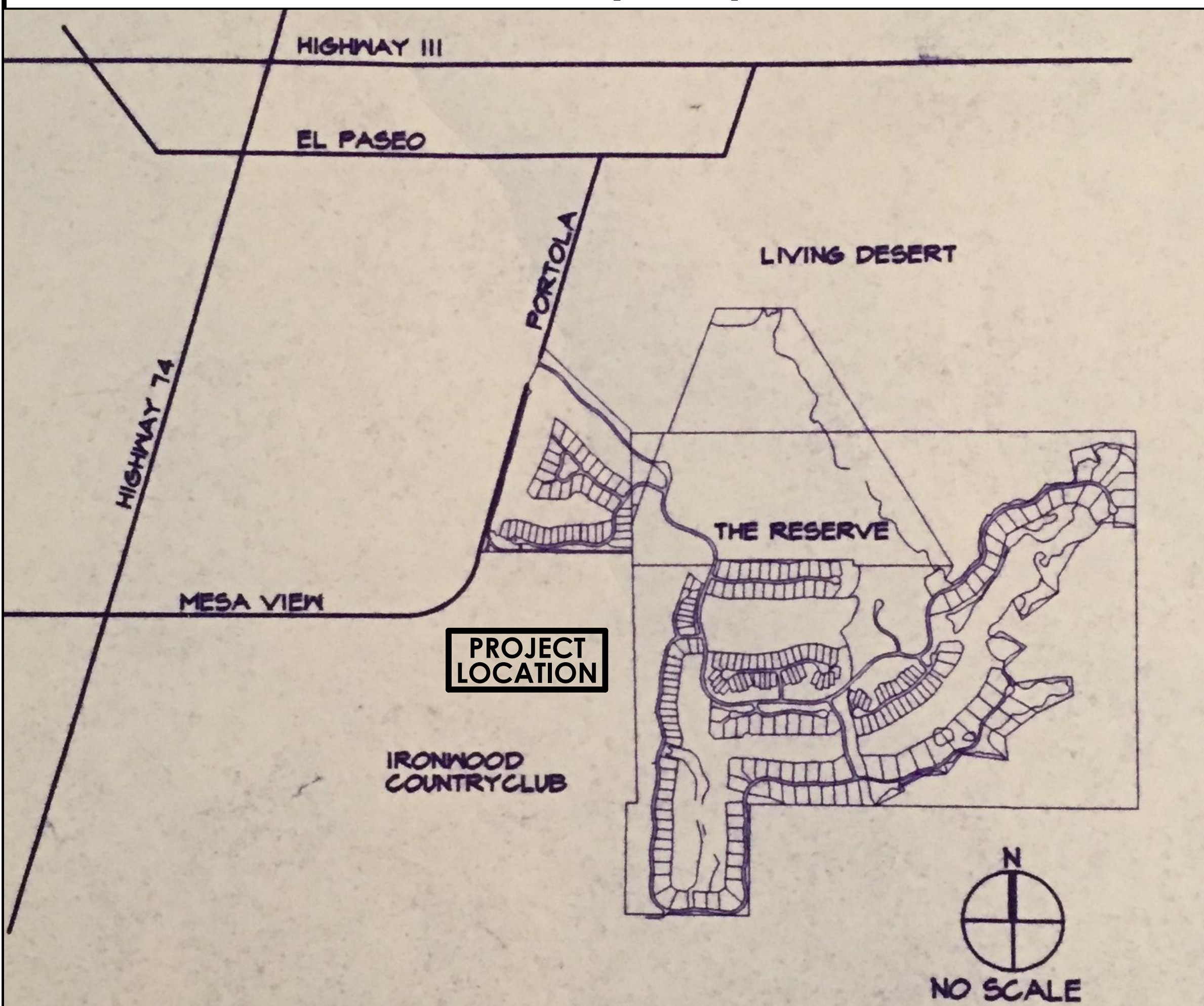


Vicinity Map



GOVERNING CODES:

Code's in effect as of January 1, 2023: (CRC R106.1.1)

2022 California Building Code (CBC), Part 2, Volumes 1 & 2 (Base on 2021 IBC) 2022 California Residential Code (CRC), Part 2.5 (Based on 2021 IRC) 2022 California Electrical Code (CEC), (Based on 2020 NEC) 2022 California Mechanical Code (CMC), Part 4 (Based on 2021 UBC) 2022 California Plumbing Code (CPC), Part 5 (Based on 2021 UPC) 2022 California Fire Code (CFC), Part 9 (Based on 2021 IFC) 2022 California Energy Code (CEC), Part 6 (California Energy Commission) 2022 California Green Building Code (CGBC), Part 11

SCOPE OF WORK

New addition to and remodel of existing cart barn located on the Southeastly corner along Desert Tenaja Trail and the addition of a new covered patio to the Northwestly corner of the property and adjacent to the great room/living room areas. The South most portion of the existing entry gate and connecting architectural fin wall feature is to be removed and replaced with a single entry gate flanked by two 8' tall pilaster columns with a HSS steel pergola/trellis fashioned structure as portal roof to match the new rear covered patio structure. Some minor materials and colors changes have also been indicated.

Cart barn work includes removing easterly portion of existing cart barn and adding a 216.4 s.f. addition area to allow for 2 golf carts. the remaining portion of the existing cart barn is to be converted into utility space as indicated on plans. The new 230 s.f. covered patio addition involves removing the existing non structural column surround and replacing the structural wood post under the main house hip truss with a HSS steel column that will also act/serve as the 4th column for the new covered patio structure. The other modifications involve color and material changes. I.e., light weight cultured stone to be removed and replaced with exterior cement plaster to locations as indicated on plans.

Project Design Team:

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET, UNIT D, PALM DESERT, CALIFORNIA 92211
Phone: (760) 568-3658 Email: jponeday@aol.com

STRUCTURAL ENGINEER

RASTRUCTURAL ENGINEERING, INC.
Rita Anguiano, P.E., Principal
7770 Springfield Lane, Suite "D"
Palm Desert, CA, 92211
PHONE: 760-346-9995
FAX: 760-346-9993
CELL: 760-808-9148

CIVIL ENGINEER

Feiro Engineering, Inc.
75060 Gerald Ford Drive, Suite 3
Palm Desert, CA 92211
Phone: 760-346-8015
Fax: (760) 346-2548
info@feiro.net

GENERAL CONTRACTOR

Marlin Baggott
Construction

Project Information:

OWNER:
Garnier
Indian Wells, CA

LEGAL:

Zoning Occupancy group: R3-U
Number of stories: Single
Type of construction: Type V - Non rated
Building OCC. Groups: Single Family
UN-SPRINKLERED
All new roofing area is Class A rated

Area Calculations

EXISTING RESIDENCE LIVING AREA = 3,890 s.f.
EXISTING RESIDENCE GARAGE & CART + HVAC = 685.5 s.f.

ADDITION TO CART BARN = 216.4 s.f.
NEW COVERED PATIO = 230.9 s.f.
TOTAL = 447.3 s.f.

NEW CART BARN, COVERED PATIO & ENTRY GATE ADDITIONS + MINOR REMODELING TO THE TO THE RESIDENCE OF:

Garnier
Indian Wells, CA 92210

Builders set general notes:

- THESE PLANS AND/OR DESIGNS ARE PREPARED EXCLUSIVELY FOR: TONY & ANITA GARNIER AND ARE NOT TO BE GIVEN OR ASSIGNED TO ANY THIRD PARTY, OR REUSED ON ANOTHER SITE WITHOUT THE WRITTEN APPROVAL OF JONATHAN PELEZZARE.
- ANY ERRORS OR DISCREPANCIES FOUND IN THESE PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER (JONATHAN PELEZZARE).
- THE CONTRACTOR & ALL SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THESE PLANS AND THE SITE CONDITIONS PRIOR TO COMMENCING ANY WORK.
- DIMENSIONS ARE FOR CONSTRUCTION PURPOSES. DO NOT SCALE DRAWINGS.
- ALL WORK TO COMPLY WITH CITY AND/OR COUNTY OF JURISDICTION REQUIREMENTS AND ORDINANCES.
- AGENCY APPROVED PLANS SHALL BE KEPT AT THE JOB SITE AND SHALL NOT BE USED BY WORKMEN.
- ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN CONDITION AT ALL TIMES. ALL DEMOLITION MATERIALS SHALL BE DISPOSED OF AS PER CITY RECYCLING REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH MANUFACTURERS' OR SUPPLIER'S INSTRUCTIONS AND SPECIFICATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT FROM DAMAGE ALL EXISTING AND NEW UTILITIES.
- THE ELECTRICAL, STRUCTURAL, AND STEEL SHOP DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF ALL SUPPLEMENTARY WORK. UPON THE OCCURRENCE OF ANY DISCREPANCIES BETWEEN THE SUPPLEMENTAL DRAWINGS AND THE ARCHITECTURAL DRAWINGS THAT WOULD ENCUMBER OR CAUSE AN AWKWARD INSTALLATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY JONATHAN PELEZZARE AT ONCE, FOR REVIEW AND CLARIFICATION. WORK SHALL COMMENCE UPON WRITTEN APPROVAL BY JONATHAN PELEZZARE.
- WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. REQUIRED CORRECTIVE WORK SHALL BE PERFORMED IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH OCCUPANCY OF THE PROJECT ON A TIMELY BASIS.
- NO STRUCTURAL MEMBER SHALL BE SERIOUSLY WEAKENED OR IMPAIRED BY CUTTING, NOTCHING, OR OTHERWISE. ALL BEAMS, GUIDES, JOISTS, STUDS AND SIMILAR CONSTRUCTION SHALL BE BORED WITH HOLES APPROXIMATELY THE SAME DIAMETER AS THE PIPES PASSING THROUGH THEM.
- UNLESS THE DESIGNER IS RETAINED TO PROVIDE ON SITE REPORTS DURING CONSTRUCTION THE OWNER AND/OR HIS CONTRACTOR ASSUME COMPLETE RESPONSIBILITY FOR THE PROPER USE AND EXECUTION OF THE PLANS. ANY CHANGES OR DEVIATIONS FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF JONATHAN PELEZZARE RELEASES JONATHAN PELEZZARE FROM ANY LIABILITY FOR THE ENTIRE PROJECT.
- THIS SET OF PLANS, PER THE CONTRACT WITH JONATHAN PELEZZARE, IS A BUILDER'S SET OF PLANS. THIS MEANS THAT NOT ALL DETAILS AND SPECIFICATIONS ARE PROVIDED AND THE GENERAL AND SUB-CONTRACTORS WILL BE REQUIRED TO HAVE GENERAL CONSTRUCTION KNOWLEDGE AND MAY REQUIRE SHOP OR INSTALLATION DRAWINGS FOR MANUFACTURED OR OTHER SPECIAL ITEMS TO COMPLETE THE STRUCTURE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING BIDS FOR THIS PROJECT. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY DETAIL, ASSEMBLY, SPECIFICATION, DESIGN INTENT, ETC., SUCH CLARIFICATION SHALL BE REQUESTED PRIOR TO THE SUBMITTAL OF ANY BIDS. FURTHER, THE CONTRACTOR SHALL HOLD ALL SUB-CONTRACTORS RESPONSIBLE FOR REQUESTING SUCH CLARIFICATION OF ANY PORTION OF THE WORK PERTAINING TO THEIR BIDS.
- THIS SET OF PLANS SHALL BE USED ONLY IN CONJUNCTION WITH THE SPECIFICATIONS INCLUDED HEREIN AND OR THE MANUFACTURERS SPECIFICATIONS & INSTRUCTIONS (SEE NOTE 8 ABOVE) & ALL DOCUMENTATION PERTAINING TO THE CIVIL, STRUCTURAL, ELECTRICAL, & MECHANICAL (INCLUDING TITLE 24 SPECIFICATIONS) & ANY OTHER ENGINEERS WORK. ALL DRAWINGS, DETAILS, SPECIFICATIONS, & DOCUMENTATION SHALL CONSTITUTE "THE COMPLETE SET OF PLANS". ALL "WORKING RENDERINGS" INCLUDED WITHIN THIS SET OF DOCUMENTS (ALL SHEETS LISTED IN INDEX OF DRAWINGS ON THIS SHEET) WITH RESPECT TO THE ACTUAL BUILDING STRUCTURE, FINISHES AND PERMANENTLY INSTALLED EQUIPMENT, APPLIANCES & CABINETS ARE PROVIDED TO INDICATE THE DESIGN INTENT AND ARE TO BE CONSIDERED AS EQUAL IN IMPORTANCE TO THE PLANS AND DETAILS PROVIDED HEREIN.
- ALL ITEMS INDICATED ON PLANS AS "CUSTOM" SHALL REQUIRE SHOP DRAWINGS TO BE SUBMITTED BY THE CONTRACTOR OR SUB CONTRACTOR RESPONSIBLE FOR PROVIDING & INSTALLING THE WORK/ITEM TO THE DESIGNER. JONATHAN PELEZZARE FOR APPROVAL PRIOR TO ORDERING MATERIALS, FABRICATION & INSTALLATION OF THE WORK/ITEM.
- THE ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING & INSTALLING ALL ROOFING MATERIAL (MENTIONED HEREIN OR NOT) & LABOR REQUIRED FOR A COMPLETE & FINISHED ROOF INSTALLATION MEETING OR EXCEEDING ROOFING INDUSTRY STANDARDS OF CARE & QUALITY & READY FOR FINAL OCCUPANCY INSPECTION & CERTIFICATION, INCLUDING ANY PREPARATIONS REQUIRED TO PREPARE THE ROUGH FRAMING FOR THE INSATALLATION OF ANY UNDER-LAYMENT OR BASE MATERIAL SUCH AS SLIP & OR FELT BASE SHEETS TO BE PROVIDED. SHEET METAL FLASHING & COUNTER FLASHING, SOLDERED SEAM SHEET METAL ROOFING, CLAY ROOF TILES, MEMBRANE ROOFING, SEALANTS, FASTENERS & ALL OTHER COMPONENTS REQUIRED FOR A COMPLETE ROOF INSTALLATION.



NEW PROPOSED CART BARN & ENTRY GATE ADDITIONS (center front)



NEW PROPOSED COVERED PATIO ADDITION

Index of Drawings

SHEET #	SHEET CONTENTS
A1.0	TITLE SHEET: VICINITY MAP, GOVERNING CODES, DESIGN TEAM, PROJECT INFORMATION, JOB TITLE, PROJECT RENDERING & INDEX OF DRAWINGS & AIRC APPROVAL LETTERS
A1.1	SITE PLAN WITH TOPOGRAPHIC SURVEY OVERLAY
A1.2	2022 CALIF. GREEN BUIL. STANDARDS CODE RESIDENTIAL MANDATORY MEASURES 1
A1.3	2022 CALIF. GREEN BUIL. STANDARDS CODE RESIDENTIAL MANDATORY MEASURES 2
A1.4	MANUFACTURE SPECIFICATIONS & REPORTS
A2.0	NEW CART BARN & ENTRY GATE ADDITION & ALTERATIONS (AS-BUILT & PROPOSED RENDERED VIEWS)
A2.1	NEW REAR COVERED PATIO ADDITION & ALTERATIONS (AS BUILT & PROPOSED RENDERED VIEWS)
A3.0	AS-BUILT - REAR COVERED PATIO ADDITION AREA - COMBINATION PARTIAL SITE & FLOOR PLANS
A3.1	AS-BUILT - FRONT CART BARN ADDITION AREA - COMBINATION PARTIAL SITE & FLOOR PLANS
A3.2	AS-BUILT - PARTIAL EXTERIOR ELEVATIONS SHOWING AREAS BEFORE ADDITIONS/ALTERATIONS
A4.0	NEW REAR COVERED PATIO ADDITION - COMBINATION DEMOLITION, NEW FLOOR & ELECTRICAL PLANS
A4.1	NEW FRONT CART BARN ADDITION - COMBINATION: DEMOLITION & NEW FLOOR PLANS
A4.2	NEW FRONT CART BARN ADDITION - COMBINATION: FOUNDATION, DIMENSIONED FLOOR, KEYED NOTES & ELECTRICAL PLANS
A4.3	NEW ALTERATIONS EXTERIOR ELEVATIONS & BUILDING SECTIONS
A5.0	ROOF PLANS
A6.0	LANDSCAPE ALTERATIONS PLAN
A9.0	ARCHITECTURAL DETAILS
GN	GENERAL NOTES
GD	GENERAL DETAILS
S-1.1	FOUNDATION PLAN @ GARAGE & ENTRY GATE
S-1.2	FOUNDATION PLAN @ COVERED PATIO
S-2.1	FRAMING PLAN @ GARAGE & ENTRY GATE
S-2.2	FRAMING PLAN @ COVERED PATIO
SD-1	FOUNDATION DETAILS
SD-1A	FOUNDATION DETAILS
SD-2	FRAMING DETAILS
SD-3	FRAMING DETAILS
HFX-1	HARDY FRAME FOUNDATION DETAILS
HFX-2	HARDY FRAME FRAMING DETAILS

THE RESERVE COMMUNITY ASSOCIATION

May 11, 2023
Mr. and Mrs. Garnier

June 28, 2023
Mr. and Mrs. Garnier

RE: Remodel Indian Wells, CA

Dear Mr. and Mrs. Garnier:

As the AIRC meeting on May 10, 2023, the committee reviewed and approved the plan received via email from Jonathan Pelezzare dated May 7, 2023 subject to the following conditions.

- A recommendation for the Board of Directors to approve a variance for a western side yard encroachment due to the entire unit being built inside the encroachment.
- Remove the previously installed concrete at the cart garage and replace it with natural material to be listed on the landscape plan.

Thank you.

Sincerely,
Julie Renee
Julie Renee
Executive Director

RE: Remodel Indian Wells, CA

Dear Mr. and Mrs. Garnier:

On June 2, 2023, the Board of Directors approved the AIRC recommendation for a variance on the western side yard encroachment due to the entire unit being built inside the encroachment.

Thank you.

Sincerely,
Julie Renee
Julie Renee
Executive Director

Cc: Jonathan Pelezzare

76000 Reserve Drive • Indian Wells • California • 92210 • (760) 775-9800 FAX (760) 886-0559

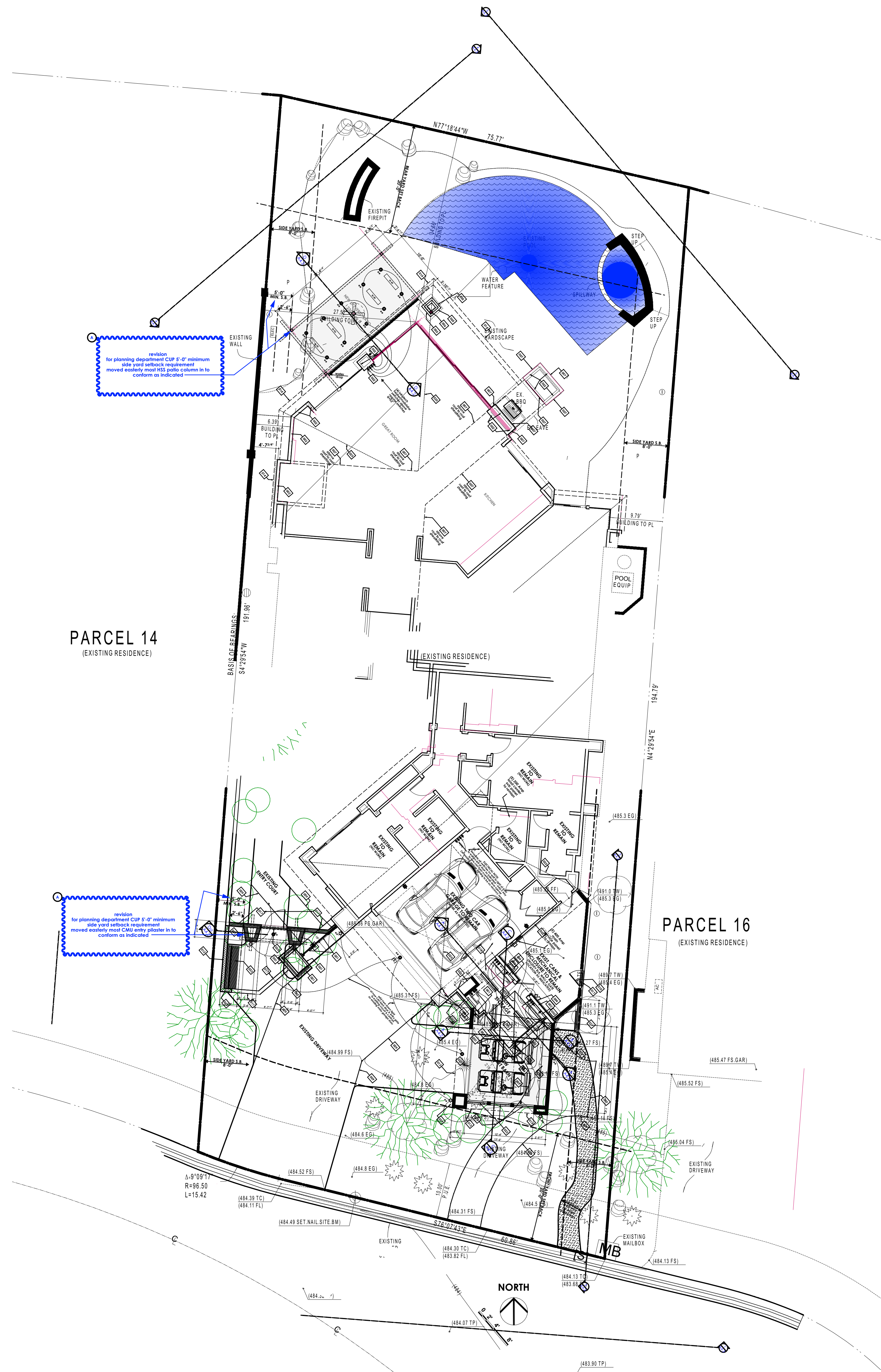
76000 Reserve Drive • Indian Wells • California • 92210 • (760) 775-9800 FAX (760) 886-0559

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

TITLE SHEET: VICINITY MAP, GOVERNING CODES, DESIGN TEAM, PROJECT INFORMATION, JOB TITLE, PROJECT RENDERING & INDEX OF DRAWINGS & AIRC APPROVAL LETTERS

Garnier
Indian Wells, CA 92210

DATE: 6/5/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #:
SHEET NO:
A1.0
OF 29 SHEETS



PARCEL 14
(EXISTING RESIDENCE)

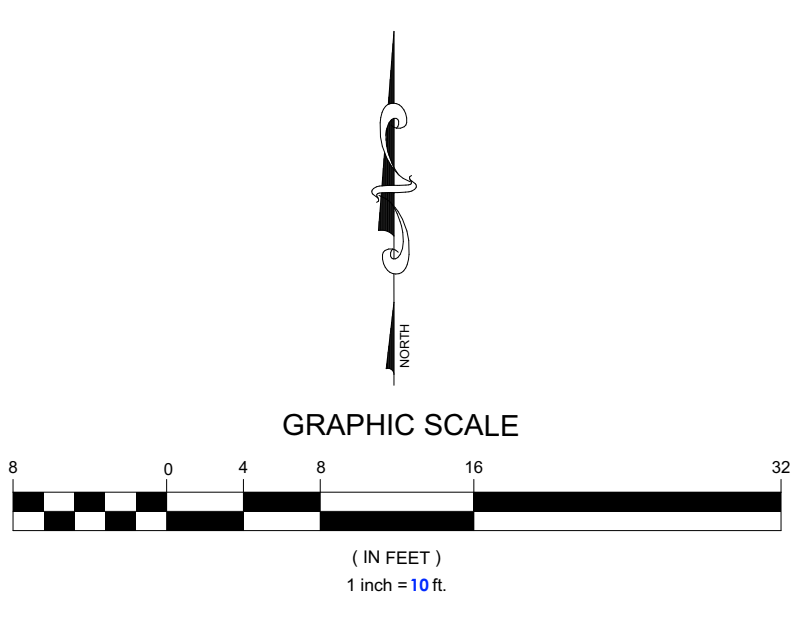
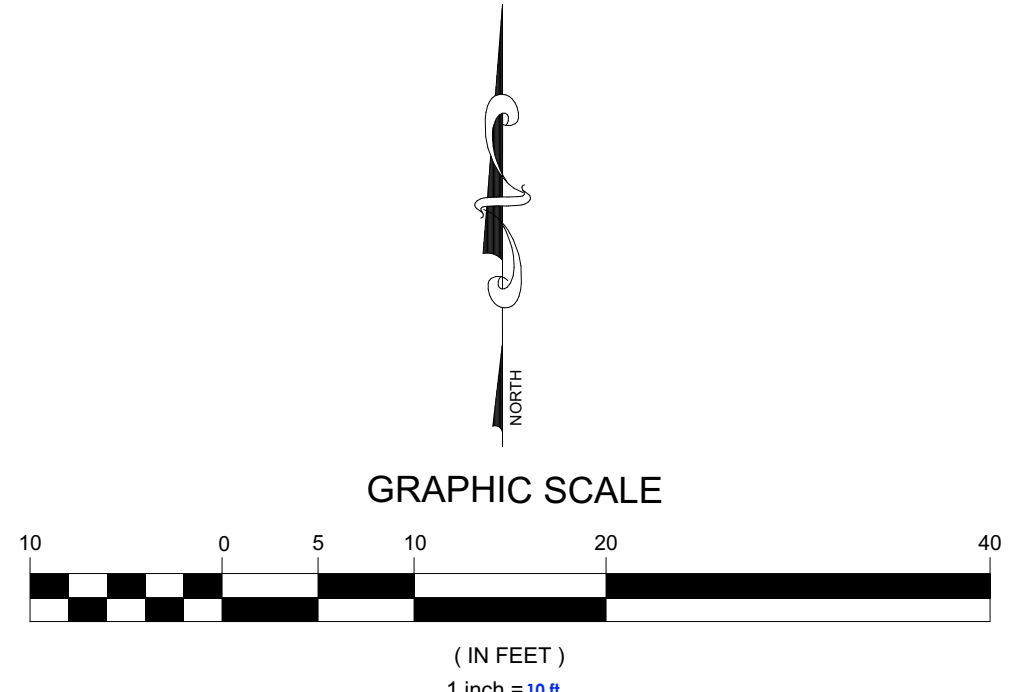
PARCEL 16
(EXISTING RESIDENCE)

revision
for planning department Chap 5.02 minimum
side yard setback requirement
moved existing front CSB entry planter in to
conform as indicated

revision
for planning department Chap 5.02 minimum
side yard setback requirement
moved existing front CSB entry planter in to
conform as indicated

LEGEND & ABBREVIATIONS:

- C CENTERLINE
- P PROPERTY LINE
- H.P. HIGH POINT
- G.B. GRADE BREAK
- E.G. EXISTING GROUND
- F.G. FINISH GRADE
- F.S. FINISH SURFACE
- F.F. FINISH FLOOR ELEVATION
- PAD PAD ELEVATION
- P PLANTER
- T.W. TOP OF WALL
- T.R.W. TOP OF RETAINING WALL
- W.S. WATER SURFACE
- B.W. BOTTOM OF WALL
- T.F. TOP OF FOOTING
- B.F. BOTTOM OF FOOTING
- R.W. RIGHT-OF-WAY
- D.W. DRIVEWAY
- T.C. TOP OF CURB
- F.L. FLOW LINE
- T.H. TOP OF HEADER
- E.P. EDGE OF EXISTING PAVEMENT
- T.P. TOP OF PAVEMENT
- T.G. TOP OF GRATE
- INV. INVERT ELEVATION
- (G) 'G' CHISELED ON CURB
- (S) 'S' CHISELED ON CURB
- (E) 'E' CHISELED ON CURB
- (99.9) EXISTING ELEVATION
- 99.9 PROPOSED ELEVATION
- PROPERTY LINE / RIGHT-OF-WAY
- CENTERLINE
- (99) EXISTING CONTOUR
- 99 FINISH CONTOUR
- DRAINAGE SWALE
- EXISTING SLOPE
- FINISH SLOPE
- EXISTING CURB AND GUTTER
- RETAINING WALL / DEEPEINED FOOTING
- EXISTING RETAINING WALL / DEEPEINED FOOTING
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- BLOCK WALL ATOP RETAINING WALL
- EXISTING BLOCK WALL ATOP RETAINING WALL
- SHEET FLOW
- CONCRETE
- WM WATER METER
- FP FIRE HYDRANT
- PP POWER POLE
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- EB ELECTRIC BOX
- HPV HVAC PAD
- BAR-B-QUE
- ROCK/BOULDER
- OCOTILLO
- CACTUS
- TREE





AS BUILT VIEW FROM DESERT TENAJA TRAIL
 (FROM LEFT SIDE PROPERTY CORNER)



AS BUILT VIEW FROM DESERT TENAJA TRAIL
 (FROM MIDDLE +/- FRONT PROPERTY LINE)



AS BUILT VIEW FROM DESERT TENAJA TRAIL
 (FROM RIGHT SIDE PROPERTY CORNER)



VIEW FROM DESERT TENAJA TRAIL SHOWING NEW PROPOSED
 ALTERATIONS & ADDITIONS
 (FROM LEFT SIDE PROPERTY CORNER)



VIEW FROM DESERT TENAJA TRAIL SHOWING NEW PROPOSED
 ALTERATIONS & ADDITIONS
 (FROM MIDDLE +/- FRONT PROPERTY LINE)



VIEW FROM DESERT TENAJA TRAIL SHOWING NEW PROPOSED
 ALTERATIONS & ADDITIONS
 (FROM RIGHT SIDE PROPERTY CORNER)



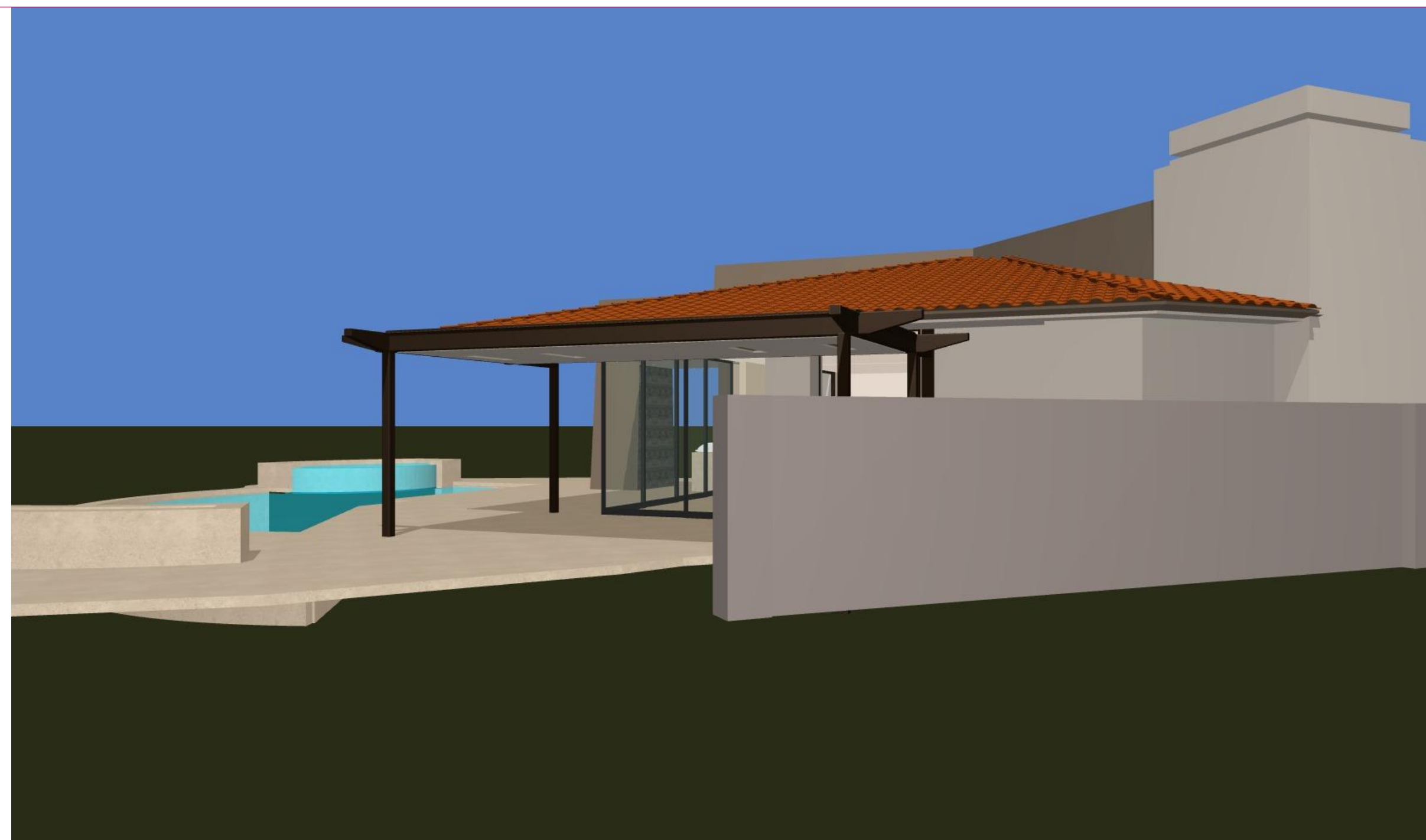
AS BUILT VIEW FROM WEST SIDE SHOWING EXISTING CONDITIONS



AS BUILT VIEW FROM GOLF COURSE SIDE (NORTH) SHOWING EXISTING CONDITIONS



AS BUILT VIEW FROM GOLF COURSE SIDE (NORTHEAST) SHOWING EXISTING CONDITIONS



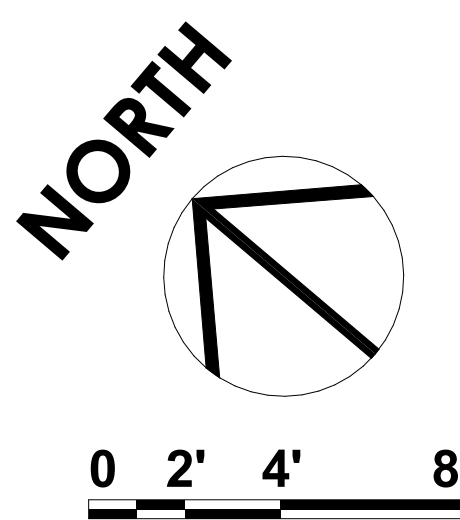
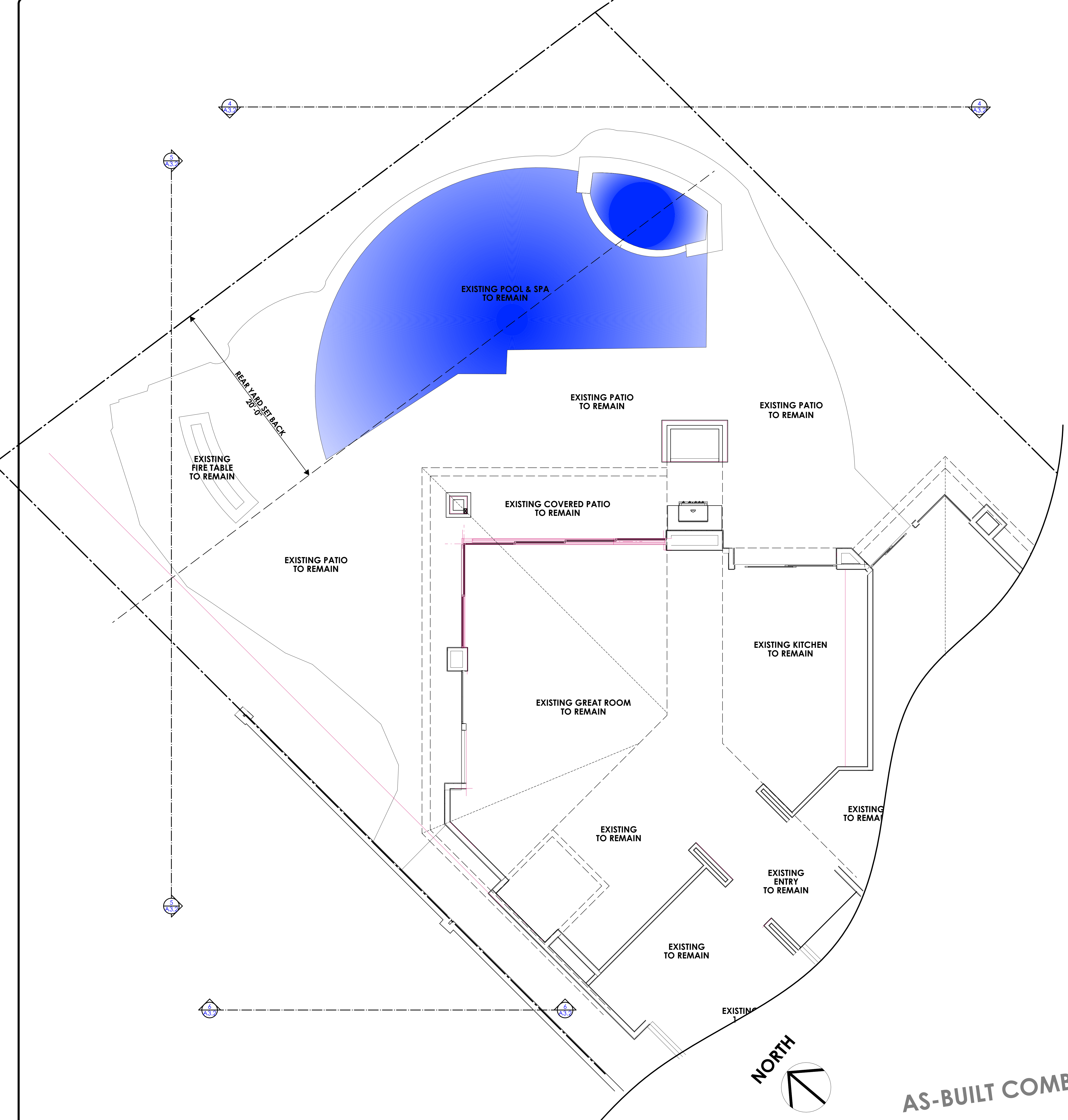
VIEW FROM WEST SIDE SHOWING NEW PROPOSED ALTERATIONS & NEW COVERED PATIO ADDITION



