

**INDEX OF DRAWINGS**

S.0 SITE PLAN, INDEX OF DRAWINGS

**ENGINEERING DRAWINGS**

DRAWINGS PREPARED BY TUFF SHED, INC.

S1 PROJECT NOTES, ELEVATIONS

S2 PLANS, SHEAR WALL SCHEDULE

S3 SECTION, DETAILS

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES AND REGULATIONS

CALIFORNIA BUILDING CODE, 2019  
 CALIFORNIA RESIDENTIAL CODE, 2019  
 CALIFORNIA PLUMBING CODE 2019 EDITION (CPC)  
 CALIFORNIA ELECTRICAL CODE 2019 EDITION (CEC)  
 CALIFORNIA MECHANICAL CODE 2019 EDITION (CMC)  
 INCLUDING ALL AMENDMENTS AS ADOPTED BY THE GOVERNING JURISDICTION.

APN # 157-242-09

**SCOPE OF WORK**

① FOUNDATION (SEE PLANS BY OTHERS)

② DETACHED ACCESSORY BUILDING 14'-0" x 19'-0" - 12'-3" HIGH, (TUFF SHED) ON A FOUNDATION.

**NOTE:**

PLEASE SEE ADDITIONAL SHEETS (PLANS & CALCULATIONS BY OTHERS) FOR FOUNDATION / STRUCTURAL.

WE ARE NOT APPLYING FOR AN ELECTRICAL PERMIT.

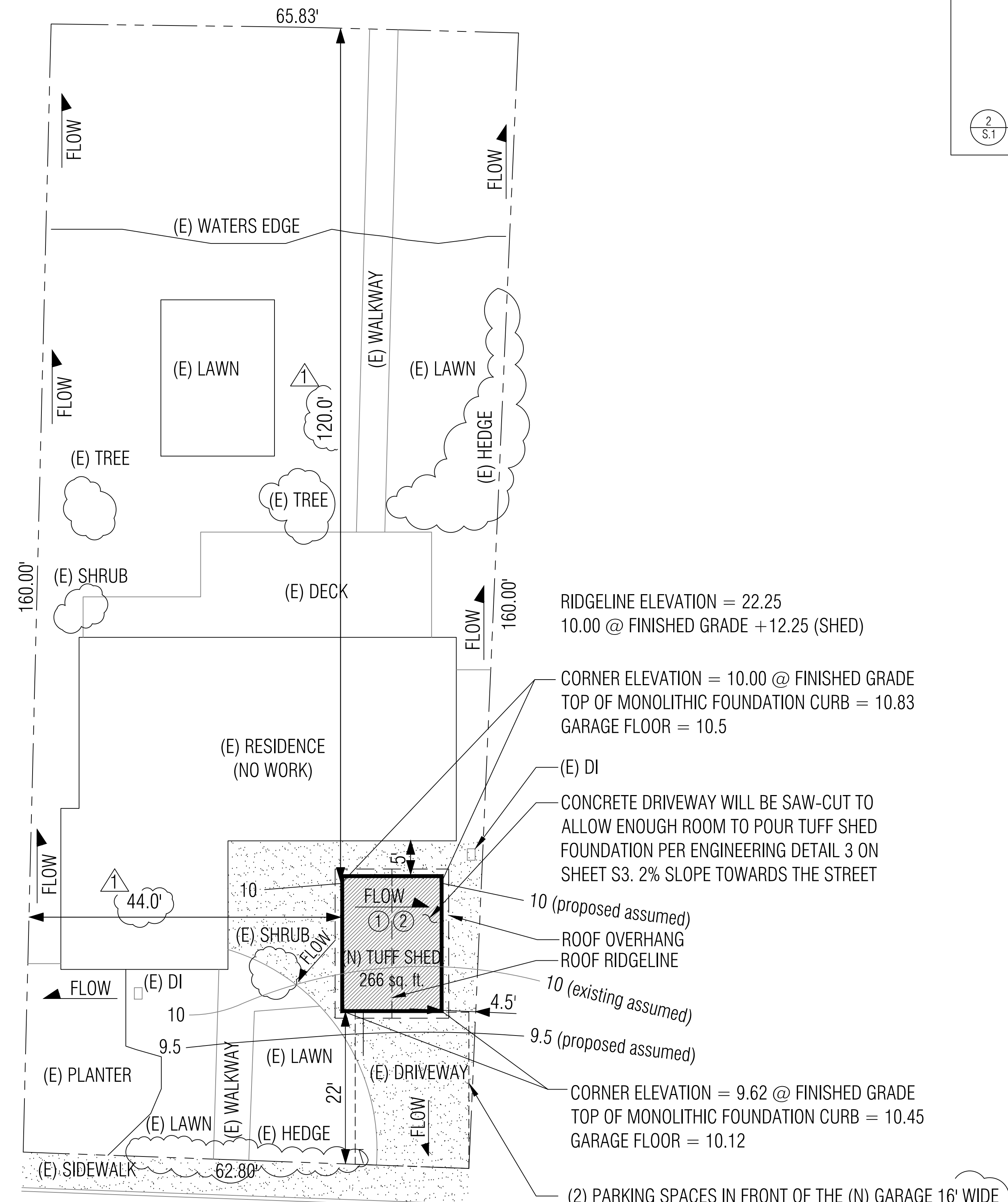
OCCUPANCY = U  
 CONSTRUCTION TYPE = VB

**LOT COVERAGE:**

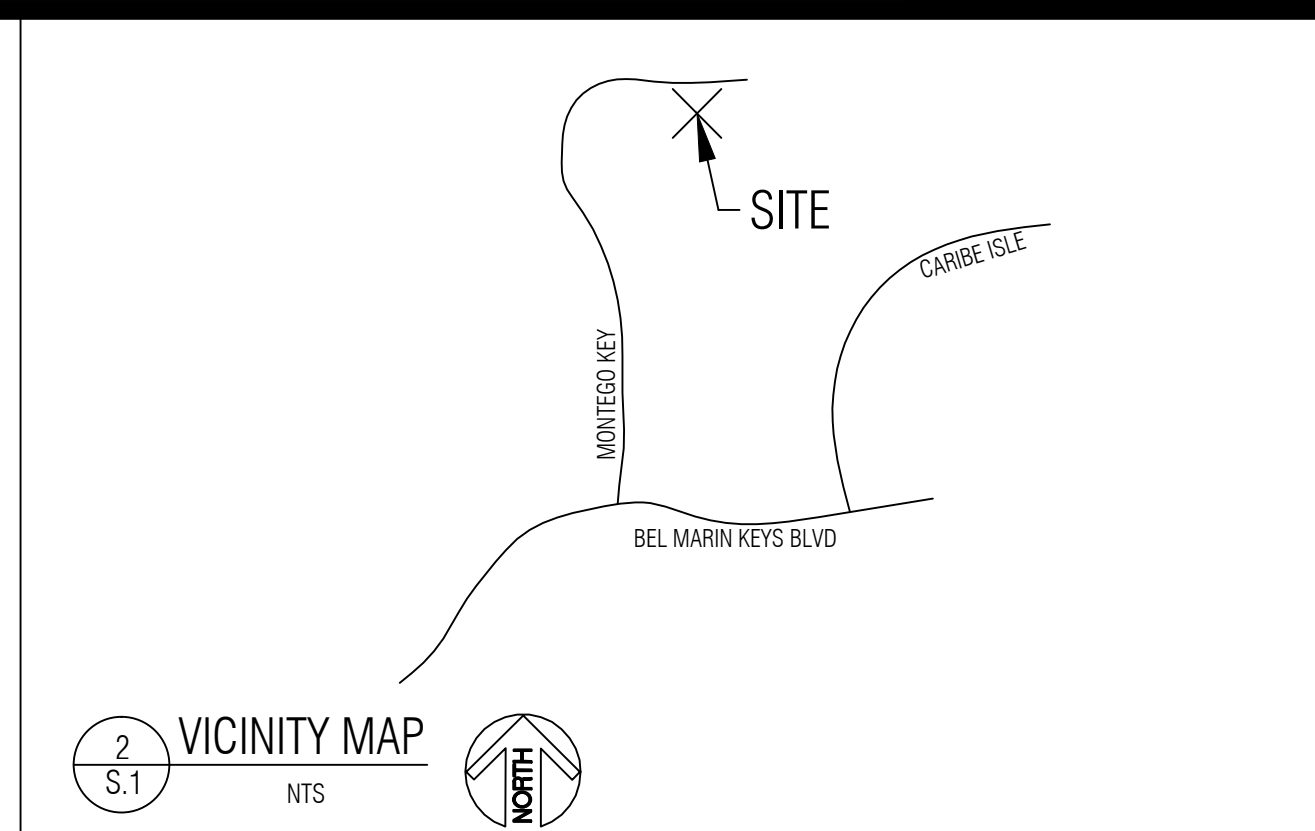
	Existing	Proposed
Lot Area	10,240sq. ft.	(no change)
Floor Area	1,464sq. ft.	1,730sq. ft.
Building Area	1,464sq. ft.	1,730sq. ft.
FAR	14%	17%

PROPOSED AREA OF DISTURBANCE IS 266 sq. ft.

