

APN 065-2660-039

Thomas Pulsifer

963 Kains Avenue

Albany, Ca 94706

510-990-5155

14x25x12'-7/16"

350 sq ft Detached Garage

ACCESSORY BUILDING
14' X 25' = 350 SQ FT

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

PROJECT NOTES

- DESIGN REQUIREMENTS**
- GOVERNING CODES: 2019 CALIFORNIA RESIDENTIAL CODE WITH LOCAL AMENDMENTS
 OCCUPANCY REQUIREMENTS: GROUP U
 RISK CATEGORY: II
 CONSTRUCTION TYPE: V-B
 - DESIGN SCHEDULE
 - BUILDING SIZE
 WIDTH: 14'-0"
 LENGTH: 25'-0"
 SIDE WALL HEIGHT: 8'-1 1/8"
 TOTAL HEIGHT: 12'-0 3/8"
 - BUILDING LOADS
 ROOF LIVE LOAD: 30 PSF
 ROOF DEAD LOAD: 10 PSF
 - DESIGN WIND
 BASIC WIND SPEED, V: 110 MPH
 WIND EXPOSURE: C
 - SEISMIC DESIGN CATEGORY: E
 - 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.
 - P1 #24/16 MIN UNBLOCKED.
 - SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
 - LIFETIME DIMENSIONAL ASPHALT SHINGLES (U.N.O.).
 - GAF FELT/BLISTER.
 - TYPE 'D' METAL DRIP EDGE FLASHING REQUIRED ALL SIDES.
 - TRUSSES SHALL BE SPACED @ 24" OC.
 - 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-2800 F_v WITH THE FOLLOWING MIN. DESIGN VALUES: F_b = 2600 PSI, F_v = 1555 PSI, F_c = 285 PSI, F_{em} = 2910 PSI, F_{cl} = 750 PSI, E = 2.0 x 10⁶ 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 R401.4.1.
 - 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

PRELIMINARY - NOT FOR CONSTRUCTION

STRUCTURAL DRAWINGS BY:
 TUFF SHED
 IN HOUSE DRAFTING DEPARTMENT
 1777 S. HARRISON STREET
 DENVER, COLORADO 80210
 (303) 753-TUFF

PO No. EP-9385 Inv No. 1769289
 Customer: THOMAS PULSIFER
 Description:
 ACCESSORY BUILDING
 14' X 25' = 350 SQ FT
 Site Address:
 983 KAINS AVE
 ALBANY, CA 94706

