS GIVEN IN SECTION B. IF REJECTABLE INDICATIONS ARE FOUND, REMOVE BY BACKGOUGING TO SOUND METAL. THE BACKGOUGED AREA SHALL BE WELDED AND IF REINFORCING PLATES ARE NOT USED, THE WELD SHALL BE REINFORCED WITH A FILLET WELD. THE SIZE OF THE REINFORCING FILLET WELD SHALL BE EQUAL TO 1/4 OF THE BEAM FLANGE THICKNESS, BUT NOT LESS THAN 1/4", BUT NEED NOT EXCEED 3/8" PER A.W.S. D1. 1-96, NOTE J OF FIGURES 3.3 AND 3.4.
4- FOR THE WELD OF THE BOTTOM BEAM FLANGE TO THE COLUMN FLANGE, FOLLOW STEPS A THROUGH G BELOW:
A. THE ROOT PASS SHOULD NOT EXCEED A 1/4" IN LAYER THICKNESS.
B. THE FIRST HALF LENGTH ROOT SHOULD BE MADE WITH ONE OF THE FOLLOWING TECHNIQUES, AT THE OPTION OF THE CONTRACTOR:
(1). THE ROOT PASS MAY BE INITIATED NEAR THE CENTER OF THE JOINT. IF THIS APPROACH IS USED, THE WELDER SHOULD EXTEND THE ELECTRODE THROUGH THE WELD ACCESS HOLE, APPROXIMATELY 1" BEYOND THE OPPOSITE SIDE OF THE GIRDER WEB. THIS IS TO ALLOW ADEQUATE ACCESS FOR CLEARING AND INSPECTION OF THE INITIATION POINT OF THE WELD BEFORE THE SECOND HALF---LENGTH OF THE ROOT PASS IS APPLIED. IT IS NOT DESIRABLE TO INITIATE THE ARC IN THE EXACT CENTER OF THE GIRDER WIDTH SINCE THIS WILL LIMIT ACCESS TO THE START OF THE WELD DURING POST---WELD OPERATIONS. AFTER THE ARC IS INAUATED, TRAVEL SHOULD PROGRESS TOWARD THE END OF THE JOINT (OUTBOARD BEAM FLANGE EDGE), AND THE WELD SHOULD BE TERMINATED ON A WELDTAB/RUN OFF TAB. TABS SHALL EXTEND THE JOINT, NO END DAMS.
(2). THE WELD MAY BE INITIATED ON THE WELD RUN-OFF TAB, WITH TRAVEL PROGRESSING TOWARD THE CENTER OF THE GIRDER FLANGE WIDTH. WHEN THIS APPROACH IS USED, THE WELDER SHOULD STOP WELD APPROXIMATELY 1" BEFORE THE BEAM WEB. IT IS NOT ADVISABLE TO LEAVE THE WELD CRATER DIRECTLY IN THE CENTER OF THE BEAR---N FLANGE WIDTH SINCE THIS WILL HINDER POST---WELD OPERATIONS.
C. THE HALF LENGTH ROOT PASS SHOULD BE THOROUGHLY SAGGED AND CLEANED.
D. THE END OF THE HALF LENGTH ROOT PASS THAT IS NEAR THE CENTER OF THE BEAM FLANGE SHOULD BE VISUALLY INSPECTED TO ENSURE FUSION, SOUNDNESS, FREEDOM FROM SLAG INCLUSIONS AND EXCESSIVE POROSITY--- THE RESULTING BEAD PROFILE SHOULD BE SUITABLE FOR OBTAINING FUSION. IF THE PROFILE IS NOT CONDUCIVE TO GOOD FUSION, THE START OF THE FIRST ROOT PASS SHOULD BE GROUND, GOUGED, CHIPPED OR OTHERWISE PREPARED TO ENSURE ADEQUATE FUSION.
E. THE SECOND HALF OF THE WELD JOINT SHOULD HAVE THE ROOT PASS APPLIED BEFORE ANY OTHER WELD PASSES ARE PERFORMED. THE ARC SHOULD BE INITIATED AT THE END OF THE HALF LENGTH ROOT PASS THAT IS NEAR THE CENTER OF THE BEAM FLANGE, AND TRAVEL SHOULD PROGRESS TO THE OUTBOARD END OF THE JOINT, TERMINATING ON THE WELD TAB.
F. EACH WELD LAYER SHOULD BE COMPLETED ON BOTH SIDES OF THE JOINT BEFORE A NEW LAYER IS DEPOSITED.
G. WELD RUN---OFF TABS SHOULD BE REMOVED AND GROUND FLUSH TO THE BEAM FLANGE. DEVIATION FROM THE PRECEDING PROCEDURES MAY BE MADE, PROVIDING THE CONTRACTOR SUBMITS IN WRITING AN ALTERNATE SEQUENCE THAT IS APPROVED BY THE ENGINEER PRIOR TO FABRICATION OR REPAIR.
5- FOR ORDINARY MOMENT RESISTING FRAMES, OMRF, WITH FLEXIBLE DIAPHRAGMS, THE BACKING BAR AND THE RUN---OFF TABS ARE NOT REQUIRED TO BE REMOVED FROM THE BOTTOM FLANGE.
6- REQUIREMENTS FOR "K", AREA,
A. WELDS SHOULD BE STOPPED SHORT OF 'K" AREA FOR CONTINUITY PLATES.
B. FOR CONTINUITY PLATES, FILLET WELDS AND/OR PARTIAL JOINT PENETRATION WELDS PROPORTIONED TO TRANSFER THE CALCULATED STRESSES TO THE COLUMN WEB SHOULD BE CONSIDERED INSTEAD OF COMPLETE JOINT PENETRATION WELDS. WELD VOLUME SHOULD BE MINIMIZED.
C. RESIDUAL STRESSES IN HIGHLY RESTRAINED JOINTS MAY BE DECREASED BY INCREASED PREHEAT AND PROPER WELD SEQUENCING.
D. MAGNETIC PARTICLE OR DYE PENETRANT INSPECTION SHOULD BE CONSIDERED FOR WELD AREAS IN OR NEAR THE 'K' AREA OF HIGHLY RESTRAINED CONNECTIONS USING CONTINUITY PLATES AFTER THE FINAL WELDING HAS COMPLETELY COOLED.
E. WHEN POSSIBLE, ELIMINATE THE NEED FOR COLUMN WEB DOUBLER PLATES BY
F. INCREASING COLUMN SIZE.

