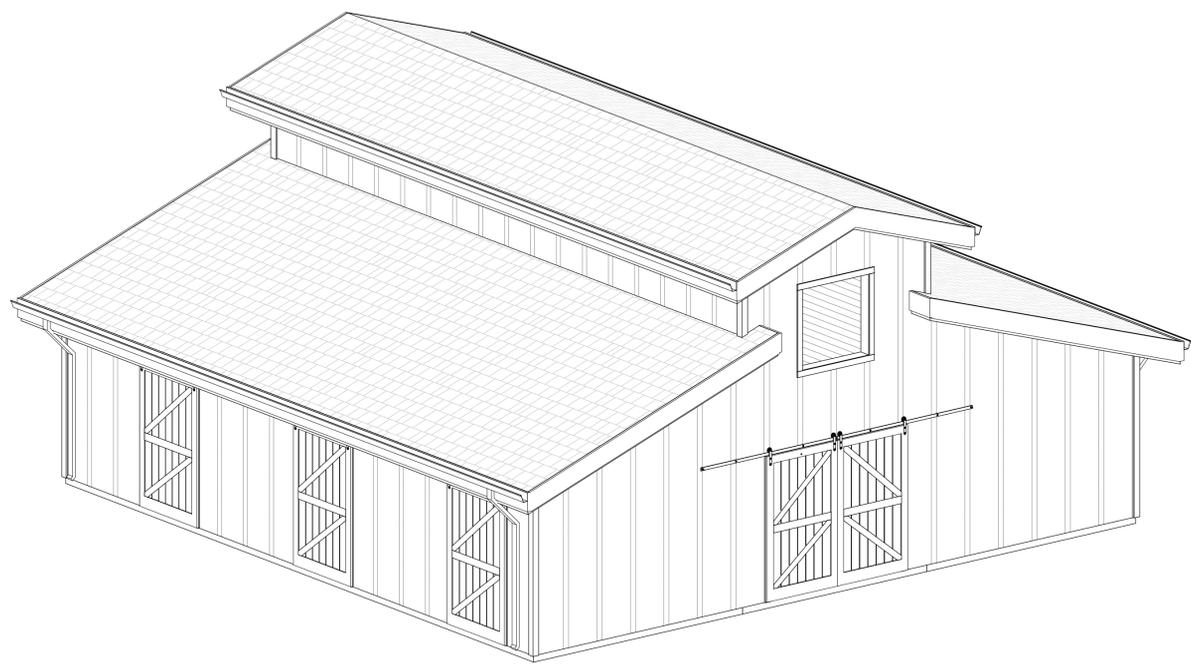




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BARN

JURUPA VALLEY ACCESSORY BUILDINGS

PROJECT ADDRESS: _____

PROJECT DIRECTORY

(TO BE PROVIDED BY APPLICANT OR OWNER)

APPLICANT

ADDRESS: _____

CONTACT: _____

EMAIL: _____

PHONE: _____

OWNER

ADDRESS: _____

CONTACT: _____

EMAIL: _____

PHONE: _____

ARCHITECT RRM DESIGN GROUP

ADDRESS: 3765 S Higuera St, Suite 102
SAN LUIS OBISPO, CA 93401

CONTACT: RANDY RUSSOM
EMAIL: RWRUSSOM@RRMDESIGN.COM
PHONE: P: (805) 543-1794

VICINITY MAP

(TO BE PROVIDED BY OWNER OR APPLICANT)



BUILDING AREAS

STABLE

AREA: 1,296 SF

SUPPORTING DOCUMENTS

- USER LICENSE AGREEMENT
- STRUCTURAL CALCULATIONS

UTILITY, GRADING, AND DRAINAGE PLAN TO BE PROVIDED BY OTHERS.

PLEASE PROVIDE THE WASTE RECYCLE FORM FILLED OUT AND SIGNED PRIOR TO ISSUANCE. THE OWNER/APPLICANT/CONTRACTOR/PERSON DOING THE WORK IS REQUIRED TO RECYCLE 75% OF ALL PROJECT CONSTRUCTION AND DEMOLITION DEBRIS.

SEPARATE SUBMITTALS

- ELECTRICAL
- PLUMBING
- MECHANICAL

PROJECT INFORMATION

PROJECT SCOPE:

1. CONSTRUCTION OF A NEW DETACHED 1,296 SF BARN / ACCESSORY STRUCTURE.
2. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

(TO BE PROVIDED BY APPLICANT OR OWNER)

SITE INFORMATION:

APN: _____

ZONING: _____

LOT SIZE: _____

LAND USE: _____

EXISTING USE: _____

PROPOSED USE: _____

LOT COVERAGE:

BUILDING: _____ SF

HARDSCAPE/PAVING: _____ SF

LANDSCAPE: _____ SF

SETBACKS

FRONT:	REQUIRED	PROPOSED
REAR:		
SIDES:		
BETWEEN STRUCTURES:	10' - 0"	

BUILDING INFORMATION:

NUMBER OF STORIES: 1

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: VB

SPRINKLERED: NO

MAX. HEIGHT ALLOWED: _____

MAX. HEIGHT PROPOSED: 19' - 4"

ADDITIONAL INFORMATION

1. THIS PLAN IS INTENDED FOR FLAT LOTS (SLOPING LESS THAN 10° ACROSS THE LONGEST BUILDING DIMENSION), WITHOUT HIGHLY EXPANSIVE OR LIQUEFIABLE SOILS. WHERE THE MAIN DWELLING UNIT IS SUPPORTED IN SHALLOW FOOTINGS WITH SLABS ON GRADE CONSTRUCTION, IF THE PROJECT SITE DEVIATES FROM ANY OF THE AFOREMENTIONED QUALITIES, AS DETERMINED BY THE BUILDING OFFICIAL, THERE PRE-APPROVED ADU FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.
2. THIS PLAN IS NOT WUI COMPLIANT.
3. THESE PLANS DO NOT INCLUDE DESIGN OR PERMITTING FOR ELECTRICAL, MECHANICAL, OR PLUMBING. IF DESIRED, THESE WILL NEED TO BE ISSUED UNDER A SEPARATE PERMIT THROUGH THE BUILDING DEPARTMENT. (SEE SEPARATE SUBMITTALS)

SHEET INDEX

G-001	TITLE SHEET
G-101	GENERAL NOTES, ABBREVIATIONS & SYMBOLS
AS101	ARCHITECTURAL SITE PLAN (EXAMPLE & INSTRUCTIONS)
A-101	FLOOR PLAN
A-201	ROOF PLAN & BUILDING SECTIONS
A-301	BUILDING ELEVATIONS
A-901	ARCHITECTURAL DETAILS
A-902	ARCHITECTURAL DETAILS - FLASHING
S-101	SHEET INDEX, ABBREVIATION & SYMBOLS
S-102	GENERAL NOTES
S-103	GENERAL NOTES, SPECIAL INSPECTION & TESTS
S-201	FOUNDATION PLANS
S-202	ROOF FRAMING PLANS
S-301	TYPICAL CONCRETE DETAILS
S-311	CONCRETE DETAILS
S-401	TYPICAL WOOD DETAILS
S-402	TYPICAL WOOD DETAILS
S-403	TYPICAL WOOD DETAILS
S-421	ROOF FRAMING DETAILS

Grand total: 19

USER LICENSE AGREEMENT

OWNER/APPLICANT TO SIGN & SUBMIT SEPARATE SUPPORTING DOCUMENT "USER LICENSE AGREEMENT" IN ADDITION TO SIGNING THIS USER AGREEMENT BELOW.

BY USING THESE PERMIT READY ACCESSORY BUILDINGS CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE, HOLD HARMLESS, AND INDEMNIFY THE CITY OF JURUPA VALLEY, ITS ELECTED OFFICIALS AND EMPLOYEES, RRM DESIGN GROUP, AND THE ARCHITECT OR ENGINEER WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS OR DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS.

THE PLANS ATTACHED HERE ARE APPROVED FOR ONLY USE IN CITY OF JURUPA VALLEY. NO DEVIATIONS, ALTERATIONS, OR OPTIONS BEYOND THOSE SPECIFICALLY INDICATED IN THE PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL BY THE ISSUING JURISDICTION AND CHIEF BUILDING OFFICIAL. ANY UNAPPROVED PLAN MODIFICATIONS MAY BE DEVELOPED THROUGH RRM DESIGN GROUP AND THE APPROVING JURISDICTION IF REQUIRED. THIS SET OF PLANS SHALL NOT BE USED FOR A PUBLIC HOUSING PROJECT.

SIGNATURE _____ DATE _____

ALL PLAN USERS MUST SUBMIT A COMPLETED LIABILITY AGREEMENT FORM AT THE TIME OF APPLICATION SUBMITTAL.

SIGNED USER LICENSE AGREEMENT? YES NO

STAFF INITIALS: _____

ACCESSORY BUILDINGS
- BARN -
 FOR THE CITY OF JURUPA VALLEY
TITLE SHEET

PUBLIC SET

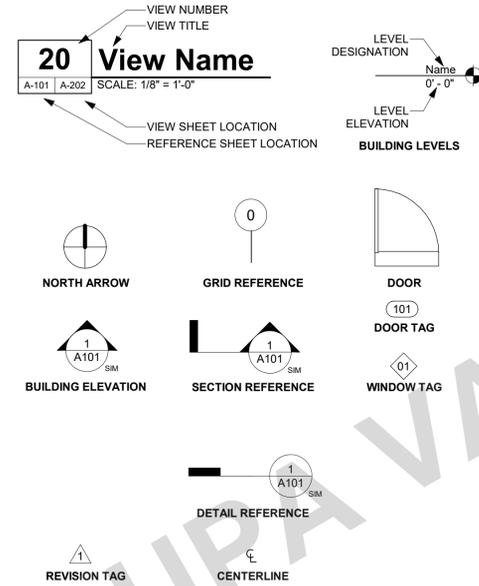
DATE
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SHEET
G-001



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SYMBOL LEGEND



PROJECT GENERAL NOTES

1. APPLICABLE CODES AND STANDARDS:
 - 1.1. 2022 CALIFORNIA RESIDENTIAL CODE AND STANDARDS.
 - 1.2. 2022 CALIFORNIA PLUMBING CODE AND STANDARDS.
 - 1.3. 2022 CALIFORNIA MECHANICAL CODE AND STANDARDS.
 - 1.4. 2022 CALIFORNIA FIRE CODE AND STANDARDS.
 - 1.5. 2022 CALIFORNIA ELECTRICAL CODE AND STANDARDS.
 - 1.6. 2022 CALIFORNIA ENERGY CODE AND STANDARDS.
 - 1.7. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND STANDARDS.
 - 1.8. CITY OF JURUPA VALLEY MUNICIPAL CODE
2. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
3. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
6. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
7. SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATOR'S SHOP. THE FOLLOWING ITEMS SHOWN ON THE DRAWINGS ARE OWNER PROVIDED, OWNER INSTALLED. UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER.
 - 8.1. TV/DVD SYSTEMS
 - 8.2. ICE MACHINE
 - 8.3. VENDING MACHINE
 - 8.4. REFRIGERATOR
 - 8.5. MICROWAVE
9. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
10. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
11. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS, AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
12. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
13. A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPROCAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.

ABBREVIATIONS

A/C	AIR CONDITIONING	EXP	EXPANSION	LVT	LUXURY VINYL TILE	SCHED	SCHEDULE
ABV	ABOVE	EXT	EXTERIOR	LW	LIGHTWEIGHT	SEAL	SEALANT
ACOUS	ACOUSTICAL	FAC	FIRE ALARM CONTROL PANEL	MAX	MAXIMUM	SECT	SECTION
ACT	ACOUSTICAL CEILING TILE	FACP	FORCED AIR UNIT	MDF	MEDIUM DENSITY FIBERBOARD	SF	SQUARE FOOT
ADA	AMERICANS WITH DISABILITIES ACT	FAU	FLUID APPLIED WATERPROOFING	MECH	MECHANICAL	SHT	SHEET
AFCI	ARC FAULT CIRCUIT INTERRUPTER	FAWP	FLOOR DRAIN	MEMB	MEMBRANE	SHTHG	SHEATHING
AFF	ABOVE FINISH FLOOR	FDC	FIRE DEPARTMENT CONNECTION	MEP	MECHANICAL, ELECTRICAL, PLUMBING	SIM	SIMILAR
AL	ALUMINUM	FE	FIRE EXTINGUISHER	MFR	MANUFACTURER	SM	SHEET METAL
ALT	ALTERNATE	FEC	FIRE EXTINGUISHER CABINET	MIN	MINIMUM	SPEC	SPECIFICATION
ARCH	ARCHITECT(URAL)	FF	FINISHED FLOOR ELEVATION	MISC	MISCELLANEOUS	SQ	SQUIRE
BD	BOARD	FG	FINISHED GRADE	MO	MASONRY OPENING	SS	SOLID SURFACE
BDRM	BEDROOM	FH	FIRE HYDRANT	MTD	MOUNTED	SSTL	STAINLESS STEEL
BET	BETWEEN	FHC	FIRE HOSE CABINET	MTL	METAL	STC	SOUND TRANSMISSION CLASS
BIT	BITUMINOUS	FIN	FINISH	N	NORTH	STD	STANDARD
BLDG	BUILDING	FIXT	FIXTURE	NIC	NOT IN CONTRACT	STL	STEEL
BLKG	BLOCKING	FLR	FLOOR	NO	NUMBER	STOR	STORAGE
BLW	BELOW	FLUOR	FLOURESCENT	NOM	NOMINAL	STRUCT	STRUCTURAL
BM	BEAM	FND	FOUNDATION	NTS	NOT TO SCALE	SUSP	SUSPENDED
BOT	BOTTOM	FO	FACE OF	O.P.	OVERFLOW PIPE	SV	SHEET VINYL
BUR	BUILT UP ROOF	FOC	FACE OF CONCRETE	OC	ON CENTER	SYM	SYMMETRICAL
CB	CATCH BASIN	FOF	FACE OF FINISH	OD	OVERFLOW DRAIN	T	TREAD
CBC	CALIFORNIA BUILDING CODE	FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	OFF	OFFICE	T&G	TONGUE & GROOVE
CEM	CEMENT	FOM	FACE OF MASONRY	OH	OPPOSITE HAND	TEL	TELEPHONE
CFM	CUBIC FEET PER MINUTE	FOS	FACE OF STUD	OPG	OPENING	TEMP	TEMPERED
CIP	CAST IN PLACE	FRP	FIBERGLASS REINFORCED PANELS	OPP	OPPOSITE	TER	TERRAZZO
CJ	CONTROL JOINT	FT	FOOT OR FEET	(P)	PROPOSED	THK	THICK
CL	CENTER LINE	FTG	FOOTING	PERM	PERIMETER	THR	THRESHOLD
CLG	CEILING	GA	GUAGE, GAGE	PERP	PERPENDICULAR	TJI	TRUSS JOIST I-JOIST
CLO	CLOSET	GALV	GALVANIZED	PG	PAINT GRADE	TO	TOP OF
CLR	CLEAR	GB	GRAB BAR	PL	PLATE, PROPERTY LINE	TOS	TOP OF SLAB
CMU	CONCRETE MASONRY UNIT	GC	GENERAL CONTRACTOR	PLAM	PLASTIC LAMINATE	TOW	TOP OF WALL
CO	CLEAN OUT	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PLBG	PLUMBING	TRANS	TRANSFORMER
COL	COLUMN	GWB	GYP SUM BOARD	PLYWD	PLYWOOD	TV	TELEVISION
CONC	CONCRETE	GYP	GYP SUM	PNL	PANEL	TYP	TYPICAL
CONST	CONSTRUCTION	HB	HOSE BIBB	PP	POWER POLE	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
CONT	CONTINUOUS	HC	HOLLOW CORE	PR	PAIR	UG	UNDERGROUND
CONTR	CONTRACTOR	HDWD	HARDWOOD	PRTN	PARTITION	UNFIN	UNFINISHED
CPT	CARPET	HWDR	HARDWARE	PSF	POUNDS PER SQUARE FOOT	UNO	UNLESS NOTED OTHERWISE
CT	CERAMIC TILE	HGT	HEIGHT	PSI	POUNDS PER SQUARE INCH	UV	ULTRAVIOLET
CTR	CENTER	HM	HOLLOW METAL	PSL	PARALLEL STRAND LUMBER	VCT	VINYL COMPOSITION TILE
DBL	DOUBLE	HORIZ	HORIZONTAL	PT	PRESSURE TREATED	VERT	VERTICAL
DF	DRINKING FOUNTAIN	HVAC	HEATING, VENTILATION, A/C	PTD	PAINTED	VIF	VERIFY IN FIELD
DIA	DIAMETER, DIAPHRAGM	ID	INSIDE DIAMETER	PV	PHOTO VOLTAIC	VTR	VENT TERMINATION PIPE
DIM	DIMENSION	IIC	IMPACT INSULATION CLASS	PVC	POLYVINYL CHLORIDE	VWC	VINYL WALL COVERING
DN	DOWN	IN	INCH	PVMT	PAVEMENT	W	WEST
DR	DOOR	INCAND	INCANDESCENT	QTY	QUANTITY	W/	WITH
DS	DOWN SPOUT	INSUL	INSULATION, INSULATED	R	RADIUS, RISER	WD	WASHER DRYER
DTL	DETAIL	INT	INTERIOR	RB	RUBBER BASE	WO	WITHOUT
DW	DISHWASHER	RCP	REFLECTED CEILING PLAN	RD	ROOF DRAIN	WC	WATERCLOSET
DWG	DRAWING	RD	ROOF DRAIN	REF	REFRIGERATOR	WD	WOOD
(E)	EXISTING	REIN	REINFORCED	REQD	REQUIRED	WDW	WINDOW
E	EAST	RH	RIGHT HAND	RM	ROOM	WH	WATER HEATER
EA	EACH	RTU	ROUGH OPENING	RO	ROUGH OPENING	WI	WROUGHT IRON
EJ	EXPANSION JOINT	RTU	ROUGH OPENING	ROF	ROOF TOP UNIT (MECH)	WIN	WINDOW
EL	ELEVATION	RTO	ROUGH OPENING	S	SOUTH	WP	WATERPROOF(ING)
ELEV	ELEVATION	SAFB	SOUND ATTENUATION FIBER BATT	SAWP	SELF ADHEREING WATERPROOFING	WR	WEATHER RESISTIVE
ELEC	ELECTRIC	SC	SCUPPER/SOLID CORE	SC	SCUPPER/SOLID CORE	WRB	WATER RESISTIVE BARRIER
ENCL	ENCLOSURE					WSCOT	WAINSCOT
EQ	EQUAL					WT	WEIGHT
EQUIP	EQUIPMENT					WWF	WELDED WIRE FABRIC
EXH	EXHAUST					YD	YARD

SITE NOTES

1. **CALL BEFORE YOU DIG!** CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
2. UNLESS OTHERWISE NOTED ON THE PLANS, FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10-FEET OF ANY BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10-FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MINIMUM SLOPE. ALL GRADED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3H TO 1V (33%), UNLESS SHOWN OTHERWISE ON THE PLANS.
3. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
4. NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
5. CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
6. EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED. EXISTING DAMAGED PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OCCURRED PRIOR TO THE START OF CONSTRUCTION.
7. EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
8. SEASONALLY APPROPRIATE BEST MANAGEMENT PRACTICES FOR THE FOLLOWING SITE MANAGEMENT CATEGORIES MUST BE IMPLEMENTED YEAR-ROUND: 1) EROSION CONTROL; 2) RUN-ON AND RUN-OFF CONTROL; 3) SEDIMENT CONTROL; 4) GOOD SITE MANAGEMENT; AND 5) NON-STORMWATER MANAGEMENT.
9. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.

FLOOR PLAN NOTES

1. **WEATHER BARRIERS.**
 - a. NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
 - b. PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. (2022 CRC R703.7.3)

ACCESSORY BUILDINGS
- BARN -
 FOR THE CITY OF JURUPA VALLEY
GENERAL NOTES, ABBREVIATIONS
& SYMBOLS

PUBLIC SET

DATE
09/12/2025

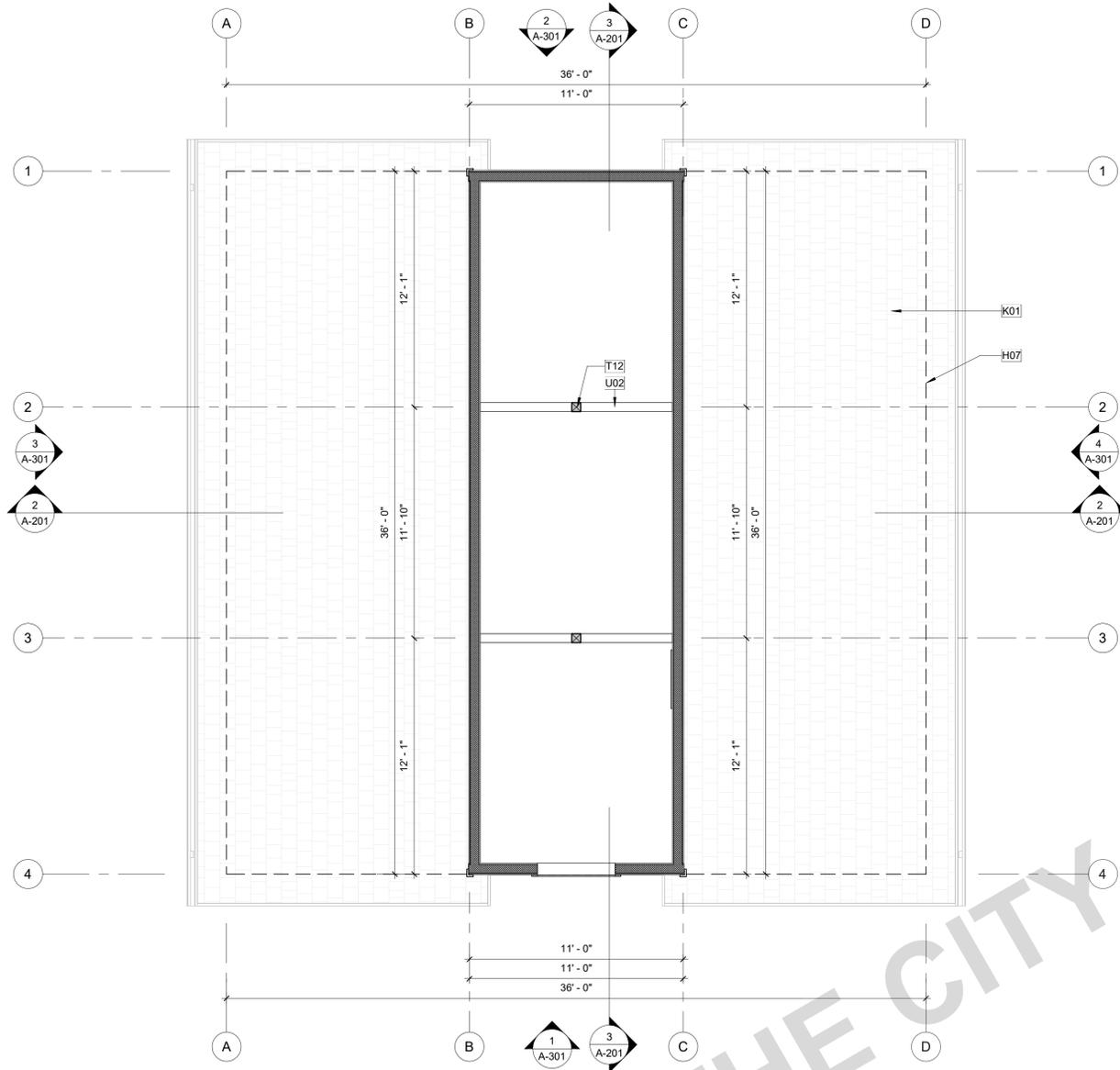
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G-101

