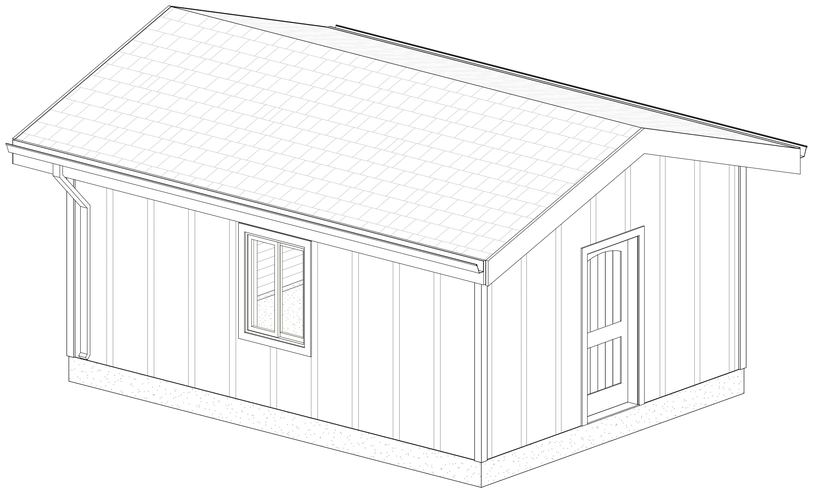


SHED

JURUPA VALLEY ACCESSORY BUILDINGS

PROJECT ADDRESS: _____

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.

PROJECT DIRECTORY

APPLICANT (TO BE PROVIDED BY APPLICANT OR OWNER)

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: 300 SF

SUPPORTING DOCUMENTS

- USER LICENSE AGREEMENT

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 300 SF SHED / NON-HABITABLE 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

	REQUIRED	PROPOSED
FRONT:		
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: 11' - 7"

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

Grand total: 14

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 AND 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
- SHED -
FOR THE CITY OF JURUPA VALLEY

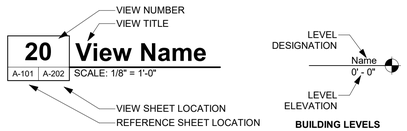
TITLE SHEET

PUBLIC SET

DATE
09/10/2025

SHEET
G-001

SYMBOL LEGEND



BUILDING LEVELS

NORTH ARROW

GRID REFERENCE

DOOR

DOOR TAG

BUILDING ELEVATION

SECTION REFERENCE

WINDOW TAG

DETAIL REFERENCE

REVISION TAG

CENTERLINE

PROJECT GENERAL NOTES

1. APPLICABLE CODES AND STANDARDS:
1.1. 2022 CALIFORNIA RESIDENTIAL CODE AND STANDARDS.
1.2. 2022 CALIFORNIA FIRE CODE AND STANDARDS.
1.3. 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 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.

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/C	AIR CONDITIONING
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ARCH	ARCHITECT(URAL)
BD	BOARD
BDRM	BEDROOM
BET	BETWEEN
BIT	BITUMINOUS
BLDG	BUILDNG
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
BOT	BOTTOM
BUR	BUILT UP ROOF
CB	CATCH BASIN
CBC	CALIFORNIA BUILDING CODE
CEM	CEMENT
CFM	CUBIC FEET PER MINUTE
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DIA	DIAMETER, DIAPHRAGM
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
ELEC	ELECTRIC
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR
FACP	FIRE ALARM CONTROL PANEL
FAU	FORCED AIR UNIT
FAWP	FLUID APPLIED WATERPROOFING
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLOURESCENT
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRP	FIBERGLASS REINFORCED PANELS
FT	FOOT OR FEET
FTG	FOOTING
GA	GAUGE, GAGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GWB	GYPSUM BOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HDWD	HARDWOOD
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATION, A/C
ID	INSIDE DIAMETER
IIC	IMPACT INSULATION CLASS
IN	INCH
INCAND	INCANDESCENT
INSUL	INSULATION, INSULATED
INT	INTERIOR
JC	JANITORS CLOSET
JT	JOINT
LAM	LAMINATE
LAV	LAVATORY
LBS	POUNDS
LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
LF	LINEAR FEET
LIN	LINEN CLOSET
LINO	LINOLEUM
LT(G)	LIGHT(ING)
LVL	LAMINATED VENEER LUMBER
LVT	LUXURY VINYL TILE
LW	LIGHTWEIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.P.	OVERFLOW PIPE
OC	ON CENTER
OD	OVERFLOW DRAIN
OFF	OFFICE
OH	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
(P)	PROPOSED
PERM	PERIMETER
PERP	PERPENDICULAR
PG	PAINT GRADE
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PP	POWER POLE
PR	PAIR
PRTN	PARTITION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PTD	PAINTED
PV	PHOTO VOLTAIC
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QTY	QUANTITY
R	RADIUS, RISER
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT (MECH)
S	SOUTH
SAFB	SOUND ATTENUATION FIBER BATT
SAWP	SELF ADHEREING WATERPROOFING
SC	SCUPPER/SOLID CORE
SCHED	SCHEDULE
SEAL	SEALANT
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SQ	SQURE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUPSPENDED
SV	SHEET VINYL
SYM	SYMMMETRICAL
T	TREAD
T&G	TONGUE & GROOVE
TEL	TELEPHONE
TEMP	TEMPERED
TER	TERRAZZO
THK	THICK
THR	THRESHOLD
TJI	TRUSS JOIST I-JOIST
TO	TOP OF
TOS	TOP OF SLAB
TOW	TOP OF WALL
TRANS	TRANSFORMER
TV	TELEVISION
TYP	TYPICAL
UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
UG	UNDERGROUND
UNFIN	UNFINISHED
UNO	ULNESS NOTED OTHERWISE
UV	UTRAVIOLET
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT TERMINATION PIPE
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/D	WASHER DRYER
W/O	WITHOUT
WC	WATERCLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WI	WROUGHT IRON
WIN	WINDOW
WP	WATERPROOF(ING)
WR	WEATHER RESISTIVE
WRB	WATER RESISTIVE BARRIER
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
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 WALS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.

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

PUBLIC SET

DATE
09/10/2025

SHEET
G-101

9/10/2025 9:59:59 AM
Autodesk Docs://2955_Jurupa Valley ADUs/2955_Jurupa Valley - Shed.rvt

SITE PLAN TO BE PROVIDED BY APPLICANT

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENTS
- (E) FENCE
- (E) WALLS/ RETAINING WALLS

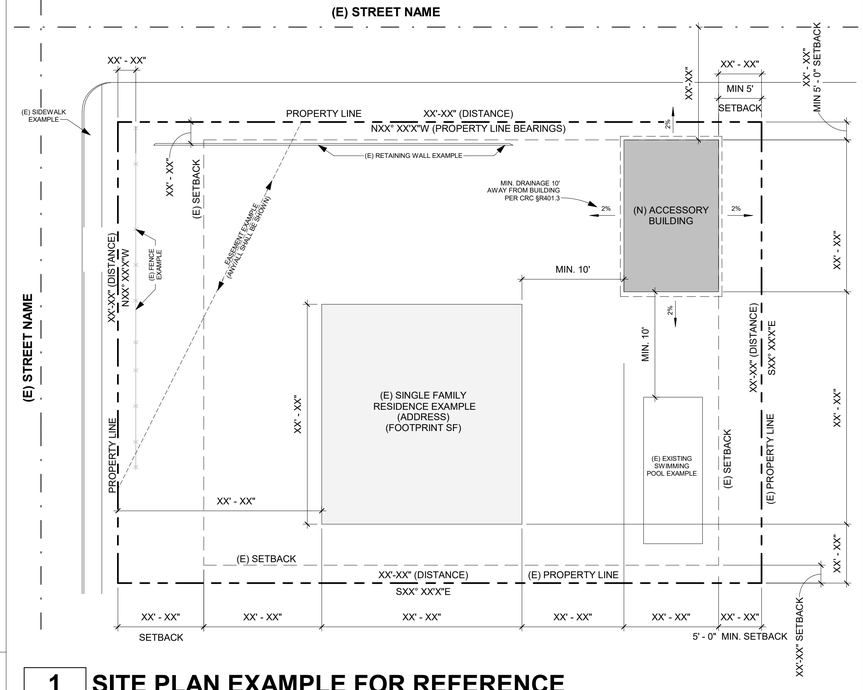
SITE PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION

SITE PLAN CHECKLIST

- ☐ **FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS**
  PLOT THE PROPOSED ACCESSORY BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOS.
- ☐ **AREA OF EXISTING BUILDING(S) / STRUCTURE(S)**
  INDICATE THE SQUARE FOOTAGE ANY EXISTING STRUCTURE(S).
- ☐ **FOOTPRINT OF PROPOSED ACCESSORY BUILDING**
  REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE
- ☐ **DRAWING SCALE**
  SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
- ☐ **PROPERTY LINES**
  SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE BEARING AND DISTANCE OF THE PROPERTY LINE.
- ☐ **LABEL YARDS**
  LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPING.
- ☐ **SETBACKS**
  DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES. SETBACKS TO SIDE AND REAR PROPERTY SIDE SHALL BE A MINIMUM OF (5' - 0").
- ☐ **EASEMENTS**
  REFER TO LEGEND. MUST INCLUDE ALL APPLICABLE EASEMENTS. PROPOSED STRUCTURE SHALL COMPLY WITH EASEMENT REQUIREMENTS.
- ☐ **LOCATION OF RAIN WATER LEADERS**
  THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.
- ☐ **LABEL STREETS & SIDEWALKS**
- ☐ **DIMENSION BUILDING SEPARATION**
  DIMENSION THE DISTANCE BETWEEN THE PROPOSED ACCESSORY BUILDING AND ANY EXISTING STRUCTURES
- ☐ **LOT COVERAGE CALCULATION**
  TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA
- ☐ **SWIMMING POOLS**
  ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL HAVE 10' MINIMUM SETBACK TO THE NEW ACCESSORY BUILDING.
- ☐ **LOCATION OF EXISTING UTILITIES**
  UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTAIC.
- ☐ **DRAINAGE AWAY FROM STRUCTURE**
  GRADING SHOULD DRAIN AWAY FROM THE BUILDING / STRUCTURE AT A MIN OF 2% SLOPE FOR 10'. REFER TO CRC §R401.3. SHOW DRAINAGE ARROWS.

NOTE: THIS IS AN EXAMPLE SITE PLAN. EXACT LAYOUT, DIMENSIONS, AND BEARINGS SHALL BE PROVIDED BY OWNER/APPLICANT. (E) EXISTING (N) NEW



1 SITE PLAN EXAMPLE FOR REFERENCE
AS101 SCALE: 1" = 20'-0"

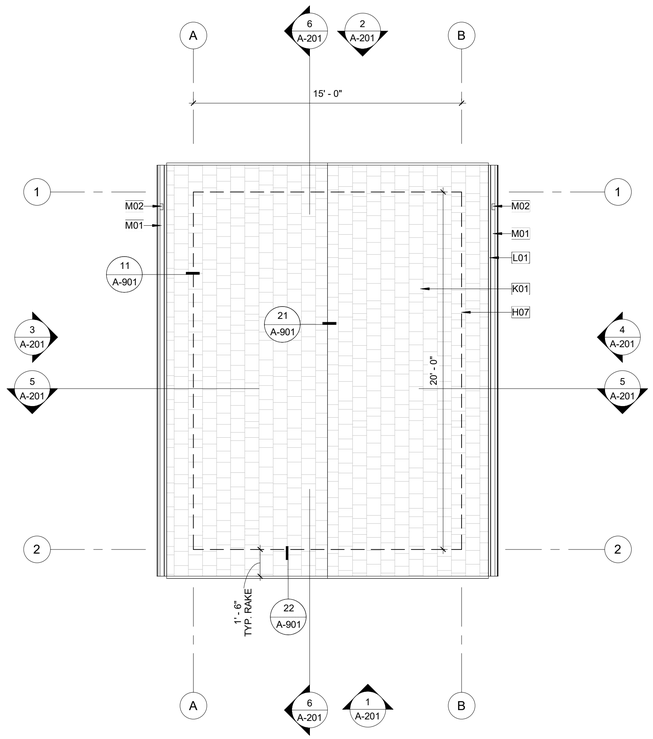
SITE PLAN | SCALE: | NORTH ARROW

PUBLIC SET

ACCESSORY BUILDINGS
- SHED -
FOR THE CITY OF JURUPA VALLEY
ARCHITECTURAL SITE PLAN
(EXAMPLE & INSTRUCTIONS)

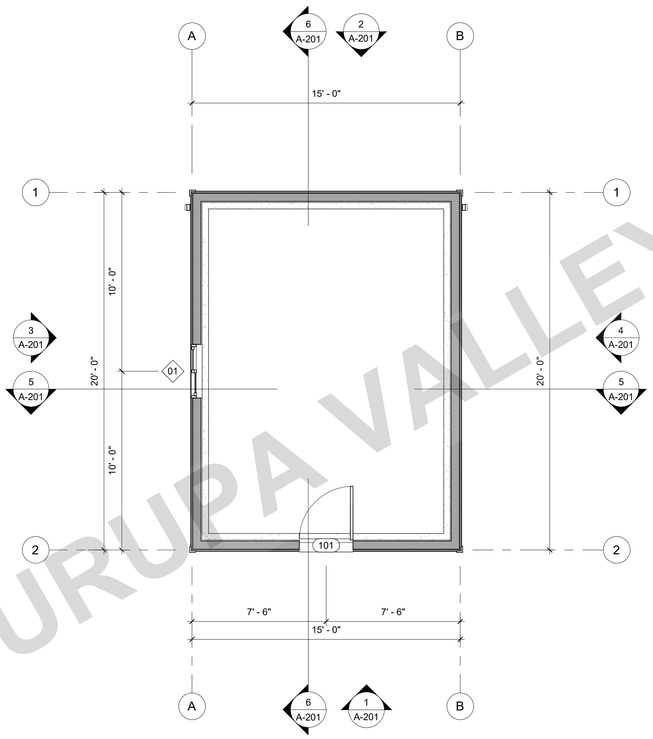
DATE
09/10/2025

SHEET
AS101



2 ROOF 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.
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.

DOOR TYPE

A
SOLID OR HOLLOW CORE WOOD EXTERIOR (OWNER SELECTED)

