

ROOF PLAN NOTES

- 1 ROOF MATERIAL AT FIRST AND SECOND FLOORS:  
DIVISION 07 00 00-THERMAL AND MOISTURE PROTECTION  
USE ASPHALT SHINGLE WHITE COLOR PRODUCT WHICH HAS BEEN APPROVED BY THE "COOL ROOF RATING COUNCIL"
- 2 4BX4B RAISED PLANTERS WITH DRAINAGE INTO ROOF GUTTERS
- 3 ROOF DRAINS TO APPROVED DRAINAGE SYSTEM
- 4 4BX4B RAISED PLANTER AT SECOND FLOOR ROOF-DECK
- 5 DECK COATING POLYCOAT PRODUCTS ICC-ES ESR-2785

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WILLIAM HOWARD  
WILLIAMHOWARDSTUDIO.COM

CURRENT COPY	
ARCHITECTS COPY	
CLIENT COPY	
CONTRACTOR COPY	
OLD COPY	
DUPLICATE COPY	

REVISIONS/SUBMITTALS	
NO.	DESCRIPTION
1	211014 1ST SUBMITTAL TO PLANNING
2	220811 1ST SUBMITTAL TO LADBS
3	230103 2ND SUBMITTAL TO PLANNING
4	230814 1ST SUBMITTAL TO ZONING
5	231015 2ND SUBMITTAL TO ZONING

