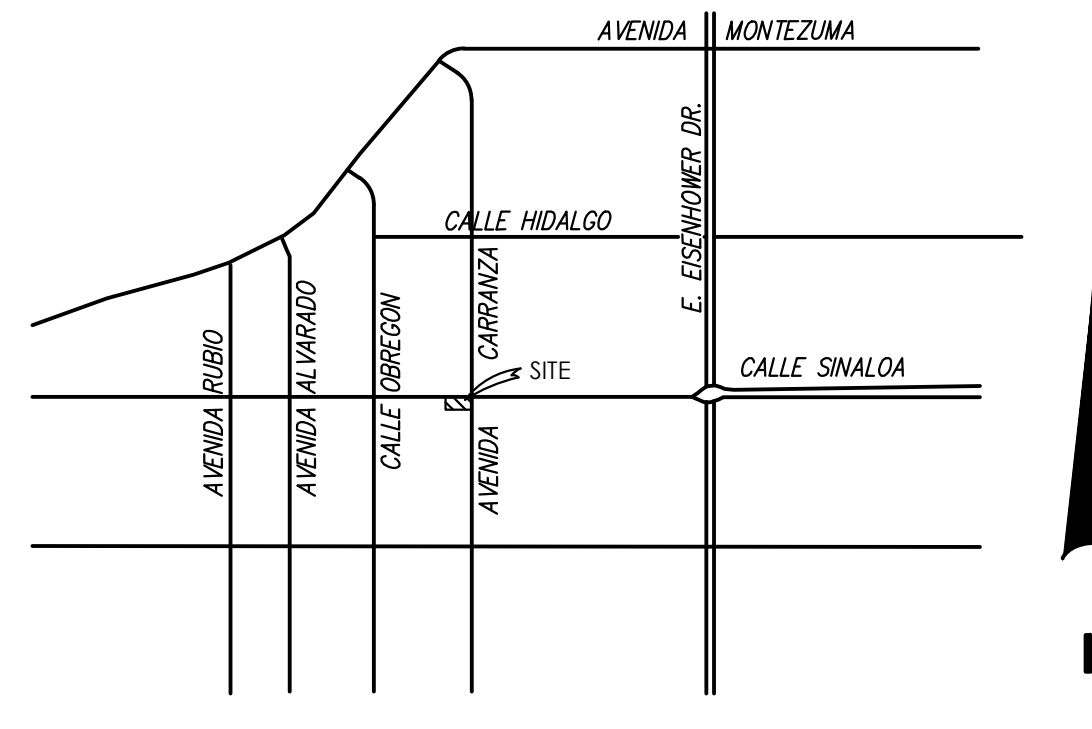


# 51755 AVENIDA CARRANZA LA QUINTA CA 92253

## VICINITY MAP



## BUILDING CODES

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 LA QUINTA MUNICIPAL CODE



## PROPERTY DATA

APN: 773-164-013

### LEGAL DESCRIPTION:

LOT 1 BLK 57 MB 018/063 SANTA CARMELITA VALE LA QUINTA UNIT 5 Lot 1 Block 57 SubdivisionName SANTA CARMELITA VALE LA QUINTA UNIT 5 LotType Lot RecMapType Map Book MapPlatB 018 MapPlatP 063

## PROJECT TEAM

OWNER/REPRESENTATIVE:  
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## GENERAL NOTES

