SYMBOLS

- / S- ⊖──	DETAIL REFERENCE BUBBLE WITH LEADER
⊖	DETAIL REFERENCE BUBBLE
▼⊖──	FULL HEIGHT SECTION INDICATOR
⊖▶	ELEVATION OF WALL OR FRAME
⬆	NORTH ARROW
◐ BOT OF / EL = (-X'-X")	TOP/BOTTOM OF ELEVATIONS
→	SLOPE
── x ── x ── x ──	WELDED WIRE FABRIC (WWF LAYER)
▨	STEPPED SURFACE; FLOOR DEPRESSION
▨	SLOPED SURFACE
S ── - ── S	STEPPED FOOTING
SB ── - ── SB	BOTTOM STEPPED FOOTING

XX'-X" / X ▽	INDICATES SHEAR WALL TYPE AND LENGTH, PER SHEAR WALL SCHEDULE
◁├──┤▷	INDICATES SPAN AND DIRECTION OF PREFABRICATED ROOF TRUSS (BY OTHERS)
XX	INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST WITH WEB STIFFENER
XX	INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST
↙○↗	INDICATES EXTENTS OF FRAMING OR OTHER STRUCTURAL ELEMENT
— — — — —	INDICATES HEADER @ OPENING PER HEADER SCHEDULE
▩	EARTH LAYER
▒	INDICATES SAND OR GROUT
▓	INDICATES GRAVEL
▨	STEEL IN CROSS SECTION
■	INDICATES BEARING WALL
▭	SHADED AREA INDICATES CALIFORNIA FRAMING
□	SHADED AREA INDICATES FOOTPRINT OF FLOOR ABOVE
▣	STEEL HSS TUBE COLUMN
◎	STEEL HSS OR PIPE COLUMN
I	WIDE FLANGE STEEL COLUMN
⊠	WOOD POST

──(X)	INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE
◇1x	INDICATES SHEAR WALL STRAP / HOLDOWN TYPE PER SCHEDULE
F1	INDICATES PAD FOOTING TYPE PER SCHEDULE
C1	INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE
◀◀────▶	ANGLE BRACE
(2L) ◀◀────▶	DOUBLE ANGLE BRACE
●────	DRAG STRUT CONNECTION
◆────	FULL HEIGHT STIFFENER CONNECTION
▶────	MOMENT CONNECTION
┴┬	MEMBER SPLICE
(+3")	TOP OF STEEL ± ELEVATION
[X]	NUMBER OF EVENLY SPACED SHEAR STUDS
[X–Y–Z]	SPECIAL STUD SPACING SEE TYPICAL STEEL DETAILS
<3/4>	BEAM CAMBER AT MID-SPAN

WALL TYPES

	INDICATES PLYWOOD SIDE FOR SHEARWALL
■	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

SHEET INDEX

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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 CONTRUCT 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.

ABBREVIATIONS

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

STRUCTURAL STEEL SHAPES

W	W SHAPE
C	AMERICAN STD CHANNEL SHAPE
MC	MISC CHANNEL SHAPE
L	ANGLE SHAPE
WT, ST, MT	STRUCT TEE SHAPE
PIPE	STANDARD PIPE SHAPE
PIPE-X	EXTRA STRONG PIPE SHAPE
PIPE-XX	DBL EXTRA STRONG PIPE SHAPE
HSS	HOLLOW STRUCTURAL SECTION

ACCESSORY BUILDINGS
- PATIO COVER -
FOR THE CITY OF JURUPA VALLEY

SHEET INDEX,
ABBREVIATIONS & SYMBOLS

PUBLIC SET

DATE
09/12/2025

SHEET
S-101

REINFORCING STEEL

1. 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 20.2.2.5 PROVIDED THE FOLLOWING CONDITIONS ARE MET:
    - A. THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI.
    - B. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.
    - C. 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.
2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. 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.
4. 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.
    - A. 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.
    - B. MINIMUM LAP SPLICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE PER TMS 042-16 SECTION 6.1.6.1.1 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
5. 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.
6. WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E80XX 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.
7. REINFORCING STEEL SHALL BE ACCURATELY PLACED, ADEQUATELY SUPPORTED AND SHALL BE SECURED AGAINST DISPLACEMENT, AND TIED BEFORE THE CONCRETE IS PLACED DURING CONSTRUCTION WITHIN 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 "CRSI MANUAL OF STANDARD PRACTICE", LATEST EDITION.
8. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "CRSI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
9. 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 REINFOREMENT, LAP SPLICES, TIES, DOWELS, HEADED U-DOWELS, EMBED PLATES, ANCHOR BOLTS, ETC. AREAS OF CONGESTION SHALL BE DETAILED SUFFICIENTLY TO DEMONSTRATE THAT PLACEMENT OF REBAR MEETS SPACING REQUIREMENTS OF ACI 318-19.
10. 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.
11. 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.
12. 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	2
NO.5 BAR, W31 OR D31 WIRE & SMALLER	1½"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS:	
NO.14 AND NO.18 BARS	1½"
NO.11 BAR & SMALLER	¾"
BEAMS, COLUMNS:	
PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	1½"

13. 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

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

MATERIAL	ASTM STANDARD
PORTLAND CEMENT (TYPE II)^{A}	C150
CONCRETE AGGREGATES (HARDROCK)	C33
CONCRETE AGGREGATES (LIGHTWEIGHT)^{C}	C330
WATER^{B}	C1602
COAL FLY ASH OR POZOLLAN (CLASS F)	C618
NATURAL OR MANUFACTURED SAND	C33
SLAG	C989

- A. 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.
- B. WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/ CEMENT RATIO BE EXCEEDED.
- C. PUMICE AGGREGATE SHALL NOT BE USED.

3. 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 TRAIL 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±1)	MAX WATER/CEMENT RATIO	SLAG/ FLY ASH^{A} (MAX)
CONCRETE FOUNDATIONS, GRADE BEAMS, TIE BEAMS	2,500	150	4	0.5	0.15
CONCRETE BASEMENT WALLS/STEM 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
SITE WALLS	2,500	150	4	0.5	0.25

- A. AS MEASURED BY CEMENTITIOUS WEIGHT

4. READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94 OR C685.
5. DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-19 AND PROJECT SPECIFICATIONS.
6. ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.
7. ALL REINFORCING BARS, ANCHOR BOLT HOLDOWNS 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, HOLDOWNS OR OTHER CONCRETE INSERTS BE "WET SET" OR "WET-STABBED" INTO CONCRETE DURING THE POUR.
8. 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.
9. PIPES EMBEDDED IN CONCRETE:
    - A. CONCRETE
        - a. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR.
        - b. NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECK.
        - c. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
        - d. DO NOT STACK CONDUITS, SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

FOUNDATION

1. GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING:
    - A. DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 1610.1
    - B. ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH 2022 CBC TABLE 1806.2
2. SPREAD OR CONTINUOUS FOOTINGS:

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

NOTES:
- A. THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES.
- B. THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE .
- C. THE UPPER 0 FOOT OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
- D. 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 1804.6)
- E. MAY BE DOUBLED FOR ISOLATED POLES PER 2022 CBC 1806.3.4

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.
5. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.
6. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING.
7. 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.
8. EXCAVATIONS SHALL BE CUT SQUARE AND SMOOTH, WITH LEVEL BOTTOMS.
9. 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.
10. ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.
11. PIPES WITHIN THE ZONE OF INFLUENCE OF BUILDING OR SITE ELEMENT FOUNDATIONS SHALL BE ENCASED IN LEAN CONCRETE AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.

EXISTING CONDITIONS

1. 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.
2. 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

1. 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.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
3. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
    - A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
    - B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.

DEMOLITION

1. ALL DEMOLITION SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS, WHICH ARE TO REMAIN IN THE FINISHED STRUCTURE.
2. 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.
3. CONTRACTOR IS REPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING ELEMENTS THAT ARE NECESSARY FOR THE INSTALLATION OF ALL NEW WORK.
4. 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

1. DEAD LOADS:

DEAD LOADS		
LOCATIONS		UNIFORM (PSF)
ROOF:	BUILT UP ROOFING OVER ROOF JOISTS (NO SOLAR PANELS)	10.7
EXTERIOR BEARING WALLS:	LATTICE ROOFING OVER ROOF JOISTS	5.4

2. ROOF LIVE LOADS (2022 CBC SECTION 1603.1.2):

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

3. ROOF SNOW LOADS (2022 CBC SECTION 1603.1.3):

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

4. WIND DESIGN DATA (2022 CBC SECTION 1603.1.4) :

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_{ASD} = 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		COMPONENT TRIBUTARY AREA (SQ FT)		
		10	100	500
ROOF	ZONE 1'	-18.6	-18.6	-16.0
	ZONE 1	-35.1	-26.9	-20.7
	ZONE 2	-47.5	-37.2	-28.9
	ZONE 3	-66.1	-44.4	-28.9
	ALL ZONES	16.0	16.0	16.0
OVERHANG	ZONE 1'	-35.1	-33.1	-20.7
	ZONE 1	-35.1	-33.1	-20.7
	ZONE 2	-47.5	-33.1	-22.7
	ZONE 3	-66.1	-41.3	-22.7
WALL	ZONE 4	-22.7	-19.2	-16.5
	ZONE 5	-28.9	-21.7	-16.5
	POSITIVE	20.7	16.5	16.0

