STUCCO

LAP SIDING

JURUPA VALLEY DETACHED GARAGE

PROJECT ADDRESS: _____

PROJECT DIRECTORY

(TO BE PROVIDED BY APPLICANT OR OWNER)

APPLICANT

ADDRESS: _____

CONTACT: _____

EMAIL: _____

PHONE: _____

OWNER

ADDRESS: _____

CONTACT: _____

EMAIL: _____

PHONE: _____

ARCHITECT RRM DESIGN GROUP

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

CONTACT: RANDY RUSSOM

EMAIL: RWRUSSOM@RRMDESIGN.COM

PHONE: P:(805) 543-1794

SUPPORTING DOCUMENTS

*FOR PLANNING STAFF ONLY
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS:_____

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

☐ ELECTRICAL LOAD CALCULATIONS (IF REQUIRED). SEE ELECTRICAL PANEL NOTE ON AS-101.

☐ 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.

PROJECT INFORMATION

*FOR BUILDING DEPARTMENT REVIEW, INITIAL WHEN SECTION HAS BEEN REVIEWED

STAFF INITIALS: _____

BUILDING INFORMATION:

NUMBER OF STORIES:	1
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	VB
SPRINKLERED:	N/A
MAX. HEIGHT ALLOWED:	16' - 0"
MAX. HEIGHT PROPOSED:	*TBD*

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 GARAGE FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.

SPECIAL INSPECTIONS REQD

OWNER/APPLICANT HAS COMPLETED SPECIAL INSPECTION FORM

OWNER/APPLICANT SIGNATURE: _____
SEE SHEET S-103 FOR REQUIRED SPECIAL INSPECTIONS

A REGISTERED DESIGN PROFESSIONAL SHALL COMPLETE THE CITY OF JURUPA VALLEY STATEMENT OF REQUIRED SPECIAL INSPECTIONS CERTIFICATE (FORM PLG-240) PRIOR TO PERMIT ISSUANCE. IDENTIFY THE TYPE OF WORK REQUIRING SPECIAL INSPECTIONS IN THE PLANS AND THE INDIVIDUALS OR FIRMS RESPONSIBLE FOR THE SPECIAL INSPECTION ELEMENT(S). FOR FURTHER INSTRUCTIONS SEE S-103.

SUPPORTING DOCUMENTS

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

SIGNED USER LICENSE AGREEMENT? ☐ **YES** ☐ **NO**

STAFF INITIALS:_____

PROJECT INFORMATION

PROJECT SCOPE:

1. CONSTRUCTION OF A NEW DETACHED 1 STORY 480 SF 2 CAR GARAGE.
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:	
HARDSCAPE/PAVING:	
LANDSCAPE:	

SETBACKS	*REQUIRED*	*PROPOSED*
FRONT:		
REAR:	5' - 0"	
SIDES:	5' - 0"	
BETWEEN STRUCTURES:	10' - 0"	

UTILITIES

WATER AND SEWER SERVICE	-
ELECTRICAL SERVICE	-
GAS SERVICE	-
SEWER SERVICE	-
GARBAGE SERVICE	-
CABLE SERVICE	–

BUILDING AREAS

DETACHED GARAGE

AREA: 480 SF

STYLE & OPTIONS SELECTIONS

***OWNER OR APPLICANT** TO SELECT ONE OF THE FOLLOWING EXTERIOR FINISH OPTIONS.

***OWNER OR APPLICANT** REQUIRED TO PROVIDE MANUFACTURER AND COLOR/FINISH SPECIFICATION IN THE MATERIALS LEGEND; ELEVATIONS

WALL EXTERIOR FINISH

☐ OPT A. - HORIZONTAL SIDING

☐ OPT. B - STUCCO

CEILING FINISH

☐ OPT A. - UNFINISHED CEILING

☐ OPT. B - GYPSUM CEILING (ENCLOSED ATTIC)

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.
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.

USER LICENSE AGREEMENT

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

BY USING THESE PERMIT READY DETACHED GARAGE PLANS, 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

SHEET INDEX

THESE PLANS ARE PROVIDED BY THE CITY OF JURUPA VALLEY AS PART OF THE PRE-APPROVED DETACHED GARAGE 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 GARAGE 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.

VICINITY MAP (TO BE PROVIDED BY OWNER OR APPLICANT)

JURUPA VALLEY DETACHED GARAGE
CITY OF JURUPA VALLEY

TITLE SHEET

DATE

SHEET
G-001

8/18/2025 10:20:25 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
3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER 2022 CRC, SECTION 310.1.
4. NOT LESS THAN 30" OF CLEARANCE IN WIDTH, DEPTH, & HEIGHT SHALL BE PROVIDED TO ACCESS EXTERIOR MECHANICAL EQUIPMENT. SHOW LOCATION ON SITE PLAN & LABEL (2022 CMC SECTION 304.1 & 2022 CPC 504.3).

SITE PLAN CHECKLIST

IS THE PROPOSED GARAGE LESS THAN 5'-0" FROM A DWELLING AND/OR 5'-0" FROM A PROPERTY LINE? SEE CRC R302.1(1)

☐ **NO**

☐ **YES;** IF YES, FIRE RATED WALL & PROJECTIONS REQUIRED PER 2022 CBC, CHAPTER 2. FIRE RATED WALL DETAIL: **53/A-301**
IF YES, **FIREBLOCKING** IS REQUIRED IN PROJECTIONS, RAKES, AND EAVES. SEE DETAILS: **32/A-301, 33/A-301**

ELECTRICAL PANEL:

☐ **OPTION 1 EXISTING MAIN PANEL IS 200 AMPS OR GREATER -** SHOW NEW ELECTRICAL SUB PANEL LOCATION AND SIZE ON PLANS. SHOW EXISTING MAIN PANEL SIZE AND LOCATION ON PLANS.

☐ **OPTION 2 EXISTING MAIN PANEL IS LESS THAN 200 AMPS -** PROVIDE LOAD CALCULATIONS AND SUBMIT WITH THIS APPLICATION. SHOW NEW ELECTRICAL SUB PANEL LOCATION AND SIZE ON PLANS. SHOW EXISTING MAIN PANEL SIZE AND LOCATION ON PLANS.

☐ **FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS**
PLOT THE PROPOSED DETACHED GARAGE BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOS.

☐ **AREA OF EXISTING BUILDING**
INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.

☐ **FOOTPRINT OF PROPOSED DETACHED GARAGE**
REFER TO EXAMPLE FOR FOOTPRINT AT 30'=1" SCALE. DETACHED GARAGE IS 22' DEEP X 24' WIDE.

☐ **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 HARDSCAPE.

☐ **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.

☐ **LABEL STREETS & SIDEWALKS**

☐ **DIMENSION BUILDING SEPARATION**
DIMENSION THE DISTANCE BETWEEN THE PROPOSED DETACHED GARAGE AND ANY EXISTING STRUCTURES

☐ **LOT COVERAGE CALCULATION**
TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA

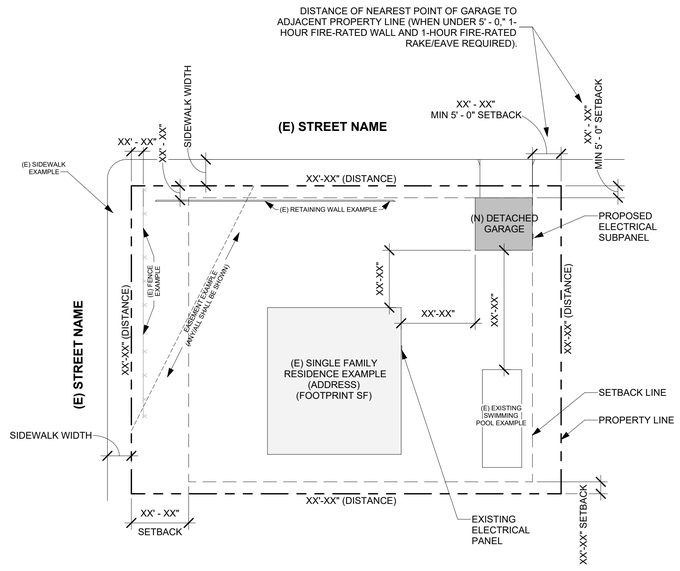
☐ **SWIMMING POOLS**
ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN.

☐ **LOCATION OF RAIN WATER LEADERS**
THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.

☐ **LOCATION OF EXISTING UTILITIES**
UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL LINES AND ELECTRICAL PANELS, GAS METERS AND LINES AND ANY PHOTOVOLTAIC.

☐ **LOCATION OF PROPOSED UTILITIES**
PROPOSED UTILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE LOCAL UTILITY PROVIDER. ELECTRIC TO DETACHED GARAGE INCLUDING ANY NEW METERS OR SUBPANELS. PLANS MUST SHOW THE SIZE AND LOCATION OF NEW WATER AND SEWER LINES.

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



SHOW ALL EXISTING STRUCTURES ON PROPERTY. SHOW DISTANCE BETWEEN PROPOSED GARAGE AND ALL SITE STRUCTURES.

CONSULT PUBLIC WORKS FOR (N) DRIVEWAY/CURB REQUIREMENTS.

1 AS-101 **PLOT PLAN EXAMPLE FOR REFERENCE**
SCALE: 1" = 30'-0"

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JURUPA VALLEY DETACHED GARAGE
CITY OF JURUPA VALLEY

ARCHITECTURAL SITE PLAN (EXAMPLE & INSTRUCTIONS)

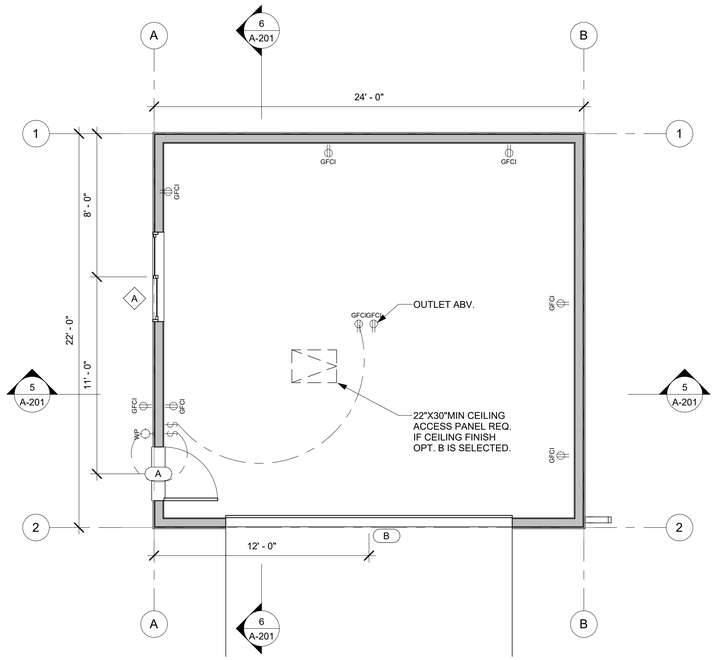
DATE

SHEET
AS-101

SITE PLAN

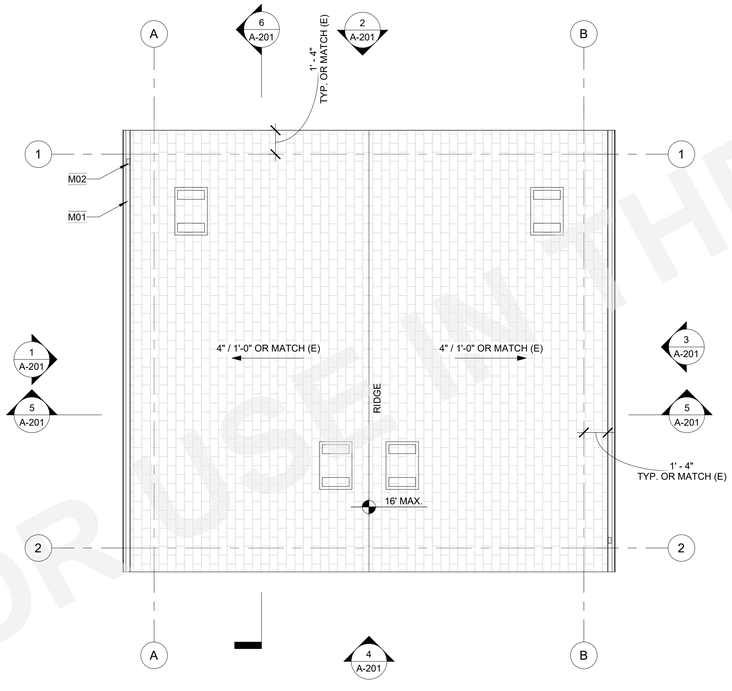
SCALE:

NORTH ARROW



1 GROUND FLOOR PLAN

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



2 ROOF PLAN

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

GARAGE NOTES

1. AUTOMATIC GARAGE DOOR OPENERS IF PROVIDED SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325. (R309.4)
2. GARAGE FLOOR SURFACE SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL. SHALL BE SLOPED TOWARDS DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)
3. EXTERIOR GARAGE DOORS SHALL BE PROVIDED WITH WEATHER STRIPPING TO RESIST THE INTRUSION OF EMBERS FROM ENTERING THROUGH GAPS BETWEEN DOORS AND DOOR OPENINGS WHEN VISIBLE GABS EXCEED 1/8-INCH (3.2 MM). WEATHER STRIPPING OR SEALS SHALL BE INSTALLED ON THE BOTTOM, SIDES, AND TOPS OF DOORS TO REDUCE GAPS BETWEEN DOORS AND DOOR OPENINGS TO 1/8-INCH (3.2 MM) OR LESS. (R337.8.4)

PLAN AND ELECTRICAL LEGEND

EXTERIOR- 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH, SEE ELEVATION FOR FINISH. ONE LAYER GYPSUM WALL BOARD INTERIOR.

NOTE: ALL OUTDOOR OUTLETS SHALL HAVE GFCI PROTECTION AND WEATHERPROOF COVERS.

- ELECTRICAL SWITCH
- EXTERIOR WALL MOUNTED HIGH-EFFICACY LIGHT (WP)
- ELECTRICAL WIRING
- DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER (AFI)
- DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER (GFCI)
- 22"X30" MIN. CEILING ACCESS PANEL

ROOF VENTING CALCULATIONS

UPPER VENTS: *O'HAGIN TAPERED LOW PROFILE STANDARD LINE*
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

LOWER VENTS: *EAVE VENTS 24" WITH (3) 3" HOLES = 0.05 SF*

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.05 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC	478 SF	1.59 SF	0.80 SF	0.80 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
LOWER				
O'HAGIN SHINGLE ROOF VENT (LOWER)	2	2' - 8"	0.50 SF	1.00 SF
				1.00 SF
UPPER				
O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2' - 8"	0.50 SF	1.00 SF
				1.00 SF

ROOF PLAN LEGEND

- 10'-0" — HEIGHT OF TOP OF ROOFING SURFACE (INCLUDING CRICKETS AND INSULATION)
- 2" / 12" — ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. (REFER TO EXTERIOR ELEVATIONS FOR COLORS AND MATERIALS.)
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101.
- 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)

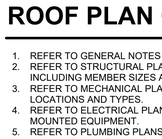
WINDOW REMARKS

1. REQUIRED EGRESS WINDOW. REFER TO GENERAL NOTE #5 FOR ADDITIONAL INFORMATION.
2. WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
3. U-FACTOR =(.3) , SHGC = (.23). BUG SCREEN REQUIRED. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
4. OPTIONAL WINDOW.
5. OBSCURE.

WINDOW SCHEDULE

NO.	TYPE	SIZE WIDTH	SIZE HEIGHT	HEAD HEIGHT	REMARKS
A	A	VARIES	VARIES	7' - 0"	

WINDOW LEGEND



A.
SLIDER

DOOR REMARKS

1. EXTERIOR DOOR.
2. GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #1
3. PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
4. OPTIONAL DOOR.
5. REQUIRED OPENING OF NOT LESS THAN 100 IN² FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY APPROVED MEANS. **[CMC SEC. R504.4.1]**

DOOR SCHEDULE

NO.	TYPE	DOOR WIDTH	DOOR HEIGHT	REMARKS
A	MAN DOOR	3' - 0"	6' - 8"	1
B	GARAGE DOOR	16' - 0"	7' - 0"	1

DOOR LEGEND

A.
SOLID CORE WOOD EXTERIOR ENTRY

B.
OVERHEAD SECTIONAL EXTERIOR.

ROOF PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-001 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
3. REFER TO MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT LOCATIONS AND TYPES.
4. REFER TO ELECTRICAL PLANS FOR POWER DISTRIBUTION TO ROOF MOUNTED EQUIPMENT.
5. REFER TO PLUMBING PLANS ROOF VENT PENETRATIONS.
6. REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
7. PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
8. 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.
9. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
10. OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL SHEATHING TO ROOF EDGE
11. ROOF COVERINGS AND UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH (***2019 CBC 1507.1***), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
12. WHERE PROVIDED, VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH (***2019 CBC SECTION 1202***). EXTERIOR OPENINGS INTO THE ATTIC SPACE SHALL BE COVERED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4" PER ***(2019 CBC 1202.2.2.)***
13. ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS
14. FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURERS SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
4. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
5. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
6. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
7. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
8. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
9. 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.
10. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
11. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
12. 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).

DOOR GENERAL NOTES

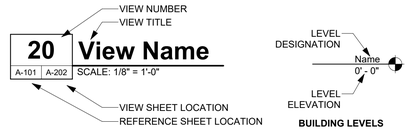
1. GLAZING IN DOORS SHALL BE TEMPERED PER ***SECTION R308.4.1***. PANES INDICATED IN DOOR LEGEND WITH (T).
2. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
3. REFER TO PLANS FOR LOCATION OF DOORS.
4. VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
6. FIRE RATED DOORS SHALL BE SOLID WOOD OR SOLID HONEYCOMB CORE STEEL DOOR 1-3/8" THICK OR COMPLIANT WITH ***CRC SECTION R302.5.1***. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING WITH WEATHER STRIPPING TO BE TIGHT FITTING.

WINDOW GENERAL NOTES

1. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
2. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
3. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
4. ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
5. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" AFF, MIN. NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPT: 5 S.F. MIN. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20". **[CRC SEC. R310.2]** EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER CRC 2022, SECTION 310.1.

ROOF PLAN LEGEND

EXTERIOR- 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH, SEE ELEVATIONS AND SCHEDULE ON A-201 FOR FINISH. ONE LAYER GYPSUM WALL BOARD INTERIOR.



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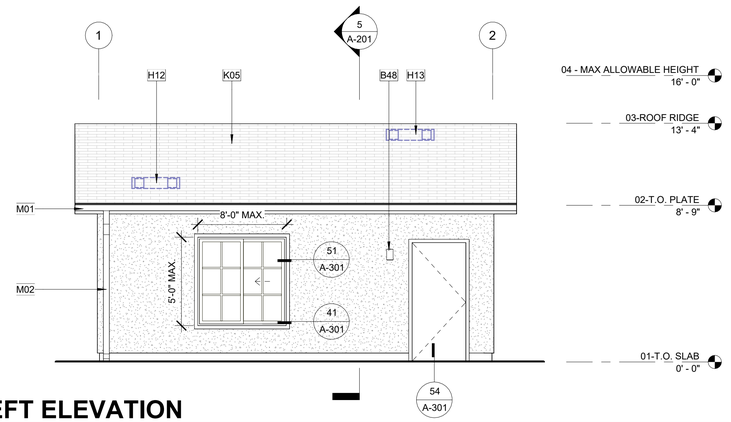
JURUPA VALLEY DETACHED GARAGE
CITY OF JURUPA VALLEY

FLOOR PLAN/ROOF PLAN

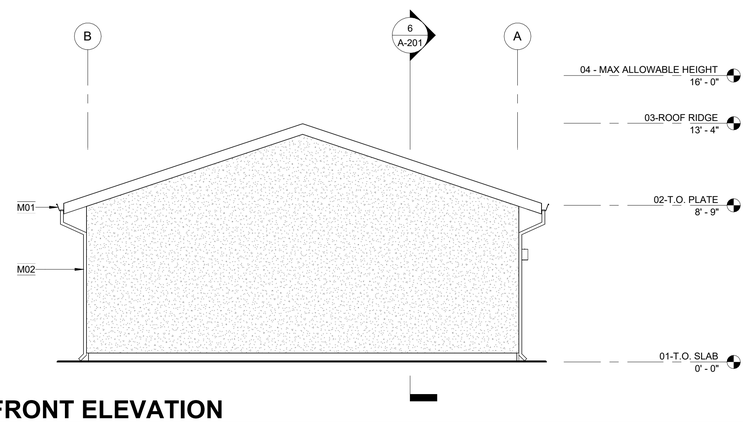
DATE

SHEET
A-101



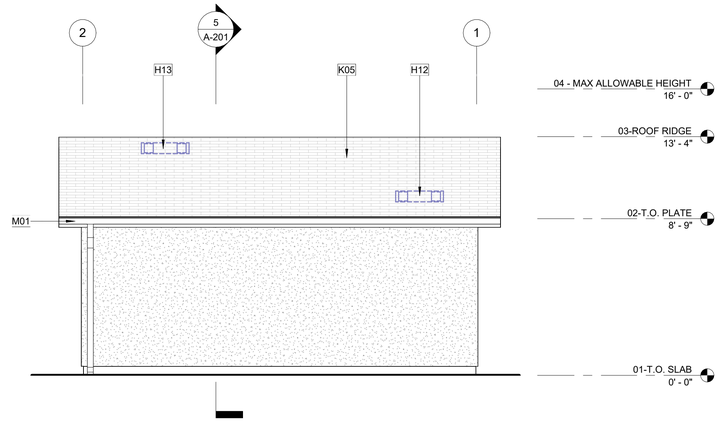
1 LEFT ELEVATION

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



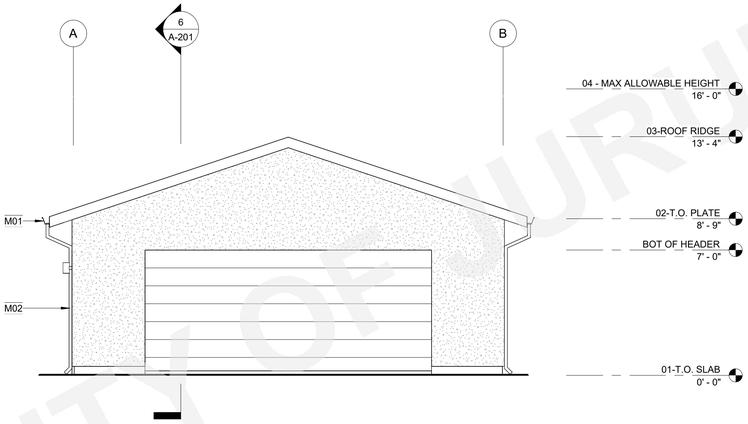
2 FRONT ELEVATION

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



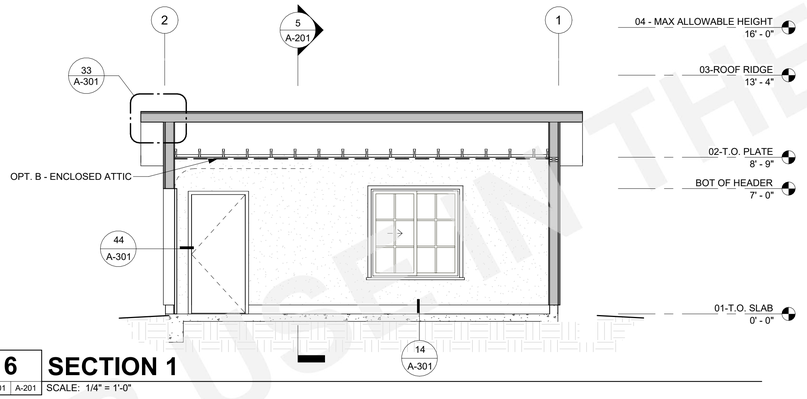
3 RIGHT ELEVATION

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



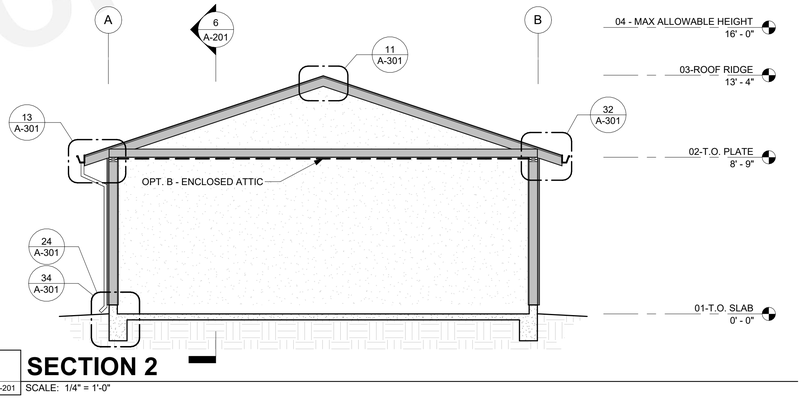
4 BACK ELEVATION

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



6 SECTION 1

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



5 SECTION 2

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

MATERIALS LEGEND

NOTES:

1. **SEE TITLE SHEET FOR MATERIAL SELECTIONS. APPLICANT OR OWNER TO PROVIDE MANUFACTURER AND COLOR/FINISH.**
2. **ALL MATERIAL SELECTIONS SHALL COMPLY WITH CRC, SECTION R703.**

GRAPHICS LEGEND: (SEE TITLE SHEET; STRIKE THROUGH NON-USED OPTIONS)	**SIZE, MANUFACTURER, & PRODUCT INFORMATION:**	**COLOR/FINISH:**
EXTERIOR WALL FINISH 8" MIN. TO 15" MAX. BOARD EXPOSURE **OPTION B:** HORIZONTAL WOOD SIDING (PER CRC 703.5.3) OR **OPTION A:** STUCCO (PER CRC R703.7)		**STUCCO/SIDING:** **TRIM(IF APPLICABLE):**
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)	**OWENS CORNING, OAKRIDGE SHINGLE, SIERRA GRAY CRRC ID: 0890-0013** **ICC-ES: AC438** *SUBSTITUTIONS MUST COMPLY WITH LISTED STANDARDS AND APPROVED BY BUILDING OFFICIAL.*	
INTERIOR WALL & CEILING FINISH (IF APPLICABLE) SEE FINISH REQUIREMENTS NOTE		
FASCIA/EAVES/SHEATHING		ALL EXPOSED WOOD (REQ. PRIMER & 2 COATS OF EXT. GRADE PAINT)

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.

KEYNOTES

B48	WALL SWITCH CONTROLLED LUMINAIRE REQUIRED AT MANDOOR.
H12	ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2 EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
H13	ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
K05	COMPOSITE ROOF SHINGLES, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
M01	GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 13/A-301.
M02	DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 13/A-301.

SECTIONS GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALSS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS.
2. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
3. REFER TO FIREBLOCKING/DRAFTSTOPING NOTES ON SHEET G-101.
4. WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES AS REQUIRED PER ***2022 CBC SECTION 2304.12***
5. FOUNDATION SILLS TO BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. ***2022 CBC SECTION 2304.12.1.4***
6. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILIINGS SHALL BE PROTECTED AS REQUIRED PER ***2022 CBC SECTIONS 714.3 & 714.4.***
7. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
8. DOORS, WINDOWS AND STOREFRONT SYSTEMS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.

FINISH REQUIREMENTS

PER ***2019 CBC 803.13*** INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.13 FOR THE GROUP AND LOCATION DESIGNATED. REFER TO ***2019 CBC SEC. 803*** FOR ADDITIONAL INFORMATION.

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY
(CBC 2019 TABLE 803.13)

DEGREE OF FIRE PROTECTION: SPRINKLERED

GROUP	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
A-1 & A-2	B	B	C
A-3,A-4,A-5	B	B	C
B,E,M,R-1	B	C	C
R-2	C	C	C
R-2.1	B	C	C
R-2.2	C	C	C
R-3, R-3.1	C	C	C
S	C	C	C

CLASSIFICATIONS
CLASS A:
- FLAME SPREAD INDEX = 0-25
- SMOKE DEVELOPED INDEX = 0-450

CLASS B:
- FLAME SPREAD INDEX = 26-75
- SMOKE DEVELOPED INDEX = 0-450

CLASS C:
- FLAME SPREAD INDEX = 76-200
- SMOKE DEVELOPED INDEX = 0-450

CITY OF JURUPA VALLEY
A COMMUNITY OF COMMUNITIES

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JURUPA VALLEY DETACHED GARAGE
CITY OF JURUPA VALLEY

EXTERIOR ELEVATIONS/SECTION

DATE

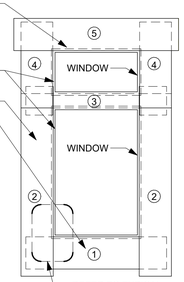
SHEET
A-201

8/18/2025 10:20:28 AM
Autodesk Docs://2955_Jurupa Valley Detached Garage/2955 Jurupa Valley Detached Garage.rvt

FLASH'G PAPER, MOISTOP FLASHING OR EQUAL, (9" WIDE MIN.) O/ NAIL'G FIN @ TOP OF WINDOWS (HEAD) TYP. TWO CONTINUOUS BEADS OF MOISTOP SEALANT OR EQUAL UNDER FLASH'G PAPER (1) O/ NAIL'G FIN AND (1) AT TOP OF FLSH'G PAPER TYP.

NAIL'G FIN

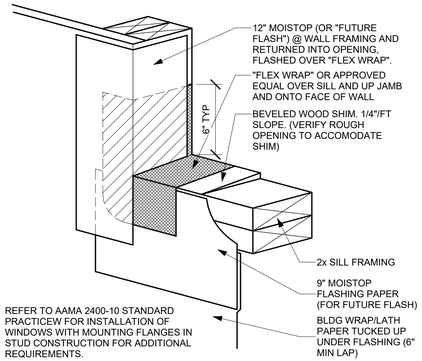
FLASH'G PAPER, MOISTOP FLASHING OR EQUAL, (9" WIDE MIN.) O/ WOOD FRM'G & UNDER NAIL'G FIN @ SIDE OF WINDOWS (JAMB) TYP.



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

REFER TO TYPICAL CORNER WINDOW FLASHING DETAIL FOR ADDT'L INFO.

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



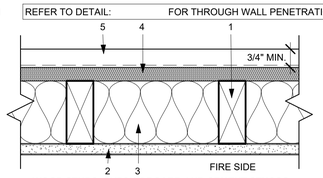
REFER TO AAMA 2400-10 STANDARD PRACTICEW FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.

51 TYPICAL WIN FLASHING

A-201 A-301 SCALE: 12" = 1'-0"

UL DESIGN NO. U 356

REFER TO DETAIL: FOR THROUGH WALL PENETRATIONS



WOOD STUDS, GYPSUM BOARD AND CEMENT STUCCO

1. WOOD STUDS
NOMINAL 2X6 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD
ANY CLASSIFIED 5/8" THICK, 48" WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT-COATED NAILS, 1 7/8" LONG WITH 1/4" DIAM. HEAD.

JOINTS AND NAILHEADS (NOT SHOWN) - WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

3. BATTS AND BLANKETS
MINERAL FIBER OR GLASS INSULATION, 3 1/2" THICK. PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN. DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMIUM FOIL OR FRAFT PAPER AND TO HAVE A MIN. DENSITY OF 0.9 PCF (MIN. R-13 THERMAL INSULATION RATING). FIBER SPRAYED - AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 4) - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3.0 LB/CU.FT.

4. WOOD STRUCTURAL PANEL SHEATHING
MIN 7/16" THICK, 4 FT. WIDE WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOMINAL 2X4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

5. EXTERIOR FACING
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING. REFER TO PLAN FOR INFOEMATION:

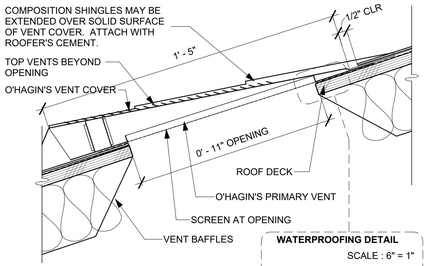
D. CEMENTITIOUS STUCCO - PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEM WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8" TO 3/4", DEPENDING ON SYSTEM.

H. FIBER-CEMENT SIDING - FIBER-CEMENT EXTERIOR SIDING INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

UL DES U305
AT INTERIOR WALL USE:
5/8" SHEETROCKFIRECODE CORE PANELS,
5/8" SHEETROCK ULTRALIGHT PANELS FIRE CODE X OR
5/8" FIBEROCK PANELS –
2 X 4 WOOD STUD 16" OR 24" O.C.

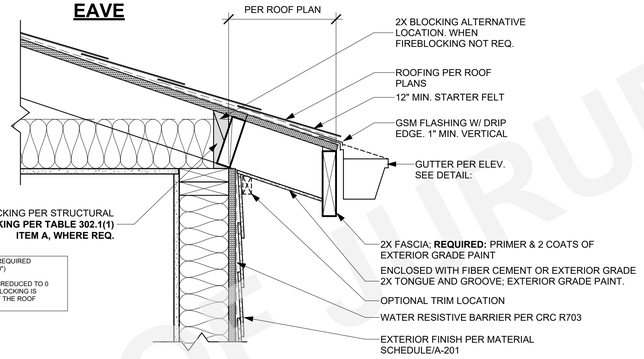
41 TYPICAL CORNER WIN FLASHING

A-201 A-301 SCALE: 12" = 1'-0"



WATERPROOFING DETAIL
SCALE : 6" = 1"

EAVE

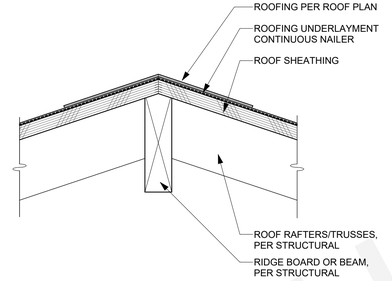


*NOTE: WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" - <5'-0") TABLE 302.1(1)
A. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE OVERHANG IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATING

NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL

11 RIDGE/HIP DETAIL

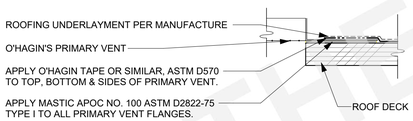
A-201 A-301 SCALE: 3" = 1'-0"



NOTE: INSTALL ROOFING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS

42 O'HAGIN ROOF VENT

A-201 A-301 SCALE: 3" = 1'-0"



NOTE: INSTALL PER MANUFACTURER'S RECCOMENDATIONS

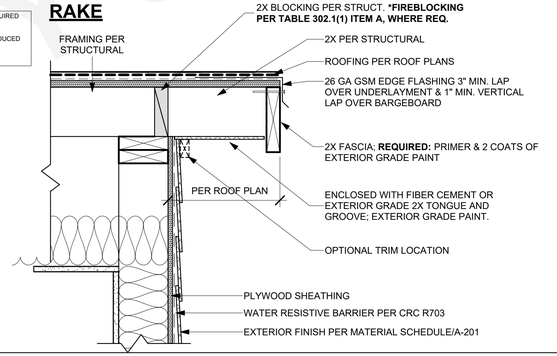
32 COTTAGE - EAVE

A-201 A-301 SCALE: 1 1/2" = 1'-0"

*NOTE: WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" - <5'-0") TABLE 302.1(1)
A. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE OVERHANG IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATING

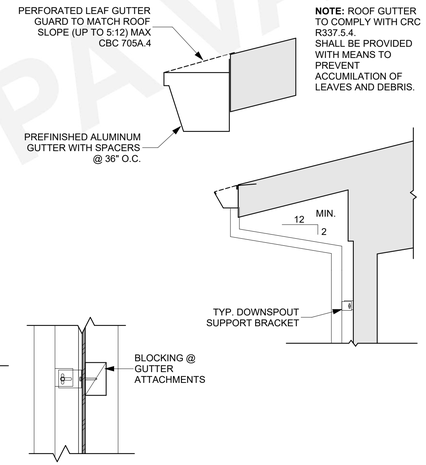
NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL

RAKE

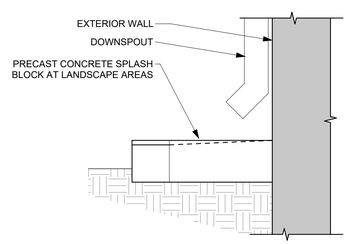


13 DOWNSPOUT TO SPLASH BLOCK

A-201 A-301 SCALE: 1" = 1'-0"



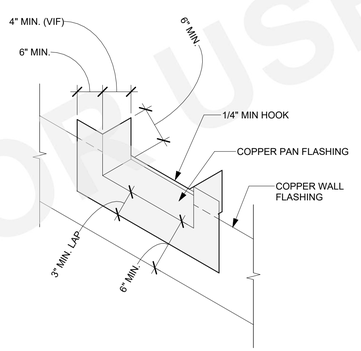
NOTE: ROOF GUTTER TO COMPLY WITH CRC R337.5.4. SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMILATION OF LEAVES AND DEBRIS.