VIEW FROM GOLF COURSE SIDE (NORTH) SHOWING NEW PROPOSED ALTERATIONS & NEW COVERED PATIO ADDITION

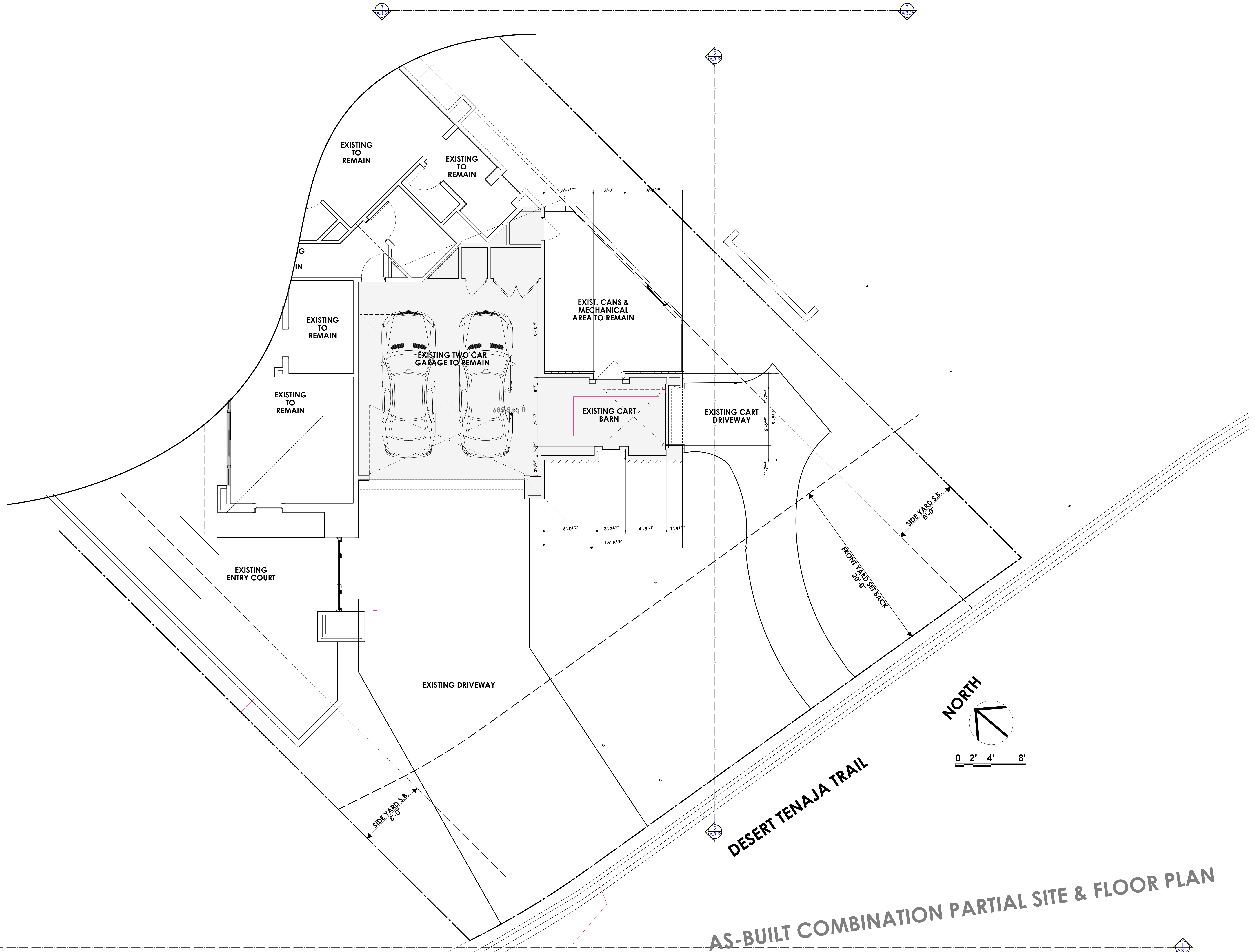


VIEW FROM GOLF COURSE SIDE (NORTHEAST) SHOWING NEW PROPOSED ALTERATIONS & NEW COVERED PATIO ADDITION



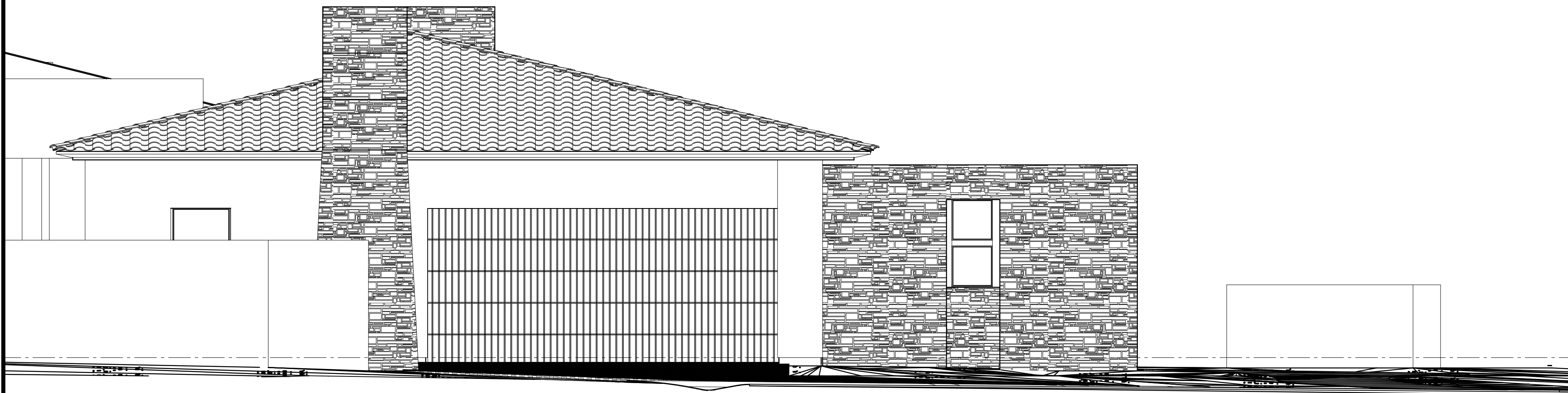
AS-BUILT COMBINATION PARTIAL SITE & FLOOR PLAN

<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE</p>	<p>AS-BUILT - REAR COVERED PATIO ADDITION AREA - COMBINATION PARTIAL SITE & FLOOR PLANS</p>	<p>Garnier Indian Wells, CA 92210</p>	<p>DATE: 6/5/2026 CHECKED: [Signature] SCALE: 1/4" = 1'-0" (UNID) JOB #: SHEET NO.: A3.0 OF 24 SHEETS</p>



AS-BUILT COMBINATION PARTIAL SITE & FLOOR PLAN

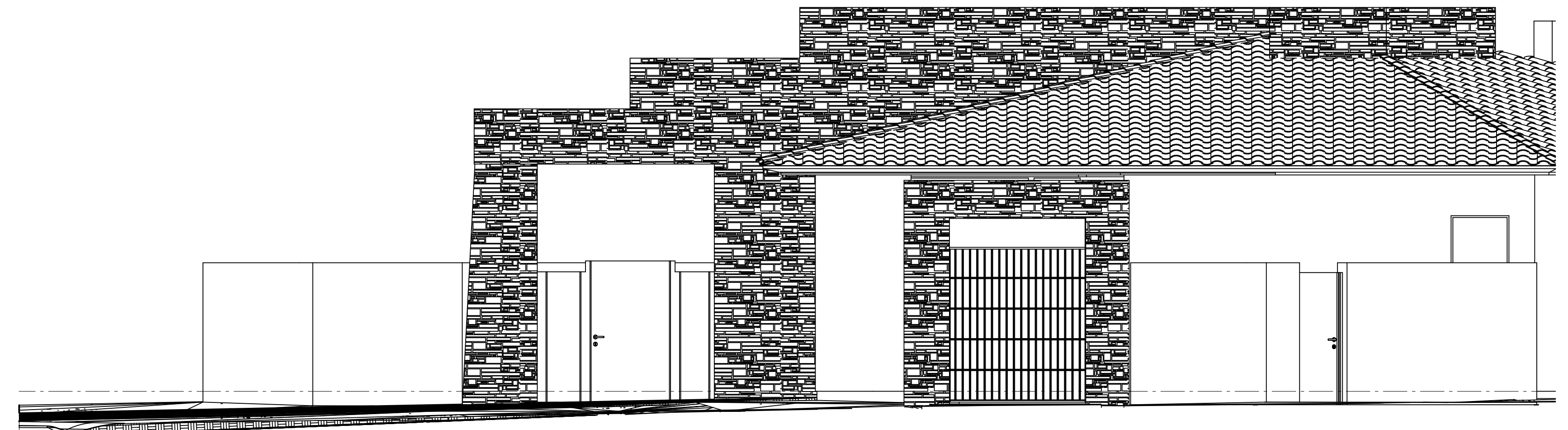
<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																<p>RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE</p>	<p>AS-BUILT - FRONT CART BARN ADDITION AREA - COMBINATION PARTIAL SITE & FLOOR PLANS</p>	<p>Garnier Indian Wells, CA 92210</p>	<p>DATE: 6/5/2026 SHEET NO: 6/5/2026 SCALE: 1/4" = 1'-0" (UNO) JOB: SHEET NO: A3.1 OF 24 SHEETS</p>



1/A3.2

AS-BUILT CART BARN & ENTRY GATE (SOUTHWEST PARTIAL EXTERIOR ELEVATION) DESERT TENAJA TRAIL

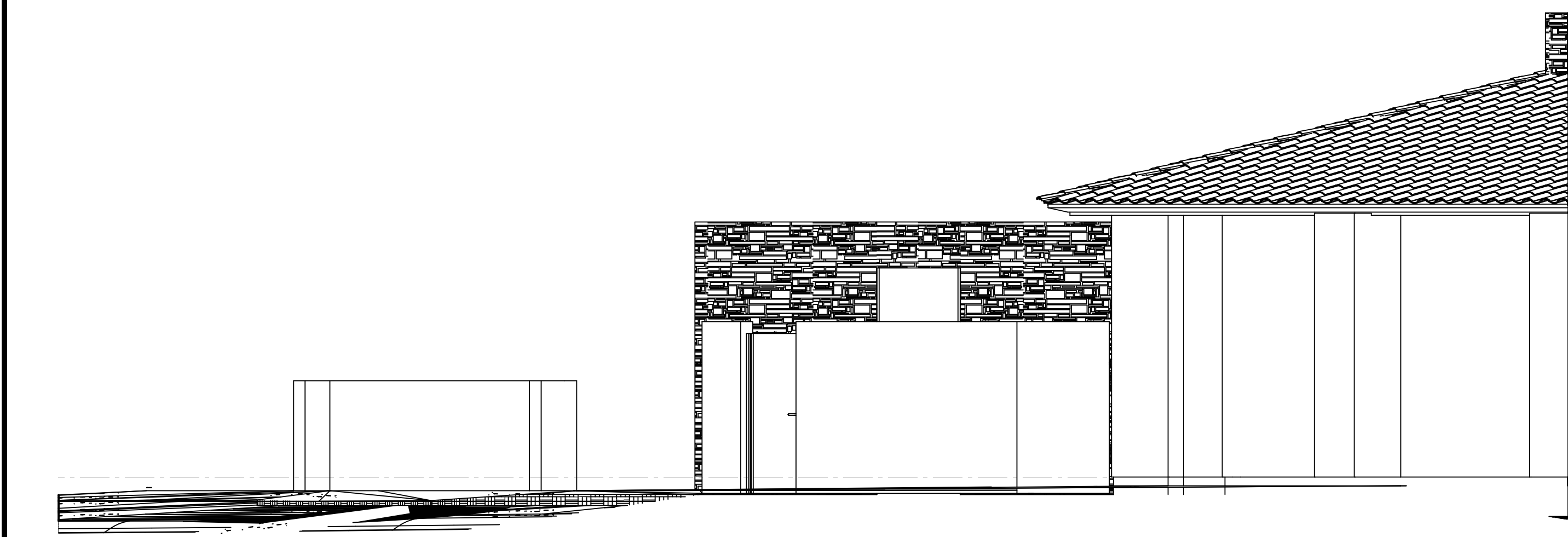
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2/A3.2

AS-BUILT CART BARN & ENTRY GATE (SOUTHEAST PARTIAL EXTERIOR ELEVATION)

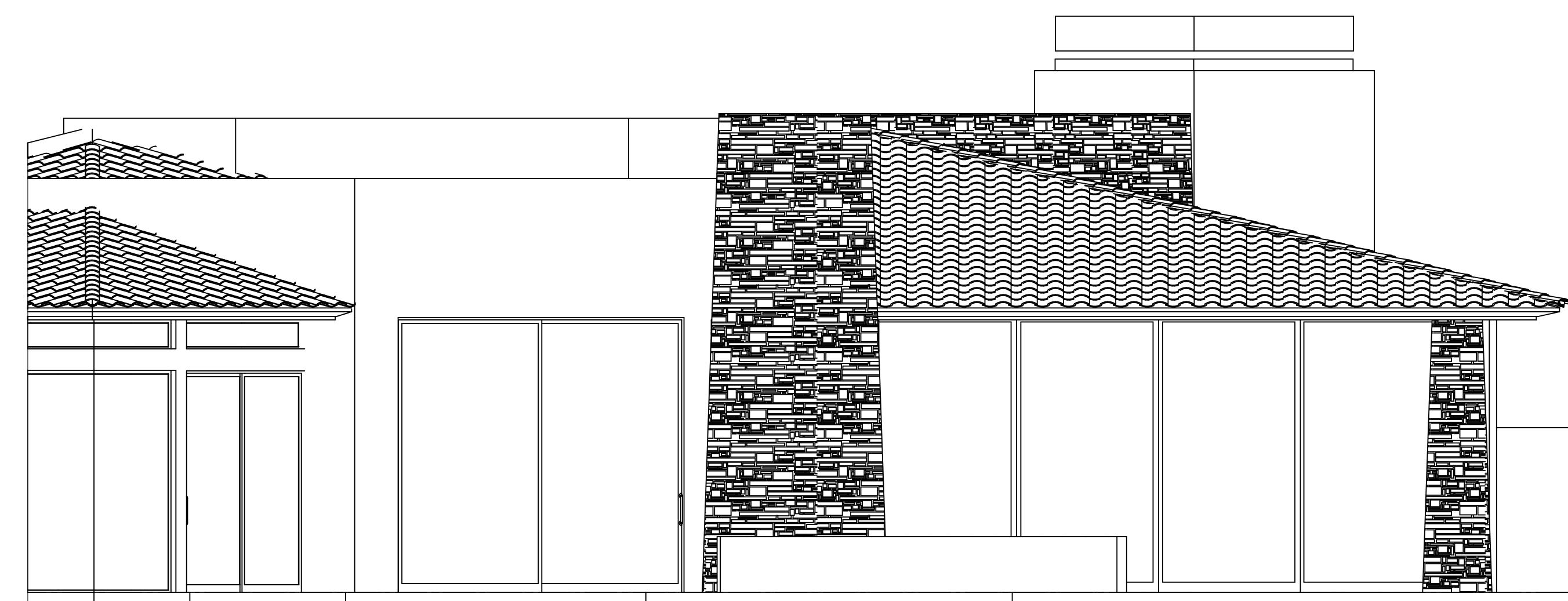
SCALE: 1/4" = 1'-0"



3/A3.2

AS-BUILT CART BARN (NORTHEAST PARTIAL EXTERIOR ELEVATION) TRASH & MECH. COURTYARD SIDE

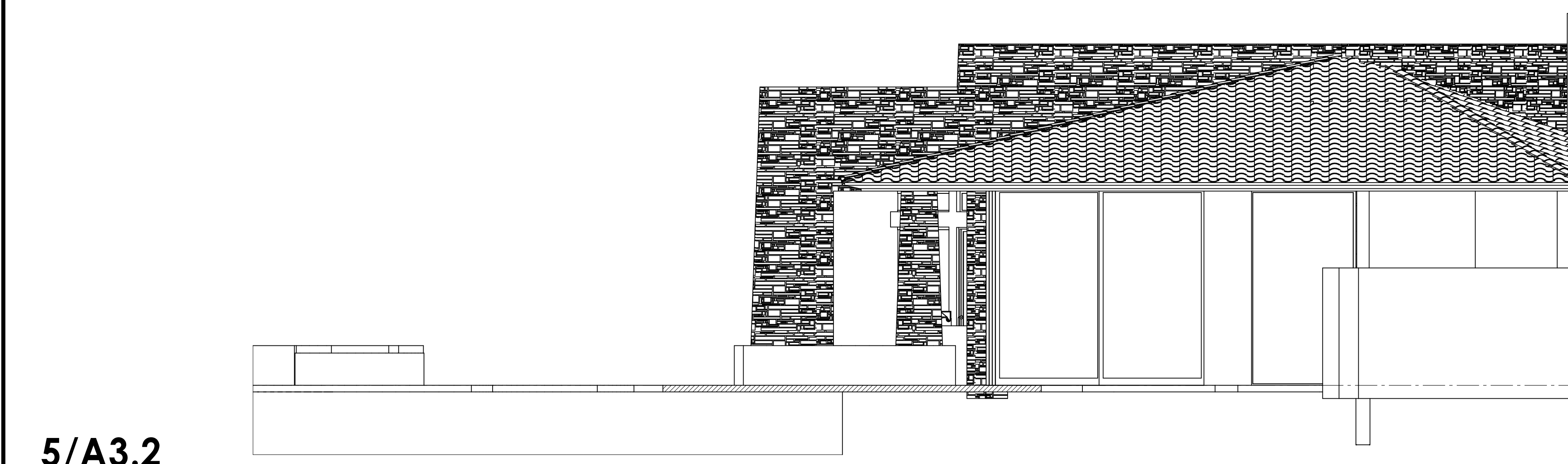
SCALE: 1/4" = 1'-0"



4/A3.2

AS-BUILT REAR COVERED PATIO ADDITION AREA (NORTHEAST PARTIAL EXTERIOR ELEVATION)

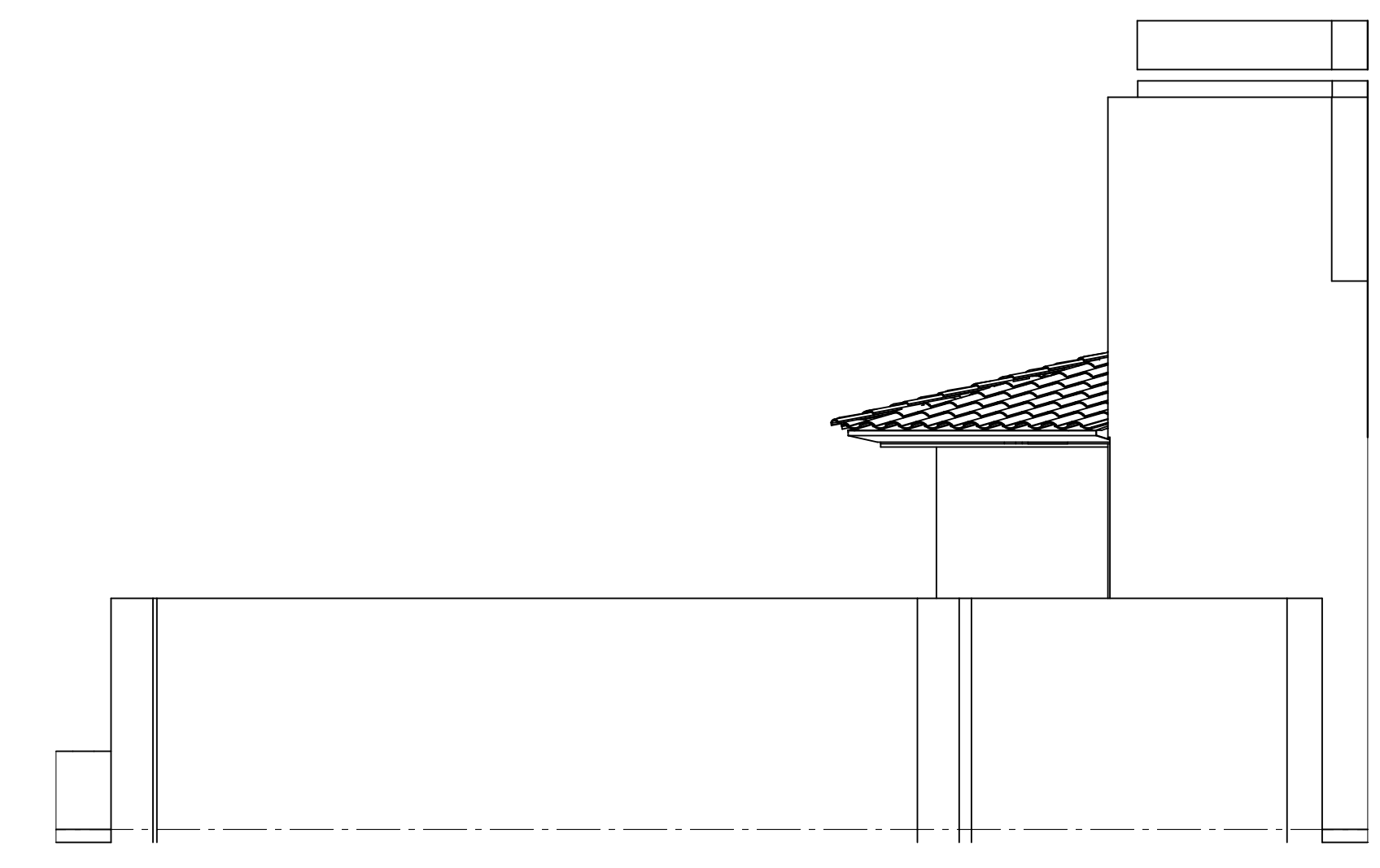
SCALE: 1/4" = 1'-0"



5/A3.2

AS-BUILT REAR COVERED PATIO ADDITION AREA (NORTHWEST EXTERIOR ELEVATION)

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



6/A3.2

AS-BUILT REAR COVERED PATIO ADDITION AREA (SOUTHWEST PARTIAL EXTERIOR ELEVATION)

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

AS-BUILT EXTERIOR ELEVATIONS

RESIDENTIAL DESIGN BY:
JONATHAN PELEZARE

AS-BUILT - PARTIAL EXTERIOR ELEVATIONS SHOWING AREAS BEFORE ADDITIONS/ALTERATIONS

Garnier
Indian Wells, CA 92210

DATE: 6/5/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB: A3.2
SHEET NO. OF 24 SHEETS



DEMOLITION & FLOOR PLAN KEYNOTES:

- ← 001 indicates existing wall to be removed
- ← 002 indicates existing walls to remain
- ← 003 indicates existing cart barn door to be removed
- ← 004 indicates existing stone veneer to be removed
- ← 005 indicates existing stone veneer & column surround framing to be removed - wood post (bearing) supporting roof above to be replaced w/ new HSS 5" x 5" x see structural for more information
- ← 006 indicates location of existing wood post (bearing) supporting roof above to be replaced w/ new HSS 5" x 5" x see structural for more information
- ← 007 remove existing lightweight stone veneer from exterior side of walls at these locations - stone veneer to be replaced w/ 7/8" thk. exterior cement plaster over paper backed metal lath.
- ← 008 remove existing pavers at these locations
- ← 009 line of existing walkway, cart path, or driveway as occurs
- ← 010 existing gate to be removed
- ← 011 indicates existing block yard wall to be removed
- ← 012 cross hatch indicates existing block yard wall to be cut so that new top of wall is 30" above existing residence finish floor height. see exterior elevations
- ← 013 indicates line of new roof overhang above
- ← 014 indicates line of existing roof overhang above to remain
- ← 015 indicates existing portion of cart barn driveway to remain new walkway to be 3'-6" wide minimum - see as-built plan for more info.
- ← 016 indicates existing portion of cart barn driveway to be removed - see as-built plan for more info.
- ← 017 indicates new block yard wall to match existing adjacent/connecting wall construction & height - see exterior elevations
- ← 018 indicates existing garage floor slab to remain - see partial foundation plan for extent of new sloped conc. slab & footings at new cart addition
- ← 019 indicates exist. cart barn 4" thk. sloped conc. floor slab to be removed - see structural
- ← 020 indicates new cart barn 4" thk. sloped conc. floor slab sloped down to new door to drain to match & be flush with adjacent existing garage floor slab as indicated - see structural
- ← 021 indicates portion of existing roof & associated framing, sheathing & roofing to be removed - see structural for exact extent & more info.
- ← 022 new 3'-9" x 1'-9" fixed glass window w/ 1" thk. insulated glazing, frame material & color to match existing
- ← 023 new entry bench alcove
- ← 024 new entry gate between new CMU pilaster columns as indicated - see struct. & exterior elevations for more info. (see gate design by others)
- ← 025 indicates existing roof hip line above (to remain)
- ← 026 new 48" tall lower cabinet for existing water softener equipment & tanks & new 48" tall upper cabinet - relocate existing RF water shut-off valve to bottom shelf of new upper cabinet space.
- ← 027 new 12'-0" x 8'-0" (low overhead - rear mount springs) sectional garage door color & style to be selected by owner & approved by Reserve ALRC
- ← 028 new 3'-0" x 1'-4" x (8'-0" tall - nominal/verify in field) cabinets (5 bays) as indicated on plan - cabinet style, color & quality to be selected by owner
- ← 029 provide security camera on cart barn parapet or wall mounted within 12" of top of parapet -
- ← 030 indicates new GFCI plug mold strip - plug mold to extend to within 6" of either side of the counter surface it serves as indicated by arrows on plan.
- ← 031 darker shaded 8" CMU indicate gate pilaster columns - top of walls are at 8'-0" above residence finish floor slab - see exterior elevations & structural for more info.

DEMOLITION PLAN WALL SYMBOLS

	2 x 4 2 x 6	solid lines indicate existing walls & other elements to remain	
	2 x 4 2 x 6	dotted lines indicate existing walls & other elements (as noted) to be removed	see demolition plan keyed note above for more info. provide temporary support prior to removing any load bearing elements per struct. shoring plan
	2 x 4 2 x 6	solid lines w/ bubble hatch lines indicate new walls	
	8" CMU	new block yard wall to match existing construction & finish	

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

NEW FRONT CART BARN ADDITION - COMBINATION: DEMOLITION & NEW FLOOR PLANS

Garnier
Indian Wells, CA 92210

DRAWN: [blank]
CHECKED: [blank]
DATE: 6/5/2026
SCALE: 1/4" = 1'-0" (UNID)
JOB: [blank]
SHEET NO.: **A4.1**
OF 24 SHEETS

symbol	description
⊕	switch (single pole)
⊕ & ⊕	switch (multiple way)
⊕	manual on occupancy sensor (30 minute) per title 24
⊕	dimmer switch
⊕	dimmer switch
⊕	door jamb light switch
⊕	air switch in counter top for garbage disposal
⊕	110v duplex convenience receptacle
⊕	110v duplex convenience receptacle Ground-Fault Circuit - Interrupter
⊕	240v duplex convenience receptacle Ground-Fault Circuit - Interrupter
⊕	duplex convenience receptacle AFCI-Fault Circuit - Interrupter
⊕	240v duplex receptacle - ampereage as noted on plan
⊕	Electric car charging station (Separate permit required prior to installation)
⊕	recessed floor outlet
⊕	recessed cly. outlet for garage door opener, or recessed blind pocket
⊕	110v electrical junction box - feature to be selected by owner
⊕	phone outlet
⊕	one switch = suspended ceiling fan only (to be selected by owner)
⊕	two switches = combination light & suspended ceiling fan (to be selected by owner)
⊕	recessed mechanical exhaust fan (50 cfm minimum) (providing 5 air changes per hour at bedrooms) - see mechanical plans
⊕	combination ceiling fan & high efficiency lamp
⊕	wall mounted light fixture to be selected by owner
⊕	HIGH EFFICACY recessed, dimmable, gimbal ring LED fixture to be selected by owner
⊕	HIGH EFFICACY recessed compact fluorescent fixture "CANN LIGHTING" MOORE & TRIM MCST-2630 (AFCI rated fixture 5 lamp wattage IC (1) 150W Maximum Non Dim (1) 150W Maximum SP = special non-dimmable shallow housing fixture
⊕	LOW EFFICACY recessed compact fluorescent fixture "CANN LIGHTING" MOORE & TRIM MCST-2630 (AFCI rated fixture 5 lamp wattage IC (1) 150W Maximum Non Dim (1) 150W Maximum
⊕	recessed can down light (recessed) HIGH OR LOW EFFICACY RESPECTIVE - SEE SYMBOLS ABOVE
⊕	surface mounted light fixture (HIGH EFFICACY REQUIRED AT KITCHEN ONLY)
⊕	pendent light fixture (HIGH EFFICACY REQUIRED AT KITCHEN ONLY)
⊕	vapor proof recessed light fixture on separate class A ground-fault circuit interrupter (GFCI)
⊕	Wet or shower location rated recessed light fixture with gasketed etched glass lens & special shower rated trim ring - fixture to be on a separate dedicated class A ground-fault circuit interrupter (GFCI)
⊕	12 volt D Pegasus Associates - Miniature MR11 Recessed Lighting fixture with gimbal ring, PWM-DAC (max amp rating 35 watt) FF = 35 watt, MR11 Halogen Lamp, medium flood.
⊕	12 volt MR14 (35 watt max) pendant lighting to be selected by owner
⊕	12 volt MR14 (35 watt max) recessed gimbal ring lighting fixture to be selected by owner
⊕	12 volt MR14 (35 watt max) "Acrobat" sign lighting fixture MR14-405 (Series of wall mounted lamps, 4" diameter, 8" (2" max. from ceiling) w/ (1) 150W (medium) incandescent transformer per fixture (minimum 150W to be on separate class A ground-fault circuit interrupter (GFCI)
⊕	high efficacy, electronic ballast fluorescent strip lighting REPOWAX INC. (200 841-4444) 14' fluorescent strip Cove lighting CFL "line track light" equivalent
⊕	See GFI & Ambulance 12 volt strip light w/ 5 watt frosted xenon halogen bulbs @ 8" o.c.
⊕	"ROBERTS" 5 series 18W 2x4w strip light w/ interior where occurs - see plan "ROBERTS STEP-LITE SYSTEMS" RV-series @ exterior where occurs - see plan
⊕	120v LED rope light (dimmable)
⊕	spot light fixture (LOW EFFICACY) 75 W max lamp rating
⊕	track light fixture (LOW EFFICACY)
⊕	track light fixture (HIGH EFFICACY)
⊕	surface mounted (ceiling) fluorescent fixture 2 lamp 35 watt each
⊕	"REPOWAX" SP 140 surface mounted fluorescent open channel fixture (1) 40 watt lamp per unit
⊕	"REPOWAX" Center mount w/ a plaster mount frames 4000 watt (W-4) 10, 3971 with recessed in recessed panel 18" from units to be installed on single switch solid state control module. (See plan for fixture location details)
⊕	CAT 4 data connection
⊕	security panel
⊕	AC automatic disconnect
⊕	main electrical service panel & meter - see electrical load calcs & single line diagram for more information - shi. E2
⊕	Indicates location of electrical sub panel - see electrical load calculations and single line diagram for more information - shi. E2
⊕	110 v smoke detector w/ battery backup
⊕	Carbon Monoxide Alarm - see electrical notes
⊕	thermostat @ + 60°
⊕	television cable outlet
⊕	solo-tube skylight

NOTE: The subscript (+) by an electrical symbol indicates specific installation (in inches) measured from of concrete floor slab to the center line of the outlet, switch plate, or fixture mounting plate, etc.

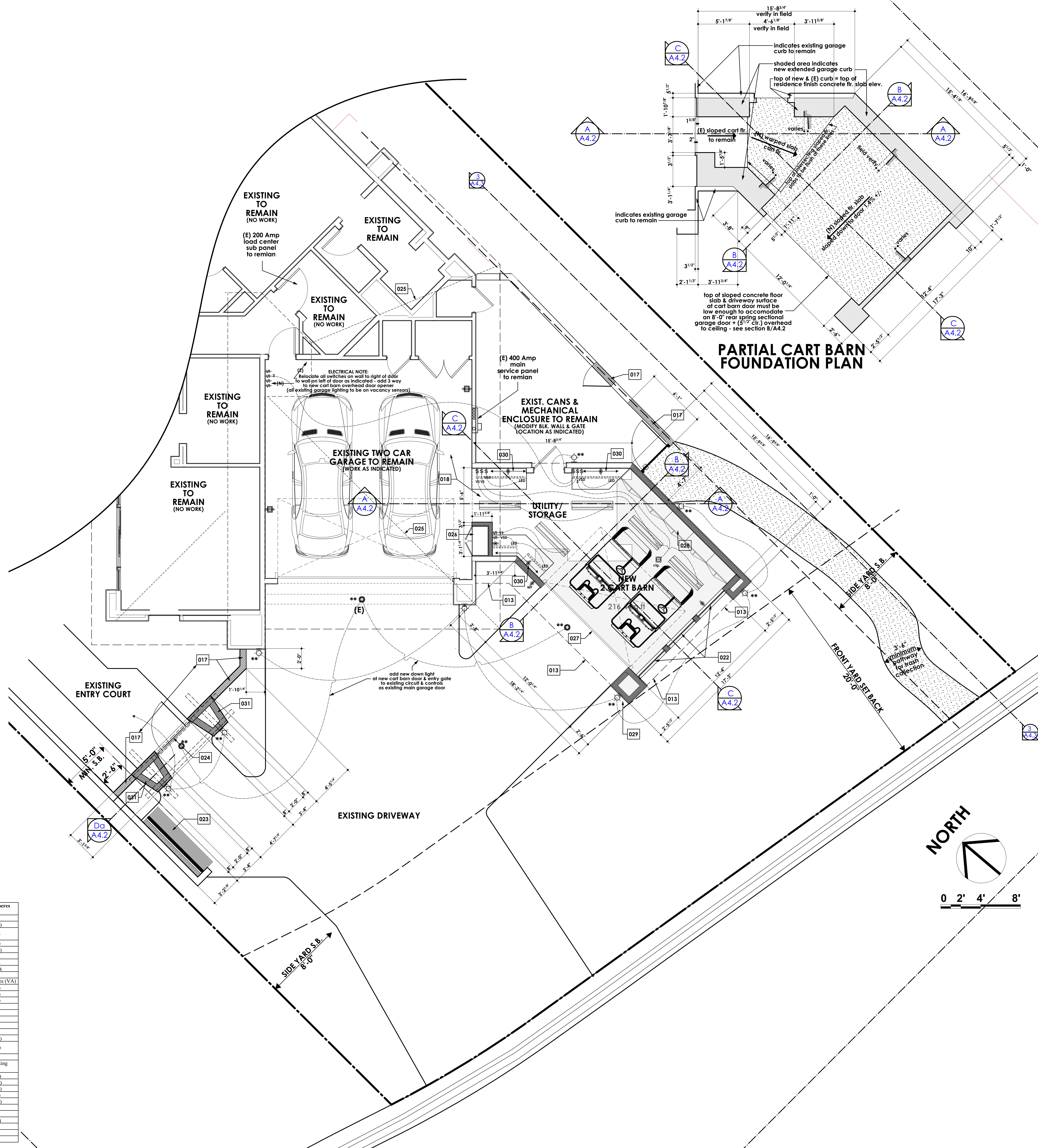
⊕ Outdoor fixtures that are permanently mounted to a residential building or to other building components shall be installed in accordance with the requirements of the California Energy Code 190.9(k).