5. EARTHQUAKE DESIGN DATA (2022 CBC SECTION 1603.1.5):

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	2022 CBC 1613.2.1
	S_1 = 0.600	
SITE CLASS	D = DEFAULT	2022 CBC 1613.2.2
SPECTRAL RESPONSE COEFFICIENTS:	S_{DS} = 1.400 MAX	2022 CBC 1613.2.4
	S_{D1} = 0.680	

BUILDING PARAMETERS		
PARAMETER	VALUE	REFERENCE
SEISMIC DESIGN CATEGORY	SDC = D	2022 CBC 1613.2.5
BASIC SEISMIC FORCE RESISTING SYSTEM	TIMBER FRAMES	ASCE 7-16 TABLE 12.2-1
RESPONSE MODIFICATION FACTOR	R = 1½	
SYSTEM OVERSTRENGTH FACTOR	Ωo = 1½	
DEFLECTION AMPLIFICATION FACTOR	Cd = 1½	
DESIGN BASE SHEAR	V = VARIES	ASCE 7-16 12.8.1
SEISMIC RESPONSE COEFFICIENTS	Cs = 0.933	ASCE 7-16 12.8.1.1
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE	ASCE 7-16 12.8

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

GENERAL

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS:
    - A. 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".
    - B. 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).
    - C. CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS.
2. 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.
3. 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.
4. 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.
5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
    - A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED
    - B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS
    - C. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC
    - D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN
    - E. FLOOR AND ROOF FINISHES
    - F. MISCELLANEOUS DRAINAGE AND WATERPROOFING
    - G. ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL
    - H. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS
6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
    - A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
    - B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
    - C. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
    - D. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
7. SEE CIVIL DRAWINGS FOR THE FOLLOWING:
    - A. HEIGHT AND/OR ELEVATION OF:
        - a. FINISHED SURFACE
        - b. TOP OF WALL
        - c. TOP OF GRADE
        - d. FINISHED GRADE
        - e. SLOPE
    - B. SITE CONCRETE WALKWAYS, CURBS & PAVING
8. 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.
9. 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.
10. 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 ACCOUNTS SHRINKAGE, CREEP, SHORTENING, ETC..
11. 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.
12. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
13. 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.
14. 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.
15. 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.
16. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
    - A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
    - B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.
17. EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.

DIMENSIONS

1. DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. DRAWINGS SHALL NOT BE SCALED.
3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS.
4. SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
5. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.
6. 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 CONTRUCT 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
- PATIO COVER -
FOR THE CITY OF JURUPA VALLEY

GENERAL NOTES

DATE
09/12/2025

SHEET
S-102

PUBLIC SET

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 $^{(b)}$				
(a) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	—	ACI 318: 26.7.1	—
(b) MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	—	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" OC. - WOOD SHEAR WALLS - WOOD DIPHRAGMS - 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" OC (NOT REQUIRED) - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	—	—	1705.12.2 1705.13.2

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 INSPECTIONS 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.

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 (APA):
   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 CONDTIONS 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 PRP-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. ACCLIMATIZE 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 ⅛" 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 AWS 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 T HAN 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 6” 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.

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	
	2x	REDWOOD	FOUNDATION GRADE	
HORIZONTAL FRAMING LUMBER				
ROOF JOISTS AND RAFTERS	2x	D.F.	NO. 2	WCLIB & WWPA
FLOOR JOISTS	2x	D.F.	NO. 2	
HEADERS AND BEAMS	4x	D.F.	NO. 2	
ANY OTHER HORIZONTAL	4x4 AND SMALLER	D.F.	NO. 2	
	6x6 AND LARGER	D.F.	NO. 1	
VERTICAL FRAMING LUMBER				
TOP PLATES	2x	D.F.	NO. 2	WCLIB & WWPA
STUDS	2x4 & 3x4	D.F.	STUD	
	2x6 & 2x8	D.F.	NO. 2	
POSTS	4x4 & 4x6 POSTS	D.F.	NO. 2	
	6x6 & LARGER POSTS	D.F.	NO. 1	
ALL OTHER FRAMING LUMBER				
ALL OTHER FRAMING LUMBER, UNO	ALL SIZES	D.F.	STANDARD & BETTER	WCLIB & WWPA

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 STORIES.

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 SPILT 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"' O.C. BEGINNING AT 9" 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 AITC 109-07, STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC#) SPECIFIED IN AWPA U1-20.
      a. UC1 - INTERIOR CONSTRUCTION, ABOVE GROUND, DRY - NO PRESERVATIVE TREATMENT REQUIRED.
      b. UC2 - INTERIOR CONSTRUCTION, ABOVE GROUND, WET - PRESERVATIVE TREATMENT REQUIRED IF THE HUMIDITY OR MOISTURE CONDENSATION IS 20% OR GREATER.
      c. UC3 - EXTERIOR CONSTRUCTION ABOVE GROUND - PRESERVATIVE TREATMENT REQUIRED.

   B. FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES OR INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL NAILS AND SPIKES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M4-15. THE FOLLOWING FILED 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 (ACQ TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATES (SBX). ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-185 PER ASTM A653.

8. PROVIDE 2 STUDS UNDER ALL 4 X 10 AND LARGER BEAMS OR HEADERS AT SPANS 6 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'-O” O.C. MAXIMUM, NOT MORE THAN 8'-0' FROM SUPPORT.
    FLOOR JOISTS MORE THAN 10” DEPTH, 8'-O” 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 MANUFACTURES 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

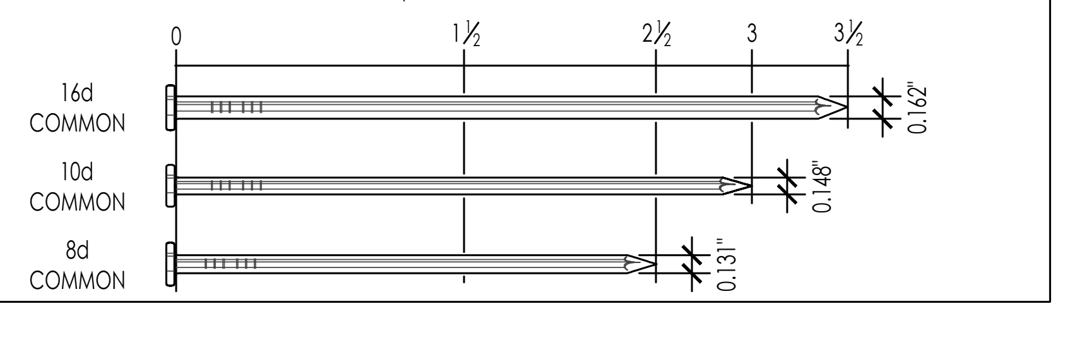
GENERAL:
USE ALL SPECIFIED FASTENERS AS SPECIFIED ON PLANS. IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFR'S APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE

HOLDOWNS:
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 HOLDOWNS 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 HOLDOWN HIGHER ON END STUD / POST
3. FOR HOLDOWNS 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.



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 CONTRUCT 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
- PATIO COVER -
FOR THE CITY OF JURUPA VALLEY