NOTES:

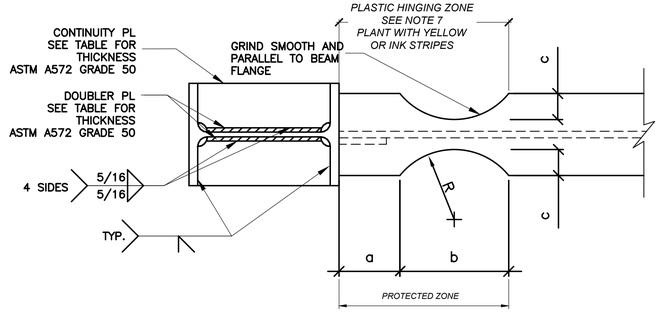
1- ALL WELDS TO BE WITH E70 ELECTRODES.
2- ALL GROOVE WELD ELECTRODES MUST HAVE A CVN TOUGHNESS OF 20 FT-LBS AT -20 DEG F. AND 40 FT-LBS AT 40 DEG F.
3- CONT. INSPECTION IS REQ'D FOR ALL WELDS
4- STEEL PLATES SHALL BE GRADE 50
5- BEAMS AND COLUMNS SHALL CONFORM TO ASTM A992. (Fy= 50 k.s.i.)
6- NO ATTACHMENTS ARE ALLOWED IN BEAM REDUCED SECTION ZONE.
7. LENGTH OF THE PLASTIC HINGING ZONE SHALL BE A MIN. OF 2x BEAM DEPTH.
8. ALL OF THE MIN. SPECIFICATIONS, TABLES, AND NOTES FROM THE "LADBS STANDARD QUALITY ASSURANCE PLAN FOR STEEL MOMENT FRAMES" SHALL BE ATTACHED TO OR MADE PART OF THE STRUCTURAL PLANS. THIS CAN BE OBTAINED AT HTTP://LADBS.ORG/FAQ/STEEL_MOMENT_STD_PLANS.HTM

NOTE:
IF THERE ARE DISCREPANCIES IN THE PLANS OR DETAILS, CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR CLARIFICATION PRIOR TO BIDDING AND/OR INSTALLATION OF ANY MEMBER.

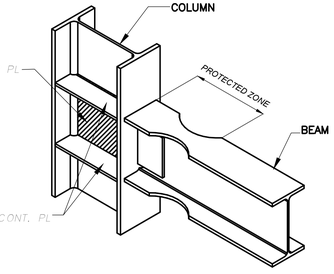
BUILT UP FLANGED CRUCIFORM COLUMN



SIDE ELEVATION



TOP VIEW



ISOMETRIC VIEW

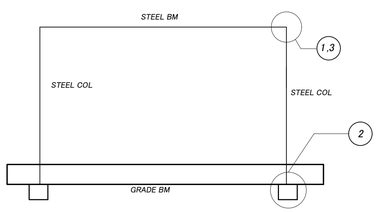
SMF #	COLUMN	BEAM	a	b	c	R	DOUBLER	CONT. PL.
1	W14X132	W16X100	7"	14"	2"	13.25"	0.75"	1"
2	W12X50	W10X45	6"	8"	2"	5"	0.5"	0.625"

MOMENT FRAME

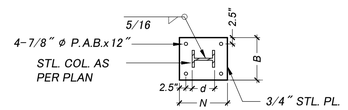
smf#	BASE PL.	ANCHOR	N & B	TYPE
#1	3/4"A572	7/8"ø PAB7 A36	24" x 24"	TWO
#2	3/4"A572	7/8"ø PAB7 A36	24" x 24"	TWO

ADDITIONAL STRUCTURAL OBSERVATION CHECKLIST:

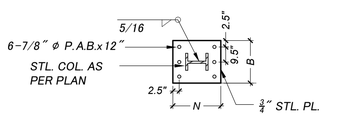
1- ORIENTATION AND PLACEMENT OF CONNECTED COMPONENTS
2- REMOVAL OF BACKING BARS, AS REQUIRED
3- PLACEMENT OF REINFORCING FILLETS, AS REQUIRED
4- PRESENCE OF CONTINUITY PLATES, AS REQUIRED
5- WELDING OF CONTINUITY PLATES, AS REQUIRED
6- PRESENCE AND TYPE OF DOUBLER PLATES, AS REQUIRED
7- WELDING OF DOUBLING PLATES, AS REQUIRED
8- CONFIGURATION AND FINISH OF ACCESS HOLES
9- PLACEMENT OF BEAM STIFFENERS, AS REQUIRED
10- CONTOUR AND FINISH OF RBS PROFILE, IF APPLICABLE
11- PLACEMENT OF WELDS FOR WEB CONNECTION, AS REQUIRED
12- TYPE AND PLACEMENT OF BOLTS
13- INACCESSIBLE CONDITIONS



MOMENT FRAME 1

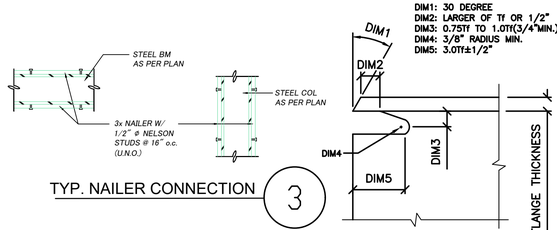


BASE PLATE TYPE 1

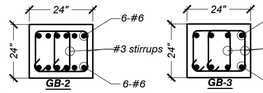


BASE PLATE TYPE 2

DIM1: 30 DEGREE
DIM2: LARGER OF Tf OR 1/2"
DIM3: 0.75Tf TO 1.0Tf(3/4"MIN.)
DIM4: 3/8" RADIUS MIN.
DIM5: 3.0Tf±1/2"



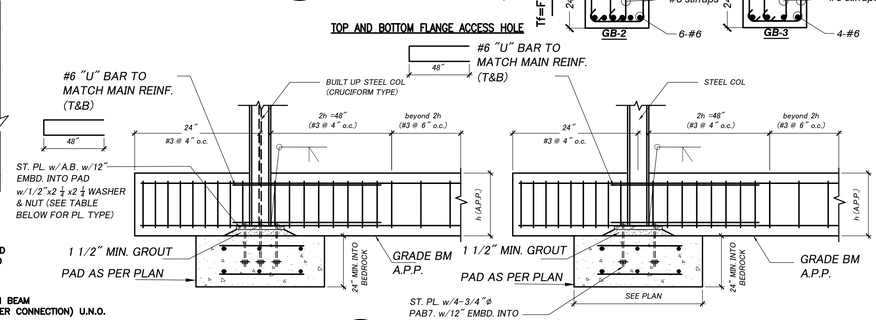
TYP. NAILER CONNECTION 3



TOP AND BOTTOM FLANGE ACCESS HOLE

GRADE BEAM A.P.P.

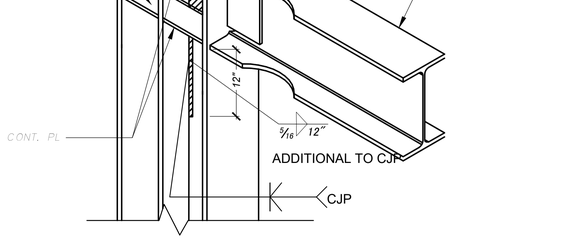
NOTE:
-AS PER ACI 18.6.3.1, MIN. TWO CONTINUOUS BARS AT BOTH TOP & BOTTOM FACES.
-ACI 18.6.3.3, LAP SPLICES SHALL NOT BE USED WITHIN JOINTS, WITHIN A DISTANCE OF TWICE THE BEAM DEPTH FROM FACE OF JOINT = 48".
-MECHANICAL SPLICES SHALL CONFORM TO 18.2.7
-WELDED SPLICES SHALL CONFORM TO 18.2.8
- SPACING OF TRANSVERSE REINFORCEMENT ENCLOSING LAP-SPLICED BARS SHALL NOT EXCEED THE LESSER OF: d/4 & 4".



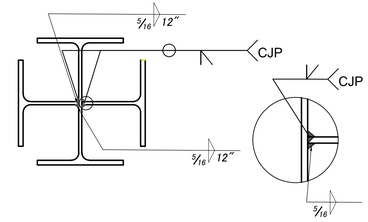
STL. COL. TO GRADE BM. DET. 2b

STL. COL. TO GRADE BM. DET. 2a





ISOMETRIC VIEW CRUCIFORM



BOTH DIRECTION W-FLANGE CONNECTION 4

STRUCTURAL DESIGN PLUS, INC.
15053 Ventura Blvd. Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9873
Email: designplus@sbcglobal.net
STRUCTURAL
CIVIL
DRAFTING
TITLE-24

REVISIONS	BY	DATE:

SHEET NAME: MOMENT FRAME

PROJECT: 30051 ANDROMEDA LN, MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER DEAN ALMALUOTI No. C058024 Exp. 06.30.26 CIVIL STATE OF CALIFORNIA