THE IMPERVIOUS LOT COVERAGE WILL NOT CHANGE AS THE NEW TUFF SHED IS SITTING ON THE EXISTING CONCRETE DRIVEWAY



**1 SITE PLAN** (LOT = 10,240sq. ft.)  
 SC: 1" = 10'-0" **MONTEGO KEY**



NOTE:  
 THIS PROPERTY IS IN THE FLOOD ZONE, FIRM/NAVD 1988. ELEVATION CERTIFICATE OMB. No. 1660-008 DATED 03-30-10 PREPARED BY VP SURVEYING.

NOTE:  
 (N) TUFF SHED WILL BE KELLY MOORE "CYPRESS" W/ SHERWIN WILLIAMS "BLACK FOX" AND "PANDA WHITE"

NOTE:  
 FOUNDATION CONTRACTOR WILL PROVIDE AN APRON / APPROACH TO MAKE UP THE DIFFERENCE BETWEEN THE FINISHED GRADE AND THE GARAGE FLOOR

REVISIONS	No.	Description	Date
	1	Revisions per jurisdiction comments	07-22-22
PREPARED BY:	Social PERMIT SERVICES		
CLIENT:	MELANIE WRIGHT (Owner) TUFF SHED (Contractor)		
SITE ADDRESS:	APN # 157-242-09 144 MONTEGO KEY MONTEGO, CA 94949		
SHEET TITLE:	Site Plan for Tuff Shed		
DATE:	12.14.2021		
DRAWN:	TANNER ALBERTS		
SCALE:	AS NOTED		
JOB#	1745842		
SHEET NUMBER	S.0		
SHEET 1 OF 1			

**ACCESSORY BUILDING**  
14' X 19' = 266 SQ FT

**DRAWING INDEX**  
S1 - PROJECT NOTES, ELEVATIONS  
S2 - PLANS, SHEAR WALL SCHEDULE  
S3 - SECTIONS, DETAILS

**PROJECT NOTES**

- DESIGN REQUIREMENTS**
- GOVERNING CODES: 2019 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS  
OCCUPANCY REQUIREMENTS: GROUP U  
RISK CATEGORY: II  
CONSTRUCTION TYPE: V-B
  - DESIGN SCHEDULE
    - BUILDING SIZE  
WIDTH: 14'-0"  
LENGTH: 19'-0"  
SIDE WALL HEIGHT: 8'-1 1/8"  
TOTAL HEIGHT: 12'-2 3/8"
    - BUILDING LOADS  
ROOF LIVE LOAD: 25 PSF  
ROOF DEAD LOAD: 10 PSF  
ATTIC LIVE LOAD: 30 PSF  
ATTIC DEAD LOAD: 10 PSF
    - DESIGN WIND  
BASIC WIND SPEED, V: 110 MPH  
WIND EXPOSURE: C
    - SEISMIC DESIGN CATEGORY: D
    - SITE CLASS: D
    - ROOF PITCH: 5/12

- ROOFING SCHEDULE
  - ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB WITH FOIL BACKING. STAGGER LAYOUT PER APA CONDITION 1.
  - PI #24/16 MIN UNBLOCKED.
  - SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
  - LIFETIME DIMENSIONAL ASPHALT SHINGLES (U.N.O.).
  - GAF FELTBUSTER.
  - TYPE 'D' METAL DRIP EDGE FLASHING REQUIRED ALL SIDES.
  - TRUSSES SHALL BE SPACED @ 24" OC.
  - SEE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.
  - TRUSSES MUST BE BRACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION "GUIDE TO GOOD PRACTICE OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI)
  - TRUSS CONNECTION PLATES 'EAGLE METAL PLATES'.
  - THE TRUSS PLATE INSTITUTE (TPI) (NER QA 430) IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.
  - TRUSS MANUFACTURER: TUFF SHED, INC.

- WOOD FRAMING
  - ALL HEADERS ARE HEM FIR (HF) #2 (U.N.O.).
  - ALL WALL FRAMING MEMBERS SHALL BE HEM-FIR (HF) STUD GRADE OR BETTER.
  - STUDS SHALL BE SPACED @ 16" OC.
  - FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.
  - PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
  - SHEAR WALL MATERIAL SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
  - SHEAR WALL NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
  - LAMINATED VENEER LUMBER (LVL) SHALL BE LVL 2.0E-2600 F<sub>v</sub> WITH THE FOLLOWING DESIGN VALUES: F<sub>v</sub> = 2600 PSI, F<sub>x</sub> = 1555 PSI, F<sub>y</sub> = 285 PSI, F<sub>cu</sub> = 2510 PSI, F<sub>cu</sub> = 750 PSI, E = 2.0 x 10<sup>6</sup> PSI, SG = 0.50

- SOIL
  - MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 12" DEEP. VALUES ARE PER TABLE 1804.2.
  - ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.
  - IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
- PERMIT
  - PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES.
  - JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE

- GENERAL NOTES**
- GENERAL:
    - ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
    - BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
    - ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON 'STRONG-TIE' OR EQUIVALENT AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
    - GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.

- PLYWOOD DIAPHRAGMS:  
15/32" CDX PLYWOOD OR 7/16" OSB.
- MATERIAL EVALUATION REPORT IDENTIFICATION:
  - TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1082.
  - SMARTSIDE SIDING BY LP CORPORATION PER ICC-ES REPORT #ESR-1301.
  - HARDIEPANEL SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-1844.
  - HARDIEPLANK LAP SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT # ESR-2290.
  - LAMINATED VENEER LUMBER (LVL) BY WEYERHAEUSER PER ICC-ES REPORT #ESR-1387.
  - ASPHALT SHINGLES BY GAF PER ICC-ES REPORT #ESR-1475.
  - HDU PRE-DEFLECTED HOLD-DOWNS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2330.
  - SSTB ANCHOR BOLTS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2611.

2/11/2022

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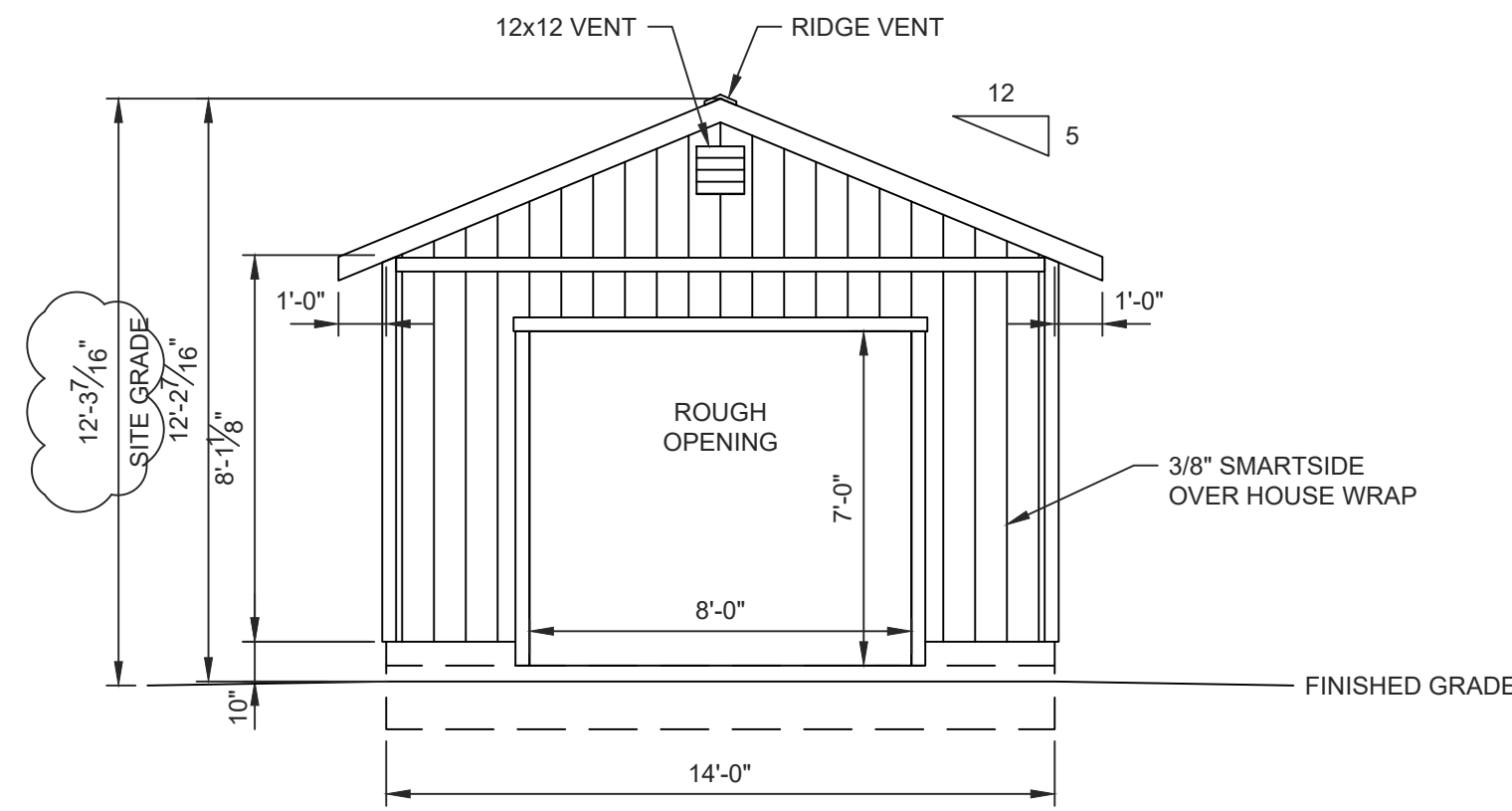
PO No. EP-8838 Inv. No. 1745842  
Customer: MELANIE WRIGHT  
Description:  
ACCESSORY BUILDING  
14' X 19' = 266 SQ FT  
Site Address:  
144 MONTEGO KEY  
NOVATO, CA 94949