WINDOW TYPE

A
HORIZONTAL SLIDER

DOOR SCHEDULE

NO.	TYPE	DOOR WIDTH	DOOR HEIGHT	REMARKS
101	A	3' - 0"	6' - 8"	1, 2, 3

WINDOW SCHEDULE

NO.	TYPE	SIZE WIDTH	SIZE HEIGHT	HEAD HEIGHT	REMARKS
01	A	3' - 0"	4' - 0"	6' - 8"	1, 2, 3
02	N	0' - 0"	0' - 0"	4' - 0 9/128"	

DOOR GENERAL NOTES

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

DOOR REMARKS

1. EXTERIOR DOOR.
2. OPTIONAL WINDOW LOCATION.
3. CAN BE RELOCATED TO SPECIFIED WINDOW LOCATION.

DOOR DETAIL REFERENCES		
HEAD	JAMB	THRESHHOLD
31 / A-901		

WINDOW GENERAL NOTES

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

WINDOW REMARKS

1. OPTIONAL WINDOW.
2. OPTIONAL DOOR LOCATION.
3. CAN BE RELOCATED TO SPECIFIED DOOR LOCATION.

WINDOW DETAIL REFERENCES		
HEAD	JAMB	SILL
41 / A-901		
FLASHING		
21 / A-902	**22 / A-902**	**23 / A-902**

WALL TYPE LEGEND

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

ROOF LEGEND

COMPOSITE ASHPALT 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**

FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
2. DIMENSIONS ARE TO FACE OF SHEATHING UNLESS SPECIFICALLY NOTED OTHERWISE.
3. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, PER OWNER'S REQUEST.
4. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
5. 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.
6. 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).

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 CLADDING 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).

CITY OF JURUPA VALLEY
INCORPORATED JULY 1, 2011
A COMMUNITY OF COMMUNITIES

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.

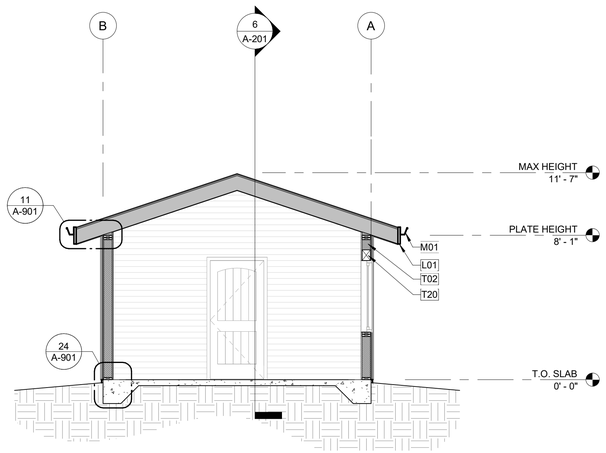
ACCESSORY BUILDINGS
- SHED -
FOR THE CITY OF JURUPA VALLEY

FLOOR & ROOF PLAN

PUBLIC SET

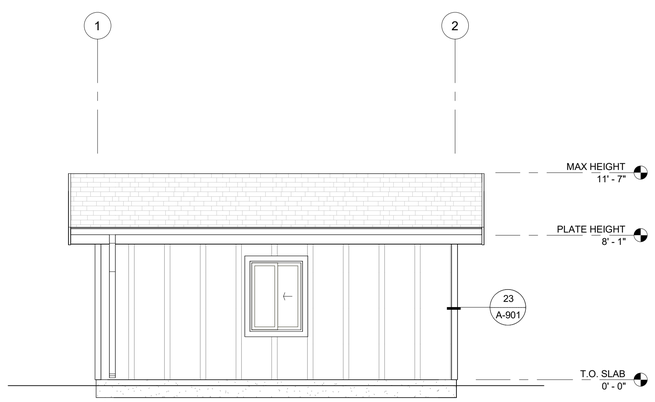
DATE
09/10/2025

SHEET
A-101



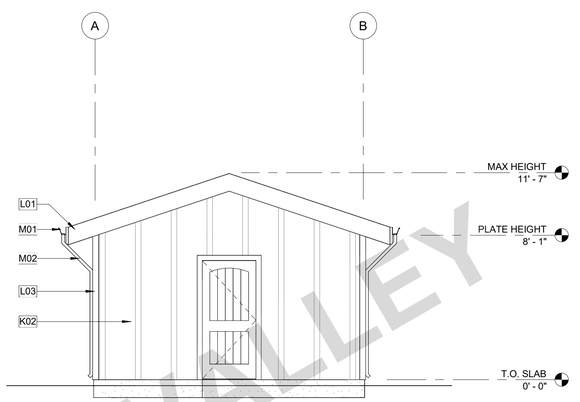
5 SECTION 1

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



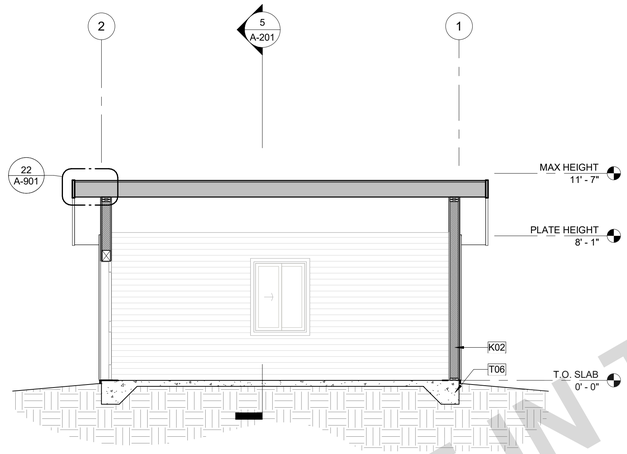
3 LEFT ELEVATION

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



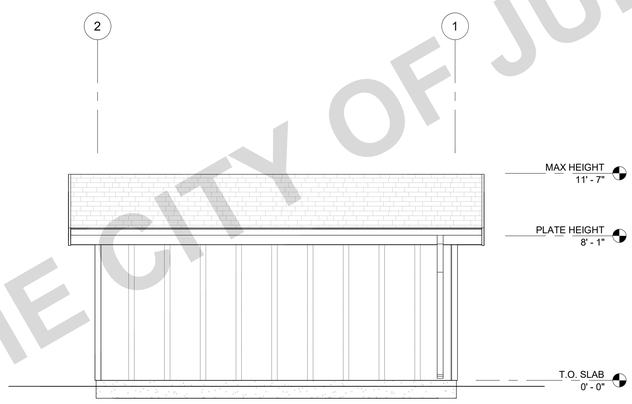
1 FRONT ELEVATION

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



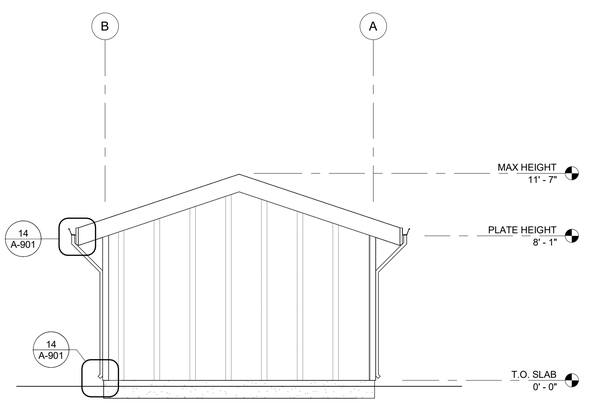
6 SECTION 2

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



4 RIGHT ELEVATION

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



2 REAR ELEVATION

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

KEYNOTES

K02	FIBER CEMENT VERTICAL BOARD & BATTEN SIDING. COLOR & MANUFACTURER TO BE OWNER SELECTED.
L01	FASCIA; SEE DETAILS FOR MORE INFORMATION.
L03	TRIM, 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.
T06	6" CURB AT ALL WALLS. REFER TO STRUCTURAL.
T20	6x8 WOOD HEADER UON, REFER TO STUCTURAL PLANS.

MATERIALS LEGEND

FIBER CEMENT BOARD & BATTEN SIDING
8" MIN. TO 15" MAX. BOARD EXPOSURE
*OWNER TO SELECT COLOR

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)
*OWNER TO SELECT COLOR

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.

INCORPORATED JULY 1, 2011
CITY OF JURUPA VALLEY
A COMMUNITY OF COMMUNITIES

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.

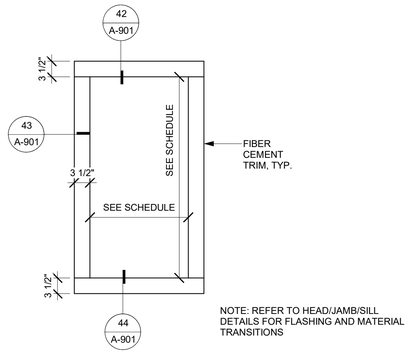
ACCESSORY BUILDINGS
- SHED -
FOR THE CITY OF JURUPA VALLEY
BUILDING ELEVATIONS & SECTIONS

PUBLIC SET

DATE
09/10/2025

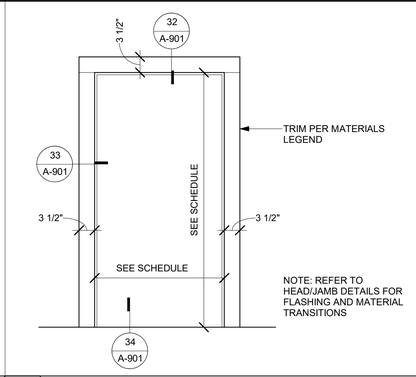
SHEET
A-201

9/10/2025 9:59:59 AM
Autodesk Docs://2955_Jurupa Valley ADUs/2955_Jurupa Valley - Shed.rvt



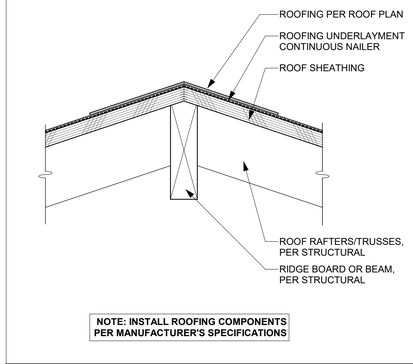
41 WINDOW TRIM

A901 SCALE: 3/4" = 1'-0"



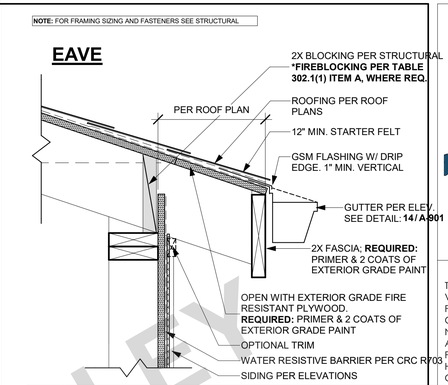
31 DOOR TRIM

A901 SCALE: 3/4" = 1'-0"



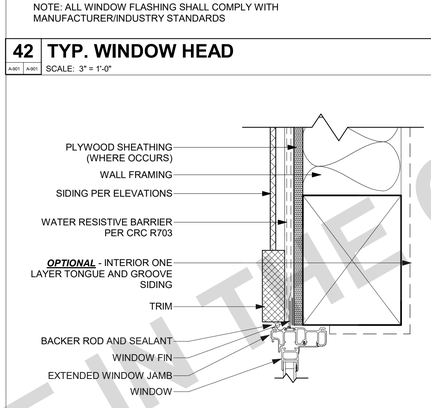
21 RIDGE/HIP DETAIL

A-101 A-901 SCALE: 3" = 1'-0"



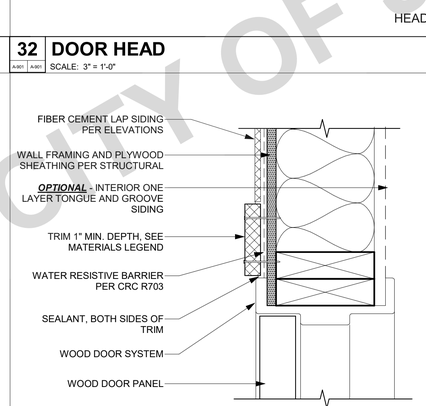
11 EAVE

A301 A301 SCALE: 1 1/2" = 1'-0"



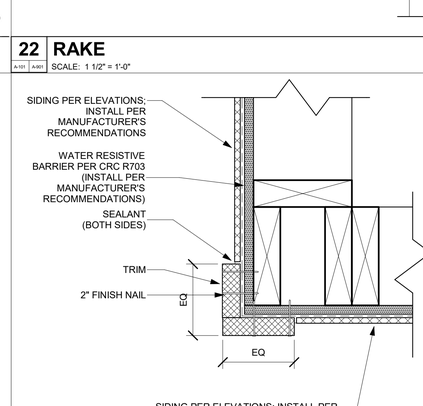
42 TYP. WINDOW HEAD

A901 A901 SCALE: 3" = 1'-0"



