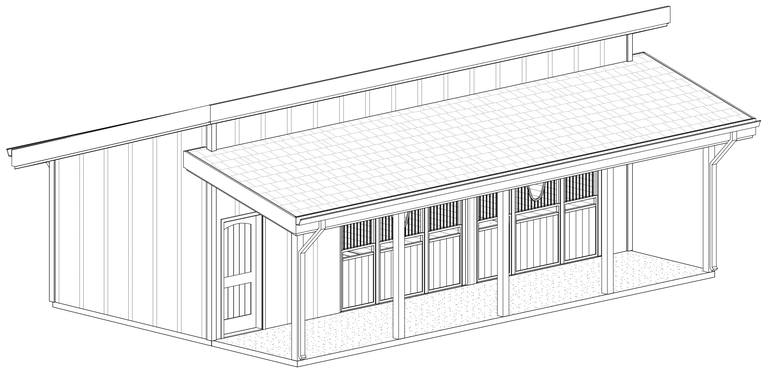


STABLE

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: 416 SF

SUPPORTING DOCUMENTS

- USER LICENSE AGREEMENT
- STRUCTURAL CALCULATIONS

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

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

SEPARATE SUBMITTALS

- ELECTRICAL
- PLUMBING
- MECHANICAL

PROJECT INFORMATION

PROJECT SCOPE:

1. CONSTRUCTION OF A NEW DETACHED 416 SF STABLE / 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
HARDSACPE/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:	14' - 1"

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

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
- STABLE -
FOR THE CITY OF JURUPA VALLEY

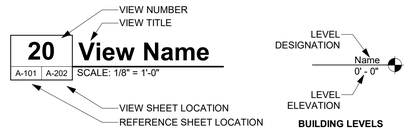
TITLE SHEET

PUBLIC SET

DATE
09/12/2025

SHEET
G-001

SYMBOL LEGEND



PROJECT GENERAL NOTES

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

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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	SQUARE
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.
   b. PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. *(2022 CRC R703.7.3)*

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

PUBLIC SET

DATE
09/12/2025

SHEET
G-101

9/12/2025 9:59:04 AM
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SITE PLAN TO BE PROVIDED BY APPLICANT

SITE PLAN LEGEND

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

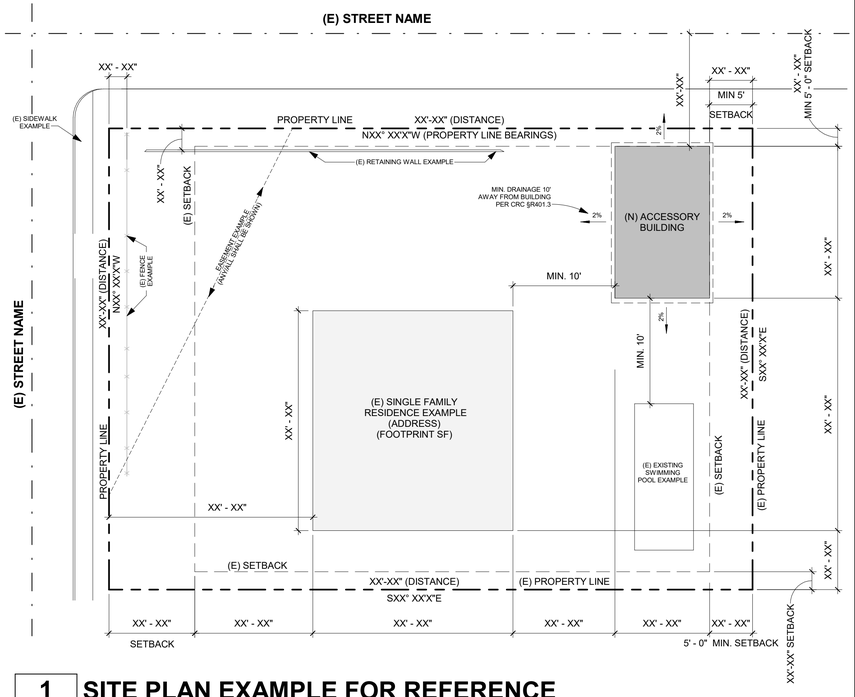
SITE PLAN GENERAL NOTES

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 PHOTOVOLTATIC.
- ☐ **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"

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ACCESSORY BUILDINGS
- STABLE -
FOR THE CITY OF JURUPA VALLEY

ARCHITECTURAL SITE PLAN
(EXAMPLE & INSTRUCTIONS)

PUBLIC SET

DATE
09/12/2025

SHEET
AS101

SITE PLAN | SCALE: | NORTH ARROW

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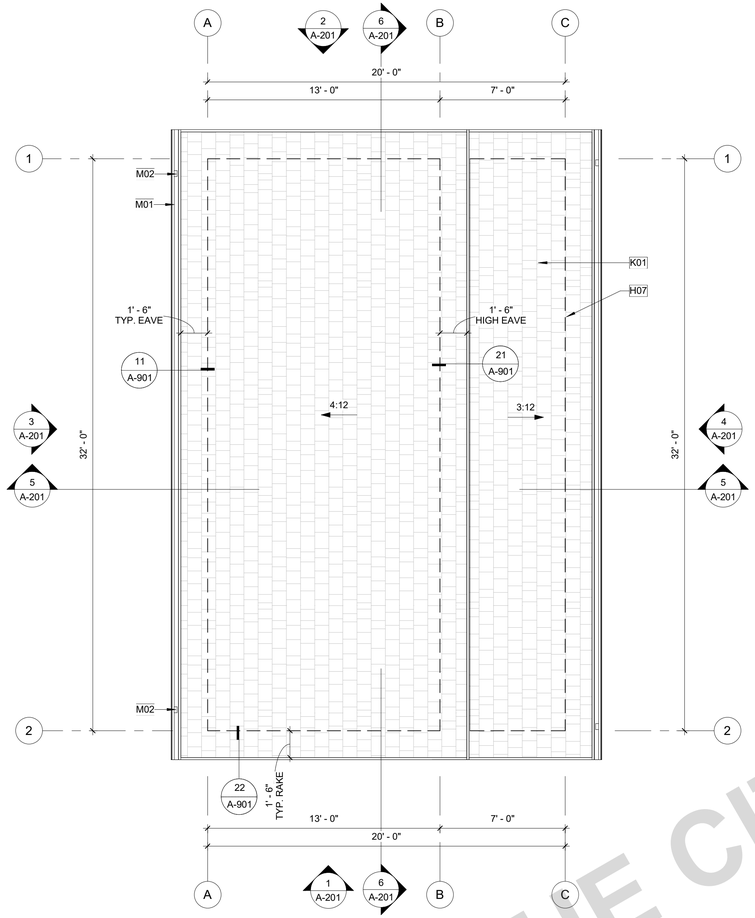
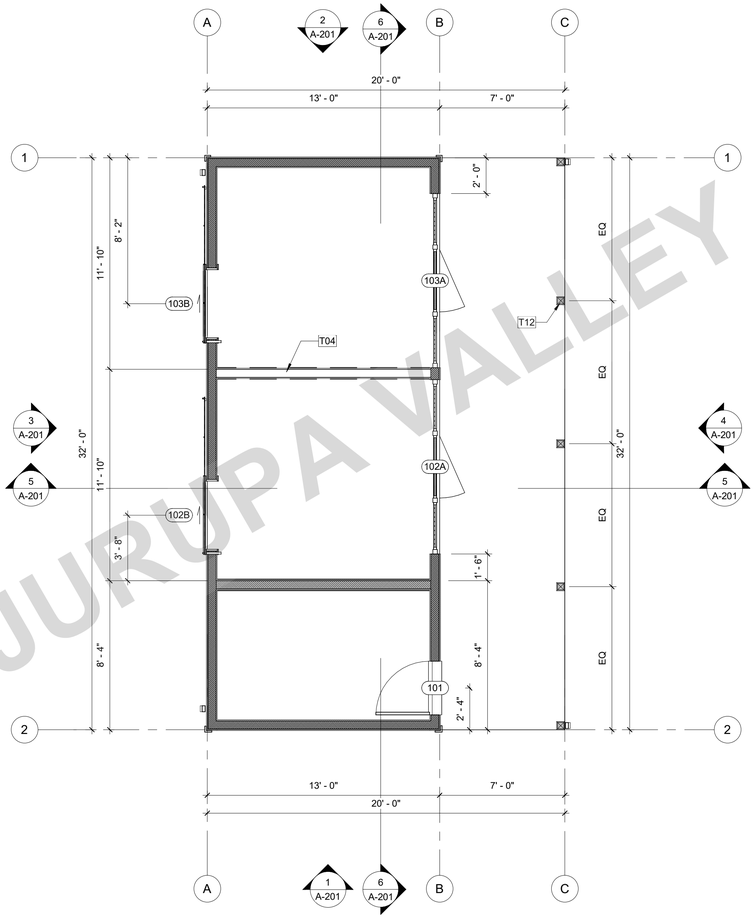


2 ROOF PLAN

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



1 FLOOR PLAN

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

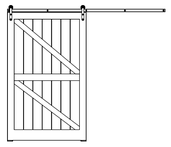
KEYNOTES

H07	BUILDING LINE BELOW.
K01	ASPHALT COMPOSITE ROOF SHINGLE. COLOR & MANUFACTURER TO BE OWNER SELECTED.
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.
T04	OPTIONAL PARTITION WALL. OWNER SELECTED.
T12	WOOD POST, SEE STRUCTURAL.

DOOR TYPE

A
SOLID OR HOLLOW CORE WOOD EXTERIOR (OWNER SELECTED)

B
HORSE STALL GATE (OWNER SELECTED)



C
EXTERIOR BARN DOOR - SINGLE (OWNER SELECTED)

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 DOOR.

DOOR DETAIL REFERENCES		
HEAD	JAMB	THRESHHOLD
31 / A-901		

DOOR SCHEDULE

NO.	TYPE	DOOR WIDTH	DOOR HEIGHT	REMARKS
101	A	3' - 0"	6' - 8"	1
102A	B	11' - 3"	-IVARIES -	1, 2
102B	C	4' - 0"	7' - 0"	1, 2
103A	B	11' - 3"	-IVARIES -	1, 2
103B	C	4' - 0"	7' - 0"	1, 2

WALL TYPE LEGEND

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

INTERIOR - 5 1/2" WOOD STUD.
(***OPTIONAL*** - ONE LAYER TONGUE AND GROOVE SIDING ON BOTH SIDES.)

INTERIOR - ***OPTIONAL PARTITION WALLS*** - 5 1/2" WOOD STUD.
(***OPTIONAL*** - ONE LAYER TONGUE AND GROOVE SIDING ON BOTH SIDES.)

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: **12 / A-901**

APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS: **12 / 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).

PUBLIC SET

ACCESSORY BUILDINGS
- STABLE -
FOR THE CITY OF JURUPA VALLEY

FLOOR & ROOF PLAN

DATE
09/12/2025

SHEET
A-101

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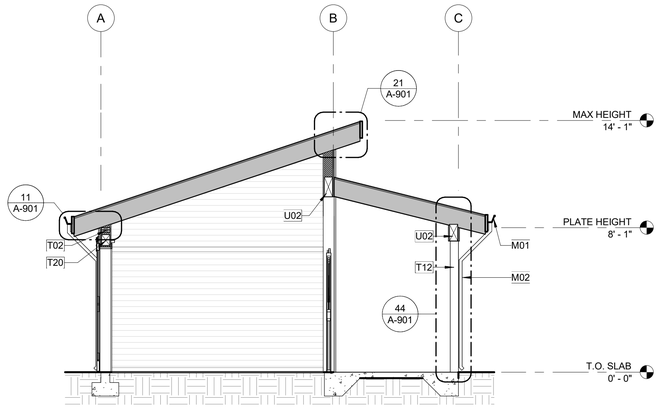
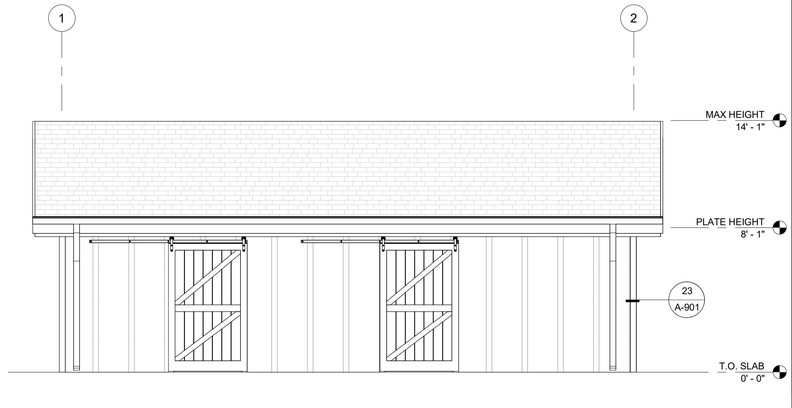


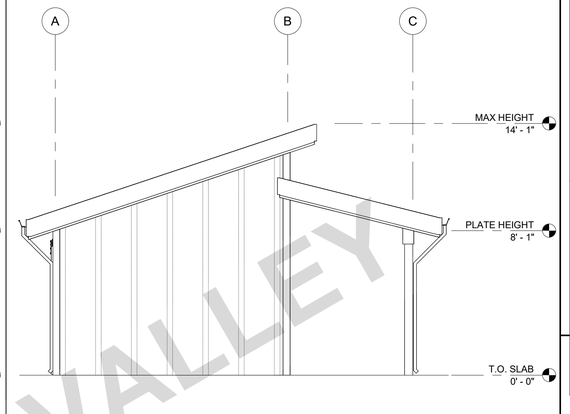
5 SECTION 1

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



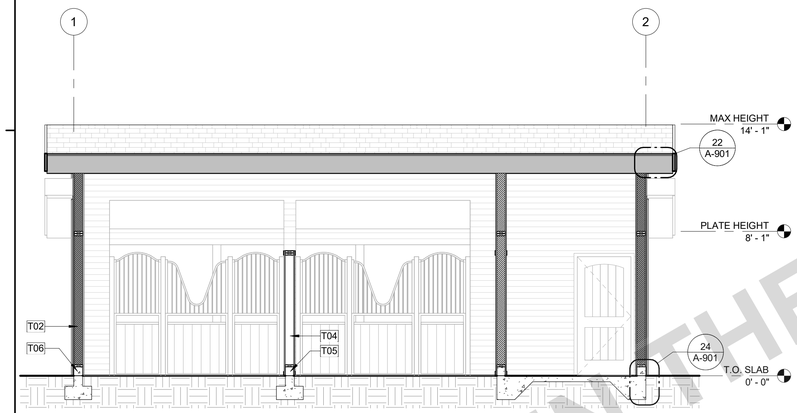
3 LEFT ELEVATION

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



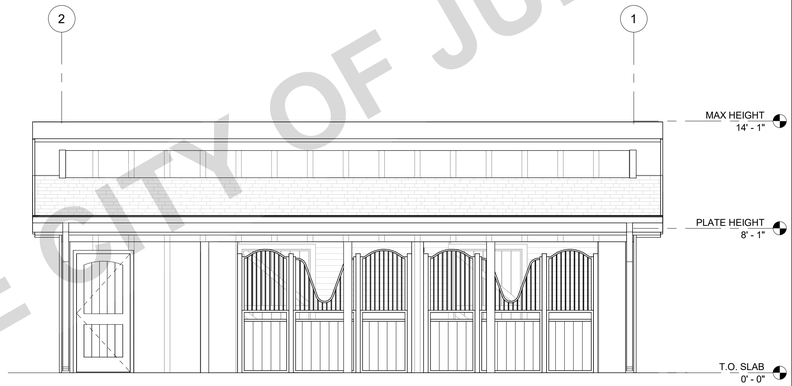
1 FRONT ELEVATION

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



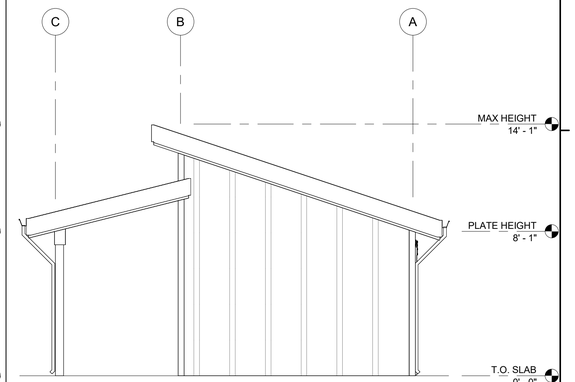
6 SECTION 2

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

M01	GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 12/A-903.
M02	DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
T02	2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
T04	OPTIONAL PARTITION WALL. OWNER SELECTED.
T05	6" CURB AT ALL WALLS CONTINGENT ON IF OPTIONAL WALL IS CONSTRUCTED. REFER TO STRUCTURAL.
T06	6" CURB AT ALL WALLS. REFER TO STRUCTURAL.
T12	WOOD POST, SEE STRUCTURAL.
T20	6x8 WOOD HEADER UON, REFER TO STUCTURAL PLANS.
U02	WOOD BEAM / HEADER, REFER TO STRUCTURAL.