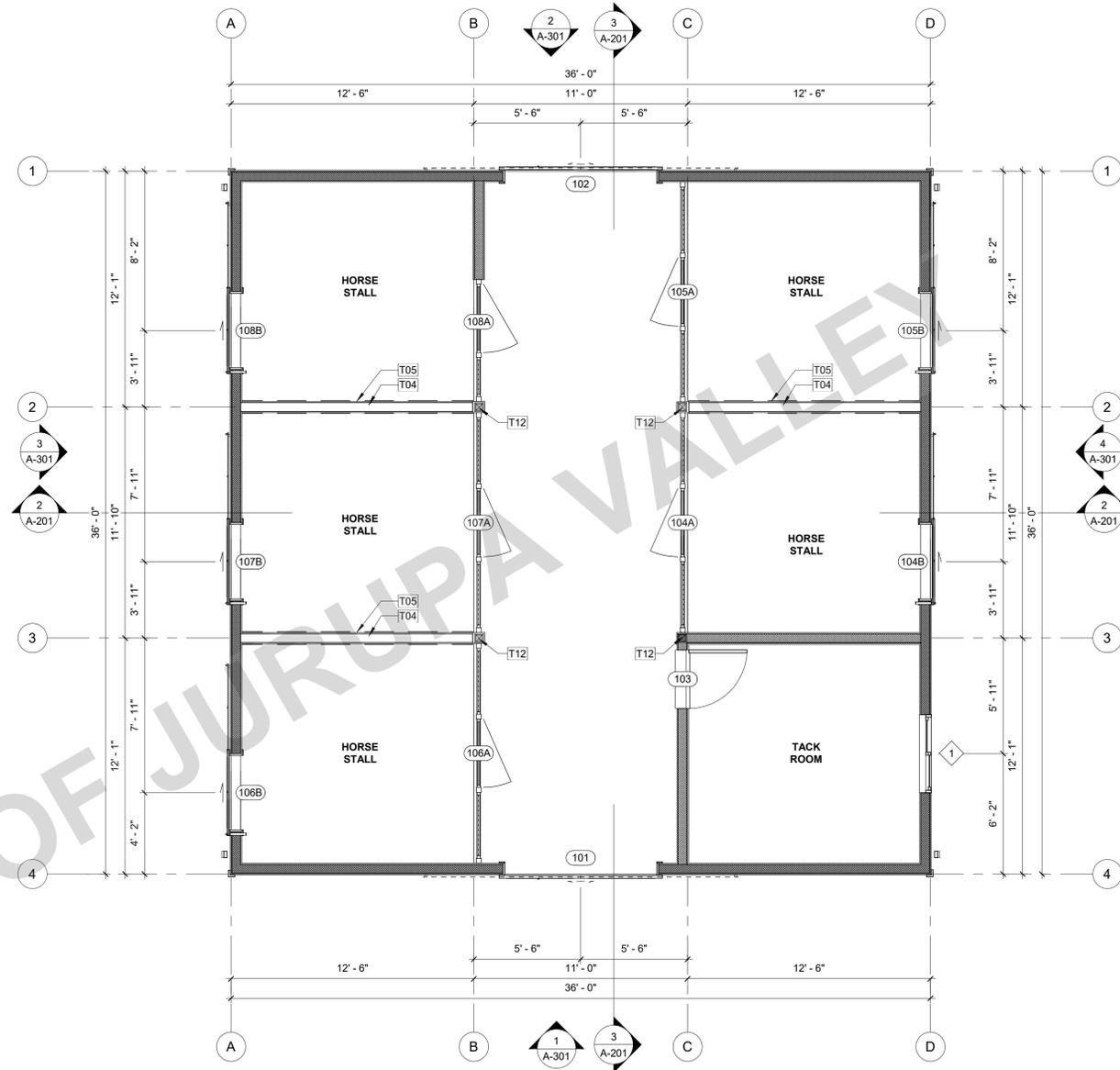


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ACCESSORY BUILDINGS
- BARN -
 FOR THE CITY OF JURUPA VALLEY
FLOOR PLAN



2 HIGH FLOOR PLAN
 A-201 | A-101 | SCALE: 1/4" = 1'-0"

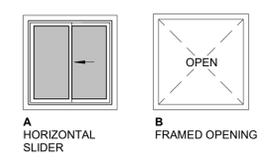


1 FLOOR PLAN
 A-201 | A-101 | SCALE: 1/4" = 1'-0"

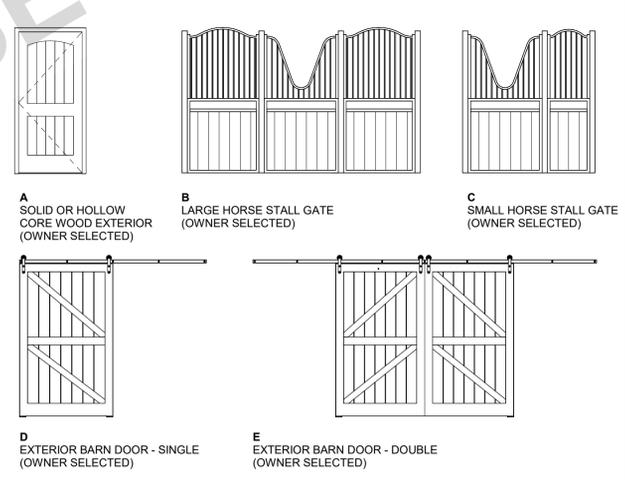
KEYNOTES

- H07 BUILDING LINE BELOW.
- K01 ASPHALT COMPOSITE ROOF SHINGLE. COLOR & MANUFACTURER TO BE OWNER SELECTED.
- T04 OPTIONAL PARTITION WALL. OWNER SELECTED.
- T05 6" CURB AT ALL WALLS CONTINGENT ON IF OPTIONAL WALL IS CONSTRUCTED. REFER TO STRUCTURAL.
- T12 WOOD POST, SEE STRUCTURAL.
- U02 WOOD BEAM / HEADER, REFER TO STRUCTURAL.

WINDOW TYPE



DOOR TYPE



DOOR SCHEDULE

NO.	TYPE	DOOR		REMARKS
		WIDTH	HEIGHT	
101	E	8'-0"	7'-0"	1
102	E	8'-0"	7'-0"	1, 2
103	A	3'-0"	6'-8"	1
104A	B	11'-3"	VARIES	1, 2
104B	D	4'-0"	7'-0"	1, 2
105A	B	11'-3"	VARIES	1, 2
105B	D	4'-0"	7'-0"	1, 2
106A	B	11'-3"	VARIES	1, 2
106B	D	4'-0"	7'-0"	1, 2
107A	B	11'-3"	VARIES	1, 2
107B	D	4'-0"	7'-0"	1, 2
108A	C	6'-3"	VARIES	1, 2
108B	D	4'-0"	7'-0"	1, 2

WINDOW SCHEDULE

NO.	TYPE	SIZE		HEAD HEIGHT	REMARKS
		WIDTH	HEIGHT		
1	A	4'-0"	4'-0"	6'-8"	
2	B	4'-0"	4'-0"	15'-0"	

DOOR GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO PLANS FOR LOCATION OF DOORS
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.

DOOR REMARKS

- EXTERIOR DOOR.
- OPTIONAL DOOR.

DOOR DETAIL REFERENCES		
HEAD	JAMB	THRESHOLD
41/A-901		

WINDOW GENERAL NOTES

- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.

WINDOW REMARKS

- OPTIONAL WINDOW.

WINDOW DETAIL REFERENCES		
HEAD	JAMB	SILL
51/A-901		
FLASHING		
41/A-902	42/A-902	43/A-902

FLOOR PLAN GENERAL NOTES

- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- DIMENSIONS ARE TO FACE OF SHEATHING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, PER OWNER'S REQUEST.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- PER CRC R311.3 FLOORS OR LANDINGS AT EXTERIOR DOORS SHALL BE AT LEAST AS WIDE AS DOOR SERVED AND SHALL PROVIDE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES MINIMUM. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE).

WALL TYPE LEGEND

- EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND BOARD & BATTEN SIDING. (OPTIONAL - ONE LAYER TONGUE AND GROOVE SIDING ON BOTH SIDES.)
- INTERIOR - 5 1/2" WOOD STUD. (OPTIONAL - ONE LAYER TONGUE AND GROOVE SIDING ON BOTH SIDES.)
- INTERIOR - OPTIONAL PARTITION WALLS - 5 1/2" WOOD STUD. (OPTIONAL - ONE LAYER TONGUE AND GROOVE SIDING ON BOTH SIDES.)

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A-101

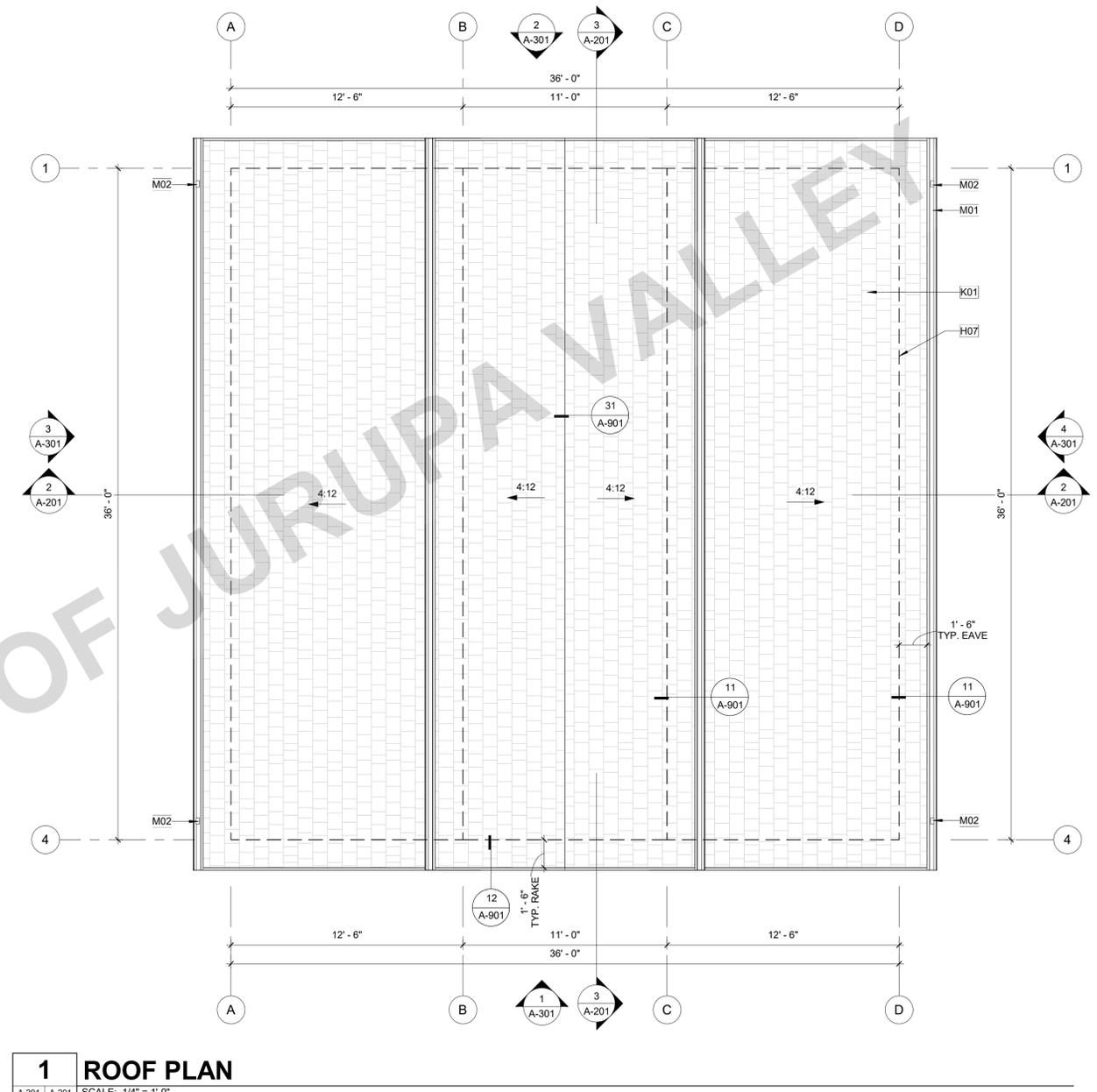


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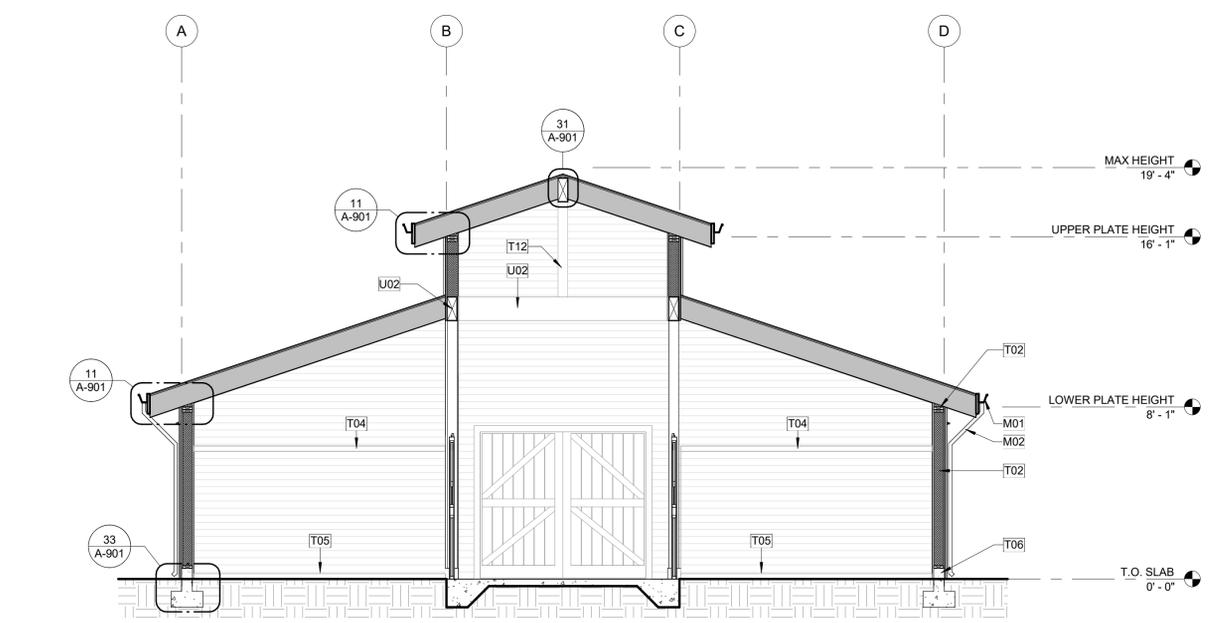
**ACCESSORY BUILDINGS
- BARN -
FOR THE CITY OF JURUPA VALLEY
ROOF PLAN & BUILDING
SECTIONS**

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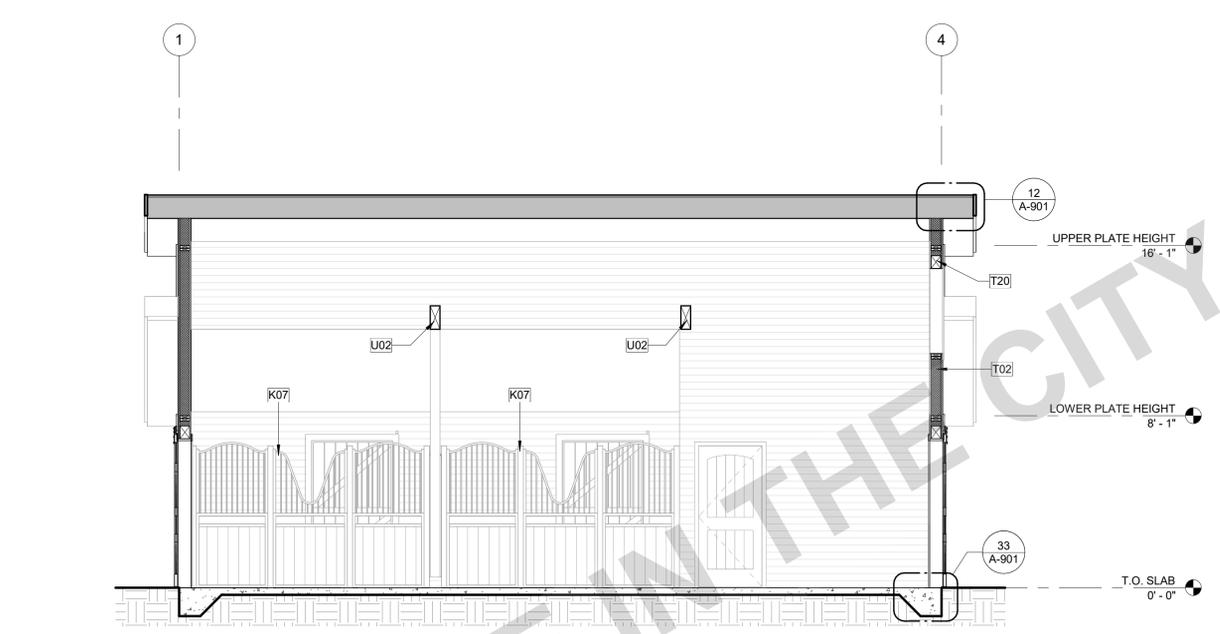
DATE
09/12/2025
SHEET
A-201



1 ROOF PLAN
A-201 | A-201 SCALE: 1/4" = 1'-0"



2 SECTION 1
A-101 | A-201 SCALE: 1/4" = 1'-0"



3 SECTION 2
A-101 | A-201 SCALE: 1/4" = 1'-0"

KEYNOTES

- H07 BUILDING LINE BELOW.
- K01 ASPHALT COMPOSITE ROOF SHINGLE. COLOR & MANUFACTURER TO BE OWNER SELECTED.
- K07 OPTIONAL DOOR. OWNER SELECTED. SEE DOOR SCHEDULE.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 12/A-903.
- M02 DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
- T02 2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
- T04 OPTIONAL PARTITION WALL. OWNER SELECTED.
- T05 6" CURB AT ALL WALLS CONTINGENT ON IF OPTIONAL WALL IS CONSTRUCTED. REFER TO STRUCTURAL.
- T06 6" CURB AT ALL WALLS. REFER TO STRUCTURAL.
- T12 WOOD POST. SEE STRUCTURAL.
- T20 6x8 WOOD HEADER UON. REFER TO STRUCTURAL PLANS.
- U02 WOOD BEAM / HEADER. REFER TO STRUCTURAL.

ROOF LEGEND

- COMPOSITE ASPHALT SHINGLE ROOF. ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. COLOR TO BE OWNER SELECTED
- X : 12 ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- OUTLINE OF WALL BELOW
- GUTTER. CONNECT TO DOWNSPOUT. SEE DETAIL: 14/A-901
- APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW. SEE DETAILS: 14/A-901

SECTIONS GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
2. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
3. DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
4. PER **CRC SECTION R317** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1.
5. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
6. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH **CRC 803.13** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

ROOF PLAN GENERAL NOTES

1. REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
3. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECS.
4. OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
5. ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH (**CRC R905**), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND GLADDING LOADS SPECIFIED IN R301.2.1(1), AND ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2.1(2).
6. ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH WITH SECTION R905.1.1, TABLE R905.1.1(2), AND TABLE R905.1.1(1).

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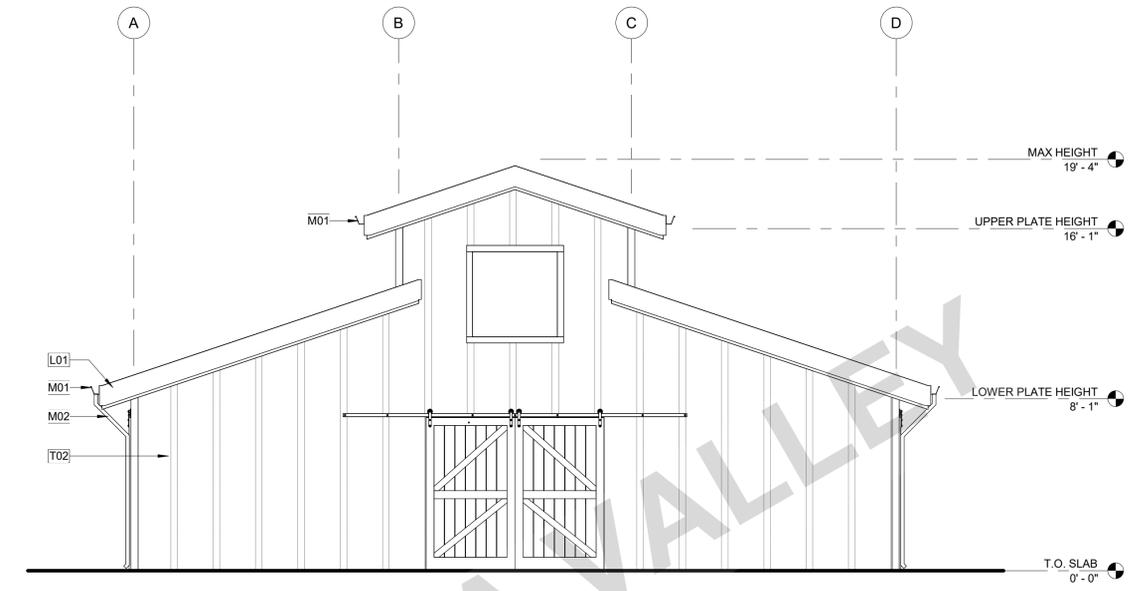


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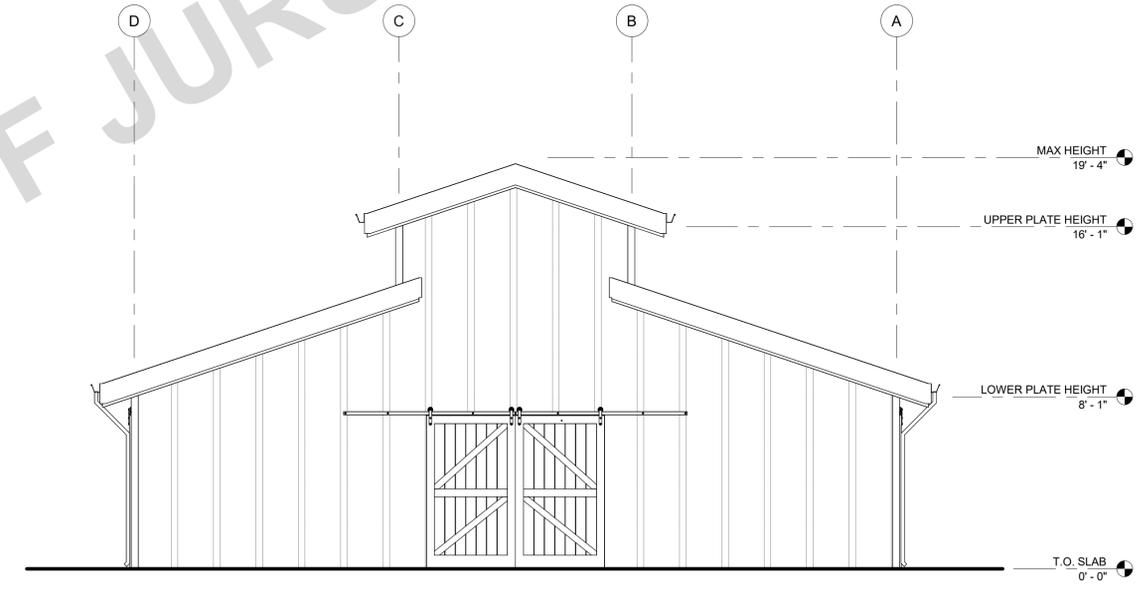
**ACCESSORY BUILDINGS
- BARN -
FOR THE CITY OF JURUPA VALLEY
BUILDING ELEVATIONS**

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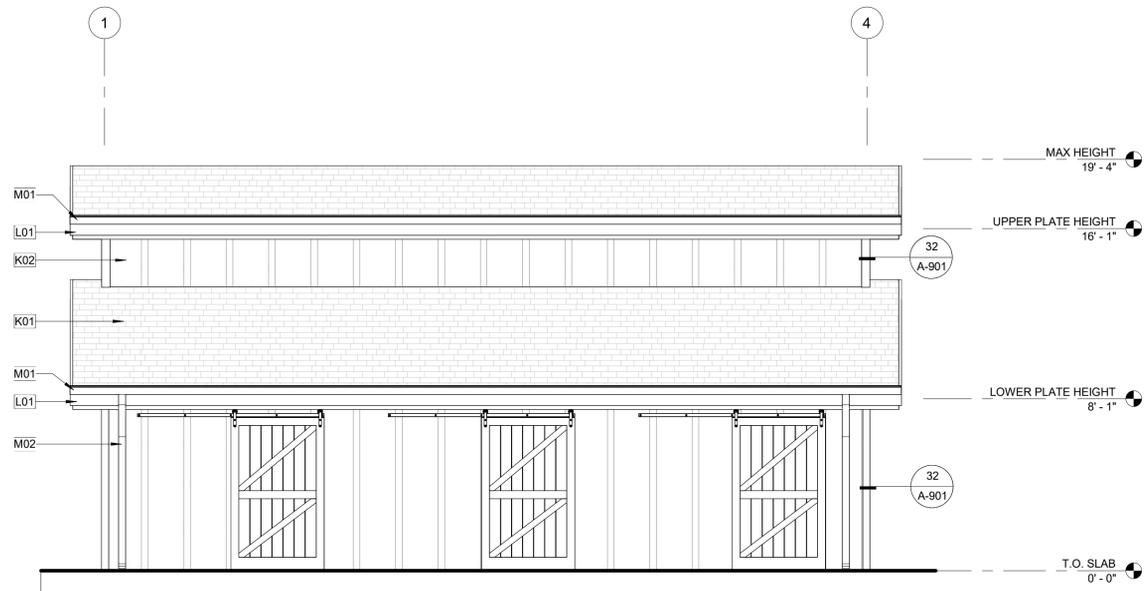
A-301



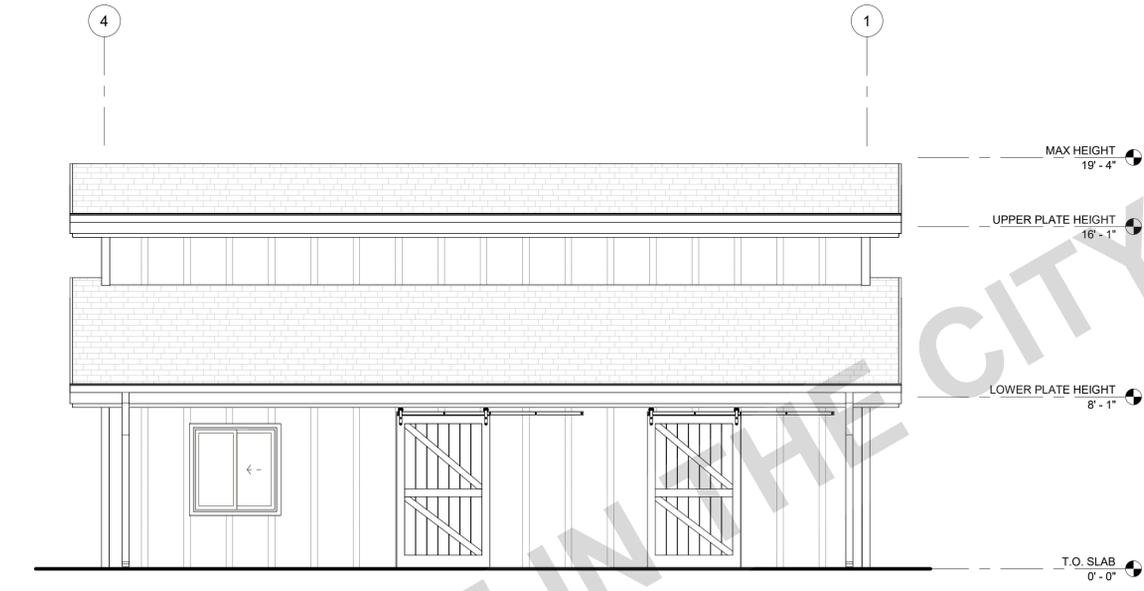
1 FRONT ELEVATION
A-101 | A-301 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A-101 | A-301 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
A-101 | A-301 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION
A-101 | A-301 SCALE: 1/4" = 1'-0"

KEYNOTES

- K01 ASPHALT COMPOSITE ROOF SHINGLE. COLOR & MANUFACTURER TO BE OWNER SELECTED.
- K02 FIBER CEMENT VERTICAL BOARD & BATTEN SIDING. COLOR & MANUFACTURER TO BE OWNER SELECTED.
- L01 FASCIA; SEE DETAILS FOR MORE INFORMATION.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 12/A-903.
- M02 DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
- T02 2X6 WOOD STUD WALL. REFER TO STRUCTURAL.