DATE: 01.22.2026
DRAWN BY:
PROJECT NO.: 23-PLA-01
SCALE: AS SHOWN
SHEET NO.: MF

NOTES:

1. USE CONC. W/ FC' = 3,000 PSI

2. REINFORCEMENT TO CONFORM TO ASTM A - 615 GRADE 60 FOR #5 AND LARGER & GRADE 40 FOR #4 AND SMALLER HOOKED ANCHOR BOLTS TO CONFORM TO ASTM A - 36 HOOKED MACHINE BOLTS TO CONFORM TO ASTM A -307

CONSTRUCTION NOTES:

1. INSTALL 6"ø SDR 35 P.V.C. AREA DRAIN PIPES, w/ MIN. 1.0% SLOPE. TO THE CURB
2. INSTALL 18" SQ CATCH BASIN PER NDS PLASTIC PRODUCTS PART NO. 1200-1204
3. CONSTRUCT 18" CONCRETE GUTTER
4. CONSTRUCT MAXIMUM 9.5' HIGH RETAINING WALL
5. CONSTRUCT RIP RAP
6. BACK FILL PER SOILS ENGINEER RECOMMENDATION
7. FOUNDATION PER APPROVED STRUCTURAL PLAN
8. USE CONC. W/f'c=3,000psi SPECIAL INSPECTION REQ
9. USE STEEL GRADE 60
10. SEE SOIL REPORT &. CITY APPROVAL LETTER FOR RECOMMENDATION

SOILS REPORT:

LK GEOTECHNICAL ENGINEERING, INC.
PROJECT NO: 24-0424-3

10120 NATIONAL BLVD.
LOS ANGELES, CA 90034
(626) 328-4346
MARK KRUGER
GE 2345

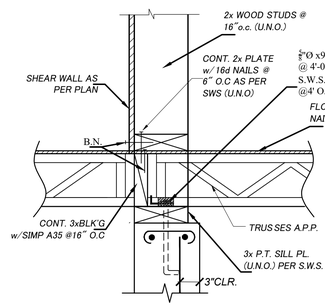
NOTES:

1.) CONCRETE STEM WALL
2.) Fc = 3000 PSI.
3.) GRADE 60 STEEL BARS.
4.) SPECIAL INSPECTION REQUIRED.
5.) WATER-PROOF BY DESIGNER.
6.) SEE SOILS REPORT.

THIS PLAN HAS BEEN REVIEWED BY LK GEOTECHNICAL ENGINEERING, INC. AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED 1/12/26 &previous
WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF ANY PORTION OF THE DESIGN PREPARED BY OTHERS.
SOILS ENGINEER: CHI HSIN LIN
ENGINEERING GEOLOGIST: MARK KRUGER
DATE REVIEWED: 3/7/2026

REGISTERED PROFESSIONAL ENGINEER CHI HSIN LIN No. 2921 GEOTECHNICAL STATE OF CALIFORNIA

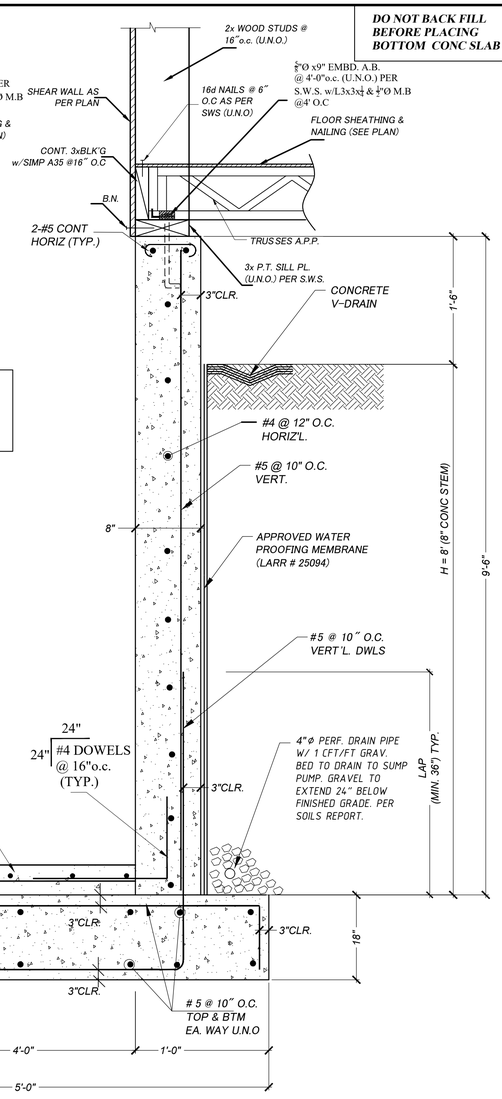
PROFESSIONAL GEOLOGIST MARK KRUGER No. 2345 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA



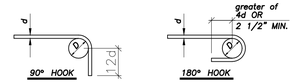
NOTE: SEE TRUSS PLANS/DETAILS FOR LAP CONNECTIONS

DO NOT BACK FILL BEFORE PLACING BOTTOM CONC SLAB

ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANTS PRIOR TO PLACEMENT OF REINFORCING STEEL

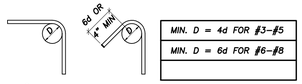


NOTE: ALL FOUNDATION SHALL BE INTO BEDROCK AS PER SOILS REPORT.