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.

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
- STABLE -
FOR THE CITY OF JURUPA VALLEY

BUILDING ELEVATIONS & SECTIONS

PUBLIC SET

DATE
09/12/2025

SHEET
A-201

9/12/2025 9:59:06 AM
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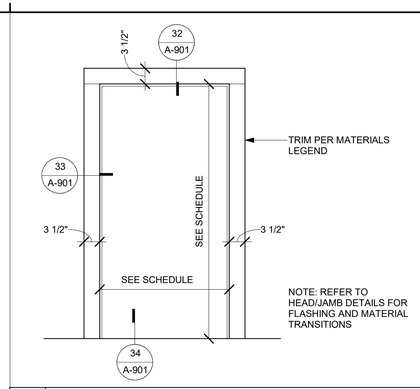
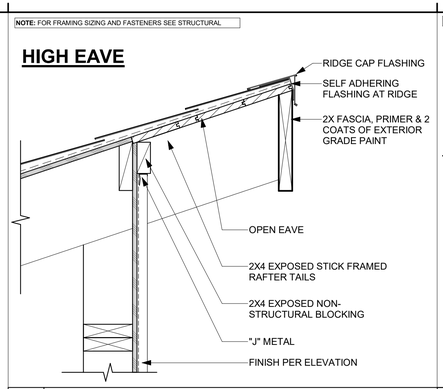


31 DOOR TRIM

A-901 SCALE: 3/4" = 1'-0"

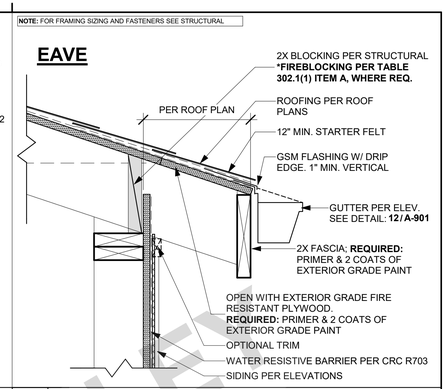
NOTE: FOR FRAMING SIZING AND FASTENERS SEE STRUCTURAL



21 HIGH EAVE

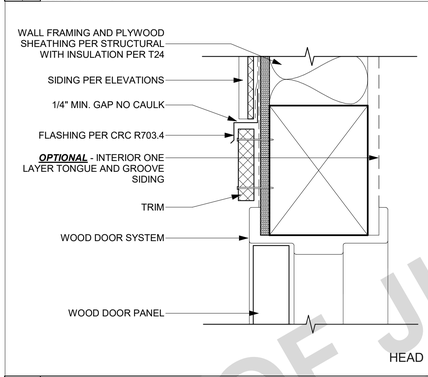
A-101 A-901 SCALE: 1 1/2" = 1'-0"

NOTE: FOR FRAMING SIZING AND FASTENERS SEE STRUCTURAL



11 EAVE

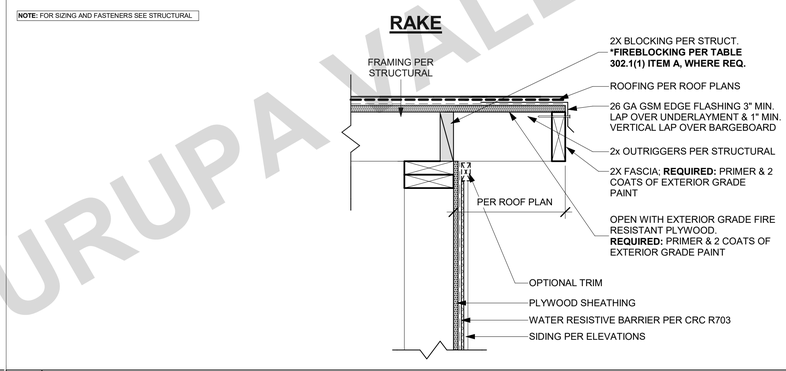
A-101 A-901 SCALE: 1 1/2" = 1'-0"



32 DOOR HEAD

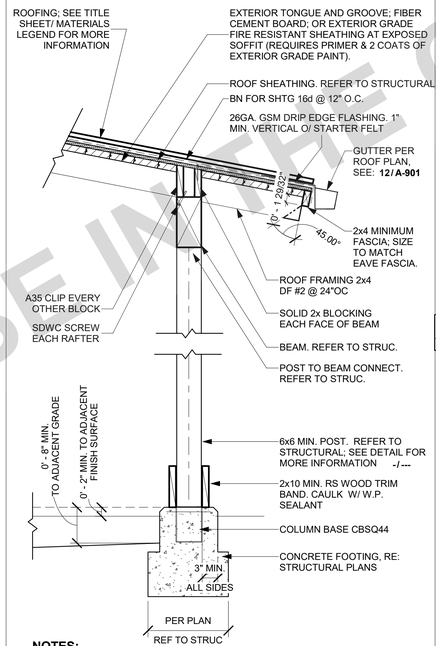
A-901 A-901 SCALE: 3" = 1'-0"

NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL



22 RAKE

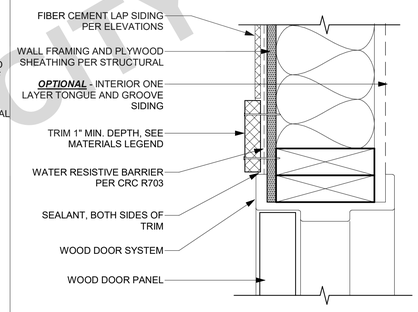
A-101 A-901 SCALE: 1 1/2" = 1'-0"



NOTES:
1. CAULK ALL JOINTS.
2. PRIME TRIM ALL SIDES.
3. REQUIRED ON ALL EXPOSED LUMBER, PIMER & 2 COATS OF EXTERIOR GRADE PAINT.

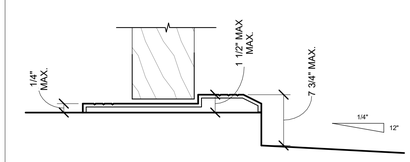
44 TYP. POST & ROOF

A-901 A-901 SCALE: 3/4" = 1'-0"



33 DOOR JAMB

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

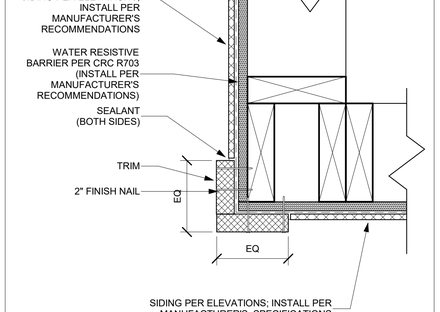


R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH **CRC R311.8** OR A STAIRWAY IN ACCORDANCE WITH **CRC R311.7.**

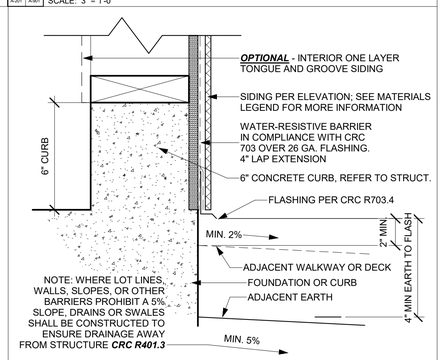
34 EXTERIOR DOOR THRESHOLD - TYPICAL

A-901 A-901 SCALE: 6" = 1'-0"



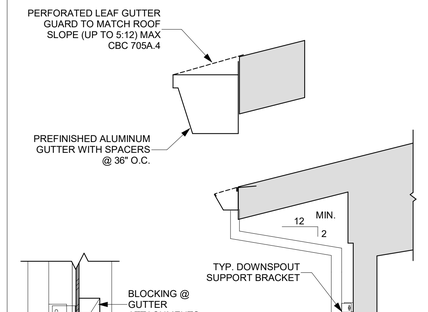
23 TYPICAL OUTSIDE CORNER

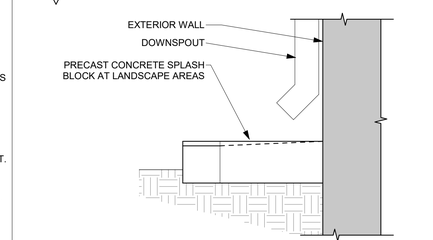
A-901 A-901 SCALE: 3" = 1'-0"



24 TYPICAL FOUNDATION - SIDING

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





NOTE:
SPLASH BLOCK OCCURS: AT ANY DOWNSPOUT ENDING AT GRADE LEVEL

12 GUTTER TO EXTERIOR DOWNSPOUT

A-901 SCALE: 1/2" = 1'-0"

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PUBLIC SET

ACCESSORY BUILDINGS
- STABLE -
FOR THE CITY OF JURUPA VALLEY

ARCHITECTURAL DETAILS

DATE
09/12/2025

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A-901

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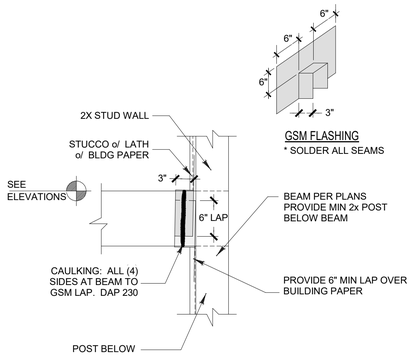
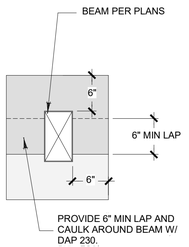


GSM FLASHING
* SOLDER ALL SEAMS

ELEVATION

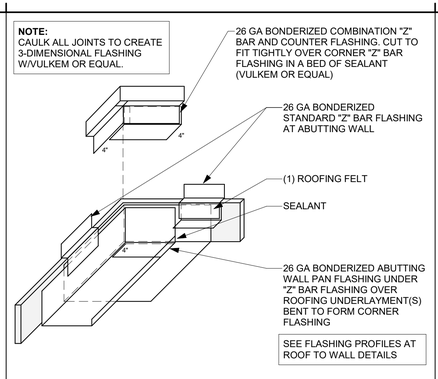


SECTION

NOTE:
* NO NAILS THROUGH GSM INTO BEAM
* NO NAILS SHALL PENETRATE GSM WITHIN 2" OF BEAM

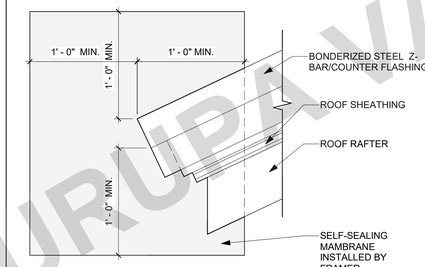
42 BEAM TO WALL FLASHING
A-902 SCALE: 1" = 1'-0"

NOTE:
CAULK ALL JOINTS TO CREATE 3-DIMENSIONAL FLASHING W/VULKEM OR EQUAL.

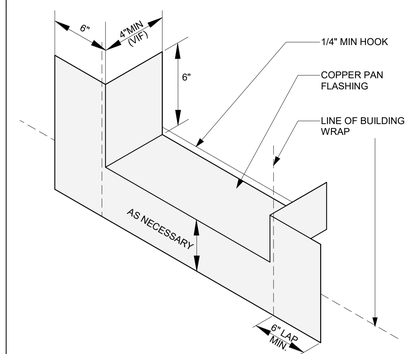


SEE FLASHING PROFILES AT ROOF TO WALL DETAILS

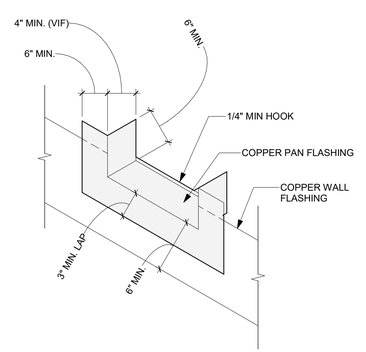
21 ROOF TO WALL TYP. FLASHING 5
A-902 SCALE: 3" = 1'-0"



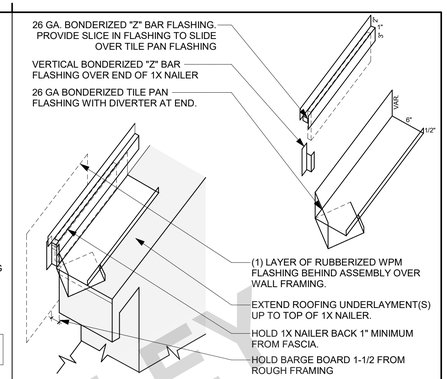
22 FLASHING - FASCIA TO WALL TYP.
A-902 SCALE: 1 1/2" = 1'-0"



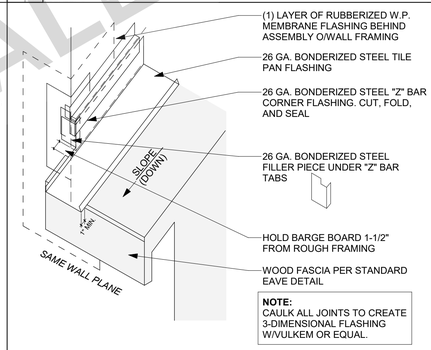
23 FLASHING PAN @ DOOR THRESHOLD
A-902 SCALE: 3" = 1'-0"



33 FLASHING - DOOR AT GRADE
A-902 NTS

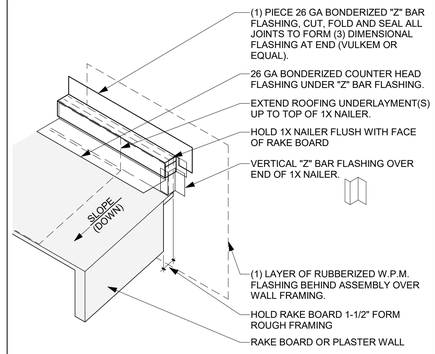


11 ROOF TO WALL TYP. FLASHING 1
A-902 SCALE: 6" = 1'-0"

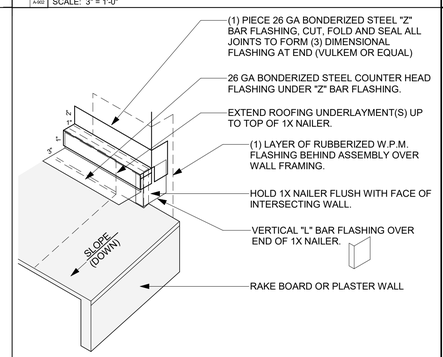


NOTE:
CAULK ALL JOINTS TO CREATE 3-DIMENSIONAL FLASHING W/VULKEM OR EQUAL.