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

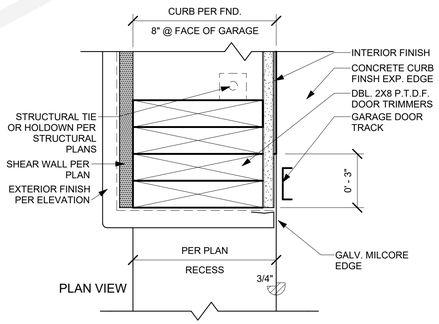
53 1-HR EXTERIOR RATED WALL ASSEMBLY

A-201 A-301 SCALE: 3" = 1'-0"



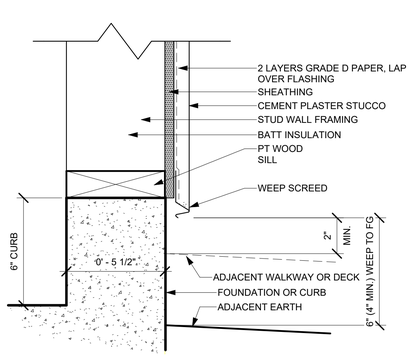
43 O'HAGIN VENT WATERPROOFING

A-201 A-301 SCALE: 6" = 1'-0"



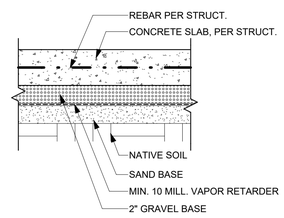
33 COTTAGE - RAKE

A-201 A-301 SCALE: 1 1/2" = 1'-0"



13 DOWNSPOUT TO SPLASH BLOCK

A-201 A-301 SCALE: 1" = 1'-0"



NOTE:
SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION

54 FLASHING - DOOR AT GRADE

A-201 A-301 SCALE: 3" = 1'-0"

44 GARAGE DOOR CURB

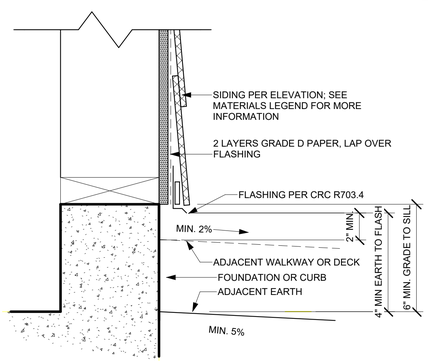
A-201 A-301 SCALE: 3" = 1'-0"

34 STUCCO TYP. FOUNDATION

A-201 A-301 SCALE: 3" = 1'-0"

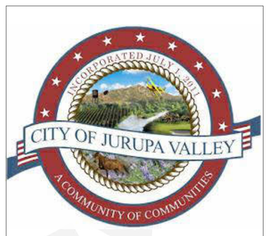
24 HORIZONTAL SIDING TYP. FOUNDATION

A-201 A-301 SCALE: 3" = 1'-0"



14 TYPICAL SLAB O/ VAPOR BARRIER

A-201 A-301 SCALE: 1 1/2" = 1'-0"



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JURUPA VALLEY DETACHED GARAGE
CITY OF JURUPA VALLEY

DETAILS

DATE

SHEET
A-301

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

STEPPED FOOTING

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

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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
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
℄ OR PL.	PLATE
PL	PROPERTY LINE
PLF	POUNDS 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

JURUPA VALLEY DETACHED GARAGE

CITY OF JURUPA VALLEY

SHEET INDEX, ABBREVIATIONS & SYMBOL

DATE 08/28/2025

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 AND ADEQUATELY SUPPORTED BEFORE THE CONCRETE IS PLACED AND SHALL BE SECURED AGAINST DISPLACEMENT DURING CONSTRUCTION WITHIN PERMITTED TOLERANCES. ADEQUATE SUPPORTS ARE ALSO NECESSARY TO KEEP THE REINFORCING STEEL AT THE PROPER DISTANCE FROM THE FORMS. USE WIRE BAR SUPPORTS, PRECAST CONCRETE SUPPORTS, SPACERS, BOLSTERS, REINFORCEMENT OR OTHER MEANS OF SUPPORT PER THE "CRSI MANUAL OF STANDARD PRACTICE", LATEST EDITION.
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 POZOLLAN (CLASS F)	C618
NATURAL OR MANUFACTURED SAND	C33
SLAG	C989

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

3. CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19 , WHICH REFERENCES ACI 301-20 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR 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	0.50	0.15
CONCRETE SLAB ON GRADE	2,500	150	4	0.45	0.15

   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 BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
9. PIPES EMBEDDED IN CONCRETE:
   A. CONCRETE
      a. PIPES LARGER THAN 1-1/2" DIAMETER SHALL 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
   C. VALUES LISTED SHALL BE VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER
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.

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 W/GYP CEILING	21
EXTERIOR BEARING WALLS:	2x6 STUDS W/STUCCO EXT FINISH + INT GYP BOARD	18

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	P_g = 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	-37.1	-16.0	-16.0
	ZONE 2e	-37.1	-16.0	-16.0
	ZONE 2n	-54.1	-30.3	-20.1
	ZONE 2r	-54.1	-30.3	-20.1
	ZONE 3e	-54.1	-30.3	-20.1
	ZONE 3r	-64.3	-33.7	-33.7
	ALL ZONES	16.0	16.0	16.0
OVERHANG	ZONE 1	-45.6	-28.6	-28.6
	ZONE 2e	-45.6	-28.6	-28.6
	ZONE 2n	-62.6	-43.9	-42.2
	ZONE 2r	-62.6	-43.9	-42.2
	ZONE 3e	-72.9	-40.5	-28.6
	ZONE 3r	-83.1	-42.2	-42.2
WALL	ZONE 4	-21.8	-18.9	-16.7
	ZONE 5	-26.9	-20.9	-16.7
	POSITIVE	20.1	16.7	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 = 1.699 S_1 = 0.62	2022 CBC 1613.2.1
SITE CLASS	D (DEFAULT)	2022 CBC 1613.2.2
SPECTRAL RESPONSE COEFFICIENTS:	S_{DS} = 1.359 S_{D1} = 0.703	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 = 4.5K	ASCE 7-16 12.8.1
SEISMIC RESPONSE COEFFICIENTS	Cs = 0.209	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

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.

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.
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. 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..
10. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
11. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
12. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
13. CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING. SHORING IS NOT THE RESPONSIBILITY OF THE SEOR. CONTRACTOR TO SUBMIT ANY SHORING DESIGN AND DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
   G. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
   H. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.
17. EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.

DIMENSIONS

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

THESE PLANS ARE PROVIDED BY THE CITY OF JURUPA VALLEY AS PART OF THE PRE-APPROVED DETACHED GARAGE 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 GARAGE 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.

JURUPA VALLEY DETACHED GARAGE
CITY OF JURUPA VALLEY

GENERAL NOTES

DATE
08/28/2025

SHEET
S-102

REQUIRED VERIFICATION AND INSPECTIONS

WOOD
CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWC SDPWS-2015

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

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

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 [D] (a) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS (b) MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	X	X	ACI 318: 26.7.1 ACI 318: 26.7.1	— —

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 CONDITIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.
   a. EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
   b. WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANSI/APA 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 US. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.

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

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

SAWN LUMBER

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

SAWN LUMBER PROPERTIES

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

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

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

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

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

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

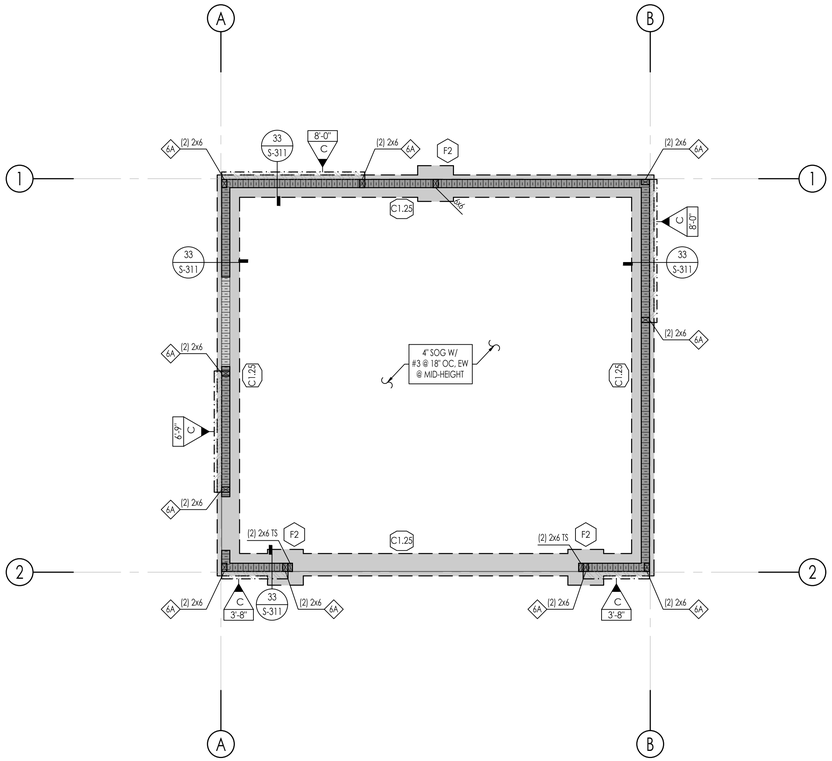
THESE PLANS ARE PROVIDED BY THE CITY OF JURUPA VALLEY AS PART OF THE PRE-APPROVED DETACHED GARAGE PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE GARAGE 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.