⊕ exterior recessed can light controllers: * Photoball & Motion Sensor or * Photoball & AmbientLightClick.

NEC Standard Electrical Load Calculation for Dwellings
Owner: Garnier Res. Location: _____
Total Floor Area of Dwelling (NEC 220.12) 2890 SQ. FT.

Factor	Quantity	Volt Amperes (VA)
General Lighting		
1. General Lighting (ISO FT X 3 VA/SQ FT (Table 220.12))	3,890	11,670
2. Small Appliance Circuits (1500 VA per circuit) (NEC 220.52(A)) (min. 2)	4	6,000
3. Laundry Circuit (1500 VA per circuit) (NEC 220.52(B))	2	3,000
4. Total General Lighting Load (Add lines 1, 2 & 3)		20,670
5. Fixed 300V VA @ 100%		3000
6. Total General Lighting Load - 3000 - @ 55%		7,234
7. Net General Lighting Load (Per NEC T. 220.42) (Add lines 5 & 6)		10,234
Appliances		
Garbage disposal	1	1,500
Bath fans	10	2,000
Microwave	1	1,500
Dish washer	1	1,500
Wine cooler	1	1,500
Ice maker	1	1,500
Zub-shets	1	1,500
Freezer	1	1,500
	Total	11,000
8. 3 or less Appliances, Total Appliance VA;		8,250
4 or more Appliances, 75% Total Appliance VA (NEC 220.53)		8,250
Other Loads (other than motors)		
9. Electric range and electric oven		18,000
10. Electric heaters - Qty 4		16,000
11. Electric Dryer and electric vehicle charger		10,000
12. Mini split A/C condenser		4,000
13. HVAC - Qty 2		12,000
14. 25% of largest motor (NEC 430.24)		2,500
Total Volt-Amperes (VA) (Add lines 7, 8 & 9 thru 14) =		90,924
Total Volt-Amperes / 240-volts = 379.1 Amperes		379.1
Conductor Size (Indicate Copper or Aluminum)		
Service Rating (Amperes)		400A

Note: See 2008 NEC - Annex D, Example D1



DEMOLITION & FLOOR PLAN KEYNOTES:

- SEE DEMOLITION PLAN FOR FIRST 12 NOTES
- ⊕ 013 indicates line of new roof overhang above
 - ⊕ 014 indicates line of existing roof overhang above to remain
 - ⊕ 015 indicates existing portion of cart barn driveway to remain new walkway to be 3'-6" wide minimum - see as-built plan for more info.
 - ⊕ 016 indicates existing portion of cart barn driveway to be removed - see as-built plan for more info.
 - ⊕ 017 indicates new block yard wall to match existing adjacent/connecting wall construction & height - see exterior elevations
 - ⊕ 018 indicates existing garage floor slab to remain - see partial foundation plan for extent of new sloped conc. slab & footings at new cart addition
 - ⊕ 019 indicates exist. cart barn 4" thick sloped conc. floor slab to be removed - see structural
 - ⊕ 020 indicates new cart barn 4" thick sloped conc. floor slab sloped down to new door to drain to match & be flush with adjacent existing garage floor slab as indicated - see structural
 - ⊕ 021 indicates portion of existing roof & associated framing, sheathing & roofing to be removed - see structural for exact extent & more info.
 - ⊕ 022 new 3'-9" x 1'-9" fixed glass window w/ 1" thick insulated glazing, frame material & color to match existing
 - ⊕ 023 new entry bench alcove
 - ⊕ 024 new entry gate between new CMU pilaster columns as indicated - see struct. & exterior elevations for more info. (see gate design by others)
 - ⊕ 025 indicates existing roof hip line above (to remain)
 - ⊕ 026 new 48" tall lower cabinet for existing water softener equipment & tanks & new 48" tall upper cabinet - relocate existing R7 water shut-off valve to bottom shelf of new upper cabinet space.
 - ⊕ 027 new 12'-0" x 8'-0" (low overhead - rear mount springs) sectional garage door color & style to be selected by owner & approved by Reserve ALRC
 - ⊕ 028 new 3'-0" x 1'-4" x (8'-0" tall - nominal/verify in field) cabinets (5 bays) as indicated on plan - cabinet style, color & quality to be selected by owner
 - ⊕ 029 provide security camera on cart barn parapet or wall mounted within 12" of top of parapet -
 - ⊕ 030 indicates new GFCI plug mold strip - plug mold to extend to within 6" of either side of the counter surface. It serves as indicated by arrows on plan.
 - ⊕ 031 darker shaded 8" CMU indicate gate pilaster columns - top of walls are at 8'-0" above residence finish floor slab - see exterior elevations & structural for more info.

DEMOLITION PLAN WALL SYMBOLS

	solid lines indicate existing walls & other elements to remain	
	dotted lines indicate existing walls & other elements (as noted) to be removed	see demolition plan keyed notes above for more info. provide temporary support prior to removing any load bearing elements per struct. shoring plan
	solid lines w/ bubble hatch lines indicate new walls	
	new block yard wall to match existing construction & finish	

RESIDENTIAL DESIGN BY: JONATHAN PELEZARE

NEW FRONT CART BARN ADDITION - COMBINATION: FOUNDATION, DIMENSIONED FLOOR, KEYED NOTES & ELECTRICAL PLANS

Garnier
Indian Wells, CA 92210

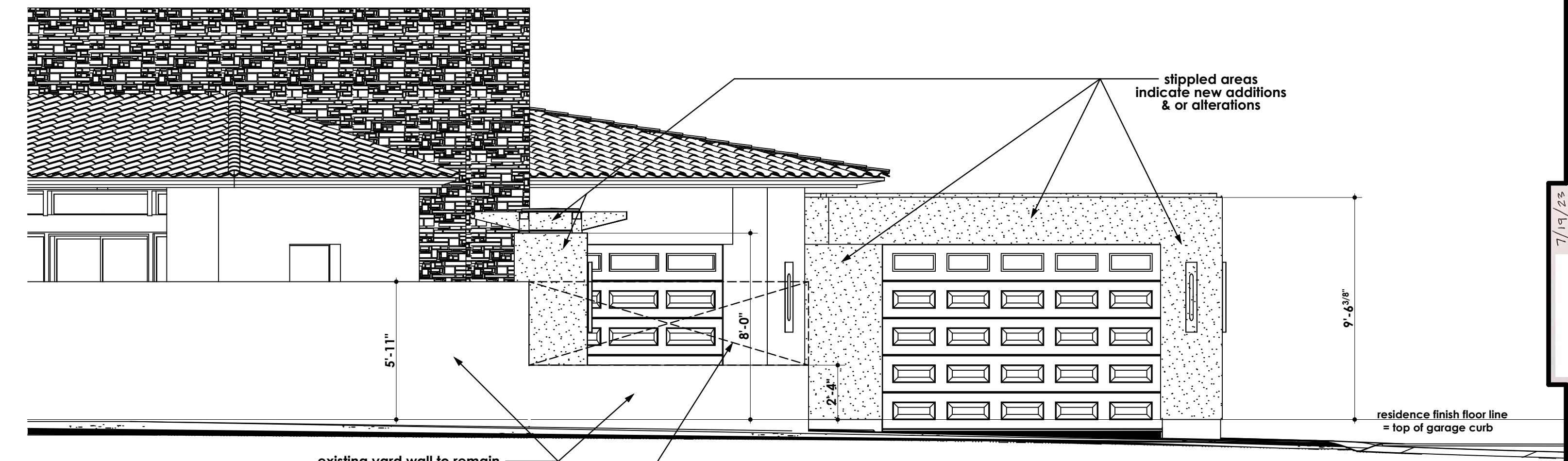
DATE: 6/5/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #:
SHEET NO.: A4.2
OF 29 SHEETS



1/A4.3 this portion of existing yard wall to remain - cut to indicated height see plan & elevation 2/A4.3

NEW CART BARN & ENTRY GATE (SOUTH PARTIAL EXTERIOR ELEVATION) DESERT TENAJA TRAIL

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

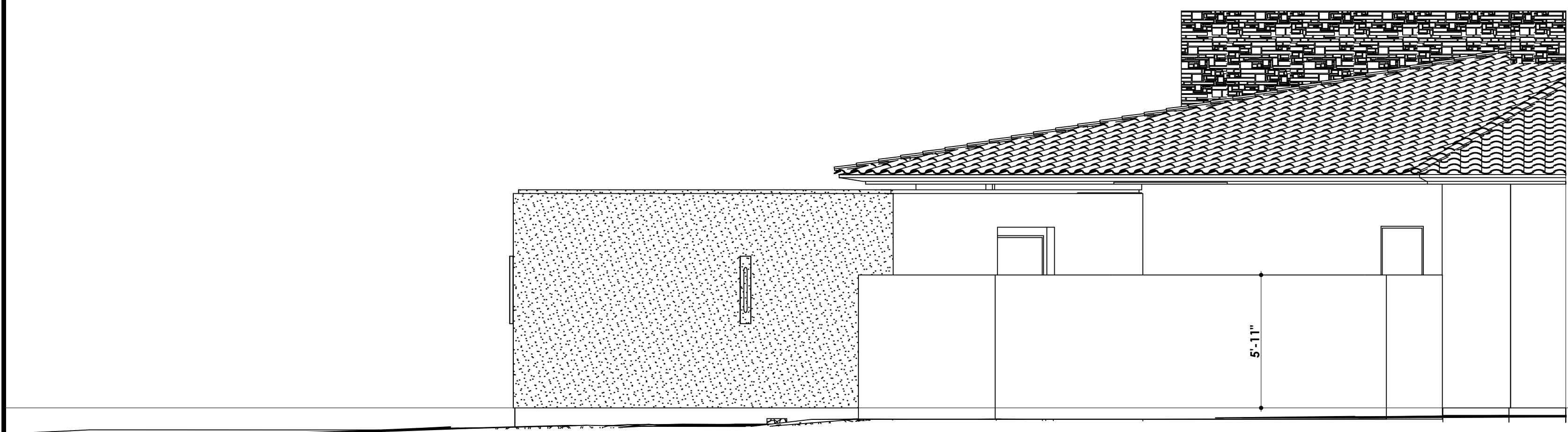


existing yard wall to remain cut & remove this portion of existing wall as indicated

2/A4.3

NEW CART BARN & ENTRY GATE (WEST PARTIAL EXTERIOR ELEVATION) DESERT TENAJA TRAIL

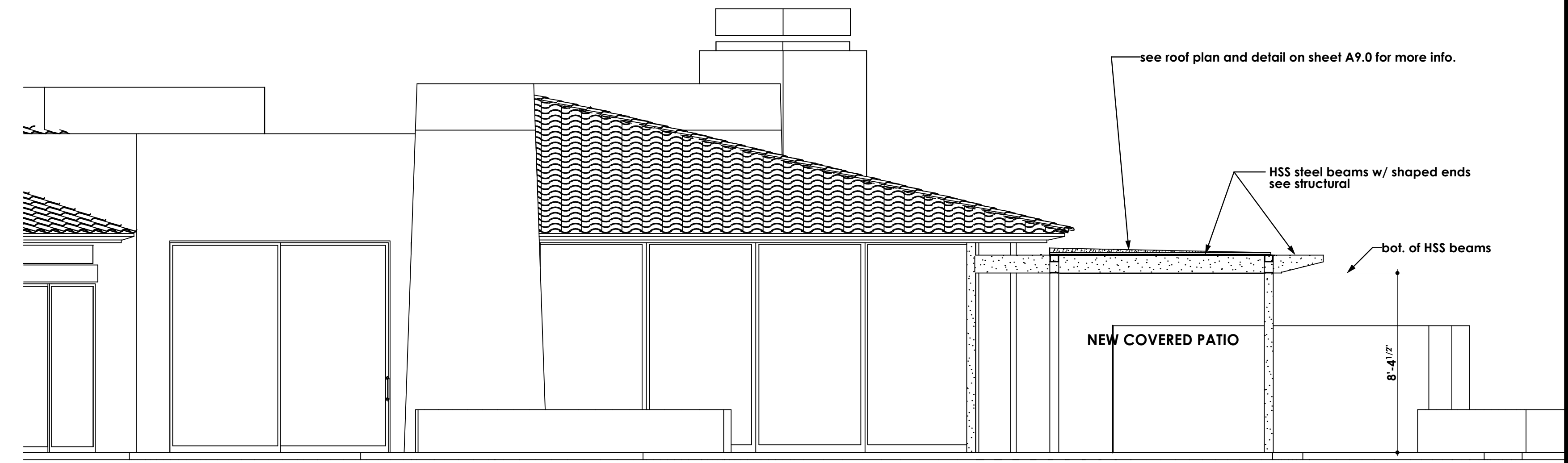
SCALE: 1/4" = 1'-0"



3/A4.3

NEW CART BARN (EAST PARTIAL EXTERIOR ELEVATION) TRASH & MECH. COURTYARD SIDE

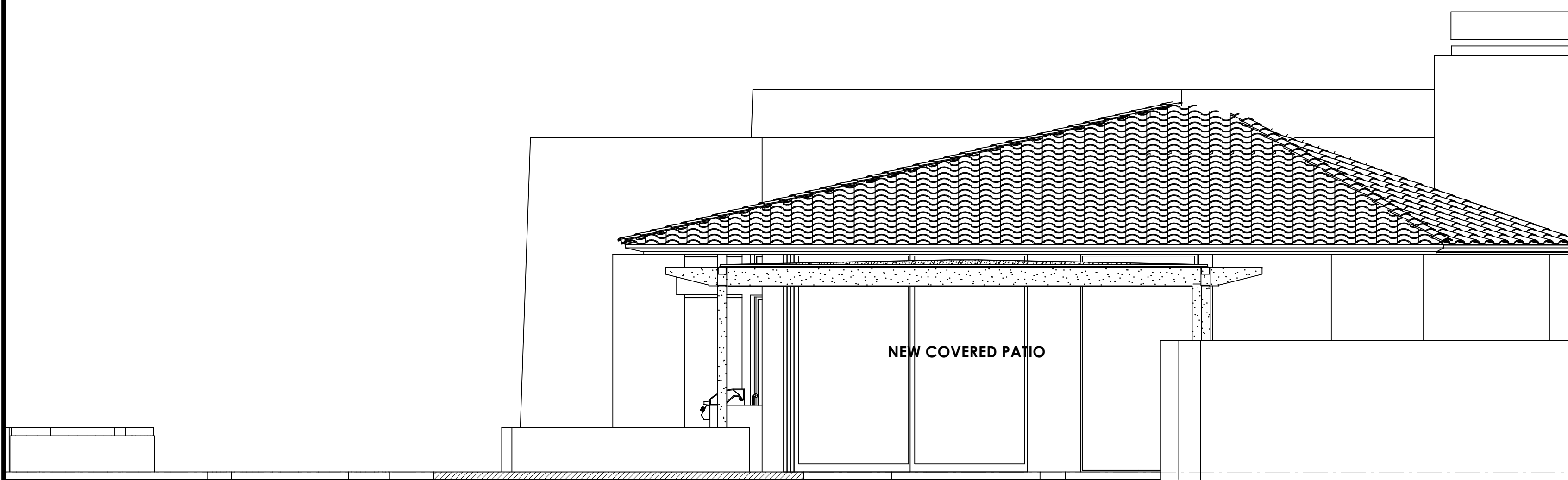
SCALE: 1/4" = 1'-0"



4/A4.3

NEW REAR COVERED PATIO ADDITION (NORTHEAST PARTIAL EXTERIOR ELEVATION)

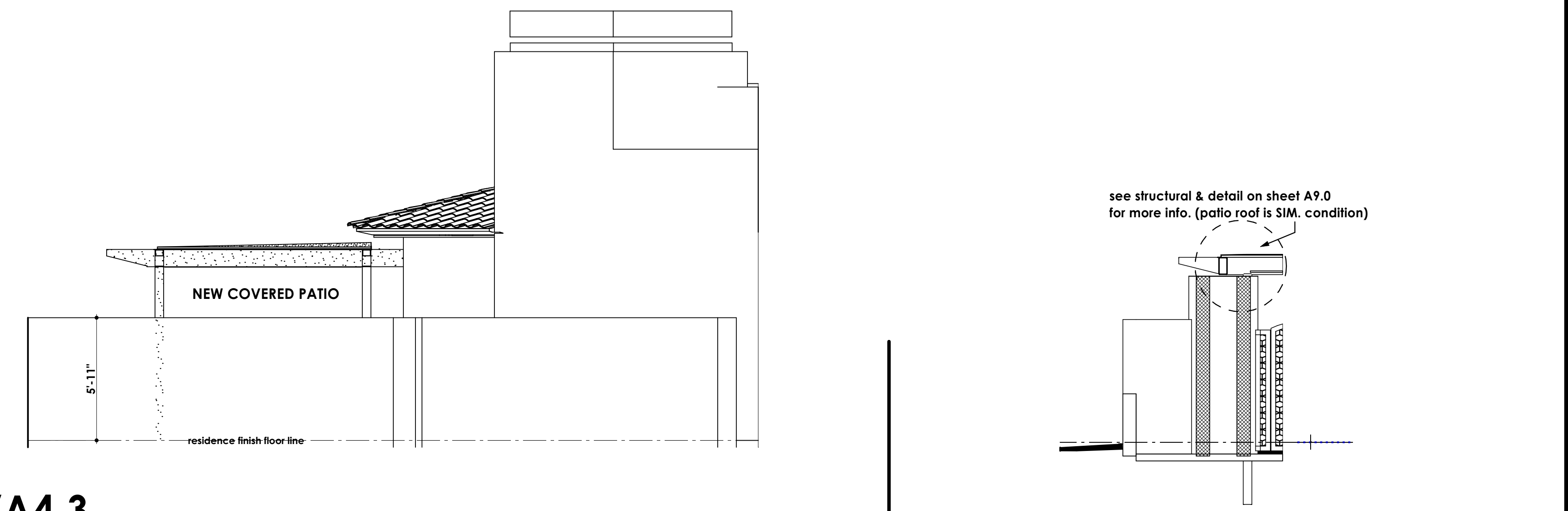
SCALE: 1/4" = 1'-0"



5/A4.3

NEW REAR COVERED PATIO ADDITION (NORTHWEST EXTERIOR ELEVATION)

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

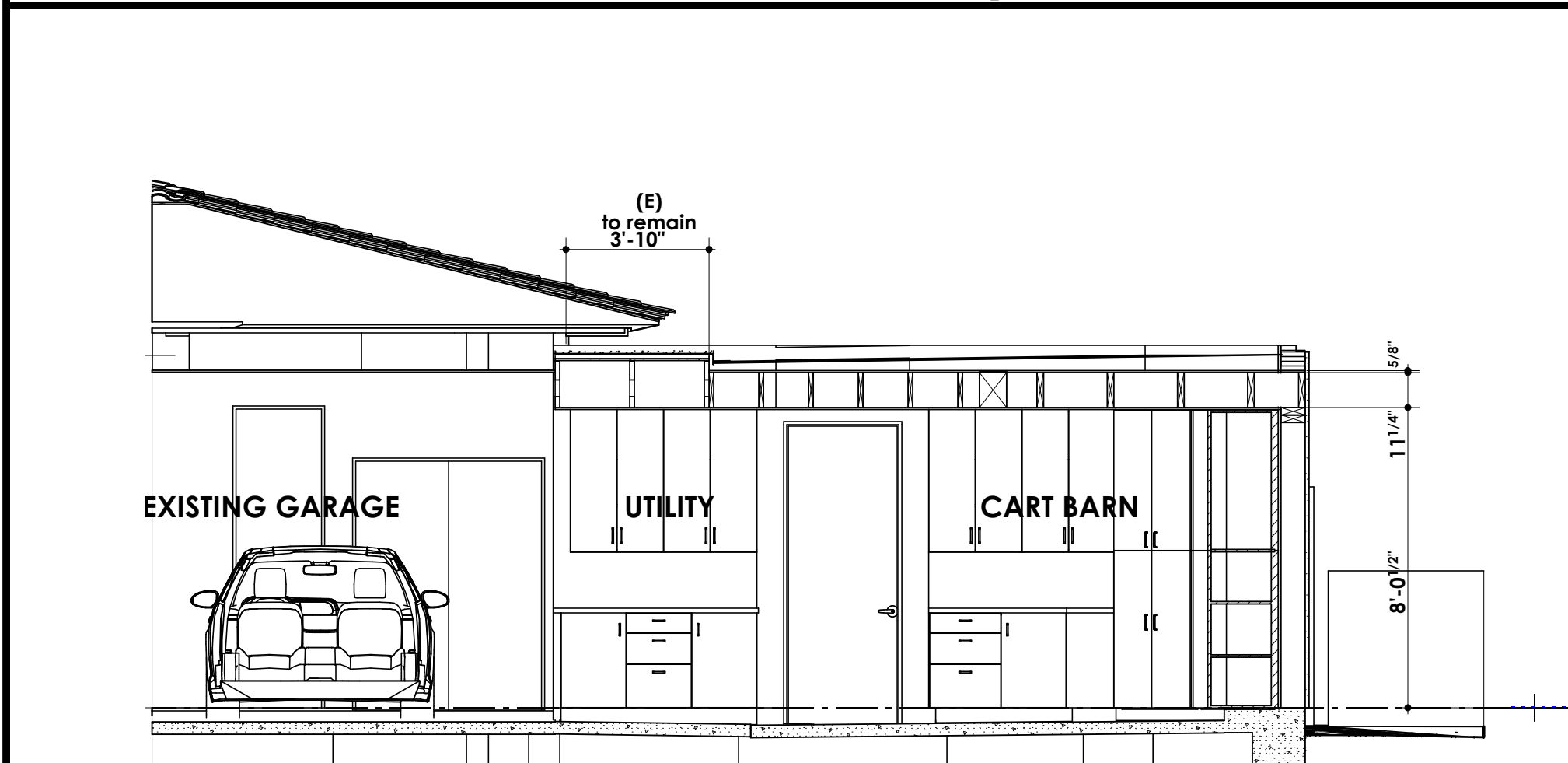


6/A4.3

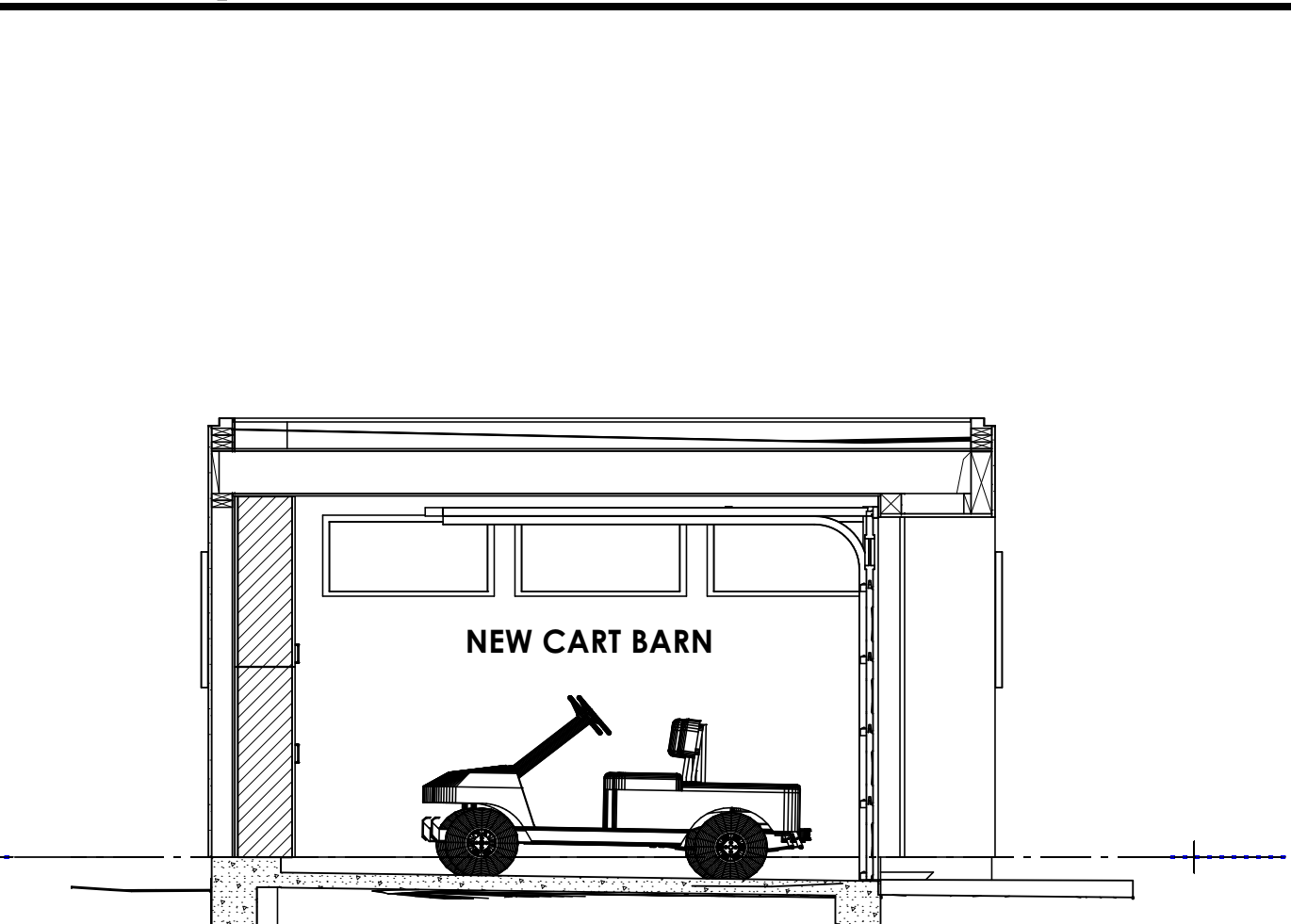
NEW REAR COVERED PATIO ADDITION (SOUTHWEST PARTIAL EXT. ELEV.)

NEW GATE COLUMN - SEC. Da

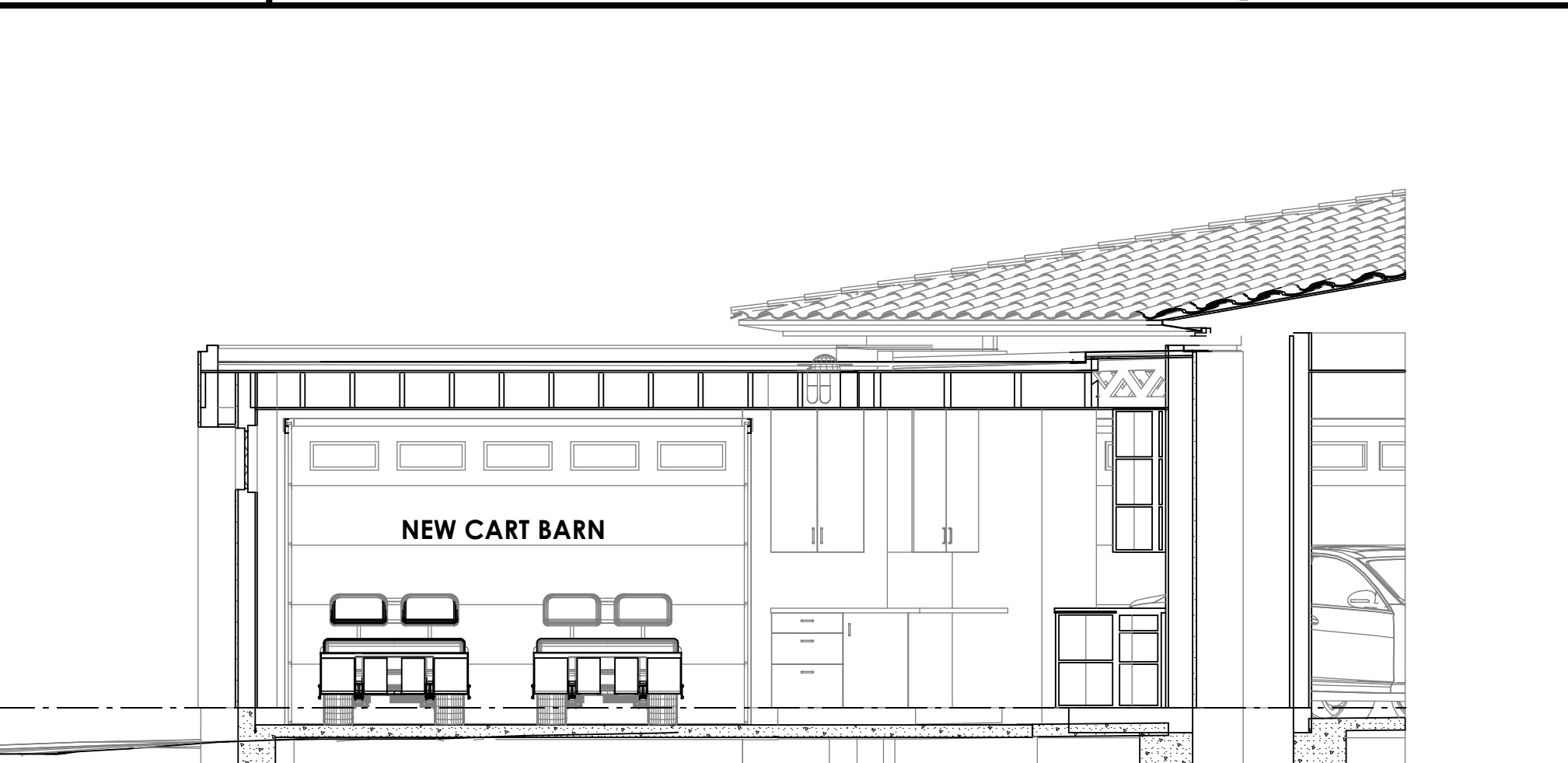
SCALE: 1/4" = 1'-0"