12 ROOF TO WALL TYP. FLASHING 2
A-902 SCALE: 3" = 1'-0"



13 ROOF TO WALL TYP. FLASHING
A-902 SCALE: 3" = 1'-0"



14 ROOF TO WALL TYP. FLASHING
A-902 SCALE: 3" = 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
- STABLE -
FOR THE CITY OF JURUPA VALLEY

ARCHITECTURAL DETAILS - FLASHING

PUBLIC SET

DATE
09/12/2025

SHEET
A-902

9/12/2025 9:59:07 AM
Autodesk Docs://2955_Jurupa Valley ADUs/2955_Jurupa Valley - Stable.rvt

SYMBOLS

DETAIL REFERENCE BUBBLE WITH LEADER

DETAIL REFERENCE BUBBLE

FULL HEIGHT SECTION INDICATOR

ELEVATION OF WALL OR FRAME

NORTH ARROW

BOT OF
EL = (-X'-X")
TOP/BOTTOM OF ELEVATIONS

SLOPE

WELDED WIRE FABRIC
(WWF LAYER)

STEPPED SURFACE; FLOOR DEPRESSION

SLOPED SURFACE

S — S
STEPPED FOOTING

SB — SB
BOTTOM STEPPED FOOTING

XX'-X"
X
INDICATES SHEAR WALL TYPE AND LENGTH, PER SHEAR WALL SCHEDULE

INDICATES SPAN AND DIRECTION OF PREFABRICATED ROOF TRUSS (BY OTHERS)

XX
INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST WITH WEB STIFFENER

XX
INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST

INDICATES EXTENTS OF FRAMING OR OTHER STRUCTURAL ELEMENT

INDICATES HEADER @ OPENING PER HEADER SCHEDULE

EARTH LAYER

INDICATES SAND OR GROUT

INDICATES GRAVEL

STEEL IN CROSS SECTION

INDICATES BEARING WALL

SHADED AREA INDICATES CALIFORNIA FRAMING

SHADED AREA INDICATES FOOTPRINT OF FLOOR ABOVE

STEEL HSS TUBE COLUMN

STEEL HSS OR PIPE COLUMN

WIDE FLANGE STEEL COLUMN

WOOD POST

(X)
INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE

Ix
INDICATES SHEAR WALL STRAP / HOLDOWN TYPE PER SCHEDULE

F1
INDICATES PAD FOOTING TYPE PER SCHEDULE

C1
INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE

ANGLE BRACE

(2L)
DOUBLE ANGLE BRACE

DRAG STRUT CONNECTION

FULL HEIGHT STIFFENER CONNECTION

MOMENT CONNECTION

MEMBER SPLICE

(+3")
TOP OF STEEL ± ELEVATION

[X]
NUMBER OF EVENLY SPACED
SHEAR STUDS

[X–Y–Z]
SPECIAL STUD SPACING SEE TYPICAL
STEEL DETAILS

<3/4>
BEAM CAMBER AT MID-SPAN

WALL TYPES

INDICATES PLYWOOD SIDE FOR SHEARWALL

INDICATES BEARING WOOD WALL BELOW

INDICATES BEARING WOOD WALL ABOVE

INDICATES NON-BEARING WOOD WALL BELOW

INDICATES NON-BEARING WOOD WALL ABOVE

INDICATES EXISTING BEARING WOOD WALL

INDICATES EXISTING NON-BEARING WOOD WALL

INDICATES BEARING CMU WALL BELOW

INDICATES BEARING CMU WALL ABOVE

INDICATES NON-BEARING CMU WALL BELOW

INDICATES NON-BEARING CMU WALL ABOVE

INDICATES EXISTING BEARING CMU WALL

INDICATES EXISTING NON-BEARING CMU WALL

INDICATES BEARING CONCRETE WALL BELOW

INDICATES BEARING CONCRETE WALL ABOVE

INDICATES NON-BEARING CONCRETE WALL BELOW

INDICATES NON-BEARING CONCRETE WALL ABOVE

INDICATES EXISTING BEARING CONCRETE WALL

INDICATES EXISTING NON-BEARING CONCRETE WALL

SHEET INDEX

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

ABBREVIATIONS

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

STRUCTURAL STEEL SHAPES

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

PUBLIC SET

ACCESSORY BUILDINGS
- STABLE -
FOR THE CITY OF JURUPA VALLEY

SHEET INDEX,
ABBREVIATIONS & SYMBOLS

DATE
09/12/2025

SHEET
S-101

REINFORCING STEEL

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19, ASTM A706, GRADE 60 UNO. ASTM A615 GR 60 STEEL MAY BE SUBSTITUTED FOR ASTM A706 GR60 STEEL PER ACI 318-19 SECTION 20.2.2.5 PROVIDED THE FOLLOWING CONDITIONS ARE MET:
   A. THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI.
   B. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.
   C. WHERE REINFORCEMENT COMPLYING WITH ASTM A615 IS TO BE WELDED, CHEMICAL TESTS SHALL BE PERFORMED TO DETERMINE WELDABILITY IN ACCORDANCE WITH SECTION 26.6.4 OF ACI 318-19.
2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. WELDED WIRE REINFORCEMENT (WWR), PLAIN OR DEFORMED, SHALL CONFORM TO ASTM A185. WELDED DEFORMED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A1064. ALL WWR FOR STAIR PANS AND ALL WWR FOR CONCRETE FILL ON METAL DECK TO BE PLAIN WWR. PROVIDE LAPS PER ACI 318-19 SECTION 25.5.3 OR 25.5.4 MINIMUM. WWR SHALL BE SUPPORTED ON APPROVED CHAIRS.
4. REINFORCING BAR LAP SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS NOTED OTHERWISE ON PLANS.
   A. MINIMUM LAP SPLICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER ACI 318-19 SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
   B. MINIMUM LAP SPLICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE PER TMS 042-16 SECTION 6.1.6.1.1 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
5. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE. ALL REINFORCING CONFORMING TO DIFFERING ASTM SPECIFICATIONS AND/OR OF DIFFERING GRADES SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM OTHER REINFORCING STEEL IF CONCURRENTLY PRESENT ON SITE.
6. WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E80XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE- REINFORCING STEEL", AWS-D1.4-15. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706.
7. REINFORCING STEEL SHALL BE ACCURATELY PLACED, ADEQUATELY SUPPORTED AND SHALL BE SECURED AGAINST DISPLACEMENT, AND TIED BEFORE THE CONCRETE IS PLACED DURING CONSTRUCTION WITHIN PERMITTED TOLERANCES. ADEQUATE SUPPORTS ARE ALSO NECESSARY TO KEEP THE REINFORCING STEEL AT THE PROPER DISTANCE FROM THE FORMS. USE WIRE BAR SUPPORTS, PRECAST CONCRETE SUPPORTS, SPACERS, BOLSTERS, REINFORCEMENT OR OTHER MEANS OF SUPPORT PER THE "CRSI MANUAL OF STANDARD PRACTICE", LATEST EDITION.
8. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "CRSI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
9. COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL BY THE SEOR PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE. THE REINFORCING PLACEMENT DRAWINGS SHALL INCLUDE ALL PRIMARY REINFOREMENT, LAP SPLICES, TIES, DOWELS, HEADED U-DOWELS, EMBED PLATES, ANCHOR BOLTS, ETC., AREAS OF CONGESTION SHALL BE DETAILED SUFFICIENTLY TO DEMONSTRATE THAT PLACEMENT OF REBAR MEETS SPACING REQUIREMENTS OF ACI 318-19.
10. MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED TO THE INSPECTOR OF RECORD PRIOR TO PLACEMENT OF CONCRETE PER ACI 318-19 SECTION 26.13.2.3 OF THE CODE..
11. WHEN REQ'D, INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.
12. CONCRETE PROTECTION FOR REINFORCEMENT

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE (NON-PRESTRESSED):	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO.6 THROUGH NO. 18 BAR NO.5 BAR, W31 OR D31 WIRE & SMALLER	2 1½"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: NO.14 AND NO.18 BARS NO.11 BAR & SMALLER BEAMS, COLUMNS: PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	1½" ¾" 1½"

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

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

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

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

CONCRETE

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

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

   A. FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-19 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH PROJECT GEOTECHNICAL REPORT.
   B. WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/ CEMENT RATIO BE EXCEEDED.
   C. PUMICE AGGREGATE SHALL NOT BE USED.
3. CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19. WHICH REFERENCES ACI 301-20 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRIAL MIXTURES IN ACCORDANCE WITH ACI 301-20 ARTICLE 4.2.3.4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO):

LOCATION IN STRUCTURE	MINIMUM STRENGTH (PSI)	DENSITY (PCF)	MAX SLUMP (IN±1)	MAX WATER/CEMENT RATIO	SLAG/ FLY ASH[A] (MAX)
CONCRETE FOUNDATIONS, GRADE BEAMS, TIE BEAMS	2,500	150	4	0.5	0.15
CONCRETE BASEMENT WALLS/STEM WALLS	2,500	150	4	0.5	0.15
CONCRETE SLAB ON GRADE	2,500	150	4	0.45	0.15
STAIRS ON GRADE, CURBS AND OTHER NON-STRUCTURAL CONCRETE	2,500	150	4	0.5	0.25
SITE WALLS	2,500	150	4	0.5	0.25

   A. AS MEASURED BY CEMENTITIOUS WEIGHT
4. READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94 OR C685.
5. DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-19 AND PROJECT SPECIFICATIONS.
6. ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.
7. ALL REINFORCING BARS, ANCHOR BOLT HOLDOWNS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED AND TIED IN POSITION PRIOR TO PLACING CONCRETE. IN NO CASE SHALL ANY REINFORCING BARS, ANCHOR BOLTS, HOLDOWNS OR OTHER CONCRETE INSERTS BE "WET SET" OR "WET-STABBED" INTO CONCRETE DURING THE POUR.
8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
9. PIPES EMBEDDED IN CONCRETE:
   A. CONCRETE
      a. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR.
      b. NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECK.
      c. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
      d. DO NOT STACK CONDUITS. SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

FOUNDATION

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

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

   NOTES:
   A. THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES.
   B. THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE .
   C. THE UPPER 0 FOOT OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
   D. COMPACTED FILL SHOULD BE PREPARED AS FOLLOWS: A MIN OF 12" OF COMPACTED FILL SHALL BE PROVIDED, COMPACTED TO A MIN OF 90 PERCENT MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 (2022 CBC 1804.6)
   E. MAY BE DOUBLED FOR ISOLATED POLES PER 2022 CBC 1806.3.4
4. WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
5. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.
6. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING.
7. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
8. EXCAVATIONS SHALL BE CUT SQUARE AND SMOOTH, WITH LEVEL BOTTOMS.
9. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER REPRESENTATIVE PER SECTION 1705.6 OF THE CODE.
10. ALL ABANDONED FOOTINGS, UTILITIES, ETC., SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.
11. PIPES WITHIN THE ZONE OF INFLUENCE OF BUILDING OR SITE ELEMENT FOUNDATIONS SHALL BE ENCASED IN LEAN CONCRETE AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.

EXISTING CONDITIONS

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

EXISTING UNDERGROUND UTILITIES

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

DEMOLITION

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

DESIGN INFORMATION

1. DEAD LOADS:

DEAD LOADS		
LOCATIONS		UNIFORM (PSF)
ROOF:	ASPHALT SHINGLES OVER ROOF JOISTS w/ T&G CEILING	17.0
EXTERIOR BEARING WALLS:	FIBER CEMENT SIDING EXTERIOR WALL (2x6)	9.0
INTERIOR BEARING WALLS:	N/A	N/A
INTERIOR NON BEARING WALLS:	NON-BEARING PARTITION WALL (2x6)	6.0

2. ROOF LIVE LOADS (2022 CBC SECTION 1603.1.2)

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

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

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

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

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

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

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

SITE AND OCCUPANCY PARAMETERS		
PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	2022 CBC TABLE 1604.5
SEISMIC IMPORTANCE FACTOR	I = 1.0	ASCE 7-16 TABLE 1.5-2
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S_S = 1.682 S_1 = 0.600	2022 CBC 1613.2.1
SITE CLASS	D = DEFAULT	2022 CBC 1613.2.2
SPECTRAL RESPONSE COEFFICIENTS:	S_{DS} = 1.400 MAX S_{D1} = 0.680	2022 CBC 1613.2.4

BUILDING PARAMETERS		
PARAMETER	VALUE	REFERENCE
SEISMIC DESIGN CATEGORY	SDC = D	2022 CBC 1613.2.5
BASIC SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	ASCE 7-16 TABLE 12.2-1
RESPONSE MODIFICATION FACTOR	R = 6½	
SYSTEM OVERSTRENGTH FACTOR	Ωo = 3	
DEFLECTION AMPLIFICATION FACTOR	Cd = 4	
DESIGN BASE SHEAR	V = 4.262k	ASCE 7-16 12.8.1
SEISMIC RESPONSE COEFFICIENTS	Cs = 0.215	ASCE 7-16 12.8.1.1
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE	ASCE 7-16 12.8

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

GENERAL

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

DIMENSIONS

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

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

REQUIRED VERIFICATION AND INSPECTIONS

CONCRETE CONSTRUCTION
CODE TABLE 1705.3

SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
3. INSPECT ANCHORS CAST IN CONCRETE	—	X	ACI 318: 26.7	—
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS [5]				
(a) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	—	ACI 318: 26.7.1	—
(b) MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	—	X	ACI 318: 26.7.1	—

REQUIRED VERIFICATION AND INSPECTIONS

SOILS
CODE TABLE 1705.6

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

REQUIRED VERIFICATION AND INSPECTIONS

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

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

STATEMENT OF SPECIAL INSPECTIONS

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

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

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

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

   D. CONTRACTOR REQUIREMENTS:
      a. SPECIAL INSPECTION IS IN ADDITION TO THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING. THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING SHALL OCCUR PRIOR TO SPECIAL INSPECTION AND REPORTS SHALL BE AVAILABLE TO THE SPECIAL INSPECTOR.
      b. THE CONTRACTOR SHALL ENSURE THAT THE WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED REMAINS ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTION.
      c. ANY CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.