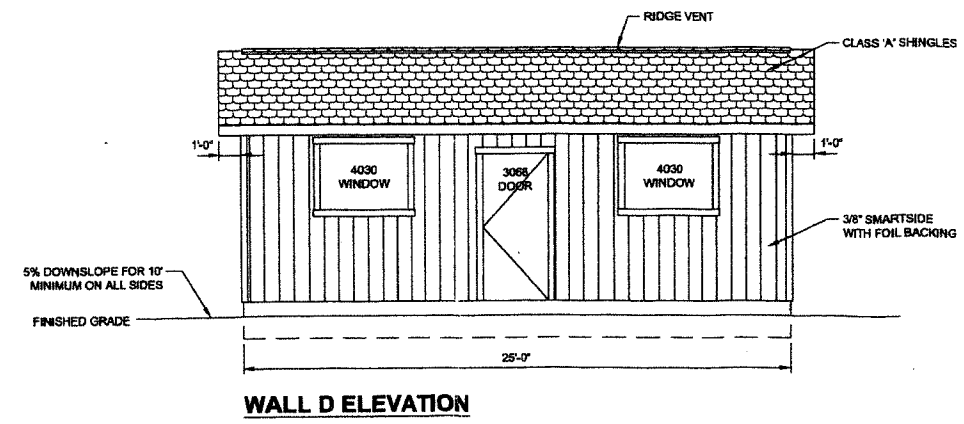
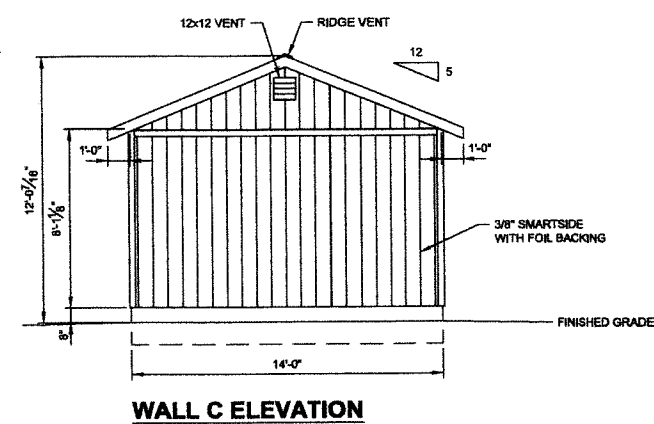
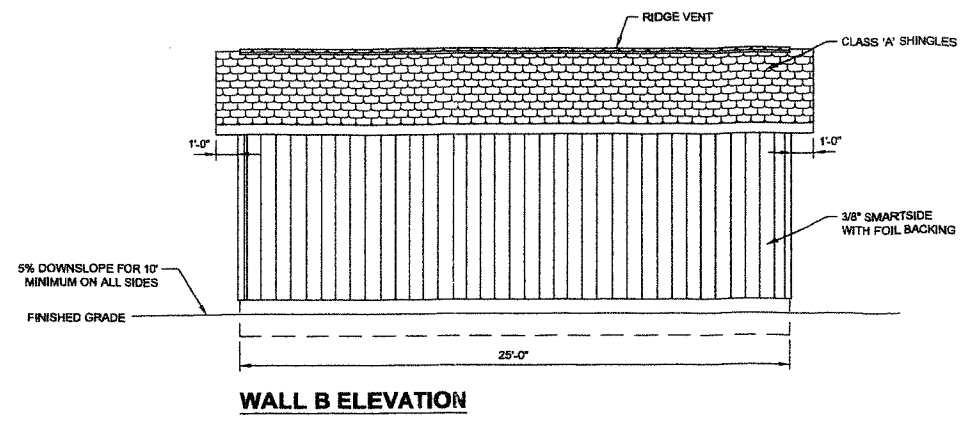
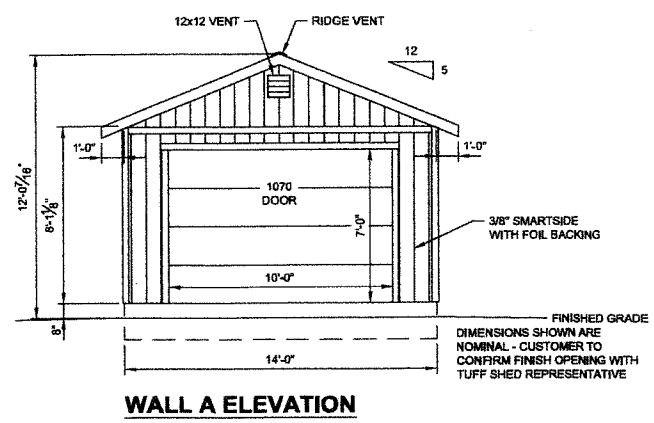
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 (408) 852-9833
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Drawn By: AM
 Date: 11/23/21
 Checked By:
 Date:
 Revised:
 Revised:
 Title:
 PROJECT NOTES
 ELEVATIONS
 Scale: 1/4" = 1'-0"
 Sheet:

S1

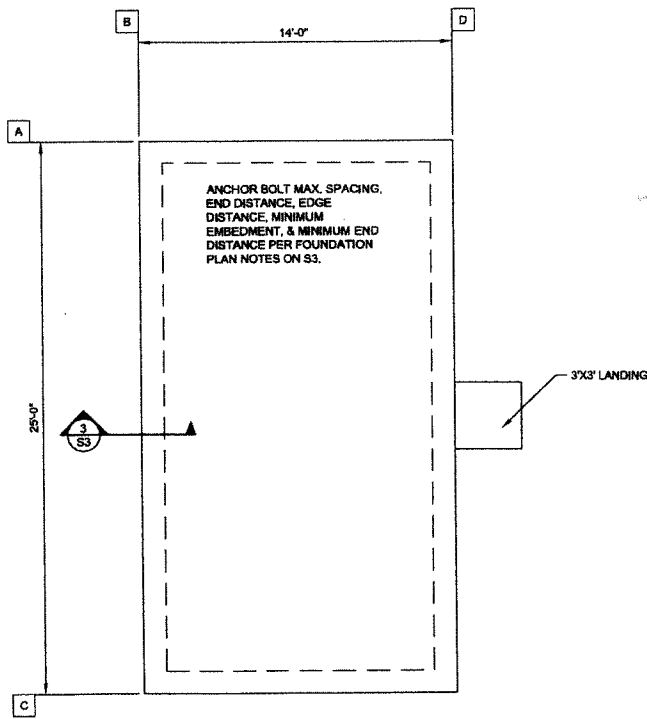
Sheet 1 of 3



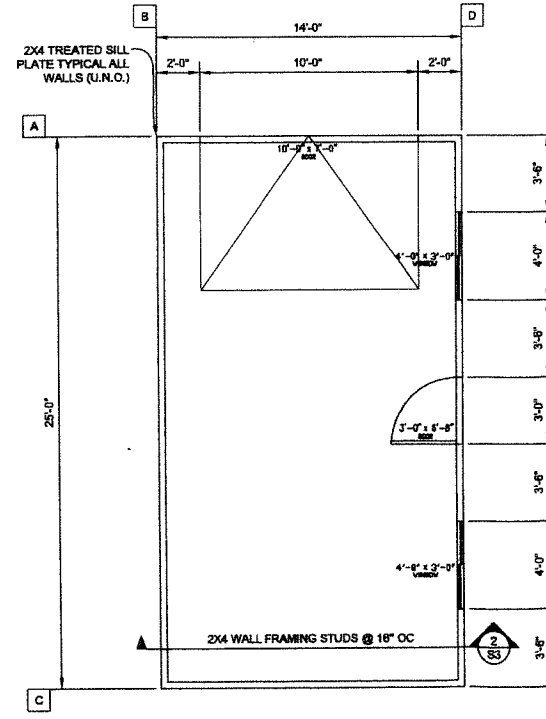
NAILING SCHEDULE		SHEAR WALL SCHEDULE		SHEAR WALL SCHEDULE	
		CALC. SHEAR LOAD (lb/ft)	ALLOW. SHEAR LOAD (lb/ft)	CALC. SHEAR LOAD (lb/ft)	ALLOW. SHEAR LOAD (lb/ft)
CHORD SPLICE NAILING: 8 - 16d NAILS EACH SIDE OF SPLICE. TRUSS BLOCKING: (4) - 16d (TOENAIL)					
FRAMING NAILING: STUD TO TOP PLATE, 2-16d 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		X	202	X	202
UNLESS SPECIFIED HEREIN, ALL NAILING SHALL BE PER 2019 CRC TABLE R602.3(1).					
UPLIFT TRANSFER: PROVIDE SIMPSON H2.5A AT EACH END OF TRUSSES.					150
PROVIDE 2X4 SOLID BLOCKING ON ALL UNSUPPORTED EDGES OF PLYWOOD ON SHEAR WALLS.					
UNBLOCKED ROOF DIAPHRAGM ROOF SHEATHING NAILING: BORDER: 8d COMMON @ 6" OC EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC		X	202	X	202
END WALL SHEAR TRANSFER: SHEATHING AT END WALL LAPS TOP PLATE OF WALL BELOW. PROVIDE EDGE NAILING. REFERENCE END WALL ASSEMBLY/S3. OR BALLOON FRAME END WALLS.					
SIDING TESTED TO MEET THE REQUIREMENTS OF SECTION R703.1.1, EXCEPTION 2 OF THE 2018 IRC AND CRC. REFER TO INTERTEK LETTER REPORT NO. 104417961 MID-001R1.					150