JURUPA VALLEY DETACHED GARAGE
CITY OF JURUPA VALLEY

GENERAL NOTES, SPECIAL INSPECTIONS & TESTS

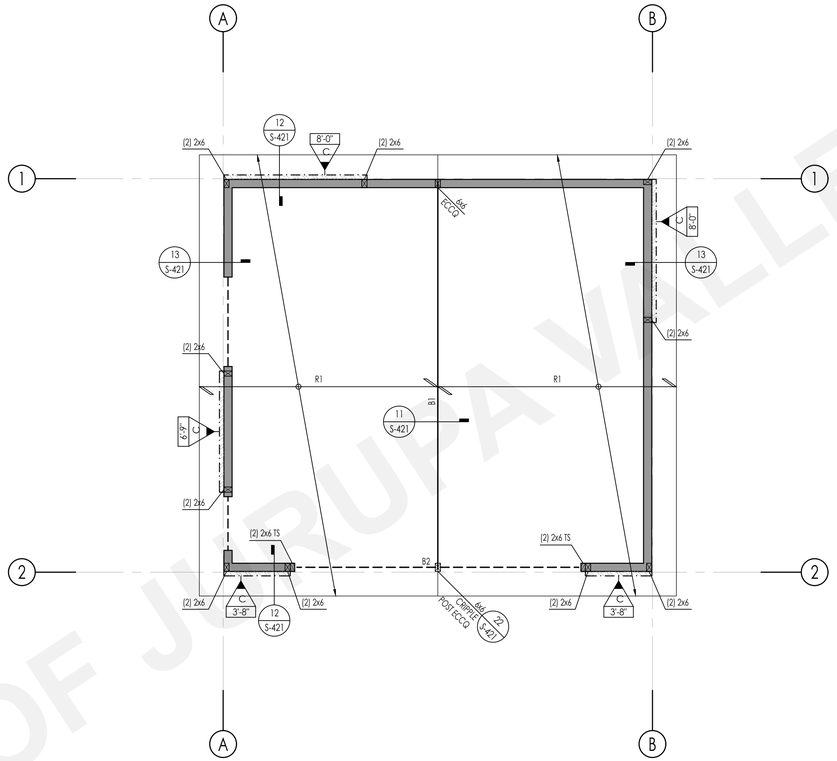
DATE
08/28/2025

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-404

2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
3. SEE ARCHITECTURAL DRAWINGS FOR ANY EMBEDED ITEMS AND ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
5. ALL DIMENSIONS SHOWN ARE FROM FACE OF MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN. UNLESS NOTED OTHERWISE, ALL COLUMNS ARE CENTERED IN STUD WALLS.
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'x WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE
   ALL POSTS IN 4'x WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE

FOUNDATION

9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
10. SEE ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL 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. REFER TO 34/S-402.
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 GEOTECHNICAL 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 DRAWING FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATION.
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. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.

    TYPICAL WALL FRAMING SHALL BE:
    2x6 @ 16" OC @ ALL EXTERIOR WALLS, UNO
    2x6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO
    2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO
21. 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

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

INDICATES CONCRETE CURB PER DETAIL 33/S-302

FOUNDATION SCHEDULES

SHEARWALL HOLDOWN SCHEDULE		
SPECIFIES HOLDOWN/ STRAP DETAIL	1x INDICATES HOLDOWN/ STRAP TYPE	DETAIL
6x	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/S-311

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.25	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5 @, EW	PER PLAN
F3	3'-0"	3'-0"	2'-0"	SEE NOTE 16	(4) #5, EW	(4) #5 , EW	PER PLAN

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	1 3/4"x 16" LVL	3 PLY

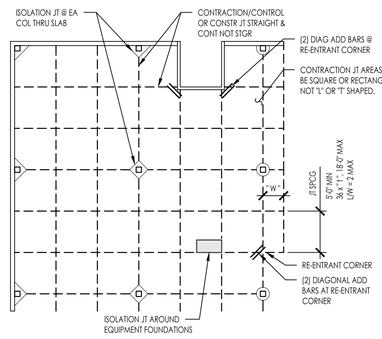
ROOF RAFTER SCHEDULE		
MARK	SIZE	REMARKS
R1	2x8 @ 16" OC	

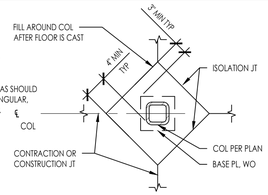
JURUPA VALLEY DETACHED GARAGE
CITY OF JURUPA VALLEY

FOUNDATION PLAN AND ROOF FRAMING PLAN

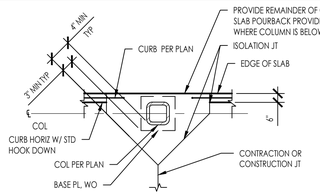
DATE
08/28/2025

SHEET
S-201

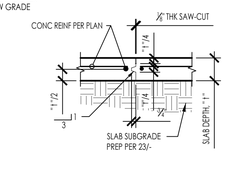




COLUMN ISOLATION JOINT



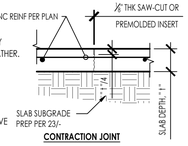
COLUMN ISOLATION JOINT



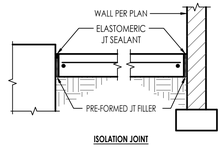
CONSTRUCTION JOINT (TYPICAL)

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 MANUFACTURERR.
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.



CONTRACTION JOINT

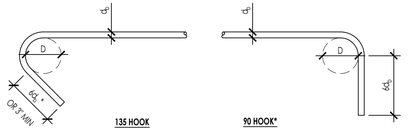


ISOLATION JOINT

SLAB ON GRADE JOINTS

2927-01-CU22 - S301 - 31

NTS | 31



135 HOOK

90 HOOK*

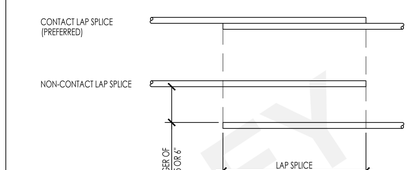
BAR SIZE	D
#3	1½"
#4	2"
#5	2½"

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

REINF TIES AND STIRRUPS

2927-01-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'-4"	5'-9"	5'-2"	4'-4"
#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

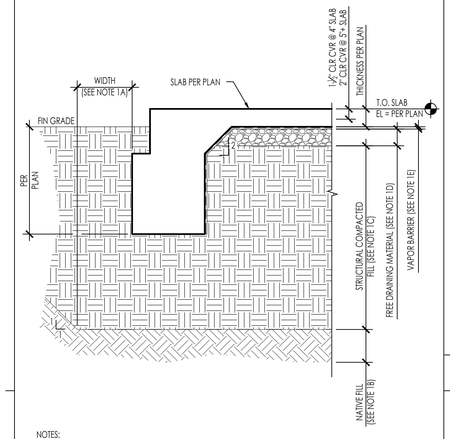
     OR

     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

2927-01-CU22 - S301 - 12

NTS | 12



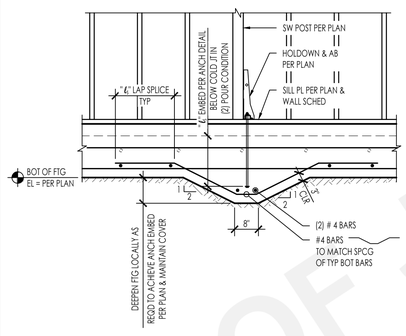
NOTES:

1. PREPARATION OF THE SLAB SUBGRADE SHALL BE AS FOLLOWS.
   - 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 CONDITIONS WITH WATER TO PRODUCE A SOIL WATER CONTENT NEAR OPTIMUM MOISTURE AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
   - D. 4" THICK, CLEAN FREE-DRAINING MATERIAL SUCH AS ⅜" 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

2927-01-CU22 - S301 - 53

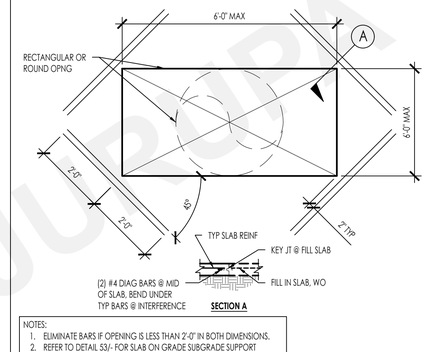
NTS | 53



DEEPENED FTG @ ANCHOR BOLT

2927-01-CU22 - S301 - 32

NTS | 32



SECTION A

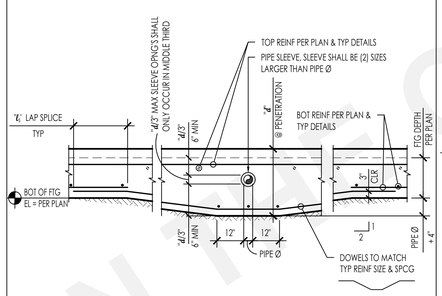
NOTES:

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

SOG OPENING

2927-01-CU22 - S301 - 22

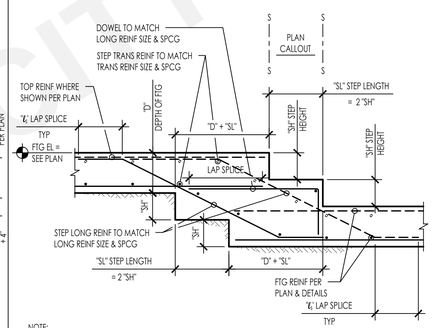
NTS | 22



SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN)

2927-01-CU22 - S301 - 43

NTS | 43

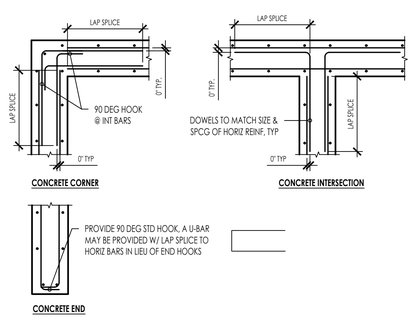


NOTE:
"SH" = 1'-6" MAX

STEP FOOTING

2927-01-CU22 - S301 - 33

NTS | 33

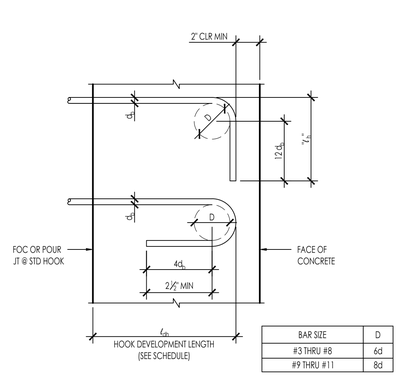


NOTE:
REINFORCEMENT SHOWN ON WALL ELEVATION(S), BOUNDARY REINFORCING DETAILS, AND OTHER SPECIFICALLY REFERENCED DETAILS SHALL TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE.