SUBMITTAL COPY (CIRCLE)				
CIVIL	1	2	3	4
ARCHITECTURAL	1	2	3	4
STRUCTURAL	1	2	3	4
MECHANICAL	1	2	3	4

OWNER  
SHARON SIEBERT  
1309 N HIGHGATE AVENUE  
LOS ANGELES, CA 90042

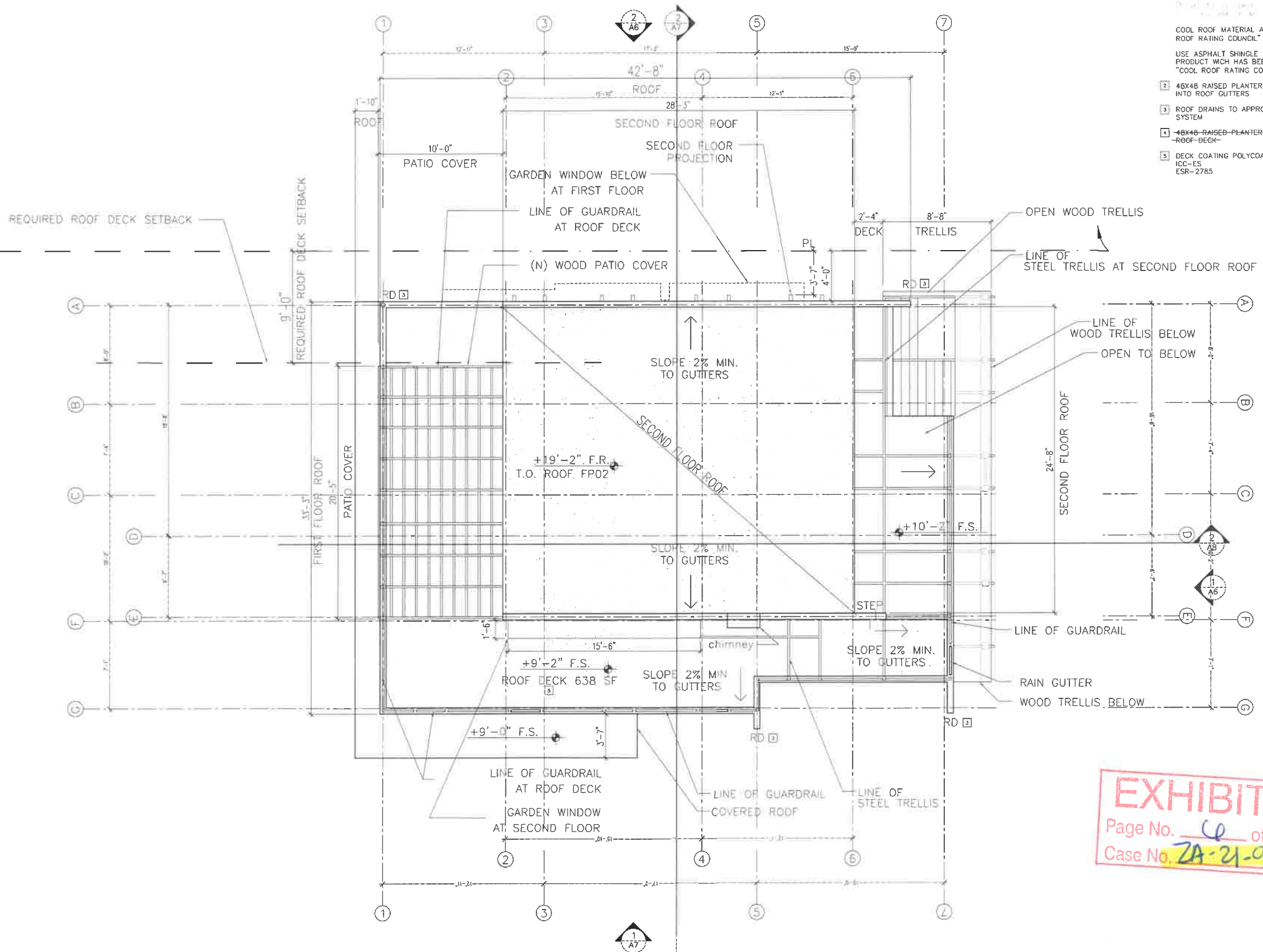
PROJECT  
ADDITION AND REMODEL

ADDRESS  
1309 N HIGHGATE AVENUE  
LOS ANGELES, CA 90042

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Project No. 22-01  
Date AUGUST 29, 2023  
Scale AS SHOWN  
Drawn WH  
DRAWING TITLE

**EXHIBIT "A"**  
Page No. 60 of 17  
Case No. 2A-21-9128-2AD-3AA  
ROOF PLAN





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**NOTES:**

1. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
2. FOR ADDITIONAL DIMENSIONS, REFER TO THE ARCHITECTURAL DRAWINGS.
3. ALL ANCHOR BOLTS & HOLD-DOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION/SLAB INSPECTION

**LEGEND:**

- 2C1 - 6X6 WOOD POST DF-L#1
- 2C2 - 6X6 WOOD POST DF-L#1 TRELLIS COLUMN

**FRAMING SCHEDULE**

- R.R.1 2x12@12" O.C. DF-L#2
- R.R.2 2x12@12" O.C. DF-L#2
- RB1 3-MC12x14 3 W3-2X12 WOOD NAILER fy = 36 KSI
- RB2 3 1/2 X 1 1/4 - VERSA-LAM 2.0 3100 WEST
- TRELLIS R.R.1 2x10@30" O.C. DF-L#2
- TRELLIS R.R.2 2x10@12" O.C. DF-L#2
- HD1 HD1 4 X 6 DF-L #1 HDR
- HD2 HD2 4 X 8 DF-L #1 HDR
- HD3 HD2 4 X 12 DF-L #1 HDR
- SIMPSON STEEL STRONG WALL SSW24X8

**WOOD FRAME:**  
 FLOOR SHEATHING: 3/4" PLYWOOD STRUCTURAL (T&G) 1 # 48/24 WITH EXTERIOR GLUE, PS 1-88 NAIL WITH 10d AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. FIELD STAGGERED PANEL END JOINTS. APPLY LIQUID NAILS ON ALL SUPPORTS

1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR.  
 FB = 900 PSI FV = 180 PSI FOR 2X MEMBERS DF#2  
 FB = 1200 PSI FV = 180 PSI FOR 4X MEMBERS DF#1 OR BETTER  
 FB = 1350 PSI FV = 170 PSI FOR 6X BEAMS DF#1