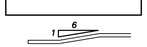
D = 6d FOR #3 TO #8
D = 8d FOR #9 TO #11
D = 10d FOR #14 & #18

PRINCIPAL REINFORCING

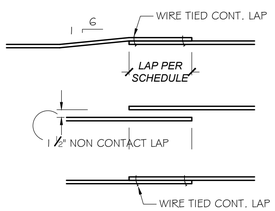


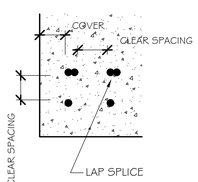
MIN. D = 4d FOR #3-#5
MIN. D = 6d FOR #6-#8

TIE OR STIRRUP

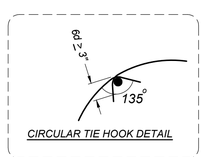


NOTES:
1. ALL BENDS SHALL BE MADE COLD.
2. #14 & 18 BARS SHALL BE BEND TESTED & LAB APPROVED PRIOR TO BENDING.





TYP. REBAR BEND & SPLICE



CIRCULAR TIE HOOK DETAIL

PROPOSED RETAINING WALL DETAIL 1

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 30051 ANDROMEDA LANE MALIBU, CA 90265 PERMIT APPL. NO.:
DESCRIPTION OF WORK:
OWNER: ARCHITECT: Jennifer Marmon ENGINEER:

STRUCTURAL OBSERVATION (ONLY CHECKED ITEMS ARE REQUIRED)			
Firm or Individual to be responsible for the Structural Observation: Name: Phone: Calif. Registration:			
FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Stem Walls, Piers	☒ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☐ Wood	☐ Conc. Moment Frame	☒ Wood
☐ Stepp'g/Retain'g Foundation, Hillside Special Anchors	☐ Others:	☐ Masonry Wall Frame	☐ Others: Shear wall 2, 3, 4
☒ Others: Anchor Bolts		☐ Others:Steel Columns	

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD
(Required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature C058024 License No. 02.25.2026 Date

SPLICIES (STANDARD LAPS) SCHEDULE

CONC. f'c= 3000 P.S.I.					
BAR SIZES	LAP CLASS	TOP		OTHER	
		CASE1	CASE2	CASE1	CASE2
#3 TO #6	A	57db	86db	44db	66db
	B	74db	111db	57db	86db
#7 TO #18	A	72db	107db	55db	82db
	B	93db	139db	72db	107db
CONC. f'c= 4000 P.S.I.					
BAR SIZES	LAP CLASS	TOP		OTHER	
		CASE1	CASE2	CASE1	CASE2
#3 TO #6	A	50db	74db	38db	57db
	B	64db	96db	50db	74db
#7 TO #18	A	62db	93db	48db	71db
	B	80db	121db	62db	93db
CONC. f'c= 5000 P.S.I.					
BAR SIZES	LAP CLASS	TOP		OTHER	
		CASE1	CASE2	CASE1	CASE2
#3 TO #6	A	44db	66db	34db	51db
	B	58db	86db	44db	66db
#7 TO #18	A	55db	83db	43db	64db
	B	72db	108db	55db	83db

TABLE NOTES:

1. REBAR LENGHT SHOWN IN THE SCHEDULE SHALL BE INCREASED 50% WHEN COVER IS < OR = 1 BAR DIAMETER OR CLEAR SPACING BETWEEN BARS IS LESS THAN 2 BAR DIAMETERS.
2. 75% OF REBAR LENGHTS SHOWN IN THE SCHEDULE MAY BE USED WHEN COVER IS > 2 BAR DIAMETERS AND CLEAR SPACING BETWEEN BARS IS GREATER THAN 3 BAR DIAMETERS.
3. LAP SPLICE IN MASONRY SHALL BE 40d.

4. ACI 318-19 FACILITATES EXPRESSING TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS AS MULTIPLES OF BAR DIAMETERS .THESE TABLES PRESENT THESE VALUES FOR VARIOUS CONCRETE STRENGHTS.
5. TABULATED VALUES ARE BASED ON A MINIMUM YIELD STRENGTH OF 60,000 PSI [420 MPA].
6. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE CALCULATED PER ACI 318 , SECTION 12.2.2 AND 12.15, RESPECTIVELY .
7. TABULATED VALUES FOR BEAMS OR COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MINIMUM CODE REQUIREMENTS.
8. CASE 1 AND CASE 2 WHICH DEPEND ON THE TYPE OF STRUCTURAL MEMBER , CONCRETE COVER , AND CENTER-TO-CENTER SPACING OF THE BARS , ARE DEFINED AS:

BEAMS , COLUMNS	CASE 1	CONCRETE COVER AT LEAST 1.0db AND c.-c., SPACING AT LEAST 2.0db
	CASE 2	CONCRETE COVER LESS THAN 1.0db AND c.-c., SPACING LESS THAN 2.0db
ALL OTHERS	CASE 1	CONCRETE COVER AT LEAST 1.0db AND c.-c., SPACING AT LEAST 3.0db
	CASE 2	CONCRETE COVER LESS THAN 1.0db AND c.-c., SPACING LESS THAN 3.0db