CONC REINF @ INTERSECTION

2927-01-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"

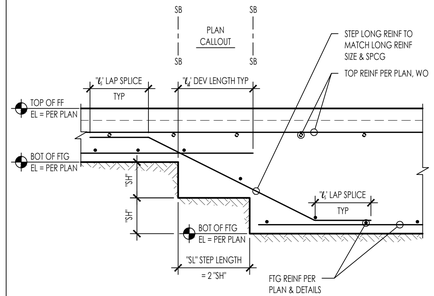
NOTES:

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

2927-01-CU22 - S301 - 14

NTS | 14



SLAB ON GRADE DEPRESSION

2927-01-CU22 - S301 - 44

NTS | 44

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

STEPPED FOOTING (BOTTOM ONLY)

2927-01-CU22 - S301 - 34

NTS | 34

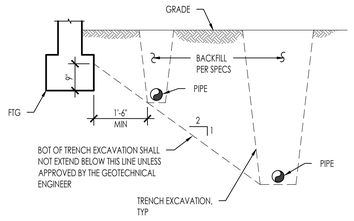
JURUPA VALLEY DETACHED GARAGE

CITY OF JURUPA VALLEY

TYPICAL CONCRETE DETAILS

DATE
08/28/2025

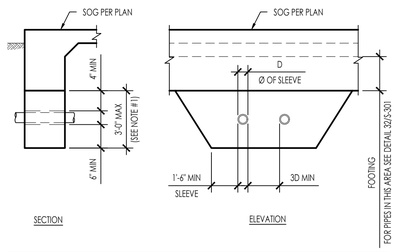
SHEET
S-301



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

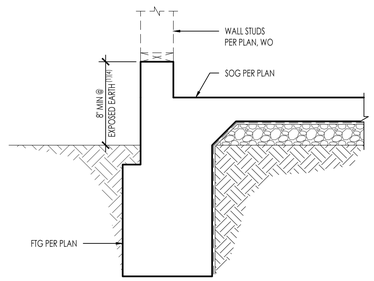
2927-01-CU22 - S311 - 51 NTS 51



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

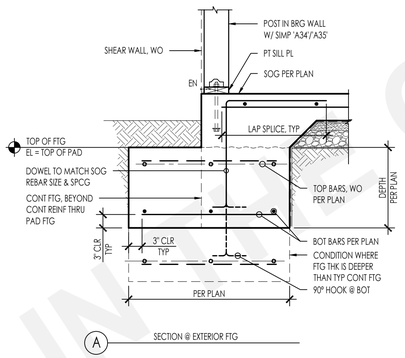
2927-01-CU22 - S311 - 53 NTS 52

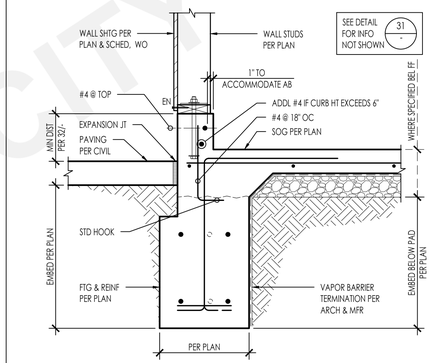


NOTES:
1. MIN DISTANCE TO EXPOSED EARTH APPLIES TO BOTH TURNED DOWN AND STEM WALL FOOTINGS
2. CONCRETE OR IMPERVIOUS SURFACE WITH ADEQUATE DRAINAGE AWAY FROM FOUNDATION (2% MIN SLOPE)
3. FOR BALANCE OF FOOTING INFO NOT SHOWN, SEE DETAIL 33/-

MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING

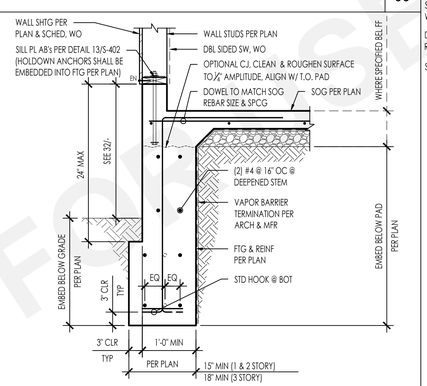
2927-01-CU22 - S311 - 32 NTS 32





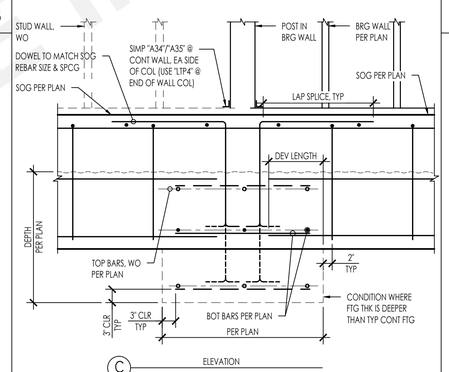
EXTERIOR CONTINUOUS WALL FTG W/ CURB

2927-01-CU22 - S311 - 33 NTS 33



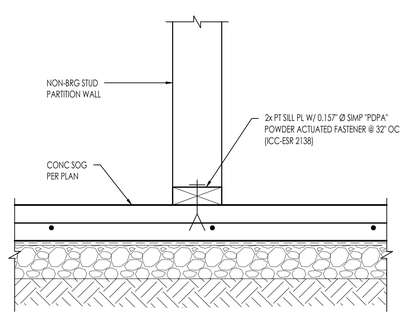
DEEPEND EXTERIOR FOOTING

2927-01-CU22 - S312 - 14 3/4" = 1'-0" 54



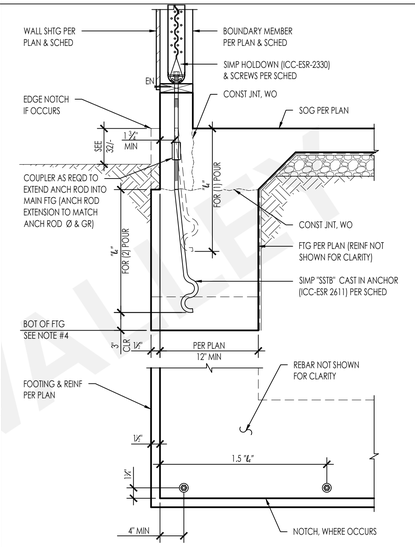
SPREAD FOOTING @ BEARING WALL POST

2927-01-CU22 - S311 - 44 3/4" = 1'-0" 44



NON-BEARING WALL ANCHORAGE @ SOG

2927-01-CU22 - S311 - 34 NTS 34



TYPE	HOLDOWN	ANCHOR	DIA [IN]	FASTENERS	BOUNDARY MEMBER MIN THICKNESS [IN]	MIN EMBED "t" [IN]	ALLOWABLE LOADS [lbs]	
							CORNER	MIDWALL
4A	HDU4-SDS2.5	SSTB16	⅝	10-SDS¼" x 2½"	3	12⅝	3,780	3,780
4B	HDU5-SDS2.5	SSTB20		14-SDS¼" x 2½"	3	16⅝	4,785	4,785
4C	HDU5-SDS2.5	SSTB24		14-SDS¼" x 2½"	3	20⅝	5,645*	5,645*
4D	HDQ8-SDS3	SSTB28	⅞	20-SDS¼" x 3"	4½	24⅛	9,230*	9,230*

1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE; ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3 "t"
3. * = CAPACITY LIMITED BY HOLDOWN
4. DEEPEN FOOTING AT HOLDOWN ANCHOR AS REQ'D PER DETAIL 32/-

SSTB ANCHOR & HOLDOWN @ FOUNDATION

2927-01-CU22 - S311 - 12 NTS 12

THESE PLANS ARE PROVIDED BY THE CITY OF JURUPA VALLEY AS PART OF THE PRE-APPROVED DETACHED GARAGE 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 GARAGE 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.

JURUPA VALLEY DETACHED GARAGE

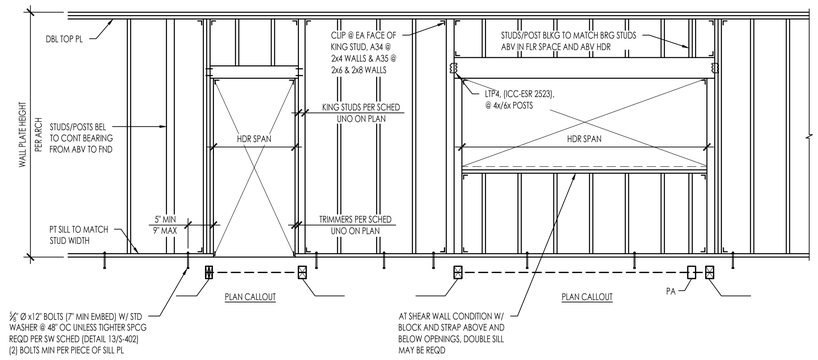
CITY OF JURUPA VALLEY

CONCRETE DETAILS

DATE
08/28/2025

SHEET
S-311

BEARING/SHEAR WALL HEADER SCHEDULE					
1-STORY		6 INCH WALLS			
1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS
	UP TO 3'-0"	6x4	2x	2x6	2x6
	3'-0" - 5'-0"	6x6	2x	2x6	2x6
	5'-0" - 7'-0"	6x8	(2) 2x	2x6	(2) 2x6
1-STORY		4 INCH WALLS			
1-STORY	OPENING WIDTH	4x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS
	UP TO 2'-11"	4x4	2x	2x4	2x4
	UP TO 4'-11"	4x6	2x	2x4	2x4
	UP TO 7'-0"	4x8	(2) 2x	(2) 2x4	(2) 2x4



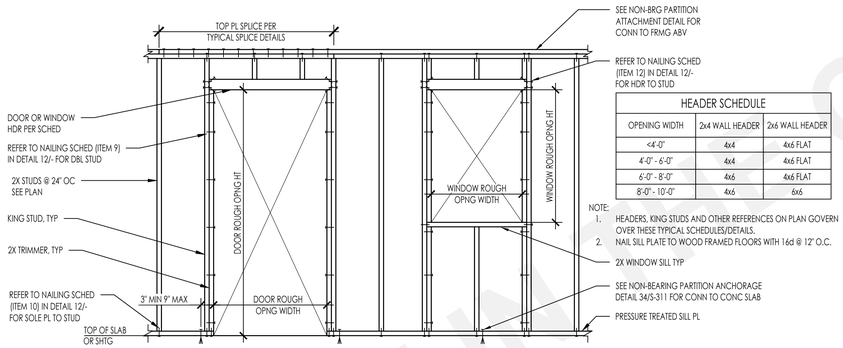
NOTES:
1. THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING
   A. FOR SHEAR WALLS SEE 34/S-402 FOR ADDTL REQUIREMENTS.
   B. FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 43/-
2. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS
3. PROVIDE A34 @ 4" WALLS & A35 @ 6" OR GREATER WALLS (ICC-ESR 2353)

FASTENING SCHEDULE PER 2022 CBC 2304.10.2		
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

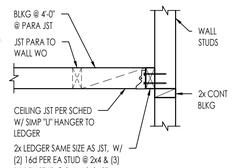
NOTE:
1. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THESE TYPICAL SCHEDULES/DETAILS.
2. NAIL SILL PLATE TO WOOD FRAMED FLOORS WITH 16d @ 12" O.C.

INTERIOR NON-BEARING PARTITION WALL FRAMING

2955-01-CU22 - S401 - 43 — NTS — 43

CEILING JOIST SCHED & DETAILS

2955-01-CU22 - S401 - 33 — NTS — 33

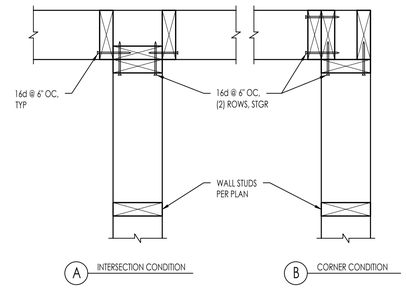


CEILING JOIST SCHED	
JOIST SIZE	MAX SPAN
2x4 @ 16" OC	9'-0"
2x6 @ 16" OC	14'-0"
2x8 @ 16" OC	18'-0"