   E. SPECIAL INSPECTOR REPORT REQUIREMENTS:
      a. THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS
      b. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
      c. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.
      d. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
      e. IF NOT CORRECTED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF WORK.
      f. A FINAL REPORT DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

WOOD STRUCTURAL PANELS (SHEATHING)

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

WOOD STRUCTURAL PANEL PROPERTIES

USE	PLY	BOND CLASSIFICATION [C]	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	RATING [B]	REFERENCE [A]
ROOF	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE			APA	2022 CBC 2303.1.5 (DOC PS 1-19 OR PS 2-18)
FLOOR	5	EXPOSURE 1				APA	
WALL [D]	5	EXPOSURE 1	REFER TO TYPICAL SHEAR WALL SCHEDULE			APA	

TABLE NOTES:

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

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

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

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

2. TRANSPORTATION, STORAGE, AND HANDLING:

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

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

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

3. PLYWOOD ORIENTATION

   A. ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS. SHALL BE CONTINUOUS OVER 2 JOIST BAYS MINIMUM AND END JOINTS SHALL BE JOINED OVER FRAMING AND STAGGERED. LEAVE A ⅛" GAP BETWEEN PANELS TO ALLOW FOR PANEL EXPANSION UNLESS RECOMMENDED OTHERWISE BY THE PANEL MANUF. REFER TO SPECIFIC DETAILS IN THE DRAWINGS FOR FURTHER PARAMETERS.

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

4. BLOCKING:

   A. ROOF: ALL ROOF SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.

   B. ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.

   C. WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.

5. FASTENERS

   A. USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AWS SDPWS TABLE 4.2A OR 4.3A (AS REQUIRED).

   B. EQUIVALENT PNEUMATIC DRIVE NAILS MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED USE. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.

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

   D. TYPICAL NAILING SHALL BE 10d AT 6" O.C. AT ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10D AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED, SEE PLANS AND REFER TO SHEAR WALL SCHEDULE.

SAWN LUMBER

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

SAWN LUMBER PROPERTIES

USE	SIZE	SPECIES	GRADE	REFERENCE
MUDSILLS	2x4	D.F.	STANDARD OR BETTER PRESSURE TREATED	2022 CBC 2303.1.9
	2x6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	
	2x	REDWOOD	FOUNDATION GRADE	
HORIZONTAL FRAMING LUMBER				
ROOF JOISTS AND RAFTERS	2x	D.F.	NO. 2	WCLIB & WWPA
FLOOR JOISTS	2x	D.F.	NO. 2	
HEADERS AND BEAMS	4x	D.F.	NO. 2	
ANY OTHER HORIZONTAL	4x4 AND SMALLER	D.F.	NO. 2	
	6x6 AND LARGER	D.F.	NO. 1	
VERTICAL FRAMING LUMBER				
TOP PLATES	2x	D.F.	NO. 2	WCLIB & WWPA
STUDS	2x4 & 3x4	D.F.	STUD	
	2x6 & 2x8	D.F.	NO. 2	
POSTS	4x4 & 4x6 POSTS	D.F.	NO. 2	
	6x6 & LARGER POSTS	D.F.	NO. 1	
ALL OTHER FRAMING LUMBER				
ALL OTHER FRAMING LUMBER UNO	ALL SIZES	D.F.	STANDARD & BETTER	WCLIB & WWPA

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

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

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

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

6. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATES UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY WITH 5/8" Ø X 12" BOLTS W/ 0.229" X 3" X 3" PLATE WASHER (GALV) AT 4'-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. PRESERVATIVE TREATMENT:

   A. WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AITC 109-07, STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC#) SPECIFIED IN AWPA U1-20.
      a. UC1 - INTERIOR CONSTRUCTION, ABOVE GROUND, DRY - NO PRESERVATIVE TREATMENT REQUIRED.
      b. UC2 - INTERIOR CONSTRUCTION, ABOVE GROUND, WET - PRESERVATIVE TREATMENT REQUIRED IF THE HUMIDITY OR MOISTURE CONDENSATION IS 20% OR GREATER.
      c. UC3 - EXTERIOR CONSTRUCTION ABOVE GROUND - PRESERVATIVE TREATMENT REQUIRED.

   B. FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES OR INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL NAILS AND SPIKES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M4-15. THE FOLLOWING FILED TREATMENTS SHALL BE USED:
      a. BORED HOLES: HOLES FOR CONNECTORS OR BOLTS MAY BE TREATED BY PUMPING COAL TAR ROOFING CEMENT MEETING ASTM D5643 INTO HOLES USING A GREASE GUN OR SIMILAR DEVICE.
      b. EXTERIOR: COPPER NAPHTHENATE.
      c. INTERIOR: INORGANIC BORON PRESERVATIVES LIMITED TO USE IN APPLICATIONS NOT IN CONTACT WITH GROUND AND CONTINUOUSLY PROTECTED FROM LIQUID WATER.

   C. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWPA TREATMENT C2 USING EITHER ALKALINE QUAT (ACQ TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATES (SBX), ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-185 PER ASTM A653.

8. PROVIDE 2 STUDS UNDER ALL 4 X 10 AND LARGER BEAMS OR HEADERS AT SPANS 6 FEET OR LONGER, UNLESS OTHERWISE NOTED. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON DRAWINGS THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION/PODIUM LEVEL.

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

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

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

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

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

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

HARDWARE AND CONNECTORS

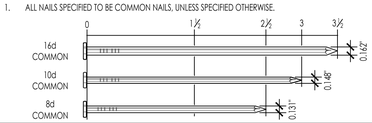
GENERAL:
USE ALL SPECIFIED FASTENERS AS SPECIFIED ON PLANS. IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFR'S APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE

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

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

FASTENER INFORMATION

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



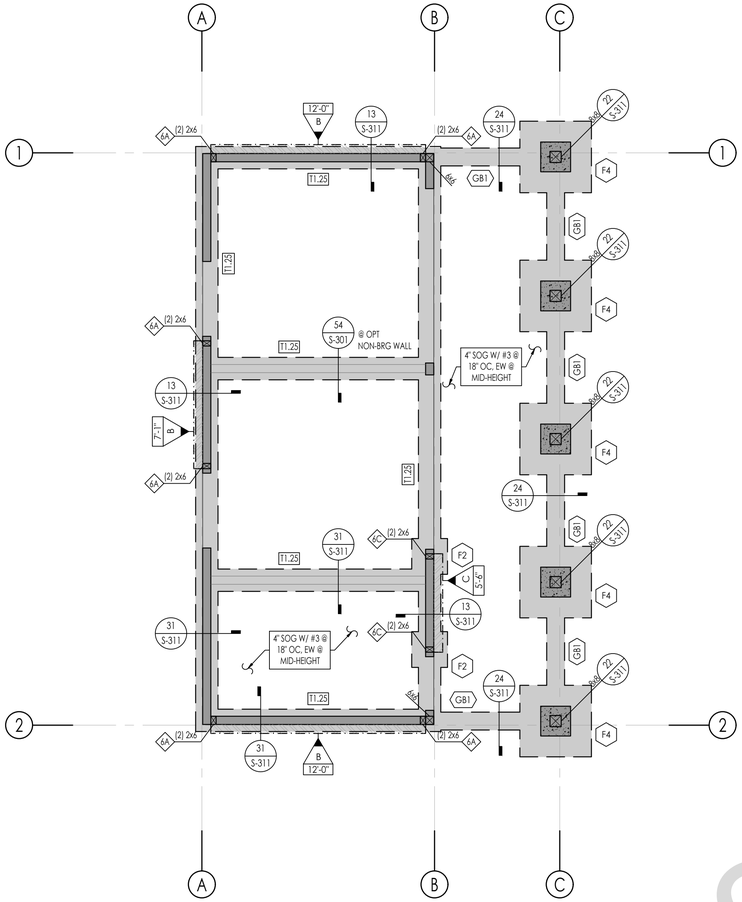
ACCESSORY BUILDINGS - STABLE -
FOR THE CITY OF JURUPA VALLEY

GENERAL NOTES, SPECIAL INSPECTION & TESTS

PUBLIC SET

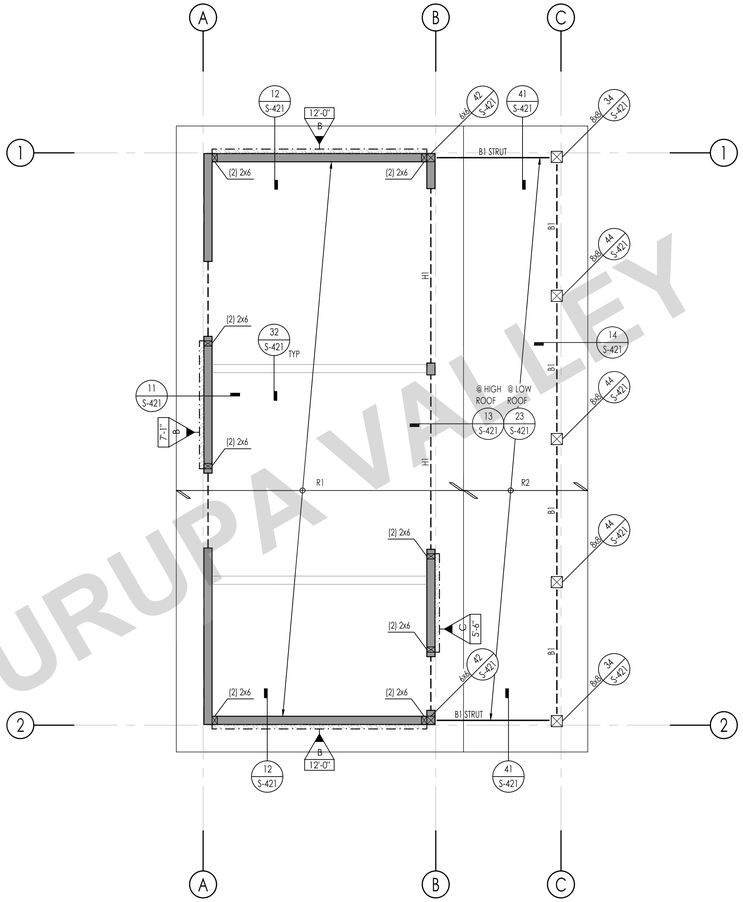
DATE
09/12/2025

SHEET
S-103



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

NORTH



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

NORTH

GENERAL PLAN NOTES

GENERAL

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

DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403

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. ALL DIMENSIONS SHOWN ARE FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.
6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
8. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.

FOUNDATION

9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
10. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
11. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301
12. PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS
13. ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING
14. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY
15. THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL 53/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A SOILS ENGINEER AT THEIR DISCRETION.
16. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
    A. 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO
    B. 18" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO

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

FRAMING

17. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
18. ALL LINES OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
19. ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
20. PLYWOOD SHEATHED DIAPHRAGM TYPES:
    ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO
    REFER TO 12/S-403

SYMBOL LEGEND

XX'-X" / X — INDICATES SHEAR WALL TYPE AND LENGTH, PER SCHEDULE ON DETAIL 13/S-402

* — INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402

INDICATES HEADER @ OPENING, REFER TO 32/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE

INDICATES BEARING STUD WALL PER PLAN. 2x6 NO 2 STUDS @ 16" OC, UNO

(X) — INDICATES TOP PLATE SPLICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, ULESS NOTED OTHERWISE

CS_ / CMST_ — INDICATES STRAP PER 52/S-403 OR 54/S-403, UNO

SHEARWALL HOLDOWN SCHEDULE		
SPECIFIES HOLDOWN/ STRAP DETAIL — 1x — INDICATES HOLDOWN/ STRAP TYPE		DETAIL
6A	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE STEM WALL:	12/S-311
6B	INDICATES SIMPSON HOLDOWN W/ PAB TO: CONC FOUNDATION:	34/S-311

FOUNDATION SCHEDULES

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

"STEM WALL" TYPE CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	THICKNESS	LONG REINF	TRANS REINF	DETAIL
T1.25	1'-3"	1'-0"	(2) #5 T&B	#3 @ 12" OC, T&B	PER PLAN

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

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

ROOF FRAMING SCHEDULES

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

HEADER SCHEDULE		
MARK	SIZE	REMARKS
H1	6x8	

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

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.

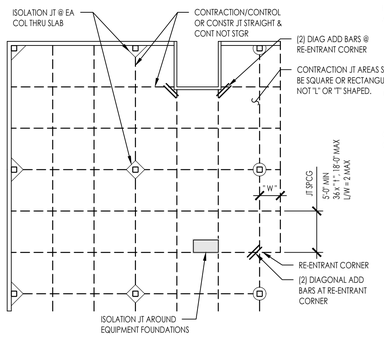
PUBLIC SET

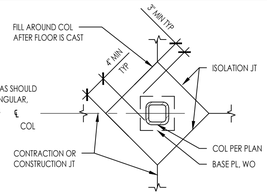
ACCESSORY BUILDINGS
- STABLE -
FOR THE CITY OF JURUPA VALLEY

FOUNDATION & ROOF FRAMING PLAN

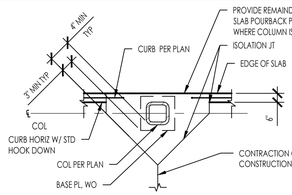
DATE
09/12/2025

SHEET
S-201

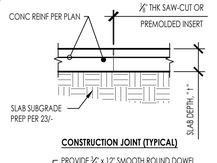




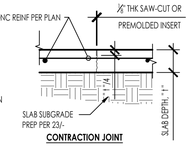
COLUMN ISOLATION JOINT



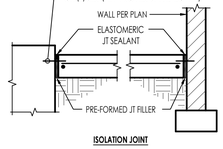
COLUMN ISOLATION JOINT



CONSTRUCTION JOINT (TYPICAL)



CONTRACTION JOINT



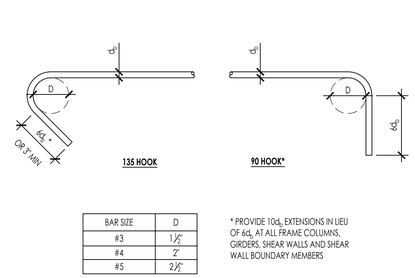
ISOLATION JOINT

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 MANUFACTURER.
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.

SLAB ON GRADE JOINTS

2955-01-CU22 - S301 - 31 | NTS | 31



135 HOOK

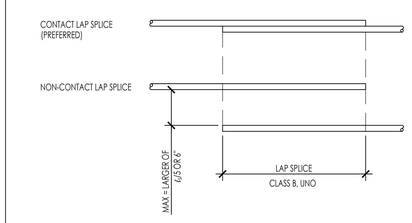
90 HOOK*

BAR SIZE	D
#3	1½"
#4	2"
#5	2½"

* PROVIDE 12d_b EXTENSIONS IN LIEU OF 6d_b AT ALL FRAME COLUMNS, GIRDERS, SHEAR WALLS AND SHEAR WALL BOUNDARY MEMBERS

REINF TIES AND STIRRUPS

2955-01-CU22 - S301 - 21 | NTS | 21



REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPLICE SCHEDULE

BAR SIZE	DEVELOPMENT LENGTH, ℓ_d (CLASS A LAP SPLICE)			LAP SPLICE, ℓ_s (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:

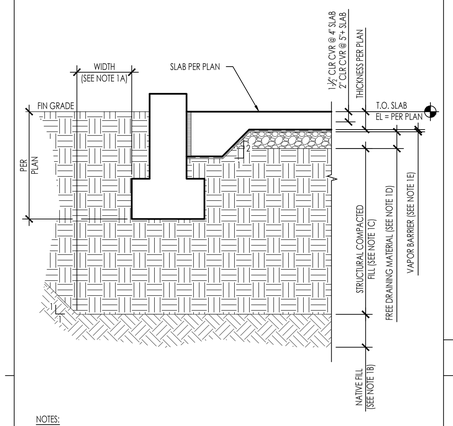
1. VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:
   - A. GRADE 60 REINFORCEMENT
   - B. NORMAL WEIGHT CONCRETE
     - a. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3
   - C. NON-EPOXY COATED REINFORCEMENT
   - D. HORIZONTAL BARS WITHOUT 12" OF CONCRETE BELOW (BOTTOM BARS), 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_b, CLEAR COVER NOT LESS THAN d_b AND STIRRUPS THROUGH L_d NOT LESS THAN MIN

     OR

     CLEAR SPACING NO LESS THAN $2d_b$ 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 (ℓ_s) OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH (ℓ_d) OF THE LARGER BAR.