9. LAP SPLICE LENGTHS (MIN OF 12") ARE MULTIPLES OF TENSION DEVELOPMENT LENGTHS, CLASS A = 1.0 ld AND CLASS B = 1.3 ld (ACI 12.15.1). WHEN DETERMINING LAP SPLICE LENGHT, ld IS CACULATED WITHOUT THE (12") MINIMUM OF ACI 12.2.1
10. ACI 318 DOES NOT ALLOW TENSION LAP SPLICES OF #14 OR #18 BARS .THE TABULATED VALUES FOR THOSE BAR SIZES ARE THE TENSION DEVELOPMENT LENGTHS.
11. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONC. CAST BELOW THE BARS.
12. FOR GRADE 75 REINFORCING BARS , LENGTHS MUST BE MULTIPLIED BY 1.25 .

IMPORTANT NOTE: USE CLASS B FOR DEVELOPMENT AND LAP SPLICE (TYP) REBAR BEND, SPLICE

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND THE SPECIFICATIONS.
2. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
5. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
6. INDICATED DRAWINGS ARE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED WHEN CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN.

REINFORCING STEEL:

1. ALL REINFORCING STEEL MUST CONFORM TO ASTM SPECIFICATION A-615 GRADE 60, UNLESS OTHERWISE NOTED. DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM A-305. USE ASTM GRADE 40 FOR #3 TIES ONLY.
2. ALL REINFORCING STEEL SHALL BE LAPPED 36 BAR DIAMETERS OR 2'- 0" MINIMUM, UNLESS OTHERWISE NOTED IN PLANS. ALL SPLICES SHALL BE LOCATED AS DETAILED IN PLANS
3. ALL REINFORCING STEEL SHALL BE LAPPED AS INDICATED. WHERE LAP/SPLICE LOCATIONS NOT SPECIFICALLY INDICATED, LAPS/SPLICES SHALL BE WELL STAGGERED.
4. ANCHOR BOLTS, DOWELS, AND OTHER EMBEDDED ITEMS MUST BE SECURELY TIED IN PLACE, BEFORE CONCRETE IS POURED.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. MINIMUM LAP SHALL BE 6 INCHES OR ONE FULL MESH, WHICHEVER IS GREATER.

CONCRETE MASONRY:

1. CONCRETE BLOCK GRADE N-1 UNITS MUST CONFORM TO ASTM C90-70, MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI.
2. MORTAR, TYPE S, MUST CONFORM TO ASTM C270-73, MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI, AT 28 DAYS. MIX 1 PART PORTLAND CEMENT, 1/2 PART LIME PUTTY, AND 4-1/2 PART SAND BY VOLUME.
3. GROUT MUST CONFORM TO ASTM C476-71, MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI, AT 28 DAYS. MIX 1 PART CEMENT, 3 PART SAND, AND 2 PART PEAL GRAVEL. THIS MIX MUST BE OF FLUID CONSISTENCY GROUT; ALL CELLS SHOULD CONTAIN REINFORCEMENT, UNLESS OTHERWISE NOTED.
4. THE THICKNESS OF GROUT BETWEEN BLOCK UNITS AND REINFORCING STEEL SHALL BE NOT LESS THAN 1/2" BETWEEN PARALLEL REINFORCING BARS, NOT LESS THAN 3/4".
5. SEE "REINFORCING STEEL NOTES AND STANDARD DETAILS FOR REBARS".

CONCRETE:

1. ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150 #/ CU. FT.). AGGREGATES SHALL CONFORM TO ASTM C-33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%.
2. ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS SHALL BE: Fc'=2,500 PSI FOR SLAB ON GRADE. Fc'=3,000 PSI FOR GRADE BEAMS, CAISSONS, FRICTION PILES, & STRUCTURAL SLAB (3,000 PSI-SPECIAL INSPECTION REQUIRED.).
3. CEMENT SHALL CONFORM TO ASTM C150 TYPE V.
4. MAXIMUM SLUMP SHALL NOT EXCEED 5 INCHES.
5. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT. ALTERNATE METHODS WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE ASSURED.
6. KEYED CONSTRUCTION JOINTS SHALL BE USED IN ALL CASES. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED, AND ALL LAITANCE SHALL BE REMOVED. ALL VERTICAL JOINTS SHALL BE THOROUGHLY WETTED AND SLUSHED WITH A COAT OF NEAT CEMENT IMMEDIATELY BEFORE PLACING NEW CONCRETE.
7. PIPES, OTHER THAN ELECTRICAL CONDUITS, SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE, EXCEPT WHERE SPECIFICALLY APPROVED.