MATERIALS LEGEND

-  **FIBER CEMENT BOARD & BATTEN SIDING**
8" MIN. TO 15" MAX. BOARD EXPOSURE
*COLOR TO BE OWNER SELECTED
-  **ASPHALT COMPOSITE ROOF SHINGLES - CLASS C MIN. REQUIRED.**
ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN.
(SHALL COMPLY WITH CRC R905.2.4, CRC R905.1, TABLE R905.1.1(1), TABLE R905.1.1(2) & ASTM D3462)
*COLOR TO BE OWNER SELECTED

GENERAL ELEVATION NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
6. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
7. CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

FOR USE IN THE CITY OF JURUPA VALLEY



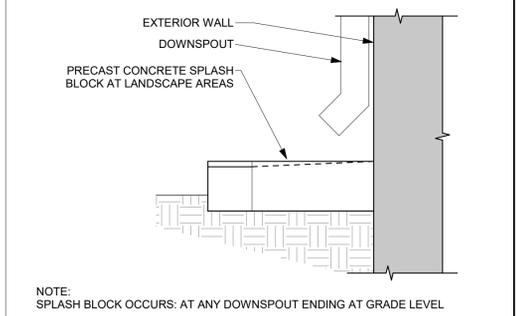
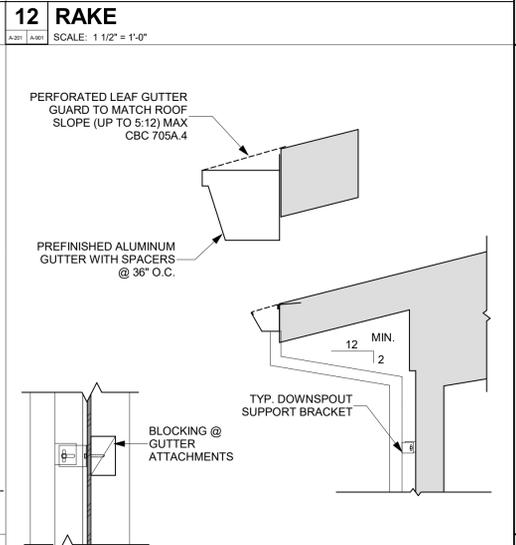
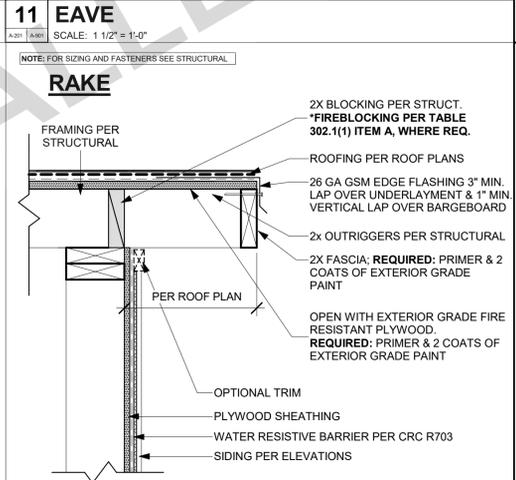
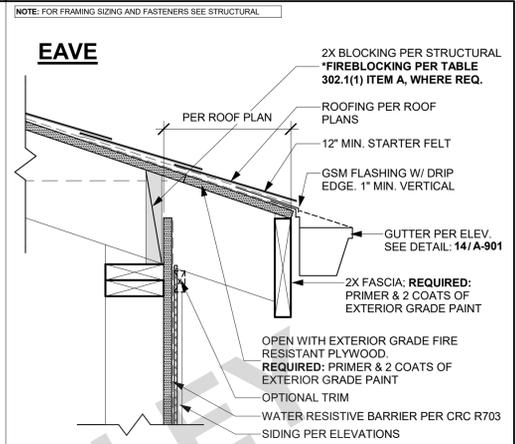
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ACCESSORY BUILDINGS
- BARN -
FOR THE CITY OF JURUPA VALLEY
ARCHITECTURAL DETAILS

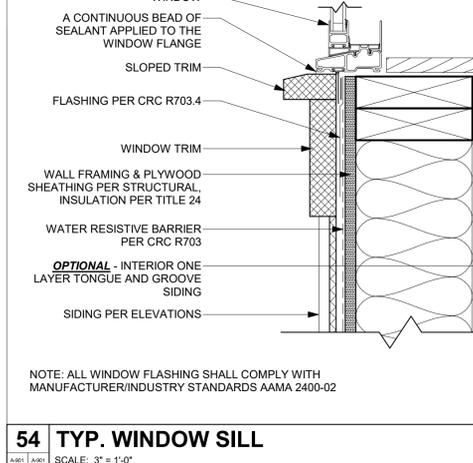
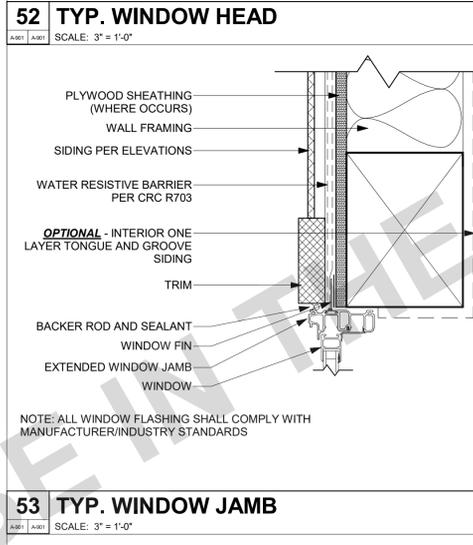
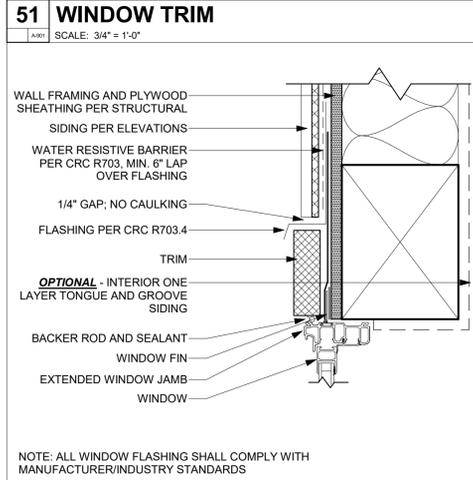
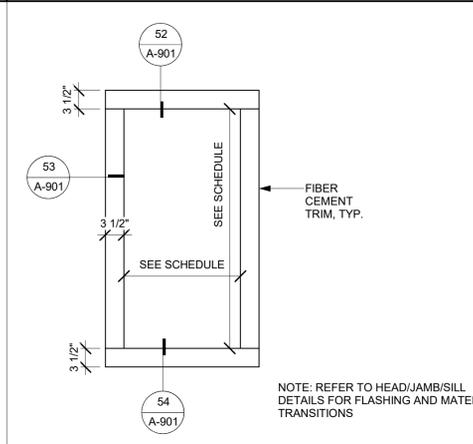
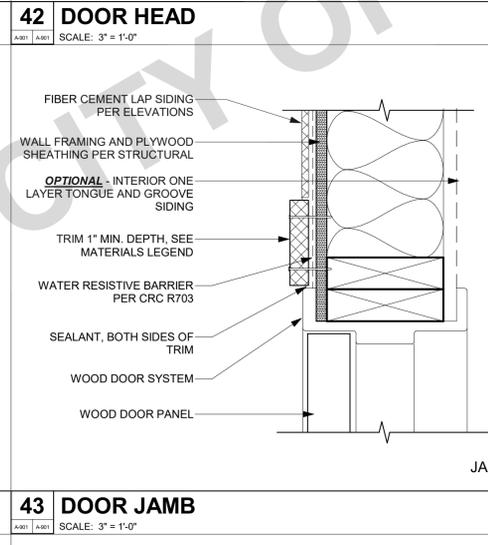
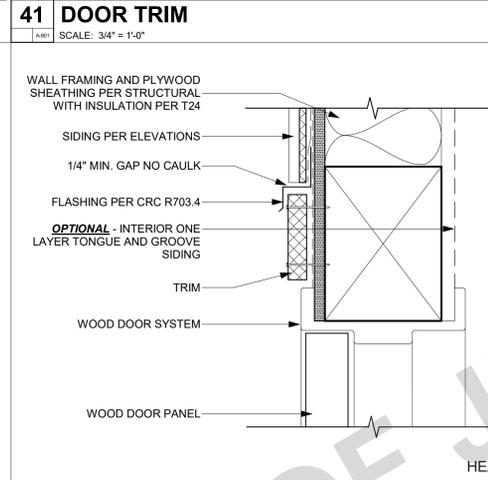
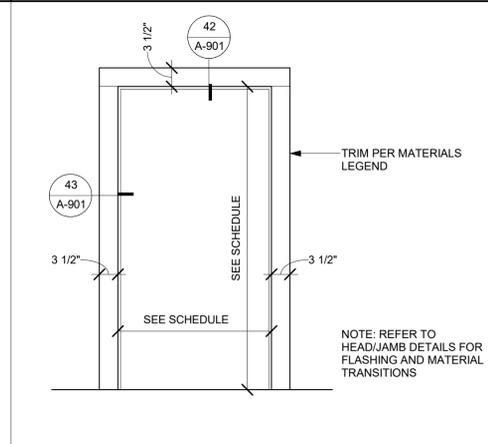
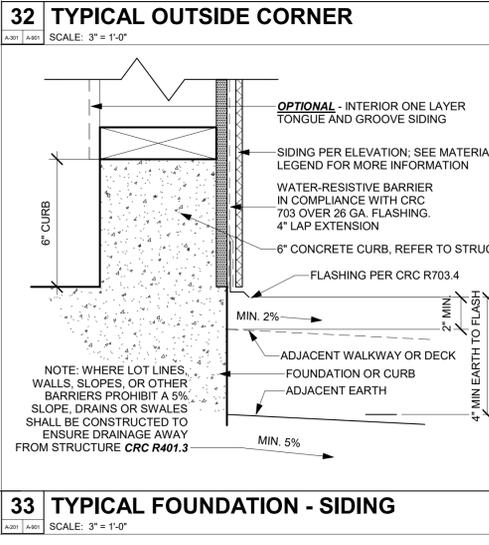
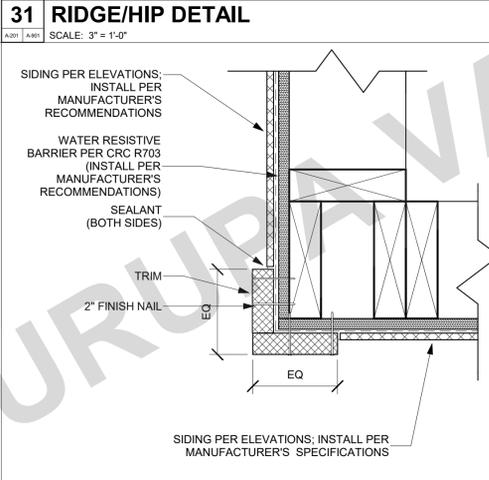
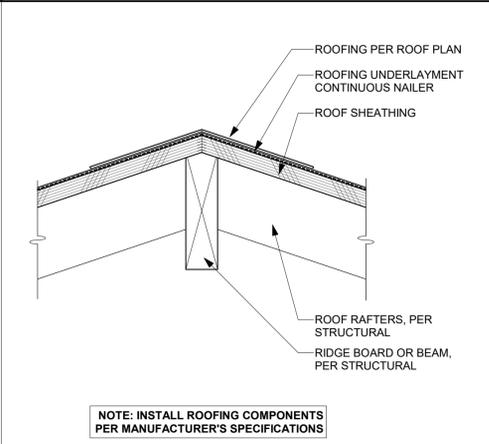
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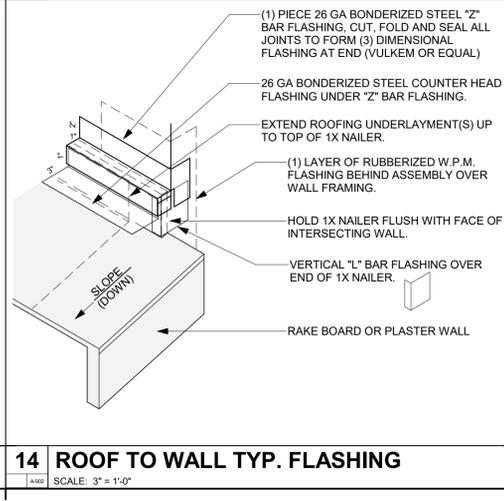
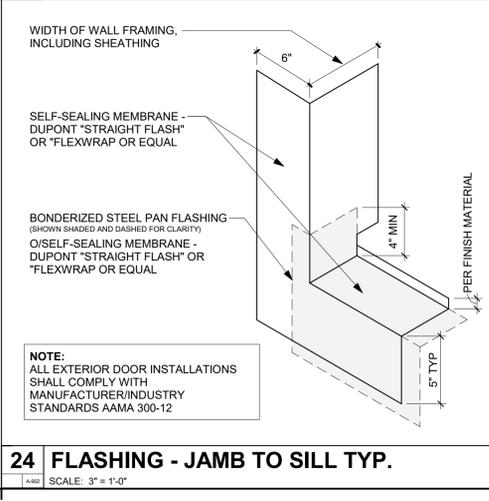
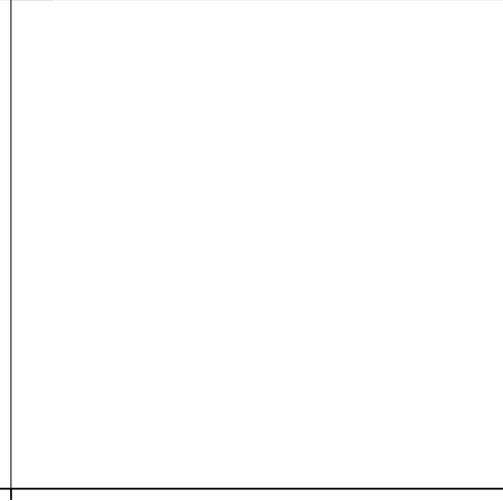
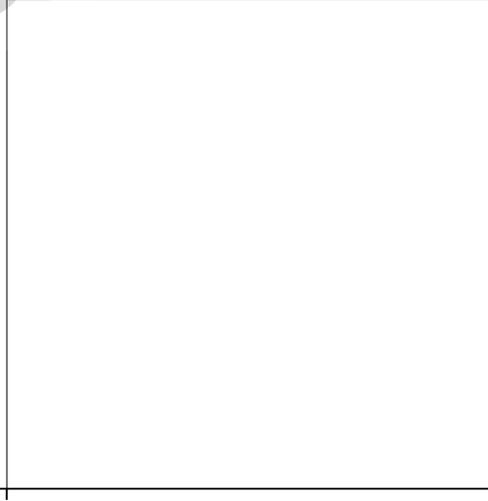
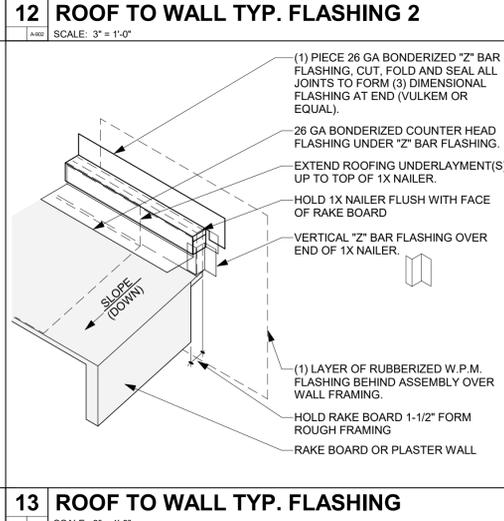
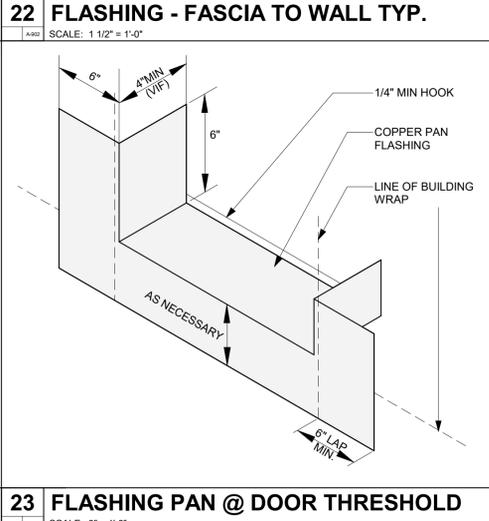
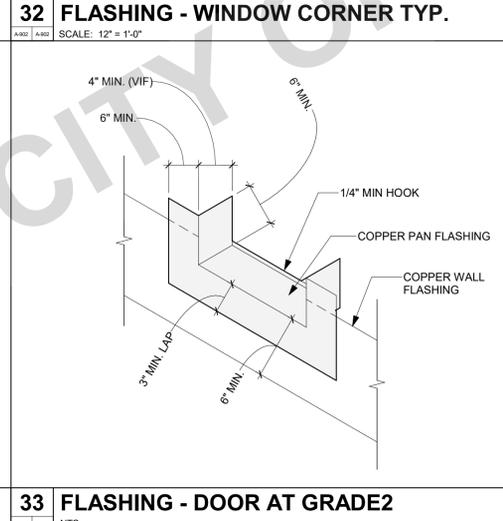
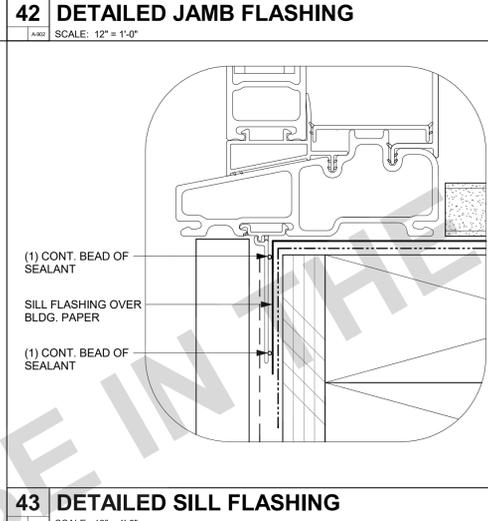
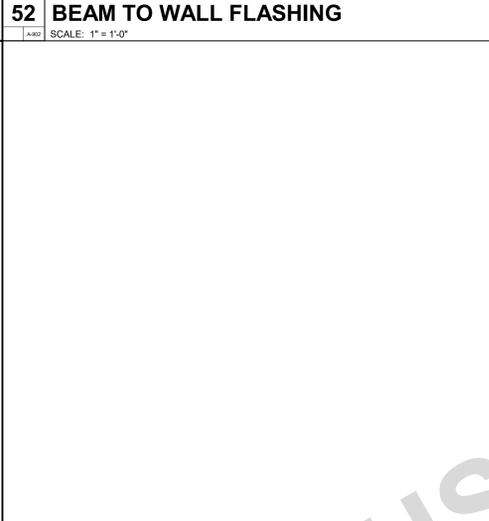
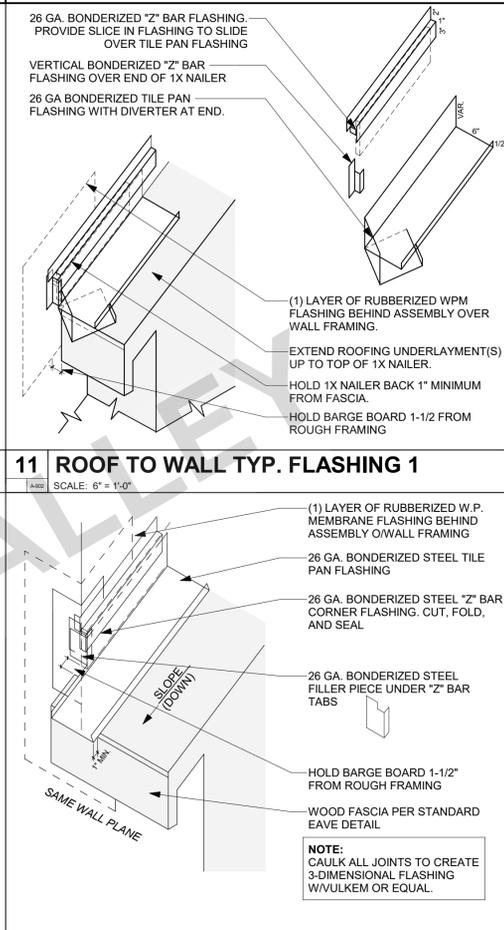
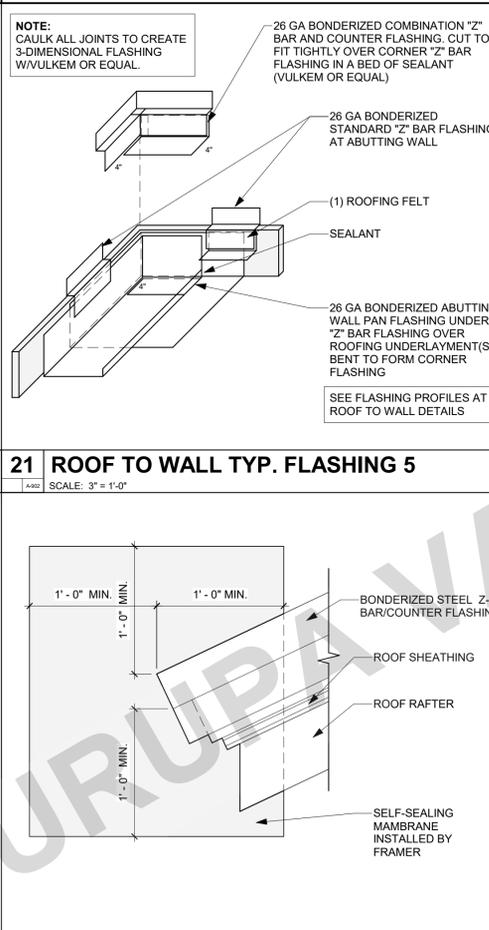
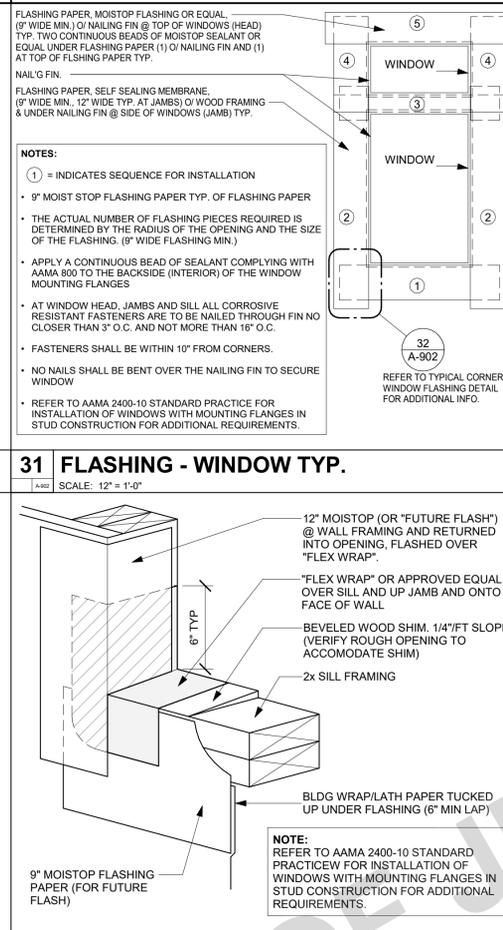
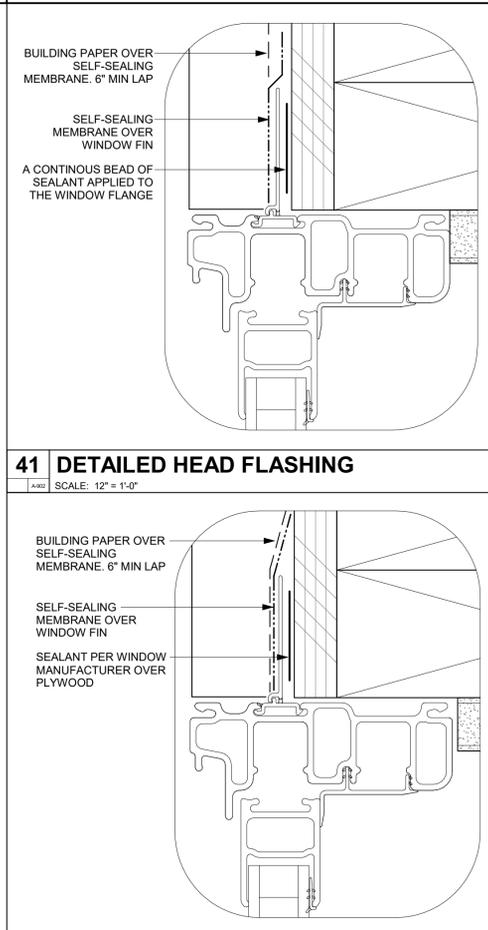
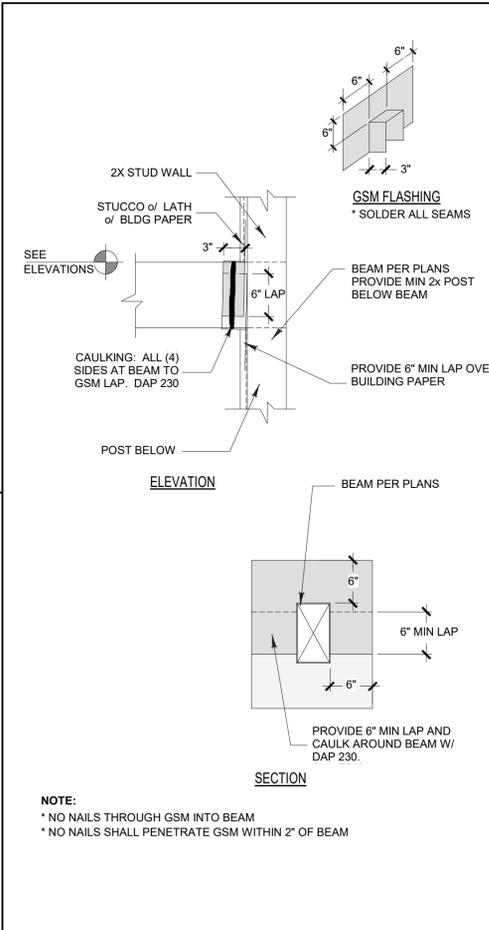
14 GUTTER TO EXTERIOR DOWNSPOUT
SCALE: 1/2" = 1'-0"