GENERAL NOTES, SPECIAL
INSPECTION & TESTS

DATE
09/12/2025
SHEET
S-103

PUBLIC SET

51

41

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42

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43

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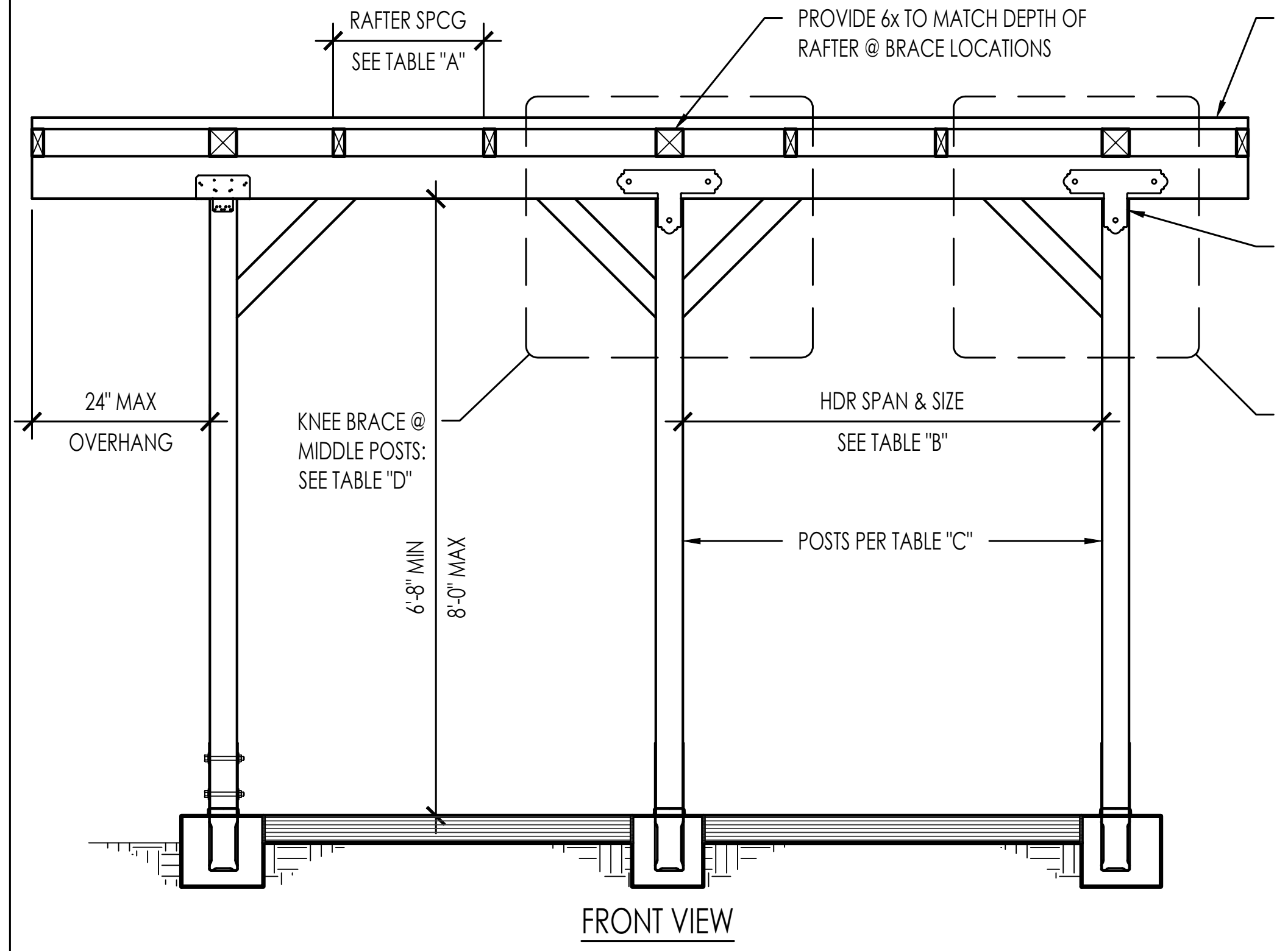
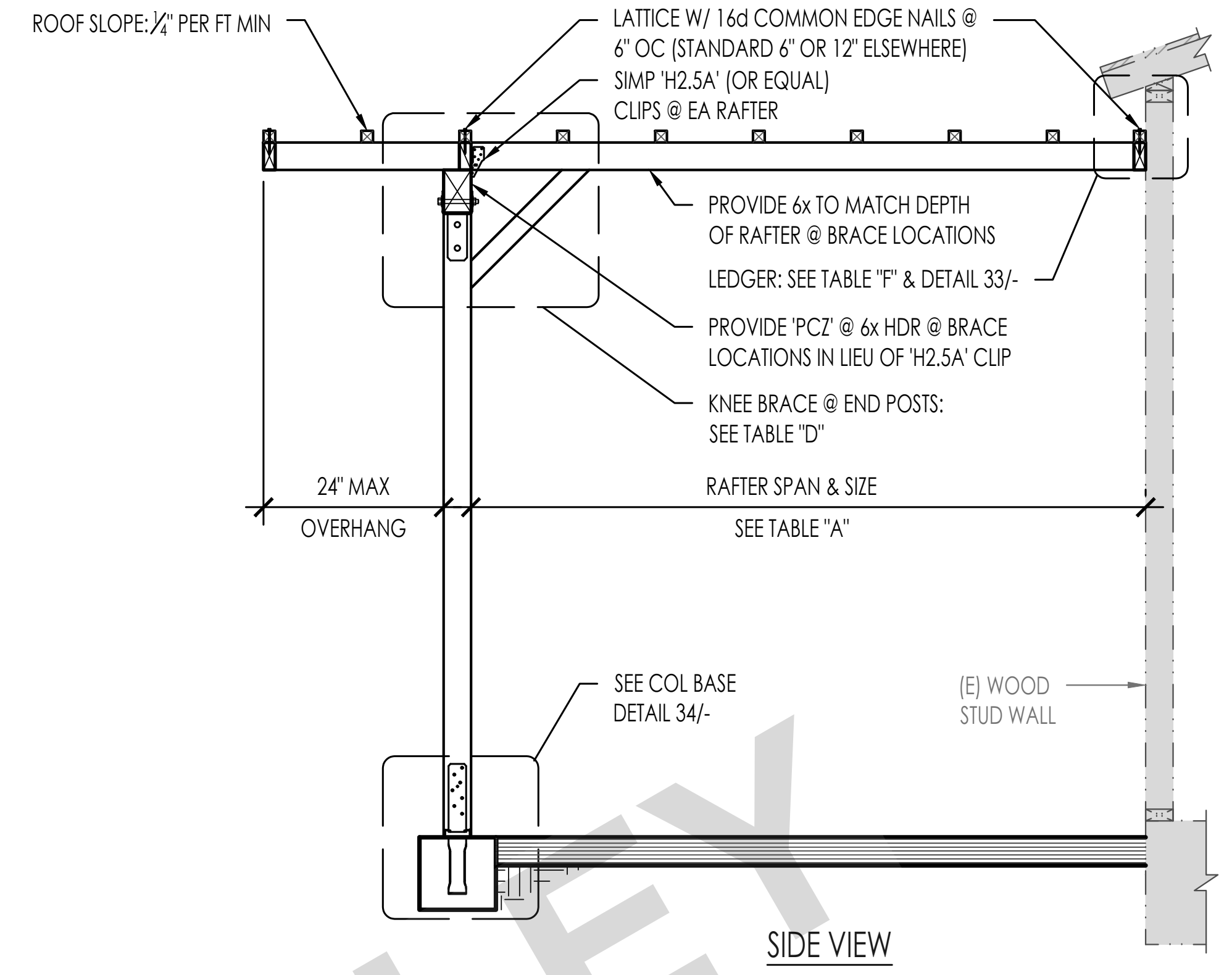


FRONT VIEW



SIDE VIEW

TABLE "A" RAFTER SPANS		
SIZE	SPACING	SPAN
2x4 D.F. No. 2	12" OC	9'-9"
	16" OC	8'-9"
	24" OC	8'-0"
2x6 D.F. No. 2	12" OC	14'-0"
	16" OC	13'-9"
	24" OC	11'-9"
2x8 D.F. No. 2	12" OC	14'-0"
	16" OC	14'-0"
	24" OC	14'-0"
2x10 D.F. No. 2	12" OC	14'-0"
	16" OC	14'-0"
	24" OC	14'-0"
4x4 D.F. No. 2	12" OC	12'-6"
	16" OC	11'-6"
	24" OC	10'-3"
4x6 D.F. No. 2	16" OC	14'-0"
	24" OC	14'-0"
4x8 D.F. No. 2	24" OC	14'-0"

RAFTER & HEADER SPANS		TABLE "B" HEADER SIZE	TABLE "C" POST SIZE	TABLE "D" BRACE SIZE	TABLE "E" FOOTING SIZE	TABLE "F" LEDGER BOLTING
RAFTER SPAN	HEADER SPAN	HEADER SIZE	POST SIZE	BRACE SIZE & DETAIL	BASED ON 1500 PSF SOIL BEARING PRESSURE	ALL LAG BOLTS SHALL HAVE ¼" PRE-DRILLED HOLES (SEE NOTE 2)
UP TO 6'-0"	14'-0" MAX	6x8	6x6	6x6, DETAIL 14/- & 24/-	24" SQ x 18" DEEP	½" Ø x 5" LONG @ 16" OC, STGR
6'-1" - 10'-0"	8'-0" MAX	6x6	6x6	6x6, DETAIL 14/- & 24/-	30" SQ x 18" DEEP	(2) ⅜" Ø x 5" LONG @ 16" OC
	10'-0" MAX	6x8	6x6	6x6, DETAIL 14/- & 24/-	30" SQ x 18" DEEP	
	14'-0" MAX	8x8	8x8	6x8, DETAIL 13/- & 23/-	30" SQ x 18" DEEP	(2) ½" Ø x 5" LONG @ 16" OC
10-1" TO 14'-0"	8'-0" MAX	6x6	6x6	6x6, DETAIL 14/- & 24/-	30" SQ x 18" DEEP	
	12'-0" MAX	8x8	8x8	6x8, DETAIL 13/- & 23/-	30" SQ x 18" DEEP	

GENERAL PLAN NOTES

GENERAL

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.

DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103

2. NOT DESIGNED TO BE ENCLOSED - ADDITIONAL ENGINEERING ANALYSIS WILL BE REQUIRED IF ENCLOSED.
3. ARTIFICIAL LIGHTING IS REQUIRED IN ROOM STHAT HAVE WINDOW OPENINGS INTO THE COVERED PATIO AREA IF THE TOTAL WINDOW AREA IN THAT ROOM IS LESS THAN 10% OF THE FLOOR AREAS OF THE ROOM OR 20 SQ FT, WHICHEVER IS GREATER.
4. BUILT UP ROOFING SHALL HAVE A MAXIMUM WEIGHT OF 5 LBS PER SQ FT.
5. SOLAR PANELS ARE NOT PERMITTED TO BE INSTALLED.

FOUNDATION

6. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY.
7. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
   A. 18" BELOW ADJACENT GRADE AT PERIMETER, UNO

FRAMING

8. LAG BOLTS MUST FULLY ENGAGE A WOOD STUD OR RIM JOIST AND BE PROVIDED WITH APPROPRIATE WASHERS. LAG BOLTS SHALL BE LOCATED A MINIMUM 1½" FROM THE TOP OR BOTTOM OF THE HEADER.