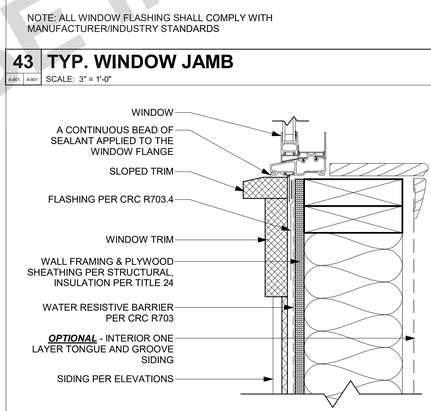
32 DOOR HEAD

A901 A901 SCALE: 3" = 1'-0"



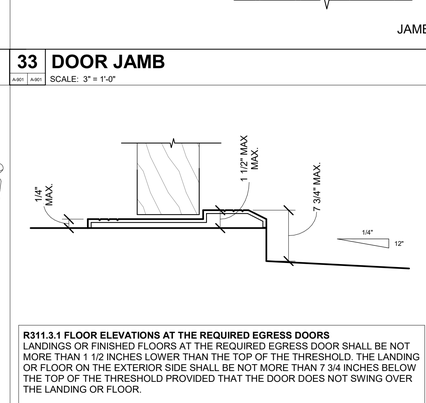
22 RAKE

A-101 A901 SCALE: 1 1/2" = 1'-0"



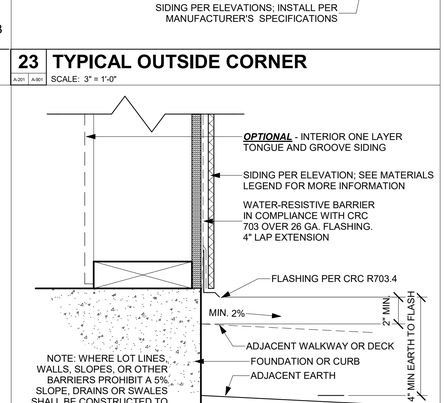
43 TYP. WINDOW JAMB

A901 A901 SCALE: 3" = 1'-0"



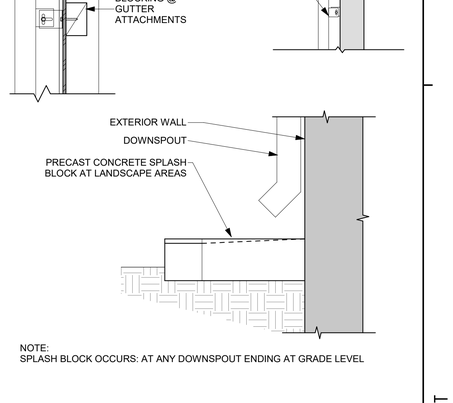
33 DOOR JAMB

A901 A901 SCALE: 3" = 1'-0"



23 TYPICAL OUTSIDE CORNER

A901 A901 SCALE: 3" = 1'-0"



14 GUTTER TO EXTERIOR DOWNSPOUT

A301 A901 SCALE: 1/2" = 1'-0"

44 TYP. WINDOW SILL

A901 A901 SCALE: 3" = 1'-0"

34 EXTERIOR DOOR THRESHOLD - TYPICAL

A901 A901 SCALE: 6" = 1'-0"

24 TYPICAL FOUNDATION - SIDING

A901 A901 SCALE: 3" = 1'-0"

14 GUTTER TO EXTERIOR DOWNSPOUT

A301 A901 SCALE: 1/2" = 1'-0"

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 - SHED -

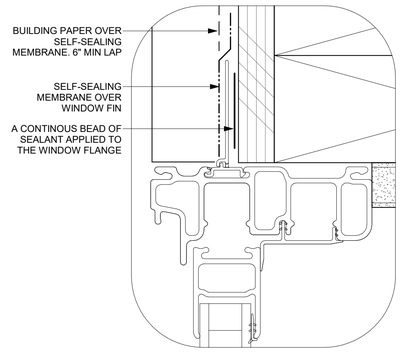
FOR THE CITY OF JURUPA VALLEY

ARCHITECTURAL DETAILS

PUBLIC SET

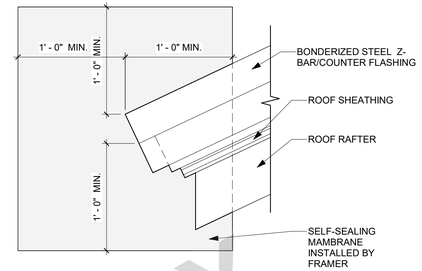
DATE 09/10/2025

SHEET A-901



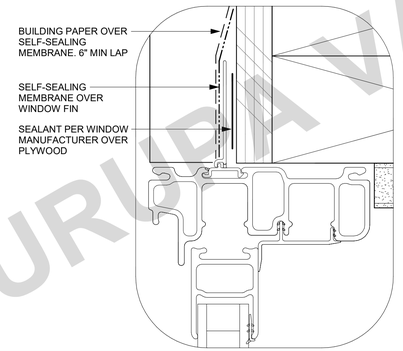
21 DETAILED HEAD FLASHING

A-902 SCALE: 12" = 1'-0"



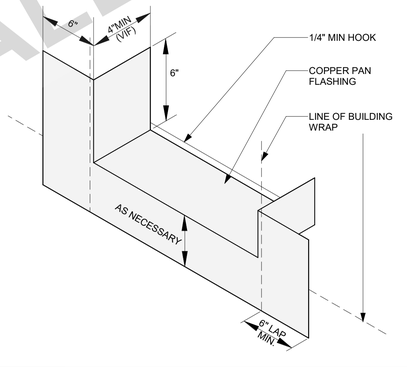
11 FLASHING - FASCIA TO WALL TYP.

A-902 SCALE: 1 1/2" = 1'-0"



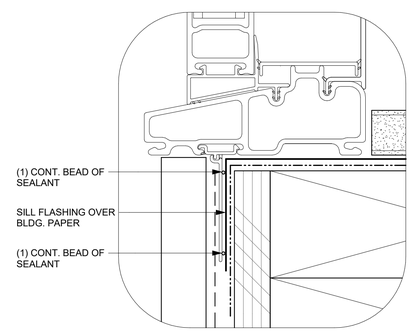
22 DETAILED JAMB FLASHING

A-902 SCALE: 12" = 1'-0"



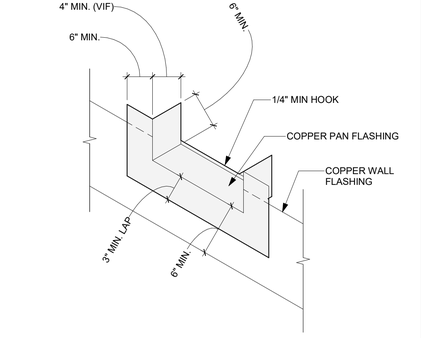
12 FLASHING PAN @ DOOR THRESHOLD

A-902 SCALE: 3" = 1'-0"



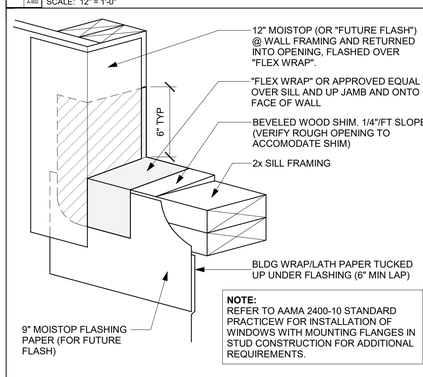
23 DETAILED SILL FLASHING

A-902 SCALE: 12" = 1'-0"



13 FLASHING - DOOR AT GRADE

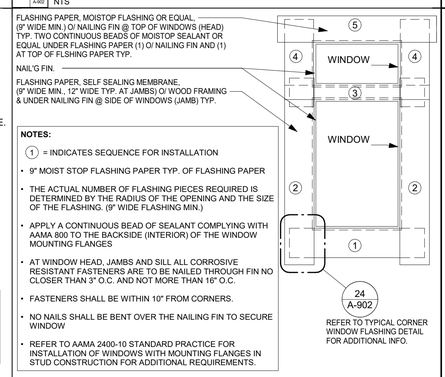
A-902 NTS



NOTE:
REFER TO AAMA 2400-10 STANDARD PRACTICEW FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.

24 FLASHING - WINDOW CORNER TYP.

A-902 A-902 SCALE: 12" = 1'-0"



REFER TO TYPICAL CORNER WINDOW FLASHING DETAIL FOR ADDITIONAL INFO.

NOTES:

- (1) = INDICATES SEQUENCE FOR INSTALLATION
- 9" MOIST STOP FLASHING PAPER TYP. OF FLASHING PAPER
- THE ACTUAL NUMBER OF FLASHING PIECES REQUIRED IS DETERMINED BY THE RADIUS OF THE OPENING AND THE SIZE OF THE FLASHING. (9" WIDE FLASHING MIN.)
- APPLY A CONTINUOUS BEAD OF SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES
- AT WINDOW HEAD, JAMBS AND SILL ALL CORROSIVE RESISTANT FASTENERS ARE TO BE NAILED THROUGH FIN NO CLOSER THAN 3" O.C. AND NOT MORE THAN 16" O.C.
- FASTENERS SHALL BE WITHIN 10" FROM CORNERS.
- NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE WINDOW
- REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.

14 FLASHING - WINDOW TYP.

A-902 A-902 SCALE: 12" = 1'-0"

ACCESSORY BUILDINGS
- SHED -
FOR THE CITY OF JURUPA VALLEY

ARCHITECTURAL DETAILS - FLASHING

PUBLIC SET

DATE
09/10/2025

SHEET
A-902

9/10/2025 10:00:00 AM
Autodesk Docs://2565_Jurupa Valley ADUs/2565_Jurupa Valley - Shed.rvt

WOOD (GENERAL)

1. PRESERVATION TREATMENT:

A. WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AITC 109-07, STANDARD FOR PRESERVATIVE TREATEMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC#) SPECIFIED IN AWPA U1-06.
   A. UC1 - INTERIOR CONSTRUCTION, ABOVE GROUND, DRY - NO PRESERVATIVE TREAMTENT REQUIRED.
   B. UC2-INTERIOR CONSTRUCTION, ABOVE GROUND, WET-PRESERVATIVE TREATMENT REQ IF THE HUMIDITY OR MOISTURE CONDENSATION IS 20% OR GREATER.

B. FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES AND INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL OF NAILS AND SPIKES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M4-06. 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

SAWN LUMBER

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

SAWN LUMBER PROPOERTIES				
USE	SIZE	SPECIES	GRADE	REFERENCE
MUDSILLS	2x4	D.F.	STARDARD OR BETTER PRESSURE TREATED	
	2x6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	
	2x	REDWOOI	FOUNDATION GRADE	
HOROZONTAL FRAMING LUMBER				
ROOF JOISTS/RAFTERS	2x	D.F.	NO. 2	REFERENCE
FLOOR JOISTS	2x	D.F.	NO. 2	
HDRS & BEAMS	4x	D.F.	NO. 2	
ANY OTHER HORIZONTAL	4x4 AND SMALLER	D.F.	NO. 2	
	6x6 AND SMALLER	D.F.	NO. 1	
VERTICAL FRAMING LUMBER				
TOP PLATES	2x	D.F.	NO. 2	REFERENCE
STUDS	2x4 & 3x4	D.F.	STUD	
	2x6 & 2x8	D.F.	NO. 2	
POSTS	4x4 & 4x6	D.F.	NO. 2	
	6x6 & LARGER	D.F.	NO. 1	
ALL OTHER FRAMING LUMBER				
ALL OTHER (U.N.O.)	ALL SIZES	D.F.	STARDARD OR BETTER	

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.
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 2304.10.1. 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'-0"" 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. 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:
2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT.
2" X 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 MANUFACTURE WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED.
13. FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS.

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

REINFORCING STEEL

1. REINFORCING BARS SHALL BE ASTM A615, GRADE 60 AND CONFORM TO THE REQUIREMENTS OF CHAPTER 19
OF THE CODE AND WITH THE PROVISIONS OF ACI 318-14.
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 318-14 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 318-14
SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
5. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE THE CONCRETE IS
PLACED AND SHALL BE SECURED AGAINST DISPLACEMENT 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.
6. CONCRETE PROTECTION FOR REINFORCEMENT

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

DIMENSIONS

1. DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).

2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.

3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS.

4. SEE ARCHITECTURAL 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. THEARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

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
C. VALUES LISTED SHALL BE VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER AS REQUIRED BY THE BUILDING OFFICIAL

2. SPREAD OR CONTINUOUS FOOTINGS:

ELEMENT	ALLOW BEARING CAPACITY (PSF)	ALLOWABLE LATERAL RESISTANCE	
		PASSIVE RESIST (PSF/FT BELOW GRADE)	COHESION (PSF)
CONTINUOUS FOUNDATIONS	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 6 INCHES OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.

1. 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.

2. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.

3. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR
TO PLACING CONCRETE AND REINFORCING.

4. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS
AND INSTALLATION OF SUCH BRACING.

5. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY
COMPACTED IN LAYERS IN ACCORDANCE WITH THE STANDARDS OF CONSTRUCTION. FLOODING WILL NOT
BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL, IF
REQUIRED BY THE BUILDING OFFICIAL, A GEOTECHNICAL ENGINEER SHALL PROVIDE INSPECTION PER 1705.6.

6. ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-14.

2. CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

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

A. FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-14 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH THE BUILDING OFFICIAL.
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 318-14, WHICH REFERENCES ACI 301-10 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 301-10 ARTICLE 4.2.3.4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO):

LOCATION IN STRUCTURE	MIN STRENTH (PSF)	DENSITY (PCF)	MAX SLUMP (IN+/-1)	MAX WATER/CEMENT RATIO	FLY ASH BY WT (MAX)
CONC FOUNDATIONS, GRAD BEAMS, TIE BEAMS	2,500	150	4	.5	0.15
CONC SLAB ON GRADE	2,500	150	4	.45	0.15
STAIRS ON GRADE, CURBS AND OTHER NON STRUC CONC	2,500	150	4	.5	0.15

4. READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANC.E WITH THE REQUIREMENTS OF ASTM C94 OF C685.

5. DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-14 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 BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

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 NOTE BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR.
b. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
c. DO NOT STACK CONDUITS, SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

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.