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

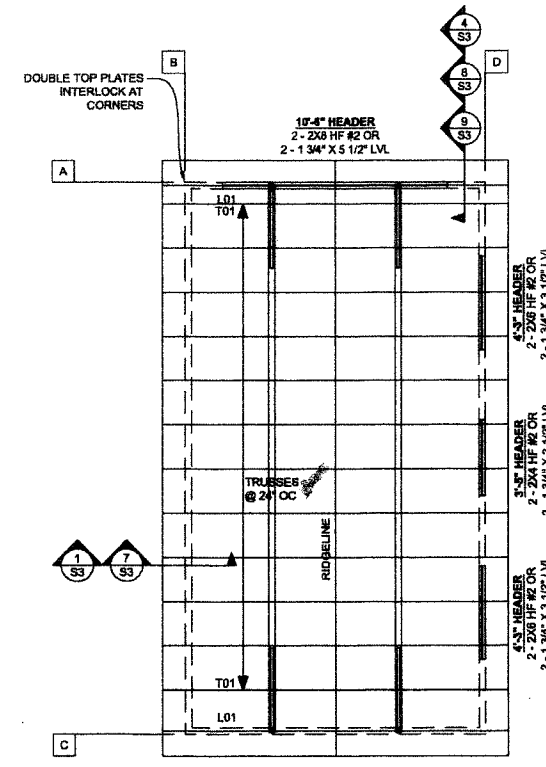
SIMPSON	USP EQUIVALENT
H2.5A	RT7A
SSTB16-SSTB36	STB16-STB36
HDU2-HDU5	PHD2A-PHD5A
HDU8	PHD8
LUS24-LUS210	JUS24-JUS210
LS30LS50	MP3/MP5
LSTA9-LSTA24	LSTA9-LSTA24
A24	TDL5
H1	RT15
H3	RT3A
H6	LFTA6
H8	LTW12
H10	RT16A
PA51/PA68	TA51/TA71
ABA44/ABA66	PA44E/PA66E
BC4/BC8	C44/C66
A311	TDL10
HST2	KHST2
SDS1/4X3 SCREW	WS3
A34	MP34
A35	MPA1
CS18/CS22	RS200/RS300
HTT4/HTT5	HTT16/HTT22
CMSTC16	CMSTC16



FOUNDATION PLAN



FLOOR PLAN



ROOF FRAMING PLAN

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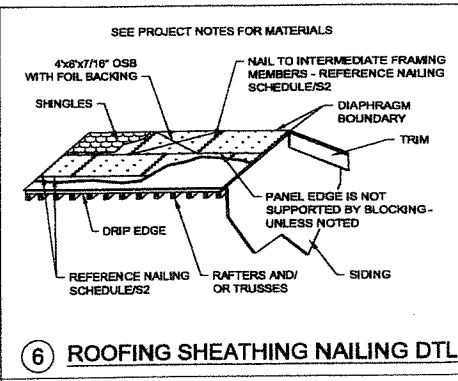
PO No. EP-9965 Inv No. 1763286
Customer: THOMAS PULSIFER
Description:
ACCESSORY BUILDING
14' X 25' = 350 SQ FT
Site Address:
963 KAINS AVE
ALBANY, CA 94706

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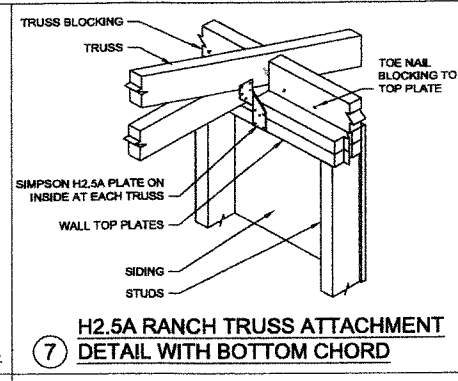
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Drawn By: AM
Date: 11/23/21
Checked By:
Date:
Revised:
Revised:
Title:
PLANS
SHEAR WALL SCHED
NAILING SCHEDULE
Scale: 1/4" = 1'-0"
Sheet:

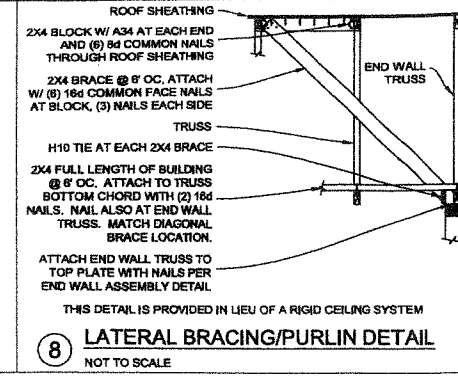
S2



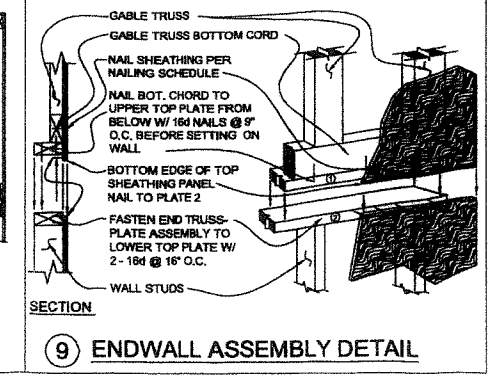
6 ROOFING SHEATHING NAILING DTL
3/4" = 1'-0"



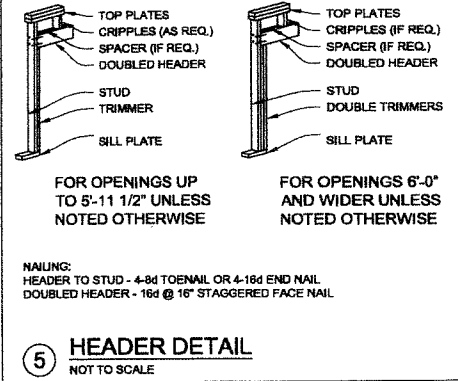
7 H2.5A RANCH TRUSS ATTACHMENT DETAIL WITH BOTTOM CHORD
3/8" = 1'-0"



8 LATERAL BRACING/PURLIN DETAIL
NOT TO SCALE



9 ENDWALL ASSEMBLY DETAIL
3/4" = 1'-0" or 1/16 scale



5 HEADER DETAIL
NOT TO SCALE



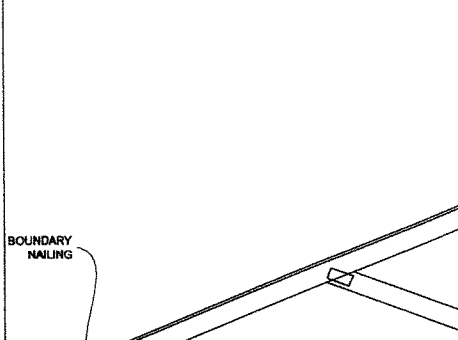
2 BUILDING SECTION
3/8" = 1'-0"



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



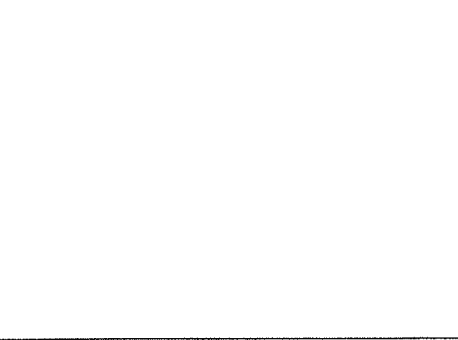
4 CANTILEVERED LADDER FRAME OVERHANG DETAIL
3/4" = 1'-0" or 1/16 scale



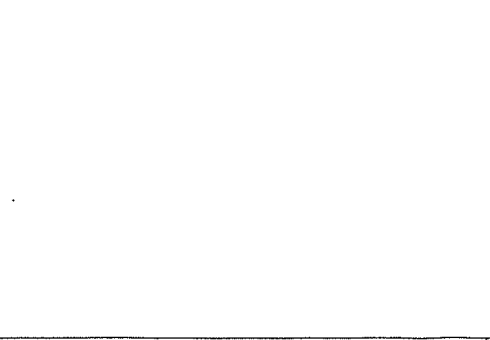
1 SHEAR TRANSFER DETAIL
3/4" = 1'-0"