FOR USE IN THE CITY OF JURUPA VALLEY



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ACCESSORY BUILDINGS - BARN -
FOR THE CITY OF JURUPA VALLEY
ARCHITECTURAL DETAILS - FLASHING

PUBLIC SET
DATE: 09/12/2025
SHEET: A-902

FOR USE IN THE CITY OF JURUPA VALLEY

SYMBOLS

WALL TYPES

SHEET INDEX

	DETAIL REFERENCE BUBBLE WITH LEADER		INDICATES SHEAR WALL TYPE AND LENGTH. PER SHEAR WALL SCHEDULE		INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE
	DETAIL REFERENCE BUBBLE		INDICATES SPAN AND DIRECTION OF PREFABRICATED ROOF TRUSS (BY OTHERS)		INDICATES SHEAR WALL STRAP / HOLD-DOWN TYPE PER SCHEDULE
	FULL HEIGHT SECTION INDICATOR		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST WITH WEB STIFFENER		INDICATES PAD FOOTING TYPE PER SCHEDULE
	ELEVATION OF WALL OR FRAME		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST		INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE
	NORTH ARROW		INDICATES HEADER @ OPENING PER HEADER SCHEDULE		ANGLE BRACE
	TOP/BOTTOM OF ELEVATIONS		EARTH LAYER		DOUBLE ANGLE BRACE
	SLOPE		INDICATES SAND OR GROUT		DRAG STRUT CONNECTION
	WELDED WIRE FABRIC (WWF LAYER)		INDICATES GRAVEL		FULL HEIGHT STIFFENER CONNECTION
	STEPPED SURFACE; FLOOR DEPRESSION		STEEL IN CROSS SECTION		MOMENT CONNECTION
	SLOPED SURFACE		INDICATES BEARING WALL		MEMBER SPLICE
	STEPPED FOOTING		SHADED AREA INDICATES CALIFORNIA FRAMING		TOP OF STEEL ± ELEVATION
	BOTTOM STEPPED FOOTING		SHADED AREA INDICATES FOOTPRINT OF FLOOR ABOVE		NUMBER OF EVENLY SPACED SHEAR STUDS
			STEEL HSS TUBE COLUMN		SPECIAL STUD SPACING SEE TYPICAL STEEL DETAILS
			STEEL HSS OR PIPE COLUMN		BEAM CAMBER AT MID-SPAN
			WIDE FLANGE STEEL COLUMN		
			WOOD POST		

	INDICATES PLYWOOD SIDE FOR SHEAR WALL
	INDICATES BEARING WOOD WALL BELOW
	INDICATES BEARING WOOD WALL ABOVE
	INDICATES NON-BEARING WOOD WALL BELOW
	INDICATES NON-BEARING WOOD WALL ABOVE
	INDICATES EXISTING BEARING WOOD WALL
	INDICATES EXISTING NON-BEARING WOOD WALL
	INDICATES BEARING CMU WALL BELOW
	INDICATES BEARING CMU WALL ABOVE
	INDICATES NON-BEARING CMU WALL BELOW
	INDICATES NON-BEARING CMU WALL ABOVE
	INDICATES EXISTING BEARING CMU WALL
	INDICATES EXISTING NON-BEARING CMU WALL
	INDICATES BEARING CONCRETE WALL BELOW
	INDICATES BEARING CONCRETE WALL ABOVE
	INDICATES NON-BEARING CONCRETE WALL BELOW
	INDICATES NON-BEARING CONCRETE WALL ABOVE
	INDICATES EXISTING BEARING CONCRETE WALL
	INDICATES EXISTING NON-BEARING CONCRETE WALL

S-101	SHEET INDEX, ABBREVIATIONS & SYMBOLS
S-102	GENERAL NOTES
S-103	GENERAL NOTES
S-104	SPECIAL INSPECTIONS & TESTS
SA-201	FOUNDATION PLAN
SA-202	FLOOR FRAMING PLAN
SA-203	FLOOR FRAMING PLAN
SA-204	ROOF FRAMING PLAN



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ABBREVIATIONS

A & B	ABOVE AND BELOW	CU FT	CUBIC FOOT	H or HORIZ	HORIZONTAL	OSB	ORIENTED STRAND BOARD	TB	TIE BEAM
AB	ANCHOR BOLT	d	PENNY (NAIL OR BAR DIA)	HDR	HEADER	PA	POST ABOVE	T & B	TOP AND BOTTOM
ABV	ABOVE	DBL	DOUBLE	HGR	HANGER	PARA OR //	PARALLEL	T & G	TONGUE & GROOVE
ACI	AMERICAN CONCRETE INSTITUTE	DEPT	DEPARTMENT	HP	HIGH POINT	PC	PRECAST; PIECE	TO	TOP OF
ADDL	ADDITIONAL	DET	DETAIL	HSB	HORIZONTALLY SLOTTED HOLES	PERP	PERPENDICULAR	TOC	TOP OF CURB; TOP OF CONCRETE
ADJ	ADJACENT	DE	DOUGLAS FIR/LARCH	HT	HEIGHT	PI	PLYWOOD INDEX	TOF	TOP OF FOOTING
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	DIA OR Ø	DIAMETER	ID	INSIDE DIAMETER	PL	PLATE	TEMP	TEMPERATURE; TEMPORARY
ASC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DIAG	DIAGONAL	IF	INSIDE FACE	PLC	PLACES	THRU	THROUGH
ALT	ALTERNATE	DIAPH	DIAPHRAGM	I-JST	I-JOIST	PROP	PLYWOOD	THK	THICKNESS/THICK
ALUM	ALUMINUM	DN	DOWN	IN	INCH	PW	PROPERTY	THR	THREADED
ANCH	ANCHOR	DO	DO OVER	INCL	INCLUDE	PT	PRESSURE TREATED	TOP or 1	TOP
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	DWG	DRAWING	INFO	INFORMATION	INSP	INSPECTION	TOS	TOP OF STEEL/TOP OF SLAB
APA	ENGINEERED WOOD ASSOCIATION (FORMERLY THE AMERICAN PLYWOOD ASSOCIATION)	DWL	DOWEL	INT	INTERIOR	INT	INTERIOR	TOW	TOP OF WALL
APPVD	APPROVED	EA	EACH	JST	JOIST	PW	PLATE WASHER	TS	TRIMMER STUD
APPROX	APPROXIMATE	EACH FACE	EACH FACE	JT	JOINT	PJP	PARTIAL JOINT PENETRATION WELD	TYP	TYPICAL
ARCH	ARCHITECTURAL; ARCHITECT	EF	EACH FACE	K	KIPS	PREFAB	PREFABRICATED	UNO	UNLESS NOTED OTHERWISE
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION	EJ	EXPANSION JOINT	KIP	KIPS	PSF	POUNDS PER SQUARE FOOT	UT	ULTRA-SONIC TEST
AWS	AMERICAN WELDING SOCIETY	EL	ELEVATION	KS	KING STUD	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	ELEC	ELECTRICAL	KP	KING POST	PSL	PARALLEL STRAND LUMBER	VSH	VERTICAL SLOTTED HOLES
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	ELEV	ELEVATOR	KSI	KIPS PER SQUARE INCH	PVMT	PAVEMENT	W/	WITH
BEL	BELOW	EMBED	EMBEDMENT	LB(S) OR #	POUND(S)	#	POUND; NUMBER	W/O	WITHOUT
BLDG	BUILDING	EN	EDGE NAIL	LF	LINEAL FOOT	REF	REFERENCE	WO	WHERE OCCURS
BLK	BLOCK	ENGR	ENGINEER	LN	LINEAL; LINEAR	REINF	REINFORCE; REINFORCING	WD	WOOD
BLKG	BLOCKING	EQ	EQUAL OR EQUIVALENT	LLH	LONG LEG HORIZONTAL	REQD	REQUIRED	WP	WORK POINT; WATERPROOF
BM	BEAM	EQUIP	EQUIPMENT	LLV	LONG LEG VERTICAL	RF	ROOF	WWF	WELDED WIRE FABRIC
BN	BOUNDARY NAIL	ES	EACH SIDE	LP	LOW POINT	RR	ROOF RAFTER		
BOT OR B	BOTTOM	EW	EACH WAY	LSH	LONG SLOTTED HOLES	Ø	ROUND; DIAMETER		
BRC	BRACE	EXIST or (E)	EXISTING	LSL	LAMINATED STRAND LUMBER	SCHED	SCHEDULE		
BRG	BEARING	EXT	EXTERIOR	LT WT	LIGHTWEIGHT	SECT	SECTION		
BTRN	BETWEEN	FDN	FOUNDATION	LVL	LEVEL OR LAMINATED VENEER LUMBER	SEP	SEPARATION		
CANT	CANTILEVER	FIN	FINISH	MAS	MASONRY	SHT	SHEET		
CAM OR C	CAMBER	FJ	FLOOR JOIST	MATL	MATERIAL	SHTG	SHEATHING		
CC	CENTER TO CENTER	FLG	FLANGE	MAX	MAXIMUM	SIM	SIMILAR		
CCG	CENTER OF GRAVITY	FLR	FLOOR	MB	MACHINE BOLT	SOG	SLAB ON GRADE		
CF	CAST-IN-PLACE	FN	FIELD NAIL	MECH	MECHANICAL	SN	SHEAR NAIL		
CJ	CONSTRUCTION JOINT; CONTROL JOINT	FOC	FACE OF CONCRETE	MFR	MANUFACTURER	SPCG	SPACING		
CL	CENTER LINE	FOM	FACE OF MASONRY	MIN	MINIMUM; MINUTE	SPECS	SPECIFICATIONS		
CLR	CLEARANCE; CLEAR	FOS	FACE OF STUD	MISC	MISCELLANEOUS	SQ	SQUARE		
CMU	CONCRETE MASONRY UNIT	FOW	FACE OF WALL	(N)	NEW	SS	STAINLESS STEEL		
COL	COLUMN	FRMG	FRAMING	N	NORTH	SSL	SHORT SLOTTED HOLES		
COMP	COMPRESSION	FT	FOOT; FEET	NO or #	NUMBER	STD	STANDARD		
CONC	CONCRETE	FTA	FLOOR TIE ABOVE	NTS	NOT TO SCALE	STGR	STAGGER		
CONN	CONNECTION; CONNECT	FTG	FOOTING	OC	ON CENTER	STIF	STIFFENERS		
CONSTR	CONSTRUCTION	GA	GAUGE	OD	OUTSIDE DIAMETER	STIRR	STIRRUP		
CONT	CONTINUE; CONTINUOUS	GALV	GALVANIZED	OF	OUTSIDE FACE	STL	STEEL		
CONTR	CONTRACTOR	GB	GRADE BEAM	OH	OPPOSITE HAND	STRUCT	STRUCTURAL		
CJP	COMPLETE JOINT PENETRATION WELD	GLB	GLUED LAMINATED BEAM	OPNG	OPENING	SW	SHEAR WALL		
CTR	CENTER	GR	GRADE	OPP	OPPOSITE	SYM	SYMMETRICAL		
CTSK	COUNTERSINK; COUNTERSUNK	GRND	GROUND	ORIG	ORIGINAL				

ACCESSORY BUILDINGS
- BARN -
FOR THE CITY OF JURUPA VALLEY

SHEET INDEX, ABBREVIATIONS & SYMBOLS

DATE
09/12/2025

SHEET
S-101

REINFORCING STEEL

- REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19. ASTM A706, GRADE 60 UNO, ASTM A615 GR 60 STEEL MAY BE SUBSTITUTED FOR ASTM A706 GR60 STEEL PER ACI 318-19 SECTION 20.2.2 PROVIDED THE FOLLOWING CONDITIONS ARE MET:
 - THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI.
 - THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.
 - WHERE REINFORCEMENT COMPLYING WITH ASTM A615 IS TO BE WELDED, CHEMICAL TESTS SHALL BE PERFORMED TO DETERMINE WELDABILITY IN ACCORDANCE WITH SECTION 26.6.4 OF ACI 318-19.
- BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR ENDS SHALL BE MADE COLD.
- WELDED WIRE REINFORCEMENT (WWR), PLAIN OR DEFORMED, SHALL CONFORM TO ASTM A185. WELDED DEFORMED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A1064. ALL WWR FOR STAIR PANS AND ALL WWR FOR CONCRETE FILL ON METAL DECK TO BE PLAIN WWR. PROVIDE LAPS PER ACI 318-19 SECTION 25.5.3 OR 25.5.4 MINIMUM. WWR SHALL BE SUPPORTED ON APPROVED CHAIRS.
- REINFORCING BAR LAP SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS NOTED OTHERWISE ON PLANS.
 - MINIMUM LAP SPLICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER ACI 318-19 SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
 - MINIMUM LAP SPLICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE PER [IMS 042-16 SECTION 6.1.6.1.1](#) AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
- ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE. ALL REINFORCING CONFORMING TO DIFFERING ASTM SPECIFICATIONS AND/OR OF DIFFERING GRADES SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM OTHER REINFORCING STEEL IF CONCURRENTLY PRESENT ON SITE.
- WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E60XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE: REINFORCING STEEL, AWS-D1.4-15. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706.
- REINFORCING STEEL SHALL BE ACCURATELY PLACED, ADEQUATELY SUPPORTED AND SHALL BE SECURED AGAINST DISPLACEMENT, AND TIED BEFORE THE CONCRETE IS PLACED DURING CONSTRUCTION WITH PERMITTED TOLERANCES. ADEQUATE SUPPORTS ARE ALSO NECESSARY TO KEEP THE REINFORCING STEEL AT THE PROPER DISTANCE FROM THE FORMS. USE WIRE BAR SUPPORTS, PRECAST CONCRETE SUPPORTS, SPACERS, BOLSTERS, REINFORCEMENT OR OTHER MEANS OF SUPPORT PER THE "CRS" MANUAL OF STANDARD PRACTICE, LATEST EDITION.
- REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "CRS" MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, LATEST EDITION.
- COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL BY THE SEOR PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE. THE REINFORCING PLACEMENT DRAWINGS SHALL INCLUDE ALL PRIMARY REINFORCEMENT, LAP SPLICES, TIES, DOWELS, HEADED U-DOWELS, EMBED PLATES, ANCHOR BOLTS, ETC. AREAS OF CONGESTION SHALL BE DETAILED SUFFICIENTLY TO DEMONSTRATE THAT PLACEMENT OR REBAR MEETS SPACING REQUIREMENTS OF ACI 318-19.
- MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED TO THE INSPECTOR OF RECORD PRIOR TO PLACEMENT OF CONCRETE PER [ACI 318-19 SECTION 26.13.2.3](#) OF THE CODE.
- WHEN REQ'D, INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.
- CONCRETE PROTECTION FOR REINFORCEMENT

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE (NON-PRESTRESSED):	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO.6 THROUGH NO. 18 BAR NO.5 BAR, W31 OR D31 WIRE & SMALLER	2 1 1/2
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: NO.14 AND NO.18 BARS NO.11 BAR & SMALLER BEAMS, COLUMNS: PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	1 1/2 3/4 1 1/2

- MECHANICAL BAR SPLICE CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-19 SECTION 25.5.7. USE OF MECHANICAL CONNECTIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. SPLICES MUST BE TESTED AS INDICATED IN THE CONCRETE REINFORCEMENT SPECIFICATION. ACCEPTABLE PRODUCTS INCLUDE:

LENTON STANDARD COUPLERS (IAPMO-ES 0129)
 LENTON FORM SAVERS, TYPE SA (IAPMO-ES 0129)
 LENTON WELDABLE HALF COUPLERS (IAPMO-ES 0129)
 LENTON LOCK COUPLERS PER (IAPMO-ES 0129)

NOTE THAT REBAR ATTACHED TO PLATE USING LENTON WELDABLE HALF COUPLERS SHALL BE ASTM A706 PER IAPMO-ES 0129.

ALL MECHANICAL BAR SPLICE CONNECTIONS IN SPECIAL STRUCTURAL WALLS, SPECIAL MOMENT FRAMES AND CONCRETE DIAPHRAGMS SHALL BE TYPE 2 CONFORMING TO THE REQUIREMENTS OF ACI 318-19 SECTION 18.2.7 & 18.12.7.4

CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19.
- CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

MATERIAL	ASTM STANDARD
PORTLAND CEMENT (TYPE II)	C150
CONCRETE AGGREGATES (HARDROCK)	C33
CONCRETE AGGREGATES (LIGHTWEIGHT)	C330
WATER	C1602
COAL FLY ASH OR POZZOLAN (CLASS F)	C618
NATURAL OR MANUFACTURED SAND	C33
SLAG	C989

 - FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-19 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH PROJECT GEOTECHNICAL REPORT.
 - WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/CEMENT RATIO BE EXCEEDED.
 - PUMICE AGGREGATE SHALL NOT BE USED.

- CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19, WHICH REFERENCES ACI 301-20 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRIAL MIXTURES IN ACCORDANCE WITH ACI 301-20 ARTICLE 4.2.3.4 SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO).

LOCATION IN STRUCTURE	MINIMUM STRENGTH (PSI)	DENSITY (PCF)	MAX SLUMP (IN±)	MAX WATER/CEMENT RATIO	SLAG/ FLY ASH ³ (MAX)
CONCRETE FOUNDATIONS, GRADE BEAMS, TIE BEAMS	2,500	150	4	0.5	0.15
CONCRETE BASEMENT WALL/SYSTEM WALLS	2,500	150	4	0.5	0.15
CONCRETE SLAB ON GRADE	2,500	150	4	0.45	0.15
STAIRS ON GRADE, CURBS AND OTHER NON-STRUCTURAL CONCRETE	2,500	150	4	0.5	0.25
SLAB WALLS	2,500	150	4	0.5	0.25

- AS MEASURED BY CEMENTITIOUS WEIGHT
- READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94 OR C885.
 - DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-19 AND PROJECT SPECIFICATIONS.
 - ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.
 - ALL REINFORCING BARS, ANCHOR BOLT HOLD-DOWNS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED AND TIED IN POSITION PRIOR TO PLACING CONCRETE. IN NO CASE SHALL ANY REINFORCING BARS, ANCHOR BOLTS, HOLD-DOWNS OR OTHER CONCRETE INSERTS BE "WET SET" OR "WET-STABBED" INTO CONCRETE DURING THE POUR.

- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT, CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.

- PIPES EMBEDDED IN CONCRETE:
 - CONCRETE
 - PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR.
 - NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECK.
 - PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
 - DO NOT STACK CONDUITS. SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

FOUNDATION

- GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING:
 - DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 1601.1
 - ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH 2022 CBC TABLE 1806.2
- SPREAD OR CONTINUOUS FOOTINGS:

ELEMENT	ALLOWABLE BEARING CAPACITY (PSF) ^A	ALLOWABLE LATERAL RESISTANCE ^B	
		PASSIVE RESISTANCE (PSF/FT BELOW GRADE) ^C	COHESION (PSF)
CONT FOOTING	1,500	100	120

 - THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES.
 - THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE.
 - THE UPPER 0 FOOT OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
 - COMPACTED FILL SHOULD BE PREPARED AS FOLLOWS: A MIN OF 12" OF COMPACTED FILL SHALL BE PROVIDED, COMPACTED TO A MIN OF 90 PERCENT MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 (2022 CBC 1804.4)
 - MAY BE DOUBLED FOR ISOLATED POLES PER 2022 CBC 1804.3.4
- WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND 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.
- CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.
- EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING.
- ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
- EXCAVATIONS SHALL BE CUT SQUARE AND SMOOTH, WITH LEVEL BOTTOMS.
- FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER REPRESENTATIVE PER SECTION 1705.6 OF THE CODE.
- ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.
- PIPES WITHIN THE ZONE OF INFLUENCE OF BUILDING OR SITE ELEMENT FOUNDATIONS SHALL BE ENCASED IN LEAN CONCRETE IN THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.