- ALL PRODUCTS LISTED BY AN EVALUATION SERVICE REPORT (ESR) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS SHALL ALSO BE LISTED BY ESR.
- SEPARATE PERMITS REQUIRED: POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL, MECHANICAL, ELECTRICAL, PLUMBING, GREEN BUILDING AND ENERGY CODES AND THE LA QUINTA MUNICIPAL CODE.
- "ALL "OR EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
- THE DEVELOPER/ CONTRACTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB LOCATION (OR EDGE OF STREET PAVING IF NO CURBS EXIST) FROM PROPERTY LINE(S) WITH THE PUBLIC WORKS DEPARTMENT.
- UNTREATED WOOD STUDS AND WOOD SHEATHING THAT REST ON EXTERIOR FOUNDATION WALLS SHALL BE NOT LESS THAN 8 INCHES FROM EXPOSED EARTH. (CRC 317.1)
- A SEPARATE PLAN REVIEW OF THE AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM IS TO BE SUBMITTED TO THE LOCAL FIRE DEPARTMENT. SEPARATE PERMITS ARE REQUIRED.
- NOTE THAT SWIMMING POOLS ARE UNDER A SEPARATE PERMIT AND SUBMITTAL.
- Structural design and details fully conform to all appropriate requirements of the California Residential Code. Should a portion or all of the structural design conform to the requirements of the California Building Code, as allowed in the CRC, the statement shall clearly identify which portions of the structural design conform to the CBC or that the full structural design is in conformance with the structural requirements of the California Building Code. (R301.1.3 CRC)
- ALL EXTERIOR LIGHTING SHALL MEET MC 9.100.150, FULLY SHIELDED WITH BULBS UNDER 160 WATTS.

## SHEET INDEX

CS	COVER SHEET
A0.1	GENERAL SPECIFICATIONS
A0.2	CRC R337 REQ.'s & CALGREEN NOTES
A0.3	TITLE 24- ENERGY CALCS
A1	PLOT PLAN
A2	MAIN FLOOR PLAN
A3	DROP CEILING PLAN
A4	ROOF PLAN
A5	EXTERIOR BUILDING ELEVATIONS
A6	BUILDING SECTIONS
A7	ARCHITECTURAL DETAILS
	ELECTRICAL GENERAL NOTES
E1.1	ELECTRICAL SITE PLAN
E2	ELECTRICAL TITLE 24
E3	ELECTRICAL POWER PLAN
E3.1	ELECTRICAL SOLAR READY ANALYSIS
E4	LIGHTING PLAN
E5	LOAD CALCULATION
E6	ELECTRICAL DETAILS
E7	ELECTRICAL SPECIFICATIONS
M0.1	MECHANICAL SPECIFICATIONS
M0.2	MECHANICAL SCHEDULES
M2.1	MECHANICAL FLOOR PLAN
M3.1	MECHANICAL DETAILS
M3.2	MECHANICAL DETAILS
P0.1	PLUMBING GENERAL NOTES
P0.2	PLUMBING SCHEDULES
P2	PLUMBING SITE PLAN
P2.1	PLUMBING PLANS
P3.1	PLUMBING DIAGRAMS
P4.1	PLUMBING DETAILS
S1	SHEARWALL PLAN
S2	FOUNDATION PLAN
S3	ROOF FRAMING PLAN
D1	STRUCTURAL DETAILS
D2	STRUCTURAL DETAILS
D3	STRUCTURAL DETAILS
HFX-1	HARDY FRAME DETAILS
HFX-2	HARDY FRAME DETAILS
HFX-3	HARDY FRAME DETAILS

farco, Inc.  
ARCHITECTURE-ENGINEERING-  
PLANNING-LANDSCAPING

REZA FARROKH, A.I.A.  
3727 East Pasadena Avenue  
Phoenix, Arizona 85018  
602.738.1190 phone  
602.468.1538 fax

## SITE INFORMATION

<b>MAIN FLOOR FOOTAGE</b>		<b>BUILDING DATA</b>	
A/C SPACE	1,747 SQ.FT.	CONSTRUCTION TYPE:	VB
GARAGE AND STORAGE	415 SQ.FT.	BUILDING STORIES:	1 STORY
COVERED AREA	185 SQ.FT.	OCCUPATION CLASS.:	R-3/U
TOTAL	2,347 SQ.FT.	FIRE SPRINKLERS:	YES NFPA 13D
		PROPERTY NOT IN FLOOD ZONE	
		SCOPE OF WORK:	SINGLE FAMILY HOME w/ ATTACHED GARAGE
		WORK UNDER SEPARATE PERMIT:	POOL, SOLAR PANELS, DRIVEWAY APPROACH

### LOT COVERAGE:

TOTAL F.A.R. 2,347 SQ.FT. (47.8%) OF LOT AREA 4,915 SQ. FT.

CARRANZA  
51755 AVENIDA CARRANZA, LA QUINTA, CA

date	layout

SHEET DESCRIPTION:  
COVER SHEET

DATE:  
MARCH 18, 2023

CS