(E) 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

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. 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.

8. 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..

9. 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.

10. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.

11. 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.

12. 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.

13. 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

14. 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.

15. EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.

ACCESSORY BUILDINGS
- SHED -
FOR THE CITY OF JURUPA VALLEY

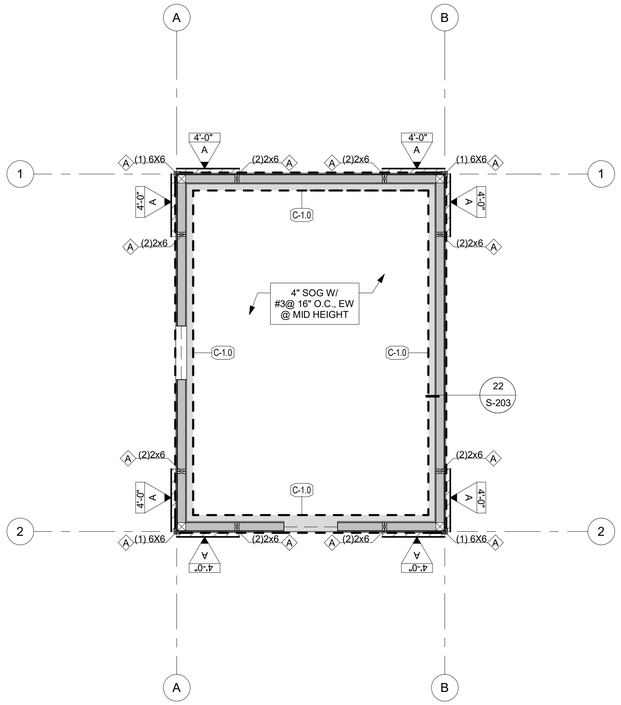
STRUCTURAL NOTES

PUBLIC SET

DATE
09/10/2025

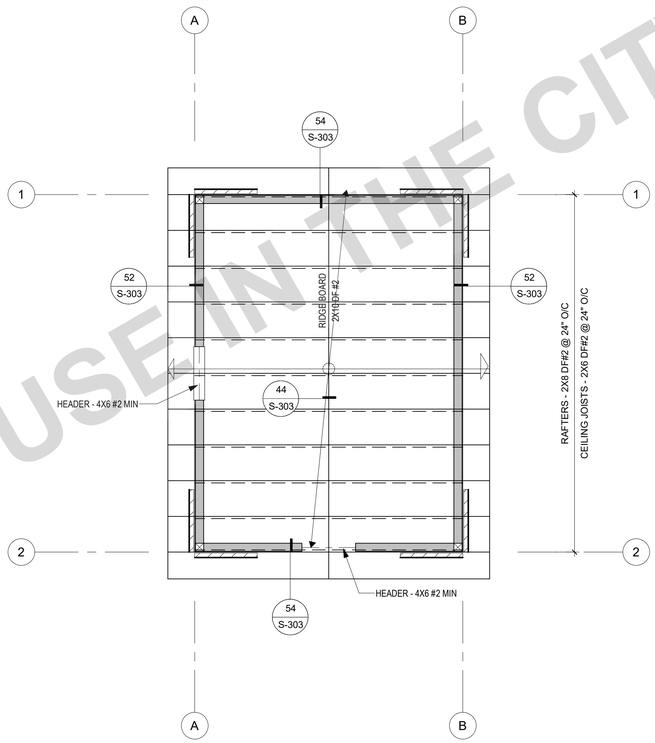
SHEET
S-101

9/10/2025 10:00:00 AM
Autodesk Docs://2955_Jurupa Valley ADUs/2955_Jurupa Valley - Shed.rvt



1 FOUNDATION PLAN

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



2 ROOF FRAMING PLAN

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

SCHEDULES

SHEARWALL HOLDOWN SCHEDULE		
		DETAIL
A	NO HOLD-DOWN REQ.	
B	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION	**12 / S-203**

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN. FTG DEPTH	LONG REINF	TRANS REINF	DETAIL
C1.0	1'-0"	6"	(2) #4 BOT (2) #4 BOT	#3 @ 12" OC, BOT	**22 / S-203**

BRACE WALL-WOOD STRUCTURAL PANEL (WSP)			
		CONNECTION CRITERIA	
MARK	MIN. THICKNESS	FASTENERS	SPACING
A	1/2" PLYWOOD OR OSB	6D COMMON / 1.5" MIN. PENETRATION	6" EDGES / 12" FIELD

SEE SHEAR WALL NAILING SCHEDULE ON S-402.

SYMBOL LEGEND

XX'-X" / X — INDICATES SHEAR WALL TYPE AND LENGTH, PER SCHEDULE. REFER TO DETAIL 33/S-302

INDICATES HEADER @ OPENING. REFER TO 52/S-301 FOR HEADER SIZE, UNLESS NOTED OTHERWISE. (B1 UNLESS NOTED OTHERWISE)

INDICATES BEARING STUD WALL PER PLAN

INDICATES NON BEARING WALL

INDICATES SHEAR WALL TYPE AND LENGTH PER SCHEDULE

INDICATES ROOF RAFTERS AND CEILING JOISTS

FOUNDATION PLAN NOTES

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS
   A. SYMBOLS AND ABBREVIATIONS
   B. STRUCTURAL GENERAL NOTES
   C. TESTING AND INSPECTION
   D. TYPICAL CONCRETE DETAILS
   E. TYPICAL WOOD DETAILS
2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS, REFERENCE FINISHED FLOOR ELEVATION = 0'=0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
5. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
6. ALL DIMENSIONS SHOWN ARE FROM FACE OF MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.
7. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON BEARING WALLS.
8. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.

FOUNDATION ANCHORAGE (CRC403.1.6)
WOOD SILL PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SILL PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS SPACED NOT GREATER THAN 6 FEET (1829 MM) ON CENTER OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS. BOLTS SHALL EXTEND NOT LESS THAN 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE NOT FEWER THAN TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R317 AND R318.
EXCEPTIONS:
WALLS 24 INCHES (610 MM) TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH NOT FEWER THAN ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 9 OF TABLE R602.3(1).

PLATE WASHERS (CRC602.11.1)
PLATE WASHERS, NOT LESS THAN 0.229 INCH BY 3 INCHES BY 3 INCHES (5.8 MM BY 76 MM BY 76 MM) IN SIZE, SHALL BE PROVIDED BETWEEN THE FOUNDATION SILL PLATE AND THE NUT EXCEPT WHERE APPROVED ANCHOR STRAPS ARE USED. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16 INCH (5 MM) LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4 INCHES (44 MM), PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.

FRAMING PLAN NOTES

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS
   A. SYMBOLS AND ABBREVIATIONS
   B. STRUCTURAL GENERAL NOTES
   C. TESTING AND INSPECTION
   D. TYPICAL CONCRETE DETAILS
   E. TYPICAL WOOD DETAILS
2. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS
3. SEE ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ROOF OPENINGS NOT SHOWN ON ROOF FRAMING PLANS. SEE DETAIL 23/S-303 FOR TYPICAL OPENINGS, UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
5. ALL LINES OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
6. ALL POSTS IN 6"x WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE. ALL POSTS IN 4"x WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE
7. 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-301, UNO
8. PLYWOOD SHEATHED DIAPHRAGM TYPES:
   ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO
   REFER TO 12/S-303

CONTINUOUS SHEATHING (CRC602.10.4.2)
CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS AND SHALL MEET THE REQUIREMENTS OF SECTION R602.10.7.

CITY OF JURUPA VALLEY — INCORPORATED JULY 1, 2011 — A COMMUNITY OF COMMUNITIES

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.

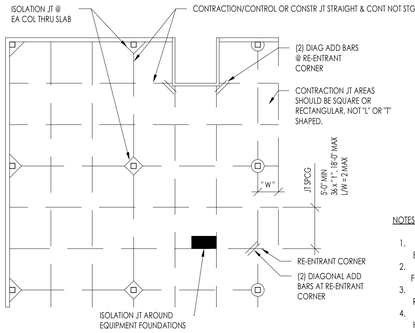
ACCESSORY BUILDINGS - SHED -
FOR THE CITY OF JURUPA VALLEY
FOUNDATION & ROOF FRAMING PLAN

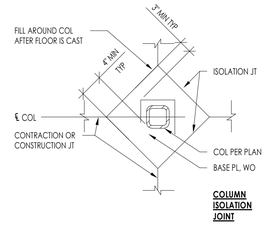
DATE 09/10/2025

SHEET S-201

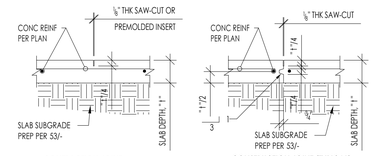
PUBLIC SET

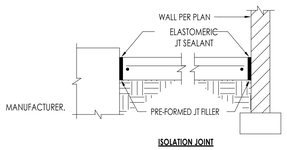
9/10/2025 10:00:00 AM
Autodesk Docs://2555_Jurupa Valley ADUs/2555_Jurupa Valley ADUs - Shed.rvt





COLUMN ISOLATION JOINT



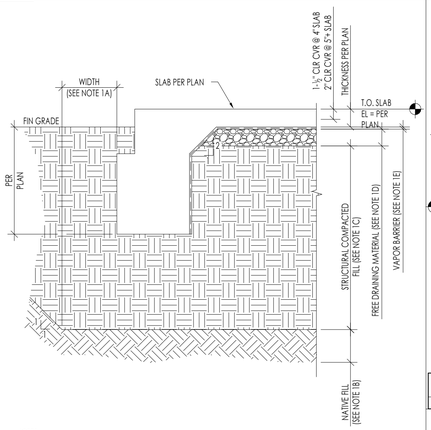


NOTES:

1. IF SAW CUT CONTRACTION OR CONTROL JOINT IS USED, SAW-CUT WITHIN 24 HOURS. EARLY ENTRY SAWS MAY BE USED WITHIN 1-4 HOURS OF POUR, AND CONVENTIONAL SAWS 4-12 HOURS OF POUR DEPENDING ON WEATHER.
2. FILL CONTRACTION JOINT WITH AN ELASTOMERIC JOINT COMPOUND RATED FOR ITS USE. FOR INDUSTRIAL FLOORS SUBJECTED TO HARD WHEELED TRAFFIC, USE SEALANTS RATED FOR SUCH APPLICATIONS BY THE
3. DOWELS IN INDUSTRIAL FLOOR APPLICATIONS SHOULD BE SMOOTH ALIGNED, AND SUPPORTED SO THEY WILL REMAIN PARALLEL IN BOTH HORIZONTAL AND VERTICAL PLANES DURING PLACING AND FINISHING.
4. IN STEEL AND/OR CONC. BUILDINGS DO NOT POUR DIAMOND UNTIL STRUCTURAL STEEL AND CONCRETE ABOVE HAS BEEN INSTALLED.

51 SLAB ON GRADE JOINTS

S-202 SCALE: 1/4" = 1'-0"



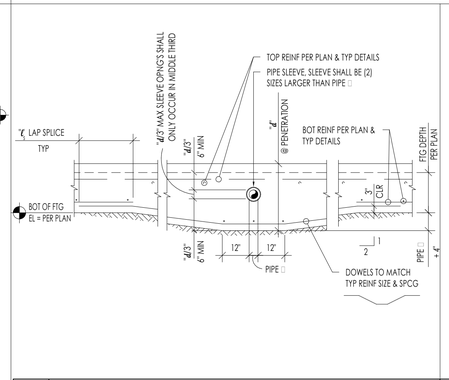
NOTES:

1. PREPARATION OF THE SLAB SUBGRADE SHALL BE BASED ON THE GEOTECHNICAL INVESTIGATION REPORT AS REFERENCED IN THE FOUNDATION GENERAL NOTES. THE FOLLOWING INFORMATION IS FOR REFERENCE ONLY.
   - A. OVER-EXCAVATION SHALL EXTEND 5 FEET BEYOND PERIMETER FOUNDATION, TO PROPERTY LINES OR EXISTING IMPROVEMENTS, WHICHEVER IS LEAST.
   - B. NATIVE MATERIAL S
     - a. SHALL BE OVER-EXCAVATED 36" BELOW (E) GRADE OR 18" BELOW BOTTOM OF FOOTINGS, WHICHEVER IS GREATEST.
     - b. THE EXPOSED SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6", MOISTURE CONDITIONED TO 3 PERCENT OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
   - C. ENGINEERED COMPACTED FILL
     - a. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR RECOMMENDATIONS FOR STRUCTURAL FILL
     - b. STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL LAYERS, EACH APPROXIMATELY 8" THICK BEFORE COMPACTION, AND SHOULD BE CONDITIONS WITH WATER TO PRODUCE A SOIL WATER CONTENT NEAR OPTIMUM MOISTURE AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
   - D. 4" THICK, CLEAN FREE-DRAINING MATERIAL SUCH AS ¾" COARSE AGGREGATE
   - E. REFER TO GEOTECH REPORT AND ARCH DRAWINGS FOR VAPOR BARRIER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR SEALING OF PENETRATIONS, JOINTS AND EDGES.
     - a. VAPOR BARRIER IS NOT TO BE PUNCTURED DURING CONSTRUCTION OF SLAB ON GRADE.
   - F. 2" THICK OPTIONAL SAND LAYER, SHALL BE LIGHTLY MOISTENED PRIOR TO PLACING CONCRETE.