**VERSA-LAM**  
 VERSA-LAM LVL SHALL BE MANUFACTURED BY BOISE CASCADES PRODUCTS, LLC (ESR 1040) AND SHALL BE "VERSA-LAM 2.0 3100" FB = 3100 PSI FV = 285 PSI

**BCI JOIST**  
 BCI FLOOR JOIST SHALL BE AS MANUFACTURED BY BOISE CASCADES PRODUCTS, LLC (ESR 1336) AND SHALL BE "BCI 5000 1 7"

- 2 ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED. ALL ANCHOR BOLTS/CONNECTORS FOR TREATED WOOD SHALL BE STAINLESS STEEL
- 3 PLYWOOD SHEATHING SHALL BE STRUCTURAL 1 EXTERIOR TYPE UNLESS NOTED OTHERWISE. INSPECTION APPROVAL IS REQUIRED PRIOR TO COVERING THE SHEATHINGS. WALLS ON THE SAME PLANE OF THE SHEARWALLS SHALL BE PROVIDED WITH PLYWOOD SHEATHING TO MAINTAIN WALL THICKNESS /SURFACE.
- 4 MINIMUM NAILING SHALL BE AS PER LACBC 2014 TABLE NO. 2304.9.1
- 5 WOOD CONNECTORS DESIGNATIONS INDICATED REFER TO STRONG TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY. OTHER CONNECTORS HAVING EQUIVALENT CAPACITY MAY BE USED. USED STANDARD CONNECTORS WHENEVER APPLICABLE. USE APPLICABLE JOIST/BREAM HANGERS FOR JOIST TO BEAM OR BEAM TO BEAM. COLUMN CAPS CONNECTORS FOR BEAM TO POST AND POST BASE CONNECTORS TO POSTS. MODIFIED STANDARD CONNECTORS/FABRICATE CONNECTORS AS REQUIRED.

**ROOF SHEATHING:**

5/8" LP TECHSHIELD OSB RADIANT BARRIER ROOF SHEATHING ENERGY STAR\* QUALIFIED OR APPROVED EQUAL NAILING SCHEDULE SHALL CONSIST OF 10d @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. INTERM. SUPPORTS STAGGER PANEL END JOINTS. NAILING TO BE INSPECTED BEFORE COVERING, OR