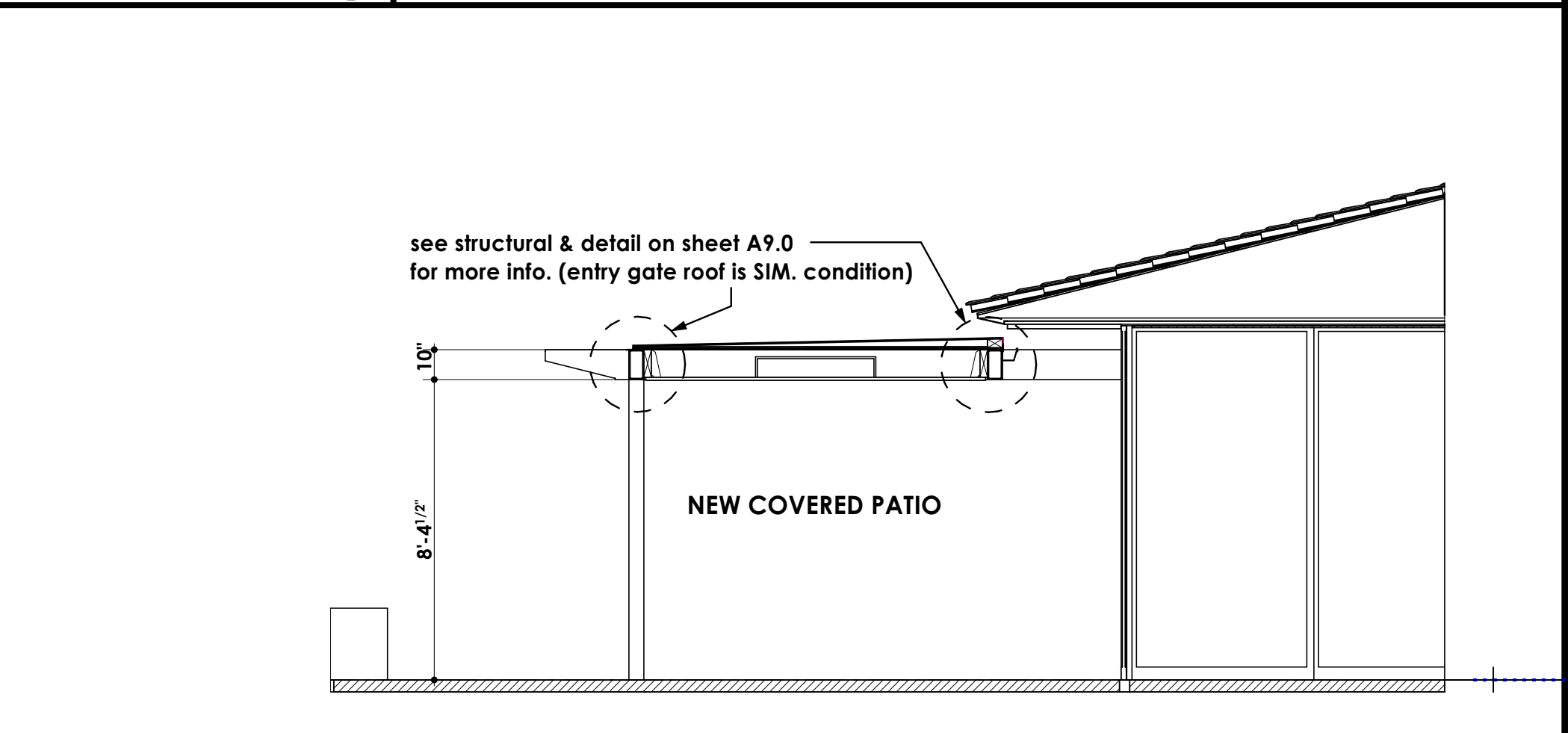
BUILDING SECTION A



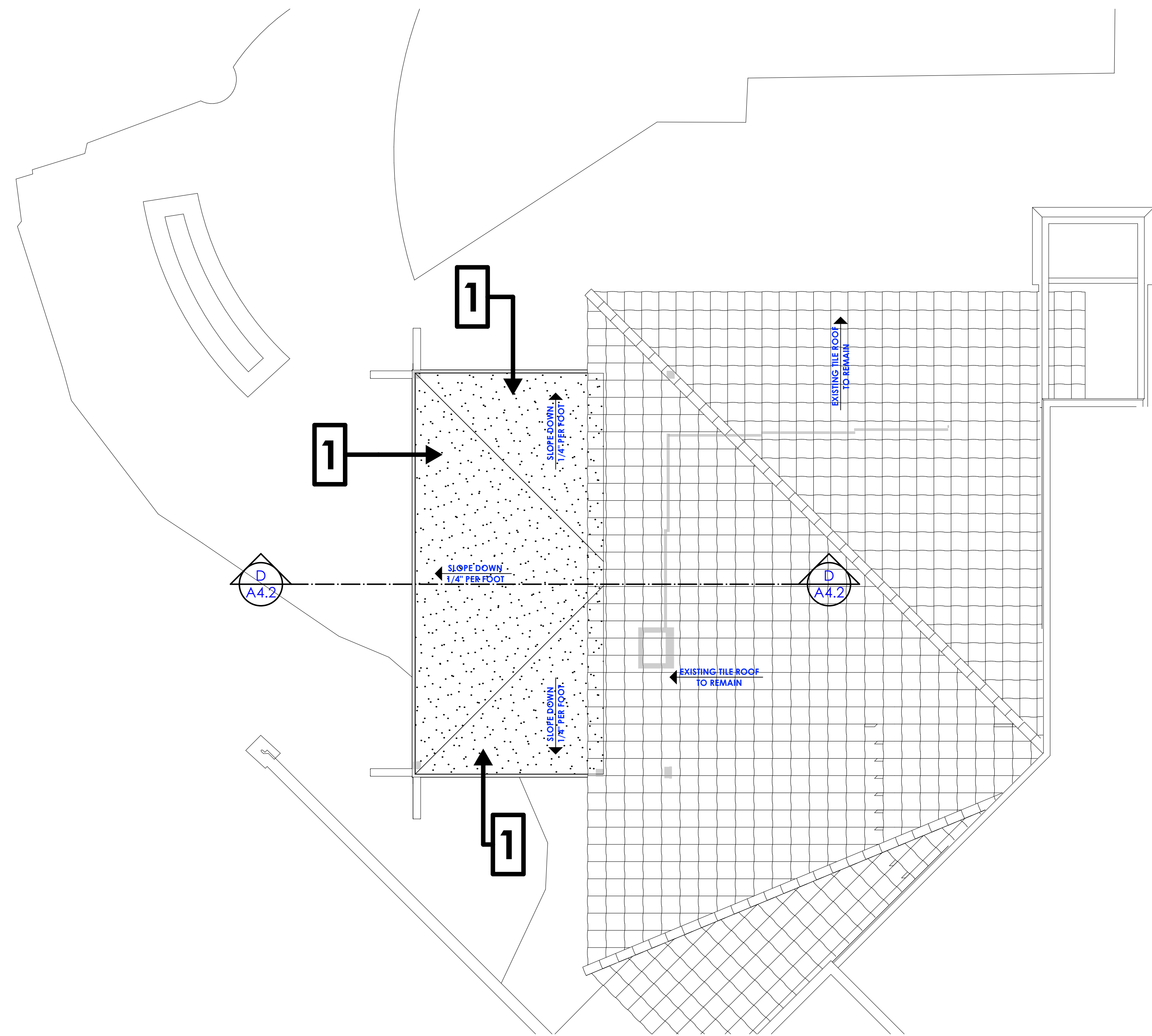
BUILDING SECTION B



BUILDING SECTION C



BUILDING SECTION D



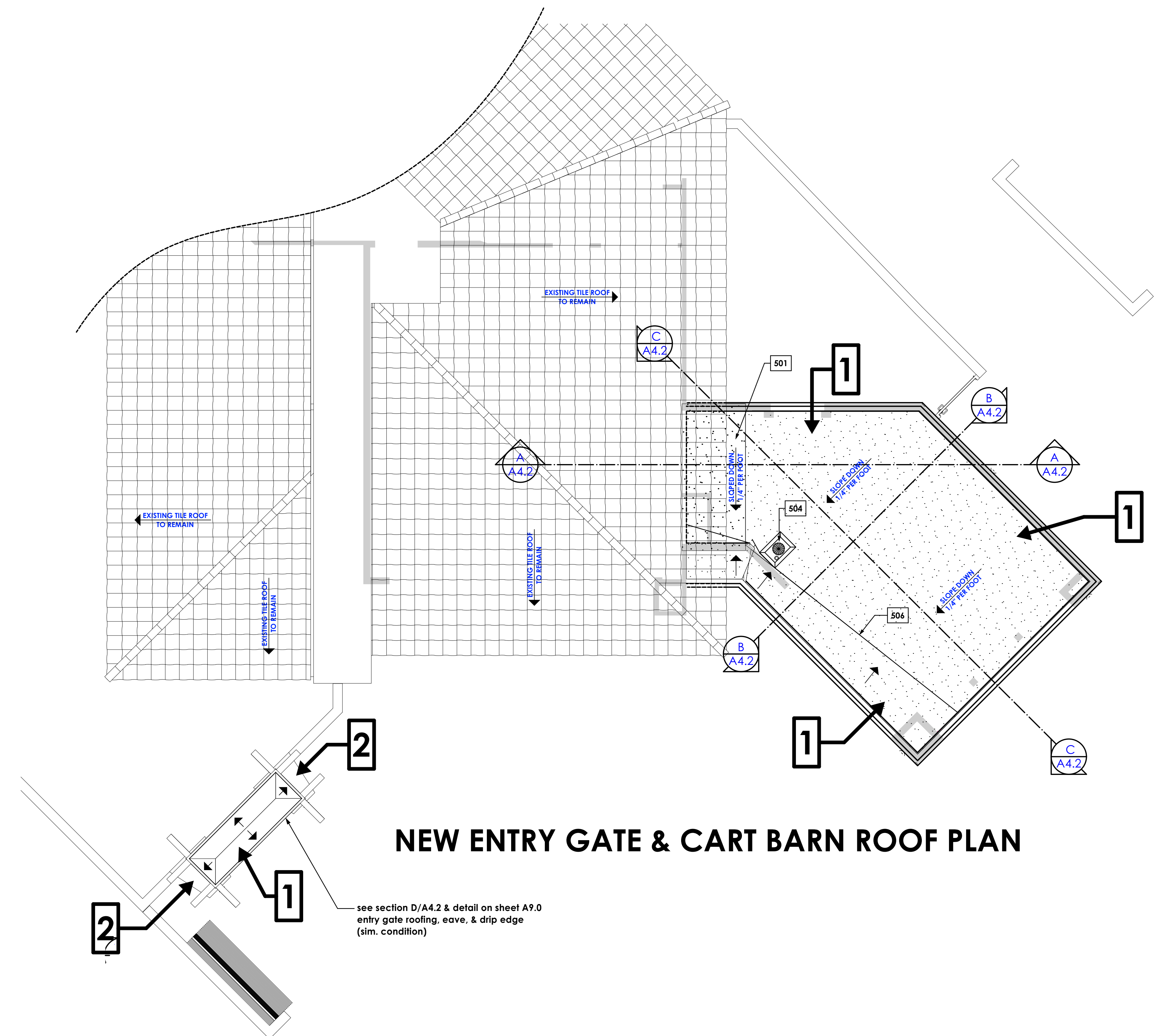
NEW REAR COVERED PATIO ROOF PLAN

ID # ON PLAN	ROOFING TYPE	NOTE: ALL ROOF SLOPE ARROWS SHOWN ON PLAN INDICATE DIRECTION OF DOWNWARD SLOPE (ARROW POINTS TO LOW SIDE)
1	LOW SLOPE PVC MEMBRANE ROOF (Class A roof assembly) 80 mil PVC "COOL ROOF" membrane roofing over 1/4" thk. dens deck over EPS rigid foam insulation board @ R-4 per inch thickness (1 1/2" MIN. THICKNESS = R-6) tapered to achieve 1/4" per ft. slope to drains as indicated on plan (see sht. A1.4 for reports & specifications)	
2	LOW SLOPE SOLDERED SEAM SHEET METAL ROOF 24 ga. bonderized sheet mtl. soldered seam CMU pilaster column cap (paint to match building color) over 5/8" cdx ply wd. (shimmed to achieve 1/4" per ft. slope down to drain see plan)	

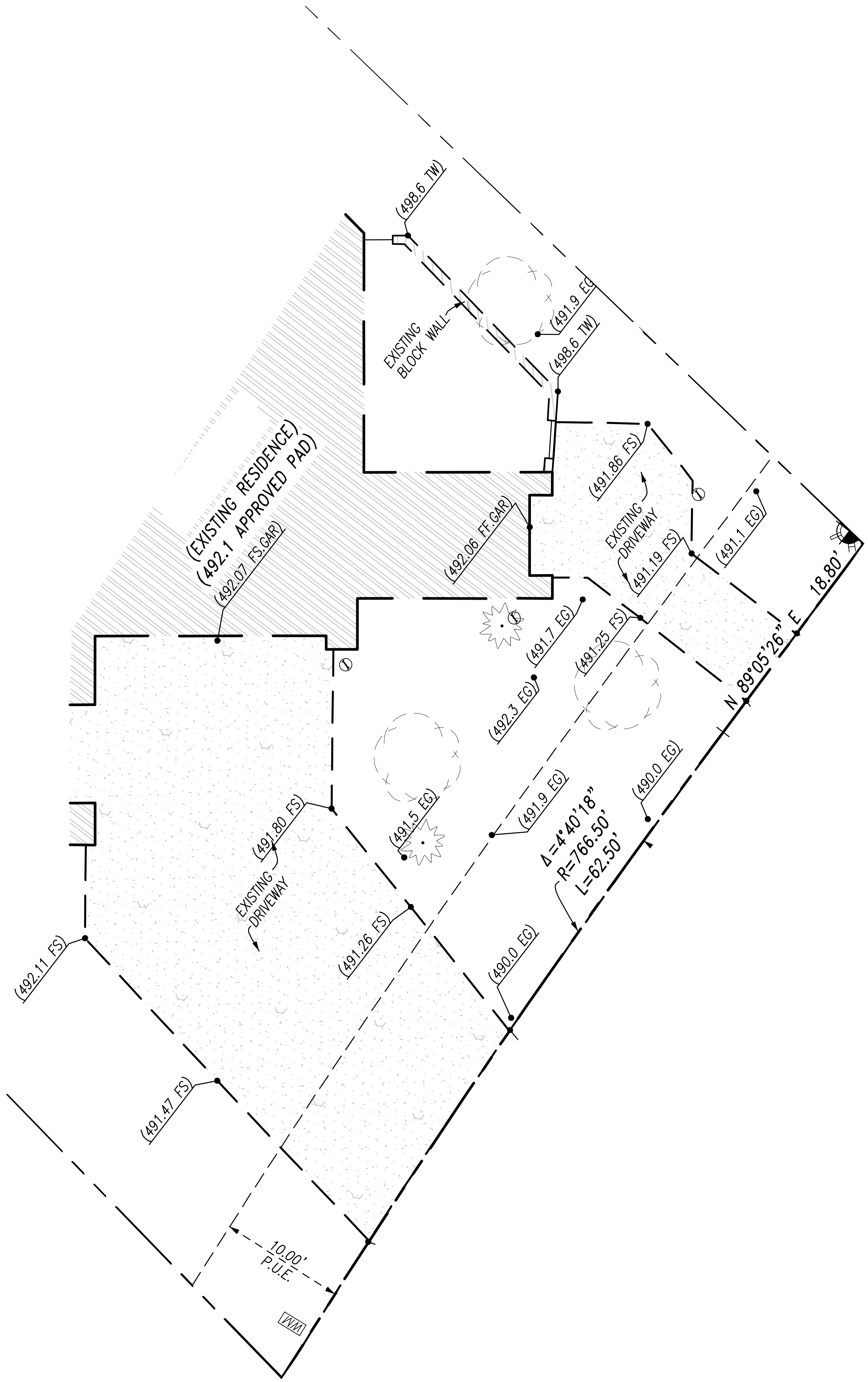
SEE SHEET A1.4 FOR SPECIFICATIONS & REPORTS FOR "CLASS A" ROOF ASSEMBLY

ROOF PLAN KEYED NOTES

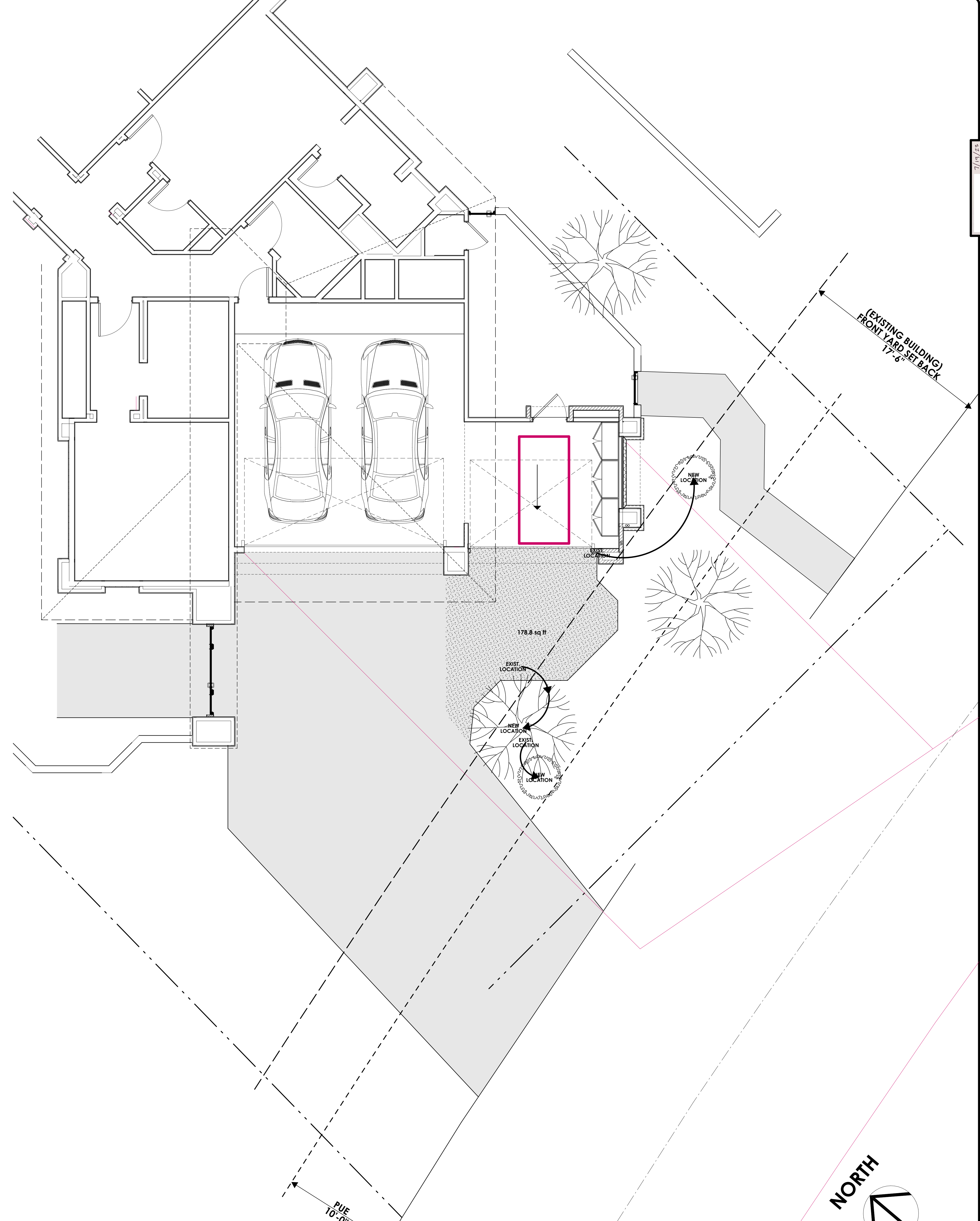
- 501 indicates existing cart barn roof & roofing to remain @ this location
- 502 indicates line of exterior building wall below
- 503 match existing residence stepped parapet detail
- 504 indicates location of "Thunderbird Products" bottom outlet roof drain w/ overflow unit above - (on separate 3" dia. drain & 3" dia. overflow lines)
- 505 indicates 24 ga. bonderized sheet mtl. soldered seam roofing (paint to match existing sheet mtl. eave piece) over 5/8" cdx ply wd. sloped down to drain @ 1/4" per ft. in direction of arrows
- 506 indicates location EPS tapered foam board roof cricket to achieve sloped to drain roof surface flow line



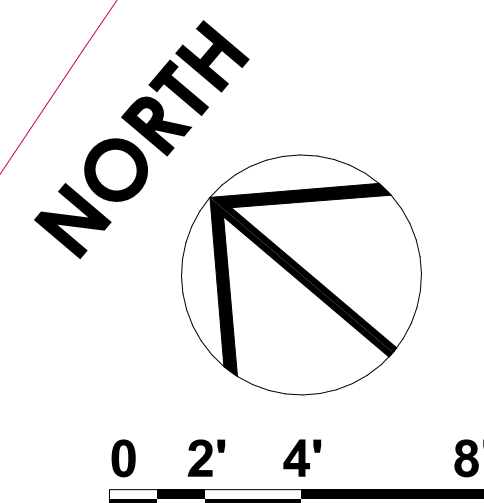
NEW ENTRY GATE & CART BARN ROOF PLAN



PARTIAL LANDSCAPE PLAN SHOWING EXISTING PRIMARY PLANTING ELEMENTS



PARTIAL LANDSCAPE PLAN SHOWING PRIMARY PLANTING ELEMENTS NEW LOCATIONS



RESIDENTIAL DESIGN BY: JONATHAN PELEZARE
LANDSCAPE ALTERATIONS PLAN
Garnier Indian Wells, CA 92210
DATE: 6/5/2026 SCALE: 1/4" = 1'-0" (LIND) JOB #: SHEET NO.: A6.0 OF 24 SHEETS

SHEAR WALL SCHEDULE

2018 NATIONAL DESIGN SPECIFICATION - AMERICAN WOOD COUNCIL (2018 NDS)(1)(3)

SHEAR PANEL TYPE	SHEATHING (S)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION				FRAMING CLIPS AS3'S OR (P)S (5), (6)	
					1 1/4" SINKER @ 6" O.C.	1 1/4" SINKER @ 12" O.C.	3/8" @ A.B. SPC'S 2X 3X 4X 6X	3/8" @ 16" O.C.		
(A)	3/8" APA rated	8d's @ 6" O.C.	8d's @ 12" O.C.	250 (7) 220	@ 6" O.C.	@ 12" O.C.	48"	48"	N/A	@ 16" O.C.
(A1)	3/8" APA rated	8d's @ 6" O.C.	8d's @ 12" O.C.	380 (7) 330	@ 4" O.C.	@ 12" O.C.	36"	48"	N/A	@ 12" O.C.
(A2)	3/8" APA rated	8d's @ 3" O.C.	8d's @ 12" O.C.	450 (10) 410	@ 3" O.C.	@ 8" O.C.	24"	44"	N/A	@ 8" O.C.
(A3)	3/8" APA rated	8d's @ 2" O.C.	8d's @ 12" O.C.	640 (7) 530	@ 2" O.C.	@ 6" O.C.	18"	32"	N/A	@ 8" O.C.
(A4)	15/32" APA rated Structural I	10d's @ 2" O.C.	10d's @ 12" O.C.	870 (10) 820	N/A	@ 5" O.C.	N/A	16"	N/A	@ 6" O.C.
(A5)	3/8" APA rated each side	8d's @ 3" O.C. each side	8d's @ 12" O.C. each side	980 (7) 870	N/A	@ 4" O.C.	N/A	12"	N/A	LTP4 @ 8" O.C. (12)
(A6)	3/8" APA rated each side	8d's @ 2" O.C. each side	8d's @ 12" O.C. each side	1280 (7) 1060	N/A	@ 3" O.C.	N/A	N/A	N/A	LTP4 @ 8" O.C. (12)
(A7)	15/32" APA rated each side	10d's @ 2" O.C. each side	10d's @ 12" O.C. each side	1740 (10) 1600	N/A	N/A	N/A	N/A	N/A	LTP4 @ 8" O.C. (12)

- (1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- (2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
- (3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
- (4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
- (5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.D.).
- (6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
- (7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.
- (8) SHEATHING CONFORMS TO EITHER DOC P5.1 OR P5.2 STANDARDS.
- (9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.
- (10) FOR DOUBLE SIDED SHEAR PANELS:
 - a. USE HALF THE SPACING OF SILL PLATE FASTENERS STAGGERED FOR TYPE
 - b. USE ONLY 1/4" Ø SCS SCREWS IN SCHEDULE AND WITH HALF THE SPACING.
- (11) FOR TYPES (A) & (A1) - (A4)
 - c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND SPACING.
- (12) EXTRA SHEAR PANEL FOR RIGIDITY
- (13) FOR SHEAR PANEL TYPES 3, 4 & 5 ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.
- (14) USE 8x COMMON NAILS FOR LTP4 INSTALLED OVER SHEATHING.
- (15) CLIPS ARE TO BE INSTALLED STAGGERED.
- (16) USE 1/4" LONG A.B. FOR 6X SILL & 1/2" LONG A.B. FOR 6X SILL

FOUNDATION SYMBOLS LEGEND

(E) FOOTING	(NF) FOOTING	(N) SLAB
(E) WALL	(N) WALL	CMU WALL
DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)		
REBAR		
(X) X	PAD NUMBER	
(X) X	SHEAR PANEL LENGTH AND NUMBER. REFER TO GN FOR PANEL TYPE, MIN. 2-2x4 @ EA. END.	
(X) X	DETAIL NUMBER	
(X) X	DETAIL SHEET NUMBER	
(X) X	HOLDOWN NUMBER	

FOUNDATION PAD SCHEDULE

SYM.	PAD TYPE
(P1)	2'-0" SQ. X 15" DEEP PAD W/ (3) #5 BARS E.W. (MAX 12" O.C.)
(P2)	2'-0" SQ. X 15" DEEP PAD W/ (3) #5 BARS E.W. (MAX 12" O.C.)
(P3)	3'-0" SQ. X 15" DEEP PAD W/ (4) #5 BARS E.W. (MAX 12" O.C.)
(P4)	3'-0" SQ. X 15" DEEP PAD W/ (4) #5 BARS E.W. (MAX 12" O.C.)
(P5)	4'-0" SQ. X 15" DEEP PAD W/ (5) #5 BARS E.W. (MAX 12" O.C.)
(P6)	4'-0" SQ. X 15" DEEP PAD W/ (5) #5 BARS E.W. (MAX 12" O.C.)
(P7)	5'-0" SQ. X 3'-9" DEEP FLAG POLE FOOTING.
(P8)	3'-6" SQ. X 5'-3" DEEP FLAG POLE FOOTING.

FOUNDATION HOLDOWN SCHEDULE

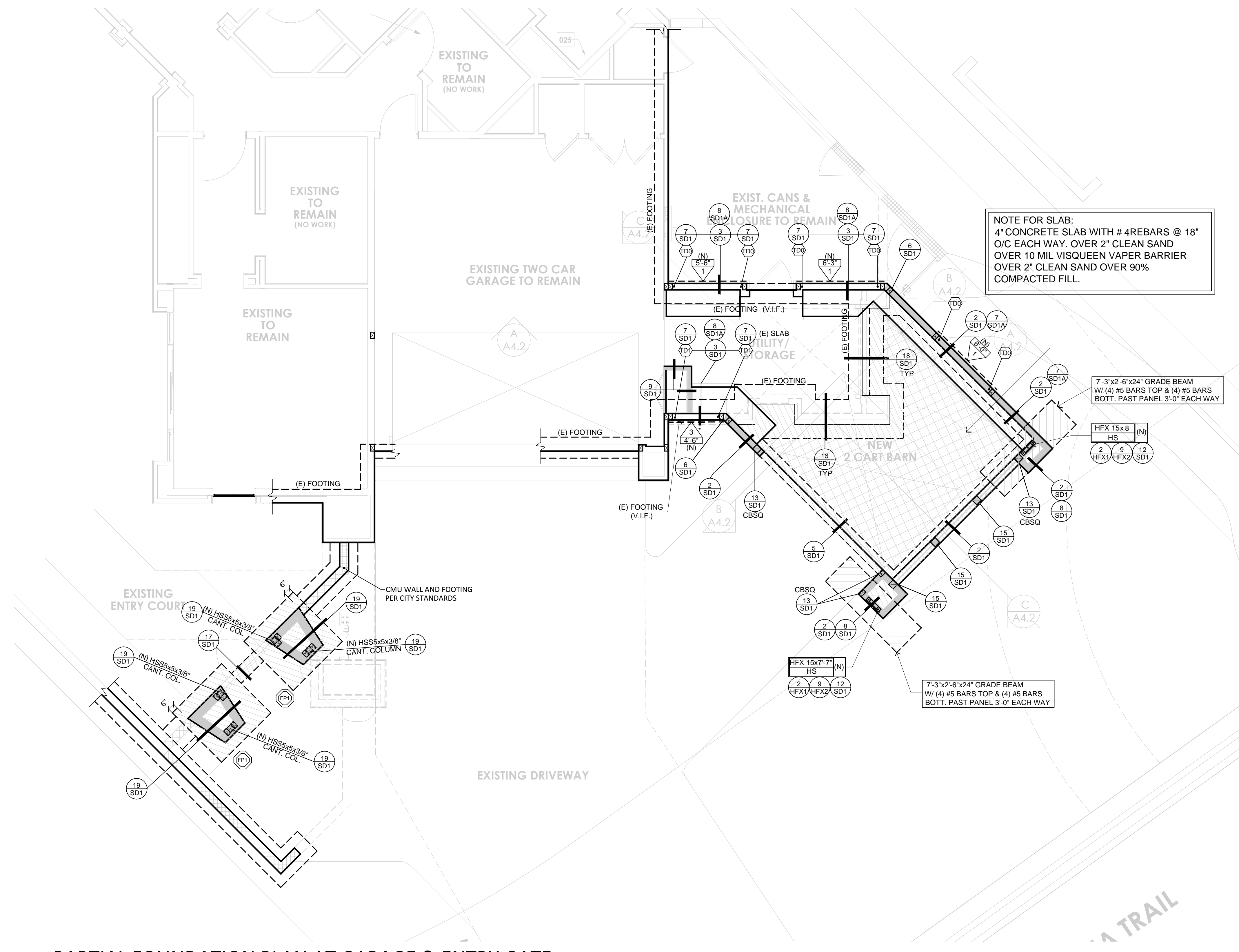
SYM.	SIMPSON HOLDOWN	NOTES
(HD)	HDU2	
(HD)	HDU5	REFER TO DETAIL 1/SD1A
(HD)	HDU8	

FOUNDATION NOTES

1. REFER TO GN & GD SHEETS FOR MORE INFORMATION.
 2. FOR SHEAR PANEL TYPES 3, 4 & 5 ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.
- NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING HARDY FRAMES MATCH TOP PLATE HEIGHT & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
- SEE SHEETS HFX-1 & HFX-2 FOR MANUFACTURER INSTALLATION REQUIREMENTS
- NOTE: TOP OF ALL EXTERIOR FOOTING, GRADE BEAM FOOTING, PAD FOOTING, OR FLAG POLE FOOTING TO BE MIN. 6" BELOW FINISH GRADE.
- NOTE: THIS IS NOT A COMPLETE STRUCTURAL REVIEW OF THE TOTAL STRUCTURE. ONLY NEW FRAMING ASSOCIATED WITH THE REMODEL AND AFFECTED ADJACENT EXISTING FRAMING ELEMENTS HAVE BEEN REVIEWED. ALL EXISTING FRAMING INFORMATION WAS SUPPLIED BY OTHERS, AND NOT VERIFIED BY THIS FIRM. NO OTHER WARRANTY OR GUARANTEE IS MADE OR IMPLIED.
- NOTE: CONTRACTOR TO VERIFY EXISTING FRAMING AND FOUNDATION ARE MATCHED WITH OUR FRAMING AND FOUNDATION PLANS PRIOR TO DEMOLISHING & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.

FOUNDATION KEY NOTES

1. IF FOOTING IS WIDER THAN 12", THEN PROVIDE #4 BAR @ 12" O.C. TOP & BOTTOM E.O.R. IF DIFFERENT.
 2. DEMO NON STRUCTURAL WALL (NON-BEARING) (V.I.F.), CONTRACTOR TO NOTIFY E.O.R. IF DIFFERENT.
 3. DEMO NON STRUCTURAL WALL (NON-SHEAR / NON-BRACED PANEL) (V.I.F.), CONTRACTOR TO NOTIFY E.O.R. IF DIFFERENT.
 4. DEMO CONCRETE, DO NOT CUT REBARS
- NOTE: ALL EXTERIOR FOOTING, INTERIOR FOOTING, GRADE BEAM FOOTING, PAD FOOTING, OR FLAG POLE FOOTING MUST HAVE MIN. 90% SOIL COMPACTION BELOW
- NOTE: PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
- a) THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT.
 - b) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED, AND
 - c) THE FOUNDATION EXCAVATIONS, THE SOILS EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY CONFORM TO THE SOILS REPORT.
- NOTE: SURFACE WATER WILL DRAIN AWAY FROM BUILDING, THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT PER SECTION R401.3
- NOTE: CONCRETE TO BE NORMAL WEIGHT WITH COMPRESSIVE STRENGTH TO BE: f_c = 2500 psi



PARTIAL FOUNDATION PLAN AT GARAGE & ENTRY GATE

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

RA STRUCTURAL ENGINEERING, INC.

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 EMAIL: REZA@RASTRUCTURAL.COM

A.B.	ANCHOR BOLT
ABV.	ABOVE
BAR.	REINFORCING BAR
BD.	BOARD
BK'G.	BLOCKING
BL.W.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAIL
B.W.	BOTH WAYS
CF.	CONTINUOUS FOOTING
COL.	CEILING JOIST
CONC.	CONCRETE
CONT.	CONTINUOUS
C.P.E.	CONT. PANEL
D.	DEPTH
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DO.	DITTO
(E)	EXISTING
E.W.	EACH WAY
E.J.	EXPANSION JOINT
E.N.	EDGE NAIL
EQ.	EQUAL FLOOR BEAM
F.G.	FINISH GRADE
F.H.	FULL HEIGHT
F.J.	FLOOR JOIST
FL.	FLUSH
FMG.	FRAMING
F.N.	FIELD NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FULL PENETRATION
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GLB.	GLUE-LAMINATED BEAM
GR.BM.	GRADE BEAM
GRWB.	GYPSPUM WALLBOARD
(H)	HIGH
HDR.	HEADER
HGT.	HEIGHT
HORIZ.	HORIZONTAL
K.P.	KING POST
(L)	LENGTH
LT.WT.	LIGHT WEIGHT
L.V.L.	LAMINATED VENEER LUMBER
MAS.	MASONRY
M.B.	MACHINE BOLT
M.L.B.	MICRO-LAM BEAM
(N)	NEW
N.G.	NATURAL GRADE
O/C	ON CENTER
P.J.	POUR JOINT
P.B.	PARALLAM BEAM
PLWD.	PLYWOOD
P.T.	PRESSURE TREATED
R.B.	ROOF BEAM
REIN.	REINFORCING
REQD.	REQUIRED
RF.	ROOF RAFTER
RR.	ROOF RAFTER
V.I.F.	VERIFY IN FIELD

PROJECT NAME: **GARNIER RESIDENCE**
INDIAN WELLS, CA. 92210

REVISIONS	
NO.	DESCRIPTION

DESIGNED: REZA ASGHARPOUR
 DRAWING: D.B.
 DATE: 05/18/2023
 PROJECT #: 230345
 SCALE: 1/4" = 1'-0"
 DESIGNER: JONATHAN PELLEZZARE

DRAWING TITLE: **FOUNDATION PLAN**

SEAL:

SHEET: **S-1.1**

SHEAR WALL SCHEDULE

2018 NATIONAL DESIGN SPECIFICATION - AMERICAN WOOD COUNCIL [2018 NDS](1)(3)

SHEAR PANEL TYPE	SHEATHING (S)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION				FRAMING CLIPS (S), (6)	
					1 1/4" SINKER	1 1/4" @ 4" A.B. SPC'S	2X 3X	4X 6X		
(1)	3/8" APA rated	8d @ 6" O.C.	8d @ 12" O.C.	260 (7)	18d @ 6" O.C.	@ 16" O.C.	48"	48"	N/A	@ 16" O.C.
(2)	3/8" APA rated	8d @ 6" O.C.	8d @ 12" O.C.	380 (7)	18d @ 6" O.C.	@ 12" O.C.	36"	48"	N/A	@ 12" O.C.
(3)	3/8" APA rated	8d @ 3" O.C.	8d @ 12" O.C.	490 (7)	18d @ 6" O.C.	@ 8" O.C.	24"	44"	N/A	@ 8" O.C.
(4)	3/8" APA rated	8d @ 2" O.C.	8d @ 12" O.C.	640 (7)	18d @ 6" O.C.	@ 6" O.C.	18"	32"	N/A	@ 8" O.C.
(5)	15/32" APA rated Structural I	10d @ 2" O.C.	10d @ 12" O.C.	870 (7)	N/A	@ 5" O.C.	N/A	16"	N/A	@ 6" O.C.
(6)	3/8" APA rated each side	8d @ 3" O.C.	8d @ 12" O.C.	980 (7)	N/A	@ 4" O.C.	N/A	12"	N/A	LT94 @ 8" O.C. (12)
(7)	3/8" APA rated each side	8d @ 2" O.C.	8d @ 12" O.C.	1280 (7)	N/A	@ 3" O.C.	N/A	11"	N/A	LT94 @ 8" O.C. (12)
(8)	15/32" APA rated each side	10d @ 2" O.C.	10d @ 12" O.C.	1740 (7)	N/A	N/A	N/A	N/A	N/A	LT94 @ 6" O.C. (12)

- (1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- (2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
- (3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
- (4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
- (5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).
- (6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
- (7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.
- (8) SHEATHING CONFORMS TO EITHER DOC P5 1 OR P5 2 STANDARDS.
- (9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.
- (10) FOR DOUBLE SIDED SHEAR PANELS:
 - a. USE HALF THE SPACING OF SILL PLATE FASTENERS STAGGERED FOR TYPE
 - b. USE ONLY 1 1/4" SINKER SDCS SCREWS IN SCHEDULE AND WITH HALF THE SPACING.
- FOR TYPES (1) & (2)
- c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND SPACING.
 - FOR TYPES (1) & (2)
 - EXTRA SHEAR PANEL FOR RIGIDITY
- (11) FOR SHEAR PANEL TYPES 3, 4 & 5 ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.
- (12) USE 8d COMMON NAILS FOR LT94 INSTALLED OVER SHEATHING.
- (13) CLIPS ARE TO BE INSTALLED STAGGERED.
- (14) USE 1/4" LONG A.B. FOR 4X SILL & 1/2" LONG A.B. FOR 6X SILL

FRAMING SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED. DIRECTION OF ROOF MEMBER PER SCHEDULE. REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BRG.
- DIRECTION OF FLOOR MEMBER PER SCHEDULE. REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BRG.
- DIRECTION OF DECK OR ROOF RAFTERS MEMBER PER SCHEDULE. REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BRG.
- SHEAR PANEL LENGTH AND NUMBER. REFER TO GN FOR PANEL TYPE, MIN. 2x24 @ EA. END.
- DETAIL NUMBER. DETAIL SHEET NUMBER.
- BEAM NUMBER. REFER TO E.O.R. CALCULATIONS.
- KEY NOTE NUMBER.
- CALIFORNIA FRAMING.
- FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:
 - WOOD WALL
 - CMU WALL

FRAMING KEY NOTES

- (1) ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
- (2) PROVIDE SOLID BLOCKING
- (3) CONTINUOUS JOIST W/ E.N.
- (4) DRAG TRUSS W/ E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
- (5) SHEAR TRUSS W/ E.N. TRUSS TO TRANSFER 200 PLF MIN. (U.N.O.)
- (6) LINE OF 2X FLAT BLOCKING W/ EDGE NAIL & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS
- (7) CONTINUOUS FULL HT. BLKG. W/ E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
- (8) TRUSS HANGER BY TRUSS SUPPLIER
- (9) (1) SIMPSON TS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
- (10) CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN.
- (11) BLOCKED ROOF DIAPHRAGM W/ 8d @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
- (12) BLOCKED FLOOR DIAPHRAGM W/ 10d @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
- (13) CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
- (14) DRAG STRUT W/ E.N. SEE PLANS/DETAILS FOR LENGTH, SUPPORT END W/ BLKG
- (15) PROVIDE SIMPSON ST6236 STRAP @ SPLICE
- (16) CUSTOM HEIGHT HARDY FRAME TO MATCH FIELD CONDITION. CONTRACTOR TO VERIFY HEIGHT PRIOR TO ORDER (TOP OF HARDY FRAME SHOULD BE BOTTOM OF BEAM SEE DETAIL 11502).

FRAMING SCHEDULE

- NEW 2X12 ROOF JOISTS @16" O.C.
- NEW 2X10 ROOF JOISTS @16" O.C.
- EXISTING ROOF TRUSS FRAMING (V.I.F.)

FRAMING NOTES

1. REFER TO GN & GD SHEETS FOR MORE INFORMATION.
2. REFER TO DETAIL 3/GD FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY E.O.R. IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/ E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.
7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. USE SIMPSON "LUS" HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND "LUS" HANGERS FOR CONNECTION OF SOLID JOISTS.
10. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PR1-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055, QUALIFIED PR1-400, MANUFACTURED. SUBMIT SHOP DRAWING TO E.O.R. FOR REVIEW AND APPROVAL.
11. A 4x6 HEADER SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. ALL 4X4 AND 2X4 SIZES CAN BE SUBSTITUTED WITH A 2X4 TO MATCH THE DEPTH AND THE 2X4 SHALL BE PLACED ON END WITH 1/2" PLYWOOD SHM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.
12. USE 2X TRIMMER FOR HEADERS LESS THAN 6'-0" AND 2X FOR 6'-0" TO 10'-0" LONG SPAN IN BEARING WALLS. U.N.O. ON PLANS. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER. SEE PLANS FOR HEADERS LARGER THAN 10'-0" LONG.
13. INTERIOR NON-BEARING WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C. MAX.
14. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9B/SD2 U.N.O. ON PLANS.