SLAB ON GRADE EDGE AND SUBGRADE PREP

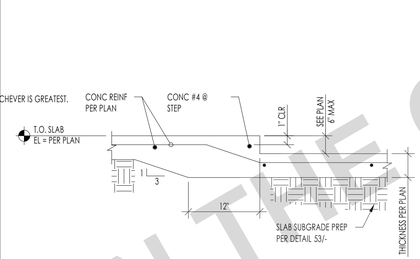
53 SLAB EDGE AND SUBGRADE PREP

S-202 SCALE: 1" = 1'-0" NTS



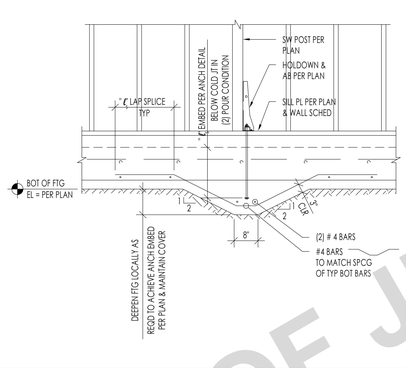
42 SHED ROOF W/ KICKER

S-202 SCALE: 3/8" = 1'-0"



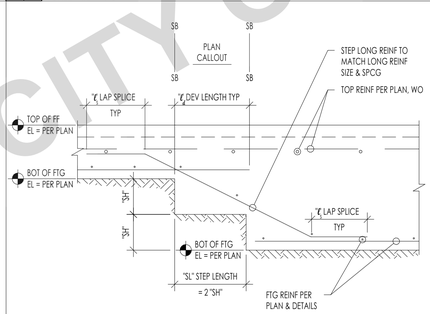
43 SLAB ON GRADE DEPRESSION

S-202 SCALE: 1" = 1'-0"



32 DEEPEND FTG @ ANCHOR BOLT

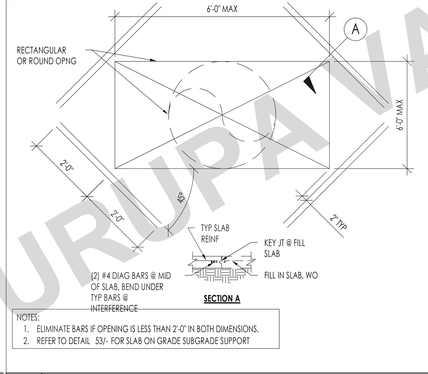
S-202 SCALE: 1/2" = 1'-0"



NOTE:
"SH" = 1'-6" MAX

33 STEP FOOTING (BOTT ONLY)

S-202 SCALE: 1/2" = 1'-0"

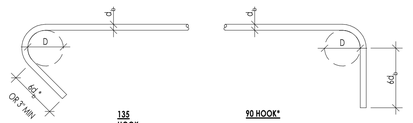


SECTION A

NOTES:
1. ELIMINATE BARS IF OPENING IS LESS THAN 2'-0" IN BOTH DIMENSIONS.
2. REFER TO DETAIL 53/- FOR SLAB ON GRADE SUBGRADE SUPPORT

21 REINF TIES AND STIRRUPS

S-202 SCALE: 1" = 1'-0"

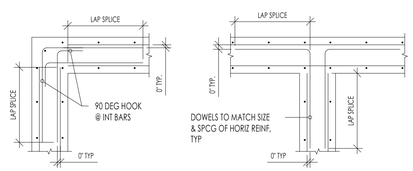


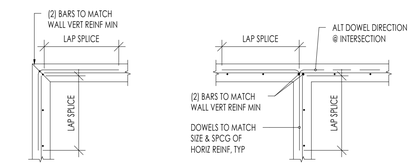
BAR SIZE	D
#3	1 ½"
#4	2"
#5	2 ½"

* PROVIDE 10d EXTENSIONS IN LIEU OF 6d AT ALL FRAME COLUMNS, GIRDERS, SHEAR WALLS AND SHEAR WALL BOUNDARY MEMBERS

22 SOG OPENING

S-202 SCALE: 3/4" = 1'-0"

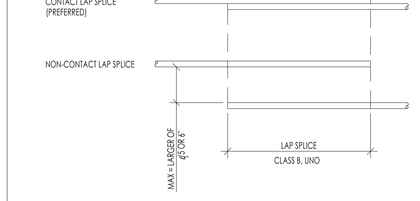




NOTE:
REINFORCEMENT SHOWN ON WALL ELEVATION(S), BOUNDARY REINFORCING DETAILS, AND OTHER SPECIFICALLY REFERENCED DETAILS SHALL TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE.

24 CONC REINF @ INTERSECTION

S-202 SCALE: 3/4" = 1'-0"



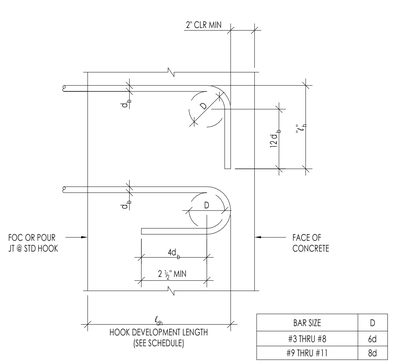
REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPLICE SCHEDULE

BAR SIZE	DEVELOPMENT LENGTH, ℄ (CLASS A LAP SPLICE)			LAP SPLICE, ℄ (CLASS B LAP SPLICE)		
	f'c (psi)			f'c (psi)		
	2,500	3,000	4,000	2,500	3,000	4,000
#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:
1. VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:
   - A. GRADE 60 REINFORCEMENT
   - B. NORMAL WEIGHT CONCRETE
     - a. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3
   - C. NON-EPOXY COATED REINFORCEMENT
   - D. HORIZONTAL BARS WITHOUT 12" OR MORE OF CONCRETE BELOW (BOTTOM BARS), AND VERTICAL BARS
     - a. FOR TOP BARS WITH 12" OR MORE OF CONCRETE BELOW THE BAR MULTIPLY THE VALUES ABOVE BY 1.3
   - E. CLEAR SPACING NOT LESS THAN d, CLEAR COVER NOT LESS THAN d, AND STIRRUPS THROUGH L NOT LESS THAN MIN
     OR
     CLEAR SPACING NO LESS THAN 2d AND CLEAR COVER NOT LESS THAN db
     - a. FOR OTHER SPACING AND COVER CONDITIONS MULTIPLY THE VALUES ABOVE BY 1.5
   - F. REINFORCEMENT NOT IN SHEAR WALLS
     - a. FOR REINFORCEMENT IN SHEAR WALLS MULTIPLY THE VALUES ABOVE BY 1.25
2. THE MULTIPLIERS LISTED IN NOTE 1 ABOVE ARE CUMULATIVE INCREASES IN DEVELOPMENT/LAP SPLICE LENGTH.
3. ALL LAP SPLICES REFERENCED IN THE PLANS SHALL BE CLASS B UNLESS NOTED OTHERWISE.
4. WHEN REINFORCING BARS OF TWO SIZES ARE LAP-SPLICED IN TENSION, USE THE LARGER OF THE TENSION CLASS B. LAP SPLICE LENGTH (℄ OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH (℄ OF THE LARGER BAR.

REINFORCED DEVELOPMENT 12 LENGTH AND SPLICES

S-202 SCALE: 1" = 1'-0"



BAR SIZE	D
#3 THRU #8	6d
#9 THRU #11	8d

STANDARD HOOK DEVELOPMENT LENGTH " ℄dh

BAR SIZE	D	℄	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"

NOTES:
1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE WITH A MINIMUM 2" END COVER AND WITH EMBEDMENT NOT LESS THAN SHOWN ON THE SCHEDULE UNLESS NOTED OTHERWISE ON PLANS.
2. MINIMUM SIDE COVER = 2 ½".
3. FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

REINFORCED HOOK 14 DEVELOPMENT LENGTH AND BENDS

S-202 SCALE: 1" = 1'-0"

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 - SHED -
FOR THE CITY OF JURUPA VALLEY

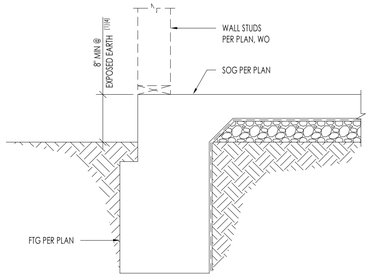
TYPICAL CONCRETE DETAILS

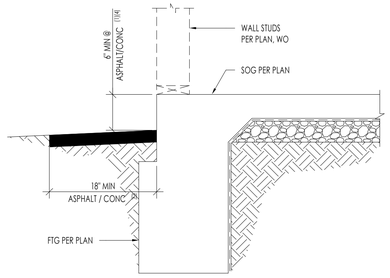
DATE
09/10/2025

SHEET
S-202

PUBLIC SET

9/10/2025 10:00:00 AM
Autodesk Docs://2955_Jurupa Valley ADUs/2955_Jurupa Valley ADUs - Shed.rvt

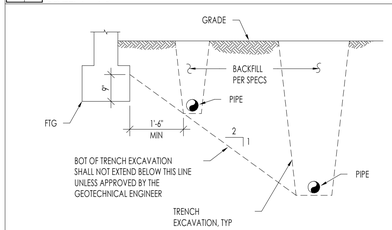




NOTES:
1. MIN DISTANCE TO EXPOSED EARTH APPLIES TO BOTH TURNED DOWN AND STEM WALL FOOTINGS
2. CONCRETE OR IMPERVIOUS SURFACE WITH ADEQUATE DRAINAGE AWAY FROM FOUNDATION (2% MIN SLOPE)
3. FOR BALANCE OF FOOTING INFO NOT SHOWN, SEE DETAIL 31/-
4. WHERE MINIMUM DISTANCE TO EXTERIOR FINISHED GRADE OR SURFACE CANNOT BE ACHIEVED, PROVIDE CONCRETE CURB PER DETAIL 33/-

31 MINIMUM DIST FROM GRADE TO WD FRAMING

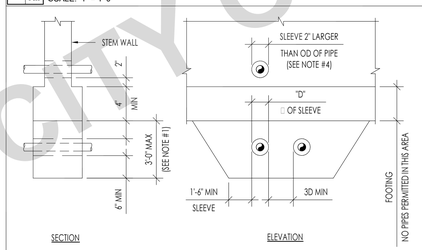
S-203 SCALE: 1" = 1'-0"



NOTES:
1. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.

32 PIPES PARALLET TO FTG

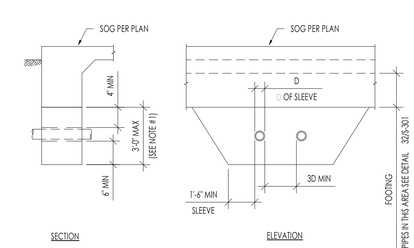
S-203 SCALE: 1" = 1'-0"



NOTES:
1. FOOTINGS SHALL BE STEPPED PER DETAIL 33/ & 34/S-301 SO THAT THIS DIMENSION DOES NOT EXCEED 3'-0".
2. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
3. TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE OR 3-SACK SLURRY BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.
4. PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.
5. CONDUIT MAY BE RUN THRU STEM OR ENCASEMENT UNDER FOOTING WITHOUT SLEEVES OR FOAM WRAP.

33 PIPES PERP TO FTG W/ STEM WALL

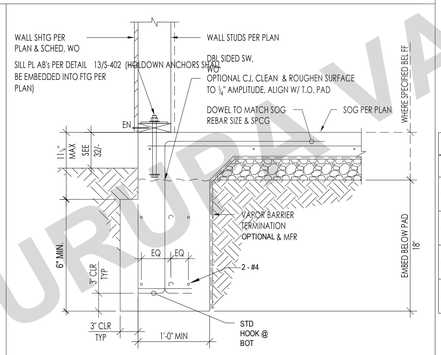
S-203 SCALE: 3/4" = 1'-0"



NOTES:
1. FOOTINGS SHALL BE STEPPED PER DETAIL 33/ & 34/S-301 SO THAT THIS DIMENSION DOES NOT EXCEED 3'-0".
2. TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE OR 3-SACK SLURRY BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.
3. PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.
4. CONDUIT MAY BE RUN THRU STEM OR ENCASEMENT UNDER FOOTING WITHOUT SLEEVES OR FOAM WRAP.

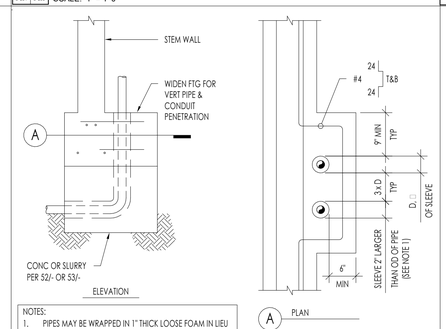
34 PIPES PERP TO FTG

S-203 SCALE: 3/4" = 1'-0"



22 CONT WALL FOOTING

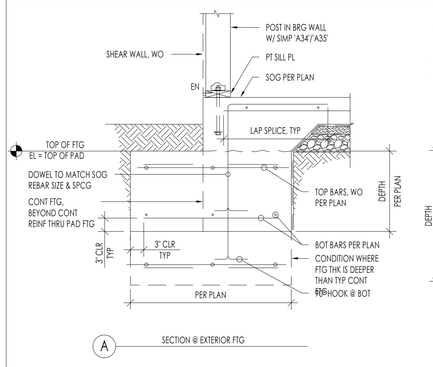
S-201 S-203 SCALE: 1" = 1'-0"



NOTES:
1. PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.
2. CONDUIT MAY BE ROUTED UP THROUGH FOOTING WITHOUT SLEEVES OR FOAM WRAP.