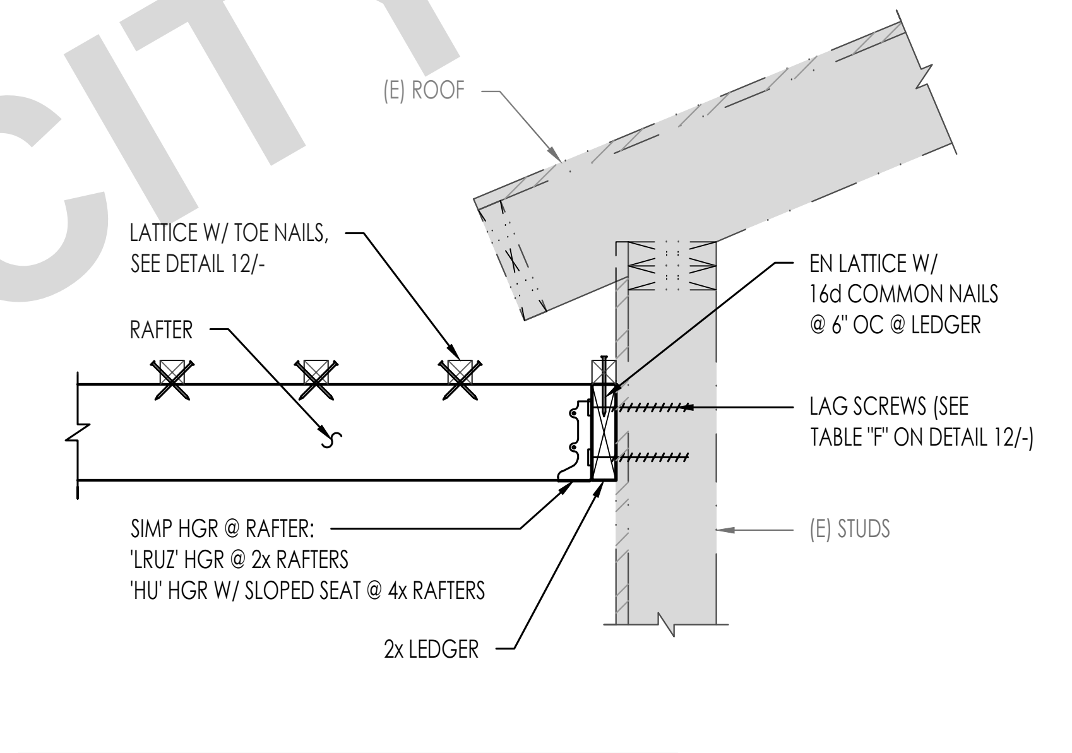
DISCLAIMER

9. ALTERNATE PATIO DESIGNS MAY BE POSSIBLE WHEN PROVIDED WITH AN ENGINEERED ANALYSIS, USE OF THIS CONVENTIONAL STANDARD IS AT THE USER'S RISK AND CARRIES NO IMPLIEDLY OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS.

PATIO COVER STANDARD (LATTICE ROOFING)

2955-01-CU22 - S301 - 12

NTS 12

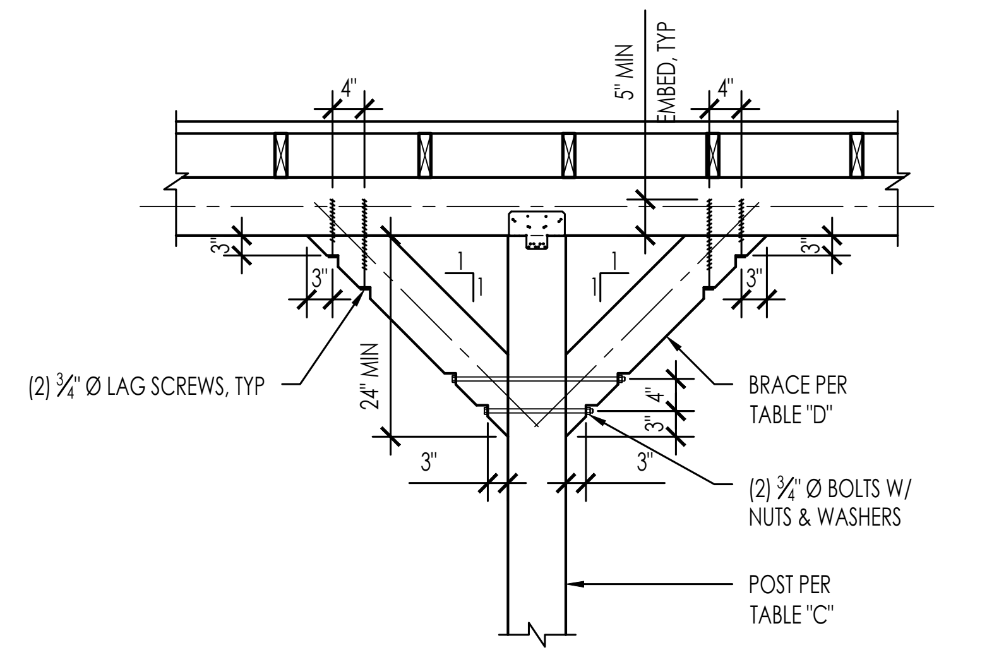


NOTES:
1. USE A CONTINOUS 2x LEDGER - SAME DEPTH AS RAFTER OR LARGER
2. SEE TABLE "F" ON DETAIL 12/- FOR LAG SCREW REQUIREMENTS