EXISTING CONDITIONS

- ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, BUT WITHOUT GUARANTEE OF ACCURACY.
- WHERE ACTUAL CONDITIONS ARE NOT IN ACCORDANCE WITH THE INFORMATION PRESENTED, THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. NO MODIFICATIONS OF THE PLANS FOR NEW CONSTRUCTION SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

EXISTING UNDERGROUND UTILITIES

- THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. DRAWINGS, IF ANY, IS APPROXIMATE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THE SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
- AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
 - FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
 - FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.

DEMOLITION

- ALL DEMOLITION SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS, WHICH ARE TO REMAIN IN THE FINISHED STRUCTURE.
- ALL ELEMENTS OF THE STRUCTURE, WHICH ARE TO REMAIN, AND WHICH ARE DAMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT NO ADDITIONAL COST. EXISTING ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE IN ORDER TO MITIGATE DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING ELEMENTS THAT ARE NECESSARY FOR THE INSTALLATION OF ALL NEW WORK.
- WHERE EXISTING PARTITION WALLS ARE TO BE DEMOLISHED, CONTRACTOR SHALL VERIFY WALLS ARE NON-BEARING PRIOR TO DEMOLITION. IF WALLS ARE FOUND TO BE BEARING, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY

DESIGN INFORMATION

DEAD LOADS	
LOCATIONS	UNIFORM (PSF)
ROOF: ASPHALT SHINGLES OVER ROOF JOISTS w/ T&G CEILING	16.0
EXTERIOR BEARING WALLS: FIBER CEMENT SIDING EXTERIOR WALL (2x4)	9.0
INTERIOR BEARING WALLS: N/A	N/A
INTERIOR NON BEARING WALLS: NON-BEARING PARTITION WALL	6.0

ROOF LIVE LOADS			
OCCUPANCY OR USE	UNIFORM (PSF)	CONC. (LBS)	REFERENCE
ROOF ORDINARY FLAT, PITCHED AND CURVED ROOFS (THAT ARE NOT OCCUPIABLE)	20	—	2022 CBC TABLE 1607.1

SNOW DESIGN DATA		
PARAMETER	VALUE	REFERENCE
GROUND SNOW LOAD	P _g = 0 PSF	ASCE 7-16 7.2

WIND DESIGN DATA			
PARAMETER	VALUE	REFERENCE	
ULTIMATE DESIGN WIND SPEED (3-SEC GUST)	V _{ult} = 96 MPH	2022 CBC FIG. 1609.3	
NOMINAL DESIGN WIND SPEED (3-SEC GUST)	V _{ref} = 75 MPH	2022 CBC 1609.3.1	
EXPOSURE CATEGORY	C	2022 CBC 1609.4.3	
INTERNAL PRESSURE COEFFICIENT:	GCPi = ± 0.18	ASCE 7-16 TABLE 26.13-1	

COMPONENTS & CLADDING WIND PRESSURES (PSF)				
LOCATION	ZONE	COMPONENT TRIBUTARY AREA (SQ FT)		
		10	100	500
ROOF	ZONE 1	-18.4	-18.4	-16.0
	ZONE 1	-32.0	-25.2	-20.1
	ZONE 2	-42.2	-33.7	-26.9
	ZONE 3	-57.5	-39.7	-26.9
	ALL ZONES	16.0	16.0	16.0
OVERHANG	ZONE 1	-32.0	-30.3	-20.1
	ZONE 1	-32.0	-30.3	-20.1
	ZONE 2	-42.2	-30.3	-21.8
	ZONE 3	-57.5	-37.1	-21.8
WALL	ZONE 4	-21.8	-18.9	-16.7
	ZONE 5	-26.9	-20.9	-16.7
	POSITIVE	20.1	16.0	16.0

SITE AND OCCUPANCY PARAMETERS		
PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	2022 CBC TABLE 1604.5
SEISMIC IMPORTANCE FACTOR	I = 1.0	ASCE 7-16 TABLE 1.5-2
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S _s = 1.682 S ₁ = 0.600	2022 CBC 1613.2.1
SITE CLASS	D = DEFAULT	2022 CBC 1613.2.2
SPECTRAL RESPONSE COEFFICIENTS:	S _{DS} = 1.400 MAX S _{DI} = 0.680	2022 CBC 1613.2.4

BUILDING PARAMETERS		
PARAMETER	VALUE	REFERENCE
SEISMIC DESIGN CATEGORY	SDC = D	2022 CBC 1613.2.5
BASIC SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	ASCE 7-16 TABLE 12.2-1
RESPONSE MODIFICATION FACTOR	R = 6 1/2	
SYSTEM OVERSTRENGTH FACTOR	O ₀ = 3	
DEFLECTION AMPLIFICATION FACTOR	C _d = 4	
DESIGN BASE SHEAR	V = 8.067k	ASCE 7-16 12.8.1
SEISMIC RESPONSE COEFFICIENTS	C _s = 0.215	ASCE 7-16 12.8.1.1
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE	ASCE 7-16 12.8

- GEOTECHNICAL INFORMATION (2022 CBC SECTION 1603.1.6): REFER TO FOUNDATION GENERAL NOTES

GENERAL

- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS:
 - 2022 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2022 EDITION AND LATEST REVISIONS (INCLUDING SUPPLEMENTS AND ERRATA) HEREIN REFERRED TO AS "THE CODE".
 - ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA).
 - CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE GIVEN. CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN NO INSTANCE SHALL DIMENSIONS BE SCALED FROM THE DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
 - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED
 - SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS
 - SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
 - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN
 - FLOOR AND ROOF FINISHES
 - MISCELLANEOUS DRAINAGE AND WATERPROOFING
 - ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL
 - DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS
- SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
 - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
 - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
 - CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
 - SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
- SEE CIVIL DRAWINGS FOR THE FOLLOWING:
 - HEIGHT AND/OR ELEVATION OF:
 - FINISHED SURFACE
 - TOP OF WALL
 - TOP OF GRADE
 - FINISHED GRADE
 - SLOPE
 - SITE CONCRETE WALKWAYS, CURBS & PAVING
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TEMPORARY SHORING AND OTHER CONSTRUCTION AIDS, INCLUDING ALL ENGINEERING OF SUCH SYSTEMS FOR TEMPORARY SUPPORT OF NEW AND/OR EXISTING STRUCTURAL ELEMENTS AS REQUIRED FOR ERECTION AND OTHER CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION (UNO). OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR CONCERN CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY.
- BACKFILL SHALL NOT BE PLACED BEHIND EXTERIOR AND INTERIOR RETAINING WALLS UNTIL THE CONCRETE / CMU HAS ACHIEVED FULL DESIGN STRENGTH. FOR BRACED WALLS SUPPORTED BY STRUCTURAL DIAPHRAGMS, BACKFILL SHALL NOT BE PLACED BEHIND THE WALL UNTIL THE DIAPHRAGM HAS BEEN INSTALLED, AND FOR CONCRETE DIAPHRAGMS, HAS ACHIEVED FULL DESIGN STRENGTH.
- THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. CONTRACTOR SHALL MAKE PROVISIONS IN THE LAYOUT OF THE BUILDING TO TAKE INTO ACCOUNT SHRINKAGE, CREEP, SHORTENING, ETC.
- OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
- ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
- CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING. SHORING IS NOT THE RESPONSIBILITY OF THE SEOR. CONTRACTOR TO SUBMIT ANY SHORING DESIGN AND DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
 - FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
 - FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.
- EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.

DIMENSIONS

- DIMENSIONS SHALL BE DERIVED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. DRAWINGS SHALL NOT BE SCALED.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS.
- SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.
- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.



THESE PLANS ARE PROVIDED BY THE CITY OF JURUPA VALLEY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTIONS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

**ACCESSORY BUILDINGS
- BARN -**
FOR THE CITY OF JURUPA VALLEY

GENERAL NOTES

PUBLIC SET

DATE
09/12/2025
SHEET

S-102



THESE PLANS ARE PROVIDED BY THE CITY OF JURUPA VALLEY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

**ACCESSORY BUILDINGS
- BARN -**
FOR THE CITY OF JURUPA VALLEY
**GENERAL NOTES, SPECIAL
INSPECTION & TESTS**

SAWN LUMBER

1. FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

SAWN LUMBER PROPERTIES				
USE	SIZE	SPECIES	GRADE	REFERENCE
MUDSILLS	2x4	D.F.	STANDARD OR BETTER PRESSURE TREATED	2022 CBC 2303.1.9
	2x6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	
HORIZONTAL FRAMING LUMBER				
ROOF JOISTS AND RAFTERS	2x	D.F.	NO. 2	WCLB & WWSA
FLOOR JOISTS	2x	D.F.	NO. 2	
HEADERS AND BEAMS	4x	D.F.	NO. 2	WCLB & WWSA
ANY OTHER HORIZONTAL	4x4 AND SMALLER 6x6 AND LARGER	D.F.	NO. 2 NO. 1	

VERTICAL FRAMING LUMBER				
USE	SIZE	SPECIES	GRADE	REFERENCE
TOP PLATES	2x	D.F.	NO. 2	WCLB & WWSA
STUDS	2x4 & 3x4 2x6 & 2x8	D.F.	STUD NO. 2	
POSTS	4x4 & 4x6 POSTS 6x6 & LARGER POSTS	D.F.	NO. 2 NO. 1	WCLB & WWSA
ALL OTHER FRAMING LUMBER				
ALL OTHER FRAMING LUMBER UNO	ALL SIZES	D.F.	STANDARD & BETTER	WCLB & WWSA

2. FLOOR JOISTS SHALL BE GRADE STAMPED "S-DRY" WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING 19 PERCENT.

3. ALL SOLE PLATES AND TOP PLATES SHALL BE GRADE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 15 PERCENT AT BUILDINGS WITH 4 OR MORE STORES.

4. STUD WALLS SHOWN ON PLANS ARE NONBEARING PARTITIONS WALLS, BEARING WALLS OR SHEAR WALLS BELOW THE FRAMING LEVEL UNLESS NOTED OTHERWISE. STUDS SHALL BE SIZE AND SPACING AS NOTED IN THE DRAWINGS. SEE PLANS AND ARCHITECTURAL DRAWINGS, UNLESS OTHERWISE NOTED.

5. MINIMUM FRAMING NAILING SHALL CONFORM TO CBC TABLE 2304.10.2. ALL NAILS SHALL BE COMMON WIRE NAILS. PREDRILL NAIL HOLES TO 70% OF NAIL SHANK DIAMETER WHERE NAILING TENDS TO SPLIT WOOD.

6. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATES UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY WITH 5/8" Ø X 12" BOLTS W/ 0.229" X 3" X 3" PLATE WASHER (GALV) AT 4" O.C., BEGINNING AT 4" O.C., MAXIMUM FROM EACH END OF THE PLATES. THE BOLTS SHALL EXTEND A MINIMUM OF 7" INTO THE CONCRETE OR MASONRY. (POWDER DRIVEN PINS AT 1/3 OF THE BOLT SPACING OR 24" O.C., MAXIMUM MAY BE SUBSTITUTED FOR THE ANCHOR BOLTS AT INTERIOR NON-SHEAR WALLS ONLY).

7. PRESERVATIVE TREATMENT:

A. WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AIC 109-07, STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (IJC#) SPECIFIED IN AWPA U1-20.

B. FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES OR INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL NAILS AND SPIRES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FIED TREATED IN ACCORDANCE WITH AWPA M4-15. THE FOLLOWING FIELD TREATMENTS SHALL BE USED:

a. BORED HOLES: HOLES FOR CONNECTORS OR BOLTS MAY BE TREATED BY PUMPING COAL TAR ROOFING CEMENT MEETING ASTM D5643 INTO HOLES USING A GREASE GUN OR SIMILAR DEVICE.

b. EXTERIOR: COPPER NAPHTHENATE.

c. INTERIOR: INORGANIC BORON PRESERVATIVES LIMITED TO USE IN APPLICATIONS NOT IN CONTACT WITH GROUND AND CONTINUOUSLY PROTECTED FROM LIQUID WATER.

C. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWPA TREATMENT C2 USING EITHER ALKALINE QUAT (AQ TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATES (SBR). ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-165 PER ASTM A653.

8. PROVIDE 2 STUDS UNDER ALL 4 X 10 AND LARGER BEAMS OR HEADERS AT SPANS 4 FEET OR LONGER UNLESS OTHERWISE NOTED. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON DRAWINGS THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION/PODIUM LEVEL.

9. PROVIDE THE FOLLOWING BLOCKING AS A MINIMUM, UNLESS SHOWN OTHERWISE:
2x FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT.
2x FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER AND BELOW PARTITION WALLS.

10. DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS, UNLESS SUPPORTED BY A WALL BELOW OR SHOWN OTHERWISE, NAIL DOUBLED JOISTS WITH 16d AT 12" O.C., STAGGERED.

11. BRIDGING SHALL BE 2 X SOLID BLOCKS, INSTALLED AS FOLLOWS:
ROOF JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0' FROM SUPPORT.
FLOOR JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0' FROM SUPPORT.

12. JOIST HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, STOCKTON, CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURERS WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED WITH APPROVAL BY SEOR.

13. FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS.

14. THE TOP OF NON-BEARING WALLS SHALL NOT BE IN CONTACT WITH JOISTS/TRUSSES/RAFTERS ABOVE. REFER TO THE REFERENCED DETAILS FOR REQUIRED GAP, 1/2" MINIMUM, UNLESS NOTED OTHERWISE IN DETAIL.

HARDWARE AND CONNECTORS

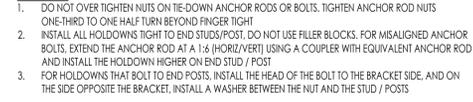
GENERAL:
USE ALL SPECIFIED FASTENERS AS SPECIED ON PLANS. IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFR'S APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE

HOLD-DOWNS:
1. DO NOT OVER TIGHTEN NUTS ON TIE-DOWN ANCHOR RODS OR BOLTS. TIGHTEN ANCHOR ROD NUTS ONE-THIRD TO ONE-HALF TURN BEYOND FINGER TIGHT
2. INSTALL ALL HOLD-DOWNS TIGHT TO END STUDS/POST. DO NOT USE FILLER BLOCKS. FOR MISALIGNED ANCHOR BOLTS, EXTEND THE ANCHOR ROD AT A 1:6 (HORIZ/VERT) USING A COUPLER WITH EQUIVALENT ANCHOR ROD AND INSTALL THE HOLD-DOWN HIGHER ON END STUD / POST
3. FOR HOLD-DOWNS THAT BOLT TO END POSTS, INSTALL THE HEAD OF THE BOLT TO THE BRACKET SIDE, AND ON THE SIDE OPPOSITE THE BRACKET, INSTALL A WASHER BETWEEN THE NUT AND THE STUD / POSTS

TIE-DOWN & COLLECTOR STRAPS:
1. TIE-DOWN AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR OTHERWISE ALTER CONNECTOR STRAPS
2. INSTALL TIE-DOWN STRAPS DIRECT TO POST IN LIEU OF OVER SHEATHING. STRAPS MAY BE INSTALLED ON THE UNSHEATHED SIDE OF THE END STUDS / POSTS

FASTENER INFORMATION

1. ALL NAILS SPECIFIED TO BE COMMON NAILS, UNLESS SPECIFIED OTHERWISE.



WOOD STRUCTURAL PANELS (SHEATHING)

1. WOOD STRUCTURAL PANELS SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

WOOD STRUCTURAL PANEL PROPERTIES							
USE	PLY	BOND CLASSIFICATION ^c	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	RATING ^b	REFERENCE ^a
ROOF	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE			APA	2022 CBC 2303.1.5 (DOC PS 1-19 OR PS 2-18)
FLOOR	5	EXPOSURE 1				APA	
WALL ^d	5	EXPOSURE 1	REFER TO TYPICAL SHEAR WALL SCHEDULE			APA	

TABLE NOTES:
A. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (AWPA):
a. VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
b. VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10

B. WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY THE APA TRADEMARK INDICATING CONFORMANCE TO THE APPLICABLE VOLUNTARY STANDARD

C. WHERE PANELS ARE EXPOSED TO REPEATED WETTING AND REDRYING, LONG-TERM EXPOSURE TO WEATHER, OR CONDITIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.
a. EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
b. WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANSI/APA PRF-210.

D. ORIENTED STRAND BOARD (OSB) WITH EQUIVALENT CLASSIFICATION AND RATINGS MAY BE USED IN LIEU OF PLYWOOD FOR WOOD STRUCTURAL PANEL WALL SHEATHING.

2. TRANSPORTATION, STORAGE, AND HANDLING:

A. TRANSPORTATION
a. IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.

B. STORAGE
a. ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
b. WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING, THREE STRINGERS MINIMUM.
c. NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
d. COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
e. IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
f. KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS

C. HANDLING
a. ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
b. ACCUMULATE THE PANELS FOR 24 HOURS MINIMUM BEFORE INSTALLATION BY STANDING THE PANELS ON EDGE WITH A GAP BETWEEN EACH TO ALLOW FOR AIR CIRCULATION OR PER MANUFACTURER'S RECOMMENDATIONS.

3. PLYWOOD ORIENTATION
A. ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS. SHALL BE CONTINUOUS OVER 2 JOIST BAYS MINIMUM AND END JOINTS SHALL BE JOINED OVER FRAMING AND STAGGERED. LEAVE A 1/2" GAP BETWEEN PANELS TO ALLOW FOR PANEL EXPANSION UNLESS RECOMMENDED OTHERWISE BY THE PANEL MANUF. REFER TO SPECIFIC DETAILS IN THE DRAWINGS FOR FURTHER PARAMETERS.

B. PLYWOOD OR OSB WALL SHEATHING MAY BE APPLIED VERTICALLY OR HORIZONTALLY. ALL END JOINTS BE JOINED OVER FRAMING AND STAGGERED.

4. BLOCKING:
A. ROOF: ALL ROOF SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
B. ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
C. WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.

5. FASTENERS
A. USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AVS SDPWS TABLE 4.2A OR 4.3A (AS REQUIRED).
B. EQUIVALENT PNEUMATIC DRIVE NAILS MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED USE. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.

C. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD OR OSB SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

D. TYPICAL NAILING SHALL BE 10d AT 4' O.C. AT ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10d AT 12' O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED. SEE PLANS AND REFER TO SHEAR WALL SCHEDULE.

STATEMENT OF SPECIAL INSPECTIONS

1. THIS STATEMENT OF SPECIAL INSPECTIONS HAS BEEN PREPARED PURSUANT TO SECTION 1704.3 OF THE CODE. THIS SECTION DETAILS BOTH REQUIRED SPECIAL INSPECTIONS AND TESTS INCLUDING TESTING PER SECTION 1705 OF THE CODE. THE FOLLOWING SHALL BE OBSERVED DURING THEIR IMPLEMENTATION:

A. GENERAL:
a. STRUCTURAL VERIFICATIONS, INSPECTIONS AND TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE CODE AND/OR THE APPLICABLE REFERENCE STANDARD.

B. OWNER REQUIREMENTS:
a. THE OWNER OR OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN SECTION 1705 OF THE CODE AND IN THIS STATEMENT OF INSPECTIONS.

C. SPECIAL INSPECTOR QUALIFICATIONS:
a. THE SPECIAL INSPECTORS SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING. THE EXPERIENCE OR TRAINING SHALL BE CONSIDERED RELEVANT WHEN THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLEXITY TO THE SAME TYPE OF SPECIAL INSPECTION ACTIVITIES FOR PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUANTITIES.

D. CONTRACTOR REQUIREMENTS:
a. SPECIAL INSPECTION IS IN ADDITION TO THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING. THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING SHALL OCCUR PRIOR TO SPECIAL INSPECTION AND REPORTS SHALL BE AVAILABLE TO THE SPECIAL INSPECTOR.

b. THE CONTRACTOR SHALL ENSURE THAT THE WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED REMAINS ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTION.

c. ANY CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.

E. SPECIAL INSPECTOR REPORT REQUIREMENTS:
a. THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS
b. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

c. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.

d. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.

e. IF NOT CORRECTED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF WORK.

f. A FINAL REPORT DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

REQUIRED VERIFICATION AND INSPECTIONS

CONCRETE CONSTRUCTION
CODE TABLE 1705.3

SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
3. INSPECT ANCHORS CAST IN CONCRETE	---	X	ACI 318: 26.7	---
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS ^(a) (g) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS (h) MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.d.	X	---	ACI 318: 26.7.1	---
	---	X	ACI 318: 26.7.1	---

REQUIRED VERIFICATION AND INSPECTIONS

SOILS
CODE TABLE 1705.6

SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	---	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	---	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	---	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	---
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	---	X

REQUIRED VERIFICATION AND INSPECTIONS

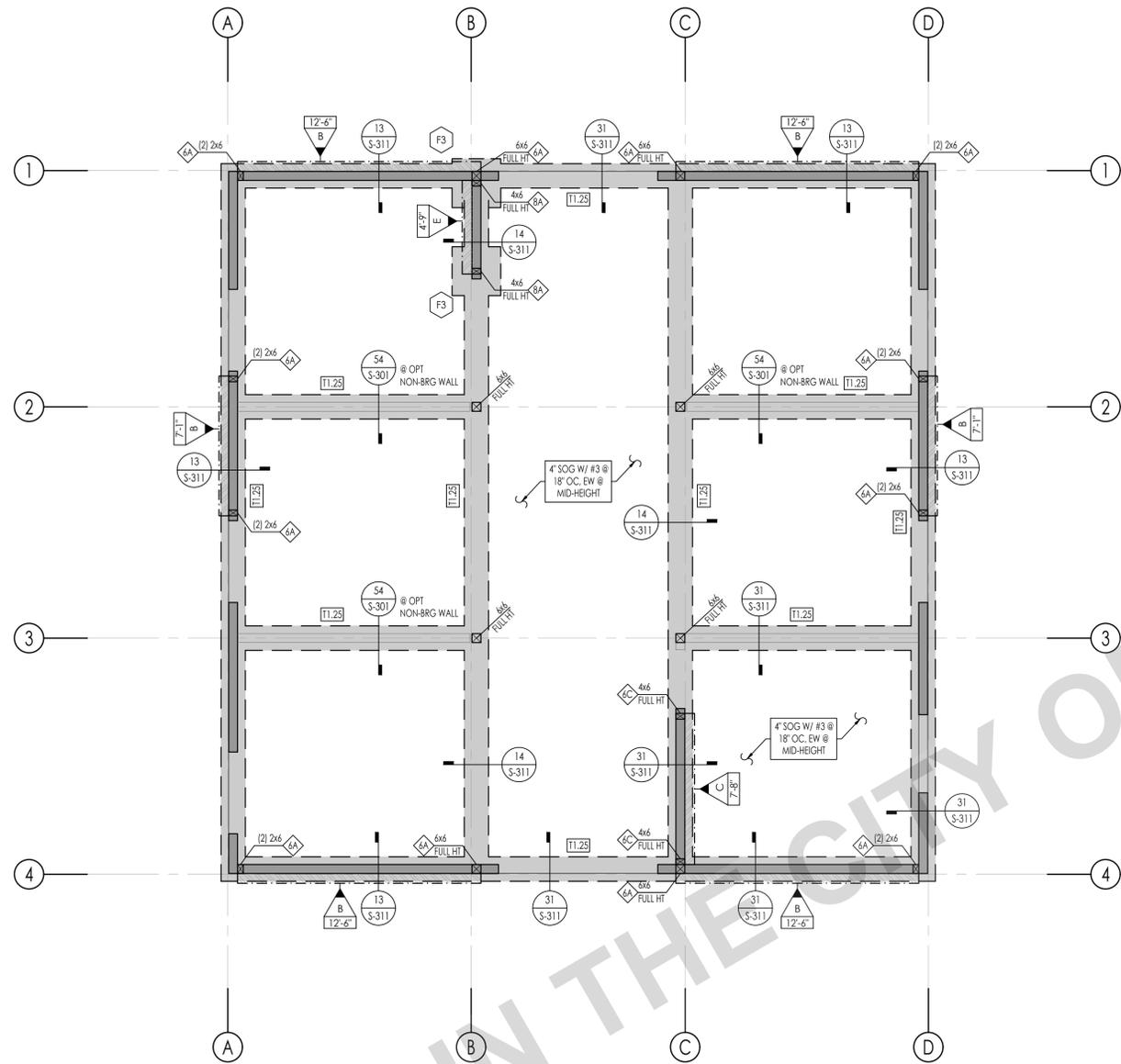
WOOD
CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWC SDPWS-2021

SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	CBC REFERENCE
3. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING LESS THAN OR EQUAL TO 4' O.C. - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	---	X	1705.12.2 1705.13.2
4. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING GREATER THAN 4' O.C. (NOT REQUIRED) - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	---	---	1705.12.2 1705.13.2

FOR USE IN THE CITY OF JURUPA VALLEY



THESE PLANS ARE PROVIDED BY THE CITY OF JURUPA VALLEY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



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

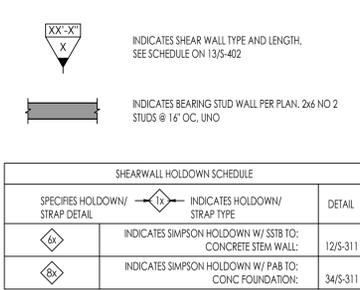
**ACCESSORY BUILDINGS
- BARN -**
FOR THE CITY OF JURUPA VALLEY
FOUNDATION PLAN

FOUNDATION PLAN NOTES

- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403
- SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- ALL DIMENSIONS SHOWN ARE FROM FACE OF CONCRETE/MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN. ALL COLUMNS ARE CENTERED IN STUD WALLS, UNO.
- FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR ANY EMBEDDED ITEMS AND ALL EXTERIOR CONCRETE PAVING.
- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
- SEE ARCHITECTURAL PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
- FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301.
- ALL POSTS IN 4" WALLS SHALL BE 4x4. UNLESS NOTED OTHERWISE ALL POSTS IN 6" WALLS SHALL BE 6x6. UNLESS NOTED OTHERWISE
- PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS. REFER TO 34/S-402 FOR PLATE WASHER REQUIREMENTS AT SHEAR WALLS.
- ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING.
- ALL BOLT HOLES IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY.
- THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL 53/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A SOILS ENGINEER AT THEIR DISCRETION.
- BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
 - 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO.
 - 18" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO.
 NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLDOWN EMBED DEPTHS.