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING HARDY FRAMES MATCH TOP PLATE HEIGHT & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.

SEE SHEETS HFX-1 & HFX-2 FOR MANUFACTURER INSTALLATION REQUIREMENTS

NOTE: ALL LUMBER EXPOSED TO WEATHER, SUCH AS THOSE AT PATIO COVERS, INCLUDING POSTS, BEAMS, RAFTERS, ETC., ARE TO BE PRESERVATIVE TREATED WOOD AS PER AWPA STANDARD U1 & M4. (PER 2022 CBC SEC. 2304.12.2.3)

NOTE: ALL CONNECTORS, FASTENERS AND HARDWARE USED WITH THE PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR EQUAL. (PER 2022 CBC SEC. 2304.10.6.1)

NOTE: THIS IS NOT A COMPLETE STRUCTURAL REVIEW OF THE TOTAL STRUCTURE. ONLY NEW FRAMING ASSOCIATED WITH THE REMODEL AND AFFECTED ADJACENT EXISTING FRAMING ELEMENTS HAVE BEEN REVIEWED. ALL EXISTING FRAMING INFORMATION WAS SUPPLIED BY OTHERS, AND NOT VERIFIED BY THIS FIRM. NO OTHER WARRANTY OR GUARANTEE IS MADE OR IMPLIED.

NOTE: CONTRACTOR TO VERIFY EXISTING FRAMING AND FOUNDATION ARE MATCHED WITH OUR FRAMING AND FOUNDATION PLANS PRIOR TO DEMOLISHING & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.

NOTE: PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED WHERE WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND. PROTECTION SHALL BE BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

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A.B.	ANCHOR BOLT
ABV.	ABOVE
BAR.	REINFORCING BAR
BD.	BOARD
BK.G.	BLOCKING
BL.W.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAIL
B.W.	BOTH WAYS
CF.	CONTINUOUS FOOTING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.P.E.	CONT., PANEL DEPTH
D.	DOUBLE
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DO.	DITTO
(E)	EXISTING
E.W.	EACH WAY
E.J.	EXPANSION JOINT
E.N.	EDGE NAIL
EQ.	EQUAL FLOOR BEAM
F.G.	FINISH GRADE
F.H.	FULL HEIGHT
F.J.	FLOOR JOIST
FL.	FLUSH
FRG.	FRAMING
F.N.	FIELD NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FULL PENETRATION
FTG.	FOOTING
GA.	GALVE
GALV.	GALVANIZED
GLB.	GLUE-LAMINATED BEAM
GR.BM.	GRADE BEAM
GWB.	GYPSPUM WALLBOARD
(H)	HIGH
HDR.	HEADER
HGT.	HEIGHT
HORZ.	HORIZONTAL
K.P.	KING POST
(L)	LENGTH
LT.WT.	LIGHT WEIGHT
L.V.L.	LAMINATED VENEER LUMBER
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REIN.	REINFORCING
REQD	REQUIRED
RF.	ROOF
RR.	ROOF RAFTER
V.I.F.	VERIFY IN FIELD

GARNIER RESIDENCE
 INDIAN WELLS, CA. 92210

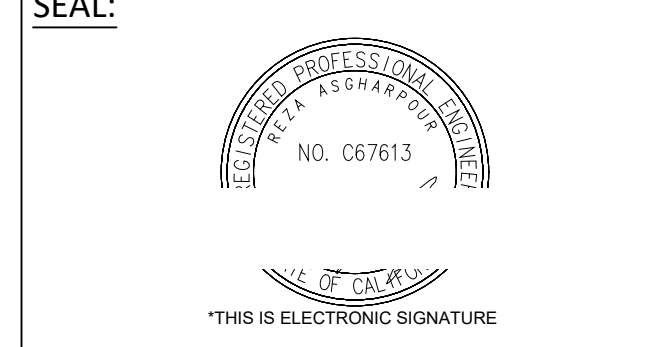
REVISIONS		
NO.	DATE	DESCRIPTION

DESIGNED BY: REZA ASGHARPOUR
 DRAWING BY: D.B.
 DATE: 05/18/2023
 PROJECT #: 230345
 SCALE: 1/4" = 1'-0"
 DESIGNER: JONATHAN PELLEZZARE

DRAWING TITLE:

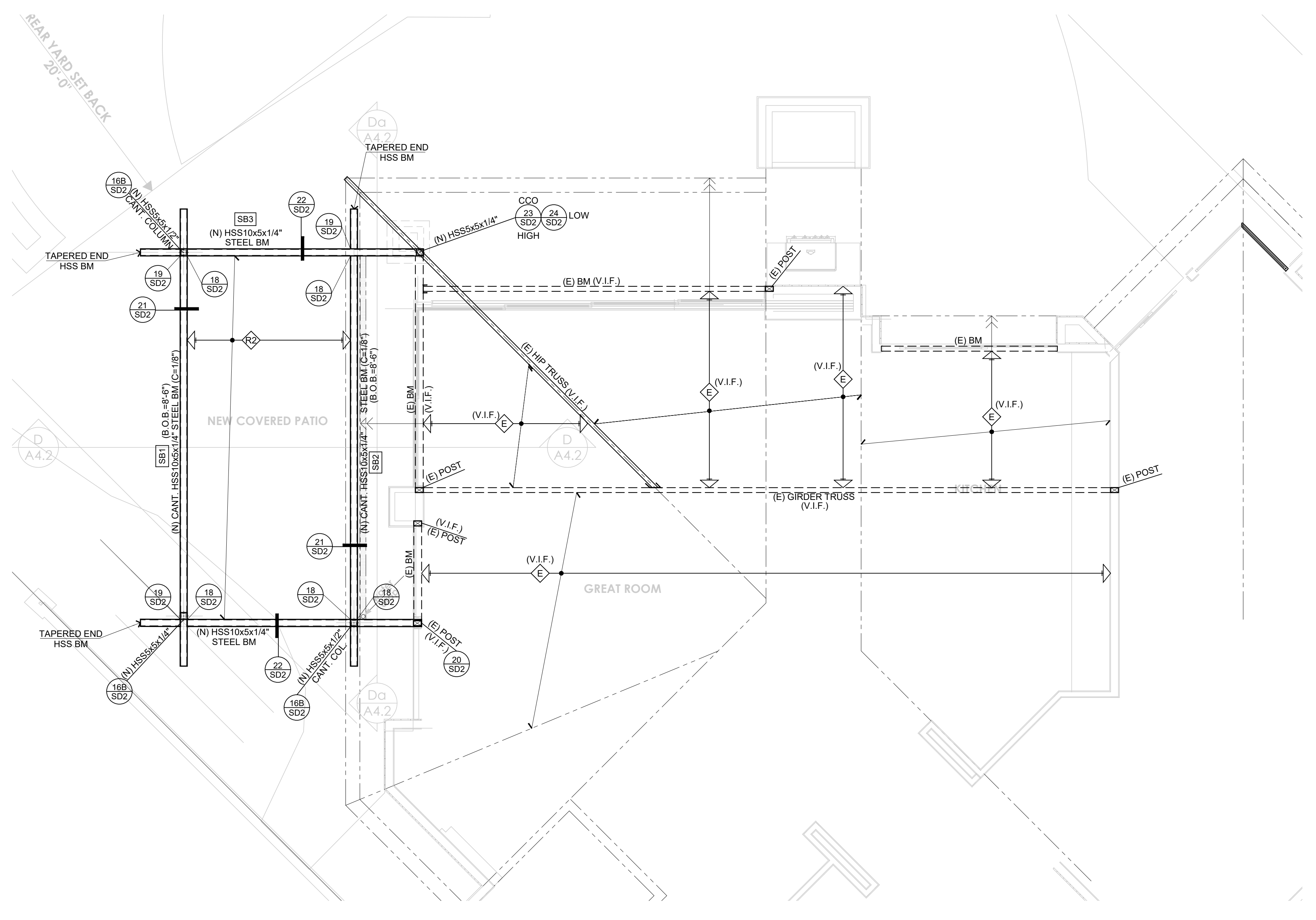
FRAMING PLAN

SEAL:



SHEET:

S-2.2



PARTIAL FRAMING PLAN AT COVERED PATIO SCALE: 1/4" = 1'-0"


A.B.	ANCHOR BOLT ABOVE
ABV.	REIN. BAR
BD.	BOARD
BK'S.	BLOCKING
BLW.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAIL
B.W.	BOTH WAYS
CF.	CONTINUOUS FOOTING
CJ.	CEILING JOIST
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.P.E.	CONT. PANEL
D.	DEPTH
DBL.	DOUBLE
DOUGLAS FIR	DOUGLAS FIR
D.F.	DIAMETER
DI TO	DI TO
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G.B.	GLUE-LAMINATED BEAM
GR.BM.	GRADE BEAM
GW.B.	GYPNUM WALLBOARD
(H)	HIGH
HDL.	HEADER
HGT.	HEIGHT
HORZ.	HORIZONTAL
K.P.	KING POST
(L)	LENGTH
LT.WT.	LIGHT WEIGHT
L.V.L.	LAMINATED VENEER LUMBER
MAS.	MASONRY
M.B.	MACHINE BOLT
MLB.	MICRO-LAM BEAM
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P.B.	PARALLEL BEAM
PL.WD.	PLYWOOD
P.T.	PRESSURE TREATED
R.B.	ROOF BEAM
REIN.	REINFORCING
REQ'D	REQUIRED
RF.	ROOF
RR.	ROOF RAFTER
V.I.F.	VERIFY IN FIELD