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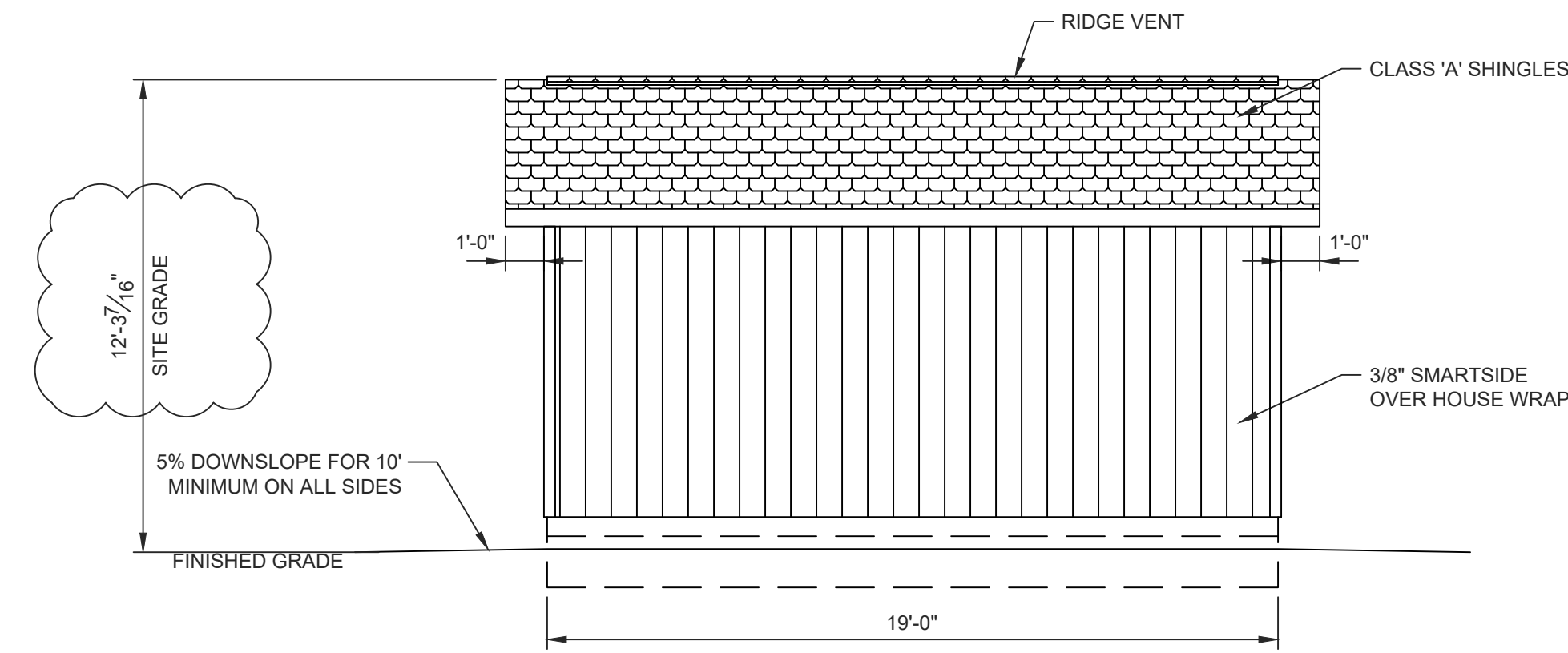
**TUFF SHED**  
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(707) 886-8833  
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Drawn By: JS  
Date: 10/11/2021  
Checked By: JR  
Date: 12/8/21  
Revised:  
Title:  
PROJECT NOTES  
ELEVATIONS  
Scale: 1/4" = 1'-0"  
Sheet:

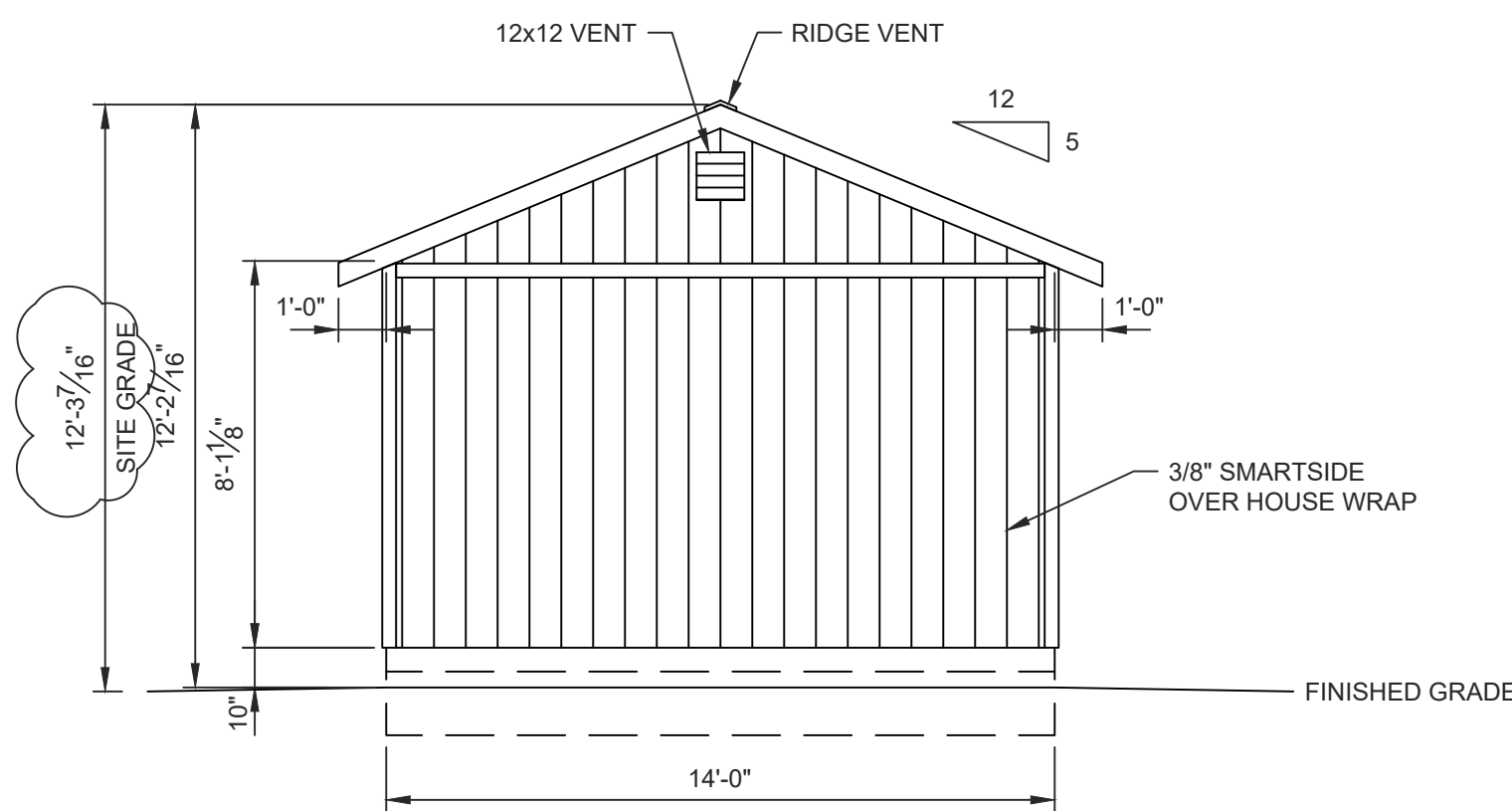
**S1**



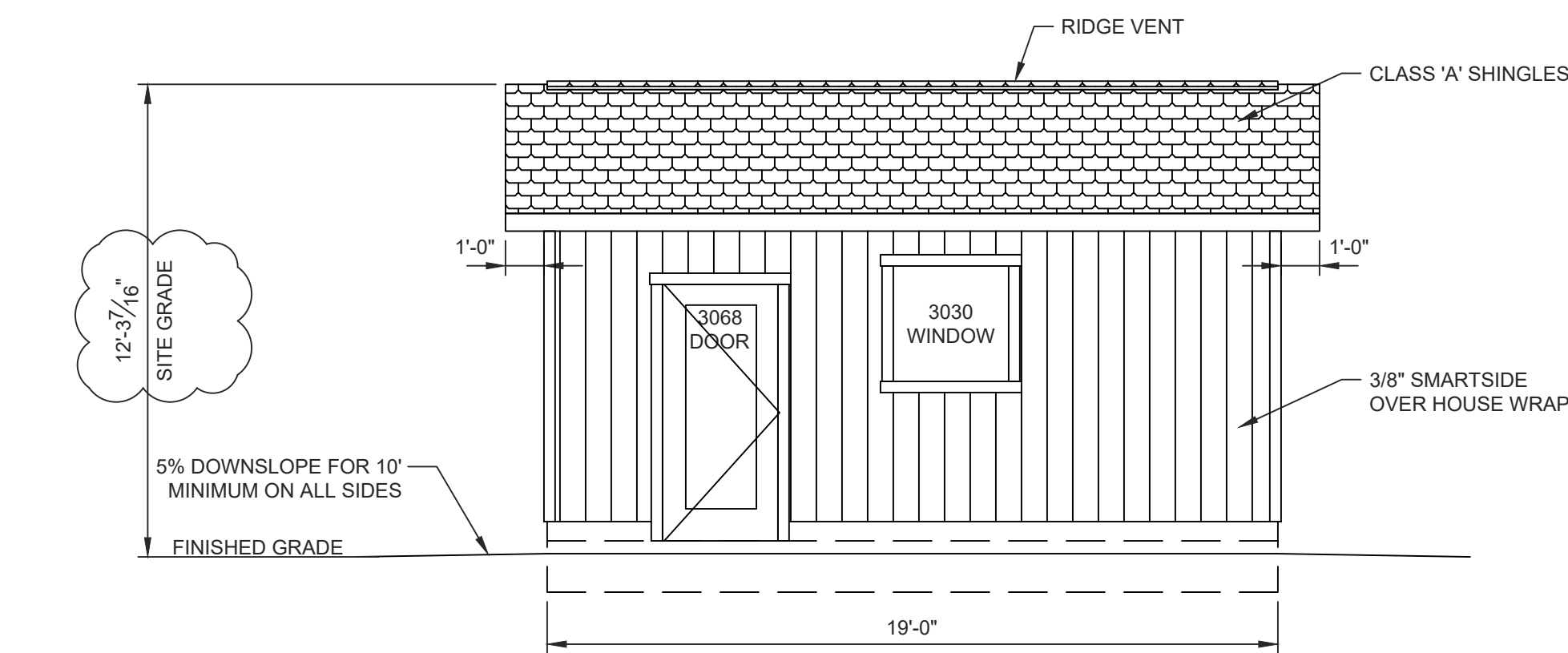
**WALL A ELEVATION**



**WALL B ELEVATION**



**WALL C ELEVATION**



**WALL D ELEVATION**

NAILING SCHEDULE		SHEAR WALL SCHEDULE		SHEAR WALL SCHEDULE	
CHORD SPLICE NAILING: 8 - 16d NAILS EACH SIDE OF SPLICE. TRUSS BLOCKING: (4) - 16d (TOENAILED)		2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE OVER HOUSE WRAP. 14'-0" LONG TOTAL. (3'+3') = 6' AND 2b <sub>v</sub> /h=0.74 USED FOR SHEAR.		2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE OVER HOUSE WRAP. 19'-0" LONG TOTAL. 19' USED FOR SHEAR.	
FRAMING NAILING: STUD TO TOP PLATE, 2-16d END NAIL STUD TO SILL PLATE, 2-16d END NAIL OR 4-8d TOENAIL DBL. HEADER 16d @ 16" OC ALONG EACH EDGE HEADER TO KING STUD 4-8d TOENAIL OR 4-16d END NAIL DOUBLE TOP PLATES, 16d @ 16" FACENAIL		NAILING: EDGE: 8d COMMON @ 3" OC FIELD: 8d COMMON @ 12" OC		NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWNS REQUIRED.	
<b>UNLESS SPECIFIED HEREIN, ALL NAILING SHALL BE PER 2019 CBC TABLE 2304.10.1.</b>		PROVIDE SIMPSON HDU2 HOLDOWNS ATTACHED TO END STUDS AND SSTB16 ANCHOR BOLTS.		TOENAIL BLOCKING TO TOP PLATE: 3-8d/ BLOCK	
UPLIFT TRANSFER: PROVIDE SIMPSON H2.5A AT EACH END OF TRUSSES.		2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE OVER HOUSE WRAP. 14'-0" LONG TOTAL. 14' USED FOR SHEAR.		2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE OVER HOUSE WRAP. 19'-0" LONG TOTAL. (3'+3'+7') = 13' AND 2b <sub>v</sub> /h=0.74 USED FOR SHEAR.	
PROVIDE 2X4 SOLID BLOCKING ON ALL UNSUPPORTED EDGES OF PLYWOOD ON SHEAR WALLS.		NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWNS REQUIRED.		NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWNS REQUIRED.	
UNBLOCKED ROOF DIAPHRAGM ROOF SHEATHING NAILING: BORDER: 8d COMMON @ 6" OC EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC		CALC. SHEAR LOAD (lb/ft)	ALLOW SHEAR LOAD (lb/ft)	CALC. SHEAR LOAD (lb/ft)	ALLOW SHEAR LOAD (lb/ft)
		43	167	63	122
END WALL SHEAR TRANSFER: SHEATHING AT END WALL LAPS TOP PLATE OF WALL BELOW. PROVIDE EDGE NAILING. REFERENCE <b>END WALL ASSEMBLY/S3.</b> OR BALLOON FRAME END WALLS.		TOENAIL BLOCKING TO TOP PLATE: 3-8d/ BLOCK		150	

SIDING TESTED TO MEET THE REQUIREMENT OF SECTION R703.1.1, EXCEPTON 2 OF THE 218 IRC AND 2019 CRC. REFER TO INTERTEK LETTER REPORT NO. 104417961MD-001R1.

**WHEN PERFORATED SHEAR WALL DESIGN IS DESIGNATED, AREAS ABOVE AND BELOW OPENINGS ARE USED IN SHEAR CALCULATIONS. REFER TO THE ANSII/AWC SDPWS.**

SIMPSON	USP EQUIVALENT
H2.5A	RT7A
SSTB16-SSTB36	STB16-STB36
HDU2-HDU5	PHD2A-PHD5A
HDU8	PHD8
LUS24-LUS210	JUS24-JUS210
LS30/LS50	MP3/MP5
LSTA9-LSTA24	LSTA9-LSTA24
A24	TDL5
H1	RT15
H3	RT3A
H6	LFTA6
H8	LTW12
H10	RT16A
PA51/PA68	TA51/TA71
ABA44/ABA66	PA44E/PA66E
BC4/BC6	C44/C66
A311	TDL10
HST2	KHST2
SDS1/4X3 SCREW	WS3
A34	MP34
A35	MPA1
CS18/CS22	RS200/RS300
HTT4/HTT5	HTT16/HTT22
CMSTC16	CMSTC16