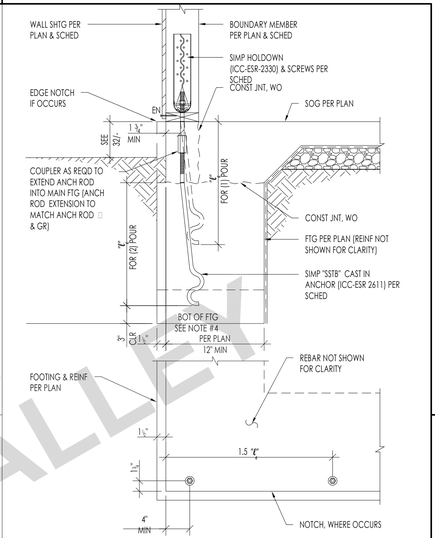
23 TYP VERT PIPES OR COND @ FTG

S-203 SCALE: 3/4" = 1'-0"



24 SPREAD FOOTING @ BEARING WALL POST

S-203 SCALE: 3/4" = 1'-0"

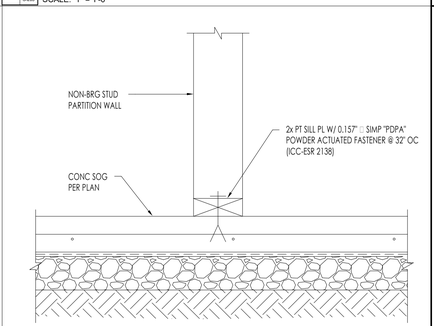


TYPE	HOLD-DOWN	ANCHOR	DIA	FASTNERS	BOUNDRY MEMBERS MIN THICKNESS	MIN. EMBED (IN)	ALLOW LOAD (LBS)	
							CORNER	MIDWALL
6A	HDU4-SDS2.5	SSTB16	5/8	10-SDS 1/4"X 2-1/2"	3	12 5/8	3,780	3,780
6B	HDU5-SDS2.5	SSTB20		14-SDS 1/4"X 2-1/2"	3	16 5/8	4,785	4,785
6C	HDU5-SDS2.5	SSTB24		14-SDS 1/8"X 2-1/2"	3	20 5/8	5,645*	5,645*
6D	HDQA-SDS3	SSTB28	7/8	20-SDS 1/4"X 3-0"	4.5	24 7/8	9,230*	9,230*

1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3 f_c
3. * = CAPACITY LIMITED BY HOLDOWN
4. DEEPEN FOOTING AT HOLDOWN ANCHOR AS REQ'D PER DETAIL 32/-

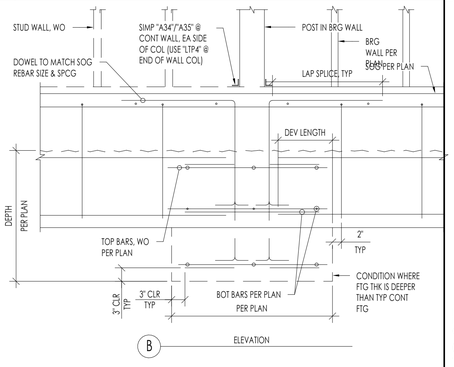
12 SSTB ANCHOR & HOLDOWN @ FOUNDATION

S-203 SCALE: 1" = 1'-0"



13 NON-BEARING WALL ANCHORAGE @ SOG

S-203 SCALE: 1 1/2" = 1'-0"



ACCESSORY BUILDINGS
- SHED -
FOR THE CITY OF JURUPA VALLEY

TYPICAL CONCRETE DETAILS

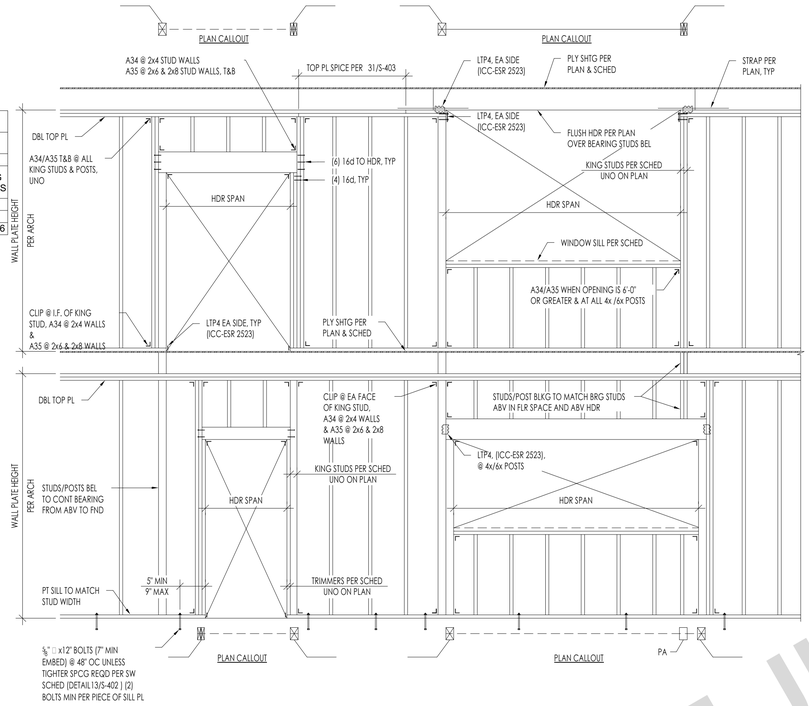
DATE
09/10/2025

SHEET
S-203

PUBLIC SET

9/10/2025 10:00:00 AM
Autodesk Docs://2955_Jurupa Valley ADUs/2955_Jurupa Valley - Shed.rvt

4 INCH WALLS					3 STORY	2 STORY	1 STORY	6 INCH WALLS					3 STORY	2 STORY	1 STORY
OPENING WIDTH	4X HDR	SILL @ WIN	POST @ TRIM	KING STUDS				OPENING WIDTH	6X HDR	SILL @ WIN	POST @ TRIM	KING STUDS			
UP TO 3'	4x4	2x	2x4	2x4				UP TO 3'	6x4	2x	2x6	2x6			
3'-5"	4x6	2x	2x4	2x4				3'-5"	6x6	2x	2x6	2x6			
5'-7"	4x8	(2) 2x	(2) 2x4	(2) 2x4				5'-7"	6x8	(2) 2x	(2) 2x6	(2) 2x6			



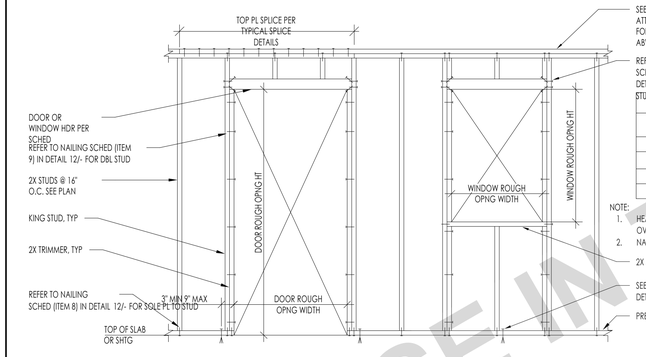
NOTES:
1. THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING
A. FOR SHEAR WALLS SEE 13/S-402 FOR ADDL REQUIREMENTS.
2. FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 43/- HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS
3. PROVIDE A34 @ 4" WALLS & A35 @ 6" OR GREATER WALLS (ICC-ESR 2353)

NTS

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

52 EXT BEARING / INT BEARING WALL FRAMING

S-301 SCALE: 3/8" = 1'-0"



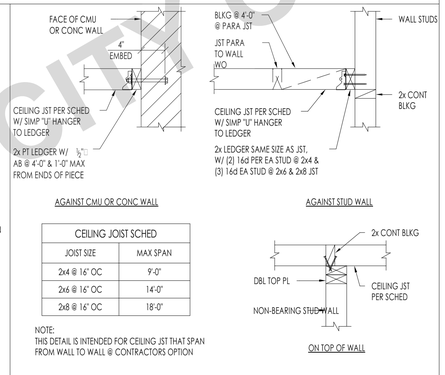
HEADER SCHEDULE

OPENING WIDTH	2x4 WALL HEADER	2x6 WALL HEADER
<4'-0"	4x4	4x6 FLAT
4'-0" - 6'-0"	4x6	6x6
6'-0" - 8'-0"	4x8	6x6
8'-0" - 10'-0"	4x10	6x8

NOTE:
1. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THESE TYPICAL SCHEDULES/DETAILS.
2. NAIL SILL PLATE TO WOOD FRAMED FLOORS WITH 16d @ 12" O.C.

53 INTERIOR NON BEARING PARTITION

S-301 SCALE: 1" = 1'-0"

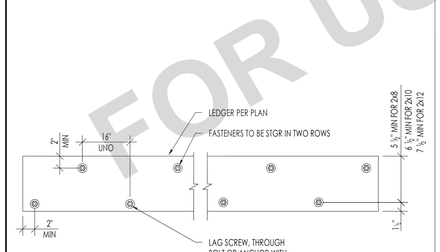


CEILING JOIST SCHED	
JOIST SIZE	MAX SPAN
2x4 @ 16" OC	9'-0"
2x6 @ 16" OC	14'-0"
2x8 @ 16" OC	18'-0"

NOTE:
THIS DETAIL IS INTENDED FOR CEILING JST THAT SPAN FROM WALL TO WALL @ CONTRACTORS OPTION

33 CEILING JOIST SCH & DETAIL

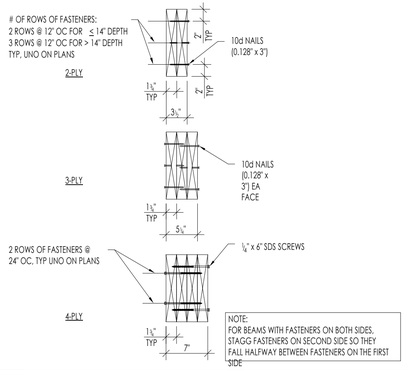
S-301 SCALE: 1" = 1'-0"



NOTE:
THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND OR RIM JOIST

54 LEDGER DETAIL

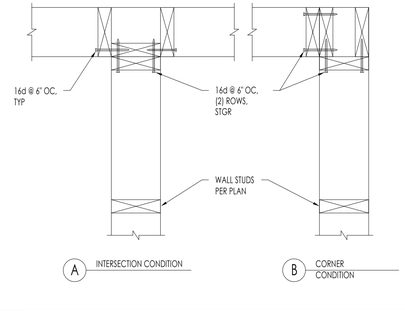
S-301 SCALE: 1" = 1'-0"



NOTE:
FOR BEAMS WITH FASTENERS ON BOTH SIDES, STAGG FASTENERS ON SECOND SIDE SO THEY FALL HALFWAY BETWEEN FASTENERS ON THE FIRST SIDE

44 MULTI-PLY MEMBER CONNECTION

S-301 SCALE: 1" = 1'-0"



34 TYP WD STUD INTERSECTION

S-301 SCALE: 1 1/2" = 1'-0"

FASTENING SCHEDULE PER 2022 CRC TABLE R602.3 (1)		
CONNECTION	FASTENING	LOCATION
1. BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (2-1/2"X0.113) OR 3-8D COMMON (2-1/2"x0.131") OR 3-10D BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL
2. CEILING JOIST TO TOP PLATE		PER JOIST, TOE NAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	4-10D BOX (3"X0.128) OR 3-16D COMMON (31/2" × 0.162"); OR 4-3" × 0.131" NAILS	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER	TABLE R802.5.2	FACE NAIL
5. COLLAR TIE TO RAFTER	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	FACE NAIL EACH RAFTER
6. RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (31/2" × 0.135"); OR 3-10D COMMON NAILS (3" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7. ROOF RAFTERS TO RIDGE, VALLET OR HIP RAFTERS OR ROOF RAFTER TO MIN. 2" RIDGE BEAM.	4-16D (31/2" × 0.135"); OR 3-10D COMMON (3" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	TOE NAIL
	3-16D BOX 31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	END NAIL
8 STUD TO STUD (NOT BRACED WALL PANEL)	16D COMMON (31/2" × 0.162")	24" O.C. FACE NAIL
	10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INSTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (31/2" × 0.135"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
	16D COMMON (3-1/2" × 0.162")	16" O.C. FACE NAIL
10.BUILT -UP HEADER (2" TO 2" WITH 1/2" SPACER)	16D COMMON (3-1/2" × 0.162")	16" O.C. EACH EDGE FACE NAIL
	16D BOX (31/2" × 0.135")	12" O.C. EACH EDGE FACE NAIL
11. CONTINOUS HEADER TO STUD	5-8D BOX (21/2" × 0.113"); OR 4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX (3" × 0.128")	TOE NAIL
12. TOP PLATE TO TOP PLATE	16D COMMON (3-1/2" × 0.162")	16" O.C. FACE NAIL
	16D BOX (3-1/2" × 0.135"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
13. DOUBLE TOP PLATE SPLICE	8-16D COMMON (31/2" × 0.162"); OR 12-16D BOX (31/2" × 0.135"); OR 12-10D BOX (3" × 0.128"); OR 12-3" × 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (3-1/2" × 0.162")	16" O.C. FACE NAIL
	16D BOX (3-1/2" × 0.135"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 4-3" × 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16.TOP OR BOTTOM PLATE TO STUD	4-8D BOX (21/2" × 0.113"); OR 3-16D BOX (31/2" × 0.135"); OR 4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX(3" × 0.128"); OR 4-3" × 0.131" NAILS	TOE NAIL
	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	END NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS.	3-10D BOX (3" × 0.128"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-3" × 0.131" NAILS	FACE NAIL
18. 1" BRACE TO EACH STUD AND PLATE	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES 13/4"	FACE NAIL
19. 1"x 6" SHEATHING TO EACH BEARING	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4"	FACE NAIL
20. 1" x " AND WIDER SHEATHING TO EACH BEARING	3-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 1-3/4"	FACE NAIL
	WIDER THAN 1" × 8" 4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 1-3/4"	
FLOOR		
21. JOIST TO SILL, TOP PLATE OR GIRDER.	4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	TOE NAIL
22. RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE	8D BOX (21/2" × 0.113")	4" O.C. TOE NAIL
	8D COMMON (21/2" × 0.131"); OR 10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	6" O.C. TOE NAIL
23. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4"	FACE NAIL
FLOOR		
24. 2" SUBFLOOR TO EACH JOIST OR GIRDER	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162")	BLIND & FACE NAIL
25. 2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162")	AT EACH BEARING, FACE NAIL
26. BAND OR RIM JOIST TO JOIST	3-16D COMMON (31/2" × 0.162") 4-10 BOX (3" × 0.128"), OR 4-3" × 0.131" NAILS; OR 4-3" × 14 GA. STAPLES, 7/16" CROWN	END NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20D COMMON (4" × 0.192"); OR	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED.
	10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND: 2-20D COMMON (4" × 0.192"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS.	4-16D BOX (31/2" × 0.135"); OR 3-16D COMMON (31/2" × 0.162"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29. BRIDGING OR BLOCKING TO JOIST	2-10D BOX (3" × 0.128"), OR 2-8D COMMON (21/2" × 0.131"; OR 2-3" × 0.131") NAILS	EACH END, TOE NAIL