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

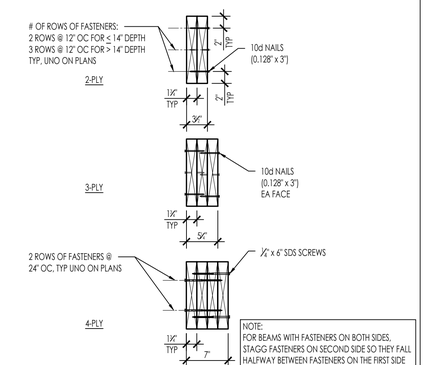
TYPICAL WOOD STUD INTERSECTIONS

2955-01-CU22 - S401 - 23 — NTS — 23



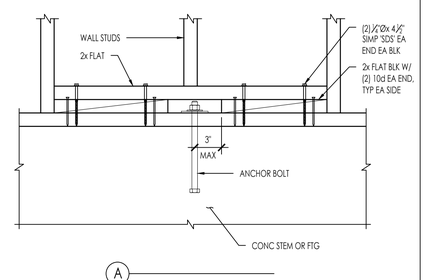
MULTI-PLY MEMBER CONNECTION

2955-01-CU22 - S401 - 13 — NTS — 13



ANCHOR BOLT AT WOOD STUD

2955-01-CU22 - S401 - 14 — NTS — 14

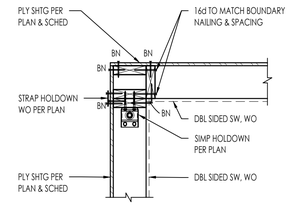


JURUPA VALLEY DETACHED GARAGE
CITY OF JURUPA VALLEY

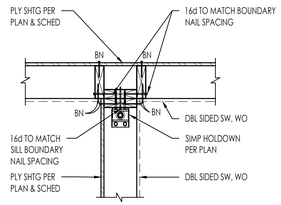
TYPICAL WOOD DETAILS

DATE
08/28/2025

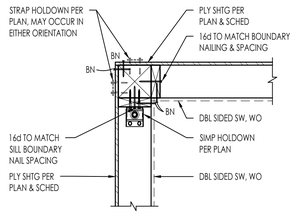
SHEET
S-401



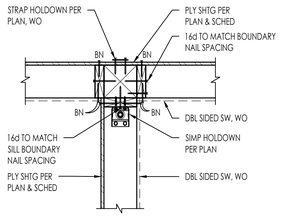
CORNER W/O POST



INTERSECTION W/O POST



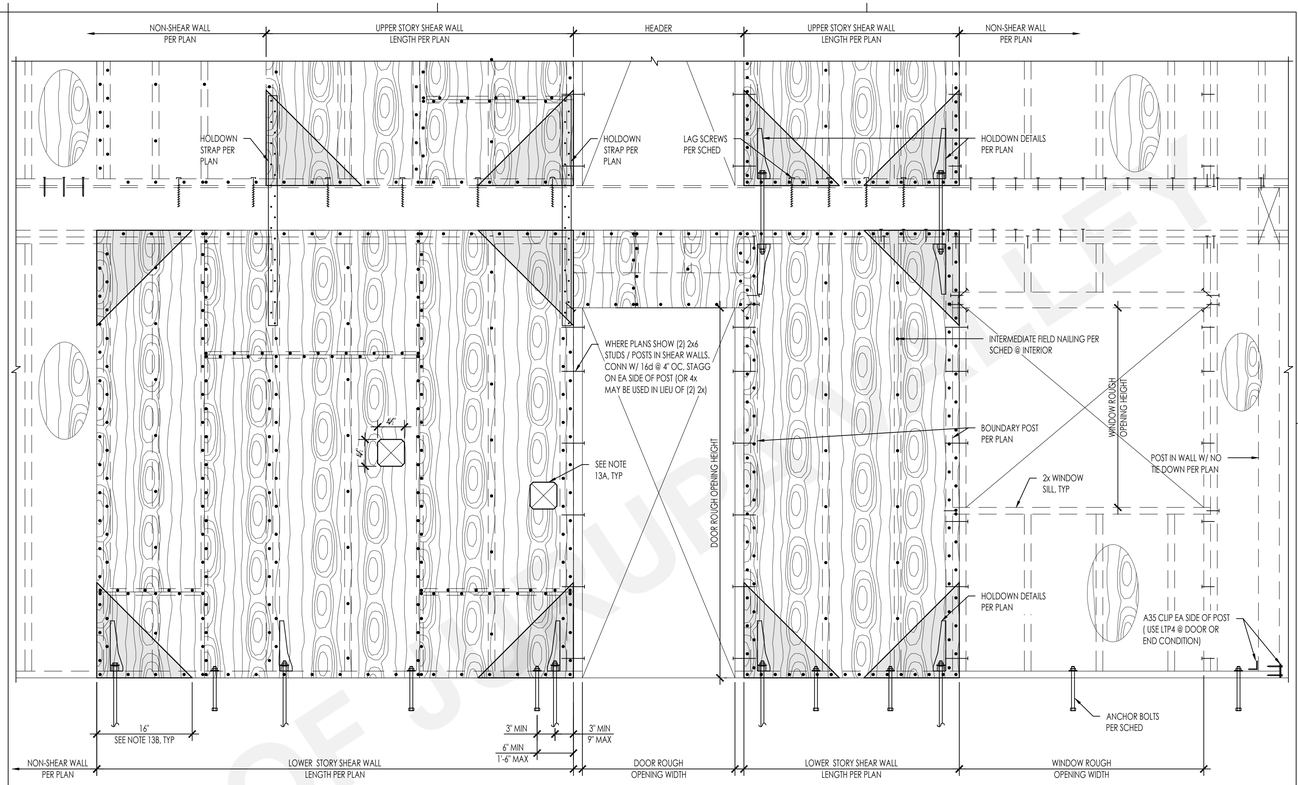
CORNER W/ POST



INTERSECTION W/ POST

SHEAR WALL INTERSECTION

2955-01-CU22 - S402 - 42 NTS 42

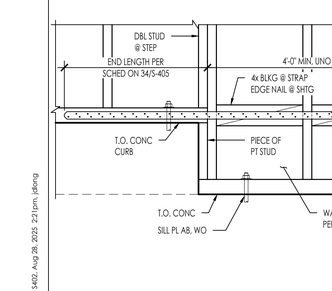


SHEAR WALL SHEATHING / NAILING SCHEDULE									
WALL SYMBOL	STRUCT SHEATHING [1,12]	FRAMING SIZE [6]	NAILING [2,3,4]			SILL NAILING [7]		A35s	ANCHOR BOLTING [10, 11]
			(2) 2x STUD	EDGE	INTERMEDIATE SUPPORTS	NAILS /LAG SCREWS [8]	SDS SCREWS OPTION [14]		
A	15/32" STRUCT 1 PLYWOOD	2x	10d @ 9" OC	8d @ 6" OC	8d @ 12" OC	16d @ 6" OC	12" OC	24" 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	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	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	5/8" DIA @ 32" OC
E	15/32" STRUCT 1 PLYWOOD	2x	10d @ 3" OC	10d @ 2" OC	10d @ 12" OC	5/8"Ø LAG SCREWS @ 8" OC	4" OC	8" 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	(2) @ 8" OC *	6" OC	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	(2) @ 6" OC *	A34 @ 4" OC	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	(2) @ 4" OC *	LTP4 @ 4" 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 SHEAR EXCEEDS 700 PLF. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.
7. WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
8. LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
9. SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
10. REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS
11. LENGTHEN ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
12. ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD NOTED ABOVE PROVIDED IT IS RATED BY APA'S PERFORMANCE STANDARD RATING AND IS OF THE SAME NUMBER OF LAYERS AS PLYWOOD PLY INDICATED.
13. LIMITATIONS OF MECHANICAL PENETRATIONS IN SHEAR WALLS:
    A. 4 1/2" MAX PENETRATION
    B. NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS. SQUARE PENETRATIONS SHALL RADIUS EDGES. DO NOT OVER CUT HOLE WITH SAW
14. ASSUMES A 1 1/4" MIN LSL RIM BOARD. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD.
    * WALL W/ DOUBLE SIDED PLYWOOD REQUIRE (2) RIM BOARDS.
15. SIMPSON 'LTP4' CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION. IF CLIP IS INSTALLED OVER THE SHEATHING, O.131" x 2 1/2" NAILS SHALL BE USED.

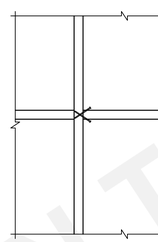
TYPICAL SHEAR WALL ELEVATION AND SCHEDULE

2955-01-CU22 - S402 - 13 NTS 13



STRAP AT STEP IN SHEAR WALL SILL PLATE

2955-01-CU22 - S402 - 53 NTS 53



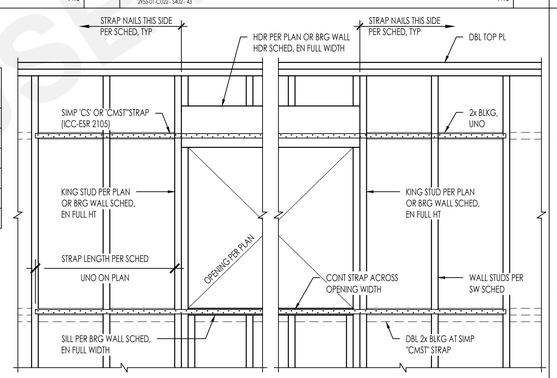
ELEVATION

TYPICAL BLOCKING DETAIL

2955-01-CU22 - S402 - 43 NTS 43

MARK	# OF BLKG	SIMPSON STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
▽	1	CS20	(12) 10d x 2½"	32"	1,030
▽	1	CS16	(20) 10d x 2½"		1,705
▽	1	CS14	(26) 10d x 2½"		2,490
▽▽	2	CMSTC16	(50) 10d x 3½"		4,690
▽▽	2	CMST14	(66) 10d x 2½"	39	6,475
▽▽	2	CMST12	(86) 10d x 2½"		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

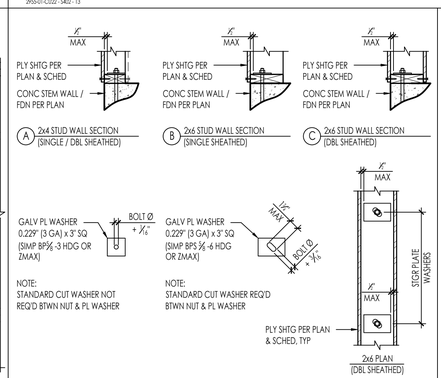
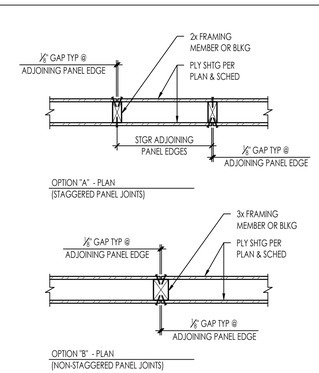


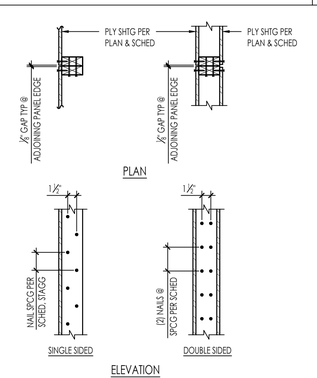
PLATE WASHER DETAIL

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

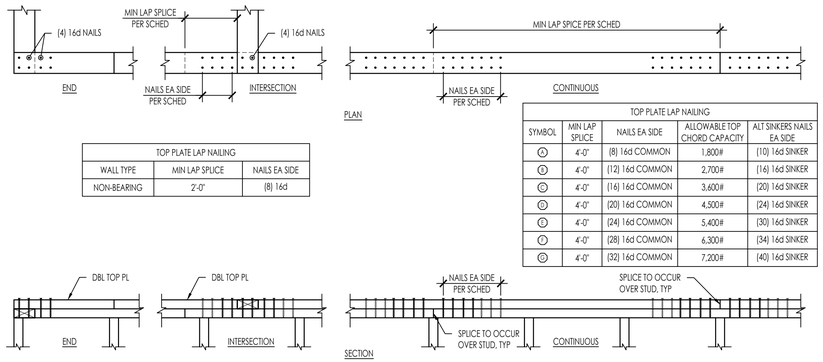
JURUPA VALLEY DETACHED GARAGE

CITY OF JURUPA VALLEY

TYPICAL WOOD DETAILS

DATE 08/28/2025

SHEET S-402

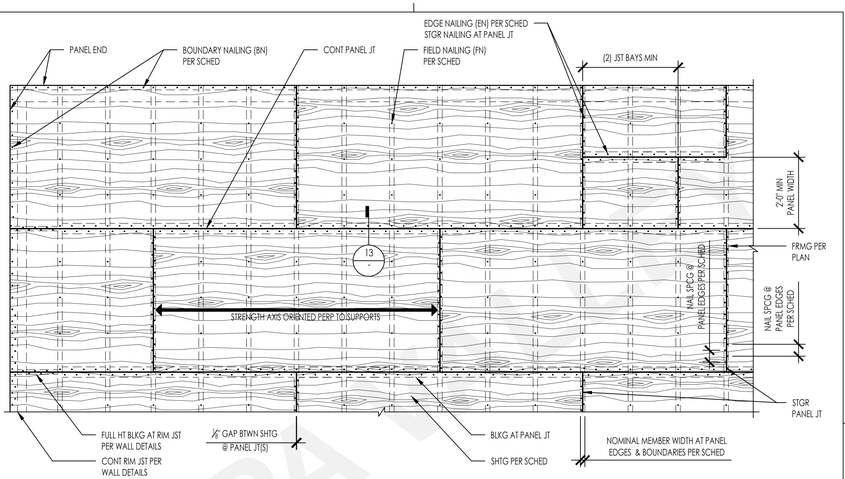


TOP PLATE LAP NAILING		
WALL TYPE	MIN LAP SPLICE	NAILS EA SIDE
NON-BEARING	2'-0"	(8) 16d

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	1,800#	(10) 16d SINKER
B	4'-0"	(12) 16d COMMON	2,700#	(16) 16d SINKER
C	4'-0"	(16) 16d COMMON	3,600#	(20) 16d SINKER
D	4'-0"	(20) 16d COMMON	4,500#	(24) 16d SINKER
E	4'-0"	(24) 16d COMMON	5,400#	(30) 16d SINKER
F	4'-0"	(28) 16d COMMON	6,300#	(34) 16d SINKER
G	4'-0"	(32) 16d COMMON	7,200#	(40) 16d SINKER