LEDGER ATTACHMENT DETAIL

2955-01-CU22 - S301 - 33

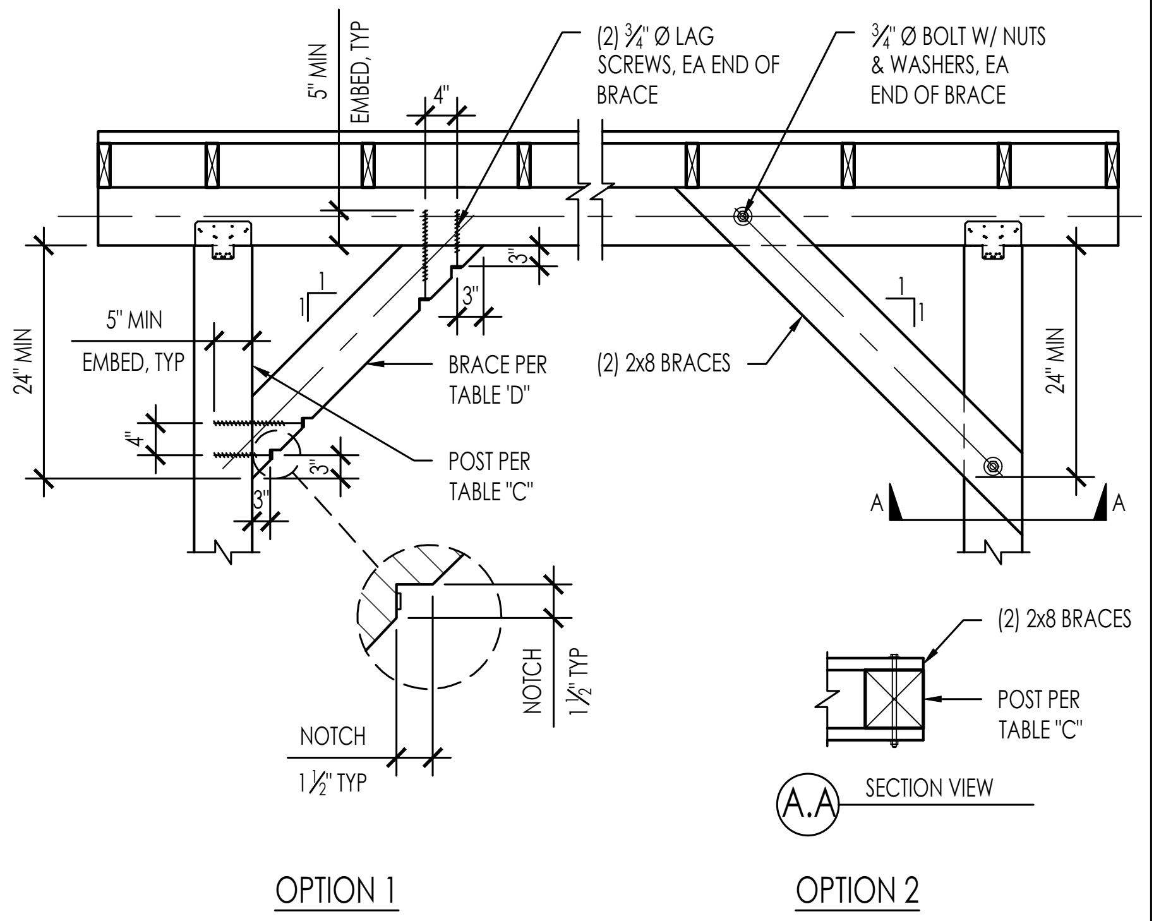
NTS 33



KNEE BRACE DETAIL @ MIDDLE POSTS

2955-01-CU22 - S301 - 23

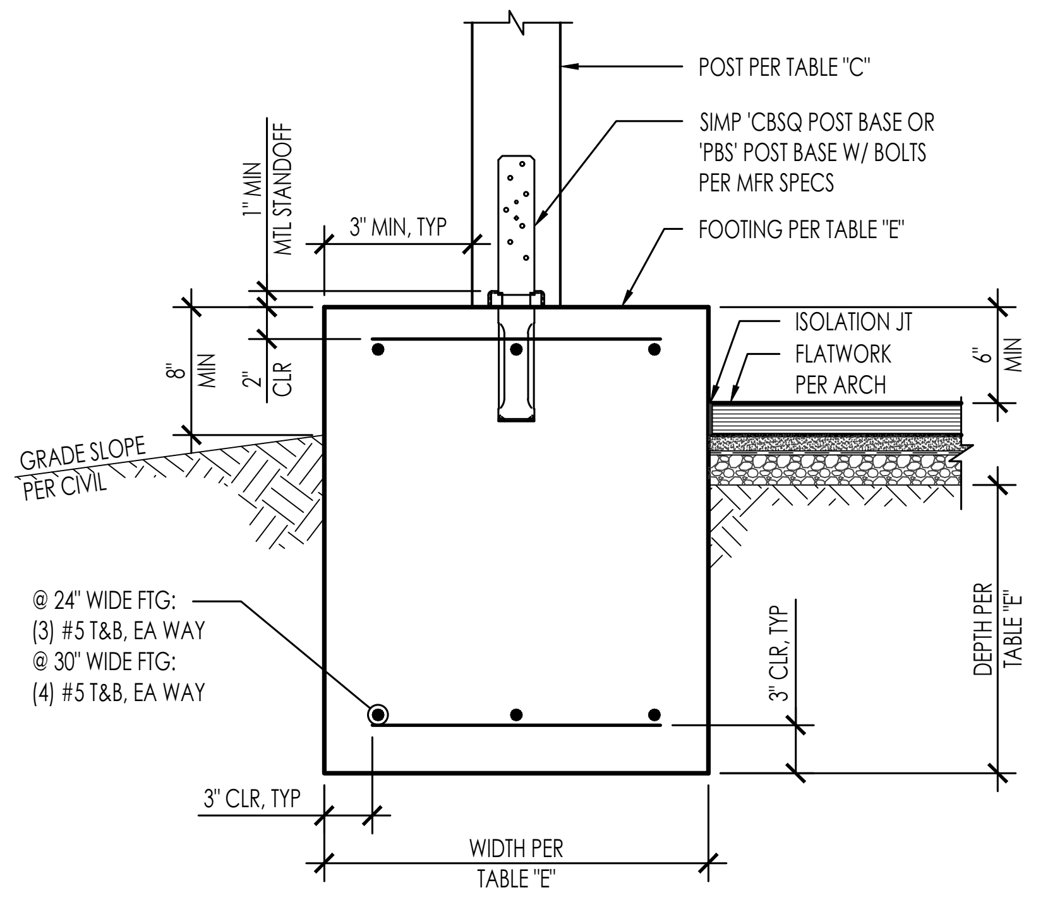
NTS 23



KNEE BRACE DETAIL @ END POSTS

2955-01-CU22 - S301 - 13

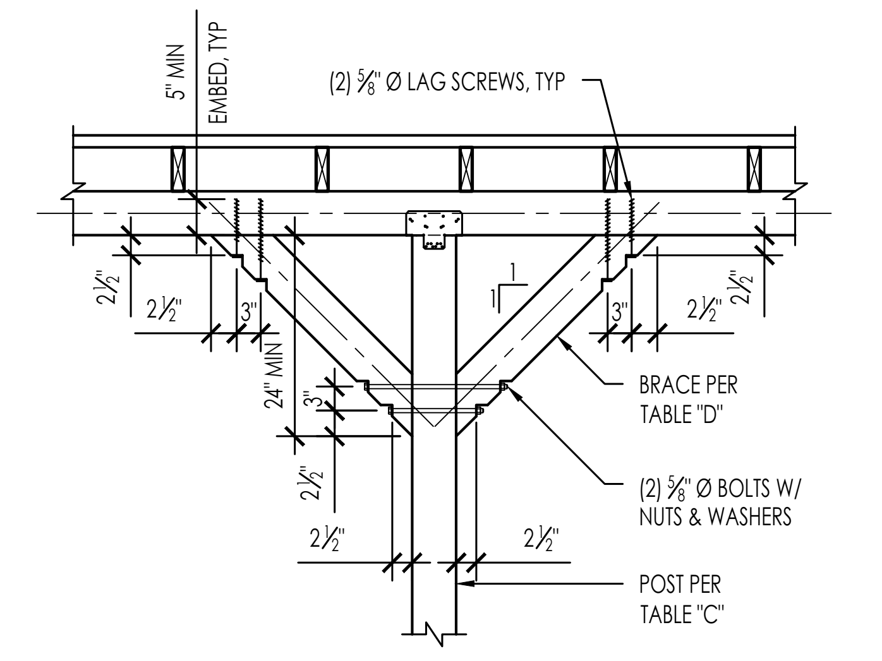
NTS 13



POST BASE @ ISOLATED FOUNDATION

2955-01-CU22 - S301 - 34

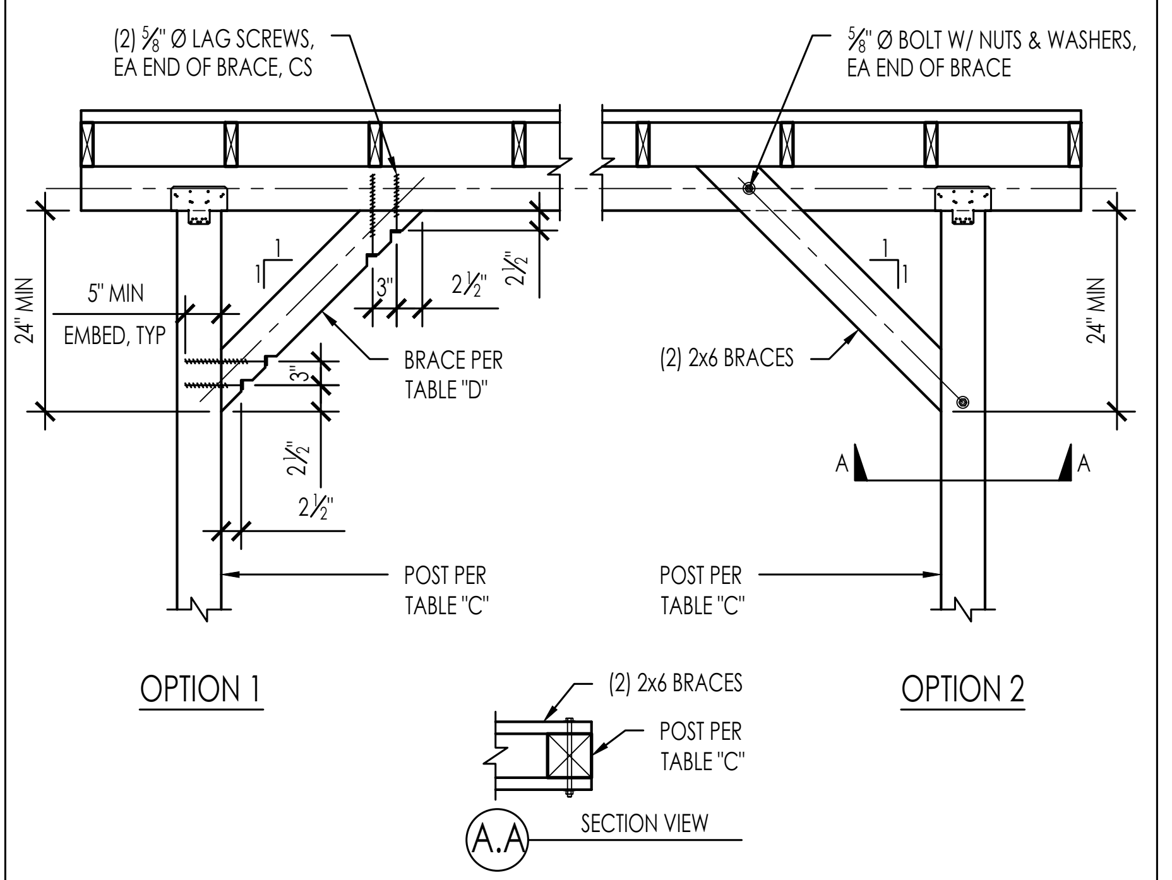
NTS 34



KNEE BRACE DETAIL @ MIDDLE POSTS

2955-01-CU22 - S301 - 24

NTS 24



KNEE BRACE DETAIL @ END POSTS

2955-01-CU22 - S301 - 14

NTS 14

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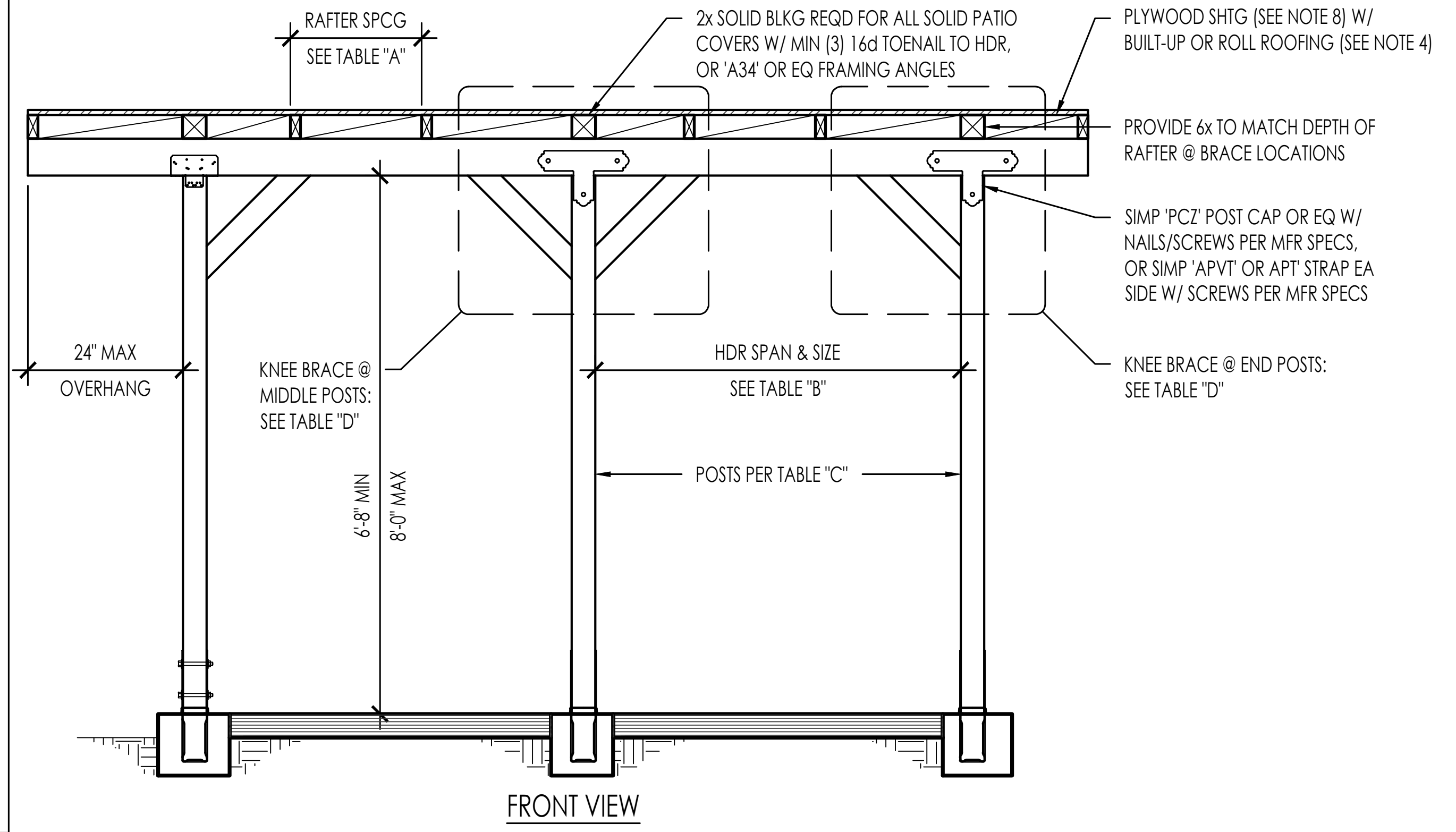
ACCESSORY BUILDINGS
- PATIO COVER -
FOR THE CITY OF JURUPA VALLEY

PATIO COVER DETAILS -
LATTICE ROOFING

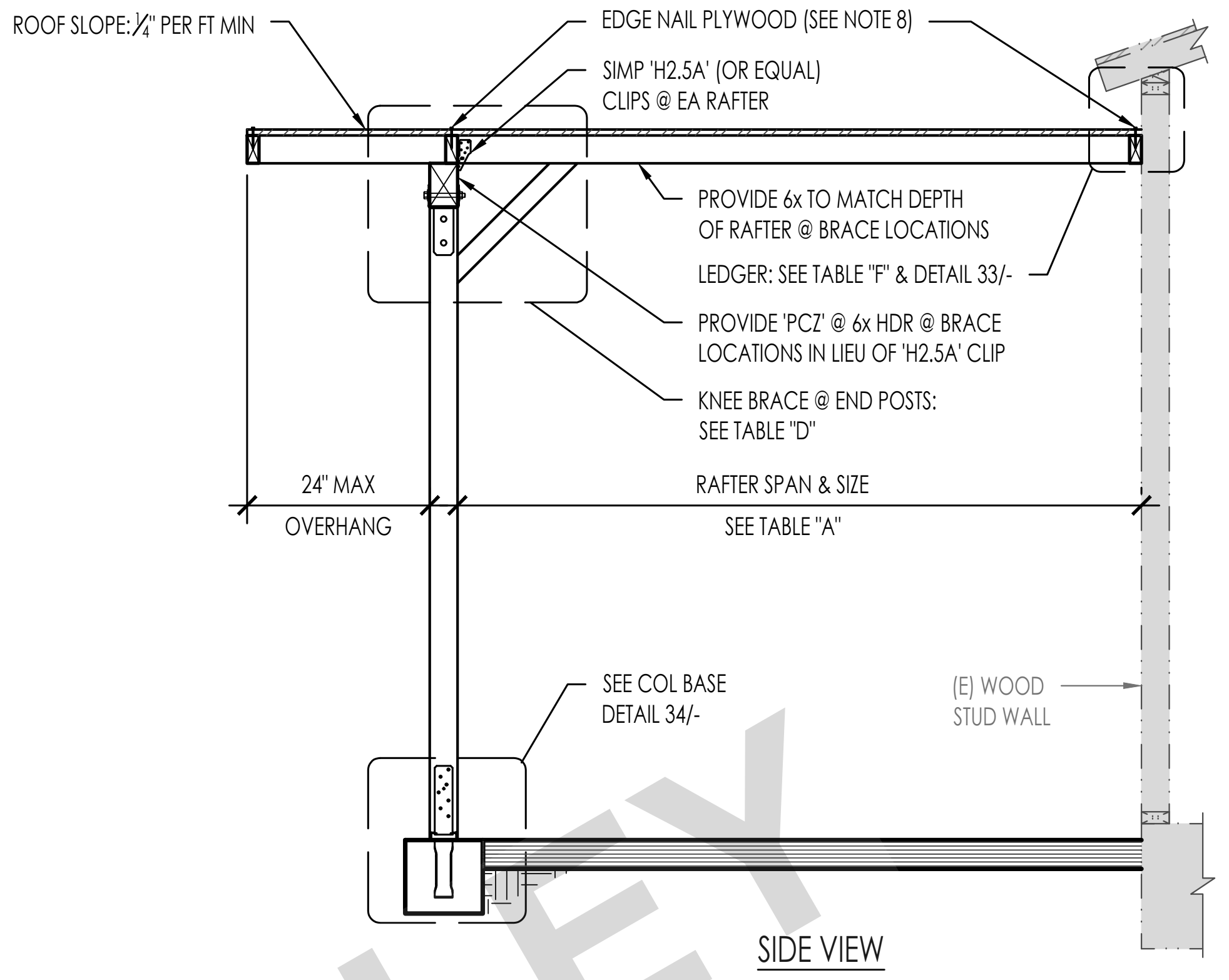
PUBLIC SET

DATE
09/12/2025

SHEET
S-301



FRONT VIEW



SIDE VIEW

TABLE "A" RAFTER SPANS		
SIZE	SPACING	SPAN
2x4 D.F. No. 2	12" OC	9'-6"
	16" OC	8'-6"
	24" OC	7'-3"
2x6 D.F. No. 2	12" OC	12'-0"
	16" OC	12'-0"
	24" OC	10'-9"
2x8 D.F. No. 2	12" OC	12'-0"
	16" OC	12'-0"
	24" OC	12'-0"
2x10 D.F. No. 2	12" OC	12'-0"
	16" OC	12'-0"
	24" OC	12'-0"
4x4 D.F. No. 2	12" OC	12'-0"
	16" OC	11'-0"
	24" OC	9'-9"
4x6 D.F. No. 2	16" OC	12'-0"
	24" OC	12'-0"
4x8 D.F. No. 2	24" OC	12'-0"

RAFTER & HEADER SPANS		TABLE "B" HEADER SIZE	TABLE "C" POST SIZE	TABLE "D" BRACE SIZE	TABLE "E" FOOTING SIZE	TABLE "F" LEDGER BOLTING