BY	JCC
REVISIONS	1ST PLAN CHECK
DATE	09.15.23

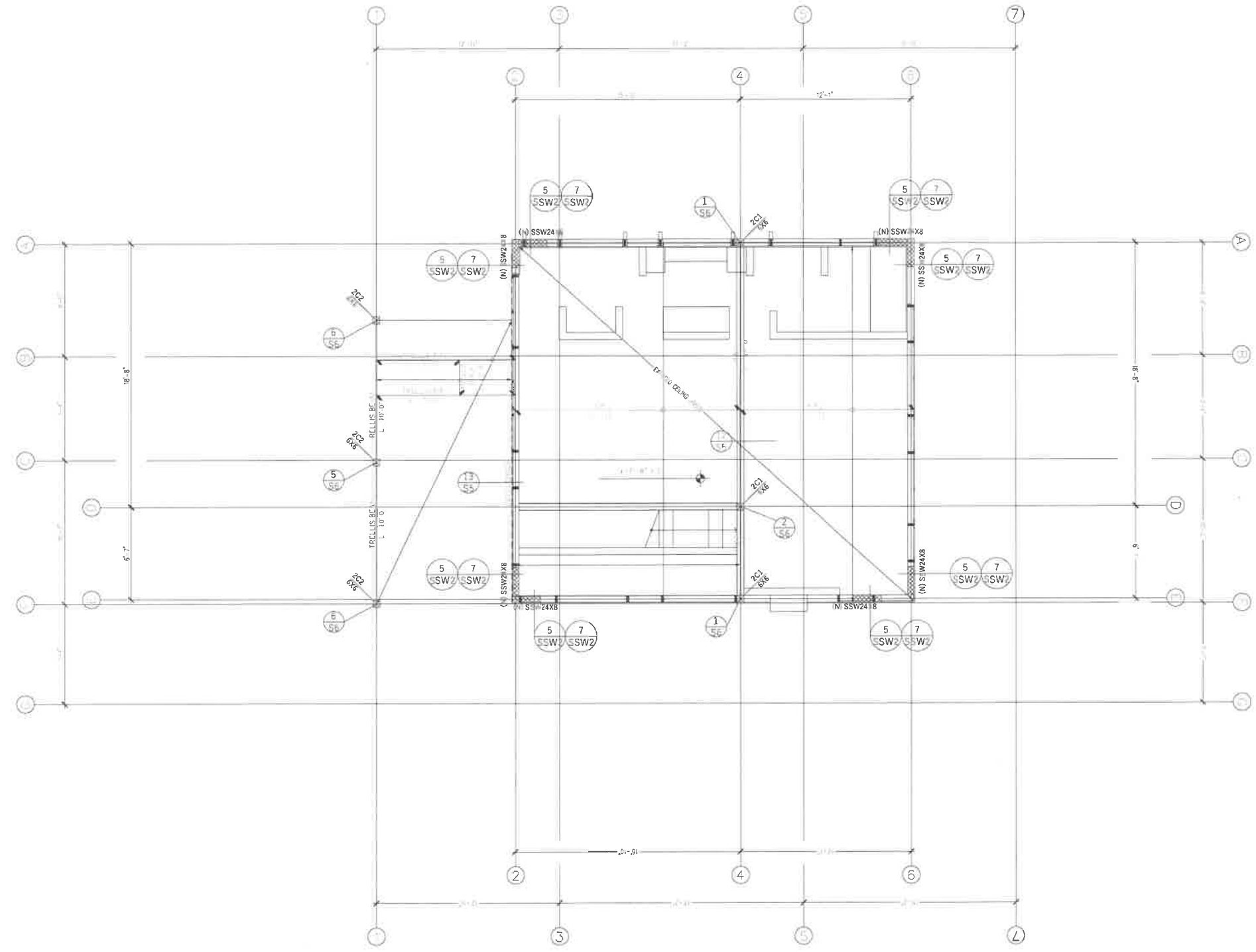


**ROOF FRAMING PLAN**

OWNER: SHARON SIEFERT  
 1369 N. HIGHGATE AVE., LOS ANGELES, CA 90042

DRAWN: JCC  
 CHECKED: RDC  
 DATE: SEP' 2023  
 SCALE: AS SHOWN  
 JOB NO.: P22-008  
 SHEET: S4

**EXHIBIT "A"**  
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 Case No. ZA-2021-9128-ZAD  
 ZAA



LARR # 25713

MODEL NO	CLEAR SPAN	FASTENERS (TOTAL)	ALLOWABLE LOAD 75% OF SIMPSON VALUES
MST - 48	18	32-16d	2970
	16	34-16d	3153

TABLE 2306.3(2): ALLOWABLE SHEAR FOR WOOD STRUCTURAL SHEAR WALLS

PANEL GRADE	MINIMUM NOMIAL PANEL THICKNESS(INCH)	MINIMUM FASTENER PENETRATION IN FRAMING (INCHES)	COMMON NAIL SIZE	ALLOWABLE SHEAR VALUE FOR SEISMIC FORCES PANEL APPLIED DIRECTLY TO FRAMING			
				FASTENER SPACING AT PANEL EDGES (INCHES)			
				A	B	C	D
STRUCTURAL 1 SHEATHING	3/8	1 3/8	8d(2 1/2"x0.131" common)	200	200	200	200
	7/16	1 3/8	8d(2 1/2"x0.131" common)	255	395	505	670
	15/32	1 3/8	8d(2 1/2"x0.131" common)	280	430	550	730
		1 1/2	10d(3"x0.148" common)	340	510	665	870
SHEATHING, PLYWOOD SIDING* EXCEPT GROUP 5 SPECIES	3/8"	1 3/8	8d(2 1/2"x0.113")	160	200	200	200

ROOF FRAMING PLAN  
 1/4" = 1'-0"