SYMBOL LEGEND



FOUNDATION SCHEDULES

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL UNO
F2	2'-0"	2'-0"	1'-0"	SEE NOTE 16	(3) #5, EW	(3) #5, EW	44/S-311
F3	3'-0"	3'-0"	2'-0"	SEE NOTE 16	(4) #5, EW	(4) #5, EW	44/S-311
F4	4'-0"	4'-0"	2'-0"	SEE NOTE 16	(6) #5, EW	(6) #5, EW	22/S-311

"STEM WALL" TYPE CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	THICKNESS	LONG REINF	TRANS REINF	DETAIL
F1.23	1'-3"	1'-0"	(2) #5 T&B	#3 @ 12" OC, T&B	PER PLAN

GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	24/S-311

NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AB HOLDOWN EMBED DEPTHS

DATE
09/12/2025

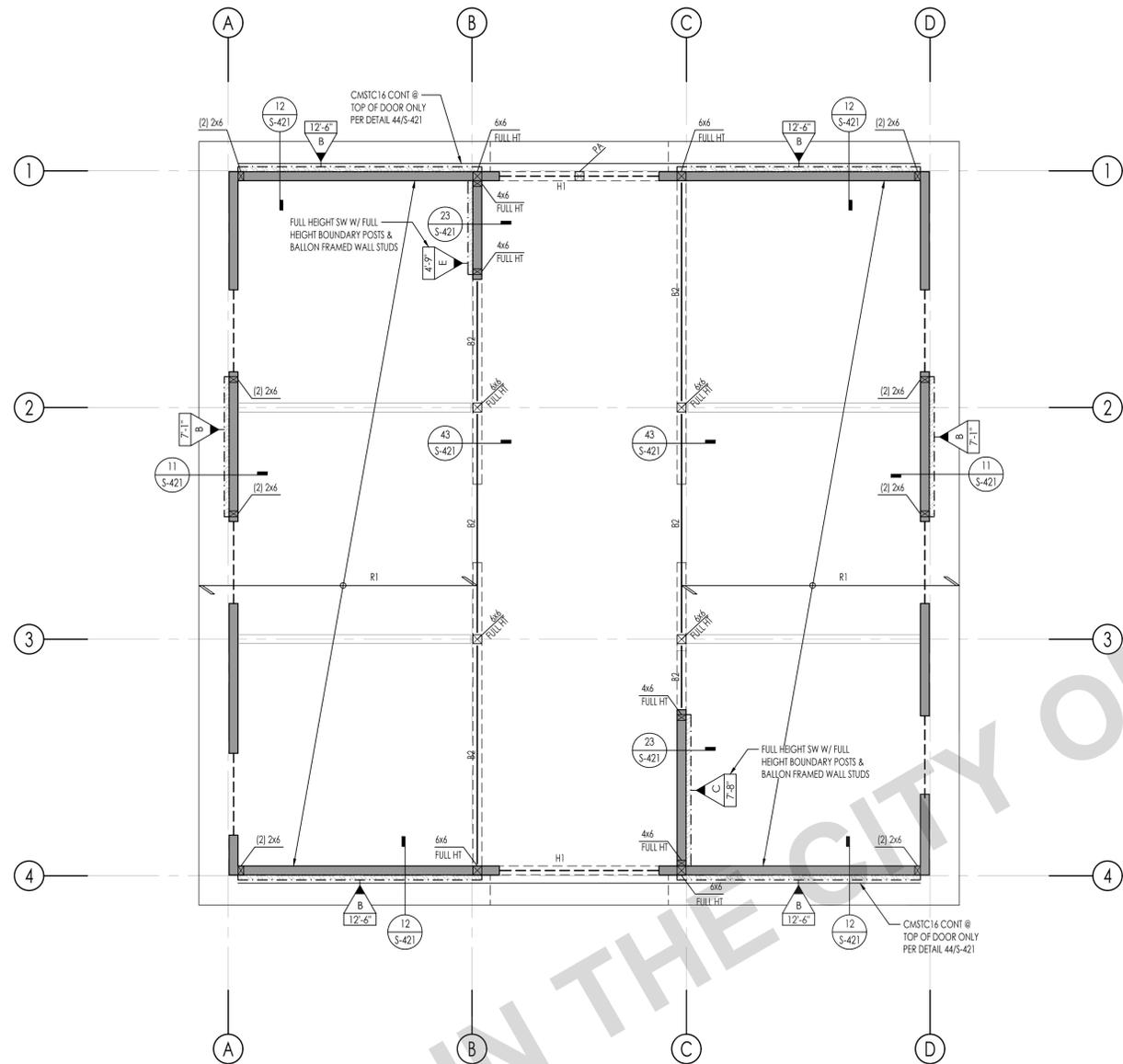
SHEET

S-201

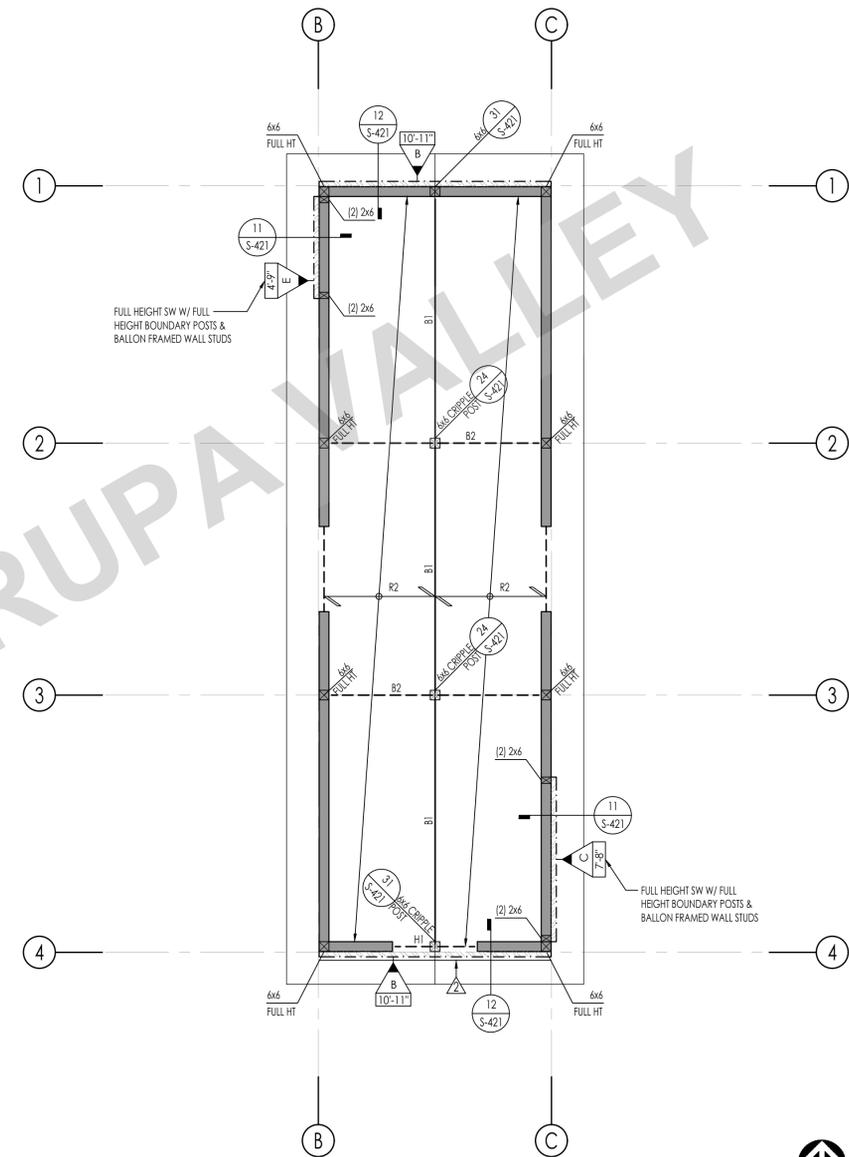
PUBLIC SET



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1 LOW ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 HIGH ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION:
 - GRID DIMENSIONS AND HORIZONTAL CONTROL
 - ALL DIMENSIONS, ELEVATIONS, FINISH SURFACE, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC
 - LOCATION AND EXTENT OF EXTERIOR WALL ASSEMBLIES AND OPENINGS
 - ALL NON STRUCTURAL WALLS
- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
- SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF PIPES, DUCTS AND OTHER ROOF PENETRATIONS. FOR ROOF PENETRATIONS NOT SHOWN ON ROOF FRAMING PLAN, SEE DETAIL 23/S-403 FOR TYPICAL OPENINGS, UNO.
- ALL POSTS IN 4" WALLS SHALL BE 4x4, UNLESS NOTED OTHERWISE. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.

TYPICAL WALL FRAMING SHALL BE:

 - 2x6 @ 16" OC @ ALL EXTERIOR WALLS, UNO
 - 2x6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO
 - 2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO
- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
- DIAPHRAGM TYPES: ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO. REFER TO 12/S-403
- ALL LINES AND/OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STGR.

SYMBOL LEGEND

- XX'-X" X: INDICATES SHEAR WALL TYPE AND LENGTH, PER SCHEDULE ON DETAIL 13/S-402
- ▽: INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402
- : INDICATES HEADER @ OPENING, REFER TO 32/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE
- ▬: INDICATES BEARING STUD WALL PER PLAN, 2x6 NO 2 STUDS @ 16" OC, UNO
- ⊗: INDICATES TOP PLATE SPICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE, PROVIDE TYPE ⊗ SPICE, UNLESS NOTED OTHERWISE
- CS, CMST: INDICATES STRAP PER 52/S-403 OR 54/S-403, UNO

ROOF FRAMING SCHEDULES

ROOF BEAM SCHEDULE			HEADER SCHEDULE		
MARK	SIZE	REMARKS	MARK	SIZE	REMARKS
B1	6x8		H1	6x8	
B2	6x10				

ROOF RAFTER SCHEDULE		
MARK	SIZE	REMARKS
R1	2x8 @ 16" OC	
R2	2x6 @ 16" OC	

**ACCESSORY BUILDINGS
- BARN -
FOR THE CITY OF JURUPA VALLEY**

ROOF FRAMING PLAN

PUBLIC SET

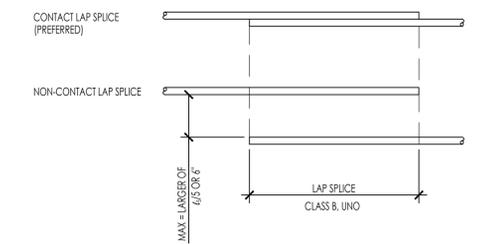
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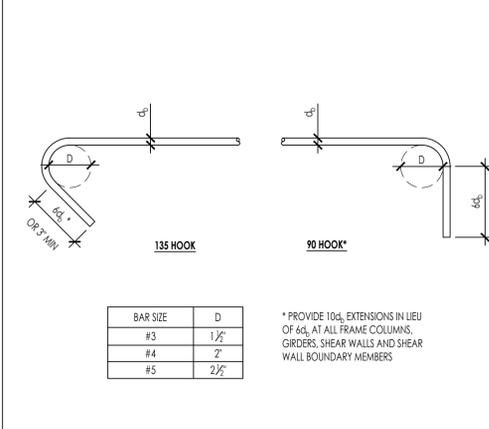
THESE PLANS ARE PROVIDED BY THE CITY OF JURUPA VALLEY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



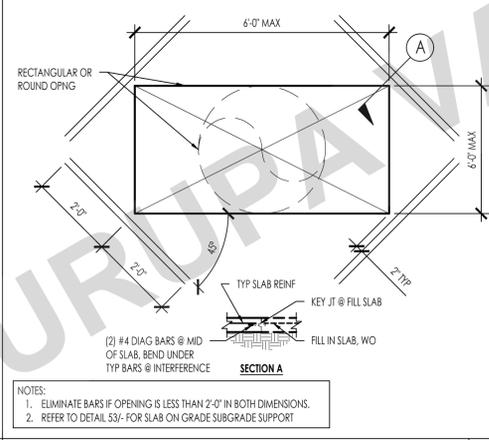
REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICE SCHEDULE

BAR SIZE	DEVELOPMENT LENGTH l_d (CLASS A LAP SPICE)			LAP SPICE l_s (CLASS B LAP SPICE)		
	f_c (psi)	2,500	3,000	f_c (psi)	2,500	3,000
#3	1'-6"	1'-5"	1'-3"	2'-0"	1'-10"	1'-7"
#4	2'-0"	1'-10"	1'-7"	2'-8"	2'-5"	2'-1"
#5	2'-6"	2'-4"	2'-0"	3'-3"	3'-0"	2'-7"
#6	3'-0"	2'-9"	2'-5"	3'-11"	3'-7"	3'-2"
#7	4'-5"	4'-0"	3'-6"	5'-9"	5'-2"	4'-6"
#8	5'-0"	4'-7"	4'-0"	6'-6"	5'-11"	5'-2"
#9	5'-8"	5'-2"	4'-6"	7'-4"	6'-9"	5'-10"
#10	6'-5"	5'-10"	5'-1"	8'-3"	7'-7"	6'-7"
#11	7'-1"	6'-6"	5'-7"	9'-2"	8'-5"	7'-3"

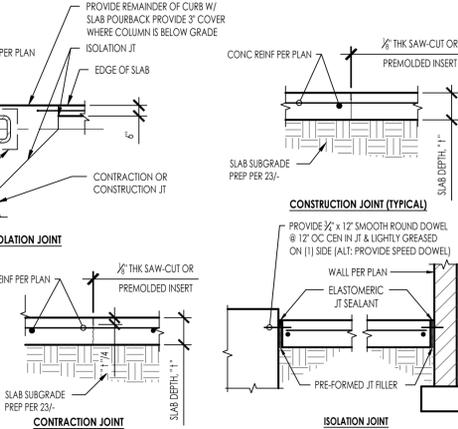
- NOTES:
- VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:
 - GRADE 60 REINFORCEMENT
 - NORMAL WEIGHT CONCRETE
 - FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3
 - NON-EPOXY COATED REINFORCEMENT
 - HORIZONTAL BARS WITHOUT 12" OF CONCRETE BELOW (BOTTOM BARS), AND VERTICAL BARS
 - FOR TOP BARS WITH 12" OR MORE OF CONCRETE BELOW THE BAR MULTIPLY THE VALUES ABOVE BY 1.3
 - CLEAR SPACING NOT LESS THAN $4d_c$ AND CLEAR COVER NOT LESS THAN d_c AND STIRRUPS THROUGH l_d NOT LESS THAN MIN
 - CLEAR SPACING NO LESS THAN $2d_c$ AND CLEAR COVER NOT LESS THAN d_b
 - FOR OTHER SPACING AND COVER CONDITIONS MULTIPLY THE VALUES ABOVE BY 1.5
 - REINFORCEMENT NOT IN SHEAR WALLS
 - FOR REINFORCEMENT IN SHEAR WALLS MULTIPLY THE VALUES ABOVE BY 1.25
 - THE MULTIPLIERS LISTED IN NOTE 1 ABOVE ARE CUMULATIVE INCREASES IN DEVELOPMENT/LAP SPICE LENGTH.
 - ALL LAP SPICES REFERENCED IN THE PLANS SHALL BE CLASS B UNLESS NOTED OTHERWISE.
 - WHEN REINFORCING BARS OF TWO SIZES ARE LAP SPICED IN TENSION, USE THE LARGER OF THE TENSION CLASS B, LAP SPICE LENGTH (l_s) OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH (l_d) OF THE LARGER BAR.



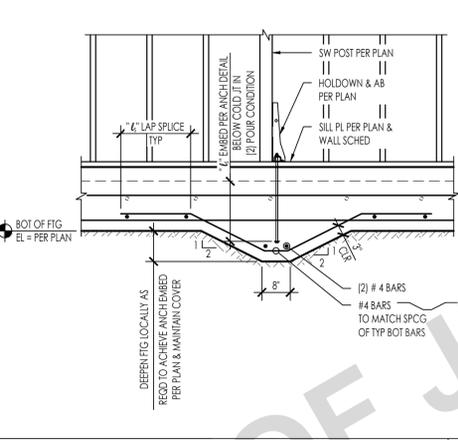
REIN TIES AND STIRRUPS NTS 21



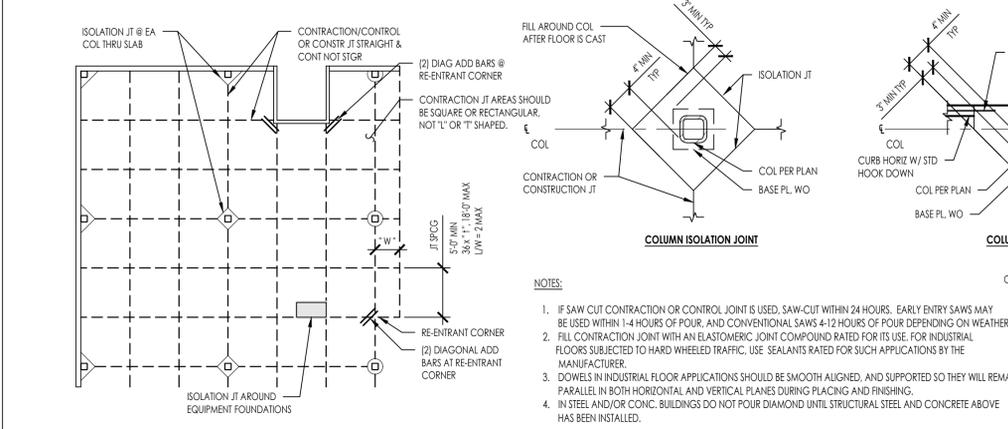
SOG OPENING NTS 22



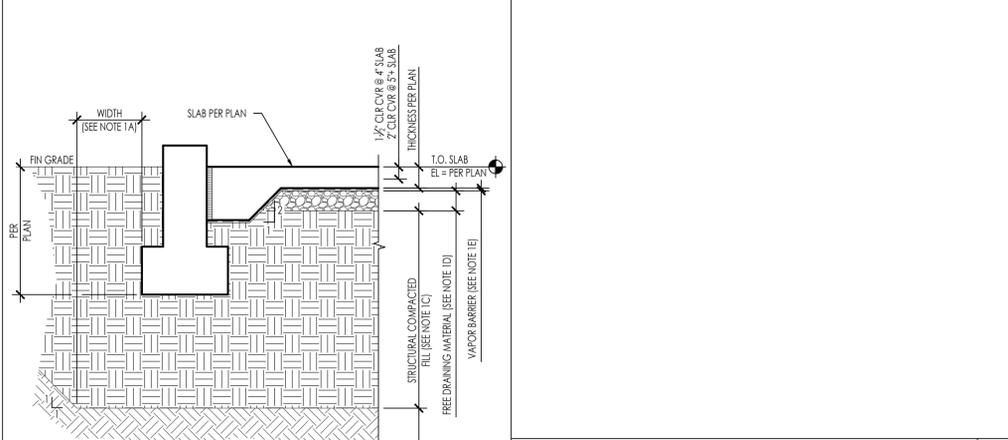
COLUMN ISOLATION JOINT NTS 31



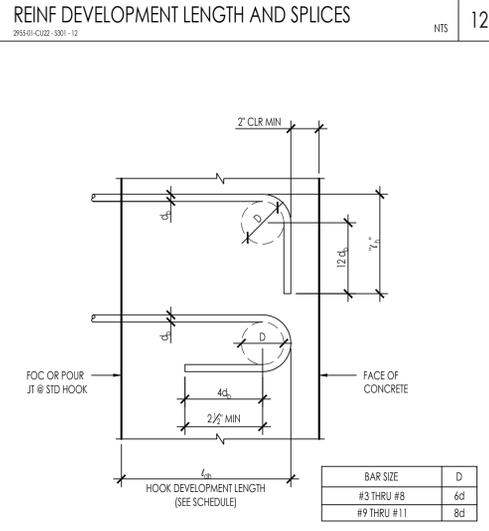
DEEPENED FTG @ ANCHOR BOLT NTS 32



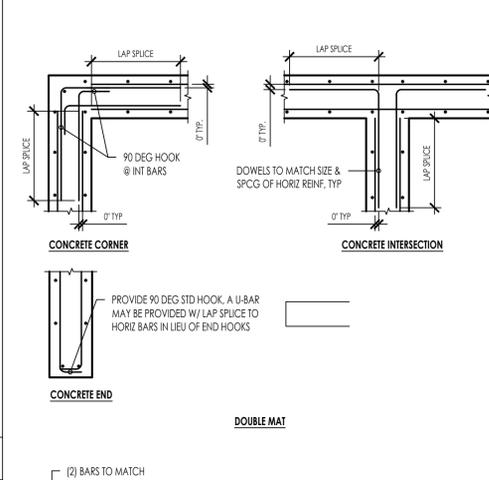
SLAB ON GRADE JOINTS NTS 33



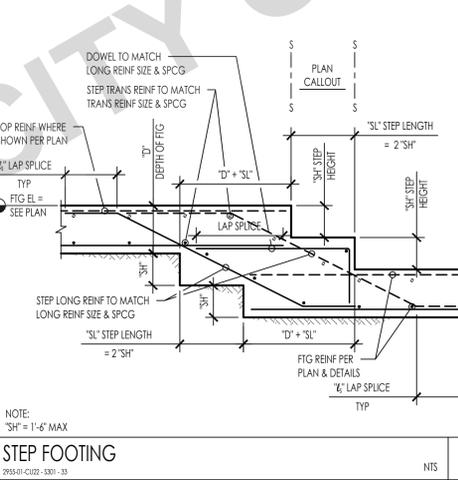
SLAB ON GRADE EDGE AND SUBGRADE PREP NTS 34



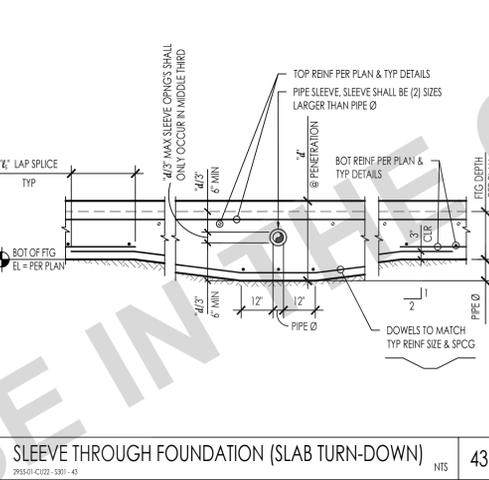
REIN DEVELOPMENT LENGTH AND SPLICES NTS 35