RAFTER SPAN	HEADER SPAN	HEADER	POST	BRACE	BASED ON 1500 PSF SOIL BEARING PRESSURE	ALL LAG BOLTS SHALL HAVE ¼" PRE-DRILLED HOLES (SEE NOTE 2)
		SIZE	SIZE	SIZE & DETAIL		
UP TO 8'-0"	8'-0" MAX	6x6	6x6	4x6, DETAIL 14/- & 24/-	24" SQ x 18" DEEP	(2) ½" Ø x 5" LONG @ 16" OC
	10'-0" MAX	8x8	8x8	6x8, DETAIL 13/- & 23/-	30" SQ x 18" DEEP	
8'-0" TO 12'-0"	10'-0" MAX	8x8	8x8	6x8, DETAIL13/- & 23/-	30" SQ x 18" DEEP	

GENERAL PLAN NOTES

GENERAL

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DESCRIPTION	SHEET(S)
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STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103

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4. BUILT UP ROOFING SHALL HAVE A MAXIMUM WEIGHT OF 5 LBS PER SQ FT.
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FOUNDATION

6. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY.
7. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
   A. 18" BELOW ADJACENT GRADE AT PERIMETER, UNO

FRAMING

8. PLYWOOD SHEATHED DIAPHRAGM TYPES:
   ALL ROOF DIAPHRAGMS SHALL BE 15/32" SHEATHING WITH 32/16 SPAN RATING.
   BOUNDARY NAILING (BN) & EDGE NAILING (EN) SHALL BE 10d COMMON NAIL
   FIELD NAILING (FN) SHALL BE 10d COMMON NAILS @ 12" OC.
   PANEL EDGES SHALL BE SUPPORTED WITH SIMPSON 'PSCA' CLIPS @ PANEL JOINTS
9. LAG BOLTS MUST FULLY ENGAGE A WOOD STUD OR RIM JOIST AND BE PROVIDED WITH APPROPRIATE WASHERS. LAG BOLTS SHALL BE LOCATED A MINIMUM 1½" FROM THE TOP OR BOTTOM OF THE HEADER.