PROJECT NAME: **GARNIER RESIDENCE**
INDIAN WELLS, CA: 92210

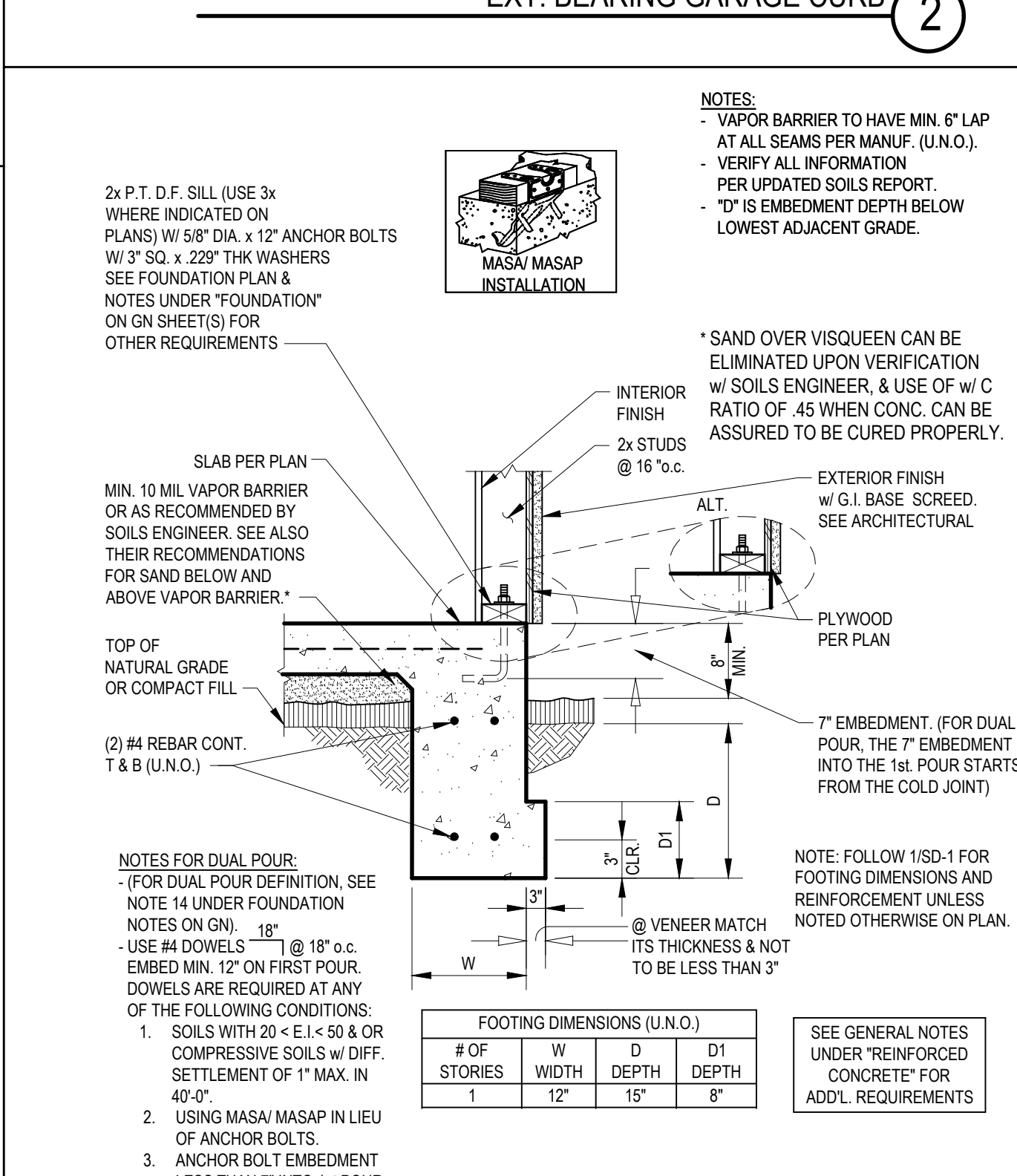
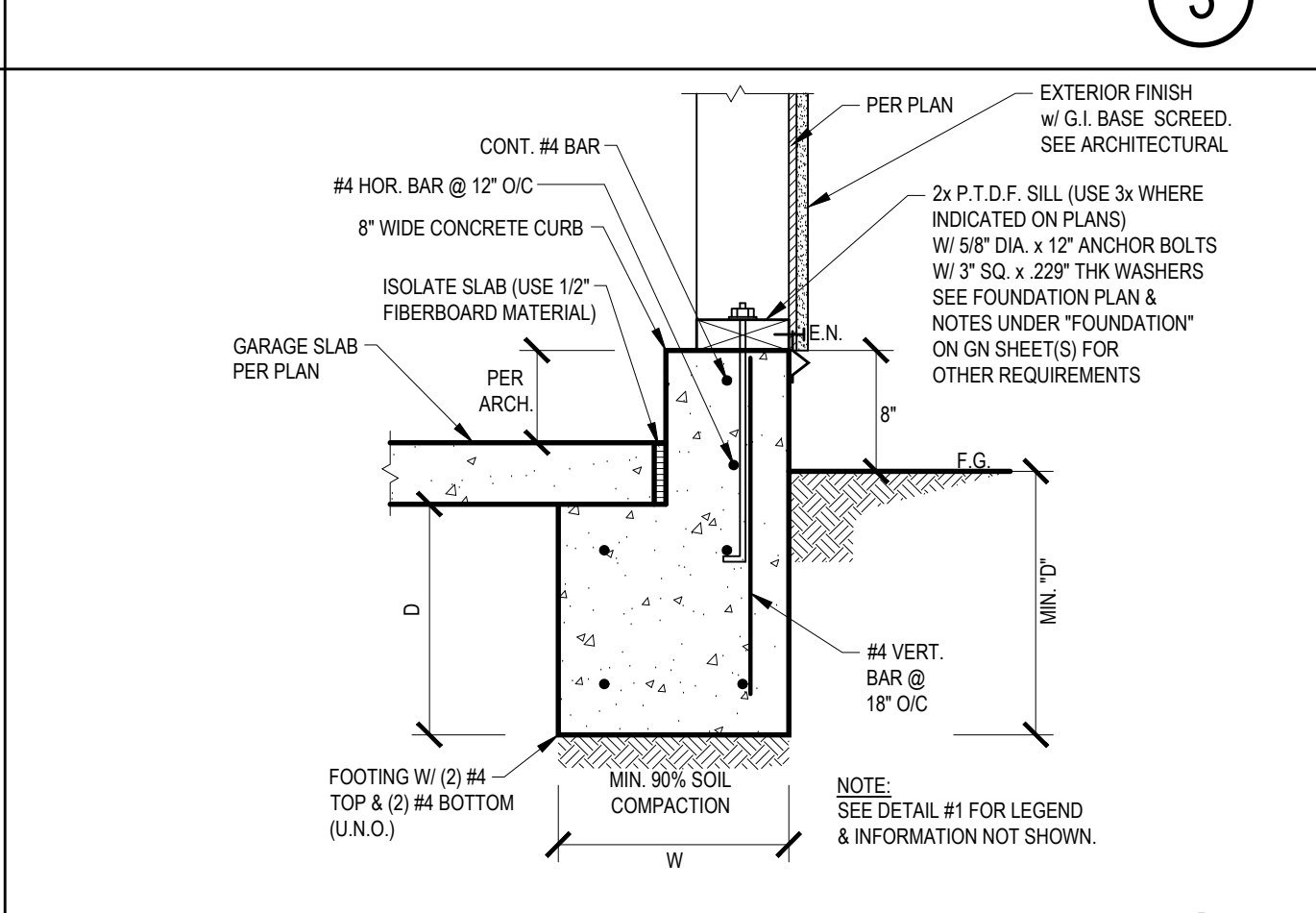
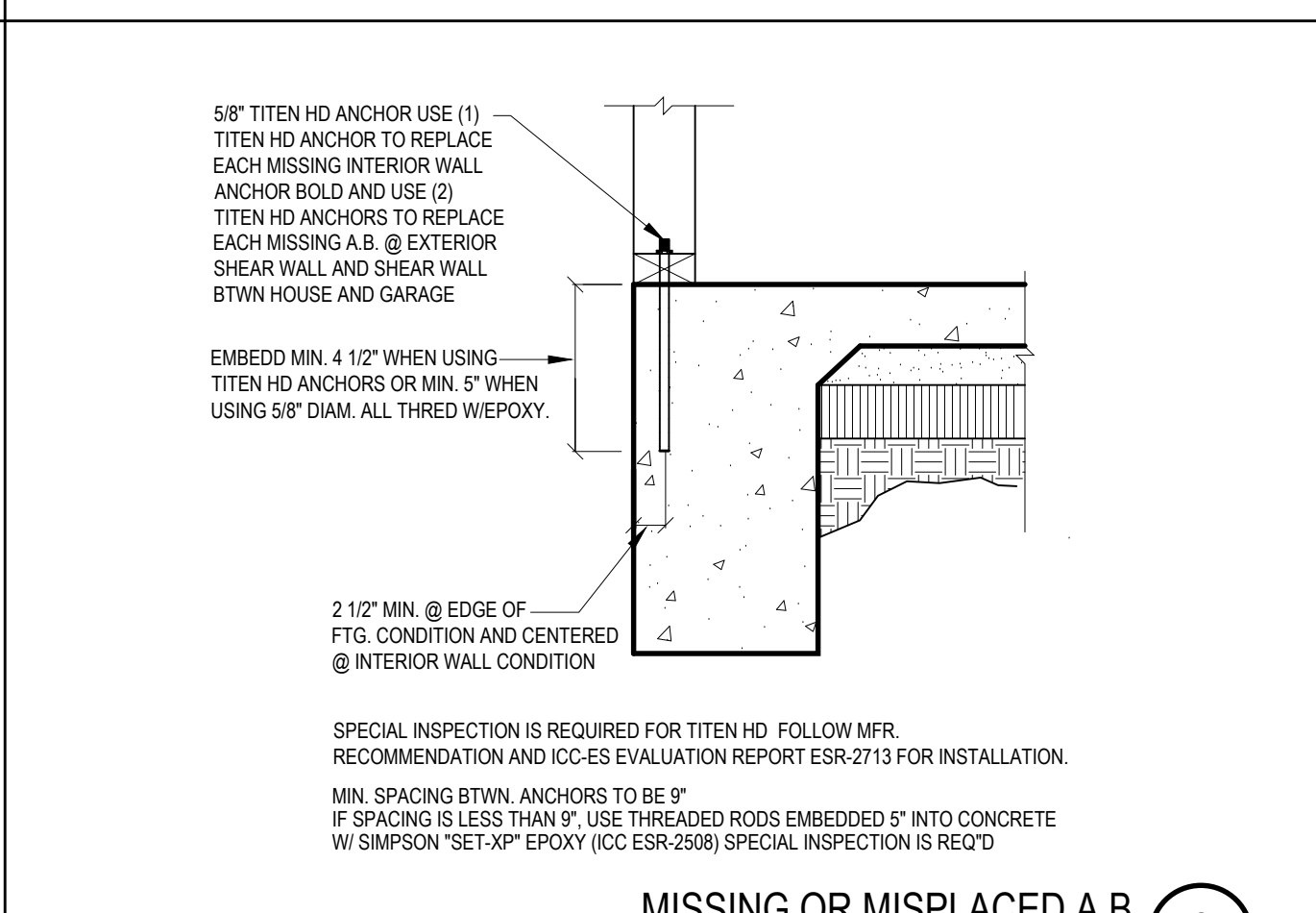
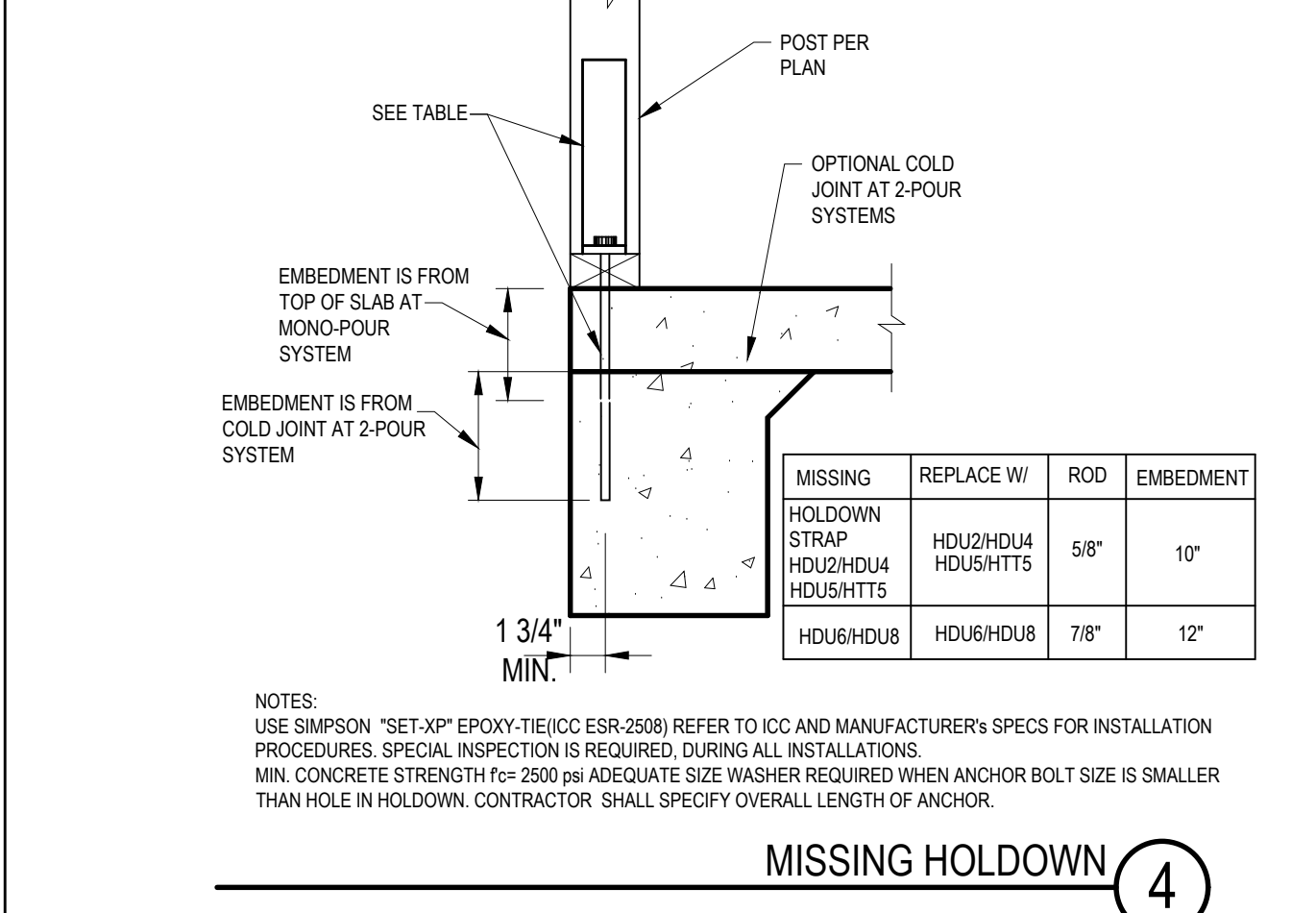
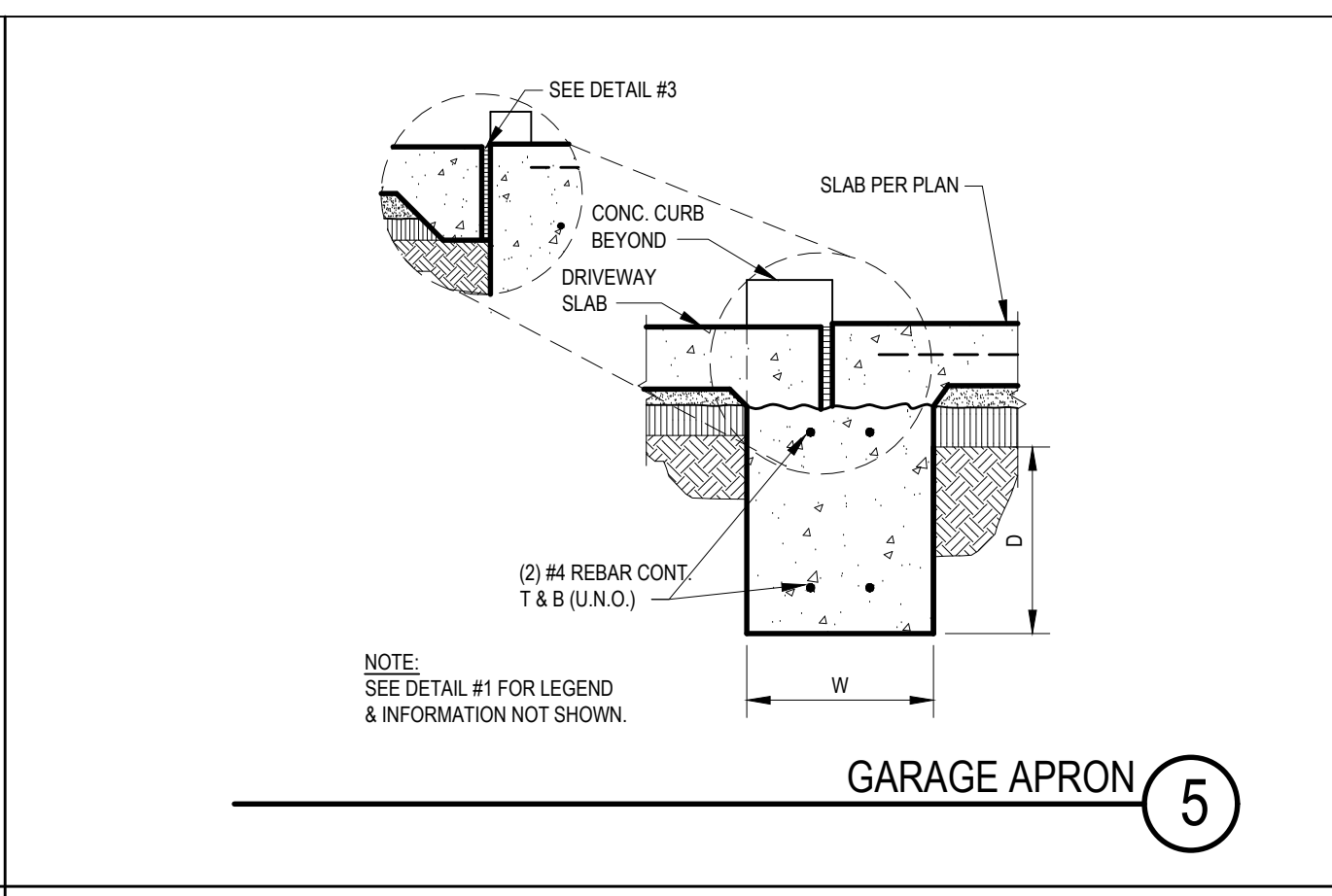
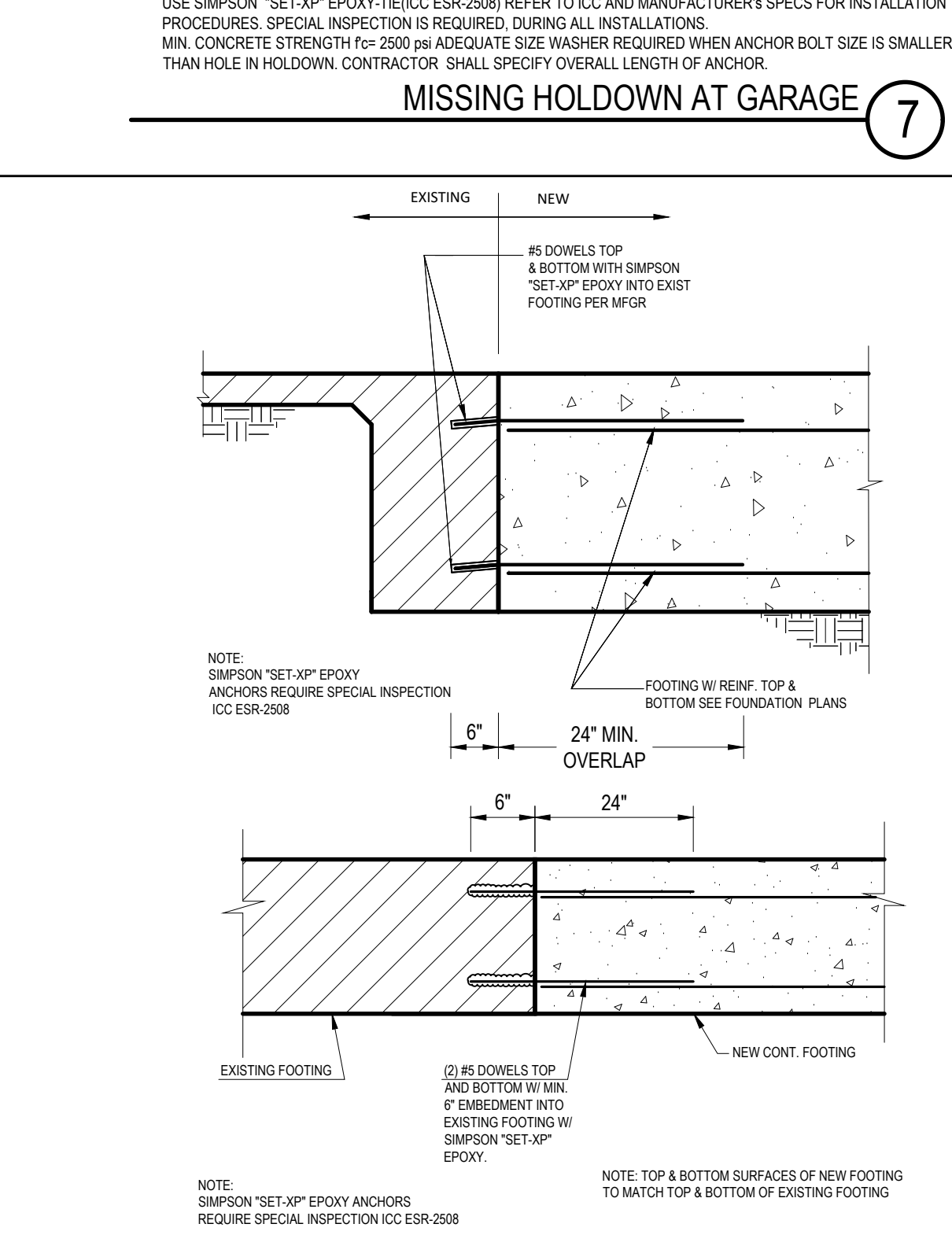
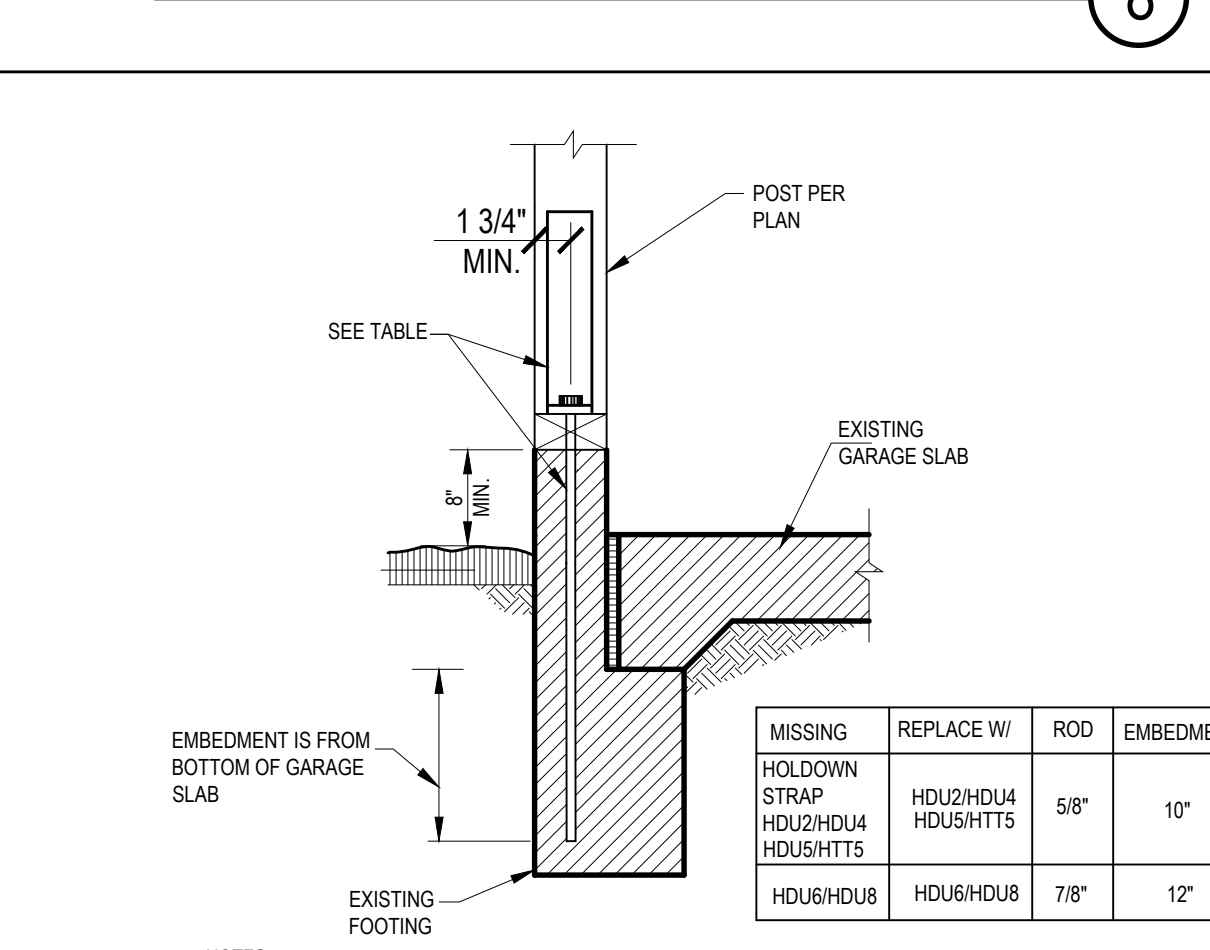
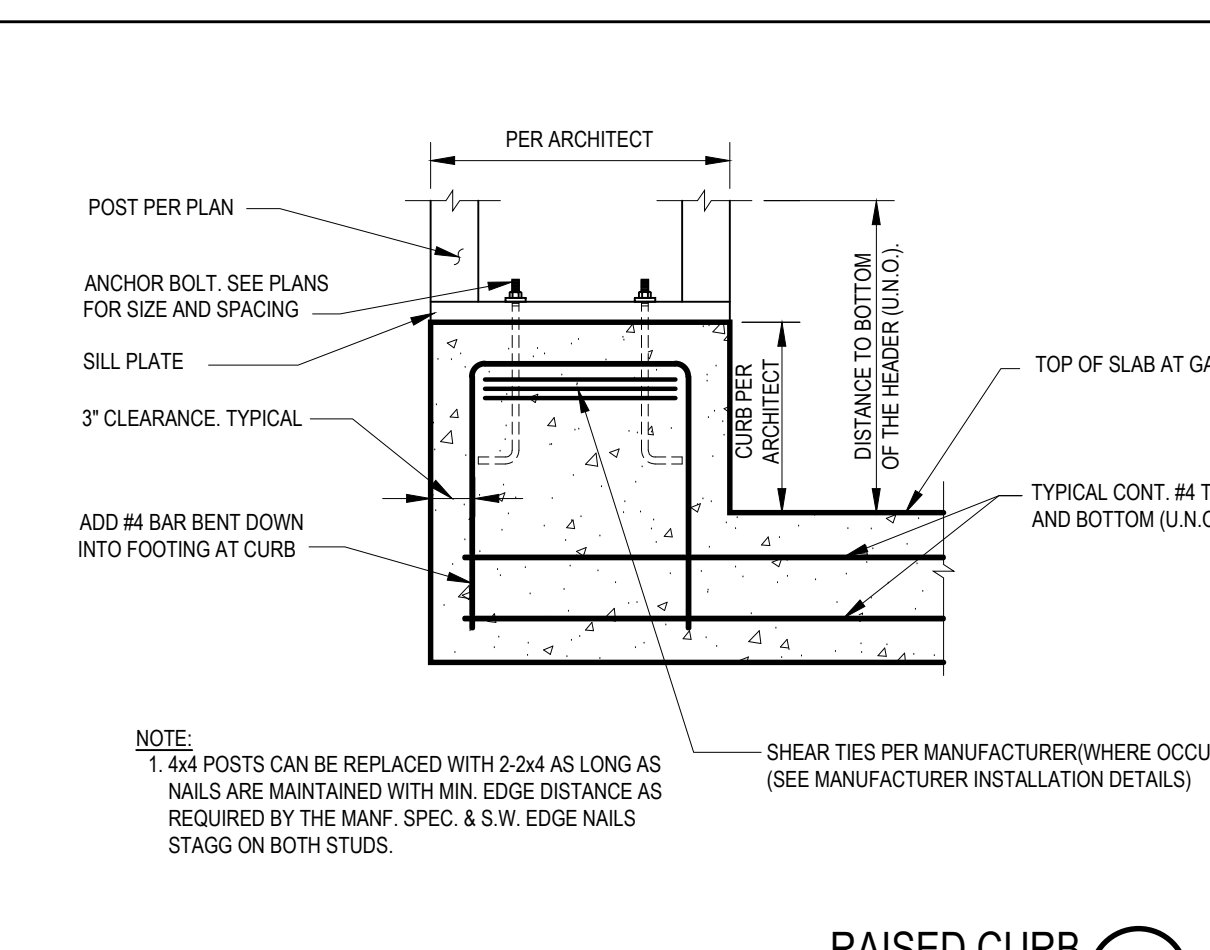
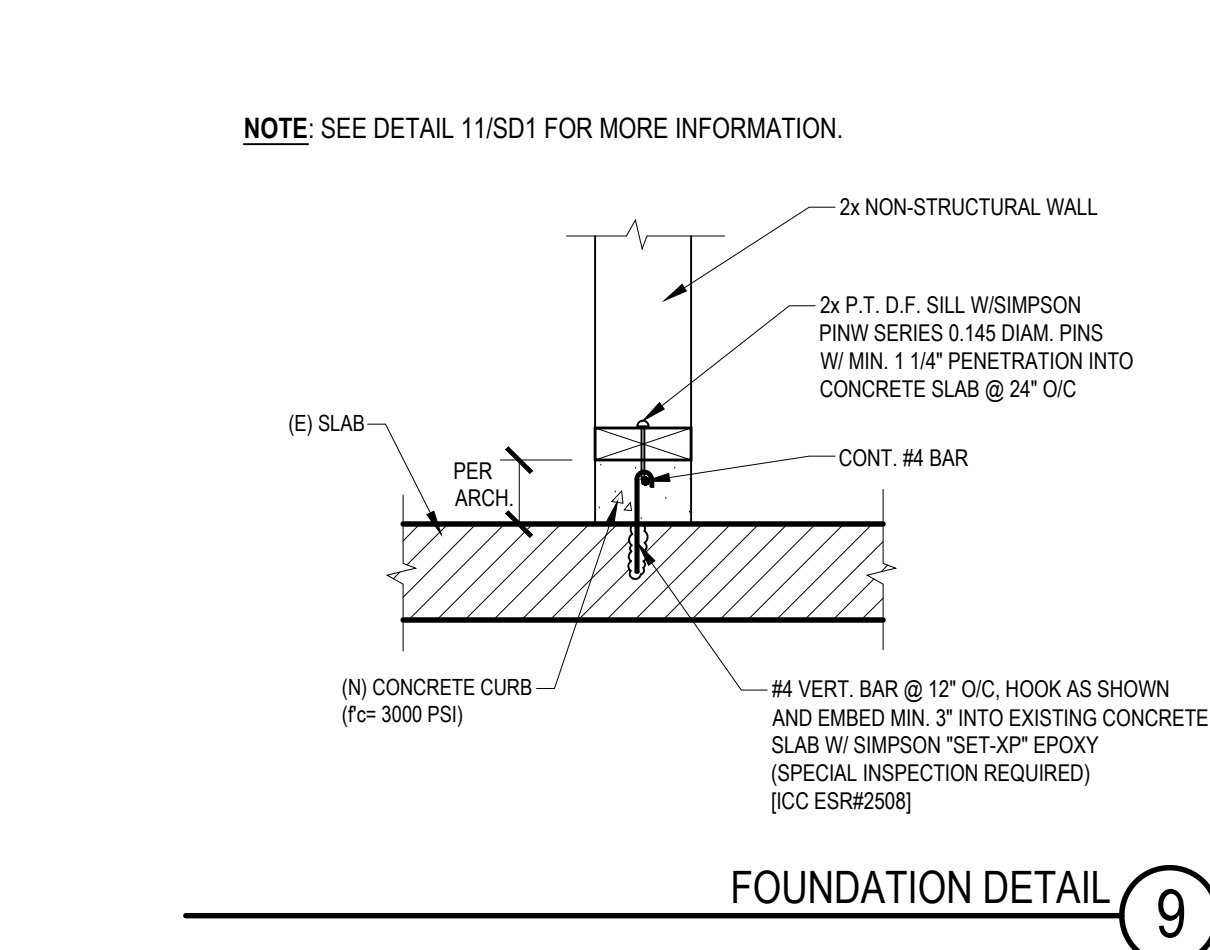
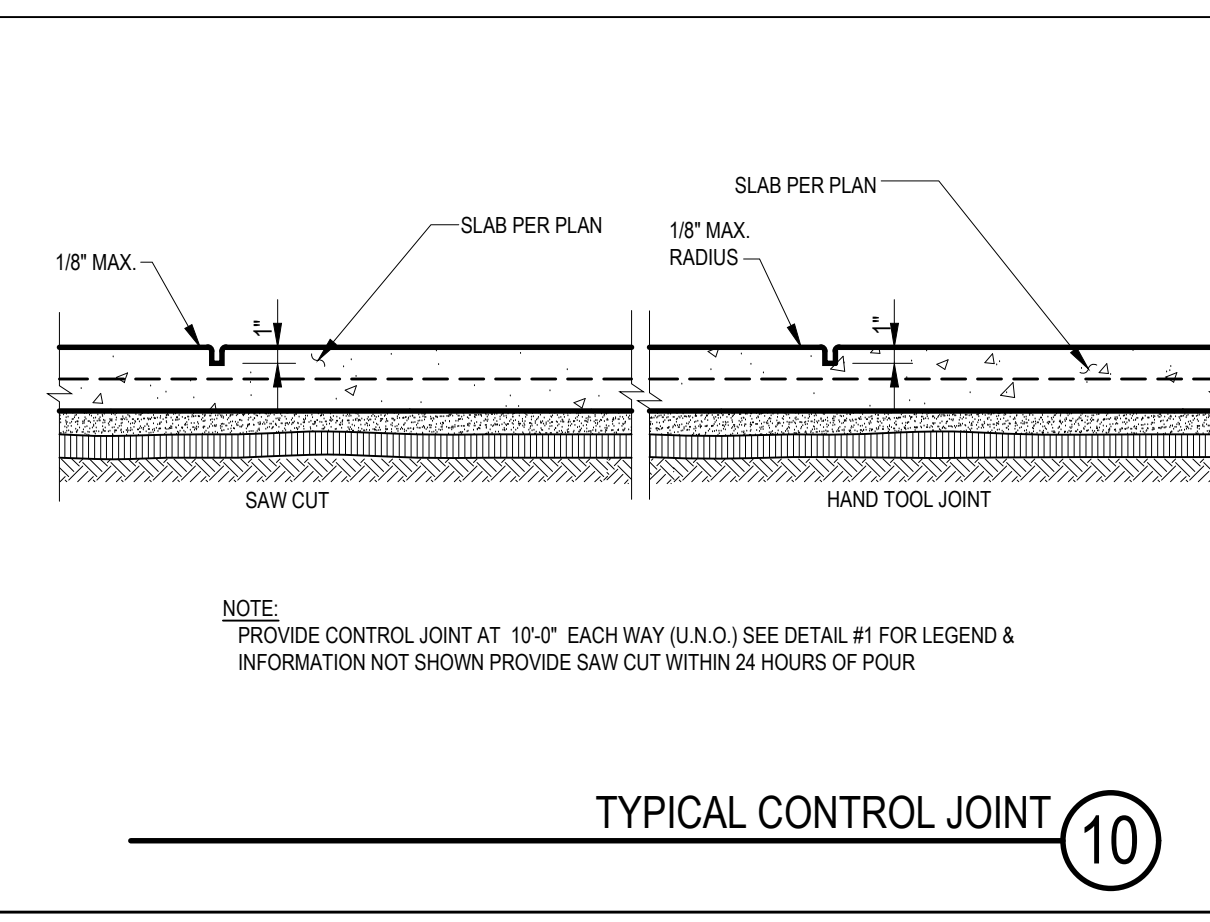
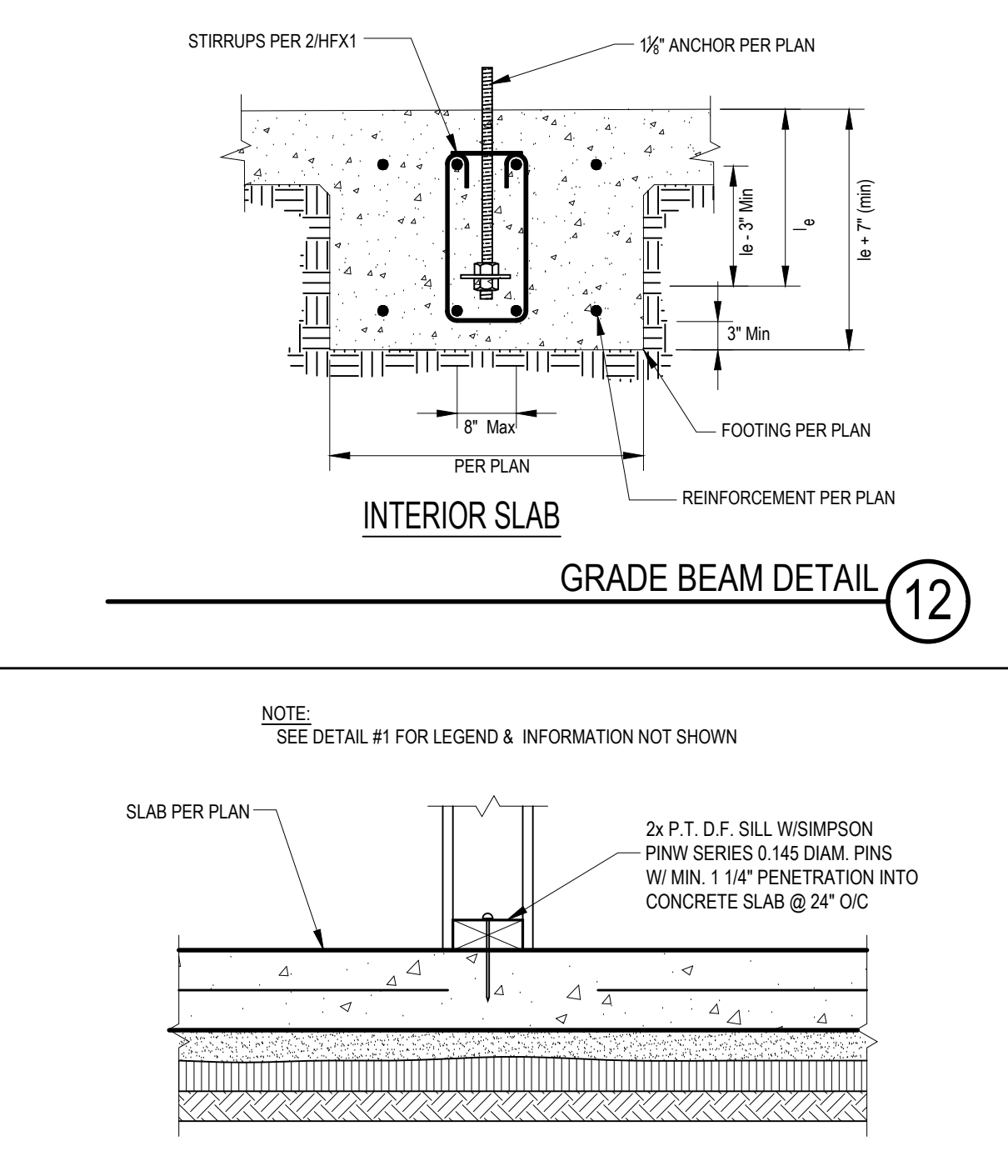
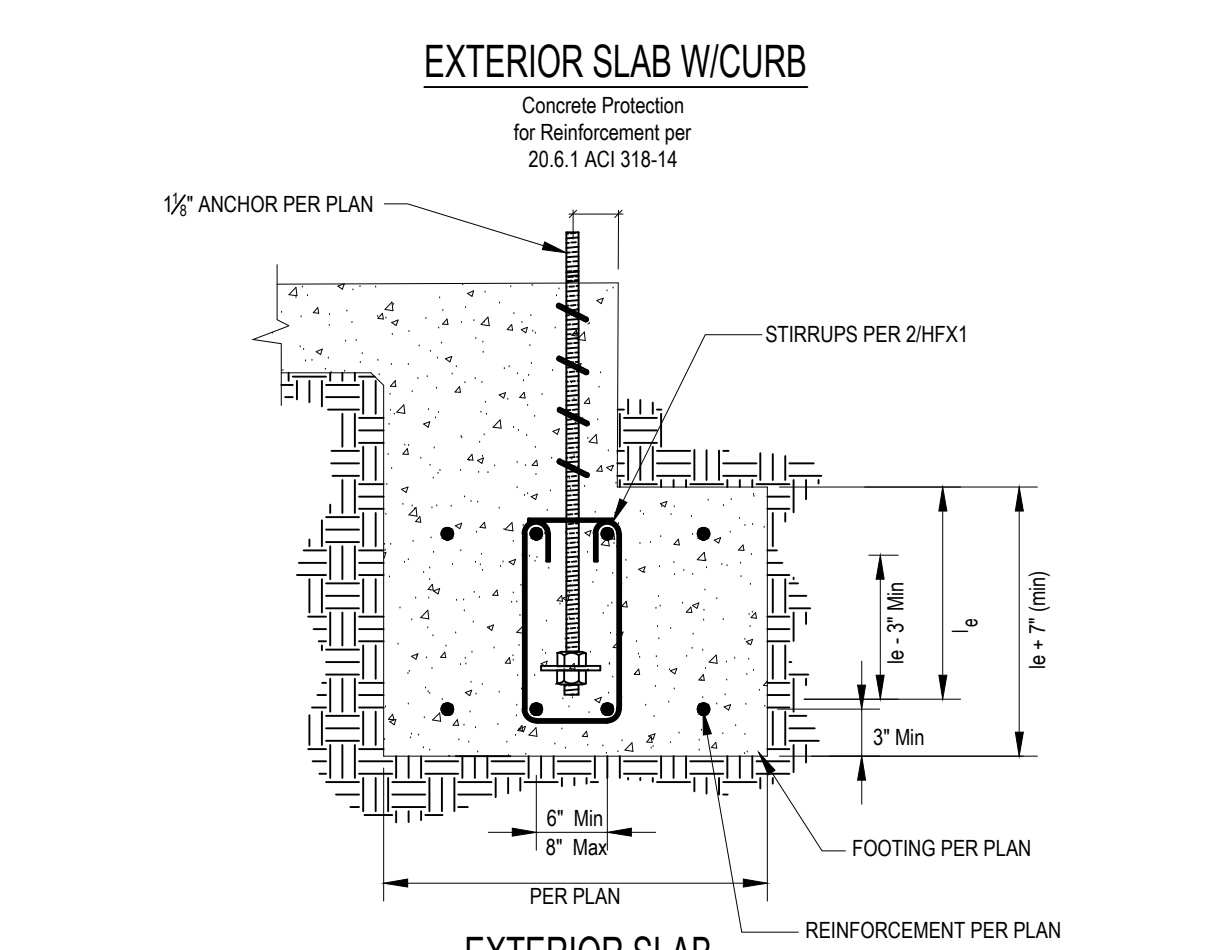
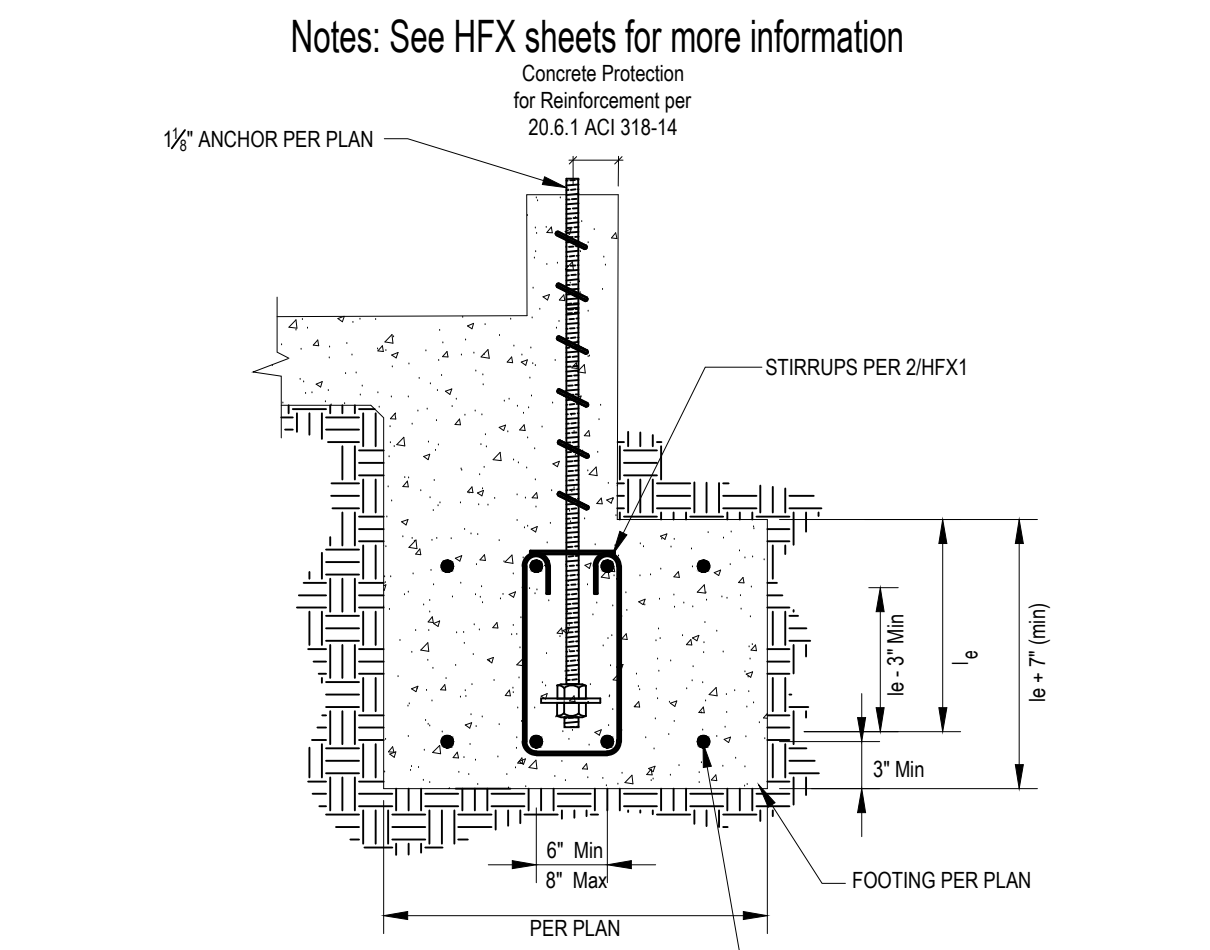
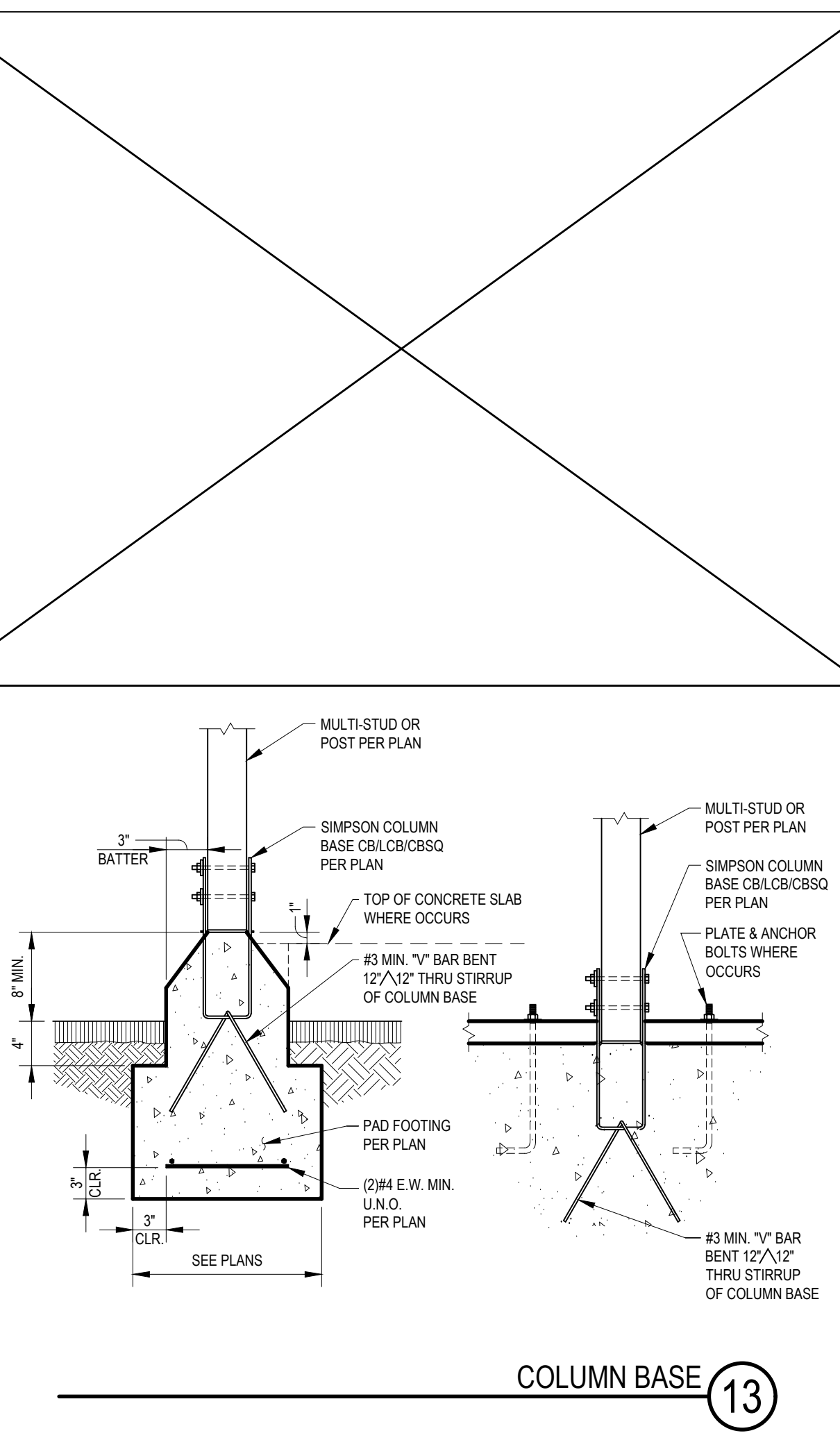
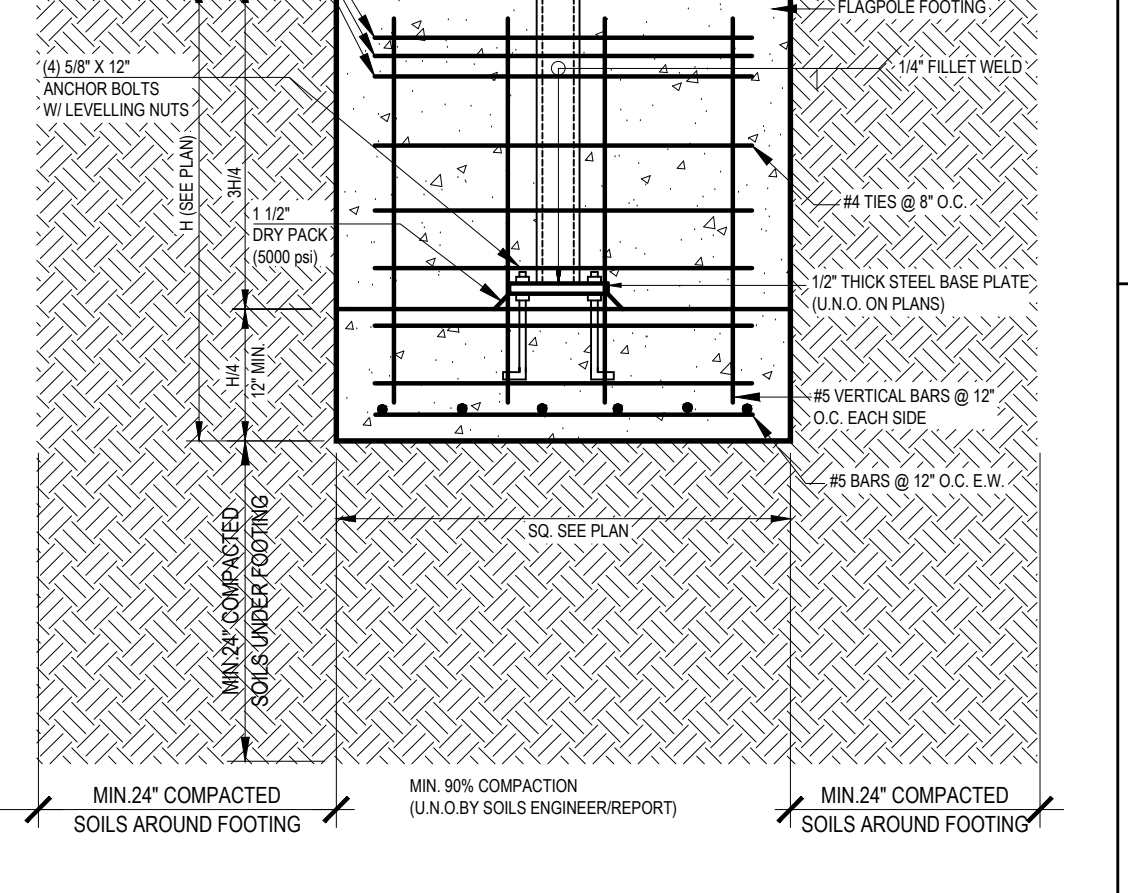
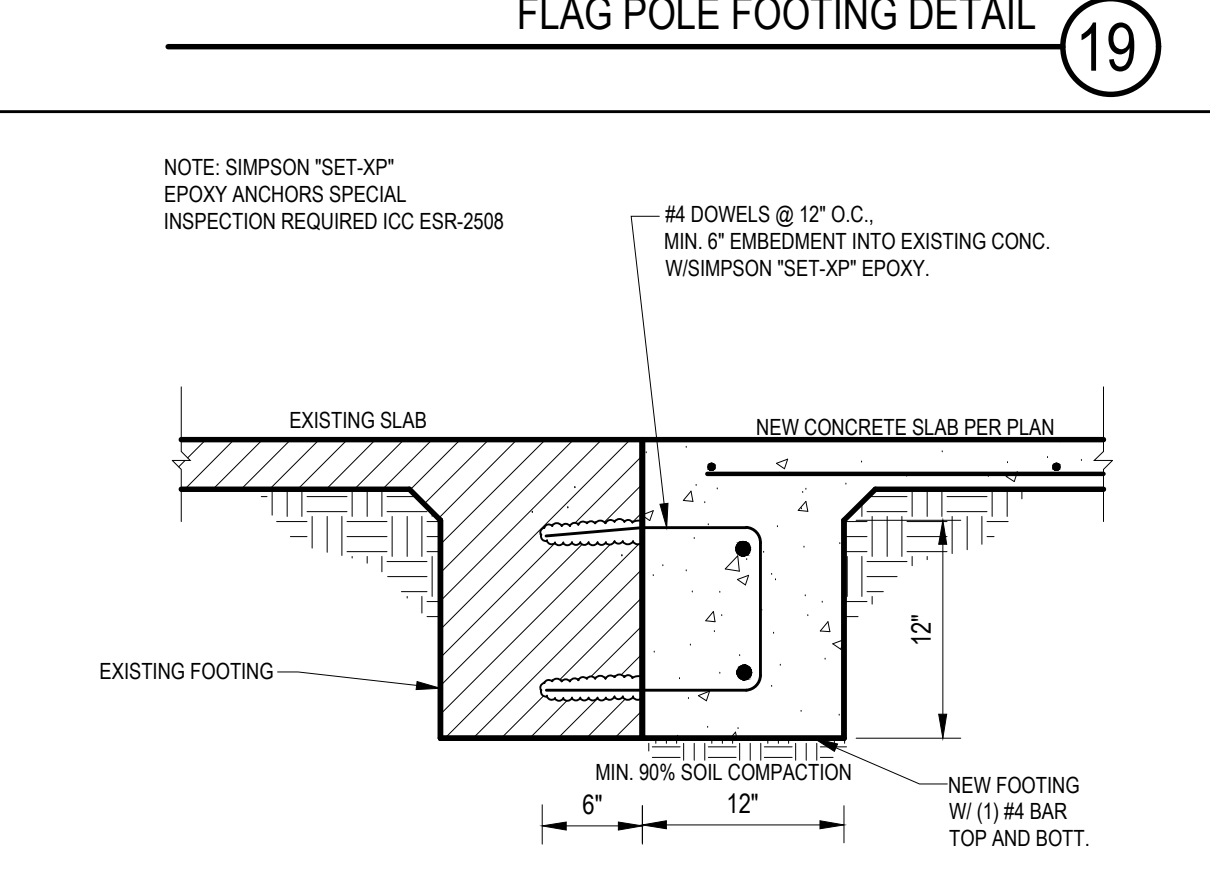
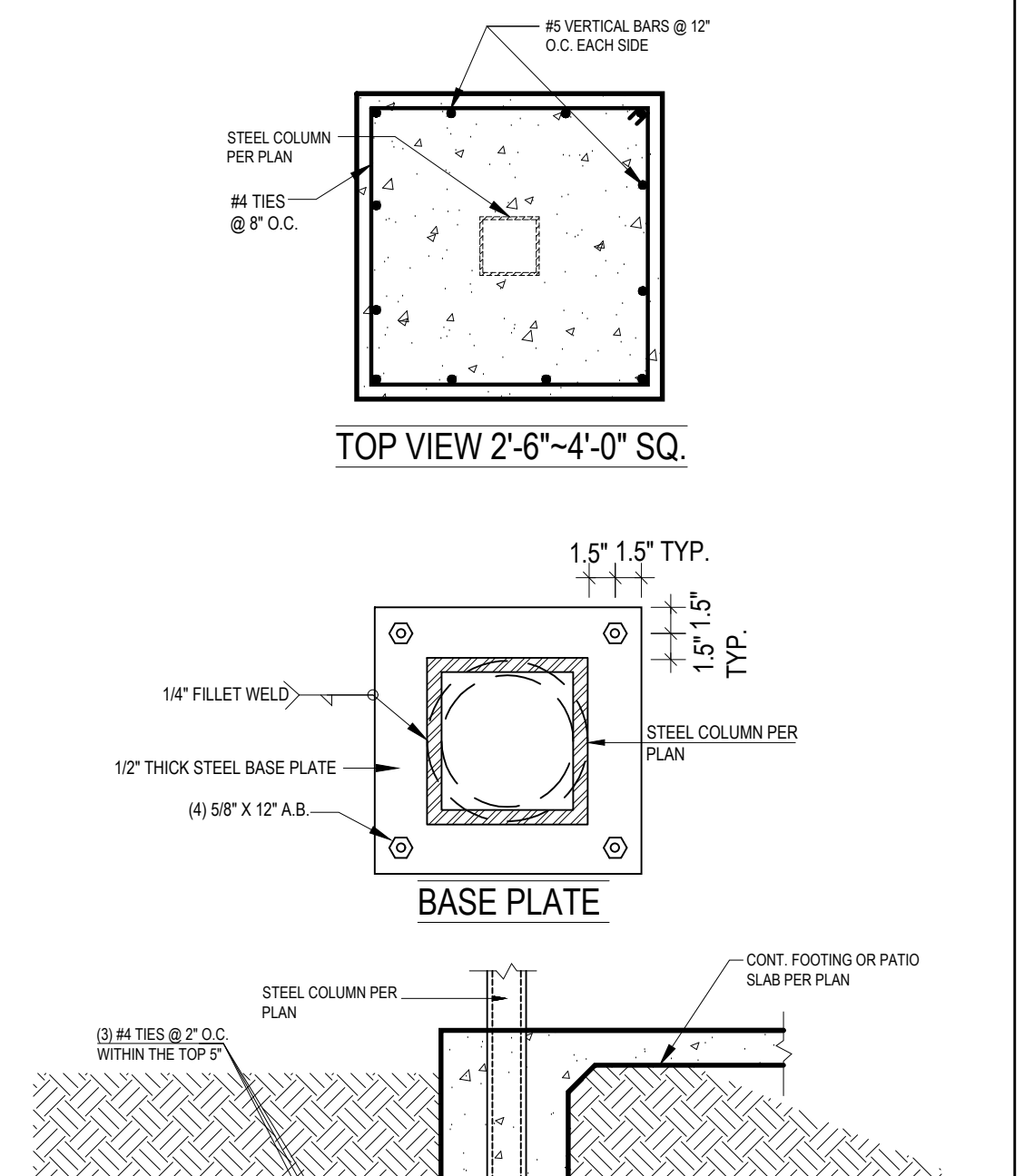
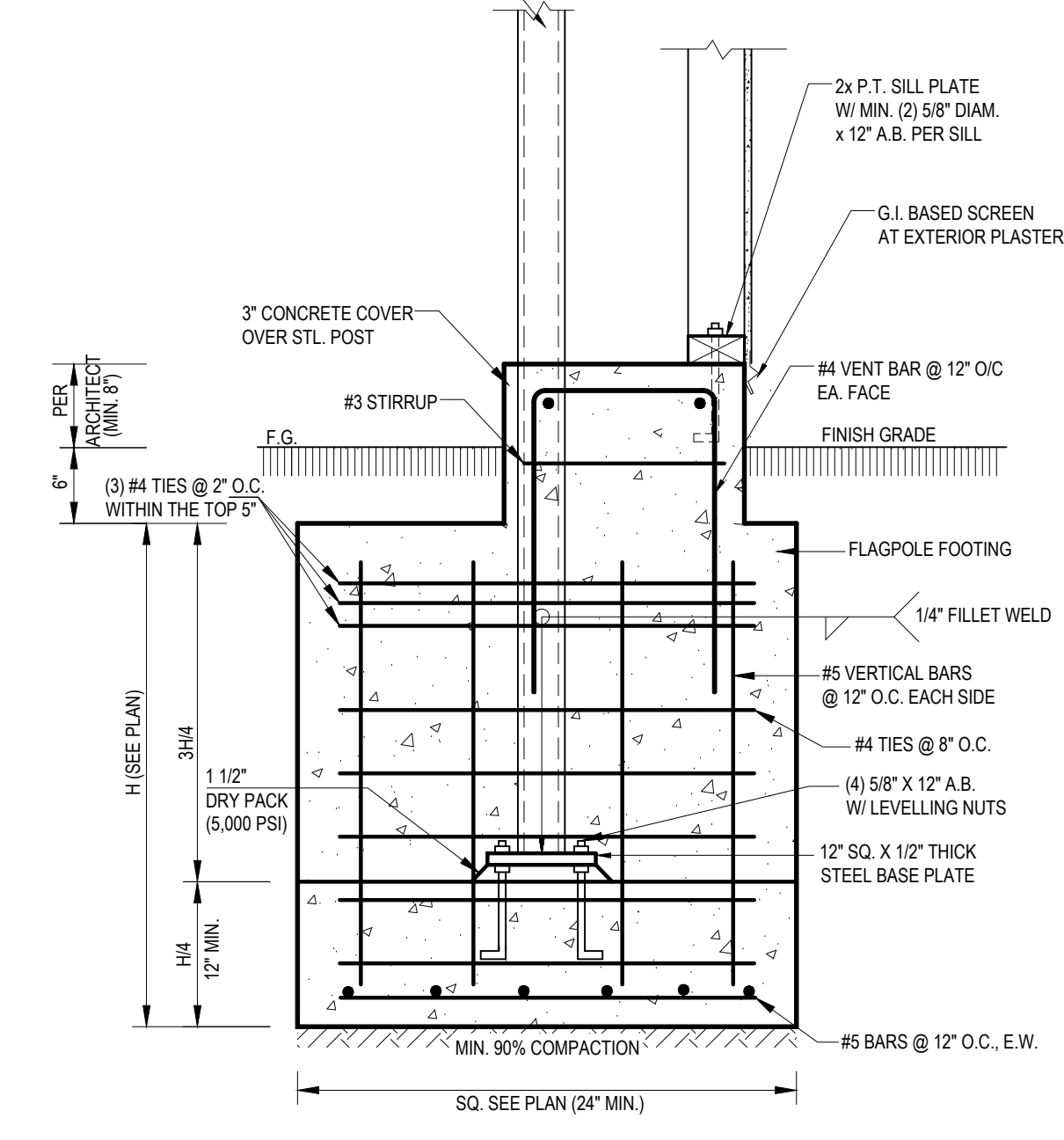
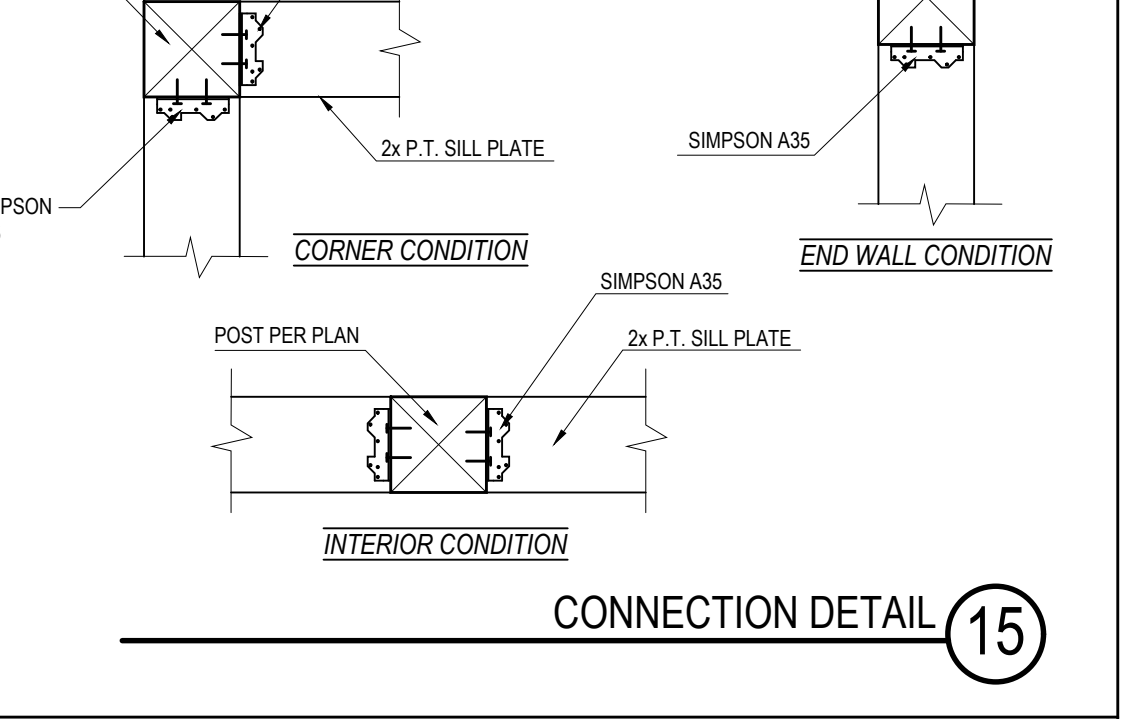
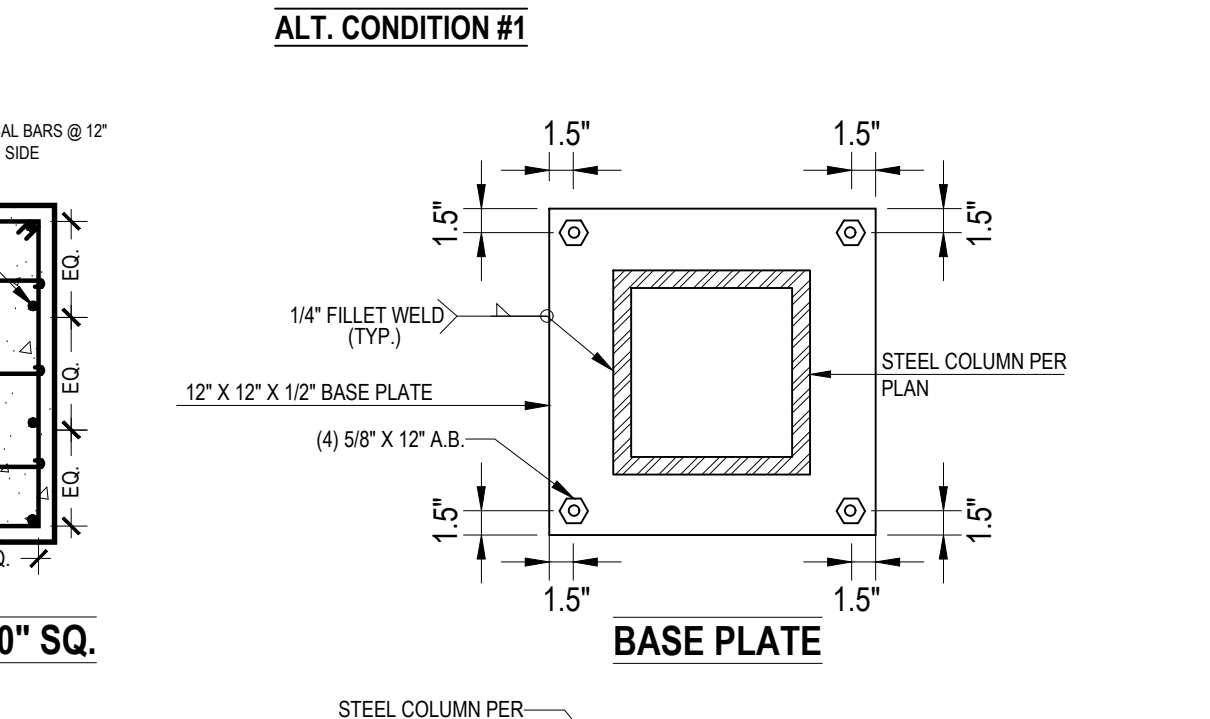
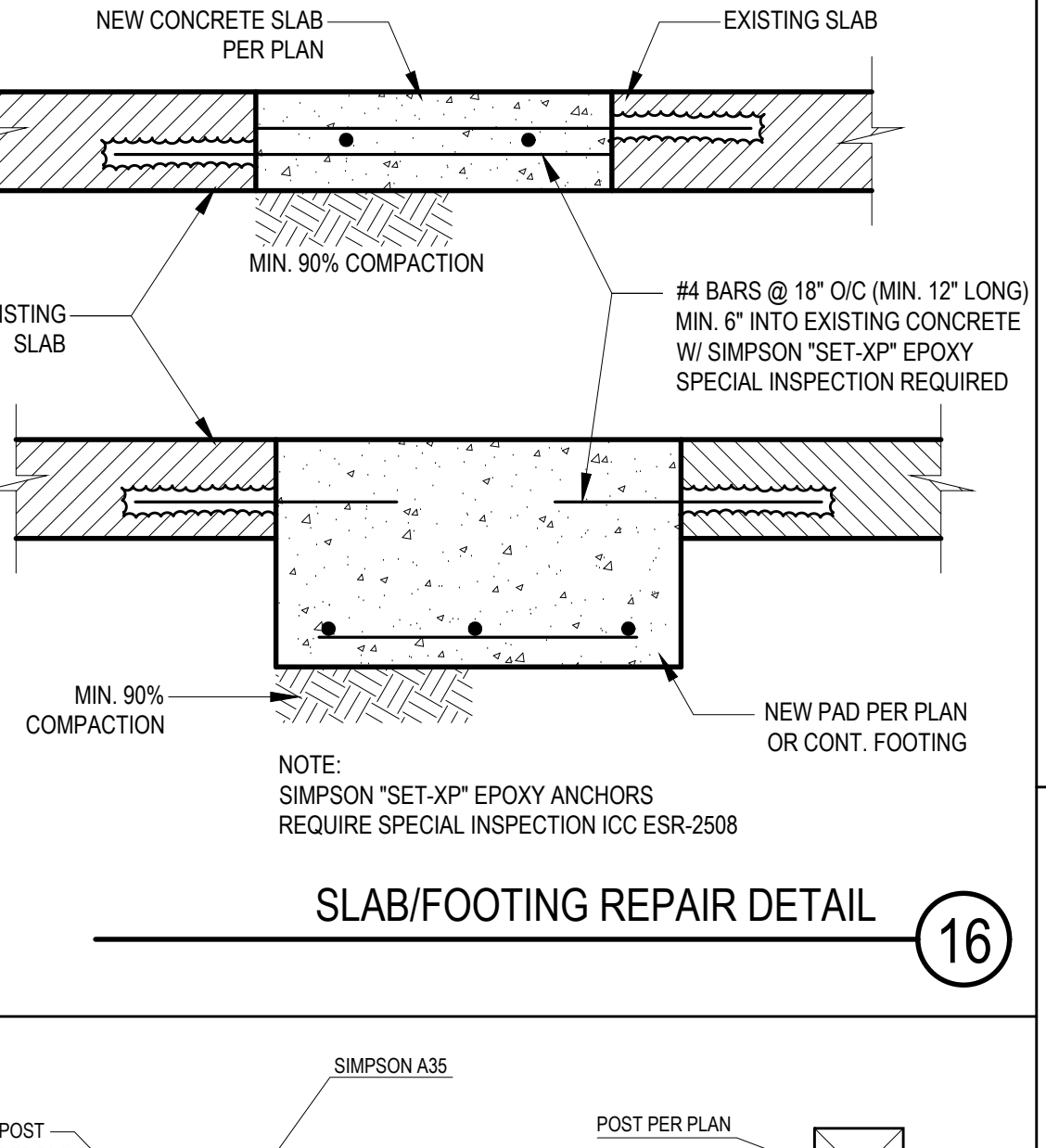
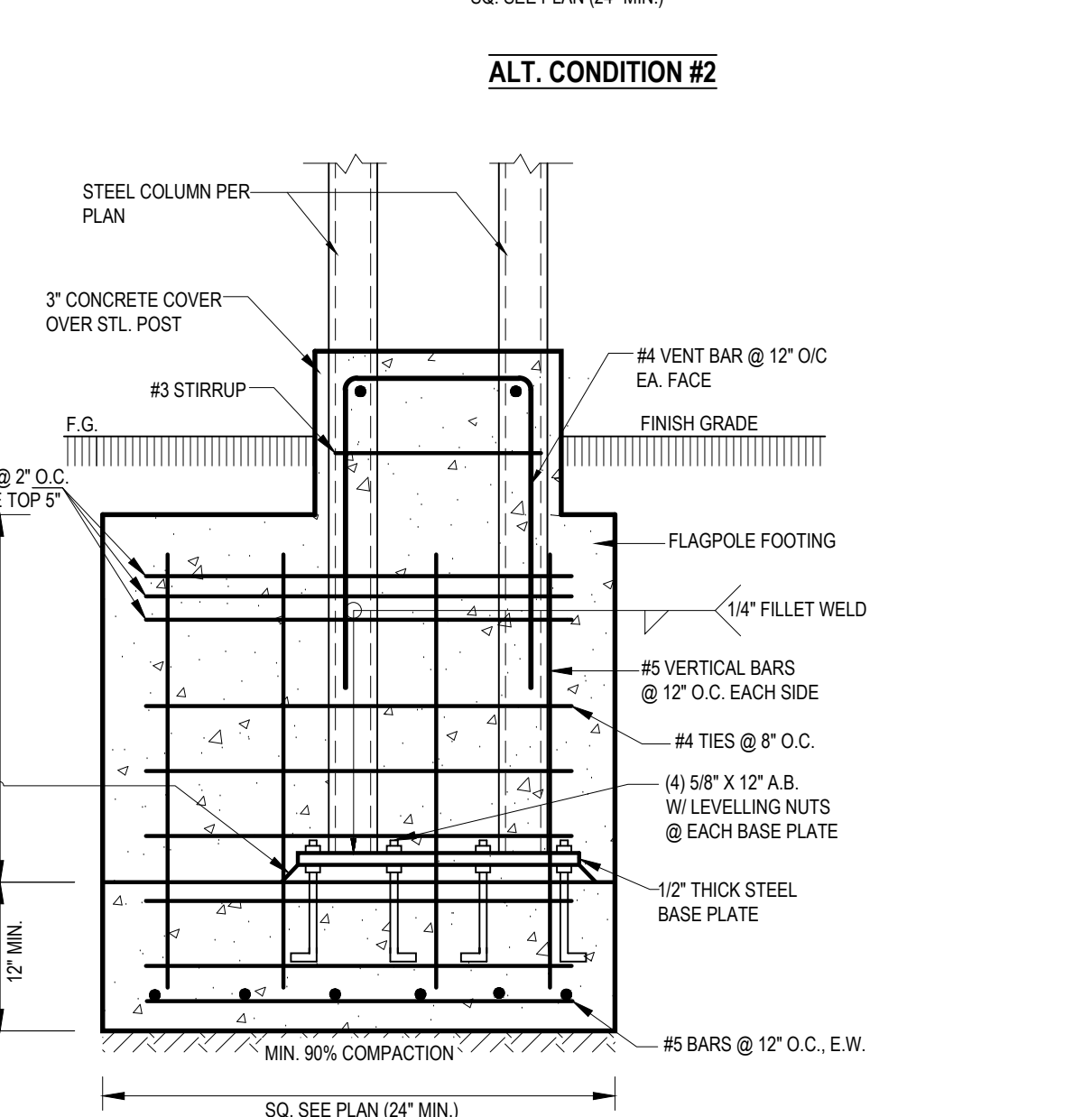
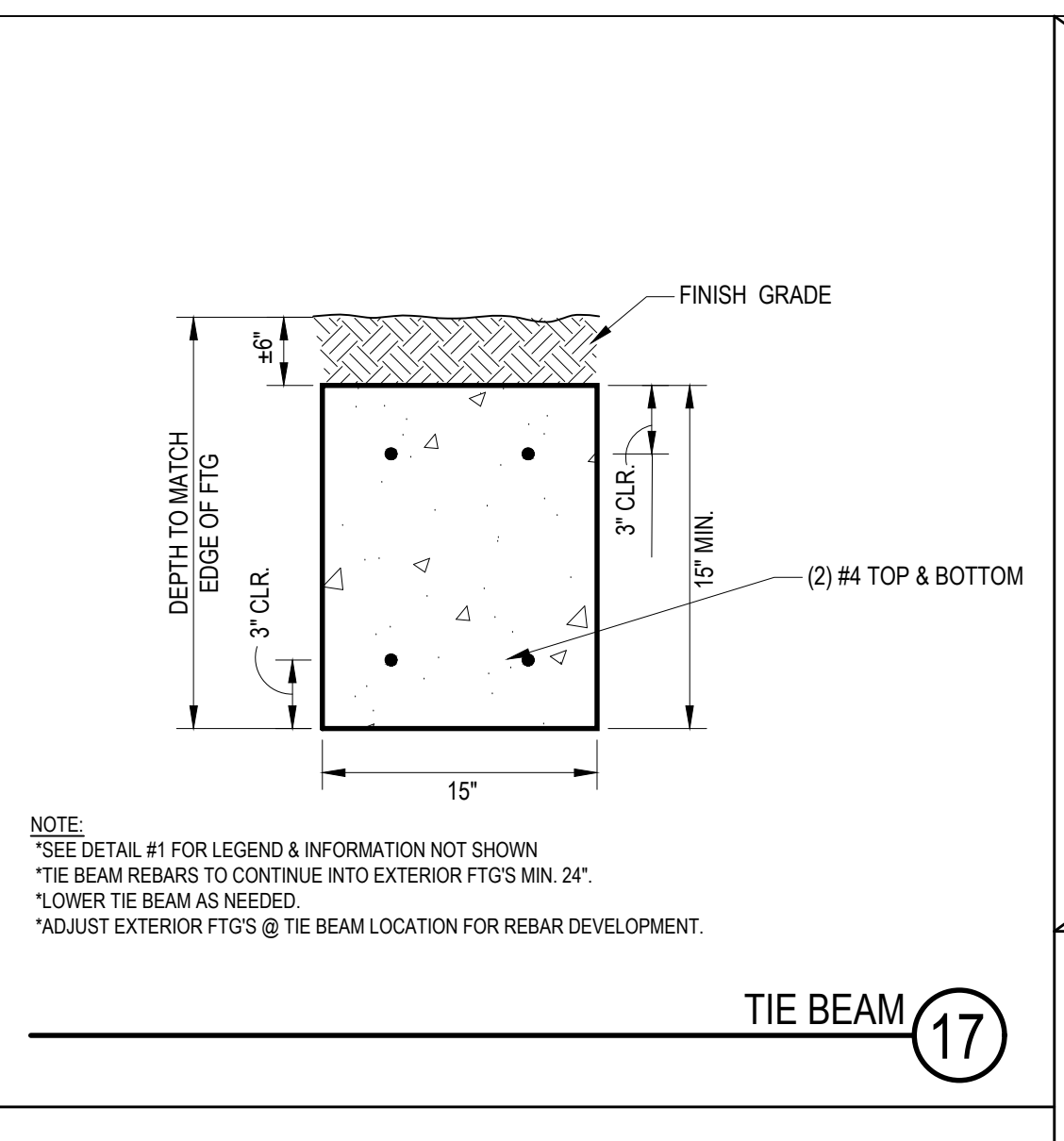
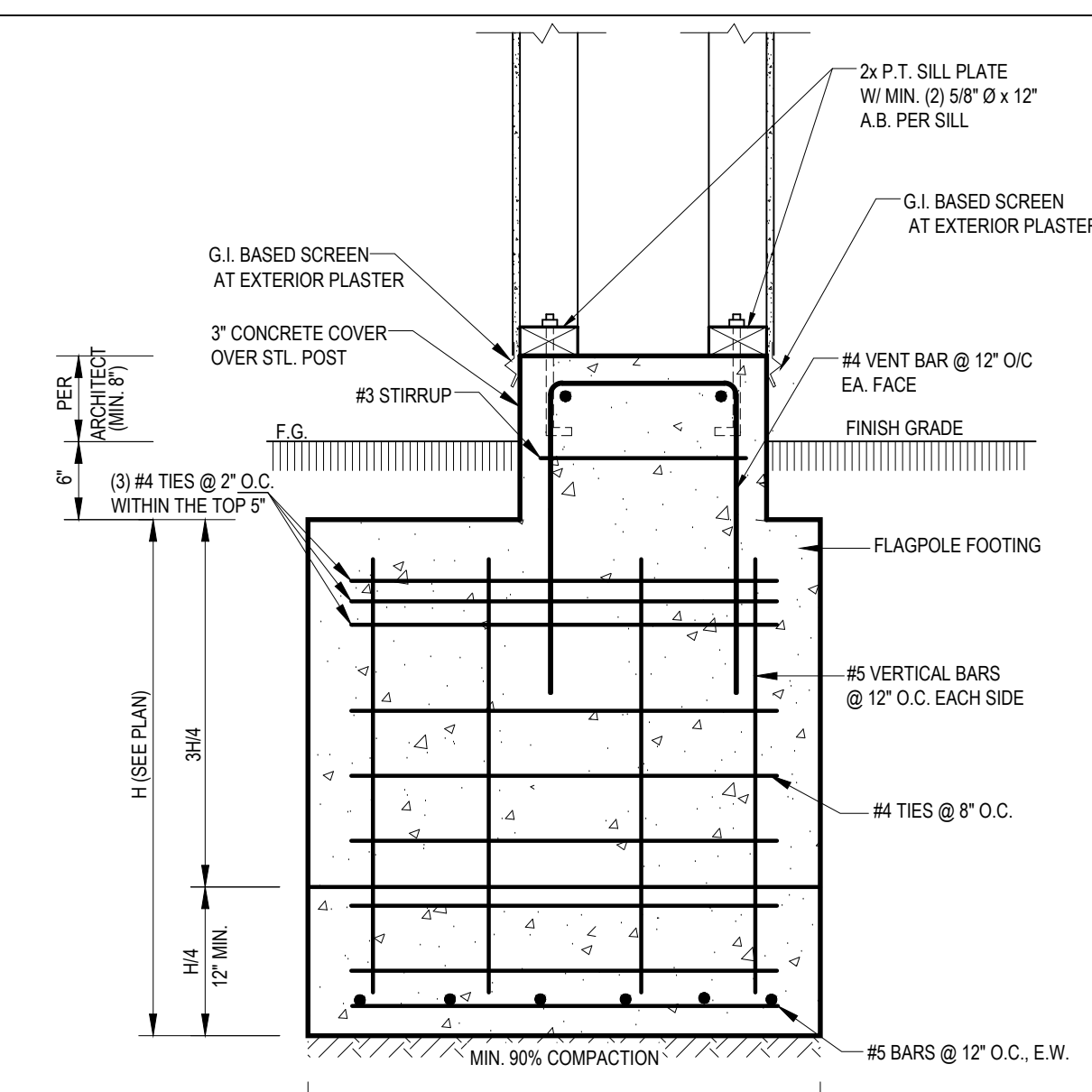
REVISIONS	
NO.	DATE DESCRIPTION