2/11/2022

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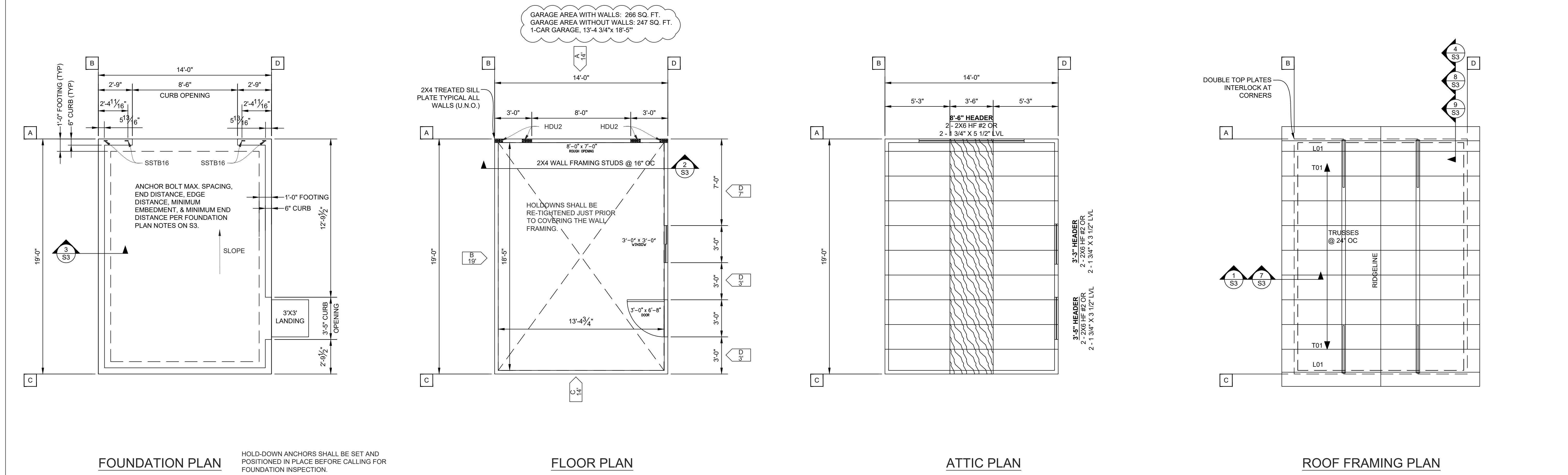
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Storage Buildings & Garages  
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Drawn By: JS  
Date: 10/11/2021  
Checked By: JR  
Date: 12/8/21  
Revised:  
Title:  
PLANS  
SHEAR WALL SCHED  
NAILING SCHEDULE  
Scale: 1/4" = 1'-0"  
Sheet:

**S2**  
Sheet 2 of 3



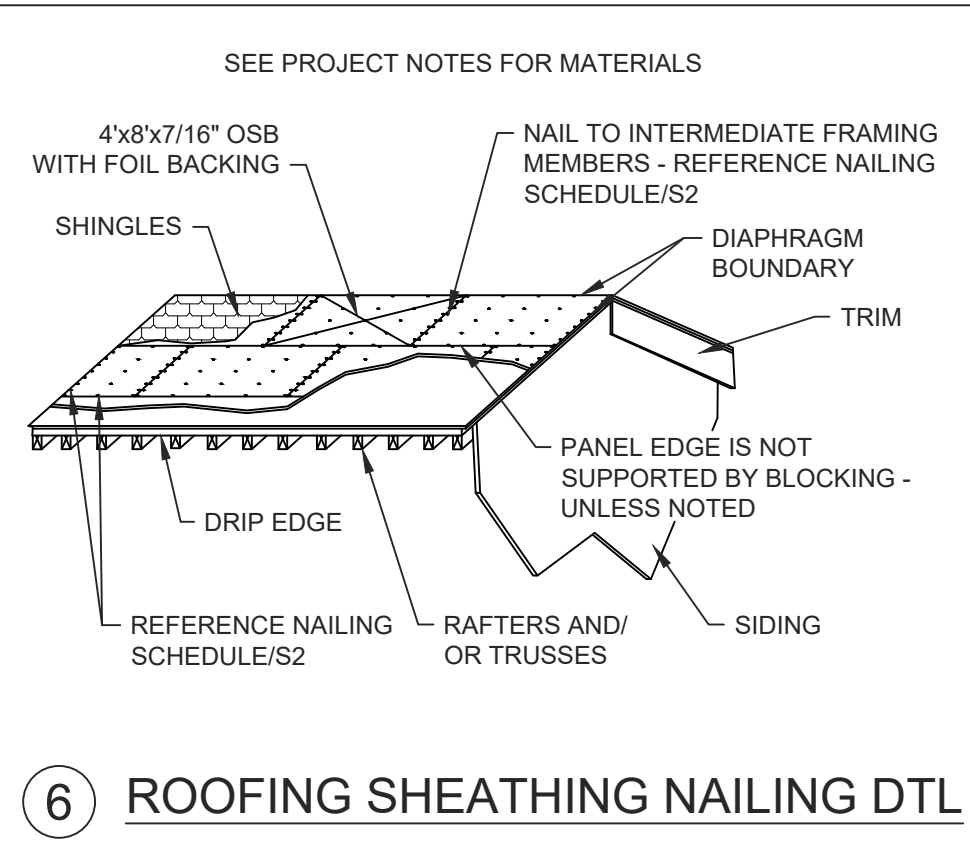
FOUNDATION PLAN

HOLD-DOWN ANCHORS SHALL BE SET AND POSITIONED IN PLACE BEFORE CALLING FOR FOUNDATION INSPECTION.