DISCLAIMER

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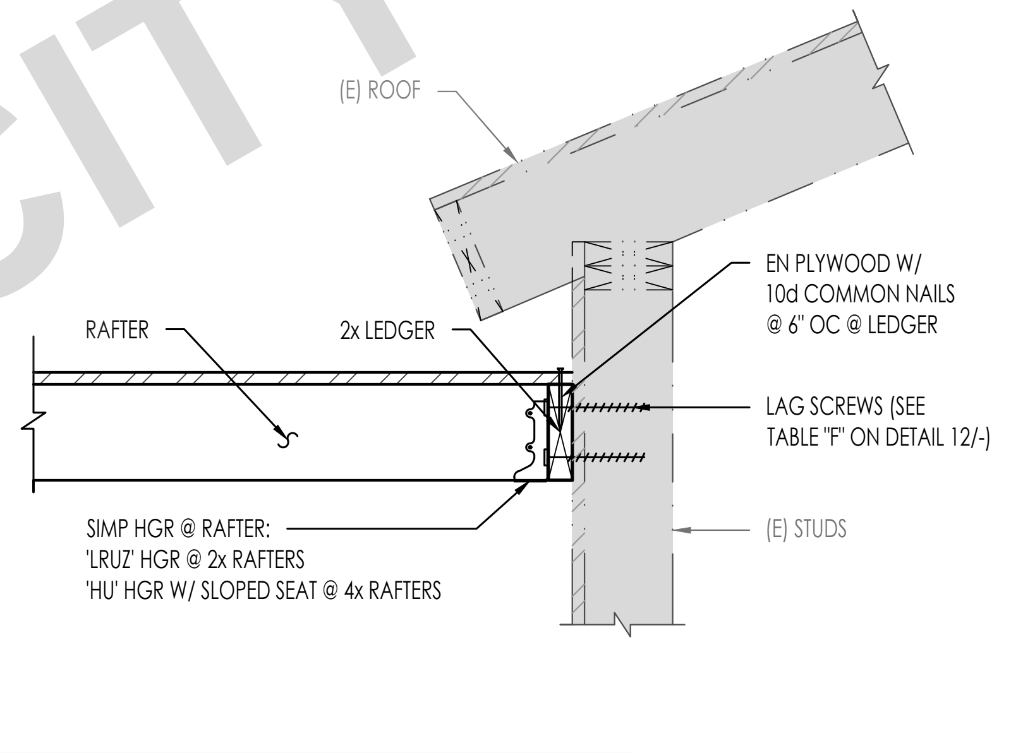
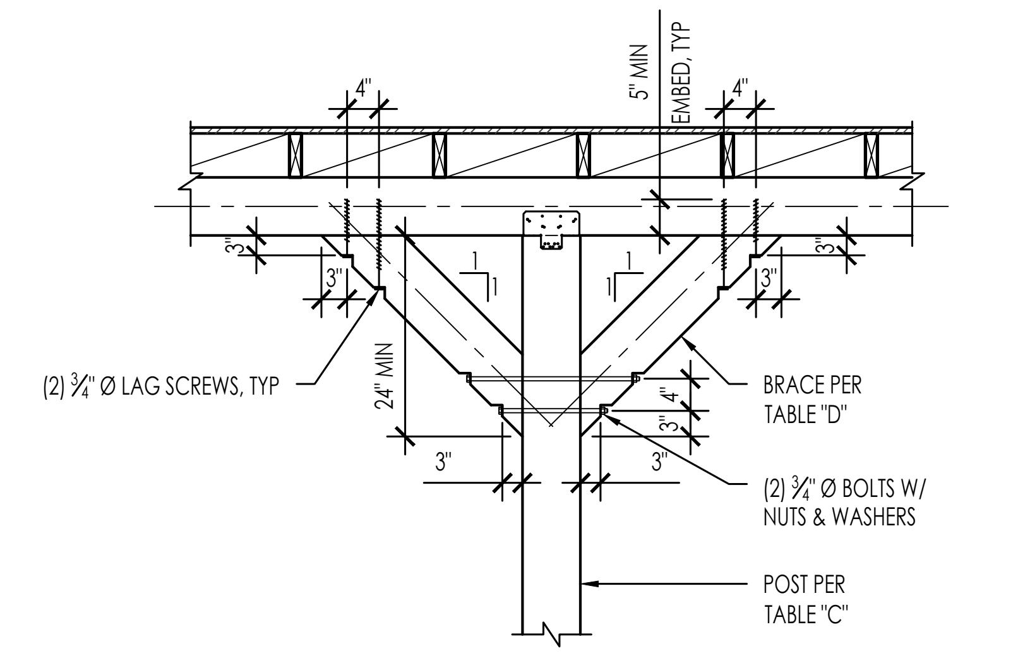
12 PATIO COVER STANDARD (BUILT UP ROOFING)
2955-01-CU22 - S302 - 12
NTS

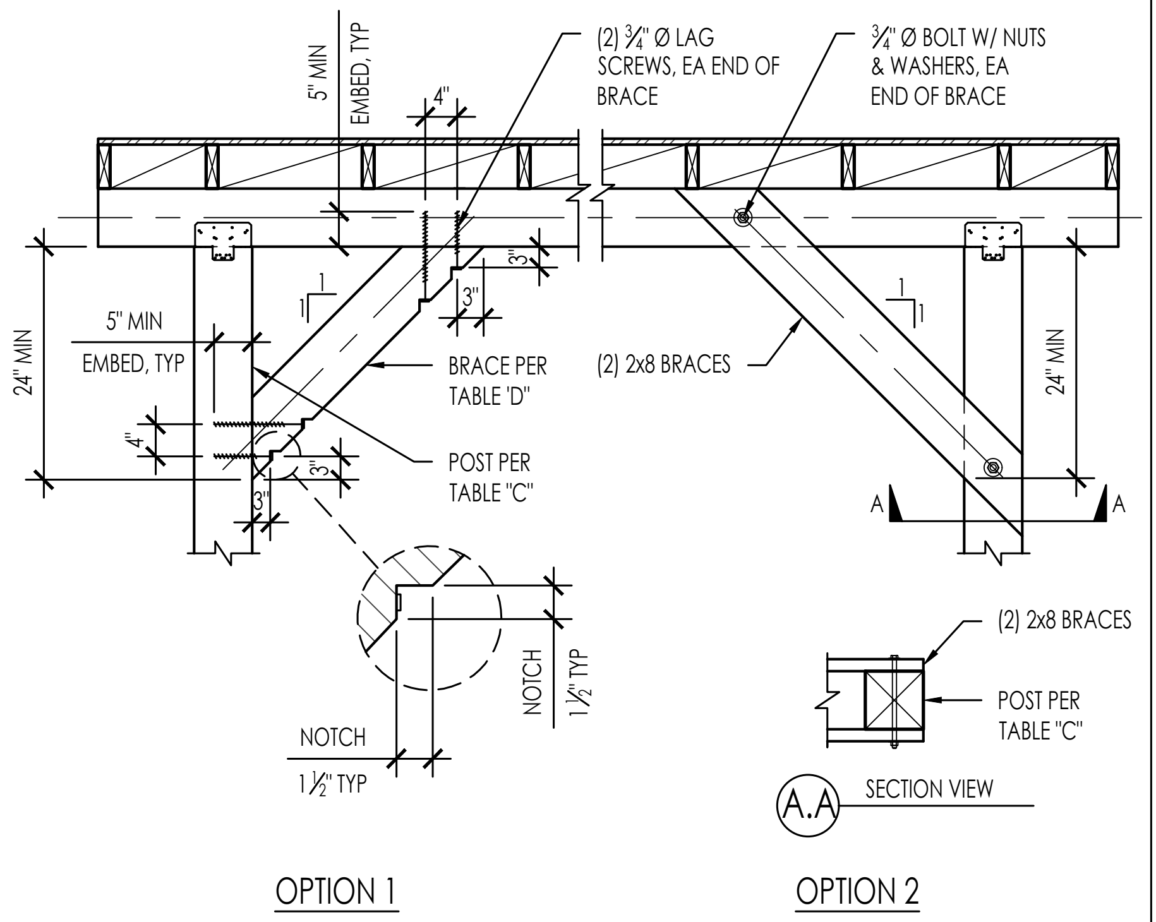


NOTES:
1. USE A CONTINOUS 2x LEDGER - SAME DEPTH AS RAFTER OR LARGER
2. SEE TABLE "F" ON DETAIL 12/- FOR LAG SCREW REQUIREMENTS