FOUNDATION:

1. FOUNDATION EXCAVATIONS SHALL BE EXAMINED AND CERTIFIED BY THE SOIL ENGINEER, PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE.
2. ALL FOOTINGS MINIMUM EMBEDMENT, SHOWN ON PLAN, SHALL BE INTO APPROVED SOIL, AS PER SOILS REPORT'S RECOMMENDATIONS
3. THE FOUNDATION DESIGN IS BASED ON SOIL REPORT: PROJECT # 24-0424-3 DATED: JANUARY 12, 2026 BY: LK GEOTECHNICAL ENG, INC.
4. IF FOUNDATION EXCAVATION, UNCOVERS UNFAVORABLE SOIL A GEOTICHNICAL ENGINEER'S SERVICES SHALL BE REQUIRED.
5. IF FOUNDATION EXCAVATION, UNCOVERS EXPANSIVE SOIL. THEN ALL NEW FOUNDATION SHALL HAVE 24" EMBEDMENT @ EXTERIOR FOOTING AND 18" EMBEDMENT @ INTERIOR FOOTING.
6. IF THERE IS AN EXCAVATION OF A GREATER DEPTH THAN ARE THE WALLS OR FOUNDATION OF AN ADJOINING BUILDING OR STRUCTURE AND LOCATED CLOSER TO THE PROPERTY LINE THAN THE DEPTH OF THE EXCAVATION. THE OWNER SHALL PROVIDE THE DEPARTMENT OF BUILDING AND SAFETY WITH EVIDENCE THAT THE ADJACENT PROPERTY OWNER OR OWNERS HAVE BEEN GIVEN 30-DAYS WRITTEN NOTICE BY CERTIFIED MAIL OF SUCH INTENT TO MAKE AN EXCAVATION PRIOR TO THE ISSUANCE OF THE PERMIT. THIS NOTICE SHALL STATE THE DEPTH OF SUCH EXCAVATION AND WHEN IT WILL COMMENCE.

REVISIONS	BY	DATE:

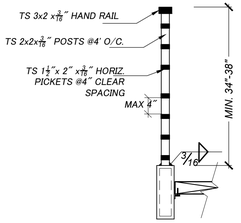
STRUCTURAL DESIGN PLUS, INC.
STRUCTURAL
CIVIL
DRAFTING
TITLE-24
15821 Ventura Blvd, Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9873
Email: designplus@sbcglobal.net

SHEET NAME: STRUCTURAL DETAILS

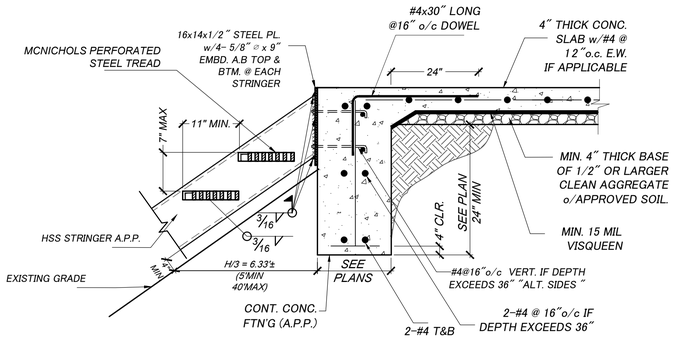
PROJECT: 30051 ANDROMEDA LN, MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER SEAN ALMAZA No. C058024 Exp. 06.30.26 CIVIL STATE OF CALIFORNIA

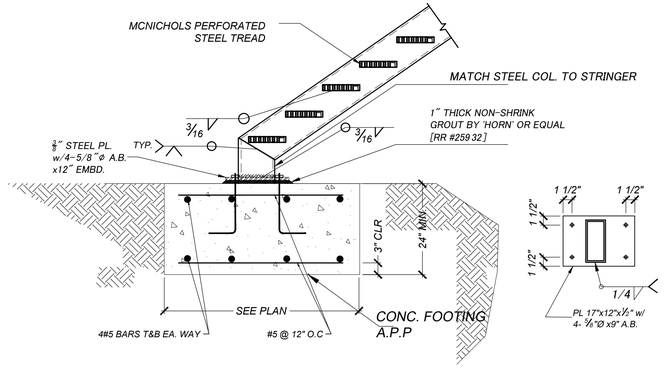
DATE: 03.03.2026
DRAWN BY: S.F./
PROJECT NO.: 22-MAR-01
SCALE: AS NOTED
SHEET NO.: RW-1



GAURDRAIL DETAIL ALONG STRINGER (3)



EXTERIOR SLAB ON GRADE FOOTING TO STRINGER (1)



STRINGER STEP DETAIL AT FOOTING (2)

NOTE

× ALL SHOP AND FIELD WELD SHALL BE DONE BY AN APPROVED FABRICATOR SHOP BY CITY OF MALIBU.

* ALL STEEL EXPOSED MUST BE WEATHER-PROOFED, PAINTED OR GALVANIZED.

THIS PLAN HAS BEEN REVIEWED BY LK GEOTECHNICAL ENGINEERING, INC. AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED 1/12/26 &previous
WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF ANY PORTION OF THE DESIGN PREPARED BY OTHERS.
SOILS ENGINEER:
ENGINEERING GEOLOGIST:
DATE REVIEWED: 3/7/2026

REGISTERED PROFESSIONAL ENGINEER CHI HSIN LIN No. 2921 GEOTECHNICAL STATE OF CALIFORNIA

PROFESSIONAL GEOLOGIST MARK KRUGER No. 2345 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

OUTDOOR STEEL STRINGER DETAILS SCALE: NTS

LEGEND :

SLAB ON GRADE: 4" THICK CONC. SLAB w/ #4 @ 12" o.c. E.W. o/ MIN. 15 MIL VISQUEEN o/ MIN. 4" THK. BASE OF 1/2" OR LARGER CLEAN AGGREGATE o/ APPROVED SOIL.