DESIGNED: REZA ASGHARPOUR
 DRAWING: D.B.
 DATE: 05/18/2023
 PROJECT #: 230345
 SCALE: NTS
 DESIGNER: JONATHAN PELEZZARE

DRAWING TITLE: **FOUNDATION DETAILS**

SEAL: 

SHEET: **SD-1**



A.B.	ANCHOR BOLT ABOVE
ABV.	ABOVE
BAR.	REINFORCING BAR
BD.	BOARD
BK.G.	BLOCKING
BLW.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAIL
B.W.	BOTH WAYS
CF.	CONTINUOUS FOOTING
CJ.	CEILING JOIST
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.P.E.	CONT. PANEL
D.	DEPTH
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIAM.	DIAMETER
DTTO	DTTO
(E)	EXISTING
E.W.	EACH WAY
E.J.	EXPANSION JOINT
E.N.	EDGE NAIL
EQ.	EQUAL FLOOR BEAM
F.G.	FINISH GRADE
F.H.	FULL HEIGHT
F.J.	FLOOR JOIST
FL.	FLUSH
FMG.	FRAMING
F.H.	FIELD NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FULL PENETRATION
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GLB.	GLUE-LAMINATED BEAM
GR.BM.	GRADE BEAM
GWB.	GYPSON WALLBOARD
H.	HIGH
HDR.	HEADER
HGT.	HEIGHT
HORZ.	HORIZONTAL
K.P.	KING POST
(L)	LENGTH
LT.WT.	LIGHT WEIGHT
L.V.L.	LAMINATED VENEER LUMBER
MAS.	MASONRY
M.B.	MACHINE BOLT
MLB.	MICRO-LAM BEAM
(N)	NEW
N.G.	NATURAL GRADE
O/C	ON CENTER
P.J.	POUR JOINT
PLB.	PARALLAM BEAM
PLYD.	PLYWOOD
P.T.	PRESSURE TREATED
R.B.	ROOF BEAM
REINF.	REINFORCING
REQ'D	REQUIRED
RF.	ROOF
RR.	ROOF RAFTER
V.I.F.	VERIFY IN FIELD

PROJECT NAME:
GARNIER RESIDENCE
INDIAN WELLS, CA. 92210

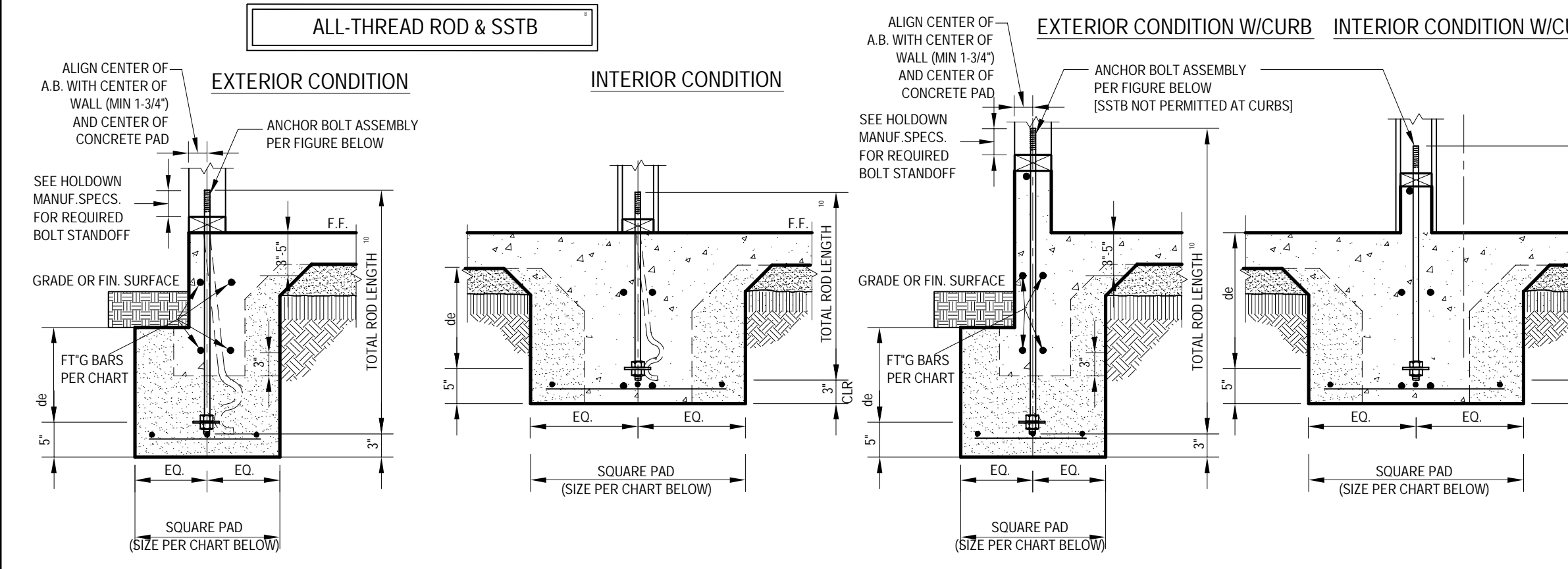
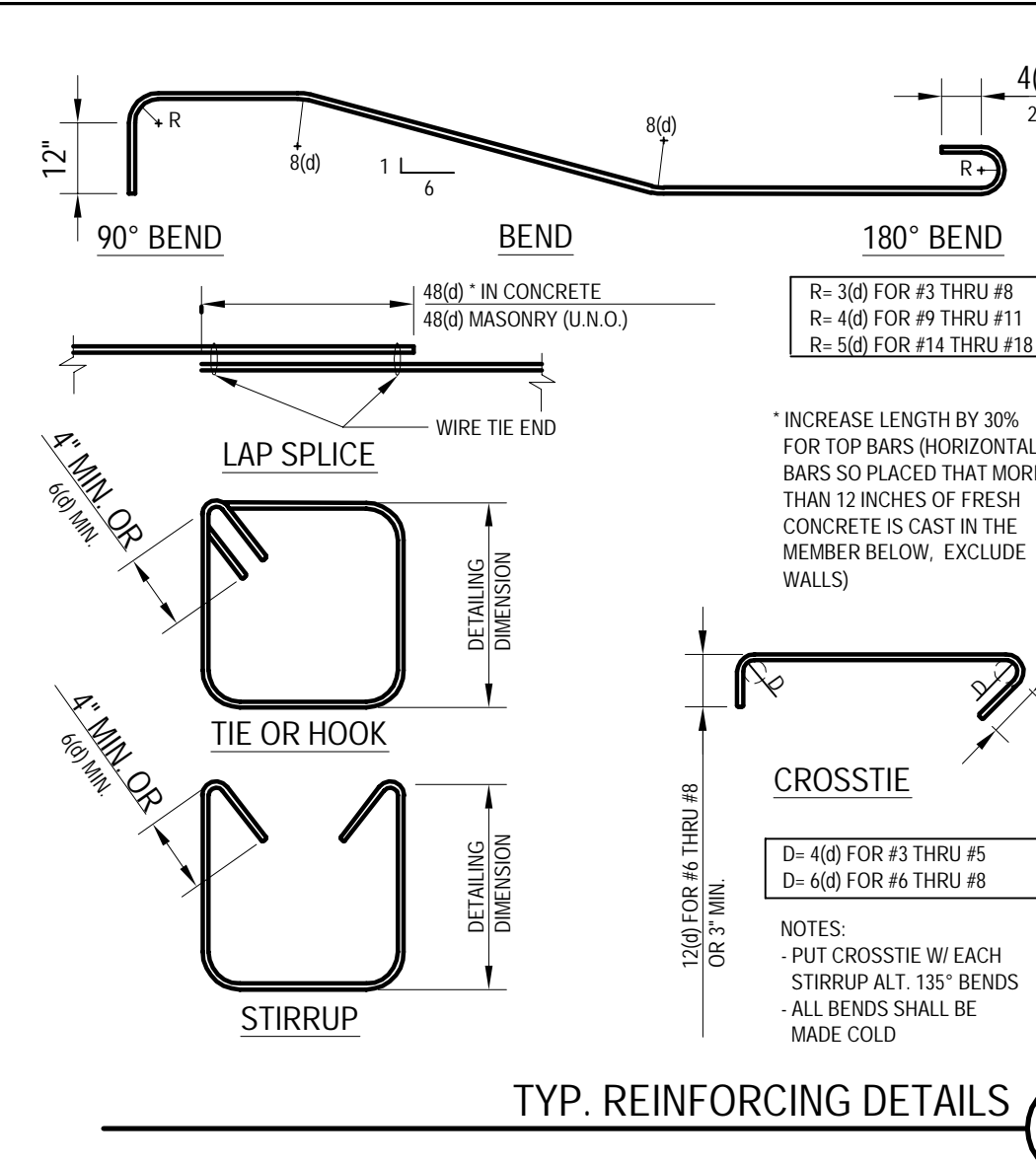
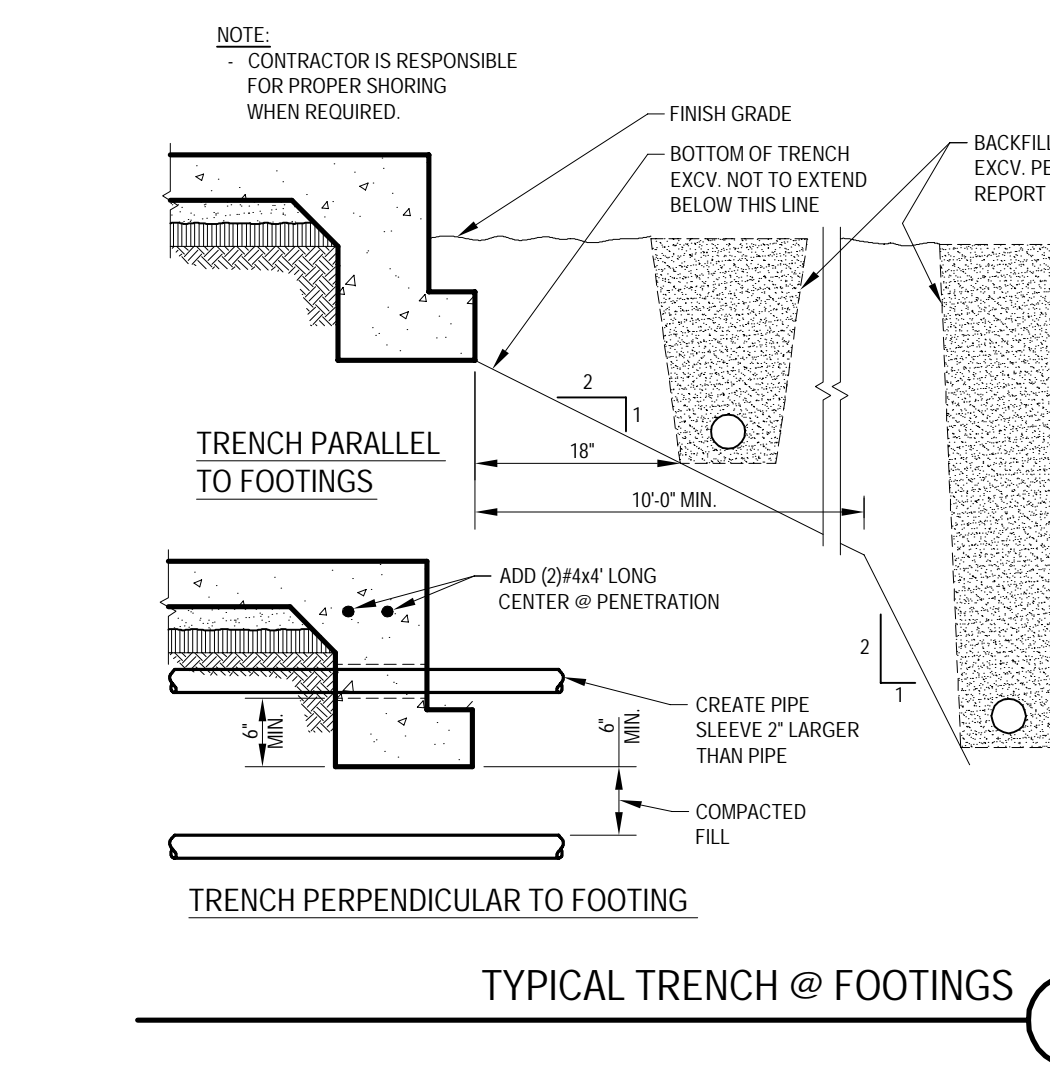
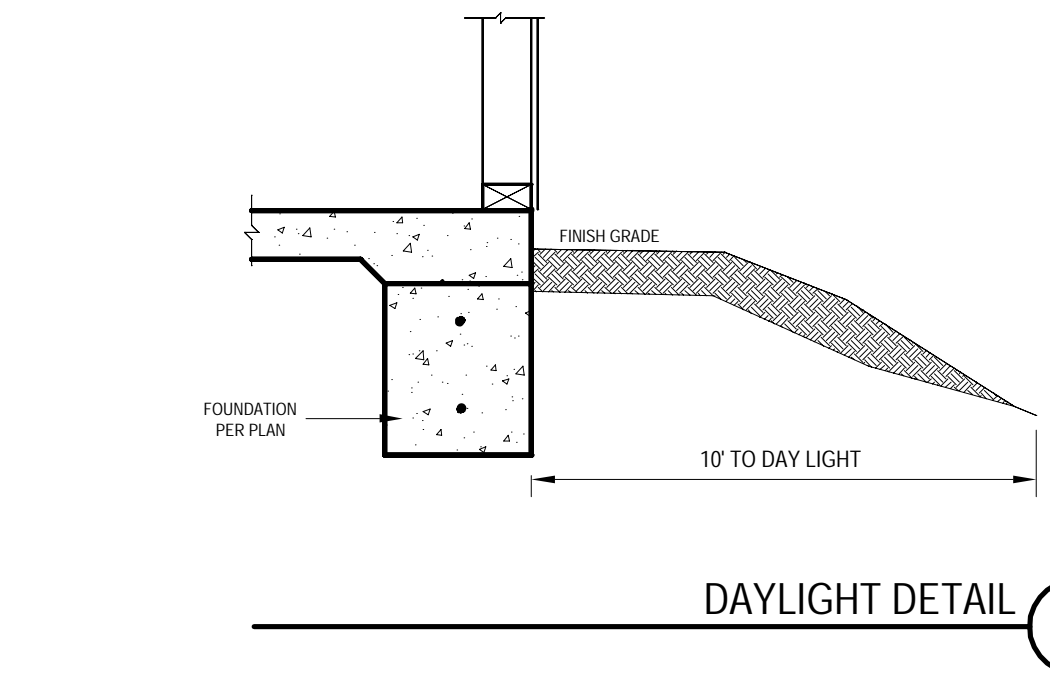
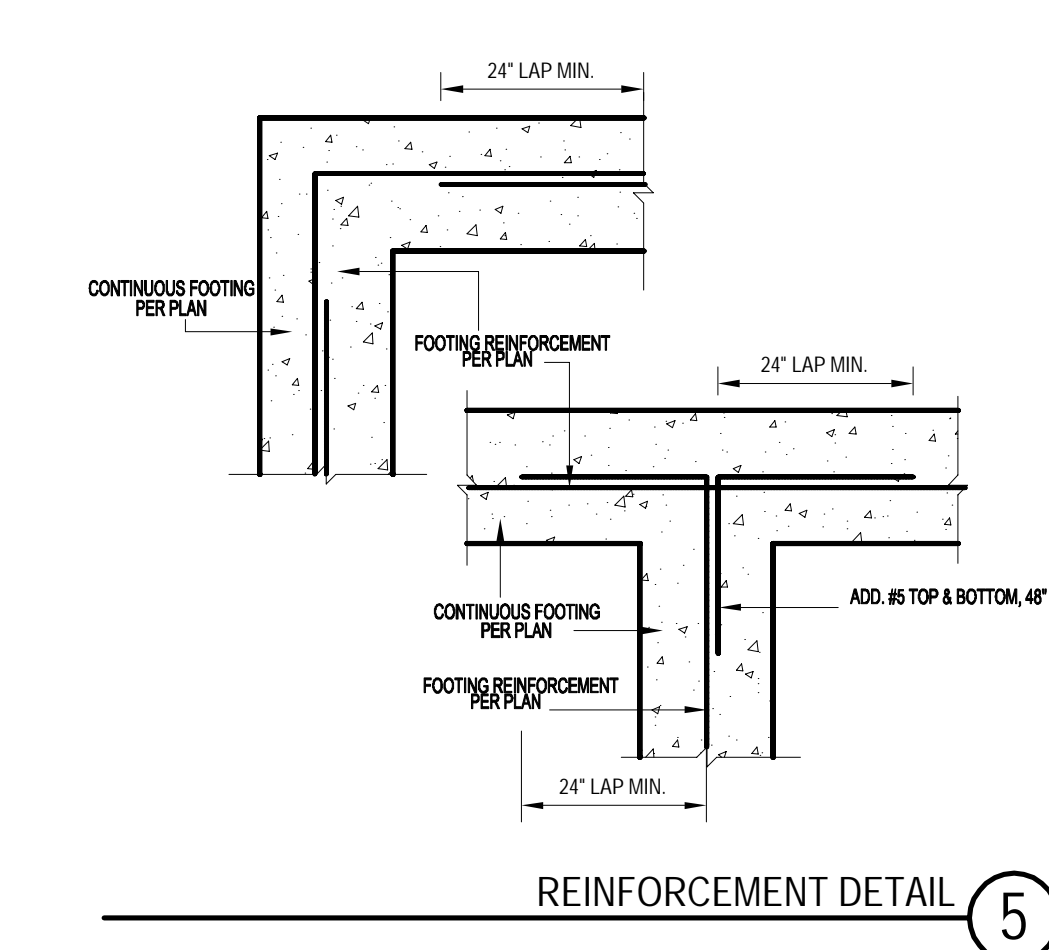
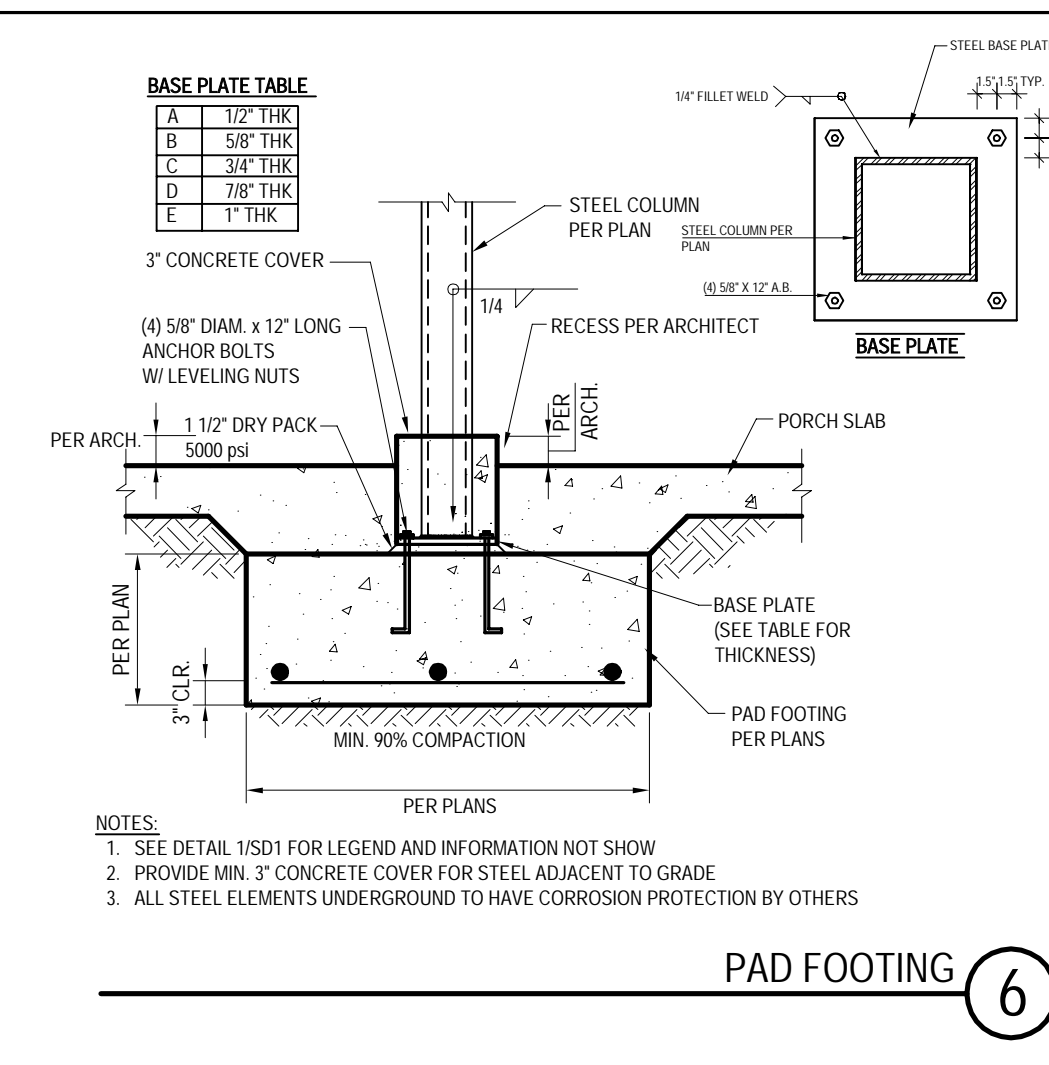
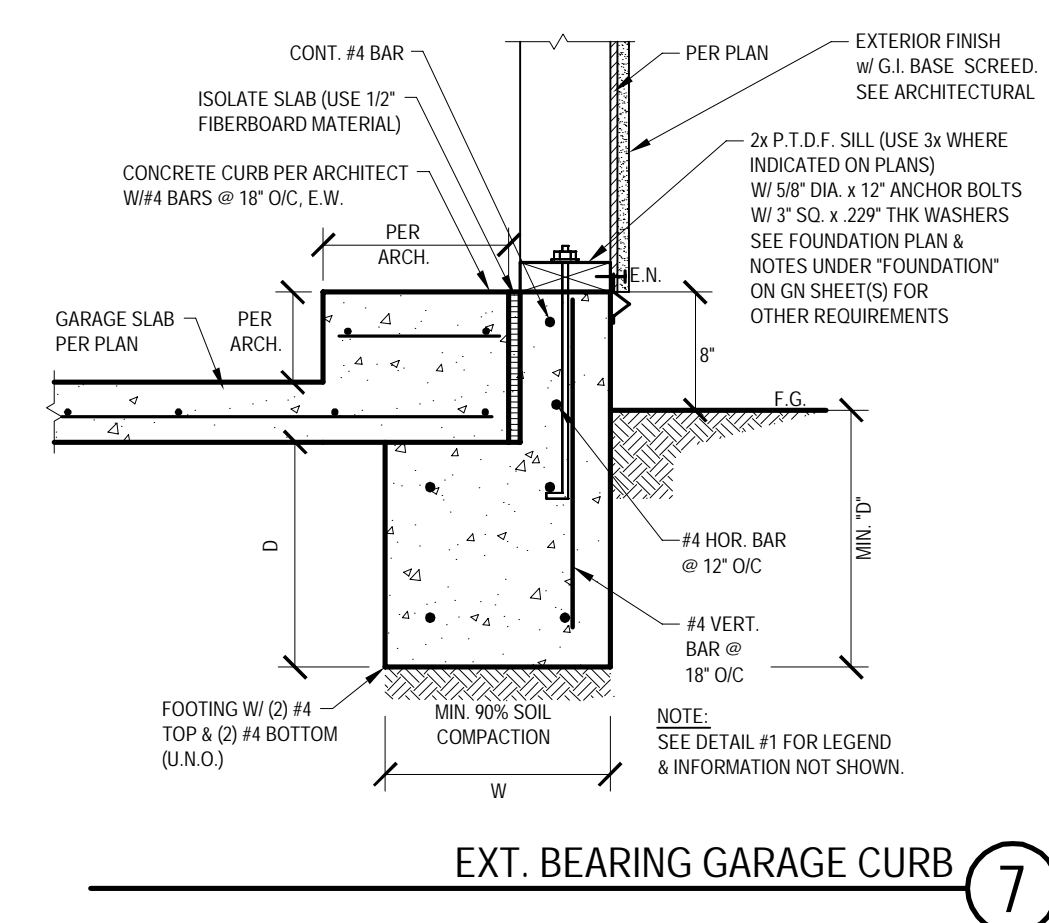
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DESIGNED: REZA ASGHARPOUR
DRAWING: D.B.
DATE: 05/18/2023
PROJECT #: 230345
SCALE: NTS
DESIGNER: JONATHAN PELEZZARE