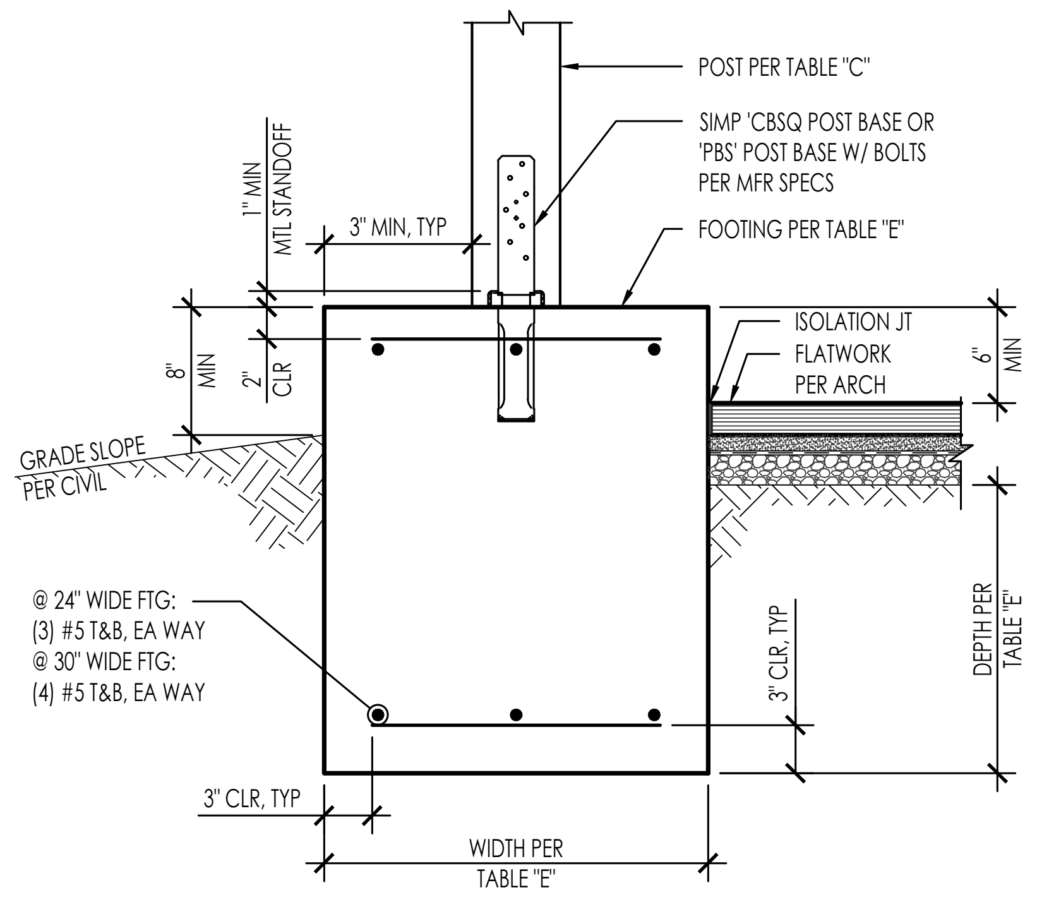
33 LEDGER ATTACHMENT DETAIL
2955-01-CU22 - S302 - 33
NTS



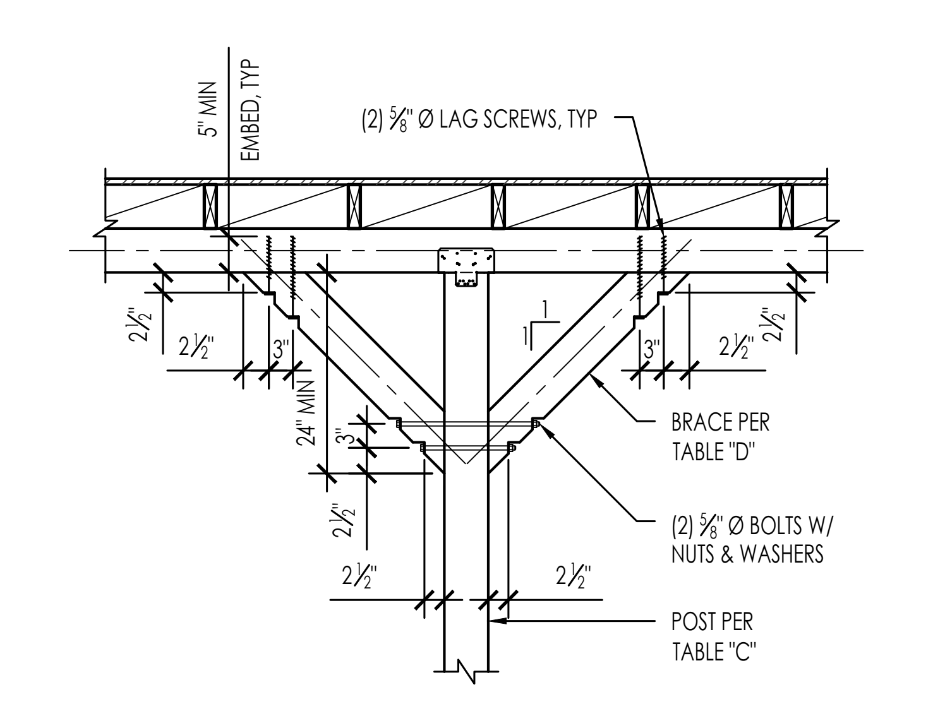
23 KNEE BRACE DETAIL @ MIDDLE POSTS
2955-01-CU22 - S302 - 23
NTS



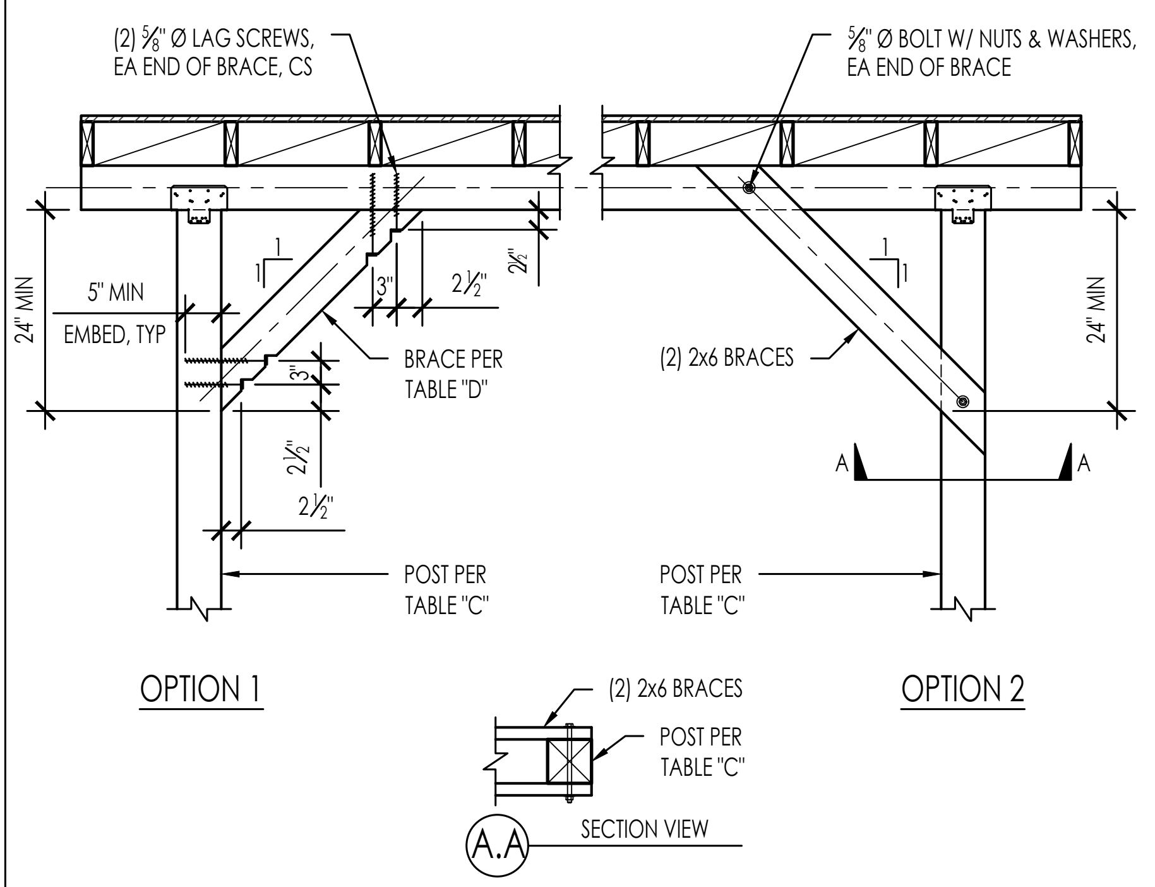
13 KNEE BRACE DETAIL @ END POSTS
2955-01-CU22 - S302 - 13
NTS



34 POST BASE @ ISOLATED FOUNDATION
2955-01-CU22 - S302 - 34
NTS



24 KNEE BRACE DETAIL @ MIDDLE POSTS
2955-01-CU22 - S302 - 24
NTS



14 KNEE BRACE DETAIL @ END POSTS
2955-01-CU22 - S302 - 14
NTS

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ACCESSORY BUILDINGS
- PATIO COVER -
FOR THE CITY OF JURUPA VALLEY

PATIO COVER DETAILS -
BUILT UP ROOFING

PUBLIC SET

DATE
09/12/2025

SHEET
S-302