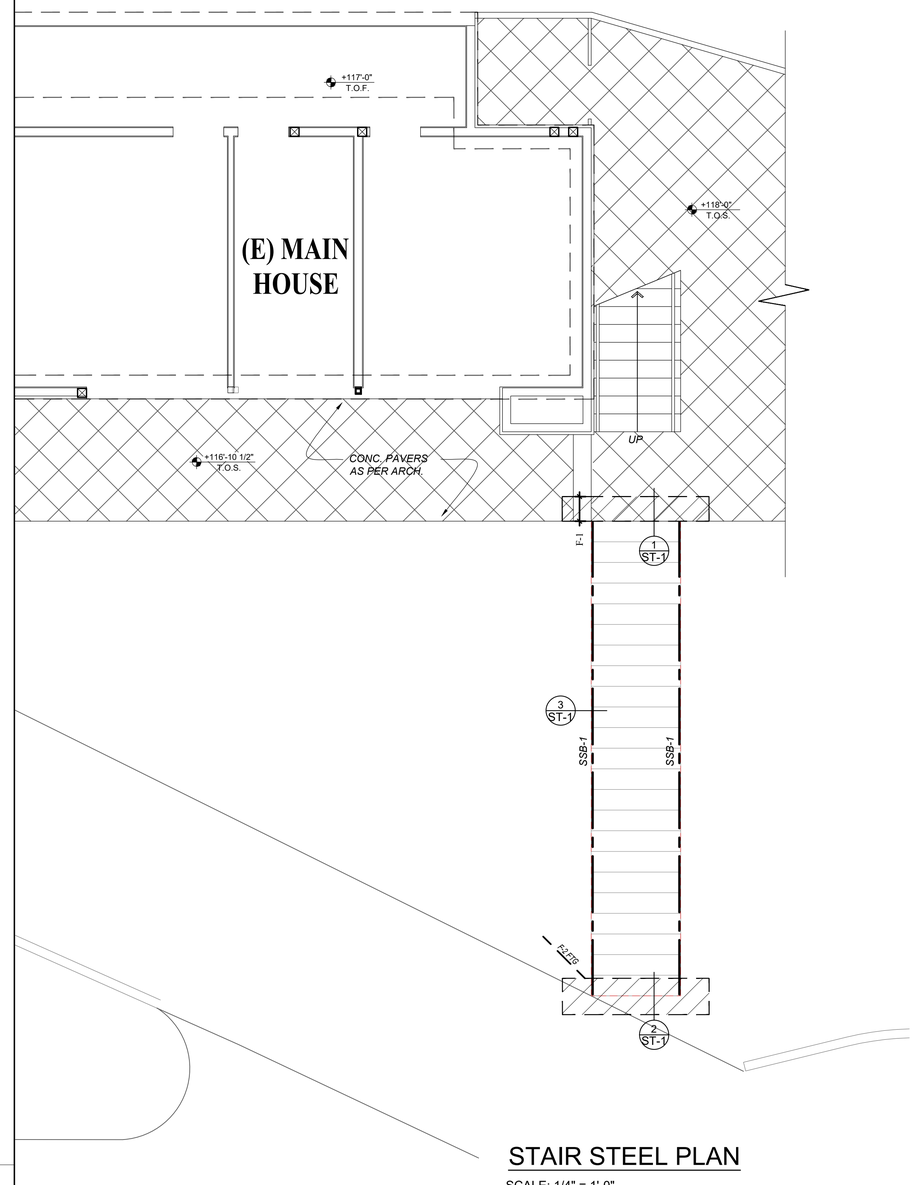
SSB-1: HSS 10x6x3/8

F-1: (N) 16"WDx24"DP CONT. FTG. W/2-#5 T & B INTO APPROVED BEARING MATERIAL

F-2: (N) 24"WDx 8 FT LONG x 24"DP CONT. FTG. W/4-#5 T & B (LONG DIRECTION) AND #5 @12" O.C T&B (SHORT DIRECTION) INTO APPROVED BEARING MATERIAL

F: NEW FOOTING

ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANTS PRIOR TO PLACEMENT OF REINFORCING STEEL



STAIR STEEL PLAN

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

REVISIONS	BY	DATE:

STRUCTURAL DESIGN PLUS, INC.
STRUCTURAL
CIVIL
DRAFTING
TITLE-24
19053 Ventura Blvd, Suite #205
Sherman Oaks, CA 91403
TEL 818.905.9871
FAX 818.905.9873
Email: structplus@sbcglobal.net

SHEET NAME: STRUCTURAL PLAN & DETAILS

PROJECT: PROPOSED STEEL STAIRS
30051 ANDROMEDA LN,
MALIBU, CA 90265

REGISTERED PROFESSIONAL ENGINEER DEAN ALMAZAN No. C058024 Exp. 06.30.26 CIVIL STATE OF CALIFORNIA

DATE:	03.11.2025
DRAWN BY:	
PROJECT NO.:	23-PLA-01
SCALE:	AS SHOWN
SHEET NO.:	ST-1