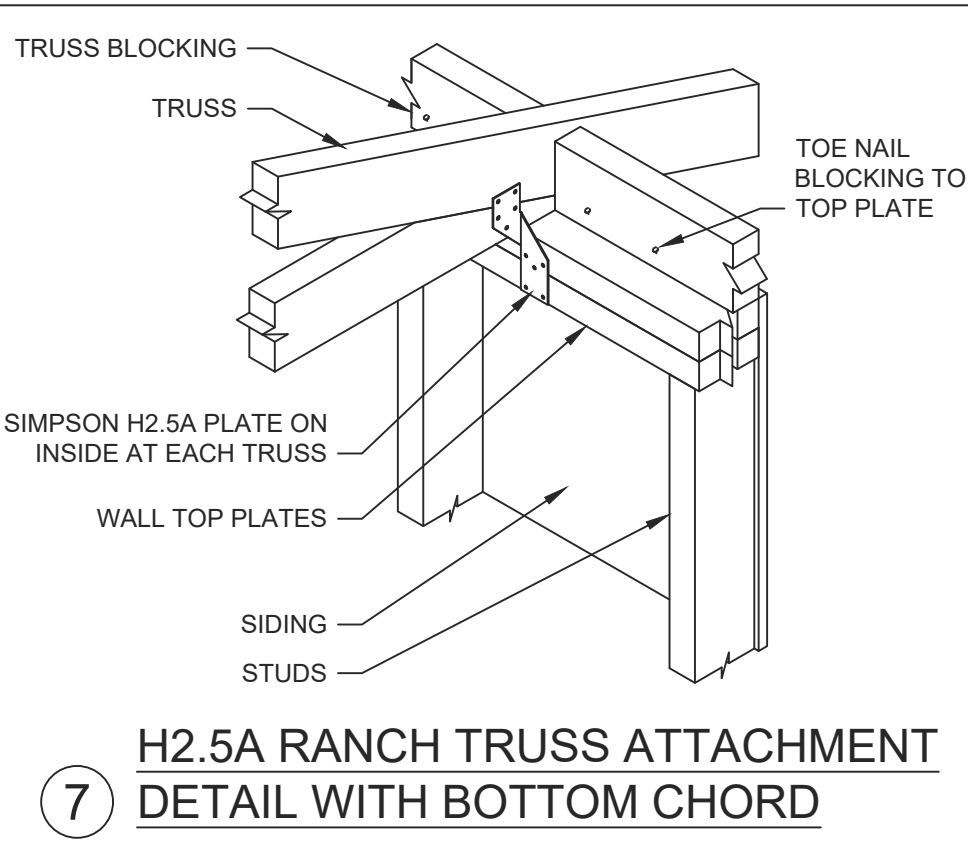
FLOOR PLAN

ATTIC PLAN

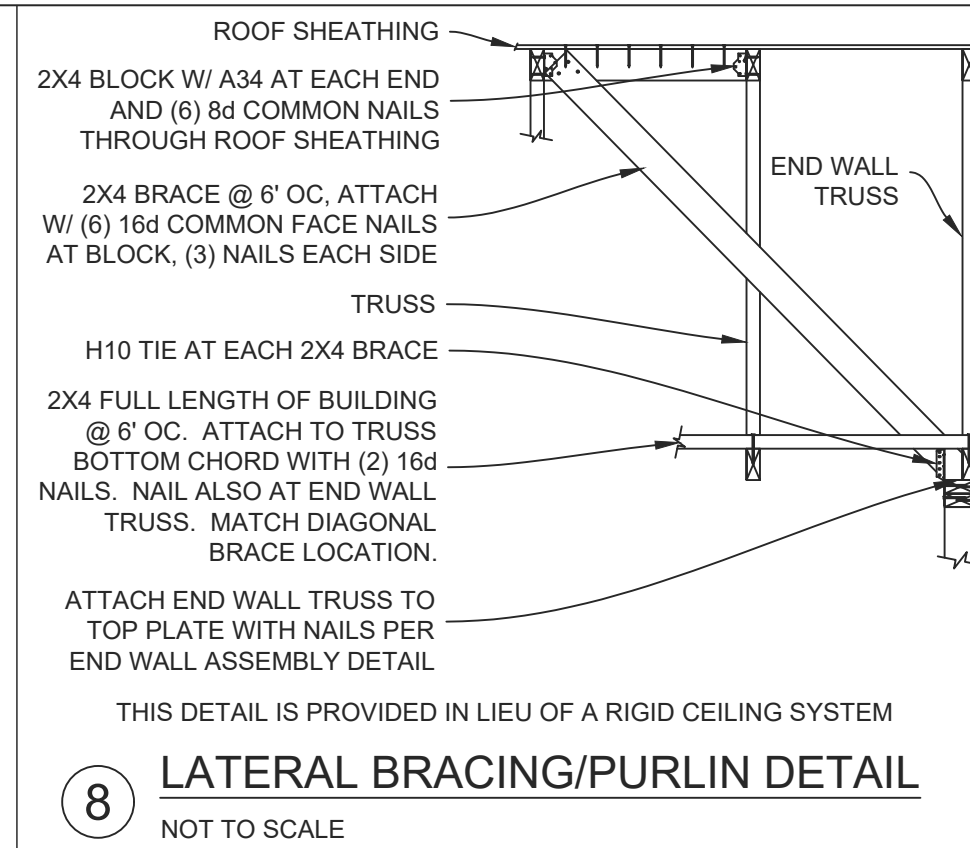
ROOF FRAMING PLAN



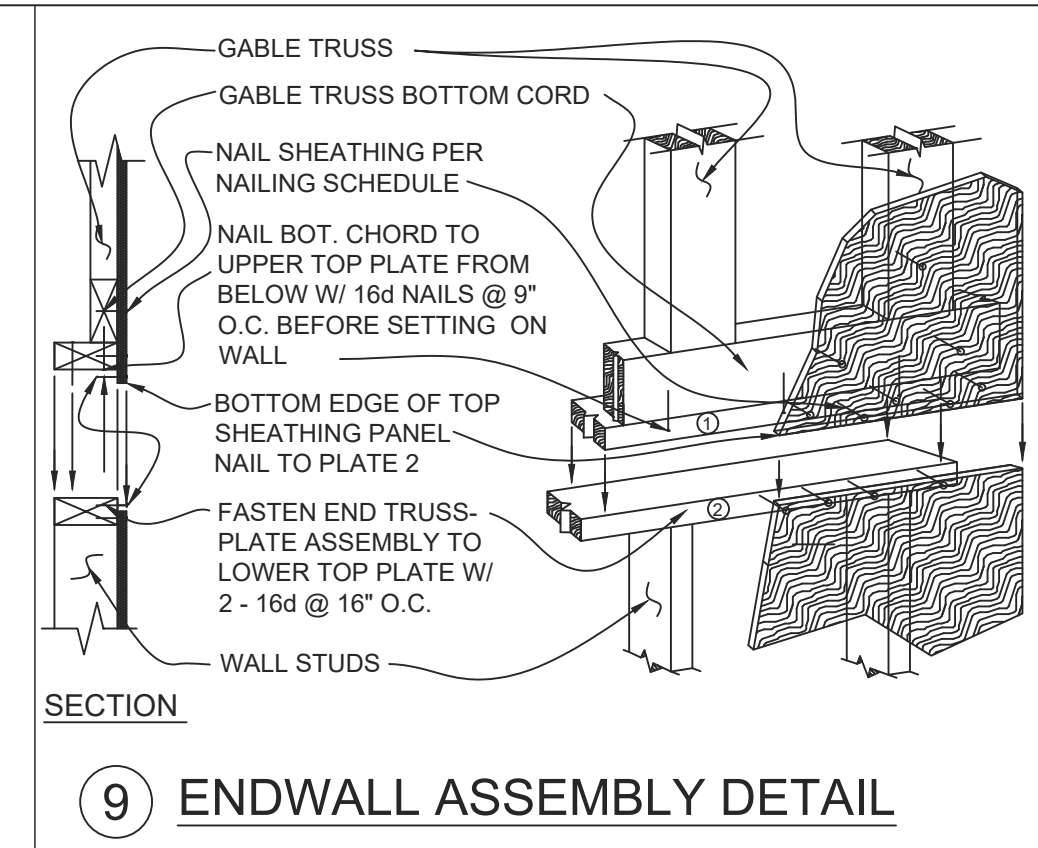
6 ROOFING SHEATHING NAILING DTL



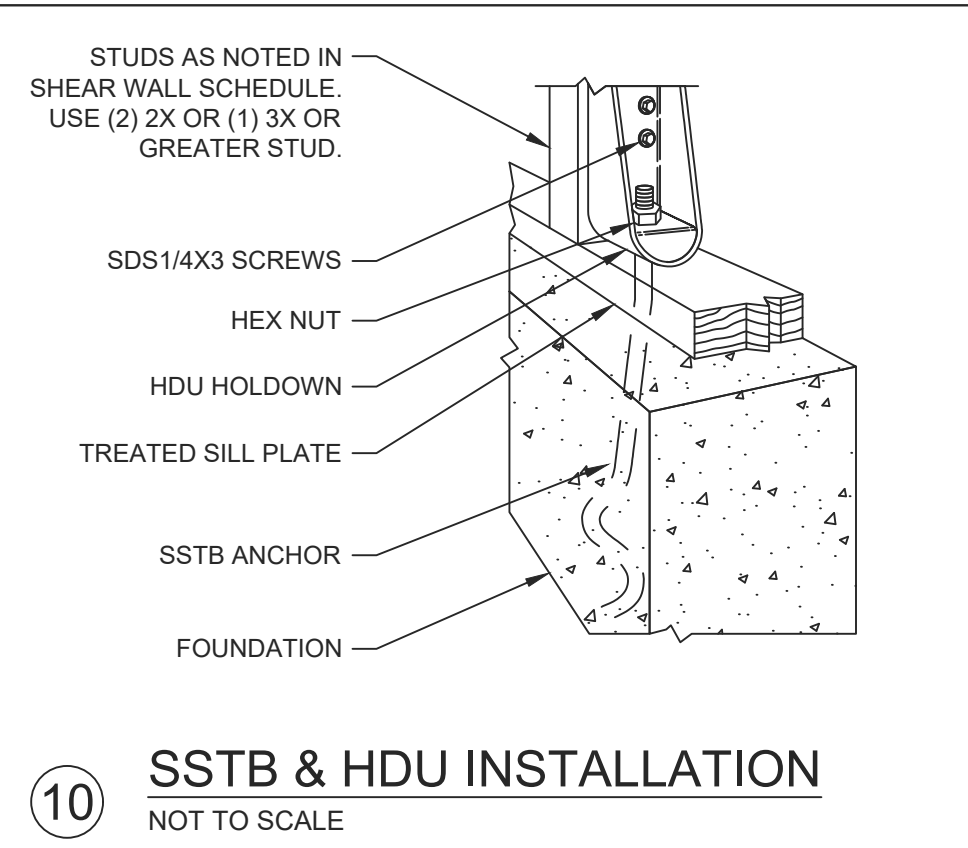
7 H2.5A RANCH TRUSS ATTACHMENT DETAIL WITH BOTTOM CHORD



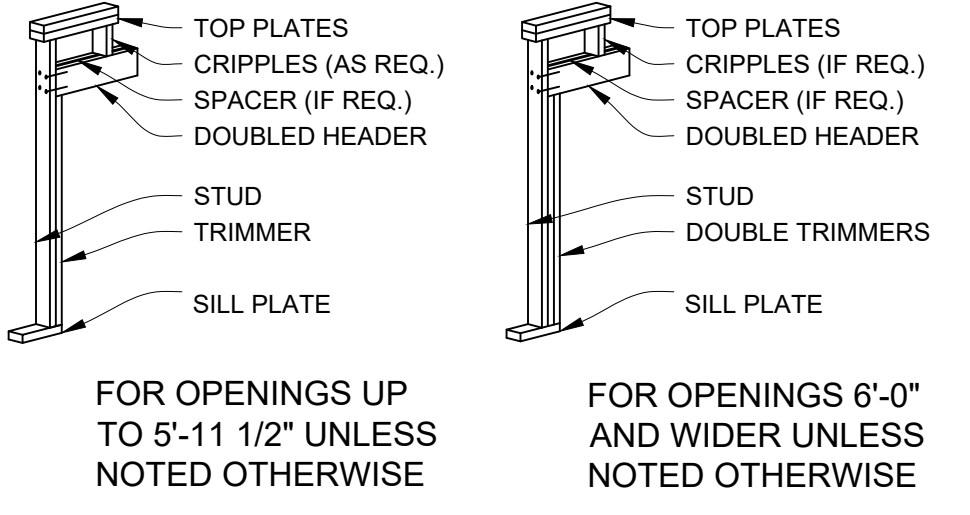
8 LATERAL BRACING/PURLIN DETAIL NOT TO SCALE