REINF DEVELOPMENT LENGTH AND SPLICES

2955-01-CU22 - S301 - 12 | NTS | 12

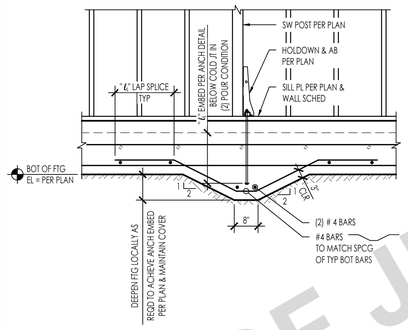


NOTES:

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 MATERIALS
     - 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. STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL LAYERS, EACH APPROXIMATELY 8" THICK BEFORE COMPACTION, AND SHOULD BE CONDITIONED 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 ½" COARSE AGGREGATE
   - E. REFER TO 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.

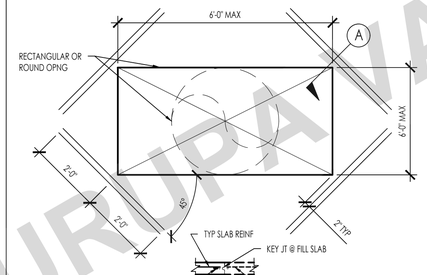
SLAB ON GRADE EDGE AND SUBGRADE PREP

2955-01-CU22 - S301 - 53 | NTS | 53



DEEPENED FTG @ ANCHOR BOLT

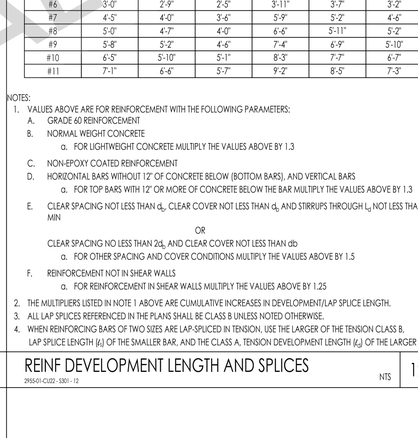
2955-01-CU22 - S301 - 32 | NTS | 32

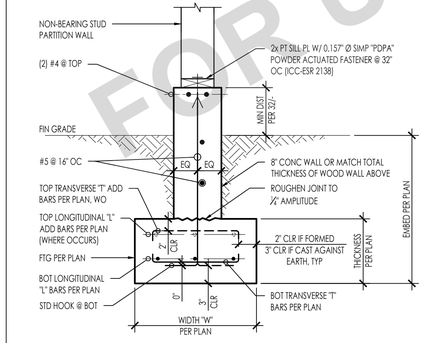


NOTES:
1. ELIMINATE BARS IF OPENING IS LESS THAN 2'-0" IN BOTH DIMENSIONS.
2. REFER TO DETAIL 53/- FOR SLAB ON GRADE SUBGRADE SUPPORT

SOG OPENING

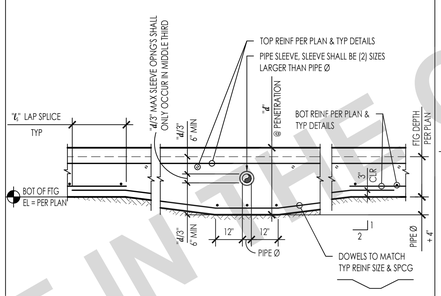
2955-01-CU22 - S301 - 22 | NTS | 22





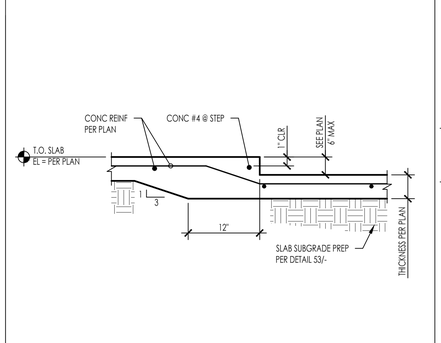
NON-BEARING WALL FOOTING

2955-01-CU22 - S301 - 54 | NTS | 54



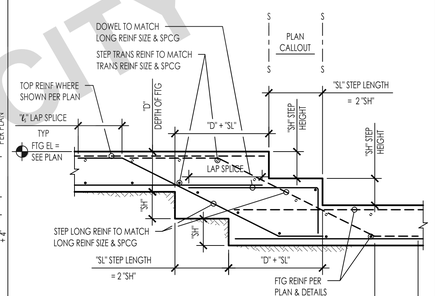
SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN)

2955-01-CU22 - S301 - 43 | NTS | 43



SLAB ON GRADE DEPRESSION

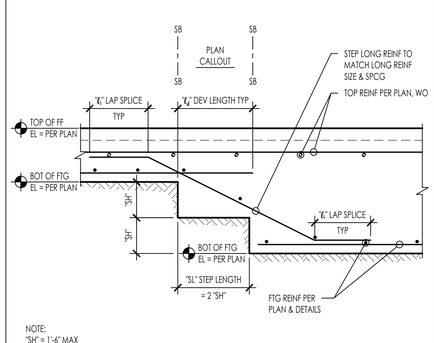
2955-01-CU22 - S301 - 44 | NTS | 44



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

STEP FOOTING

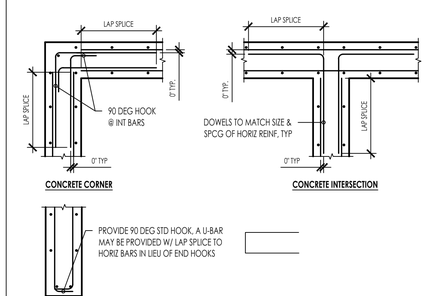
2955-01-CU22 - S301 - 33 | NTS | 33

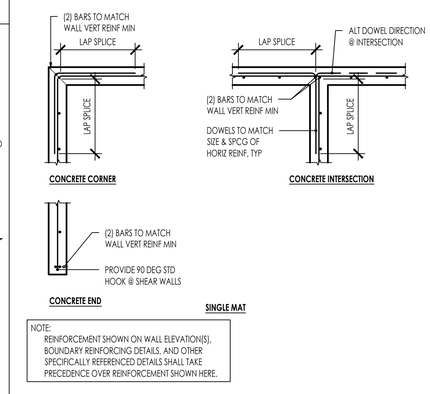


NOTE:
"SH" = 1'-6" MAX

STEPPED FOOTING (BOTTOM ONLY)

2955-01-CU22 - S301 - 34 | NTS | 34

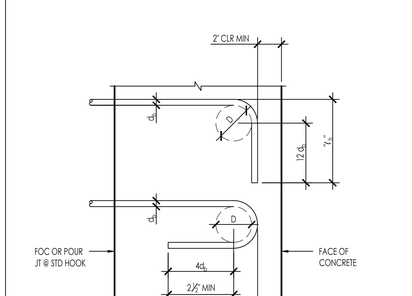




NOTE:
REINFORCEMENT SHOWN ON WALL ELEVATION(S), BOUNDARY REINFORCING DETAILS, AND OTHER SPECIFICALLY REFERENCED DETAILS SHALL TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE.

CONC REINF @ INTERSECTION

2955-01-CU22 - S301 - 24 | NTS | 24



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

STANDARD HOOK DEVELOPMENT LENGTH "ℓ_dh"

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

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 = 2½".
3. FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

REINF HOOK DEVELOPMENT LENGTH AND BENDS

2955-01-CU22 - S301 - 14 | NTS | 14

PUBLIC SET

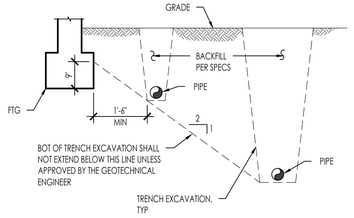
ACCESSORY BUILDINGS - STABLE -

FOR THE CITY OF JURUPA VALLEY

TYPICAL CONCRETE DETAILS

DATE 09/12/2025

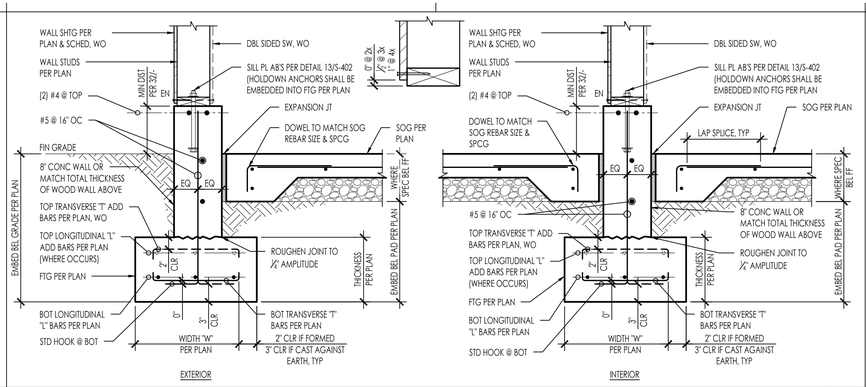
SHEET S-301



NOTES:
1. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
2. IF REQUIREMENTS AS SHOWN CANNOT BE MET STEP FOOTING PER TYPICAL "STEPPED FOOTING" DETAILS (33 / S-301) (34 / S-301)

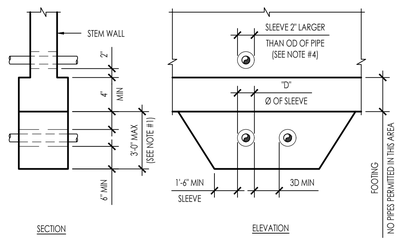
PIPES PARALLEL TO FOOTINGS

2955-01-CU22 - S311 - 51 | NTS | 51



"STEM WALL" TYPE CONTINOUS FOOTING

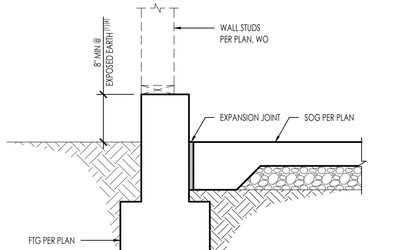
2955-01-CU22 - S311 - 31 | NTS | 31



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.

PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL

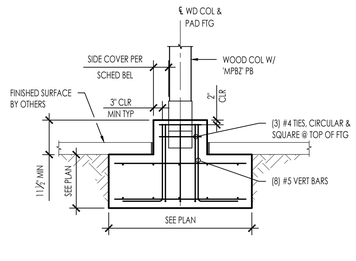
2955-01-CU22 - S311 - 52 | NTS | 52



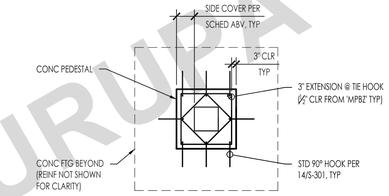
NOTES:
1. MIN DISTANCE TO EXPOSED EARTH APPLIES TO BOTH TURNED DOWN AND STEM WALL FOOTINGS
2. CONCRETE OR IMPERVIOUS SURFACE WITH ADEQUATE DRAINAGE AWAY FROM FOUNDATION (2% MIN SLOPE)
3. FOR BALANCE OF FOOTING INFO NOT SHOWN, SEE DETAIL 31/-
4. WHERE MINIMUM DISTANCE TO EXTERIOR FINISHED GRADE OR SURFACE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

MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING

2955-01-CU22 - S311 - 32 | NTS | 32

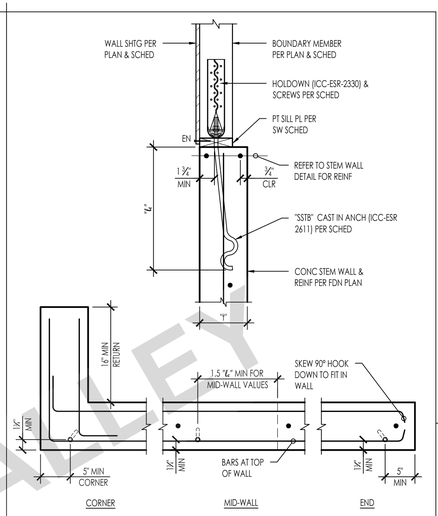


POST SIZE	MIN SIDE COVER
4x4	0'-4"
6x6	0'-5"
8x8	0'-6"



MOMENT BASE POST @ POST FOOTING

2955-01-CU22 - S311 - 22 | 1/2" = 1'-0" | 22

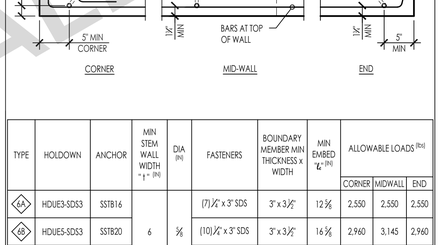


TYPE	HOLDOWN	ANCHOR	MIN STEM WALL WIDTH "t" [IN]	DIA [IN]	FASTENERS	BOUNDARY MEMBER MIN THICKNESS x WIDTH	MIN EMBED "L" [IN]	ALLOWABLE LOADS [lbs]		
								CORNER	MIDWALL	END
6A	HDUE3-SDS3	SSTB16	6	⅝	(7) ¼" x 3" SDS	3" x 3½"	12⅝	2,550	2,550	2,550
6B	HDUE5-SDS3	SSTB20			(10) ¼" x 3" SDS	3" x 3½"	16⅝	2,960	3,145	2,960
6C	HDUE7-SDS3	SSTB24			(13) ¼" x 3" SDS	3" x 3½"	20⅝	3,325	3,740	3,325
6D	HDUE9-SDS3.5	SSTB28	8	⅞	(16) ¼" x 3½" SDS	3½" x 3½"	24⅛	7,315	8,315	6,395

1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS $3d_a$
3. * = CAPACITY LIMITED BY HOLDOWN

SSTB ANCHOR & HOLDOWN @ FOUNDATION

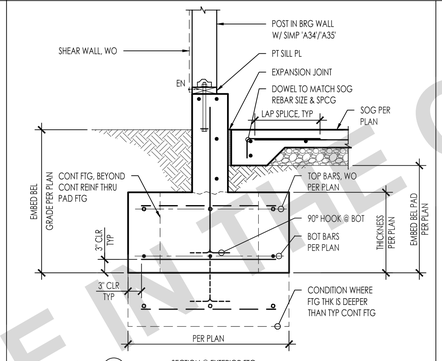
2955-01-CU22 - S311 - 12 | NTS | 12



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.

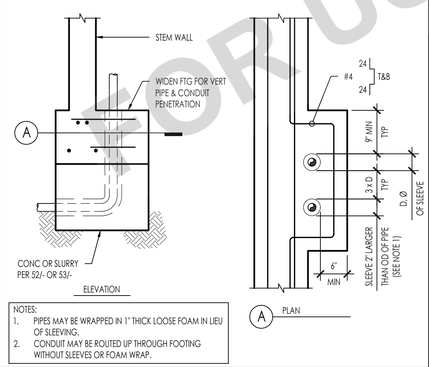
PIPES PERPENDICULAR TO FOOTINGS

2955-01-CU22 - S311 - 53 | NTS | 53



EXTERIOR WALL FOOTING

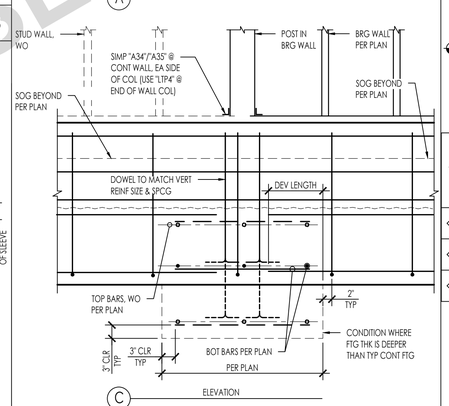
2955-01-CU22 - S311 - 13 | NTS | 13



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.