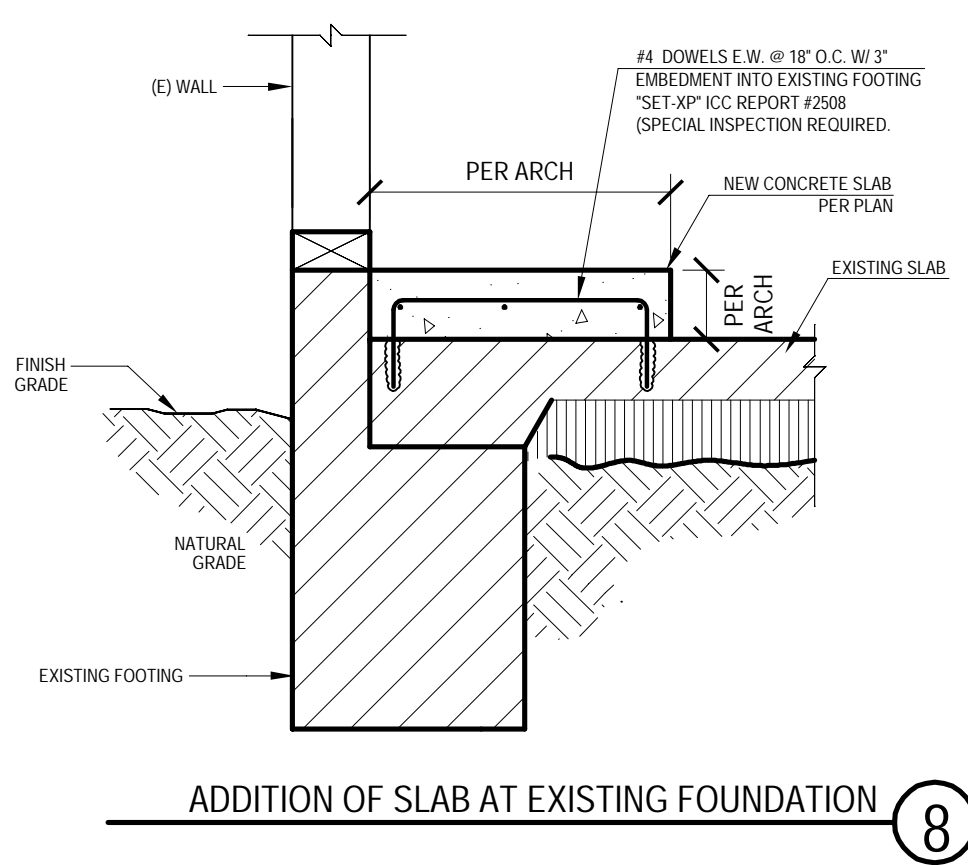
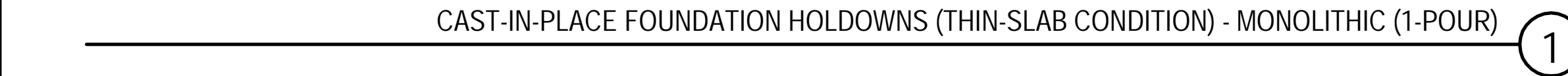
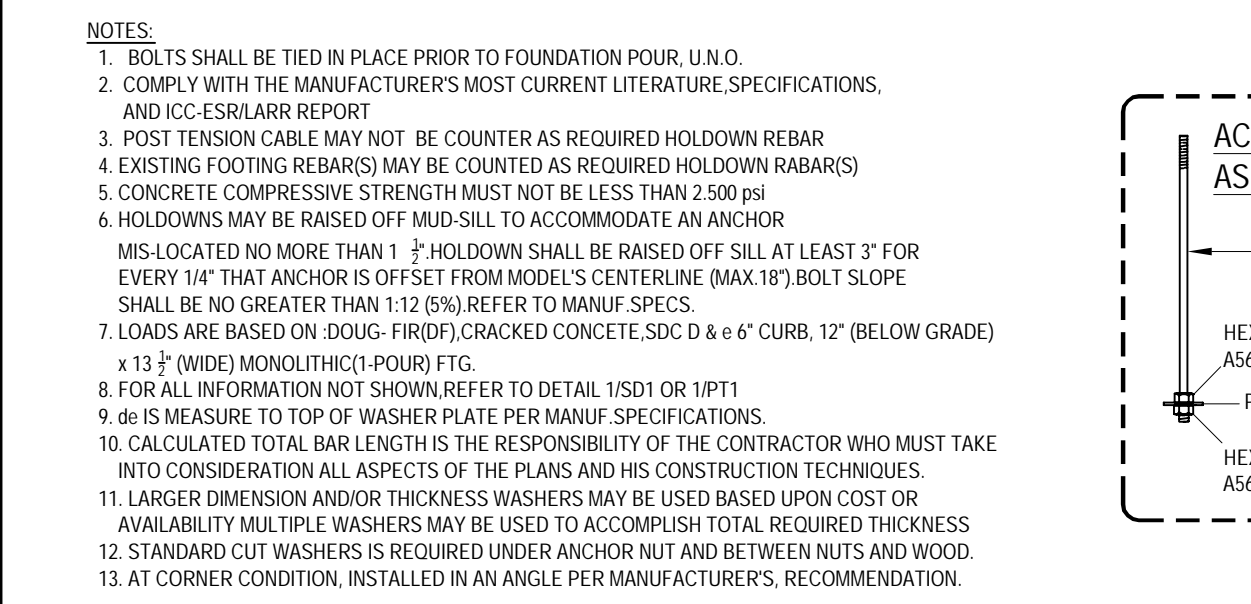
DRAWING TITLE:
FOUNDATION DETAILS

SEAL:

SHEET:
SD-1A

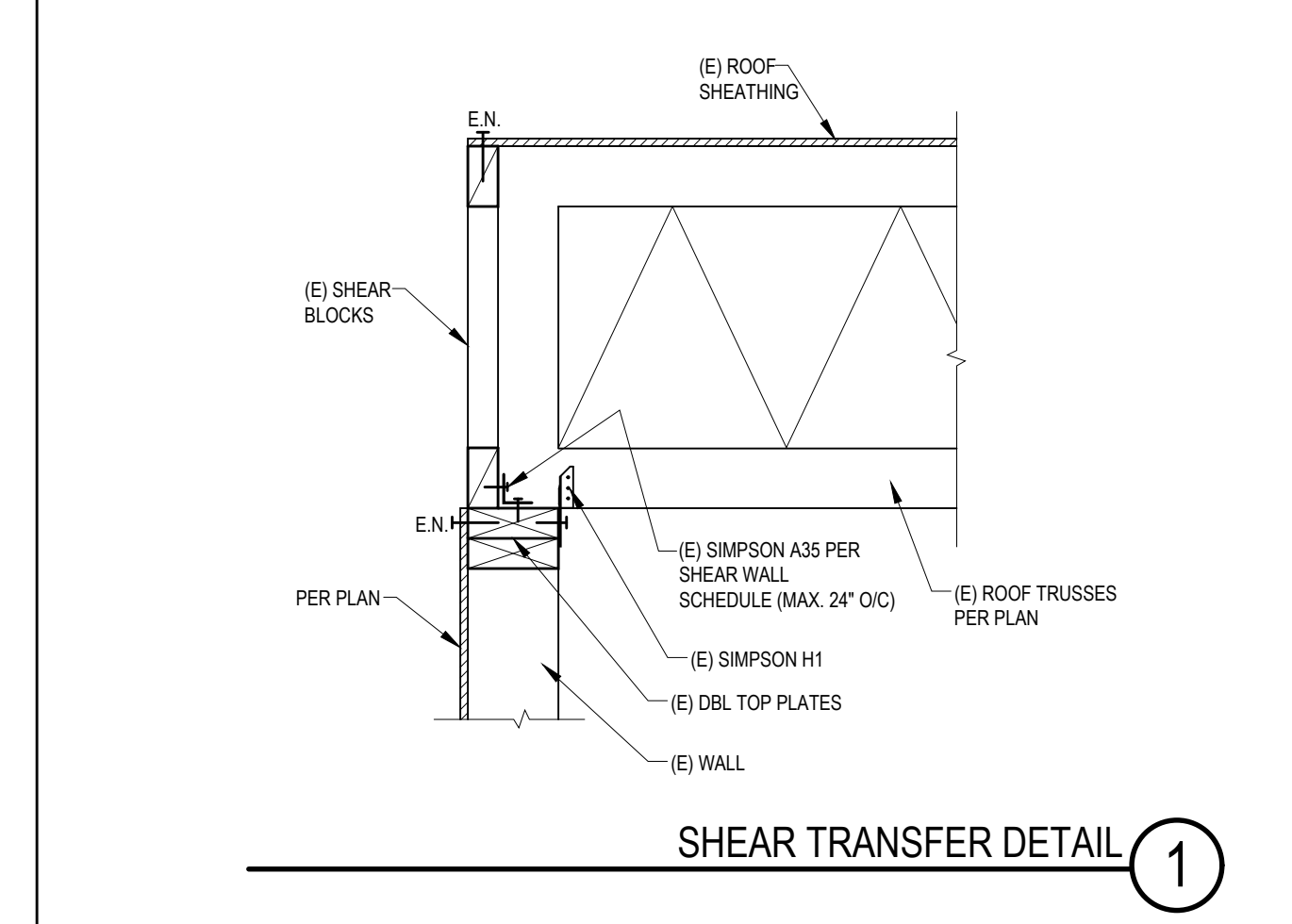
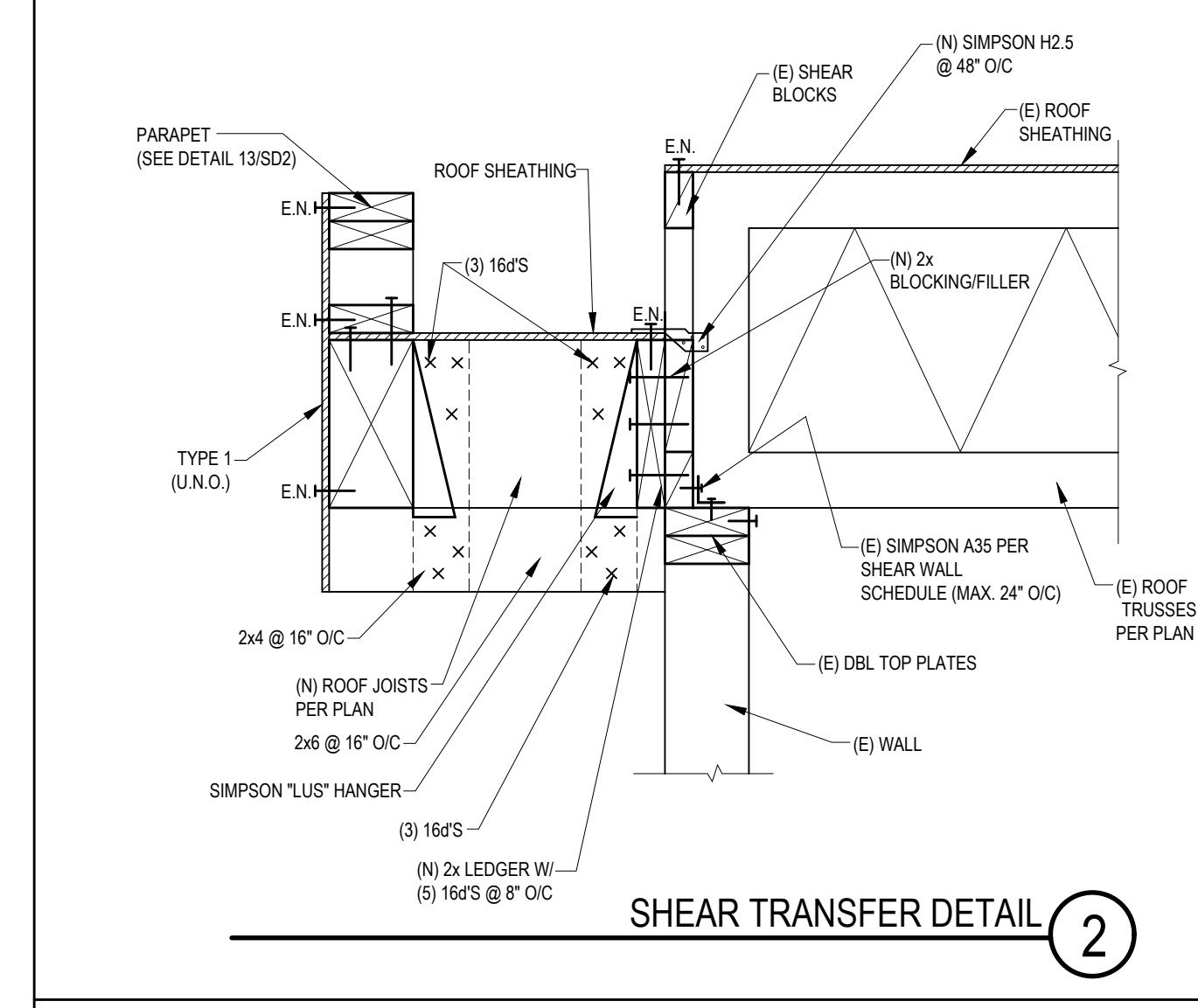
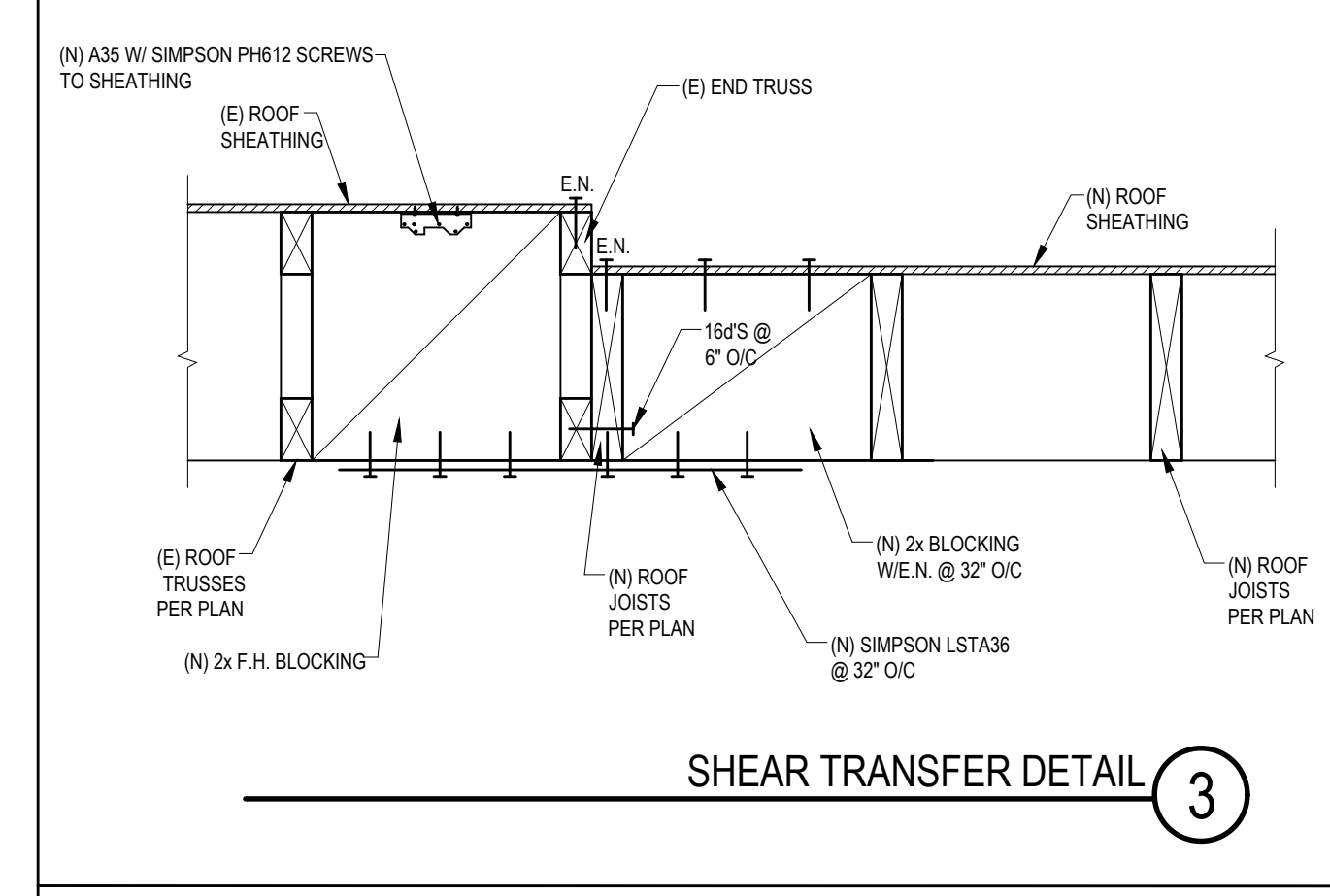
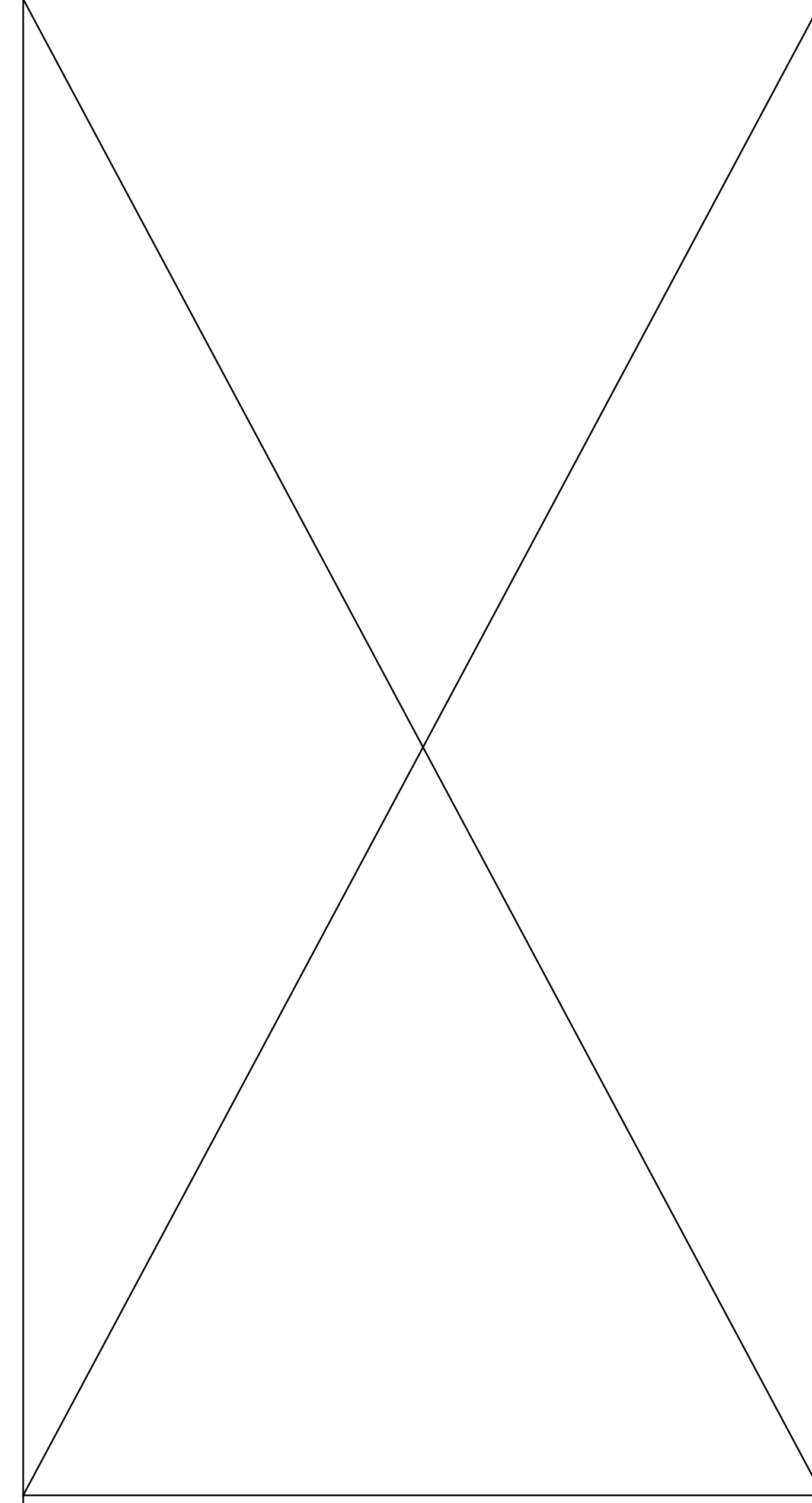


SIMPSON ALL-THREAD ROD ANCHOR BOLT		ALT. SSTB ANCHOR		FOOTING BARS				
ROD TYPE	PLATE WASHER	ROD DIAMETER	SQUARE PAD SIZE	ALT. SIMPSON PRE-ASSEMBLED BOLT	TYPE	EMBEDMENT	MIN. BARS	BAR LENGTH
HDU2	5/8"	1.5"x1.5"x1/4"	7"	21"	PAB6	SSTB24	20 5/8"	(1) 1-TAB 2-0"
HTT4	5/8"	1.5"x1.5"x1/4"	7"	21"	PAB6	SSTB24	20 5/8"	(2) 4-TAB 2-0"
HDU5	5/8"	1.5"x1.5"x1/4"	7"	21"	PAB6	SSTB24	20 5/8"	(2) 4-TAB 2-0"
HDU8	7/8"	2.25"x2.25"x3/8"	11"	31"	PAB7	SSTB28	24 7/8"	(2) 4-TAB 3-0"
HDU8	7/8"	2.25"x2.25"x3/8"	11"	31"	PAB7	SSTB28	24 7/8"	(2) 4-TAB 3-0"
HDU11	1"	2.5"x2.5"x3/8"	13"	36"	PAB8	N/A	N/A	(2) 5-TAB 3-0"
HDU14	1"	2.5"x2.5"x3/8"	13"	36"	PAB8	N/A	N/A	(2) 5-TAB 3-0"
HDU19	1 1/4"	3.0"x3.0"x1/2"	16"	46"	PAB10	N/A	N/A	(2) 5-TAB 4-0"



- NOTES:
- BOLTS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION POUR, U.O.D.
 - COMPLY WITH THE MANUFACTURER'S MOST CURRENT LITERATURE SPECIFICATIONS AND ICC ESR/LAB REPORT.
 - POST TENSION CABLE MAY NOT BE COUNTER AS REQUIRED HOLD-DOWN REBAR.
 - EXISTING FOOTING REBAR MAY BE COUNTED AS REQUIRED HOLD-DOWN REBAR(S).
 - CONCRETE COMPRESSIVE STRENGTH MUST NOT BE LESS THAN 2,500 PSI.
 - HOLD-DOWNS MAY BE RAISED OFF MUD-SILL TO ACCOMMODATE AN ANCHOR.
 - IF LOCATED NO MORE THAN 1" HOLD-DOWN SHALL BE BASED OFF SILL AT LEAST 3" FOR EVERY 1/4" THAT ANCHOR IS OFFSET FROM MODEL'S CENTERLINE (MAX 1/8" BOLT SLOPE SHALL BE NO GREATER THAN 1:12 (9/8) REFER TO MANUF. SPECS.
 - LOADS ARE BASED ON 100% FRESH CONCRETE (500 D.I.A. x 6" CURB, 12" BELOW GRADE) x 13' (WIDE MONOLITHIC) POUR FTG.
 - FOR ALL INFORMATION NOT SHOWN REFER TO DETAIL 1521 OR 1871.
 - 4" IS MEASURE TO TOP OF WASHER PLATE PER MANUF. SPECIFICATIONS.
 - CALCULATED TOTAL BAR LENGTH IS THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST TAKE INTO CONSIDERATION ALL ASPECTS OF THE PLANS AND CONSTRUCTION TECHNIQUES.
 - LARGER DIMENSION AND/OR THICKNESS WASHERS MAY BE USED BASED UPON COST OR AVAILABILITY MULTIPLE WASHERS MAY BE USED TO ACCOMPLISH TOTAL REQUIRED THICKNESS.
 - STANDARD CUT WASHERS IS REQUIRED UNDER ANCHOR NUT AND BETWEEN NUTS AND WOOD.
 - AT CORNER CONDITION, INSTALLED IN AN ANGLE PER MANUFACTURER'S RECOMMENDATION.

A.B.	ANCHOR BOLT
ABV.	ABOVE
BAR.	REINF. BAR
BD.	BOARD
BK'G.	BLOCKING
BLW.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAIL
B.W.	BOTH WAYS
C.	CONTINUOUS FOOTING
CJ.	CEILING JOIST
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CONC.	CONCRETE
CONT.	CONTINUOUS
C.P.E.	CONT. PANEL
D.	DEPTH
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DO.	DITTO
(E)	EXISTING
E.W.	EACH WAY
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F.O.C.	FACE OF CONCRETE
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GR.BM.	GRADE BEAM
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HORZ.	HORIZONTAL
K.P.	KING POST
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LT.WT.	LIGHT WEIGHT
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P.T.	PRESSURE TREATED
R.B.	ROOF BEAM
REINF.	REINFORCING
REQ'D	REQUIRED
RF.	ROOF
RR.	ROOF RAFTER
V.I.F.	VERIFY IN FIELD



PROJECT NAME:
GARNIER RESIDENCE
INDIAN WELLS, CA. 92210

REVISIONS		
NO.	DATE	DESCRIPTION

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 DRAWING: D.B.
 DATE: 05/18/2023
 PROJECT #: 230345
 SCALE: NTS
 DESIGNER: JONATHAN PELEZZARE

DRAWING TITLE:
FRAMING DETAILS

SEAL:

 THIS IS ELECTRONIC SIGNATURE

SHEET:
SD-3