9 ENDWALL ASSEMBLY DETAIL

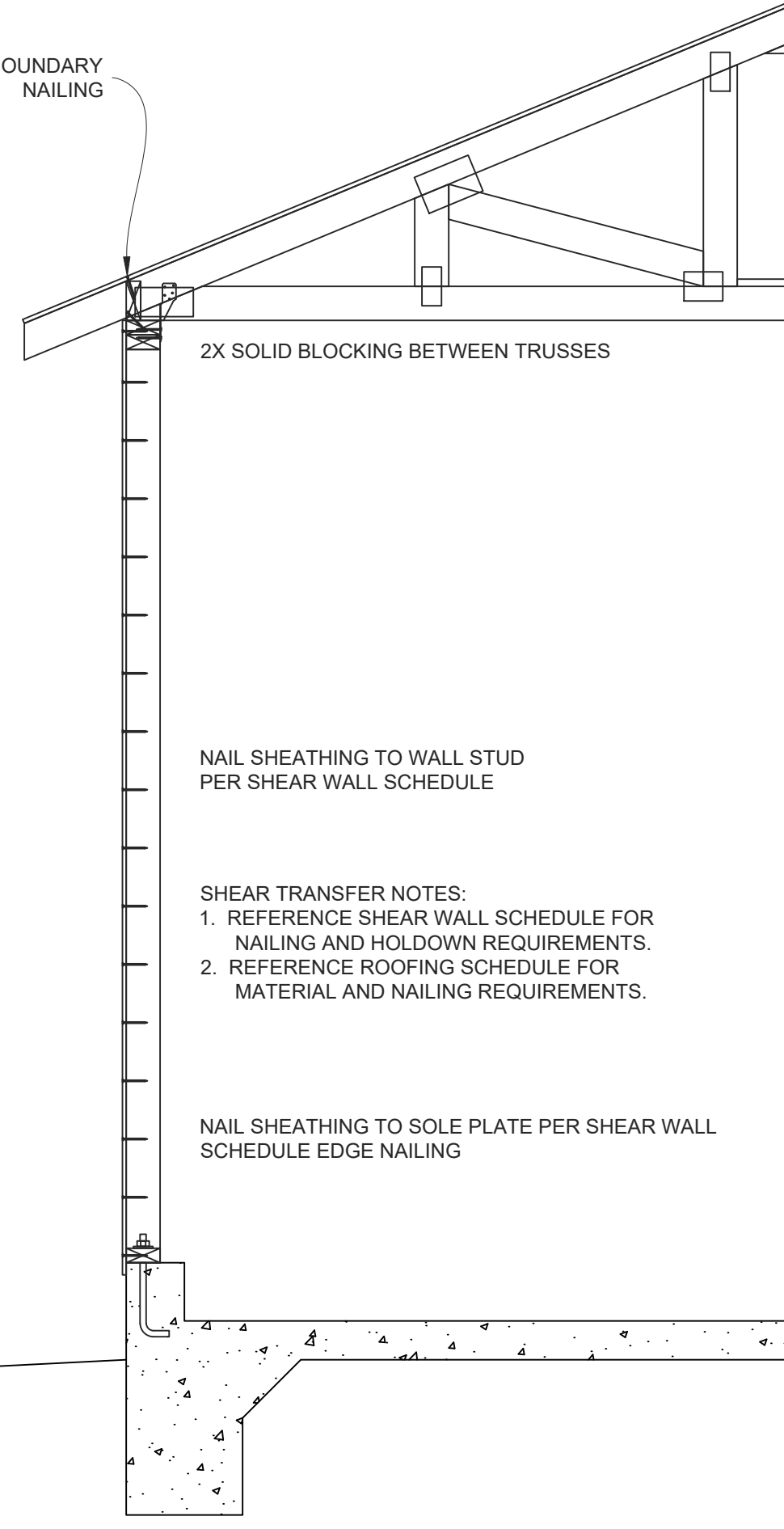


10 SSTB & HDU INSTALLATION NOT TO SCALE

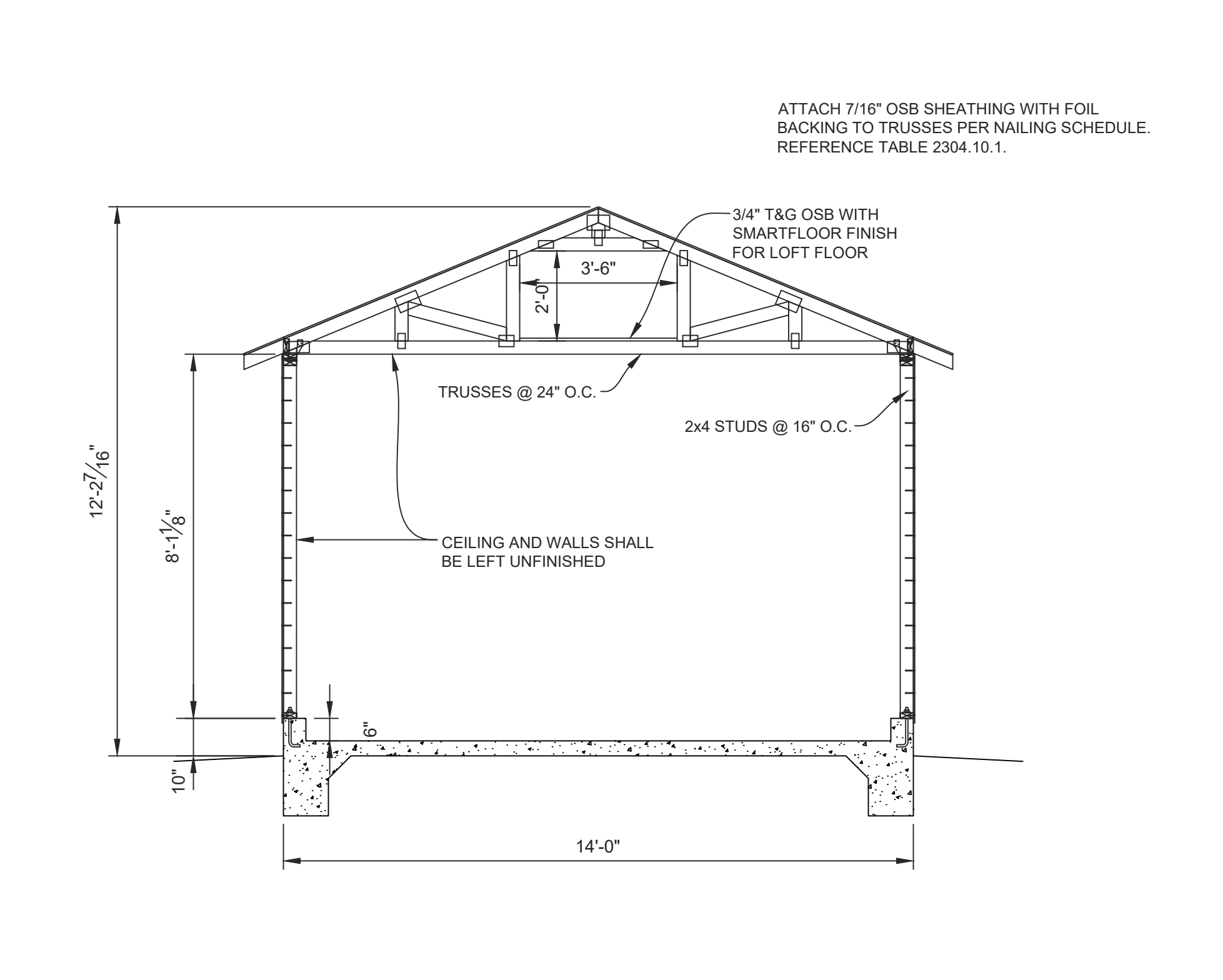


NAILING:  
HEADER TO STUD - 4-8d TOENAIL OR 4-16d END NAIL  
DOUBLED HEADER - 16d @ 16" STAGGERED FACE NAIL

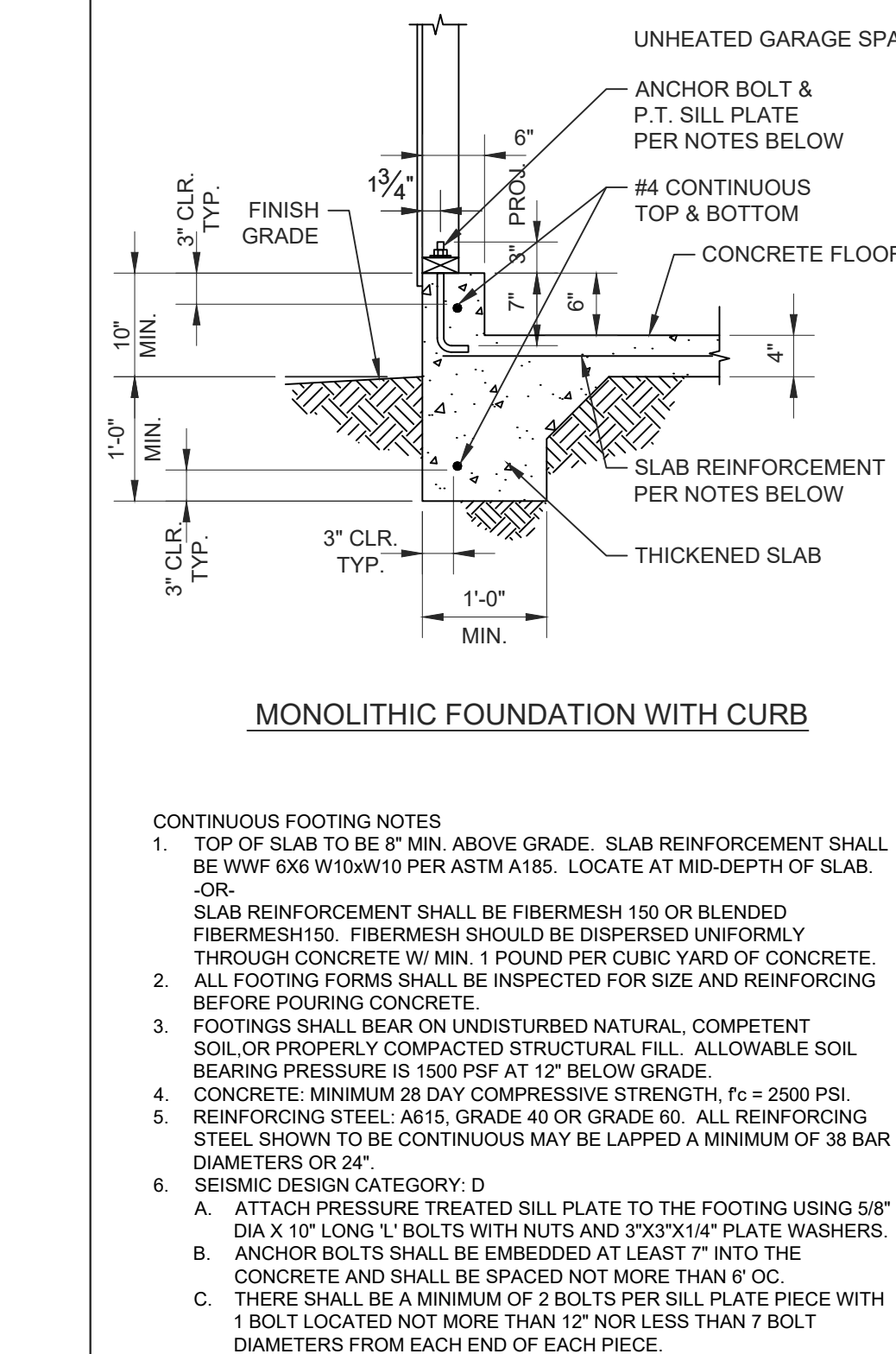
5 HEADER DETAIL NOT TO SCALE



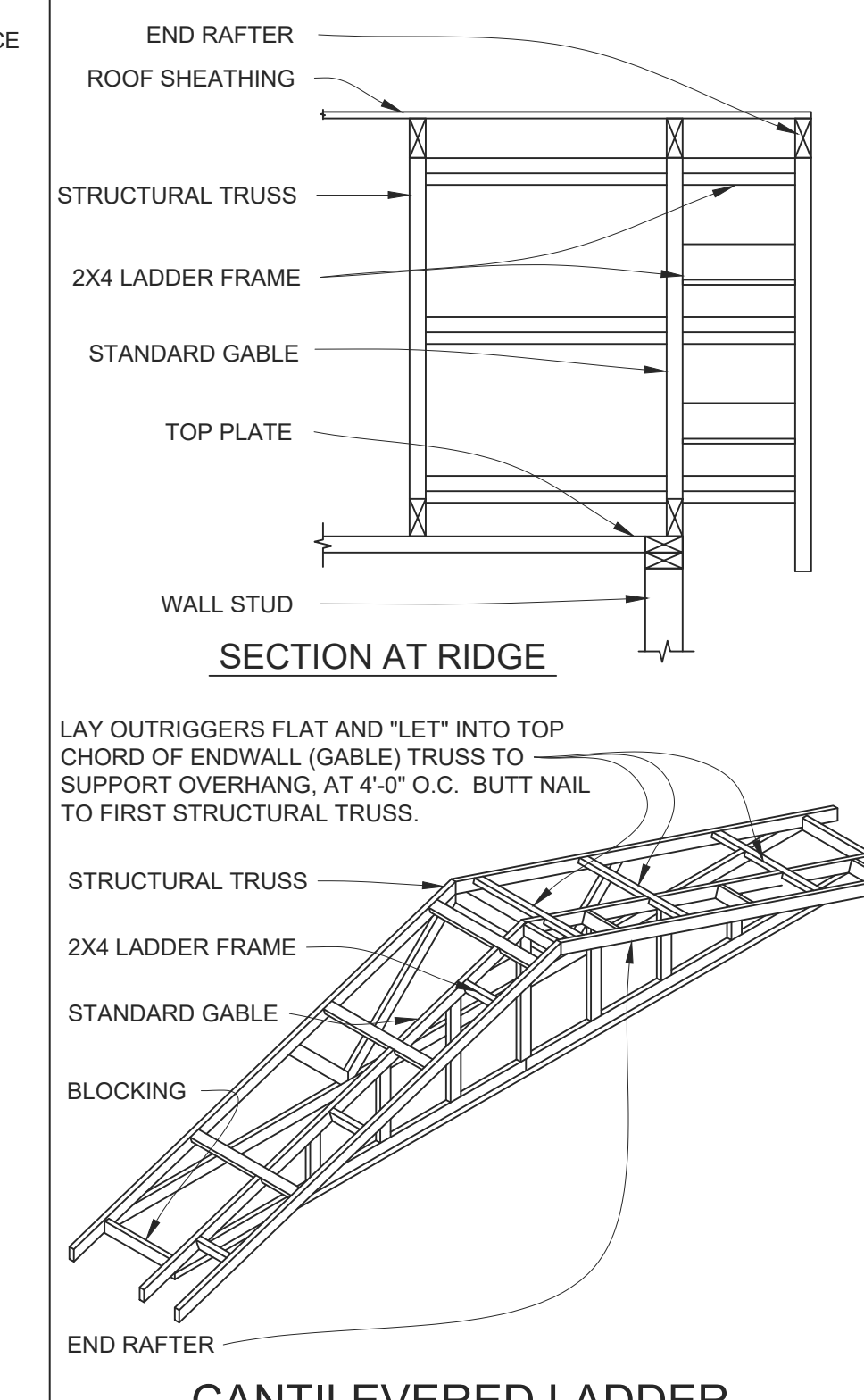
1 SHEAR TRANSFER DETAIL 3/4" = 1'-0"



2 BUILDING SECTION 3/8" = 1'-0" ATTACH EACH END OF EACH TRUSS TO TOP PLATES WITH H2.5A OR EQUIV CLIPS. WALL FRAMING TO BE 2X4 HF STUD GRADE @ 16" OC.



3 CF-1 FOUNDATION DETAIL 3/4" = 1'-0" or 1/16" scale CBC



4 CANTILEVERED LADDER FRAME OVERHANG DETAIL

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CONTRACTOR'S LICENSE #661664  
PROPERTY & ALL RIGHTS RESERVED STORE 180

Drawn By: JS  
Date: 10/11/2021  
Checked By: JR  
Date: 12/8/21  
Revised:  
Revised:  
Title:  
-  
SECTIONS  
DETAILS  
-  
Scale: NONE  
Sheet:

**S3**  
Sheet 3 of 3