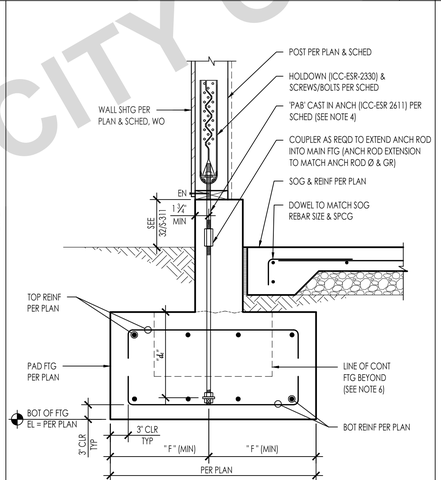
TYPICAL VERT PIPES OR COND THROUGH FOOTING

2955-01-CU22 - S311 - 54 | NTS | 54



SPREAD FOOTING @ BEARING WALL POST

2955-01-CU22 - S311 - 44 | 3/4" = 1'-0" | 44

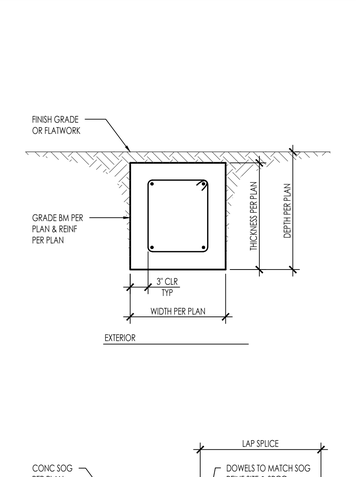


TYPE	HOLDOWN	ANCH	ROD DIA [IN]	PLATE WASHER[4]	FASTENERS	BOUNDARY MEMBER MIN THICKNESS x WIDTH	MIN EMBED "d_a" [IN]	F [IN]	ALLOWABLE SEISMIC LOADS [lb][5]
8A	HDUE13-SDS3.5	PAB8	1	⅜" x 3" x 2½"	(23) ¼" x 3" SDS	5½" x 3½"	11½	17½	11,900*
						7¼" x 3½"			12,950*
8B	HDUE17-SDS4.5	PAB8	1	⅜" x 3" x 2½"	(28) ¼" x 4½" SDS	5½" x 3½"	11½	17½	16,040*
						5½" x 5½"			17,080*
8C	HD19	PAB10	1¼	½" x 3½" x 3½"	(5) 1"Ø BOLTS	7½" x 3½"	15	22½	19,360*
						5½" x 5½"			19,070*

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

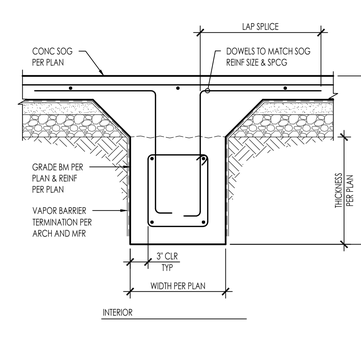
PAB ANCHORAGE & HOLDOWN

2955-01-CU22 - S311 - 34 | NTS | 34



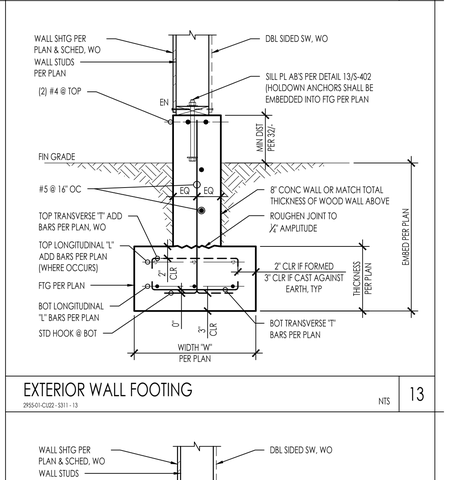
GRADE BEAM

2955-01-CU22 - S311 - 24 | NTS | 24



INTERIOR WALL FOOTING

2955-01-CU22 - S311 - 14 | NTS | 14



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 - STABLE -
FOR THE CITY OF JURUPA VALLEY

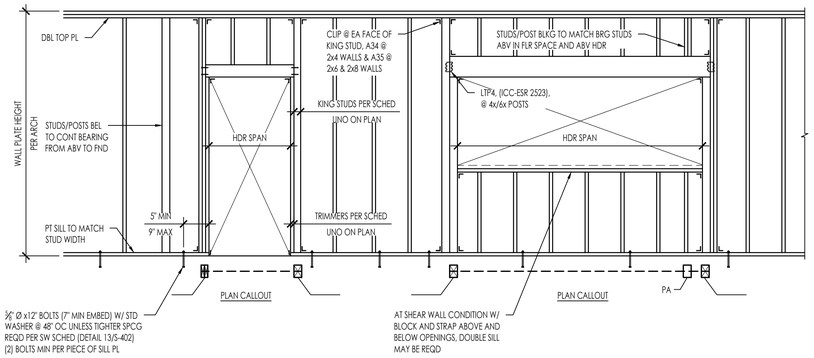
CONCRETE DETAILS

DATE
09/12/2025

SHEET
S-311

PUBLIC SET

N:\2800\2955-01-CU22-Jurupa-Valley-Permit-Ready-ADU\Structural\ConDocs\Sheet-Files_Standalone_Stable\2955-01-CU22 - S311.dwg, S311, Sep 11, 2025 4:40pm, jdlong



BEARING/SHEAR WALL HEADER SCHEDULE

4 INCH WALLS					1-STORY	6 INCH WALLS				
HDR SPAN	4x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS	1-STORY	HDR SPAN	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS
UP TO 3'-0"	4x4	2x	2x4	2x4		UP TO 3'-0"	6x4	2x	2x6	2x6
UP TO 5'-0"	4x6	2x	2x4	2x4		UP TO 5'-0"	6x6	2x	2x6	2x6
UP TO 7'-0"	4x8	(2) 2x	(2) 2x4	(2) 2x4		UP TO 7'-0"	6x8	(2) 2x	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 ADD'L REQUIREMENTS.
   B. FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 43/-
2. 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)

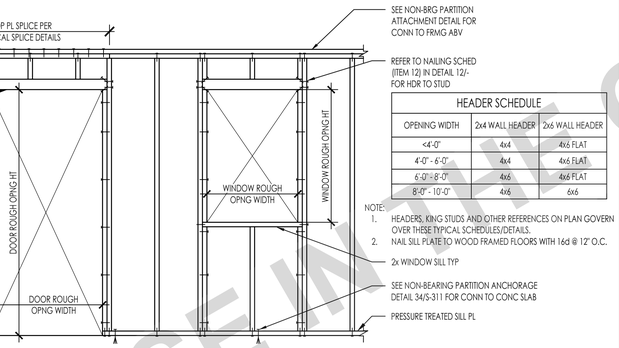
FASTENING SCHEDULE
PER 2022 CBC 2304.10.1

CONNECTION	FASTENING	LOCATION
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON	EACH END, TOENAIL
2. BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TO TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL
	2-16d COMMON	END NAIL
3. FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON @ 6" OC	FACE NAIL
4. CEILING JOIST TO TOP PLATE	3-8d COMMON	EACH JOIST, TOENAIL
5. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	3-16d COMMON	FACE NAIL
6. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	3-16d COMMON	FACE NAIL
7. COLLAR TIE TO RAFTER	3-10d COMMON	FACE NAIL
8. RAFTER OR ROOF TRUSS TO PLATE	3-10d COMMON	TOENAIL[b]
9. ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTER; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON	END NAIL
	3-10d COMMON	TOENAIL
10. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	16d COMMON	16" OC FACE NAIL
11. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON	16" OC EACH EDGE, FACE NAIL
12. CONTINUOUS HEADER TO STUD	4-10d COMMON	TOENAIL
13. TOP PLATE TO TOP PLATE	16d COMMON	16" OC FACE NAIL
14. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	2-16d COMMON	16" OC FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON	TOENAIL
	2-16d COMMON	END NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON	FACE NAIL
18. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON	TOENAIL
20. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON	6" OC, TOENAIL
21. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON	FACE NAIL
22. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON	FACE NAIL
23. BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	32" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON APPOSITE SIDE
24. LEDGER STRIP SUPPORTING JOIST OR RAFTERS	3-16d COMMON	EACH JOIST OR RAFTER, FACE NAIL
26. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON	END NAIL
27. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL

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
b. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

2955-01-CU22 - S401 - 32 — NTS — 32



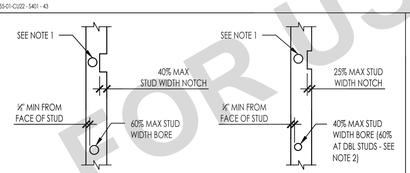
HEADER SCHEDULE

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

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.

INTERIOR NON-BEARING PARTITION WALL FRAMING

2955-01-CU22 - S401 - 43 — NTS — 43



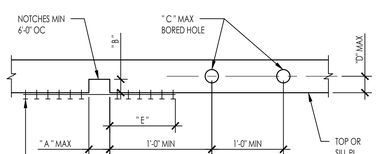
MAXIMUM BORED HOLE DIAMETER/NOTCH DEPTH

STUD SIZE (IN)	APPLICATION	MAX HOLE DIAMETER (IN)	MAX NOTCH DEPTH (IN)
2X4	NON-BEARING	2 1/8"	1 3/8"
	EXTERIOR/BEARING	1 3/8"	7/8"
2X6	NON-BEARING	3 1/4"	2 3/16"
	EXTERIOR/BEARING	2 3/16"	1 3/8"

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.

TYP WALL NOTCH AND BORING LIMITATIONS

2955-01-CU22 - S401 - 54 — NTS — 54

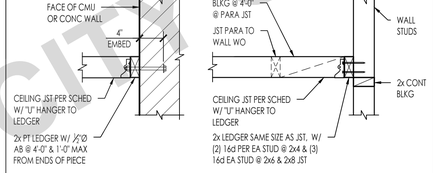


NOTCH AND HOLE LIMITATIONS

TOP PL OR SILL PL	A	B	C	D	E	F
2X4	3½"	1½"	1¼"	1½"	5¾"	6
2X6	4½"	2¼"	2¼"	2½"	8¼"	9
2X8	5½"	3"	3¼"	3½"	12¼"	12

TOP PL AND SILL NOTCH AND BORING LIMITATIONS

2955-01-CU22 - S401 - 44 — NTS — 44

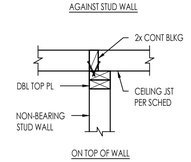


AGAINST CMU OR CONC WALL

CEILING JOIST SCHED

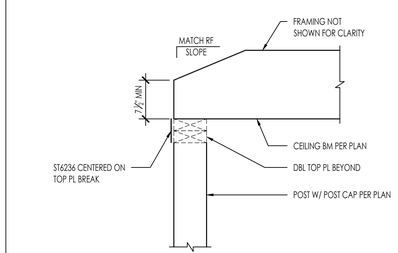
JOIST SIZE	MAX SPAN
2x4 @ 16" OC	9'-0"
2x6 @ 16" OC	14'-0"
2x8 @ 16" OC	18'-0"

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



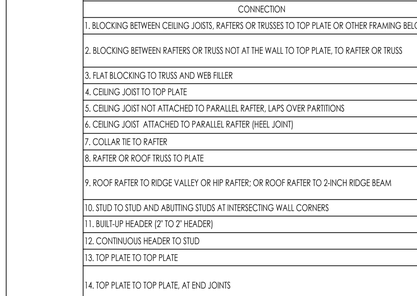
CEILING JOIST SCHED & DETAILS

2955-01-CU22 - S401 - 33 — NTS — 33



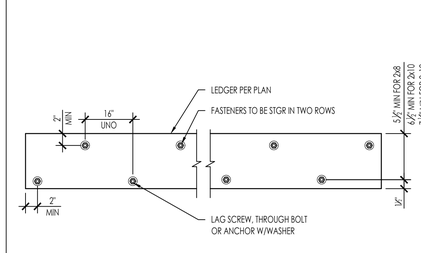
CEILING BEAM @ POST

2955-01-CU22 - S401 - 34 — NTS — 34



TYPICAL WOOD STUD INTERSECTIONS

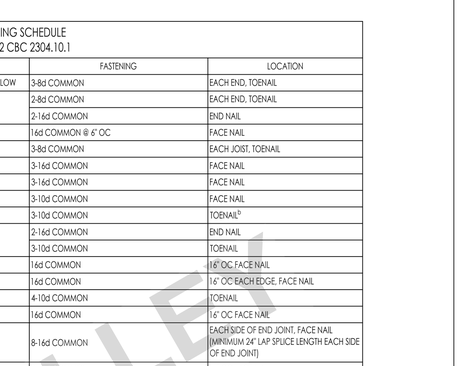
2955-01-CU22 - S401 - 23 — NTS — 23



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

LEDGER DETAIL

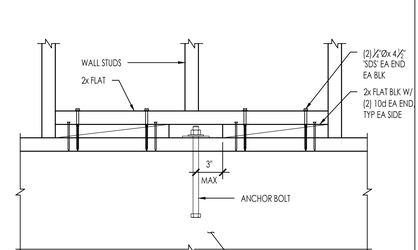
2955-01-CU22 - S401 - 24 — NTS — 24



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

MULTI-PLY MEMBER CONNECTION

2955-01-CU22 - S401 - 13 — NTS — 13



ANCHOR BOLT AT WOOD STUD

2955-01-CU22 - S401 - 14 — NTS — 14

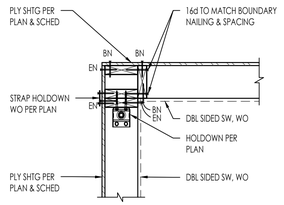
ACCESSORY BUILDINGS
- STABLE -
FOR THE CITY OF JURUPA VALLEY

TYPICAL WOOD DETAILS

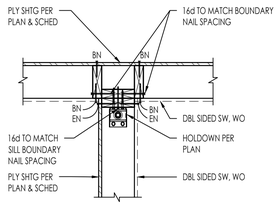
PUBLIC SET

DATE
09/12/2025

SHEET
S-401



CORNER W/O POST



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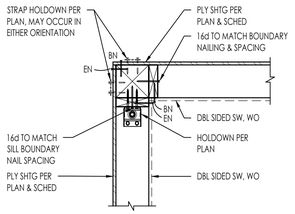

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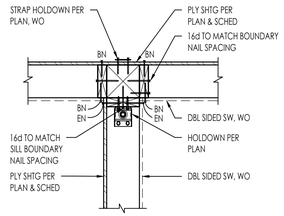
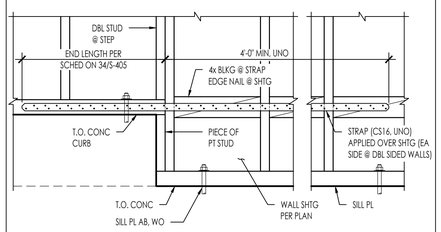