51 DBL TOP PLATE SPLICE NAILING NTS 31

2955-01-CU22 - S403 - 33

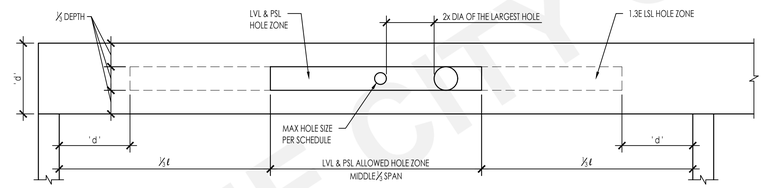


DIAPHRAGM SCHEDULE											
TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE[4]	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN)	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	FIELD NAILING (FN)	PANEL EDGE SUPPORT OR NOMINAL MEMBER WIDTH AT PANEL EDGES	LINES OF FASTENERS
A	ROOF	SEE NOTE 5	STRUCT 1	32 / 16	NO	10d	6	-	6	12	H-CLIPS	1

NOTES:
1. DIAPHRAGM SHALL BE GLUED TO FLOOR FRAMING PRIOR TO NAILING. REFER TO PROJECT GENERAL NOTES.
2. MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 3/8" FROM SHEATHING EDGE AND 1/2" 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 1/8".
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

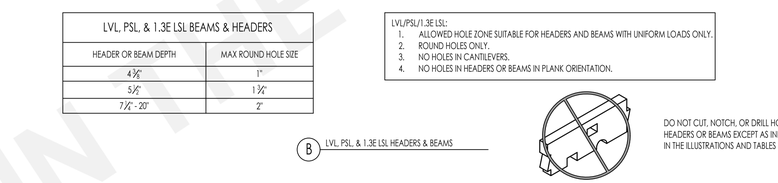
52 PLYWOOD DIAPHRAGM SHEATHING NTS 12

2955-01-CU22 - S403 - 12



1.55E LSL BEAMS & HEADERS	
HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
9 1/4"	3"
11 7/8"	3 3/4"
14" - 16"	4 3/4"

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



LVL, PSL, & 1.3E LSL BEAMS & HEADERS	
HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
4 3/4"	1"
5 1/2"	1 1/2"
7 1/4" - 20"	2"

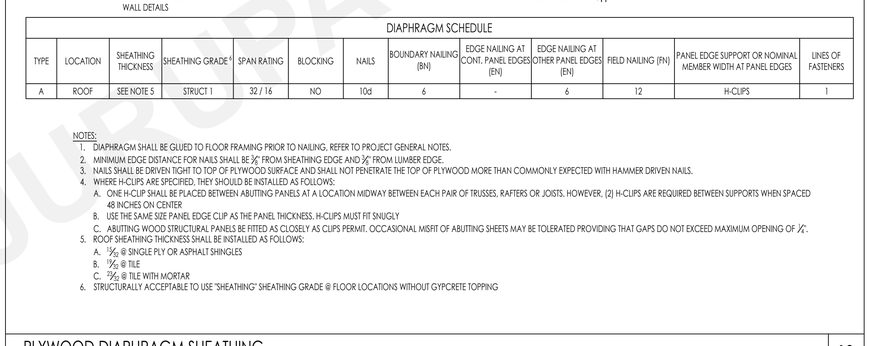
LVL/PSL/1.3E LSL:
1. ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.
2. ROUND HOLES ONLY.
3. NO HOLES IN CANTILEVERS.
4. NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

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

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

53 ALLOWABLE HOLES THRU ENGINEERED LUMBER HEADERS & BEAMS NTS 33

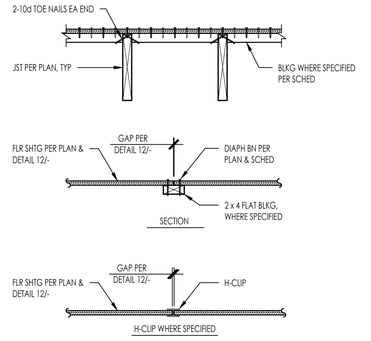
2955-01-CU22 - S403 - 33



NOTE:
FOR LARGER OPENINGS REFER TO FRAMING PLAN

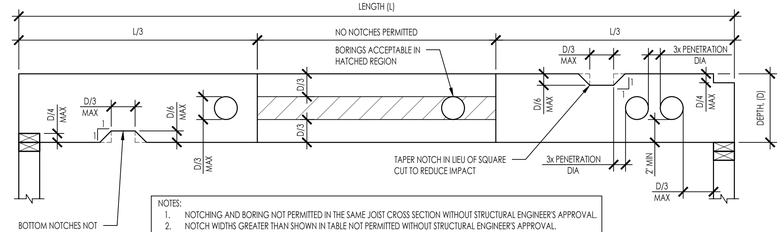
54 OPENING AT FRAMING NTS 23

2955-01-CU22 - S403 - 23



55 DIAPHRAGM PANEL JOINTS NTS 13

2955-01-CU22 - S403 - 13

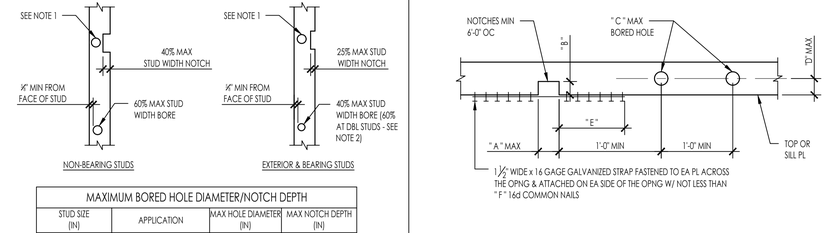


NOTES:
1. NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST CROSS SECTION WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
2. NOTCH WIDTHS GREATER THAN SHOWN IN TABLE NOT PERMITTED WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
3. NO NOTCHES OR HOLES PERMITTED ANYWHERE IN CANTILEVERED ELEMENTS WITHOUT STRUCTURAL ENGINEER'S APPROVAL

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

56 SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS 1" = 1'-0" or NTS 34

2955-01-CU22 - S403 - 34



MAXIMUM BORED HOLE DIAMETER/NOTCH DEPTH			
STUD SIZE (IN)	APPLICATION	MAX HOLE DIAMETER (IN)	MAX NOTCH DEPTH (IN)
2X4	NON-BEARING	2 1/2"	1 3/8"
	EXTERIOR/BEARING	1 3/8"	7/8"
2X6	NON-BEARING	3 1/4"	2 3/16"
	EXTERIOR/BEARING	2 5/16"	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.

57 TYP WALL NOTCH AND BORING LIMITATIONS NTS 24

2955-01-CU22 - S403 - 24

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

58 TOP PL AND SILL NOTCH AND BORING LIMITATIONS NTS 14

2955-01-CU22 - S403 - 14

THESE PLANS ARE PROVIDED BY THE CITY OF JURUPA VALLEY AS PART OF THE PRE-APPROVED DETACHED GARAGE 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 GARAGE 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.

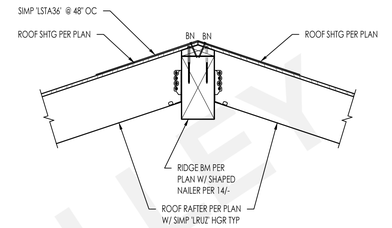
JURUPA VALLEY DETACHED GARAGE

CITY OF JURUPA VALLEY

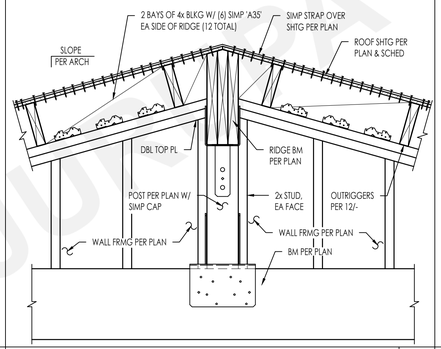
TYPICAL WOOD DETAILS

DATE
08/28/2025

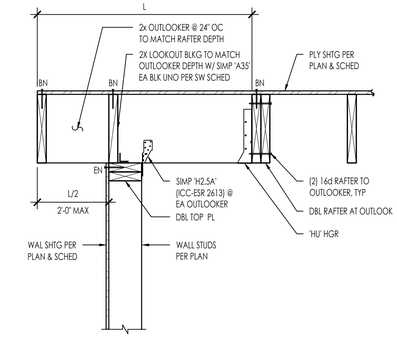
SHEET
S-403



51 | 41 | 31 | 21 | ROOF RIDGE 2955-01-CU22 - 5421 - 31 | 1" = 1'-0" | 11

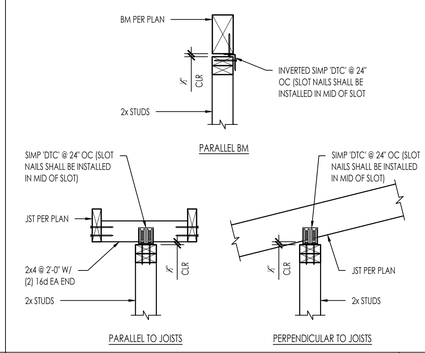


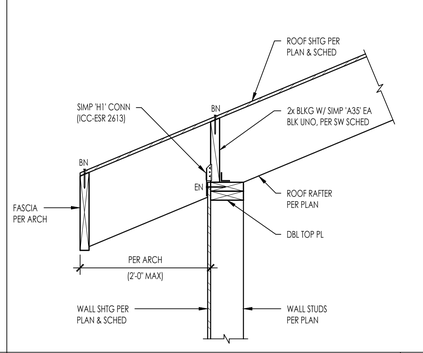
52 | 42 | 32 | PLATE TIE @ RIDGE BEAM 2955-01-CU22 - 5421 - 22 | 1" = 1'-0" | 22



OUTLOOKER @ EXTERIOR SHEAR WALL 2955-01-CU22 - 5421 - 23 | 1" = 1'-0" | 12

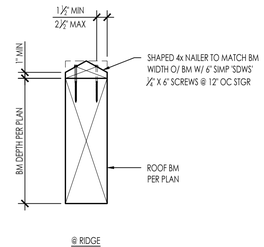
53 | 43 | 33 | NON-BEARING TOP PLATE CONNECTION 2955-01-CU22 - 5421 - 43 | NTS | 23





RAFTER @ EXTERIOR SHEAR WALL 2955-01-CU22 - 5421 - 13 | 1" = 1'-0" | 13

54 | 44 | 34 | 24 | TOP NAILER @ RIDGE BEAM 2955-01-CU22 - 5421 - 14 | 1" = 1'-0" | 14



JURUPA VALLEY DETACHED GARAGE

CITY OF JURUPA VALLEY

ROOF FRAMING DETAILS

DATE

08/28/2025

SHEET

S-421