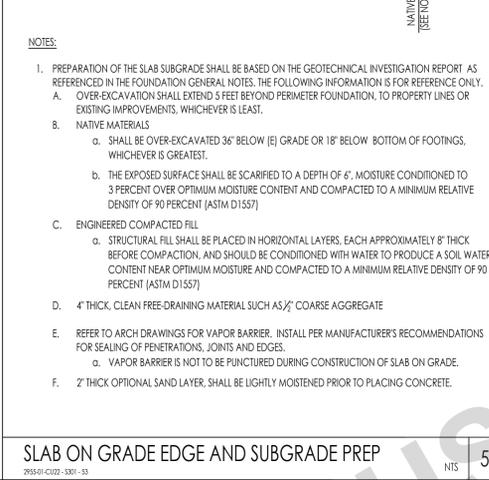
CONCRETE CORNER, CONCRETE END, DOUBLE MAT NTS 36



STEP FOOTING NTS 37



SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN) NTS 38

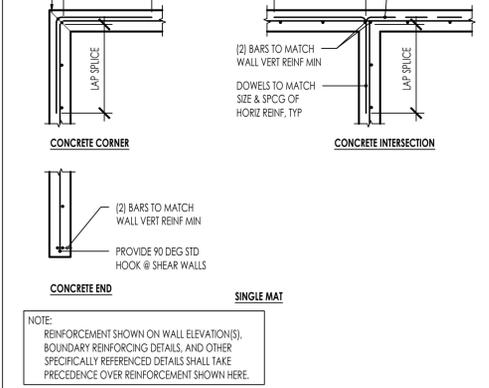


NON-BEARING WALL FOOTING NTS 39

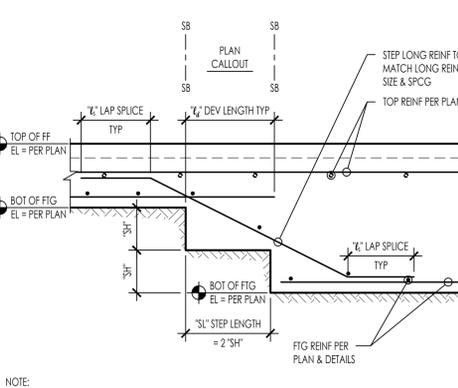
STANDARD HOOK DEVELOPMENT LENGTH l_{dh}

BAR SIZE	D	l_{dh}	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6"	0'-9"	0'-9"	0'-8"
#4	3"	8"	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-6"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-7"	2'-4"	2'-1"
#11	12"	2'-0 1/2"	2'-10"	2'-7"	2'-3"

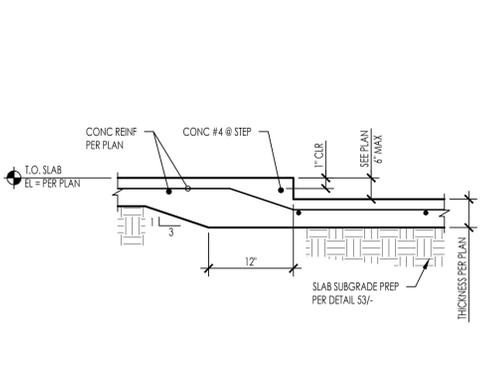
REIN HOOK DEVELOPMENT LENGTH AND BENDS NTS 14



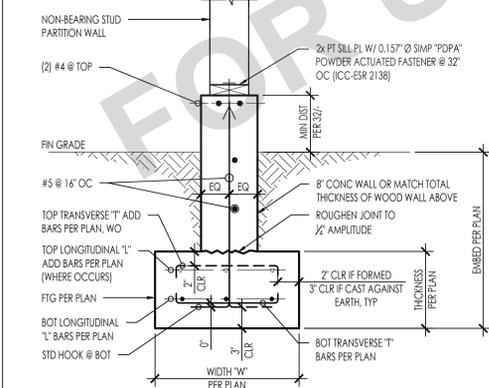
CONCRETE CORNER, CONCRETE END, SINGLE MAT NTS 40



STEPPED FOOTING (BOTTOM ONLY) NTS 41



SLAB ON GRADE DEPRESSION NTS 44



NON-BEARING WALL NTS 54

ACCESSORY BUILDINGS - BARN -
FOR THE CITY OF JURUPA VALLEY
TYPICAL CONCRETE DETAILS

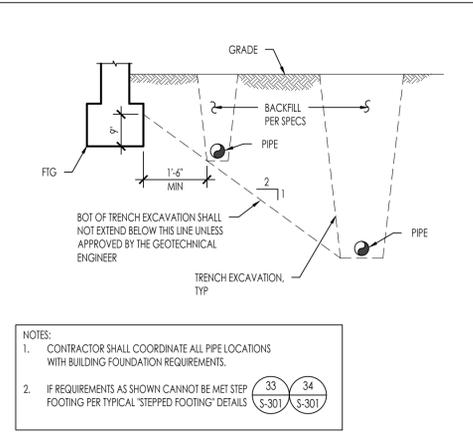
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DATE 09/12/2025
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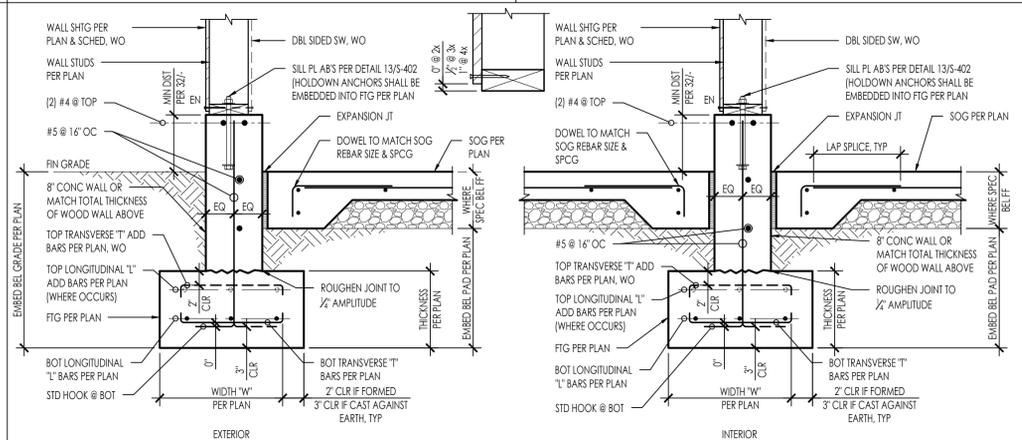
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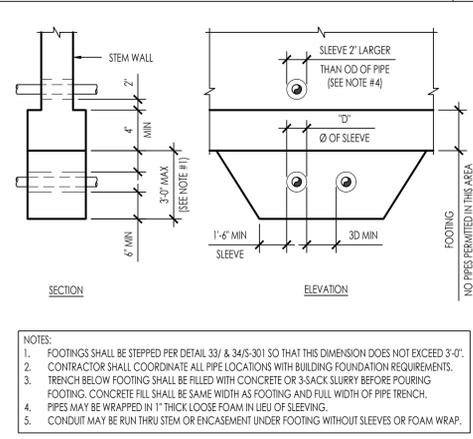
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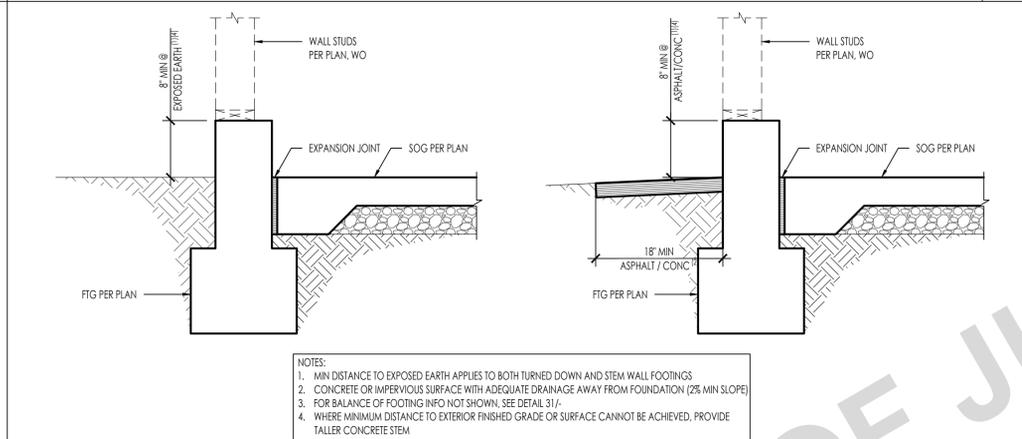
PIPES PARALLEL TO FOOTINGS NTS 51



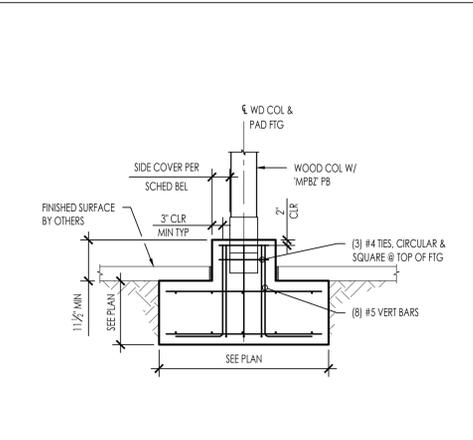
"STEM WALL" TYPE CONTINUOUS FOOTING NTS 31



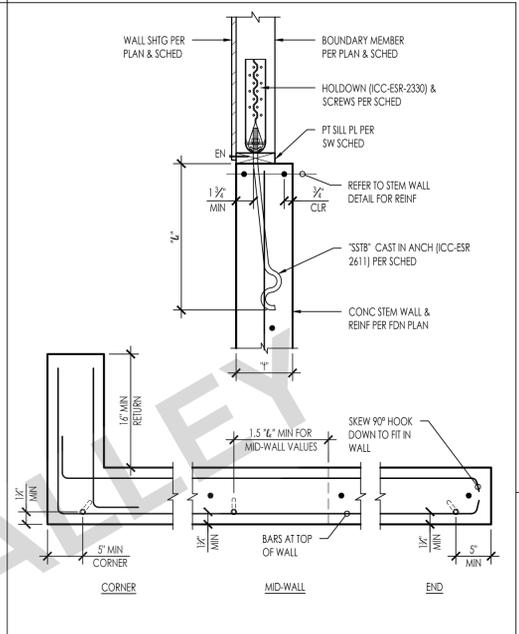
PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL NTS 52



MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING NTS 32

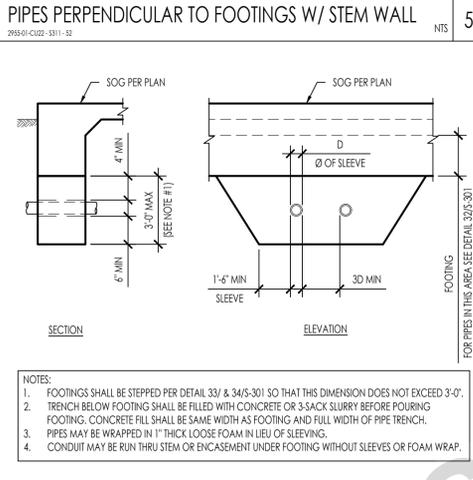


MOMENT BASE POST @ POST FOOTING 1/2" = 1'-0" 22

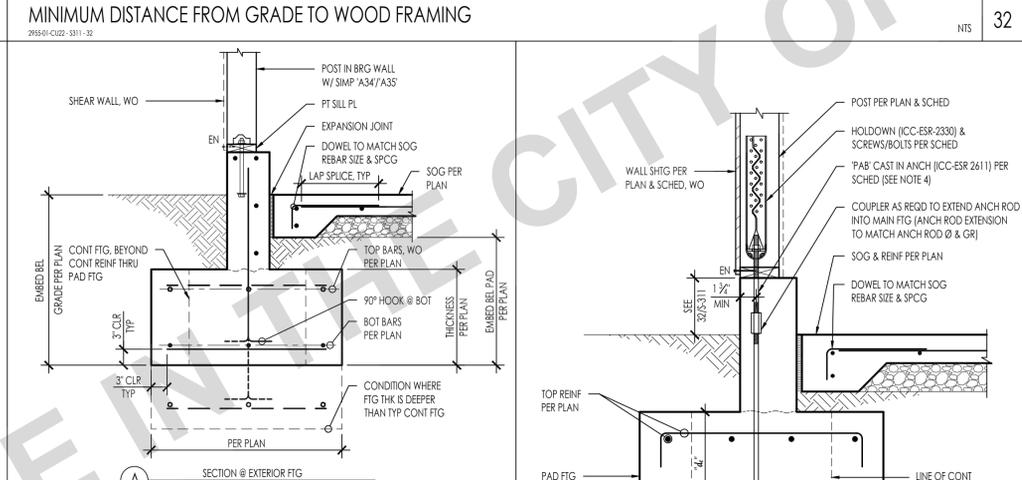


TYPE	HOLDOWN	ANCHOR	MIN STEM WALL WIDTH (1" MIN)	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS x WIDTH	ALLOWABLE LOADS ^{RBH}			
							CORNER	MIDWALL	END	
DA	HDUE3-SDS3	SSB16	6	3/8	(7) 1/2" x 3" SDS	3" x 3 3/4"	12%	2,550	2,550	2,550
DB	HDUE5-SDS3	SSB20	6	3/8	(10) 1/2" x 3" SDS	3" x 3 3/4"	16%	2,960	3,145	2,960
DC	HDUE7-SDS3	SSB24	6	3/8	(13) 1/2" x 3" SDS	3" x 3 3/4"	20%	3,325	3,740	3,325
DD	HDUE9-SDS3.5	SSB28	8	3/8	(14) 1/2" x 3 1/2" SDS	3 1/2" x 3 3/4"	24%	7,315	8,315	6,395

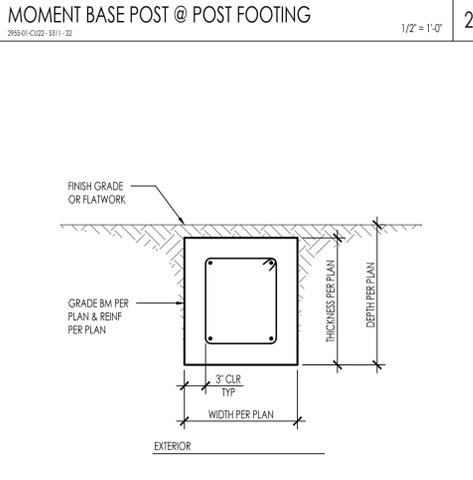
SSB ANCHOR & HOLDOWN @ FOUNDATION NTS 12



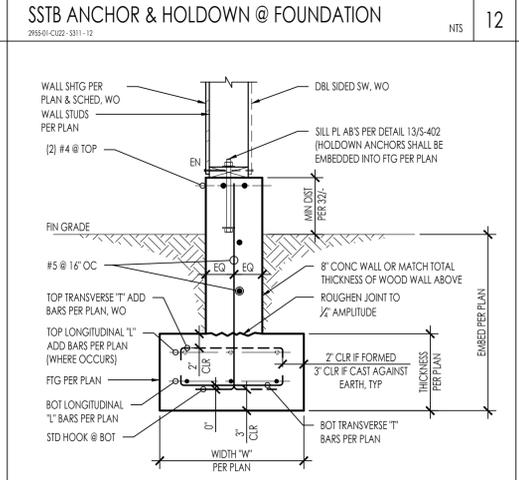
PIPES PERPENDICULAR TO FOOTINGS NTS 53



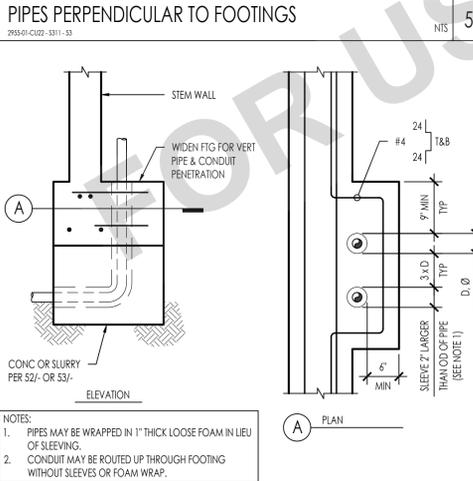
SPREAD FOOTING @ BEARING WALL POST 3/4" = 1'-0" 44



GRADE BEAM NTS 24



EXTERIOR WALL FOOTING NTS 13

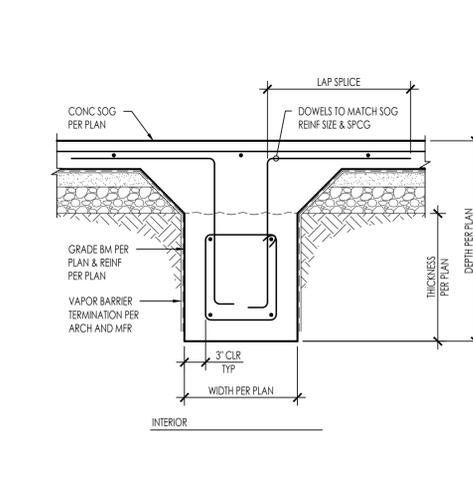


TYPICAL VERT PIPES OR COND THROUGH FOOTING NTS 54

TYPE	HOLDOWN	ANCH	ROD DIA (IN)	PLATE WASHER*	FASTENERS	BOUNDARY MEMBER MIN THICKNESS x WIDTH	MIN EMBED "d" (IN)	F (IN)	ALLOWABLE SEISMIC LOADS (L _R)#
DA	HDUE13-SDS3.5	PAB8	1	3/8" x 3" x 2 1/2"	(22) 1/2" x 3 1/2" SDS	5 1/2" x 3 1/2"	11 1/2"	17 1/2"	11,900*
DB	HDUE17-SDS4.5	PAB8	1	3/8" x 3" x 2 1/2"	(28) 1/2" x 4 1/2" SDS	5 1/2" x 3 1/2"	11 1/2"	17 1/2"	16,040*
DC	HD19	PAB10	1 1/4	3/8" x 3 1/2" x 3 1/2"	(5) 1" BOLTS	7 1/2" x 3 1/2"	15	22 1/2"	19,340*

NOTES:
1. MIN EDGE DISTANCE IS SHOWN ABOVE. ANCH LOCATIONS PER PLAN
2. MIN ANCH TO ANCH SPG IS 3d
3. * = CAPACITY LIMITED BY HOLDOWN
4. AT CONTRACTORS OPTION, 'PAB' ANCH MAY BE REPLACED WITH CUSTOM FABRICATED EQUIVALENT WITH PRIOR APPROVAL FROM SEOR. (3) HEAVY HEX NUTS ARE REQUIRED PER ANCHOR
5. HDUE13-SDS3.5 REQUIRES A HEAVY HEX ANCHOR NUT
6. CONT FIG REINF NOT SHOWN FOR CLARITY

PAB ANCHORAGE & HOLDOWN NTS 34



INTERIOR WALL FOOTING NTS 14

ACCESSORY BUILDINGS
- BARN -
FOR THE CITY OF JURUPA VALLEY
CONCRETE DETAILS

DATE
09/12/2025
SHEET

S-311

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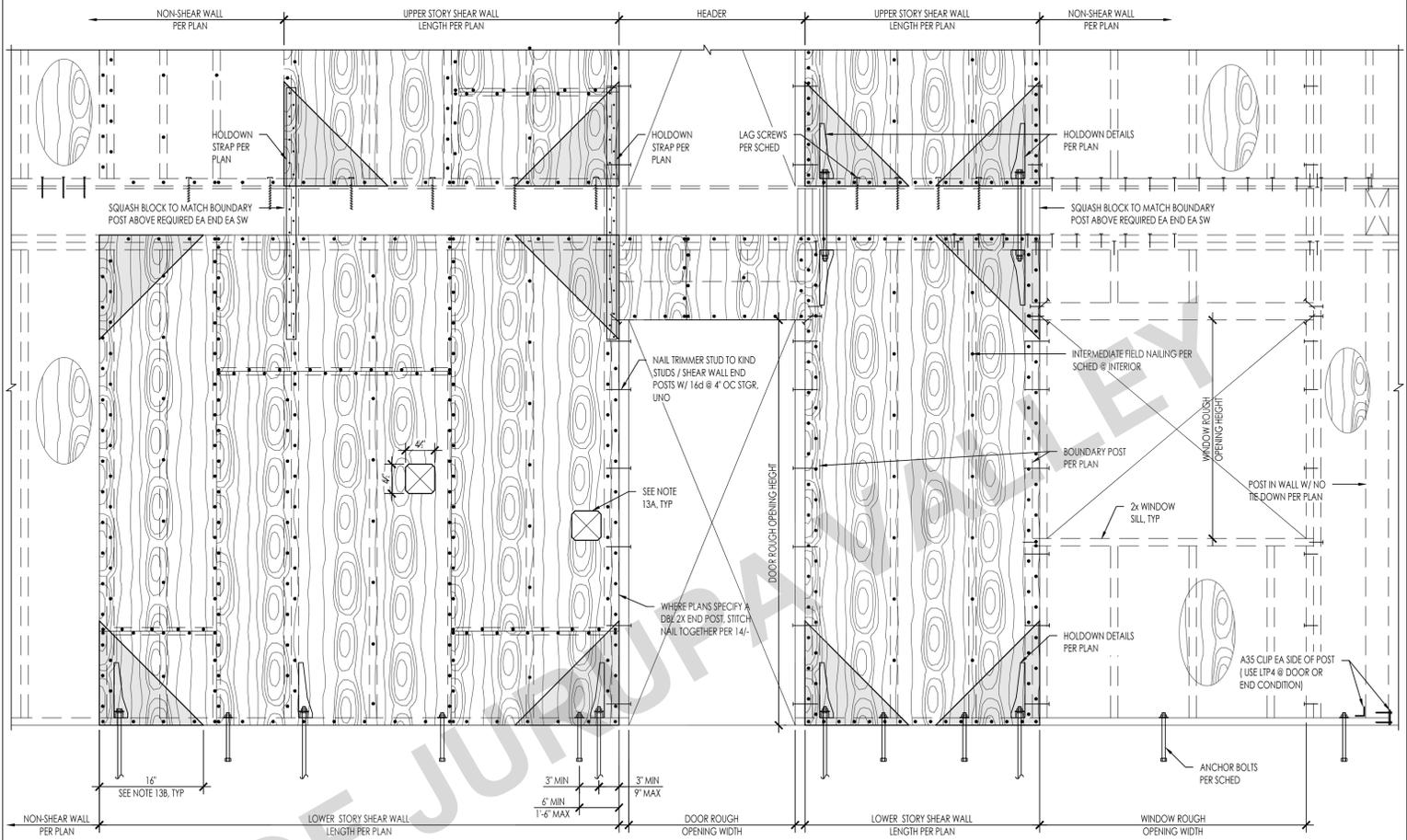
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**ACCESSORY BUILDINGS
- BARN -**
 FOR THE CITY OF JURUPA VALLEY
TYPICAL WOOD DETAILS