INTERSECTION W/ POST

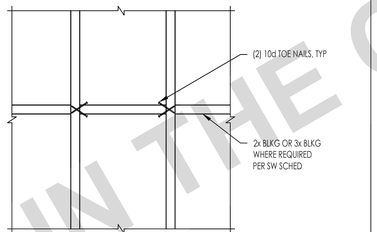
SHEAR WALL INTERSECTION

2955-01-CU22 - S402 - 42 — NTS — 42



STRAP AT STEP IN SHEAR WALL SILL PLATE

2955-01-CU22 - S402 - 53 — NTS — 53



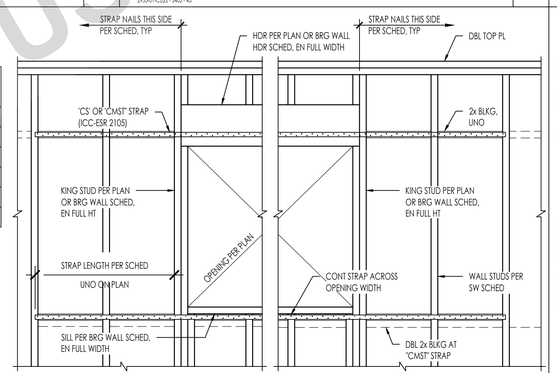
ELEVATION

TYPICAL BLOCKING DETAIL

2955-01-CU22 - S402 - 43 — NTS — 43

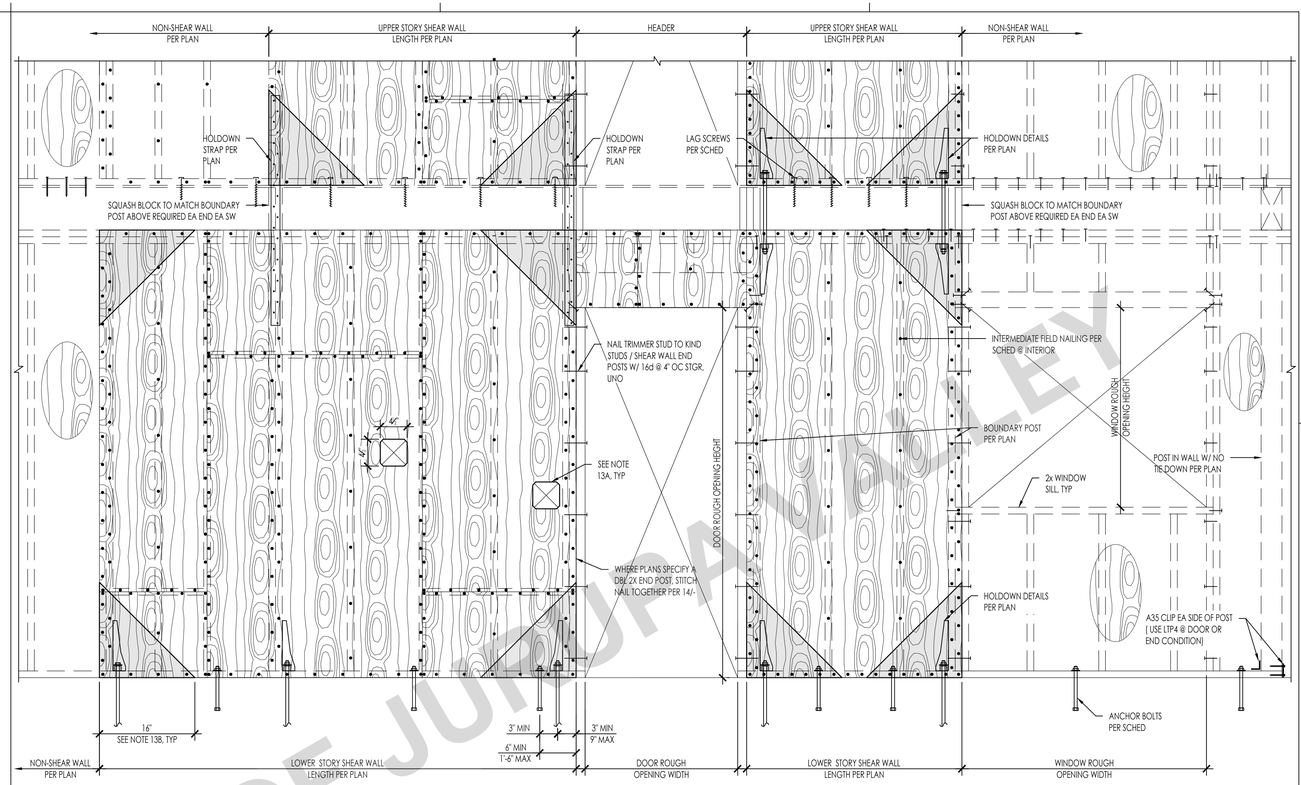
MARK	# OF BLKG	STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
V	1	CS20	(12) 10d x 2½"	32"	1,030
V	1	CS16	(20) 10d x 2½"		1,705
V	1	CS14	(26) 10d x 2½"		2,490
V	2	CMSTC16	(50) 10d x 3¼"		4,690
V	2	CMST14	(66) 10d x 2½"		6,475
V	2	CMST12	(86) 10d x 2½"	39	9,215

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



FORCE TRANSFER AROUND OPENINGS

2955-01-CU22 - S402 - 44 — NTS — 44



WALL SYMBOL	STRUCT SHEATHING 1,12	FRAMING SIZE 6	NAILING 2,3,4 (2) 2x STUD	NAILING 2,3,4 EDGE	NAILING 2,3,4 INTERMEDIATE SUPPORTS	SILL CONN TO RIM 7 NAILS /LAG SCREWS 8	SILL CONN TO RIM 7 0.22" Ø SDWS 14 SCREWS OPTION	A35s	LTP4 ALT 16 UNDER SHTG	LTP4 ALT 16 OVER SHTG	ANCHOR BOLTING 10, 11
A	15/32" STRUCT 1 PLYWOOD	2x	10d @ 9" OC	8d @ 6" OC	8d @ 12" OC	16d @ 6" OC	12" OC	24" OC	24" OC	16" OC	5/8" DIA @ 48" OC
B	15/32" STRUCT 1 PLYWOOD	2x	10d @ 8" OC	10d @ 6" OC	10d @ 12" OC	5/8"Ø LAG SCREWS @ 16" OC	12" OC	16" OC	24" OC	16" OC	5/8" DIA @ 48" OC
C	15/32" STRUCT 1 PLYWOOD	2x	10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8"Ø LAG SCREWS @ 16" OC	8" OC	12" OC	16" OC	8" OC	5/8" DIA @ 32" OC
D	15/32" STRUCT 1 PLYWOOD	2x	10d @ 4" OC	10d @ 3" OC	10d @ 12" OC	5/8"Ø LAG SCREWS @ 16" OC	6" OC	8" OC	12" OC	8" OC	5/8" DIA @ 24" OC
E	15/32" STRUCT 1 PLYWOOD	3x	10d @ 3" OC	10d @ 2" OC	10d @ 12" OC	5/8"Ø LAG SCREWS @ 8" OC	6" OC	8" OC	8" OC	6" OC	5/8" DIA @ 24" OC
F	15/32" STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8"Ø LAG SCREWS @ 8" OC 15	8" OC 15	12" OC 15	16" OC 15	8" OC 15	5/8" DIA @ 16" OC
G	15/32" STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 4" OC	10d @ 3" OC	10d @ 8" OC	5/8"Ø LAG SCREWS @ 8" OC 15	6" OC 15	8" OC 15	12" OC 15	8" OC 15	5/8" DIA @ 16" OC
H	15/32" STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 3" OC	10d @ 2" OC	10d @ 6" OC	5/8"Ø LAG SCREWS @ 6" OC 15	6" OC 15	8" OC 15	8" OC 15	6" OC 15	5/8" DIA @ 8" OC

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. 8d NAIL DEFINED AS 0.131" DIAMETER SHANK x 2 1/2" LONG x 0.281 DIAMETER HEAD. 10d NAIL DEFINED AS 0.148" DIAMETER SHANK x 3" LONG x 0.312 DIAMETER HEAD.
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 REQUIRED PER SCHED. 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 OR 2X RIM BOARD/BLOCKING. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD/BLOCKING.
15. WALL W/ DOUBLE SIDED PLYWOOD REQUIRES (2) RIM BOARDS/BLOCKING. FASTENERS AND CLIPS WITH SPACING PER SCHED ARE REQUIRED ON EACH RIM BOARD OR BLOCKING LINE.
16. 'LTP4' CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION UNDER SHEATHING. IF CLIP IS INSTALLED OVER THE SHEATHING, O.131" x 2 1/2" NAILS SHALL BE USED.

TYPICAL SHEAR WALL ELEVATION AND SCHEDULE

2955-01-CU22 - S402 - 13 — NTS — 13

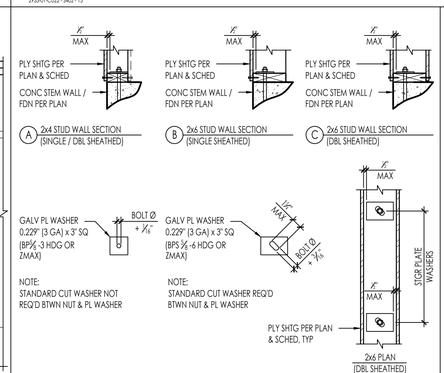
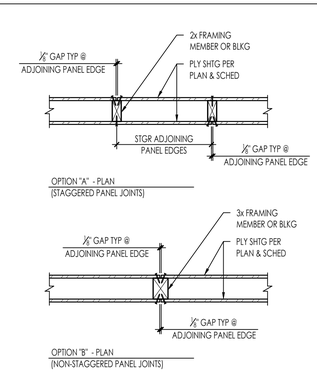


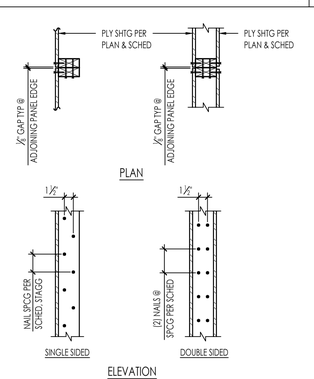
PLATE WASHER DETAIL

2955-01-CU22 - S402 - 34 — NTS — 34



DOUBLE SIDED SHEAR WALL

2955-01-CU22 - S402 - 24 — NTS — 24



2x STUD NAILING @ ADJOINING PANEL EDGES

2955-01-CU22 - S402 - 14 — NTS — 14

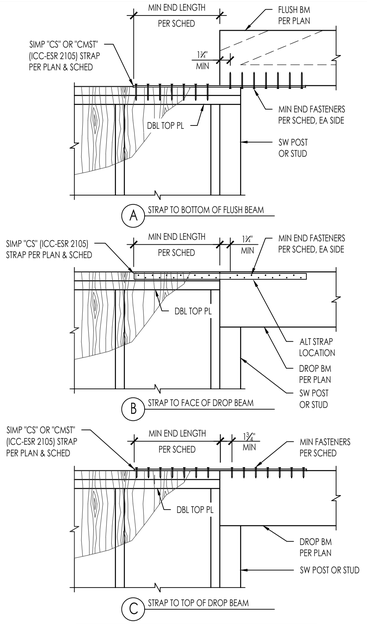
ACCESSORY BUILDINGS - STABLE -
FOR THE CITY OF JURUPA VALLEY

TYPICAL WOOD DETAILS

DATE 09/12/2025

SHEET S-402

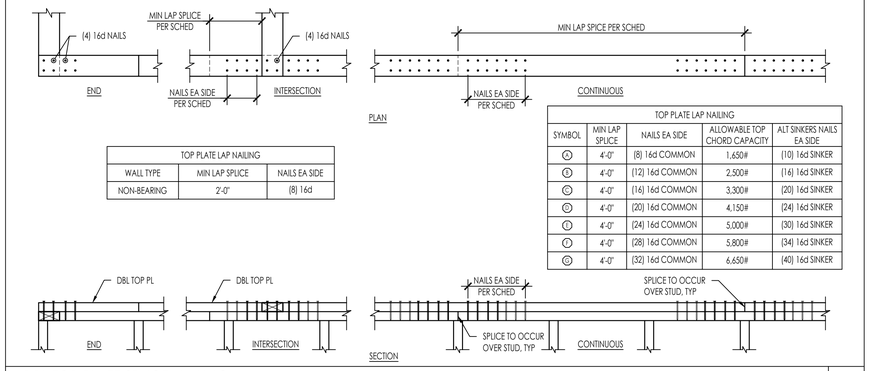
PUBLIC SET



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

DRAG STRAP AT BEAM-TO-WALL — NTS — 52

3095-01-CU23 - S403 - 52

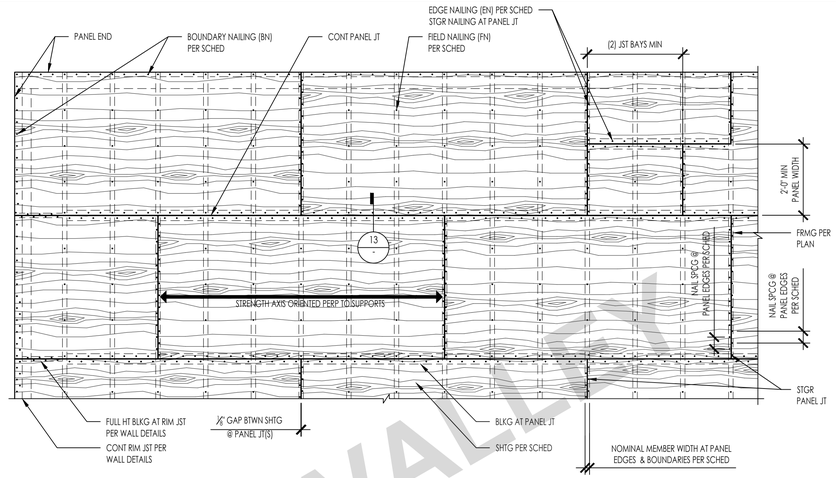


TOP PLATE LAP NAILING		
WALL TYPE	MIN LAP SPLICE	NAILS EA SIDE
NON-BEARING	2'-0"	(8) 16d

TOP PLATE LAP NAILING				
SYMBOL	MIN LAP SPLICE	NAILS EA SIDE	ALLOWABLE TOP CHORD CAPACITY	ALT SINKERS NAILS EA SIDE
A	4'-0"	(8) 16d COMMON	1,650#	(10) 16d SINKER
B	4'-0"	(12) 16d COMMON	2,500#	(16) 16d SINKER
C	4'-0"	(16) 16d COMMON	3,300#	(20) 16d SINKER
D	4'-0"	(20) 16d COMMON	4,150#	(24) 16d SINKER
E	4'-0"	(24) 16d COMMON	5,000#	(30) 16d SINKER
F	4'-0"	(28) 16d COMMON	5,800#	(34) 16d SINKER
G	4'-0"	(32) 16d COMMON	6,650#	(40) 16d SINKER