NOTES:

A. THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED.

24 FASTENING SCHEDULE

S-301 NTS

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
- SHED -
FOR THE CITY OF JURUPA VALLEY

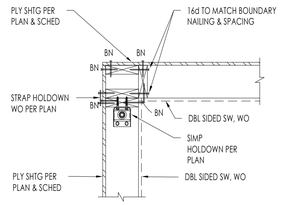
TYPICAL WOOD DETAILS

PUBLIC SET

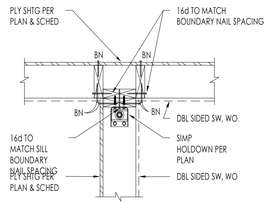
DATE
09/10/2025

SHEET
S-301

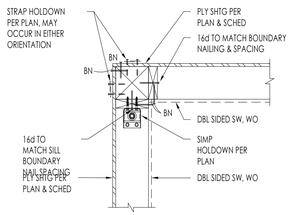
9/10/2025 10:00:01 AM
Autodesk Docs://2955_Jurupa Valley ADUs/2955_Jurupa Valley - Shed.rvt



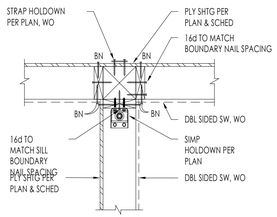
CORNER W/O POST



INTERSECTION W/O POST



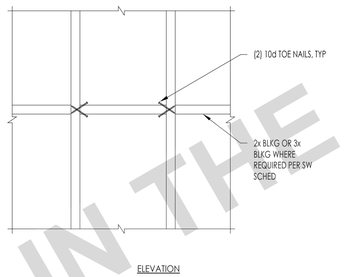
CORNER W/ POST



INTERSECTION W/ POST

52 SHEAR WALL INTERSECTION

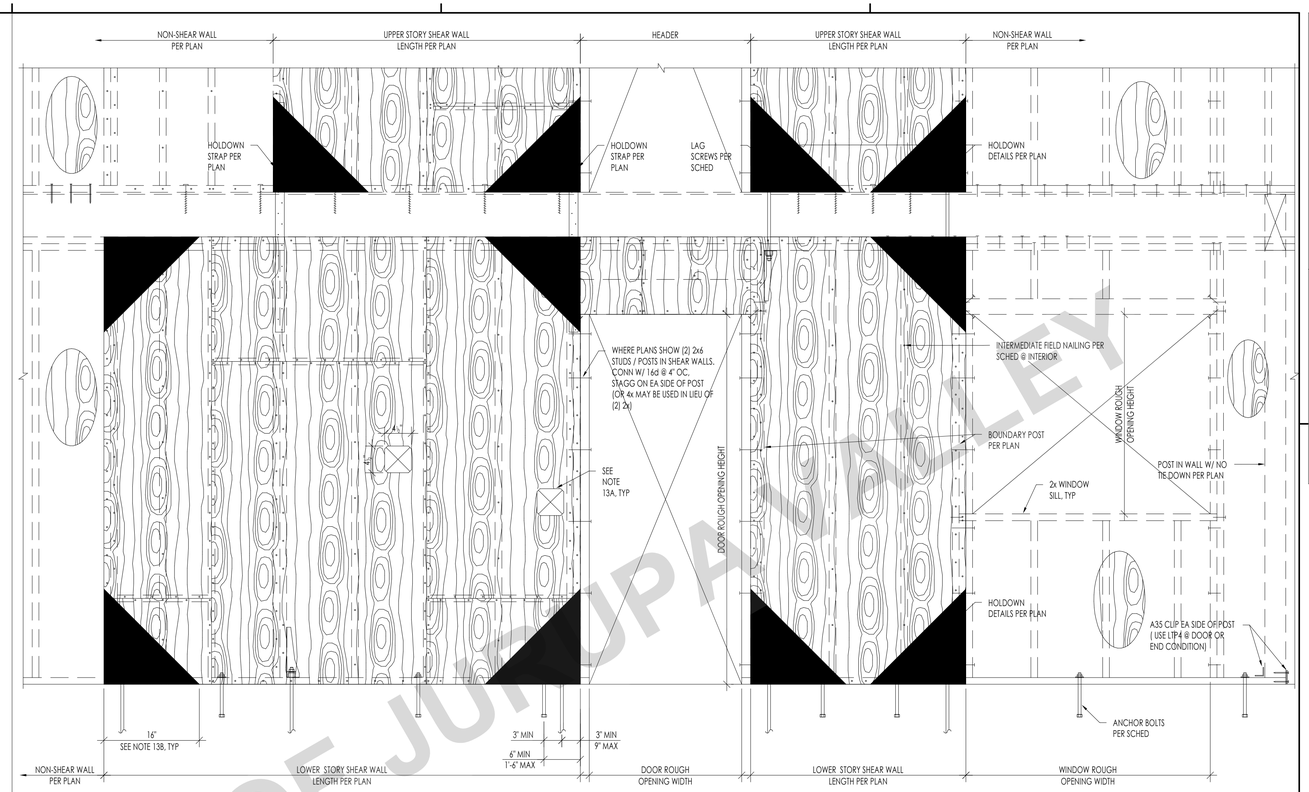
S-302 SCALE: 1" = 1'-0"



ELEVATION

43 TYP BLOCKING

S-302 SCALE: 1" = 1'-0"

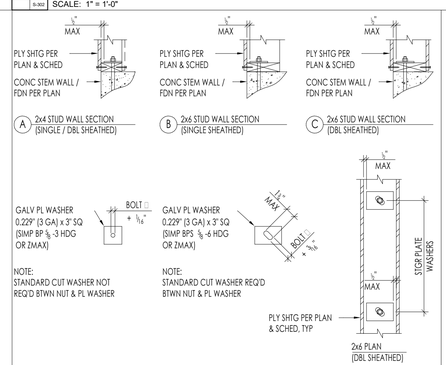


SHEAR WALL SHEATHING / NAILING SCHEDULE									
WALL SYMBOL	STRUCT SHEATHING [1,12]	FRAMING SIZE [6]	NAILING [2,3,4] EDGE	NAILING [2,3,4] INTERMEDIATE SUPPORTS	SILL NAILING [7] NAILS /LAG SCREWS [8]	SILL NAILING [7] SDS SCREWS OPTION [14]	A35s	ANCHOR BOLTING [10, 11]	CAPACITY PER 2015 AWC SDPWS
A	15/32" STRUCT 1 PLYWOOD	2x	8d @ 6" OC	8d @ 12" OC	16d @ 6" OC	12" OC	24" OC	5/8" DIA @ 48" OC	280 PLF
B	15/32" STRUCT 1 PLYWOOD	3x	10d @ 6" OC	10d @ 12" OC	5/8"□ LAG SCREWS @ 16" OC	12" OC	16" OC	5/8" DIA @ 48" OC	340 PLF
C	15/32" STRUCT 1 PLYWOOD	3x	10d @ 4" OC	10d @ 12" OC	5/8"□ LAG SCREWS @ 16" OC	8" OC	12" OC	5/8" DIA @ 32" OC	510 PLF
D	15/32" STRUCT 1 PLYWOOD	3x	10d @ 3" OC	10d @ 12" OC	5/8"□ LAG SCREWS @ 16" OC	6" OC	8" OC	5/8" DIA @ 32" OC	665 PLF
E	15/32" STRUCT 1 PLYWOOD	3x	10d @ 2" OC	10d @ 12" OC	5/8"□ LAG SCREWS @ 8" OC	4" OC	8" OC	5/8" DIA @ 24" OC	860 PLF
F	15/32" STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	10d @ 4" OC	10d @ 12" OC	5/8"□ LAG SCREWS @ 8" OC	(2) @ 8" OC *	6" OC	5/8" DIA @ 16" OC	1020 PLF
G	15/32" STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	10d @ 3" OC	10d @ 8" OC	5/8"□ LAG SCREWS @ 8" OC	(2) @ 6" OC *	A34 @ 4" OC	5/8" DIA @ 16" OC	1330 PLF
(H)	15/32" STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	10d @ 2" OC	10d @ 6" OC	5/8"□ LAG SCREWS @ 6" OC	(2) @ 4" OC *	LTP4 @ 4" OC [15]	5/8" DIA @ 8" OC	1740 PLF

NOTES:
1. 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.
2. ALL NAILS SHALL BE COMMON NAILS.
3. PROVIDE E.N. AT ALL END STUDS, STUDS/POSTS WITH HOLDOWNS OR TIE DOWN STRAPS, SILL PLATES AND TOP PLATES.
4. WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.
5. NAILS SHALL BE 1/2 INCH MINIMUM FROM PLYWOOD PANEL EDGE AND 3/8 INCH MINIMUM FROM CONNECTING MEMBER EDGE WHERE SHEAR EXCEEDS 300 PLF.
6. USE 3x FRAMING AT BOTTOM SILL PLATES. BLOCKING AND ALL STUDS AT ADJACENT PANEL EDGES WHERE SHEAR EXCEEDS 300 PLF. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.
7. WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
8. LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
9. SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
10. REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS
11. LENGTHEN ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
12. 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.
13. 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
14. ASSUMES A 1 1/4" MIN LSL RIM BOARD. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD.
    * WALL W/ DOUBLE SIDED PLYWOOD REQUIRE (2) RIM BOARDS.
15. SIMPSON 'LTP4' CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION. IF CLIP IS INSTALLED OVER THE SHEATHING, 0.131" x 2 1/2" NAILS SHALL BE USED.

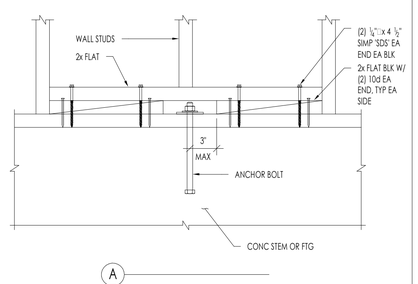
33 TYP SHEAR WALL ELEVATION AND SCHED

S-302 SCALE: 1" = 1'-0"



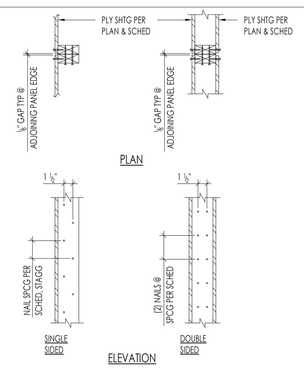
34 PLATE WASHER DETAIL

S-302 SCALE: 1" = 1'-0"



24 ANCHOR BOLT AT WD STUD

S-302 SCALE: 1 1/2" = 1'-0"



14 2X STUD NAILING @ ADJOINING PANELS

S-302 SCALE: 1" = 1'-0"

CITY OF JURUPA VALLEY
INCORPORATED JULY 1, 2011
A COMMUNITY OF COMMUNITIES

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 - SHED -
FOR THE CITY OF JURUPA VALLEY

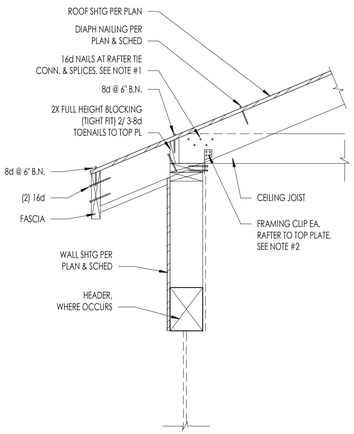
TYPICAL WOOD DETAILS

PUBLIC SET

DATE
09/10/2025

SHEET
S-302

9/10/2025 10:00:01 AM
Autodesk Docs://2505_Jurupa Valley ADUs/2505_Jurupa Valley - Shed.rvt

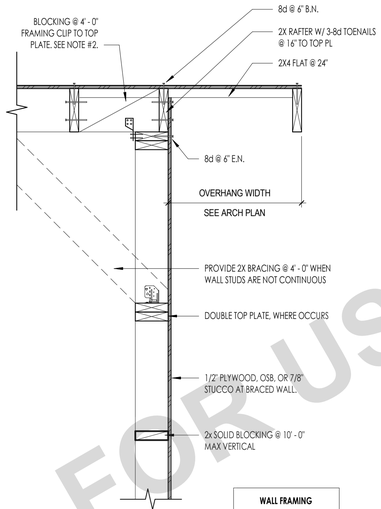


NOTES:

1. ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 7" INTO CONCRETE. FOR TWO-POUR FOUNDATIONS, THE REQUIRED EMBEDMENT SHALL BE PROVIDED IN THE FIRST POUR. ANCHOR BOLTS SHALL BE LOCATED NOT MORE THAN 12", OR LESS THAN 4-1/2" FROM SILL PLATE END, CORNERS, AND SPLICES. ANCHOR BOLTS SHALL BE INSTALLED WITH 1/4" X 3" SQUARE PLATE WASHERS.
2. FRAMING CLIPS SHALL BE 18 GAGE STEEL WITH FOUR 8d NAILS PER LEG (EIGHT 8d NAILS PER CLIP). FRAMING CLIPS SHALL BE ICC APPROVED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

52 ROOF RAFTER PERP TO EXT WALL

S-301 S-303 SCALE: 1" = 1'-0"



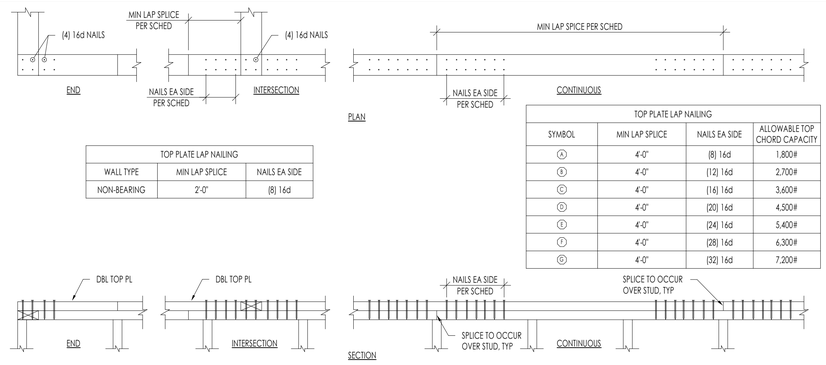
WALL FRAMING	
STUDS	ALLOW. HEIGHT
2x4 @ 16" (STUD)	10' - 0"

NOTES:

1. ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 7" INTO CONCRETE. FOR TWO-POUR FOUNDATIONS, THE REQUIRED EMBEDMENT SHALL BE PROVIDED IN THE FIRST POUR. ANCHOR BOLTS SHALL BE LOCATED NOT MORE THAN 12", OR LESS THAN 4-1/2" FROM SILL PLATE END, CORNERS, AND SPLICES. ANCHOR BOLTS SHALL BE INSTALLED WITH 1/4" X 3" SQUARE PLATE WASHERS.
2. FRAMING CLIPS SHALL BE 18 GAGE STEEL WITH FOUR 8d NAILS PER LEG (EIGHT 8d NAILS PER CLIP). FRAMING CLIPS SHALL BE ICC APPROVED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

54 ROOF GABLE END

S-301 S-303 SCALE: 1" = 1'-0"

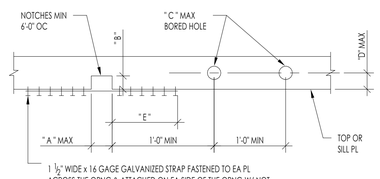


TOP PLATE LAP NAILING		
WALL TYPE	MIN LAP SPLICE	NAILS EA SIDE
NON-BEARING	2'-0"	(8) 16d

TOP PLATE LAP NAILING			
SYMBOL	MIN LAP SPLICE	NAILS EA SIDE	ALLOWABLE TOP CHORD CAPACITY
Ⓐ	4'-0"	(8) 16d	1,800#
Ⓑ	4'-0"	(12) 16d	2,700#
Ⓒ	4'-0"	(16) 16d	3,600#
Ⓓ	4'-0"	(20) 16d	4,500#
Ⓔ	4'-0"	(24) 16d	5,400#
Ⓕ	4'-0"	(28) 16d	6,300#
Ⓖ	4'-0"	(32) 16d	7,200#

41 DBL TOP PLATE SPLICE NAILING

S-301 S-303 SCALE: 1" = 1'-0"

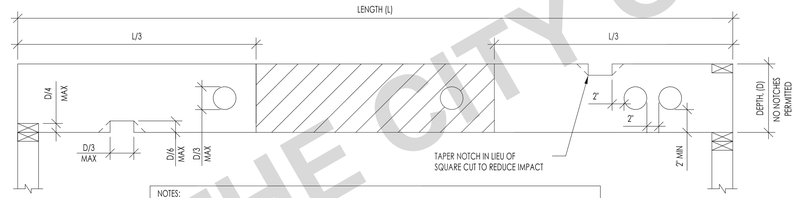


1 ½" WIDE x 16 GAGE GALVANIZED STRAP FASTENED TO EA PL ACROSS THE OPNG & ATTACHED ON EA SIDE OF THE OPNG W/ NOT LESS THAN " F " 16d COMMON NAILS

NOTCH AND HOLE LIMITATIONS						
TOP PL OR SILL PL	A	B	C	D	E	F
2X4	3 ½"	1 ½"	1 ¼"	1 ½"	5 ¾"	6
2X6	4 ½"	2 ¼"	2 ¼"	2 ½"	8 ¼"	9
2X8	5 ½"	3"	3 ¼"	3 ½"	12 ¼"	12

42 TOP PL AND SILL BORING LIMITATIONS

S-301 S-303 SCALE: 1" = 1'-0"

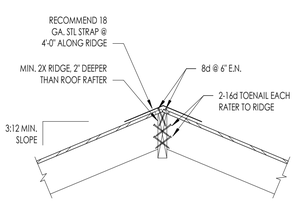


NOTES:
1. NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST CROSS SECTION WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
2. NOTCH WIDTHS GREATER THAN SHOWN IN TABLE NOT PERMITTED WITHOUT STRUCTURAL ENGINEER'S APPROVAL.

NOTCH AND HOLE LIMITATIONS				
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 ⅜"	1 1/2"
2X8	2 3/8"	1 1/4"	1 7/8"	2 3/8"
2X10	3"	1 1/2"	2 3/8"	3"
2X12	3 3/4"	1 7/8"	2 7/8"	3 3/4"

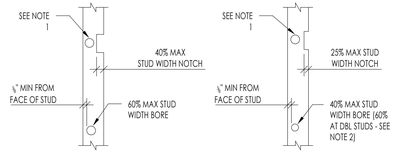
43 SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS

S-301 S-303 SCALE: 1" = 1'-0"



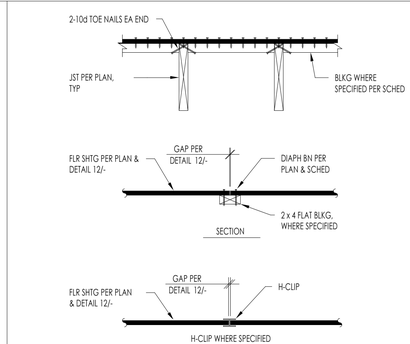
32 TYP WALL NOTCH AND BORING LIMITS

S-301 S-303 SCALE: 1" = 1'-0"



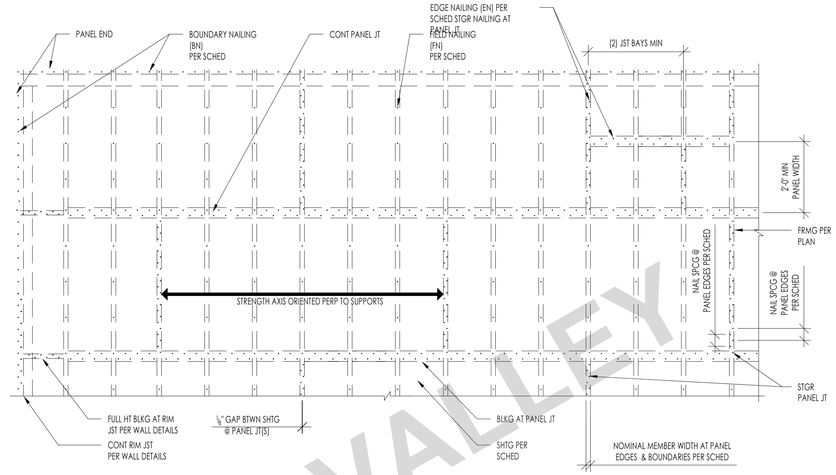
MAXIMUM BORED HOLE DIAMETER/NOTCH DEPTH			
STUD SIZE (IN)	APPLICATION	MAX HOLE DIAMETER (IN)	MAX NOTCH DEPTH (IN)
2X4	NON-BEARING	2 ⅛"	1 ⅜"
	EXTERIOR/BEARING	1 ⅜"	⅞"
2X6	NON-BEARING	3 ¼"	2 5/16"
	EXTERIOR/BEARING	2 5/16"	1 ⅜"

NOTES:
1. NOTCHING AND BORING NOT PERMITTED IN THE SAME STUD SECTION.
2. NO MORE THAN 2 SUCCESSIVE DBL. STUDS ARE PERMITTED TO HAVE 60% MAX BORED HOLES.



34 DIAPHRAGM PANEL JOINTS

S-301 S-303 SCALE: 1" = 1'-0"

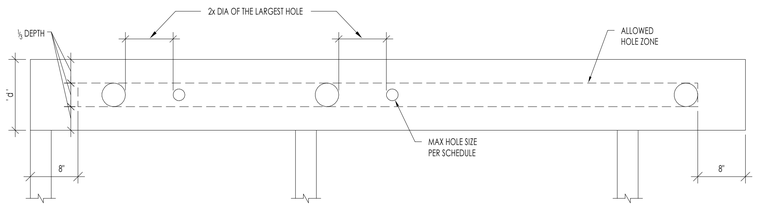


DIAPHRAGM SCHEDULE												
TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN)	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	FIELD NAILING (FN)	PANEL EDGE SUPPORT OR NOMINAL MEMBER WIDTH AT PANEL EDGES	LINES OF FASTENERS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

NOTES:
1. DIAPHRAGM SHALL BE GLUED TO FLOOR FRAMING PRIOR TO NAILING. REFER TO PROJECT GENERAL NOTES.
2. MINIMUM EDGE DISTANCE FOR NAILS SHALL BE ⅜" FROM SHEATHING EDGE AND ½" FROM LUMBER EDGE.
3. NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND SHALL NOT PENETRATE THE TOP OF PLYWOOD MORE THAN COMMONLY EXPECTED WITH HAMMER DRIVEN NAILS.
4. WHERE H-CLIPS ARE SPECIFIED, THEY SHOULD BE INSTALLED AS FOLLOWS:
   A. ONE H-CLIP SHALL BE PLACED BETWEEN ABUTTING PANELS AT A LOCATION MIDWAY BETWEEN EACH PAIR OF TRUSSES, RAFTERS OR JOISTS. HOWEVER, (2) H-CLIPS ARE REQUIRED BETWEEN SUPPORTS WHEN SPACED 48 INCHES ON CENTER
   B. USE THE SAME SIZE PANEL EDGE CLIP AS THE PANEL THICKNESS. H-CLIPS MUST FIT SNUGLY
   C. ABUTTING WOOD STRUCTURAL PANELS BE FITTED AS CLOSELY AS CLIPS PERMIT. OCCASIONAL MISFIT OF ABUTTING SHEETS MAY BE TOLERATED PROVIDING THAT GAPS DO NOT EXCEED MAXIMUM OPENING OF ⅛".
5. ROOF SHEATHING THICKNESS SHALL BE INSTALLED AS FOLLOWS:
   A. 19/32 @ SINGLE PLY OR ASPHALT SHINGLES
   B. 19/32 @ TILE
   C. 23/32 @ TILE WITH MORTAR

22 PLYWOOD DIAPHRAGM SHEATHING

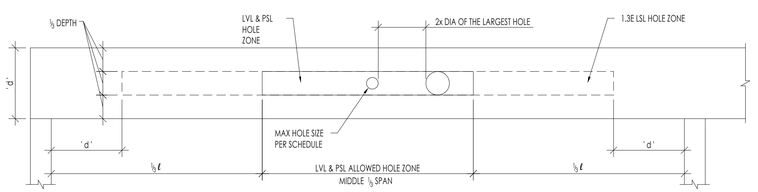
S-301 S-303 SCALE: 1/2" = 1'-0"



1.55E LSL BEAMS & HEADERS	
HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
9 ½"	3"
11 ⅞"	3 ⅝"
14" - 16"	4 ⅝"

1.55E LSL NOTES:
1. ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER.
2. ROUND HOLES ONLY.
3. NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

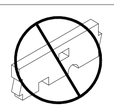
A 1.55E LSL HEADERS & BEAMS



LVL, PSL, & 1.3E LSL BEAMS & HEADERS	
HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
4 ⅜"	1"
5 ½"	1 ¾"
7 ¼" - 20"	2"

LVL/PSL/1.3E LSL:
1. ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.
2. ROUND HOLES ONLY.
3. NO HOLES IN CANTILEVERS.
4. NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

B LVL, PSL, & 1.3E LSL HEADERS & BEAMS



DO NOT CUT, NOTCH, OR DRILL HOLES IN HEADERS OR BEAMS EXCEPT AS INDICATED IN THE ILLUSTRATIONS AND TABLES

24 ALLOWABLE HOLES THRU ENG. HEADERS & BEAMS

S-301 S-303 SCALE: 1" = 1'-0"

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
- SHED -
FOR THE CITY OF JURUPA VALLEY

TYPICAL WOOD DETAILS

PUBLIC SET

DATE
09/10/2025

SHEET
S-303