DATE
09/12/2025
SHEET

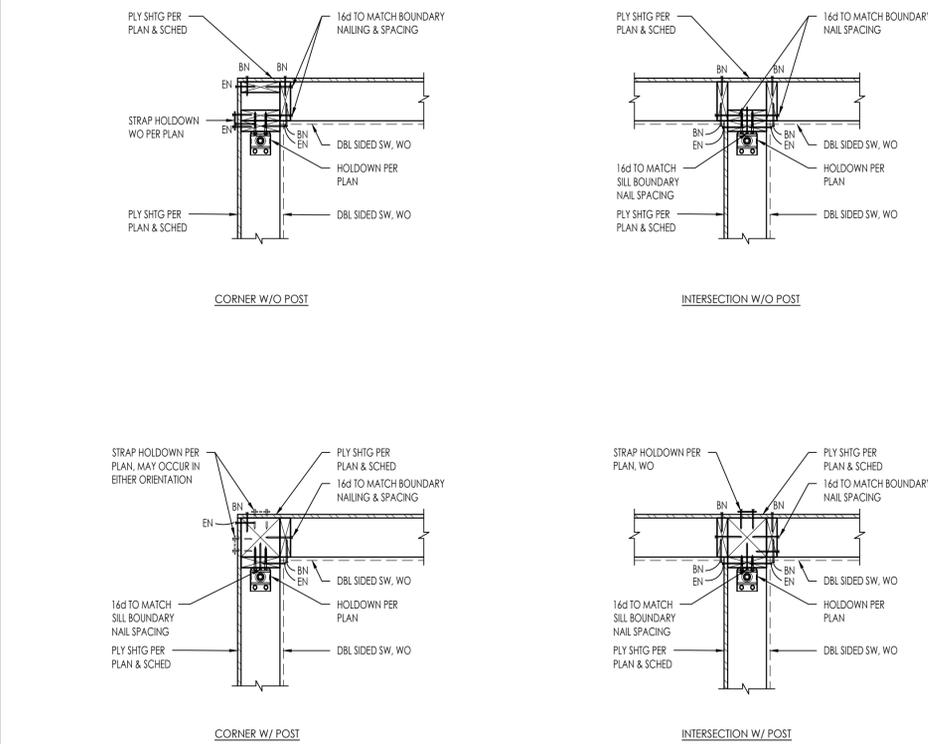
S-402

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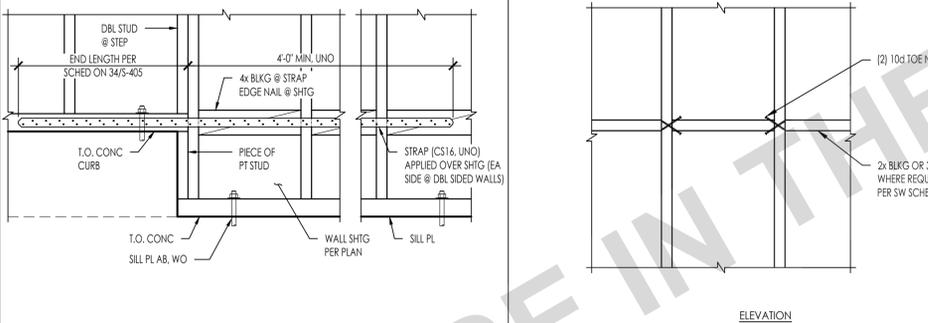
WALL SYMBOL	STRUCT SHEATHING	1,12 FRAMING SIZE	2,3,4 NAILING		5,6 SILL CONN TO RIM		7		10,11		
			EDGE	INTERMEDIATE SUPPORTS	LAG SCREWS	0.22" Ø SDWS 14 SCREWS OPTION	A355	UNDER SHIG	OVER SHIG	ANCHOR BOLTING	
▲	15/32' STRUCT 1 PLYWOOD	2x	10d @ 9" OC	8d @ 6" OC	8d @ 12" OC	16d @ 6" OC	12" OC	24" OC	24" OC	16" OC	5/8" DIA @ 48" OC
▲	15/32' STRUCT 1 PLYWOOD	2x	10d @ 8" OC	10d @ 6" OC	10d @ 12" OC	5/8" LAG SCREWS @ 15" OC	12" OC	16" OC	24" OC	16" OC	5/8" DIA @ 48" OC
▲	15/32' STRUCT 1 PLYWOOD	2x	10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 15" OC	8" OC	12" OC	16" OC	8" OC	5/8" DIA @ 32" OC
▲	15/32' STRUCT 1 PLYWOOD	2x	10d @ 4" OC	10d @ 3" OC	10d @ 12" OC	5/8" LAG SCREWS @ 15" OC	6" OC	8" OC	12" OC	8" OC	5/8" DIA @ 24" OC
▲	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	10d @ 3" OC	10d @ 2" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	6" OC	8" OC	8" OC	6" OC	5/8" DIA @ 24" OC
▲	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	8" OC ¹⁵	12" OC ¹⁵	16" OC ¹⁵	8" OC ¹⁵	5/8" DIA @ 16" OC
▲	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 4" OC	10d @ 3" OC	10d @ 8" OC	5/8" LAG SCREWS @ 8" OC	6" OC ¹⁵	8" OC ¹⁵	12" OC ¹⁵	8" OC ¹⁵	5/8" DIA @ 16" OC
▲	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 3" OC	10d @ 2" OC	10d @ 6" OC	5/8" LAG SCREWS @ 6" OC	6" OC ¹⁵	8" OC ¹⁵	8" OC ¹⁵	6" OC ¹⁵	5/8" DIA @ 8" OC

- NOTES:
- ALL PLYWOOD SHALL BE 5 PLY MINIMUM WITH A SPAN RATING OF 32/16 AND ALL PANEL EDGES SHALL BE BLOCKED. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.
 - 8d NAIL DEFINED AS 0.131" DIAMETER SHANK x 2 1/2" LONG x 0.281" DIAMETER HEAD. 10d NAIL DEFINED AS 0.148" DIAMETER SHANK x 3" LONG x 0.312" DIAMETER HEAD.
 - PROVIDE E.N. AT ALL END STUDS, STUDS/POSTS WITH HOLD-DOWNS OR TIE-DOWN STRAPS, SILL PLATES AND TOP PLATES.
 - WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.
 - NAILS SHALL BE 1/2" MINIMUM FROM PLYWOOD PANEL EDGE AND 3/8" MINIMUM FROM CONNECTING MEMBER EDGE WHERE SHEAR EXCEEDS 300 LBS.
 - USE 3x FRAMING AT BOTTOM SILL PLATES, BLOCKING AND ALL STUDS AT ADJACENT PANEL EDGES WHERE REQUIRED PER SCHED. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.
 - WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
 - LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
 - SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
 - REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS.
 - LENGTH OF ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
 - ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD NOTED ABOVE PROVIDED IT IS RATED BY APA'S PERFORMANCE STANDARD RATING AND IS OF THE SAME NUMBER OF LAYERS AS PLYWOOD PLY INDICATED.
 - LIMITATIONS OF MECHANICAL PENETRATIONS IN SHEAR WALLS:
A. 4 1/2" MAX PENETRATION
B. NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS. SQUARE PENETRATIONS SHALL RADIUS EDGES. DO NOT OVER CUT HOLE WITH SAW.
 - ASSUMES A 1 1/4" MIN LSL OR 2x RIM BOARD/BLOCKING. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD/BLOCKING.
 - WALL W/ DOUBLE SIDED PLYWOOD REQUIRES (2) RIM BOARDS/BLOCKING. FASTENERS AND CLIPS WITH SPACING PER SCHED ARE REQUIRED ON EACH RIM BOARD OR BLOCKING LINE.
 - 1/4" CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION UNDER SHEATHING. IF CLIP IS INSTALLED OVER THE SHEATHING, 0.131" x 2 1/2" NAILS SHALL BE USED.



SHEAR WALL INTERSECTION

NTS 42



TYPICAL BLOCKING DETAIL

NTS 43

STRAP AT STEP IN SHEAR WALL SILL PLATE

NTS 53

MARK	# OF BLKG	STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
▽	1	CS20	(12) 10d x 2 1/2"	32	1,030
▽	1	CS16	(20) 10d x 2 1/2"	32	1,705
▽	1	CS14	(26) 10d x 2 1/2"	32	2,490
▽	2	CMST16	(50) 10d x 3 1/2"	39	4,690
▽	2	CMST14	(66) 10d x 2 1/2"	39	6,475
▽	2	CMST12	(86) 10d x 2 1/2"	39	9,215

NOTES:
1. 2 BAYS OR 32" MIN STRAP LENGTH
2. EDGE NAILING FROM PLYWOOD TO STUDS / FRAMING SHALL OCCUR ALL AROUND OPENINGS AT THIS CONDITION
3. SEE TYPICAL SHEAR WALL ELEVATION FOR BALANCE OF INFO NOT SHOWN

FORCE TRANSFER AROUND OPENINGS

NTS 44

TYPICAL SHEAR WALL ELEVATION AND SCHEDULE

NTS 13

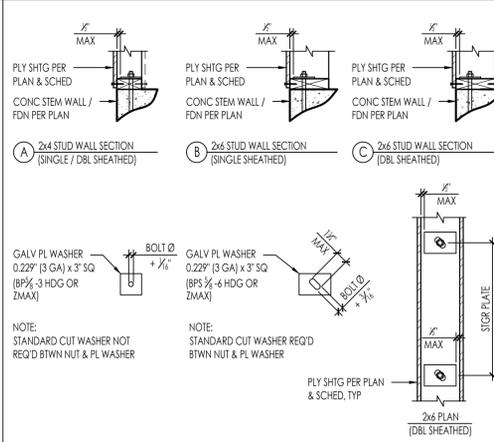
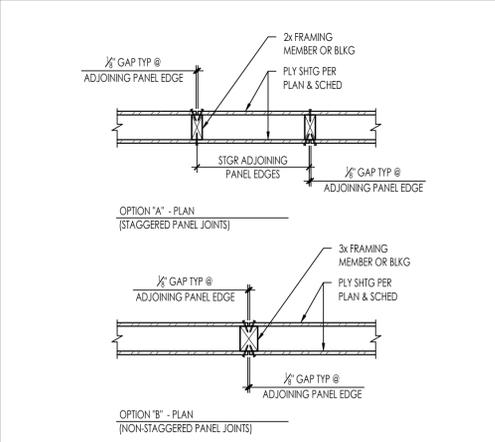


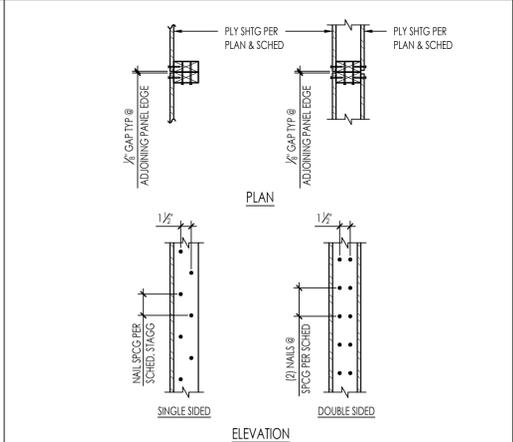
PLATE WASHER DETAIL

NTS 34



DOUBLE SIDED SHEAR WALL

NTS 24



2x STUD NAILING @ ADJOINING PANEL EDGES

NTS 14

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STRAP TO BOTTOM OF FLUSH BEAM
STRAP TO FACE OF DROP BEAM
STRAP TO TOP OF DROP BEAM

STRAP MODEL	END FASTENERS	END LENGTH (in)	ALLOWABLE TENSION LOADS (lbs)
CS16	(20) 10d	11	1,705
	(22) 8d	13	
CS14	(26) 10d	15	2,490
	(30) 8d	16	
CMSTC16	(50) 16d	20	4,690
	(56) 16d	26	
CMST14	(66) 10d	30	6,475
	(74) 16d	33	
CMST12	(86) 10d	39	9,215

DBL TOP PLATE SPLICE NAILING

WALL TYPE	MIN LAP SPICE	NAILS EA SIDE
NON-BEARING	2'-0"	(8) 16d

SYMBOL	MIN LAP SPICE	NAILS EA SIDE	ALLOWABLE TOP CHORD CAPACITY	ALT SINKERS NAILS EA SIDE
⊙	4'-0"	(8) 16d COMMON	1,650#	(10) 16d SINKER
⊙	4'-0"	(12) 16d COMMON	2,500#	(16) 16d SINKER
⊙	4'-0"	(16) 16d COMMON	3,300#	(20) 16d SINKER
⊙	4'-0"	(20) 16d COMMON	4,150#	(24) 16d SINKER
⊙	4'-0"	(24) 16d COMMON	5,000#	(30) 16d SINKER
⊙	4'-0"	(28) 16d COMMON	5,800#	(34) 16d SINKER
⊙	4'-0"	(32) 16d COMMON	6,650#	(40) 16d SINKER

DIAPHRAGM SCHEDULE

TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN)	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	FIELD NAILING (FN)	PANEL EDGE SUPPORT OR NOMINAL MEMBER WIDTH AT PANEL EDGES	LINES OF FASTENERS
A	ROOF	SEE NOTE 5	SHEATHING	32 / 16	NO	10d	6	-	6	12	PSCA CLIP	1

DRAG STRAP AT BEAM-TO-WALL NTS 52

DBL TOP PLATE SPLICE NAILING NTS 31

DIAPHRAGM SHEATHING NTS 12

DRAG STRAP AT BEAM-TO-WALL

PLYWOOD DIAPHRAGM SHEATHING

OPENING AT FRAMING NTS 33
DIAPHRAGM PANEL JOINTS NTS 13

BLOCK & STRAP PERP TO FRMG NTS 54

SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS NTS 34

JOIST SIZE	MAX HOLE	MAX NOTCH DEPTH	MAX END NOTCH	MAX NOTCH LENGTH
2X4	NONE	NONE	NONE	NONE
2X6	1 1/2"	7/8"	1 3/8"	1 1/2"
2X8	2 3/8"	1 1/2"	1 3/8"	2 3/8"
2X10	3"	1 1/2"	2 3/8"	3"
2X12	3 3/4"	1 1/2"	2 3/8"	3 3/4"

BEAM POCKET THROUGH EXTERIOR WALL NTS 24
TYP JOIST BLOCKING NTS 14

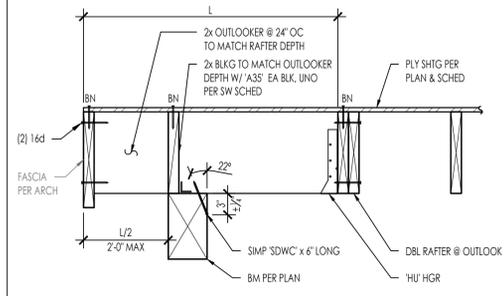
ACCESSORY BUILDINGS - BARN -
 FOR THE CITY OF JURUPA VALLEY
 TYPICAL WOOD DETAILS

PUBLIC SET
 DATE: 09/12/2025
 SHEET: S-403

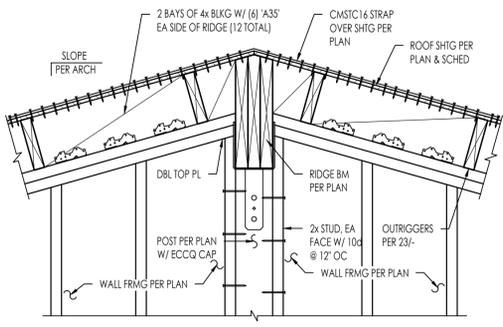
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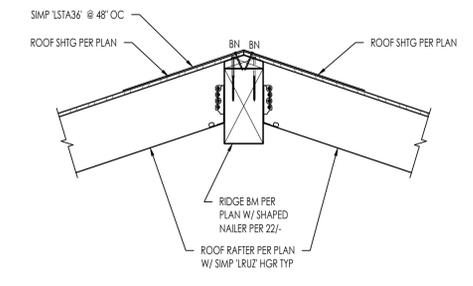
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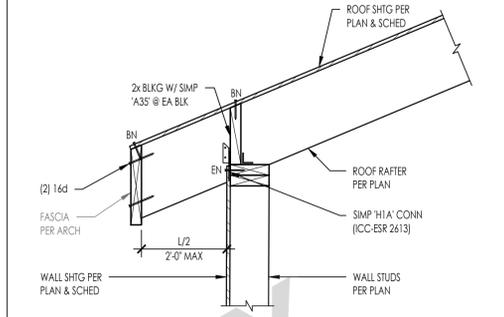
51 OUTLOOKER @ EXTERIOR SHEAR WALL
2955-01-C102-1401-41 1" = 1'-0" 41



31 PLATE TIE @ RIDGE BEAM
2955-01-C102-1401-31 1" = 1'-0" 31

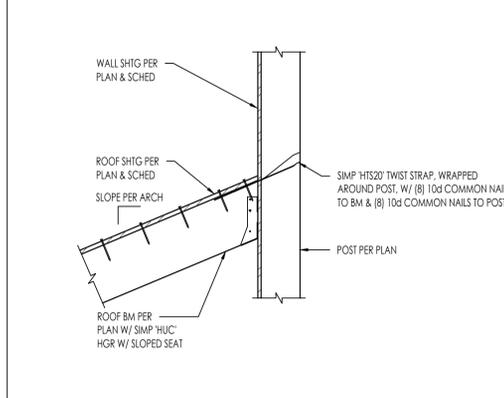


21 ROOF RIDGE
2955-01-C102-1401-21 1" = 1'-0" 21

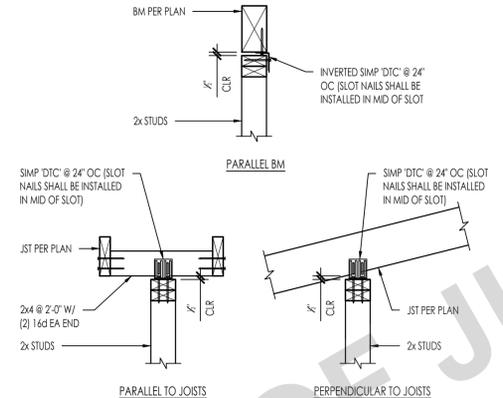


11 RAFTER PERP @ EXTERIOR SHEAR WALL
2955-01-C102-1401-11 1" = 1'-0" 11

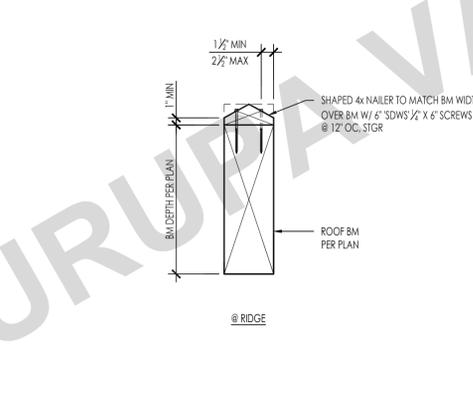
NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE.



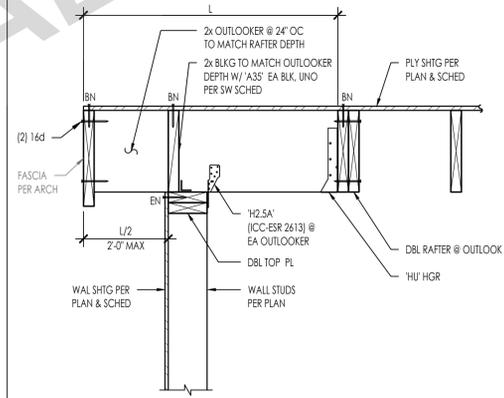
52 ROOF RAFTER TO EXTERIOR WALL (PERP)
2955-01-C102-1401-42 1" = 1'-0" 42



32 NON-BEARING TOP PLATE CONNECTION
2955-01-C102-1401-32 NTS 32

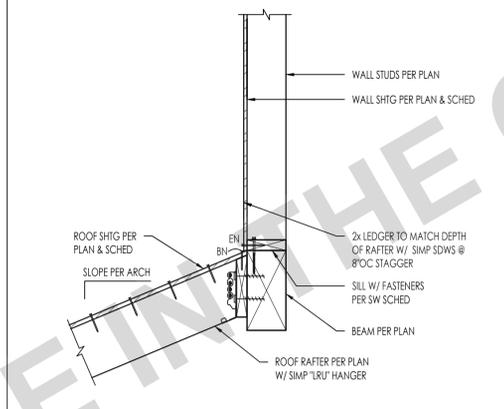


22 TOP NAILER @ RIDGE BEAM
2955-01-C102-1401-22 1" = 1'-0" 22

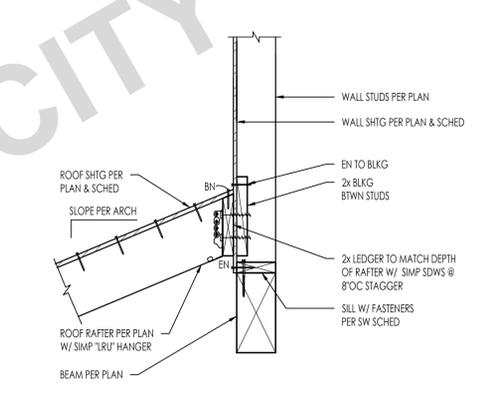


12 OUTLOOKER @ EXTERIOR SHEAR WALL
2955-01-C102-1401-12 1" = 1'-0" 12

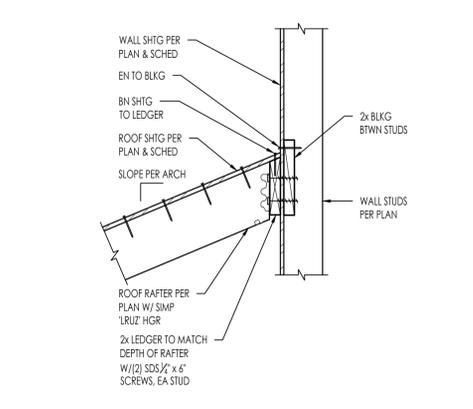
NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE.



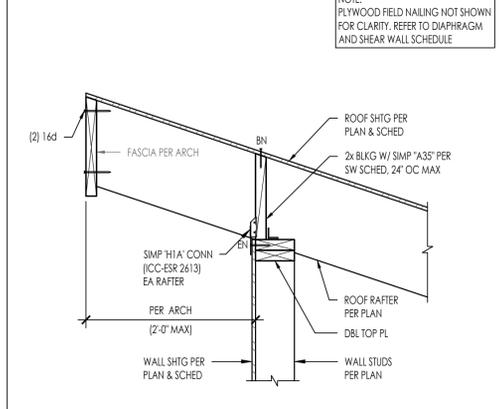
53 ROOF RAFTER TO BEAM
2955-01-C102-1401-43 1" = 1'-0" 43



33 ROOF RAFTER TO BEAM
2955-01-C102-1401-33 1" = 1'-0" 33

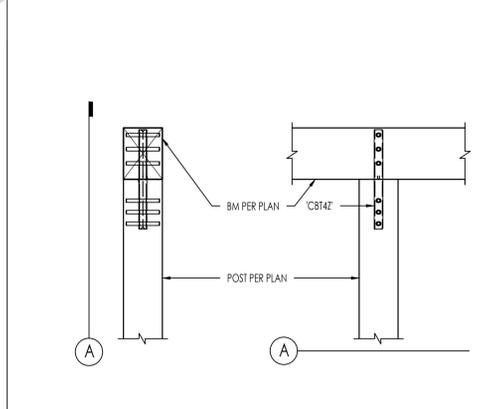


23 ROOF RAFTER TO EXTERIOR WALL (PERP)
2955-01-C102-1401-23 1" = 1'-0" 23

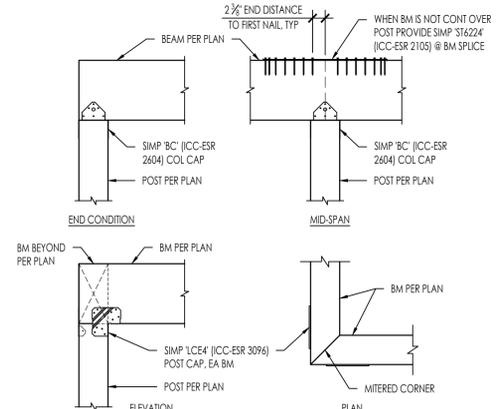


13 RAFTER @ EXTERIOR SHEAR WALL
2955-01-C102-1401-13 1" = 1'-0" 13

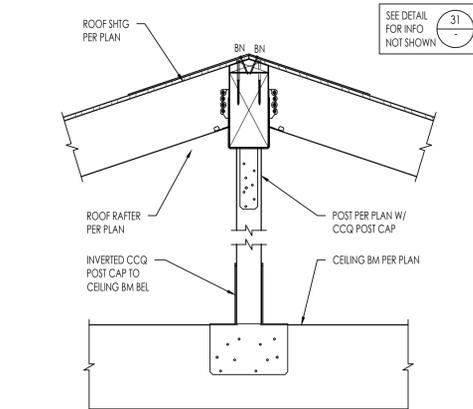
NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE.



54 BEAM TO POST CONNECTION @ TRELLIS
2955-01-C102-1401-44 1" = 1'-0" 44

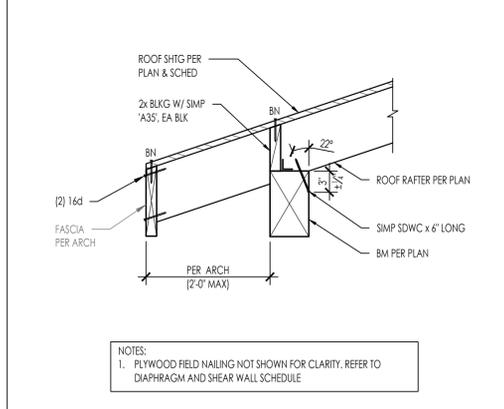


34 BEAM TO POST CONNECTION
2955-01-C102-1401-34 3/4" = 1'-0" 34



24 INTERIOR RIDGE BM SUPPORT
2955-01-C102-1401-24 1" = 1'-0" 24

SEE DETAIL FOR INFO NOT SHOWN.



14 ROOF RAFTER TO BEAM
2955-01-C102-1401-14 1" = 1'-0" 14

NOTES:
1. PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE.

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FOR USE IN THE CITY OF JURUPA VALLEY

ACCESSORY BUILDINGS
- BARN -
FOR THE CITY OF JURUPA VALLEY
ROOF FRAMING DETAILS

DATE
09/12/2025
SHEET

S-421

PUBLIC SET