DBL TOP PLATE SPLICE NAILING — NTS — 31

2955-01-CU22 - S403 - 31

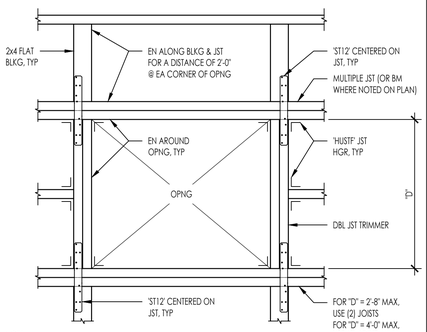


DIAPHRAGM SCHEDULE												
TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE [1]	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN)	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	FIELD NAILING (FN)	PANEL EDGE SUPPORT OR NOMINAL MEMBER WIDTH AT PANEL EDGES	LINES OF FASTENERS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

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 ½" FROM SHEATHING EDGE AND ⅜" 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. 15/32 @ SINGLE PLY OR ASPHALT SHINGLES
   B. 19/32 @ TILE
   C. 23/32 @ TILE WITH MORTAR
6. STRUCTURALLY ACCEPTABLE TO USE "SHEATHING" SHEATHING GRADE @ FLOOR LOCATIONS WITHOUT GYPCRETE TOPPING

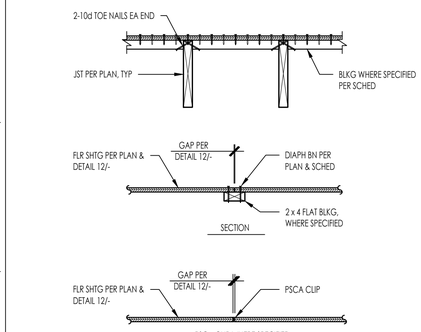
PLYWOOD DIAPHRAGM SHEATHING — NTS — 12

2955-01-CU22 - S403 - 12



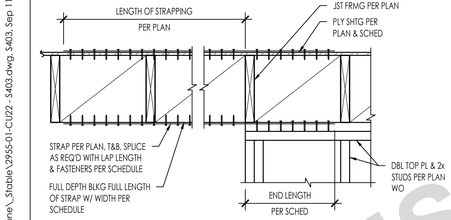
OPENING AT FRAMING — NTS — 23

2955-01-CU22 - S403 - 23



DIAPHRAGM PANEL JOINTS — NTS — 13

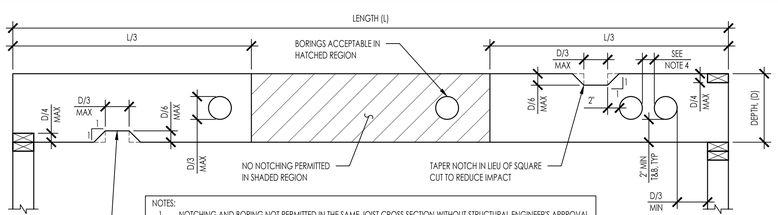
2955-01-CU22 - S403 - 13



STRAP MODEL	END FASTENERS	END LENGTH (IN)	FASTENERS PER SPLICE	SPLICE LENGTH (IN)	MIN BLKG WIDTH	ALLOWABLE TENSION LOADS (lbs)
CS16	(20) 10d	11	(5) 10d	8	1½"	1,705
	(22) 8d	13	(6) 8d	9		
CS14	(26) 10d	15	(6) 10d	9	1½"	2,490
	(30) 8d	16	(7) 8d	10		
CMSTC16	(50) 16d	20	(11) 16d	10	3½"	4,690
	(50) 16d	20	(11) 16d	10		
CMST14	(56) 16d	26	(13) 16d	14	3½"	6,475
	(66) 10d	30	(15) 10d	15		
CMST12	(74) 16d	33	(18) 16d	18	3½"	9,215
	(86) 10d	39	(22) 10d	21		

BLOCK & STRAP PERP TO FRMG — NTS — 54

2955-01-CU22 - S403 - 54

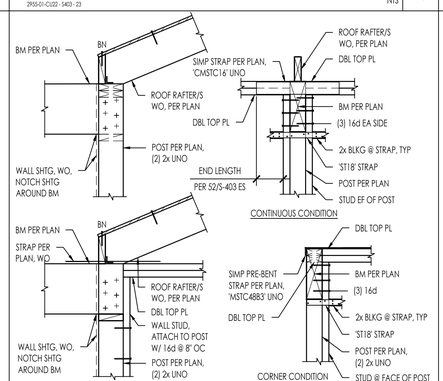


NOTES:
1. NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST CROSS SECTION WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
2. NOTCH WIDTHS GREATER THAN SHOWN IN TABLE NOT PERMITTED WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
3. NO NOTCHES OR HOLES PERMITTED ANYWHERE IN CANTILEVERED ELEMENTS WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
4. SPACING BETWEEN PENETRATIONS SHALL BE THE GREATER OF 2 TIMES THE LARGEST HOLE DIAMETER OR 2"

NOTCH AND HOLE LIMITATIONS				
JOIST SIZE	MAX HOLE	MAX NOTCH DEPTH	MAX END NOTCH	MAX NOTCH LENGTH
2X4	1"	3/8"	1½"	1½"
2X6	2"	1/2"	1½"	2½"
2X8	2½"	1½"	2½"	3"
2X10	3"	1½"	2½"	3"
2X12	3½"	1⅞"	2½"	3½"

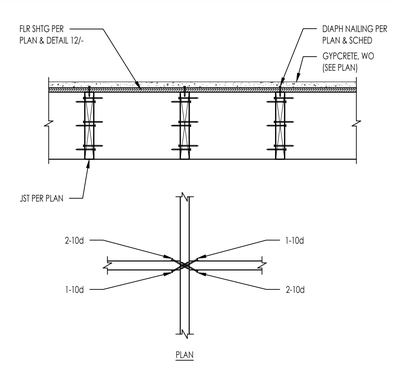
SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS — NTS — 34

2955-01-CU22 - S403 - 34



BEAM POCKET THROUGH EXTERIOR WALL — NTS — 24

2955-01-CU22 - S403 - 24



TYP JOIST BLOCKING — NTS — 14

2955-01-CU22 - S403 - 14

ACCESSORY BUILDINGS
- STABLE -
FOR THE CITY OF JURUPA VALLEY

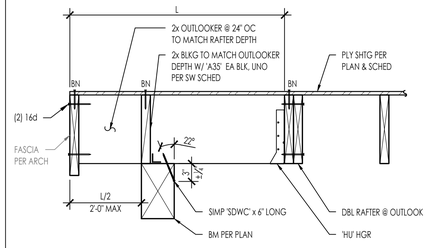
TYPICAL WOOD DETAILS

DATE
09/12/2025

SHEET
S-403

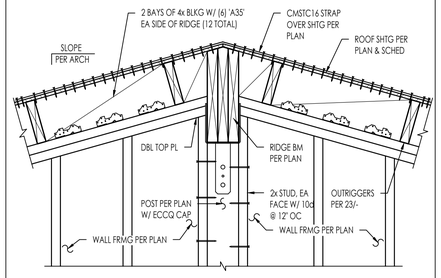
PUBLIC SET

N:\2800\2955-01-CU22-Jurupa-Valley-Permit-Ready-ADU\Structural\ConDocs\Sheet-Files_Standalone_Stable\2955-01-CU22 - S403.dwg, S403, Sep 11, 2025 4:40pm, jplong



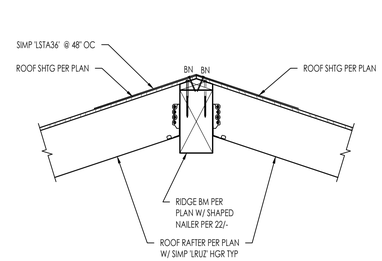
51 OUTLOOKER @ EXTERIOR SHEAR WALL 1" = 1'-0" 41

2955-01-CU22 - 5421 - 41



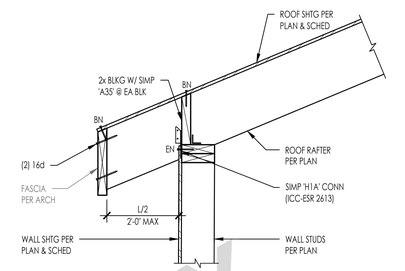
31 PLATE TIE @ RIDGE BEAM 1" = 1'-0"

2955-01-CU22 - 5421 - 31



21 ROOF RIDGE 1" = 1'-0"

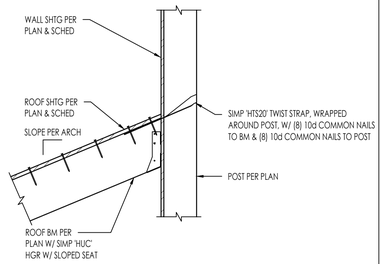
2955-01-CU22 - 5421 - 21



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

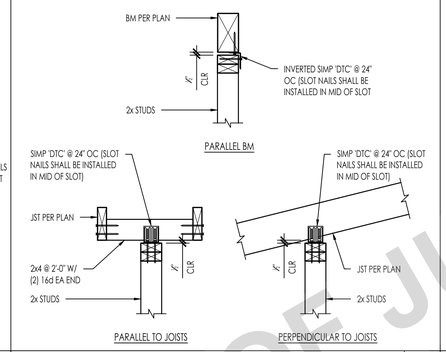
11 RAFTER PERP @ EXTERIOR SHEAR WALL 1" = 1'-0"

2955-01-CU22 - 5421 - 11



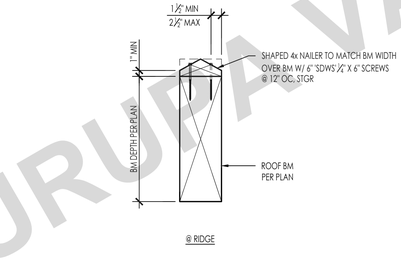
52 ROOF RAFTER TO EXTERIOR WALL (PERP) 1" = 1'-0" 42

2955-01-CU22 - 5421 - 42



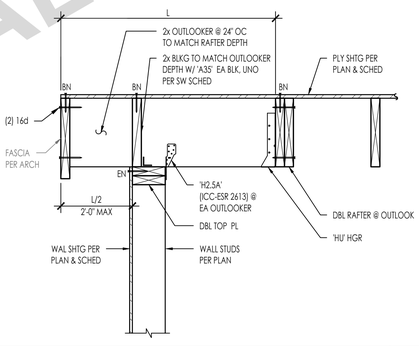
42 NON-BEARING TOP PLATE CONNECTION NTS 32

2955-01-CU22 - 5421 - 32



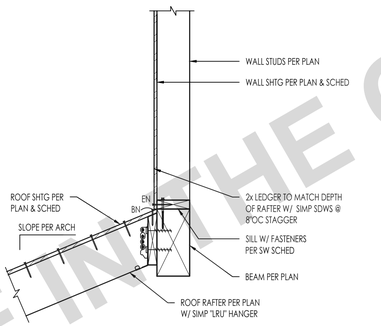
22 TOP NAILER @ RIDGE BEAM 1" = 1'-0"

2955-01-CU22 - 5421 - 22



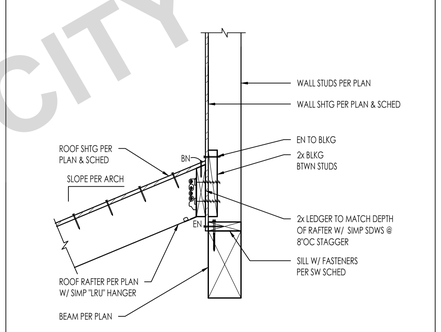
12 OUTLOOKER @ EXTERIOR SHEAR WALL 1" = 1'-0"

2955-01-CU22 - 5421 - 12



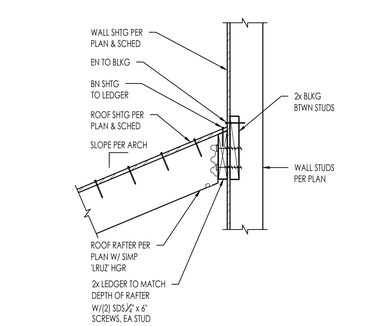
53 ROOF RAFTER TO BEAM 1" = 1'-0" 43

2955-01-CU22 - 5421 - 43



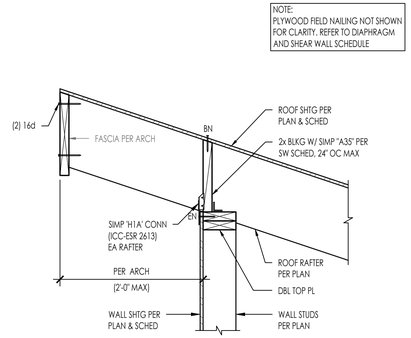
43 ROOF RAFTER TO BEAM 1" = 1'-0" 33

2955-01-CU22 - 5421 - 33



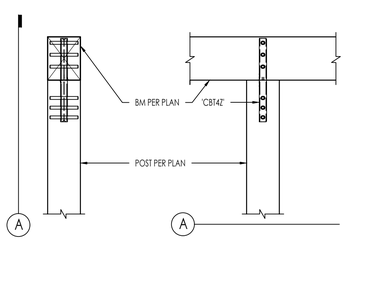
23 ROOF RAFTER TO EXTERIOR WALL (PERP) 1" = 1'-0"

2955-01-CU22 - 5421 - 23



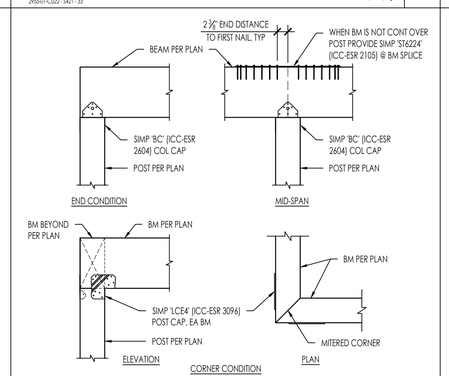
13 RAFTER @ EXTERIOR SHEAR WALL 1" = 1'-0"

2955-01-CU22 - 5421 - 13



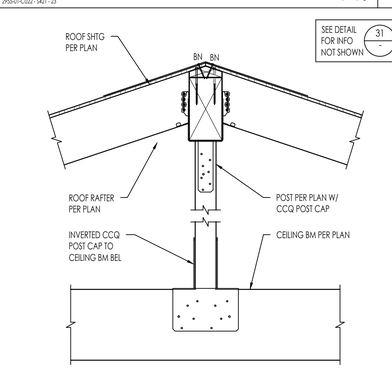
54 BEAM TO POST CONNECTION @ TRELLIS 1" = 1'-0" 44

2955-01-CU22 - 5421 - 44



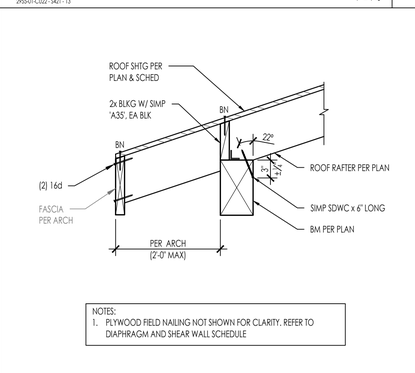
44 BEAM TO POST CONNECTION 3/4" = 1'-0" 34

2955-01-CU22 - 5421 - 34



24 INTERIOR RIDGE BM SUPPORT 1" = 1'-0"

2955-01-CU22 - 5421 - 24



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

14 ROOF RAFTER TO BEAM 1" = 1'-0"

2955-01-CU22 - 5421 - 14

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
- STABLE -
FOR THE CITY OF JURUPA VALLEY

ROOF FRAMING DETAILS

PUBLIC SET

DATE
09/12/2025

SHEET
S-421