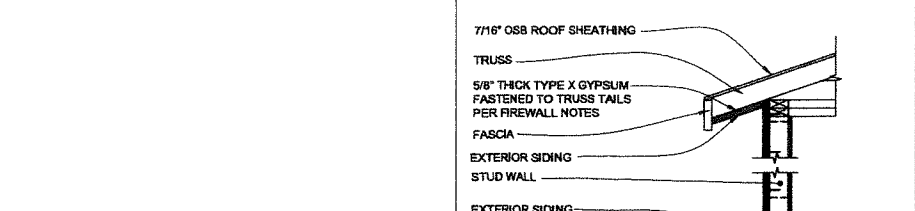
X 1-HR FIRE-WALL DETAIL WITH PROTECTED SOFFIT
NOT TO SCALE 3/4" = 1'-0" or 1/16 scale



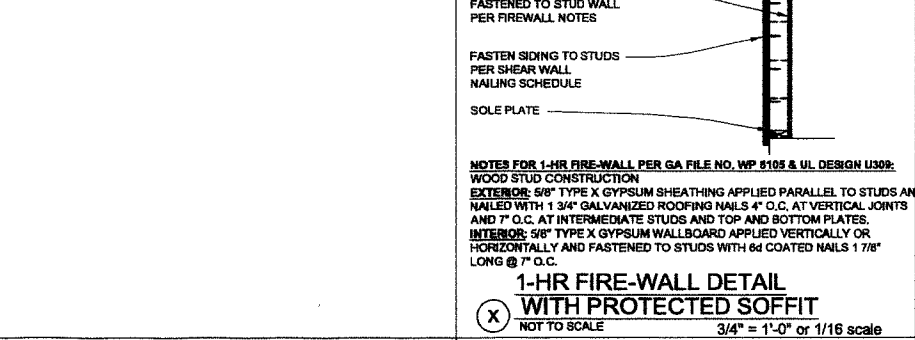
ATTACH 7/16" OSB SHEATHING WITH FOIL BACKING TO TRUSSES PER NAILING SCHEDULE. REFERENCE TABLE R802.3(1).



ATTACH EACH END OF EACH TRUSS TO TOP PLATES WITH H2.5A OR EQUIV CLIPS. WALL FRAMING TO BE 2x4 HF STUD GRADE @ 16" O.C.



SECTION AT RIDGE



CANTILEVERED LADDER FRAME OVERHANG DETAIL
3/4" = 1'-0" or 1/16 scale

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Drawn By: AM
Date: 11/23/21
Checked By:
Date:
Revised:
Revised:
Title:
SECTIONS
DETAILS
Scale: NONE
Sheet:

Sheet 3 of 3

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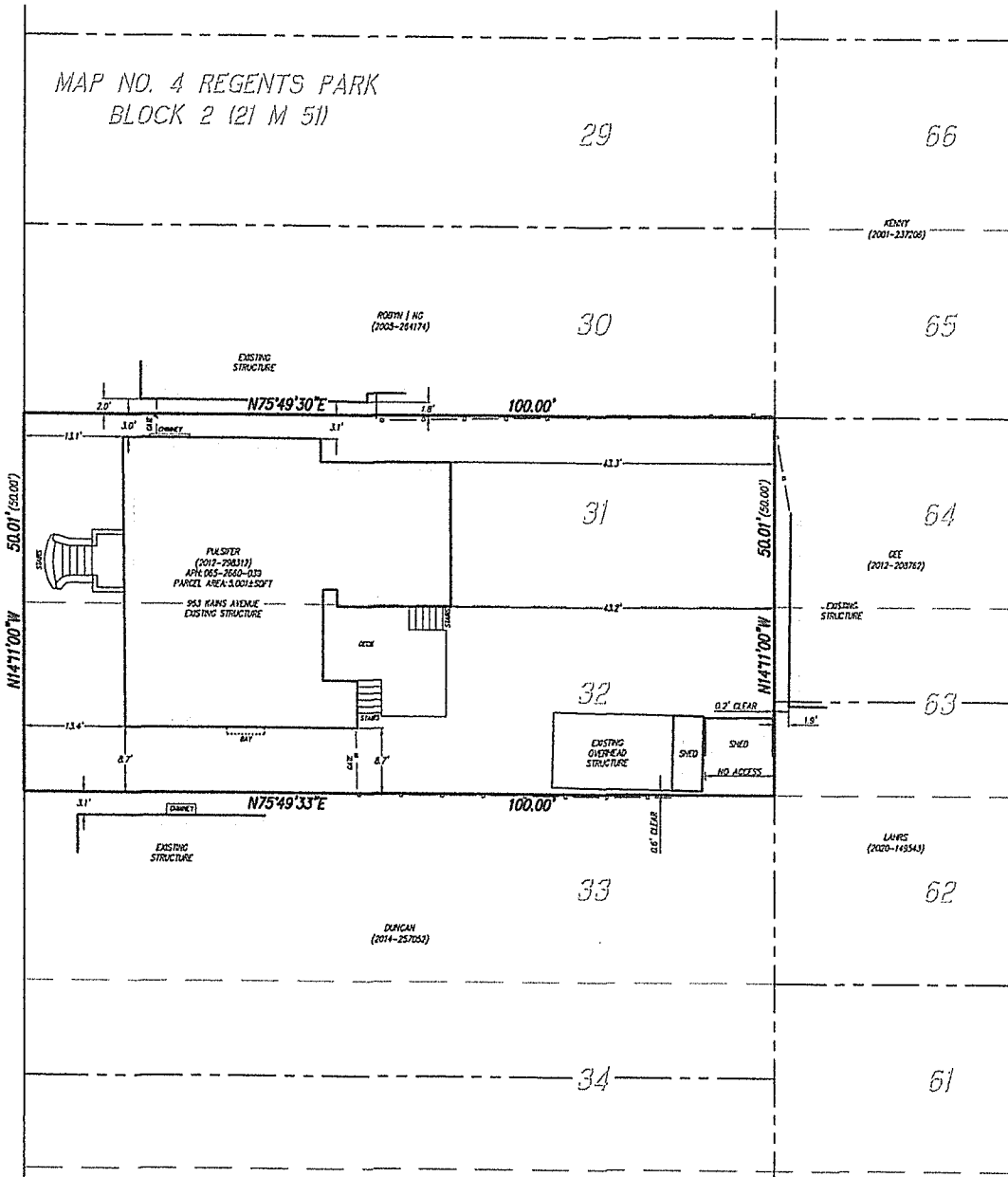
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3



MAP NO. 4 REGENTS PARK
BLOCK 2 (21 M 51)

KAINS AVENUE (50' WIDE)



LEGEND	
()	RECORD DATA
—	BUILDING EDGE

- SUBJECT PROPERTY
- - - ADJACENT PARCEL/LOT LINE
- - - RIGHT OF WAY LINE
- - - HISTORIC PARCEL/LOT LINE
- x — IRON FENCE
- o — WOOD FENCE

OWNER:
THOMAS PULSIFER
963 KAINS AVENUE
ALBANY, CA 94706

BASIS OF BEARINGS:
MONUMENT LINE WITHIN SOLANO AVENUE.
BEARING: SB6°01'53\"W

SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT ON 08/08/2022.



Keith S. Bush
KEITH S. BUSH, L.S. 8494
DATE: 08/12/2022

BOUNDARY & HOUSE LOCATION SURVEY

LOTS 31 & 32, BLOCK 2, MAP NO. 4 OF
REGENTS PARK (21 M 51),
ALBANY, ALAMEDA COUNTY, CALIFORNIA
AUGUST, 2022 SCALE 1" = 10'
BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

APN 085-2660-039 SHEET 1 OF 1 KAINS 22-4721

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft