

# Vicinity Map

VISTA DUNES ROAD



VICINITY MAP  
NTS

# 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 BC) 2022 California Residential Code (CRC), Part 2.5 (Based on 2021 RC) 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

# PROJECT NOTES:

- "Compliance with the documentation requirements of the 2022 Energy Efficiency Standards is necessary for this project. Registered, signed, and dated copies of the appropriate CFC, CFC, and CFC forms shall be made available of necessary intervals for Building Inspector review. Final completed forms will be available for the building owner."
- Deferred Submittal Items (Items requiring a separate permit issued by the City of Rancho Mirage & other governing agency). Fire sprinklers/Alarms, TV systems (see note #8 below), Pool & spa & associated equipment, including custom barbeque & fire table pit, Tennis Court & associated steel pipe & terminated safety glass guard rail system. (SEE SHEET A2.0 BUILDERS SET / GENERAL NOTES, ITEM 17 FOR ALL WORK SPECIFIED AS "DEFERRED SUBMITTAL" OR AS "CUSTOM" ON DRAWINGS)
- "Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall NOT be installed until their design and submittal documents have been approved by the building official."
- "This project will be in compliance with the current editions of NFPA, CFC Title 19 and local City Municipal Codes."
- "Requests for inspections shall be made 48 hours in advance. Inspections shall be made once work is complete, utilizing approved and stamped plans. Contractor shall be required to have the approved plans on site per code."
- A photovoltaic system meeting the minimum qualification requirements as specified in Joint Appendix JA.11, with annual electrical output equal to or greater than the dwelling's annual electrical usage as determined by equation 150.1.C is required. EIS Section 150.103.14. Please specify on the title sheet of the plans that this is to be a deferred submittal.

# Project Design Team:

RESIDENTIAL DESIGN BY:  
**JONATHAN PELEZZARE**  
Phone: (760) 548-3458 Cell Phone: (760) 311-2748 Email: jpelez@total.com

<b>STRUCTURAL ENGINEER</b> SLATER CRUZ ENGINEERING, INC. 7750 S. UNIVERSITY BLVD., SUITE 100 P.O. BOX 1000 RANCHO MIRAGE, CA 92703 TEL: 760-344-9888 CELL: 760-888-7545	<b>CIVIL ENGINEER</b> ESSI ENGINEERING 10000 UNIVERSITY BLVD., SUITE 100 RANCHO MIRAGE, CA 92703 TEL: 760-344-9888 CELL: 760-888-7545	
<b>LANDSCAPE DESIGNER</b> Paul Ortega paul@paulortega.com Tel: 760-409-4833		
<b>ENERGY &amp; HVAC</b> Scott Design and Title 24, Inc. 74-818 Velle Way STE 8 Palms Desert, CA 92260 (760) 762-5480 SBA214INC.	<b>PLUMBING</b> EG DESIGN 10000 UNIVERSITY BLVD., SUITE 100 RANCHO MIRAGE, CA 92703 TEL: 760-344-9888 CELL: 760-888-7545 E-MAIL: info@essi.com LIC# 11-48802	<b>ELECTRICAL</b> RAYA RESIDENTIAL LIGHTING & ELECTRICAL DESIGN 10000 UNIVERSITY BLVD., SUITE 100 RANCHO MIRAGE, CA 92703 TEL: 760-344-9888 CELL: 760-888-7545 E-MAIL: info@essi.com LIC# 11-48802

# Project Information:

**OWNER:**  
Artonian  
**LEGAL:**

In the City of Rancho Mirage, Riverside County, California

Zoning Occupancy group: R3/U  
Number of stories: Single (Height = 20'-0")  
Type of construction: V-8, Sprinklered

### Area Calculations

TOTAL CALCULATED LOT AREA	=	43,358.9 s.f. +/- = 995 Acres
RESIDENCE COND. FLR. AREA	=	5,816.7 s.f.
ATTACHED GARAGE FLR. AREA	=	1,412.4 s.f.
TOTAL BUILDING FOOTPRINT	=	7,229.1 s.f.
FLOOR AREA OF COVERED OUTDOOR LIVING	=	732.4 s.f.
FLOOR AREA OF COVERED OUTDOOR BBQ	=	330.8 s.f.
FLOOR AREA OF COVERED BEDRM. #5 & LAUND PATIOS	=	166.2 s.f.
FLOOR AREA OF COVERED ENTRY	=	49.6 s.f.
FLOOR AREA OF COVERED PATIO BEDROOM #1	=	86.9 s.f.
FLOOR AREA OF COVERED PATIO BEDROOM #2	=	87.8 s.f.
FLOOR AREA OF COVERED PATIO BEDROOMS 3 & 4	=	224.5 s.f.
FLOOR AREA OF COVERED MAIN BEDROOM PATIO	=	258.8 s.f.
TOTAL FLOOR AREA OF COVERED PATIOS	=	1,197.7 s.f.

LOT COVERAGE = 16.0% +/-  
MAXIMUM LOT COVERAGE = 30%

# A CUSTOM RESIDENCE FOR: Artonian RANCHO MIRAGE, CALIFORNIA

# Project Renderings:



# Index of Drawings

SHEET #	SHEET CONTENTS
A1.0	TITLE SHEET: VICINITY MAP, MUNICIPAL CODE, DESIGN TEAM, PROJECT INFORMATION, INDEX OF DRAWINGS
G1	PRECISE GRADING PLAN (REPRINT - VERIFY WITH PERMIT CIVIL DRAWINGS)
G2	PRECISE GRADING PLAN (REPRINT - VERIFY WITH PERMIT CIVIL DRAWINGS)
G3	STORM DRAIN DETAILS & SECTIONS (REPRINT - VERIFY WITH PERMIT CIVIL DRAWINGS)
L1	LANDSCAPE PLAN
A2.0	GENERAL NOTES
A2.1a	MANUFACTURERS CUT SHEETS & SPECIAL SYSTEMS - PERFORMANCE SPECS & MATERIAL & COLOR BOARD
A2.1b	Amanii electric fireplace instructions
A2.2	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE - RESIDENTIAL MANDATORY MEASURES
A3.0	COMBINATION SITE & FLOOR PLANS
A4.0	FLOOR PLAN (SECTION CUTS)
A4.01	FOUNDATION PLAN (DIMENSIONED)
A4.1	FLOOR PLAN (DIMENSIONED)
A4.2	FLOOR PLAN (KEYED NOTES)
A4.3	REFLECTED CEILING PLAN
A5.0	ROOF PLAN
A5.1	ROOF PLAN WITH PHOTOVOLTAIC PANEL LAYOUT SHOWN (NOTE: SEPARATE PERMIT IS REQUIRED FOR THIS SOLAR PANEL SYSTEM)
A5.2	ROOFING ICC REPORT & TILE ROOF DETAILS
A6.0	DOOR AND WINDOW SCHEDULE PLAN
A7.0	EXTERIOR ELEVATIONS
A8.0	BUILDING SECTIONS
A8.1	BUILDING SECTIONS
A8.2	BUILDING SECTIONS
A8.3	BUILDING SECTIONS
A9.0	ARCHITECTURAL DETAILS
M1.0	HVAC LAYOUT
M2.0	HVAC NOTES
M3.0	TITLE 24
M3.1	TITLE 24
M3.2	TITLE 24
E1.0	ELECTRICAL (POWER & LIGHTING) PLAN
E2.0	SINGLE LINE DIAGRAM, LOAD CALCULATION, PANEL SCHEDULES & GENERAL NOTES
P1.0	PLUMBING NOTES & DETAILS
P1.1	PLUMBING FLOOR PLAN
P1.2	PLUMBING PLAN
P1.3	PLUMBING ISO
GN	GENERAL NOTES & REQUIREMENTS & SPECIAL INSPECTION TABLES
GD	GENERAL DETAILS & NOTES
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
SD-1	FOUNDATION DETAILS
SD-1A	FOUNDATION DETAILS
SD-2	FRAMING DETAILS
SD-3	FRAMING DETAILS
SD-4	FRAMING DETAILS
HFX-1	HARDY FRAME FOUNDATION DETAILS
HFX-2	HARDY FRAME FRAMING DETAILS
TJ1-1	TJI INSTALLATION DETAILS

**WEBSITE / PROMOTIONAL DOCUMENT DISTRIBUTION:**  
 THESE DRAWINGS, DETAILS, ELECTRIC, FUEL, AND PORTIONS OF PLANS MAY BE REPRODUCED, DISTRIBUTED, OR MADE AVAILABLE THROUGH THE WEBSITE OF RESIDENTIAL DESIGN BY JONATHAN PELEZZARE FOR PROMOTIONAL, EDUCATIONAL, HISTORICAL, OR REFERENCE PURPOSES ONLY. NO INCLUDES IS GRANTED FOR THE REPRODUCTION, REPRODUCTION, MODIFICATION, REUSE, ALL PREPARATION OF DERIVATIVE WORKS, OR REPLICATION OF THESE DRAWINGS, DETAILS, OR ELECTRIC FUELS WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGN BY JONATHAN PELEZZARE. ANY UNAUTHORIZED CONSTRUCTION, COPYING, MODIFICATION, DISTRIBUTION, OR REUSE OF THESE DOCUMENTS OR ELECTRIC FUELS SHALL BE AT THE SOLE RISK OF THE USER. RESIDENTIAL DESIGN BY JONATHAN PELEZZARE ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES, LOSSES, CLAIMS, DEFECTS, CODE VIOLATIONS, CONSTRUCTION DEFECTS, OR OTHER CONSEQUENCES ARISING FROM THE UNAUTHORIZED USE OR REUSE OF THESE DOCUMENTS OR ELECTRIC FUELS.  
 © COPYRIGHT 2024 - RESIDENTIAL DESIGN BY JONATHAN PELEZZARE - ALL RIGHTS RESERVED

# Project Scope:

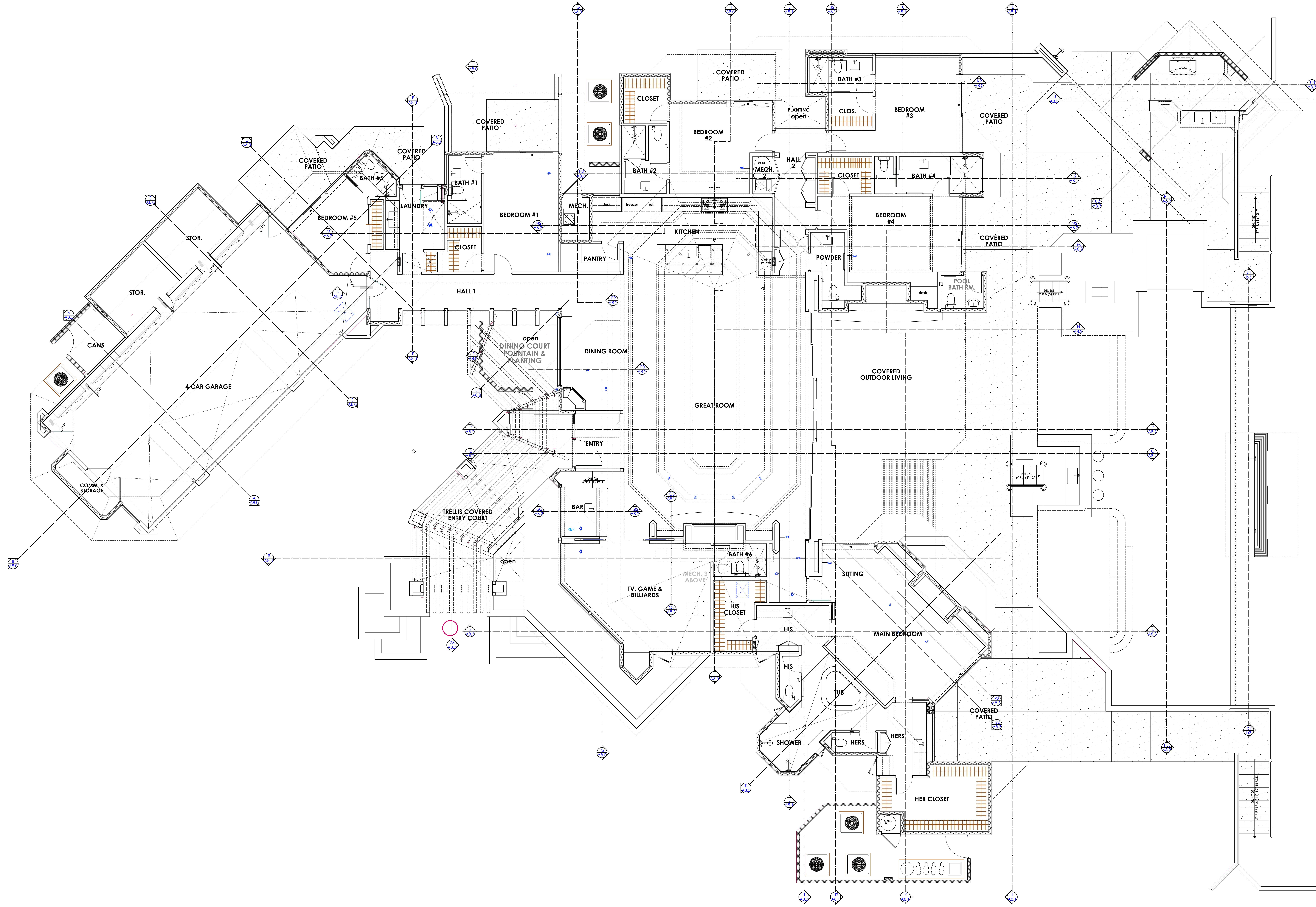
**DETAILED PROJECT SUMMARY**  
 The owner of this project, Artonian, is seeking a residential design professional to provide architectural and engineering services for a custom residence in Rancho Mirage, California. The project includes a single-story residence with a total floor area of approximately 7,229 square feet. The project is located on a lot with a total area of 43,359 square feet. The project is to be completed in 2024. The project is to be completed in 2024. The project is to be completed in 2024.

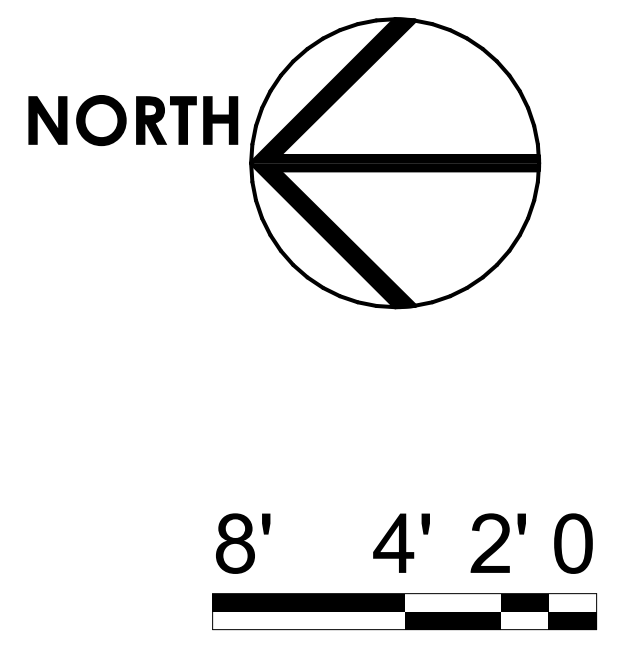
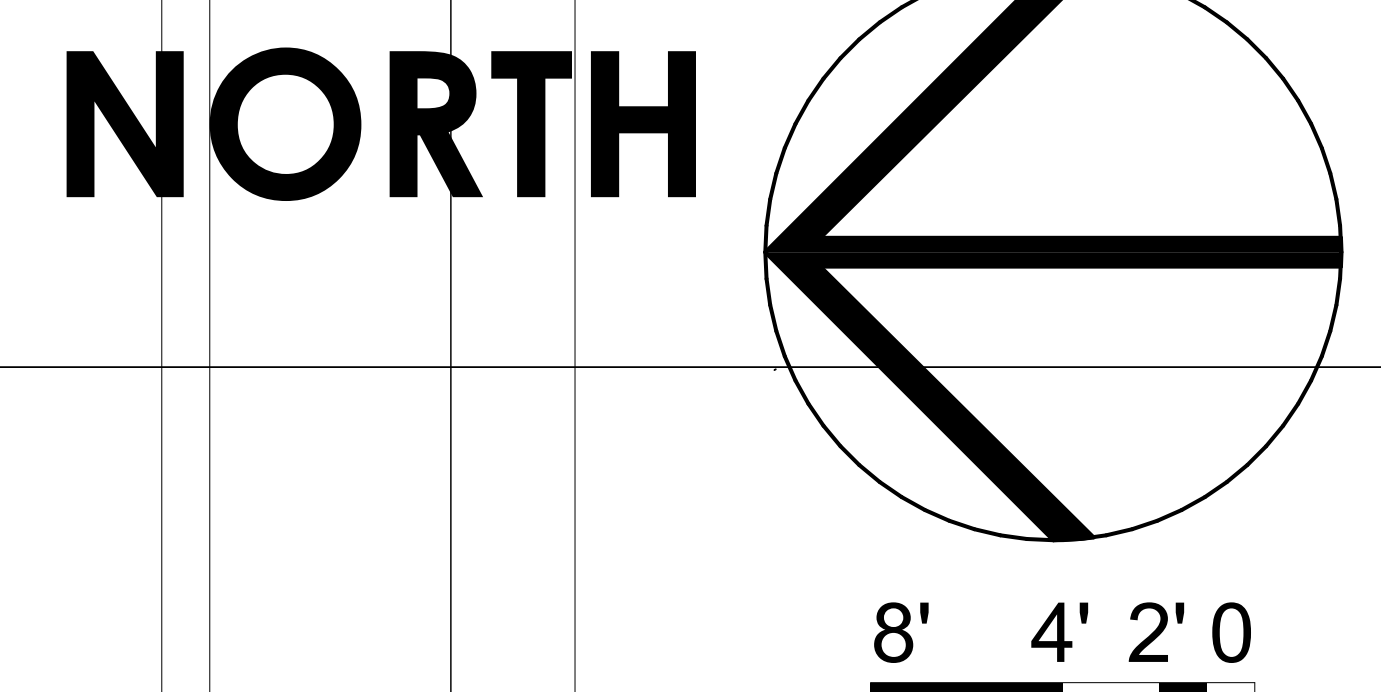
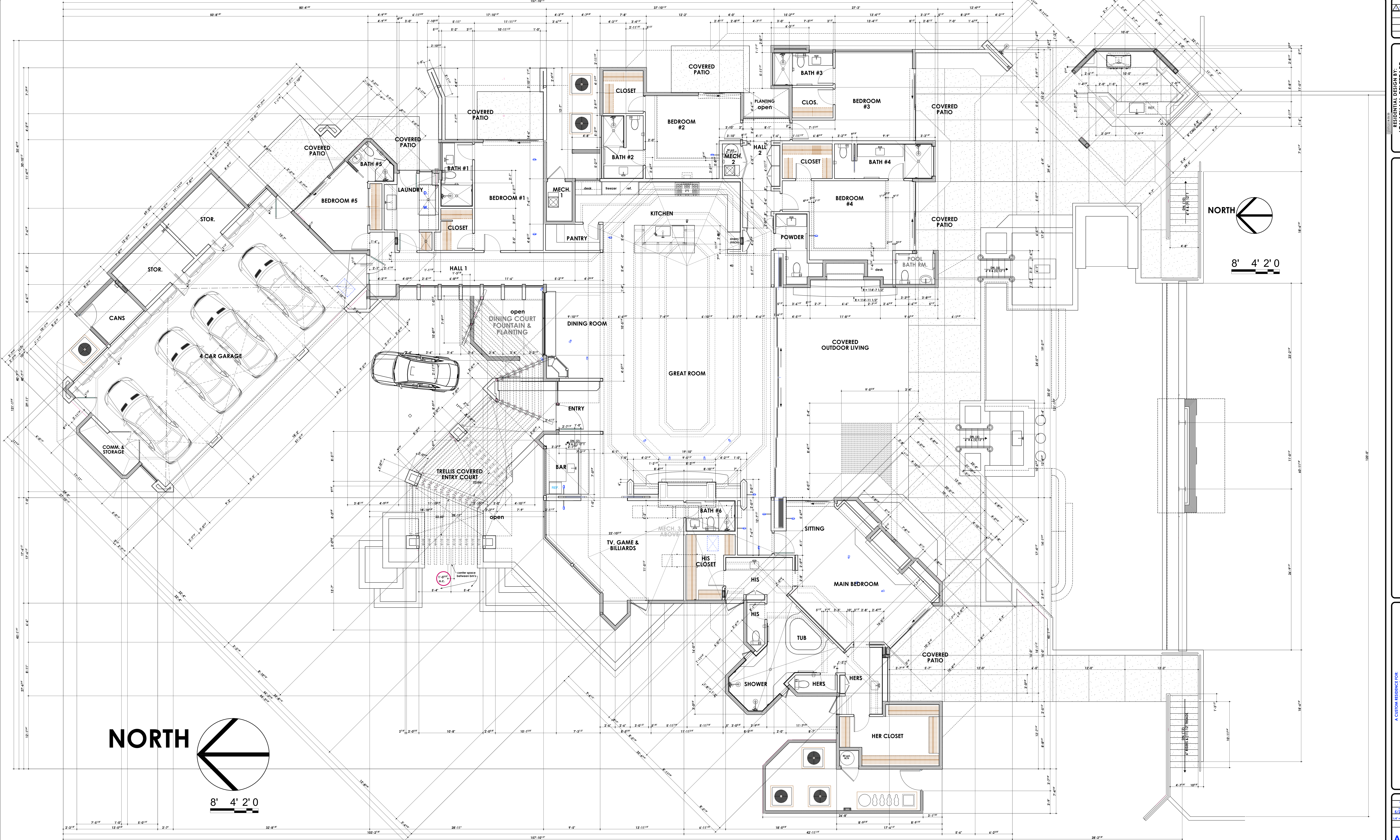
**NOTE: ANY USE OR REUSE OF ORIGINAL OR ALTERED ARCHITECTURAL DRAWINGS & OR THE ELECTRIC, MECHANICAL, AND PLUMBING (M&P) DRAWINGS SHALL BE AT THE SOLE RISK OF THE USER. UNAUTHORIZED CHANGES TO THE USES OF THESE PLANS & PARTS OF PLANS, ALL CHANGES TO THE PLANS OR ELECTRIC, MECHANICAL, AND PLUMBING (M&P) DRAWINGS SHALL BE AT THE SOLE RISK OF THE USER. UNAUTHORIZED CHANGES TO THE USES OF THESE PLANS & PARTS OF PLANS, ALL CHANGES TO THE PLANS OR ELECTRIC, MECHANICAL, AND PLUMBING (M&P) DRAWINGS SHALL BE AT THE SOLE RISK OF THE USER.**

**UNAUTHORIZED CHANGES & USES**  
 CAUTION: THE DESIGNER PREPARING THESE PLANS & DIGITAL MODEL WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO THE USES OF THESE PLANS & PARTS OF PLANS, ALL CHANGES TO THE PLANS OR ELECTRIC, MECHANICAL, AND PLUMBING (M&P) DRAWINGS SHALL BE AT THE SOLE RISK OF THE USER.

**INSTRUMENTS OF SERVICE**  
 THESE PLANS & DIGITAL MODEL ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF RESIDENTIAL DESIGN BY JONATHAN PELEZZARE. THEY ARE NOT TO BE REPRODUCED OR ALTERED IN ANY WAY, NOT ENCLOSED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER, JONATHAN PELEZZARE.

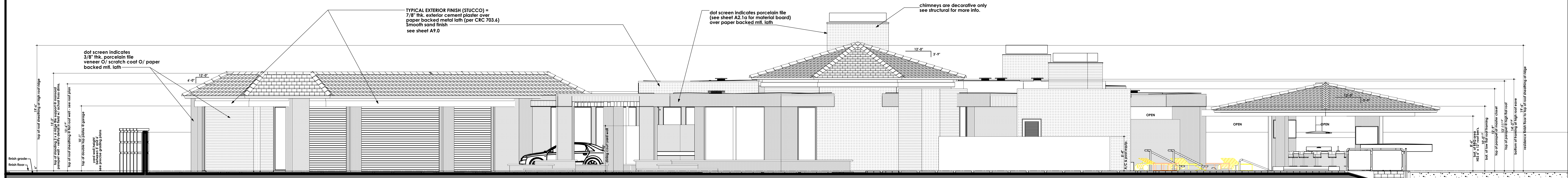






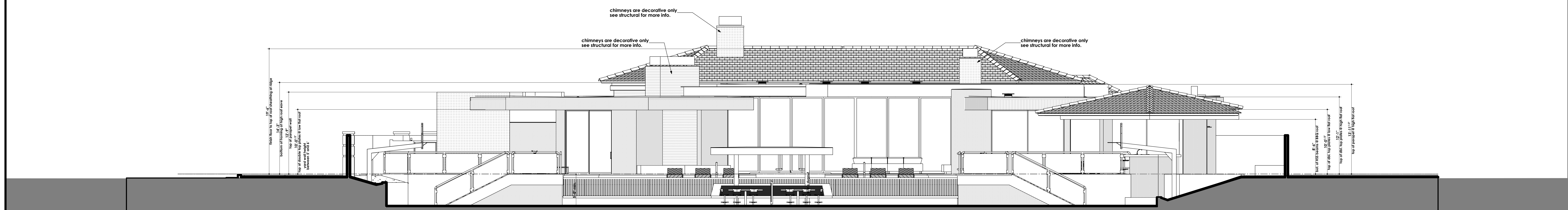
FLOOR PLAN (DIMENSIONED)

SCALE: 1/4" = 1'-0"  
 © COPYRIGHT 2024 RESIDENTIAL DESIGN BY: JONATHAN PELEZARE ALL RIGHTS RESERVED SEE TITLE SHEET A1 FOR ADDITIONAL USE & DISTRIBUTION TERMS



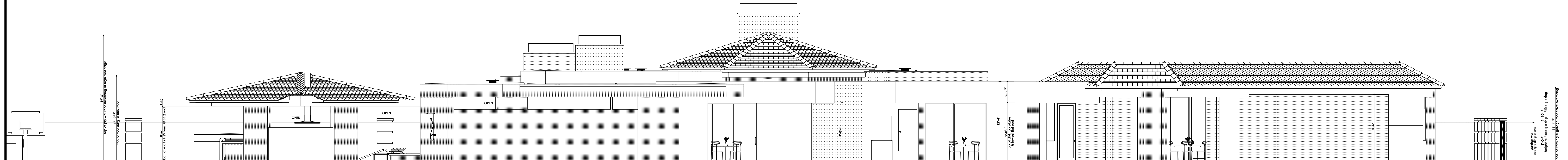
FRONT - VISTA DEL SOL (WEST) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



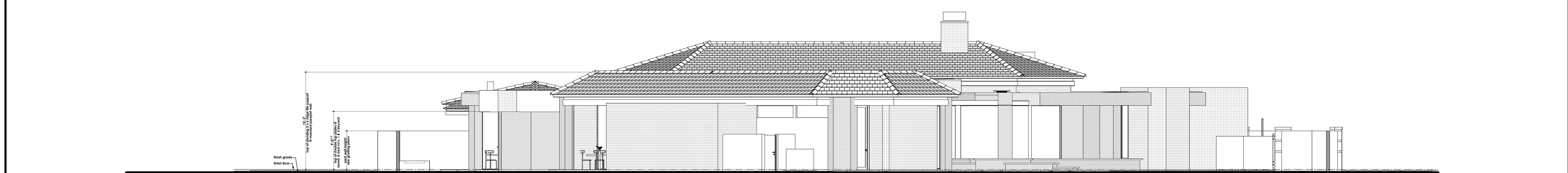
RIGHT SIDE (SOUTH) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



REAR (EAST) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

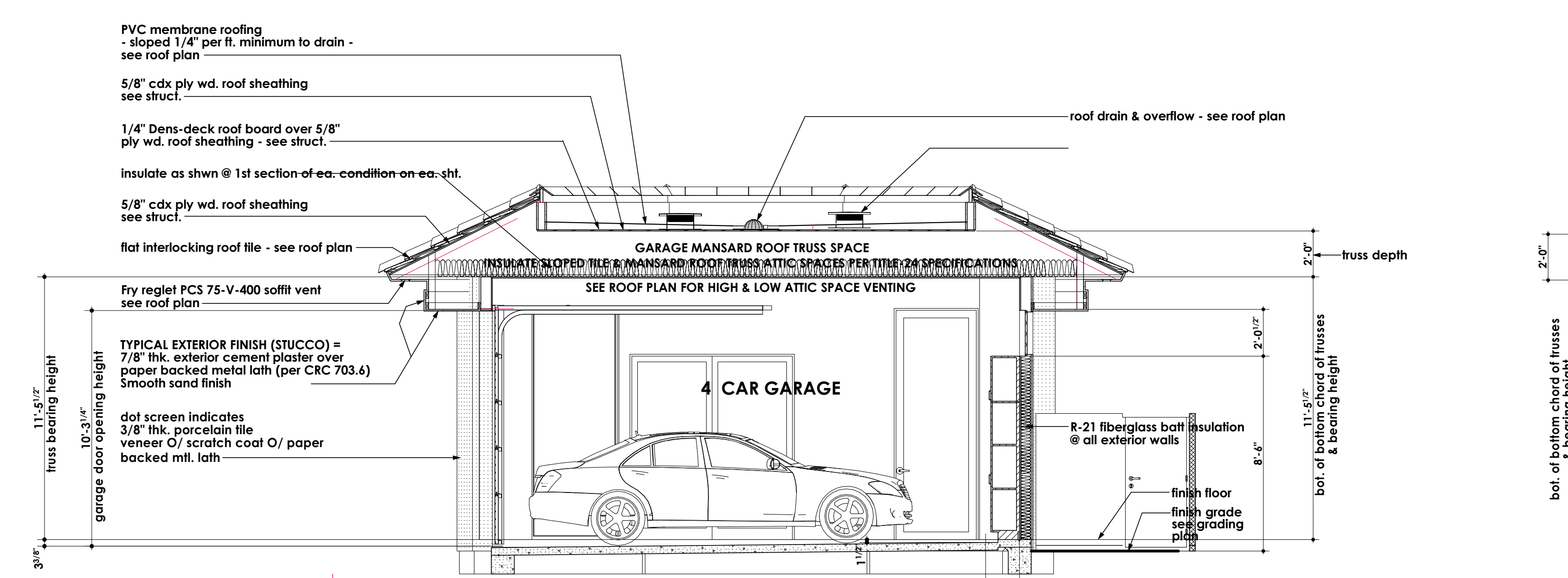


LEFT SIDE - FRANK SINATRA DRIVE (NORTH) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

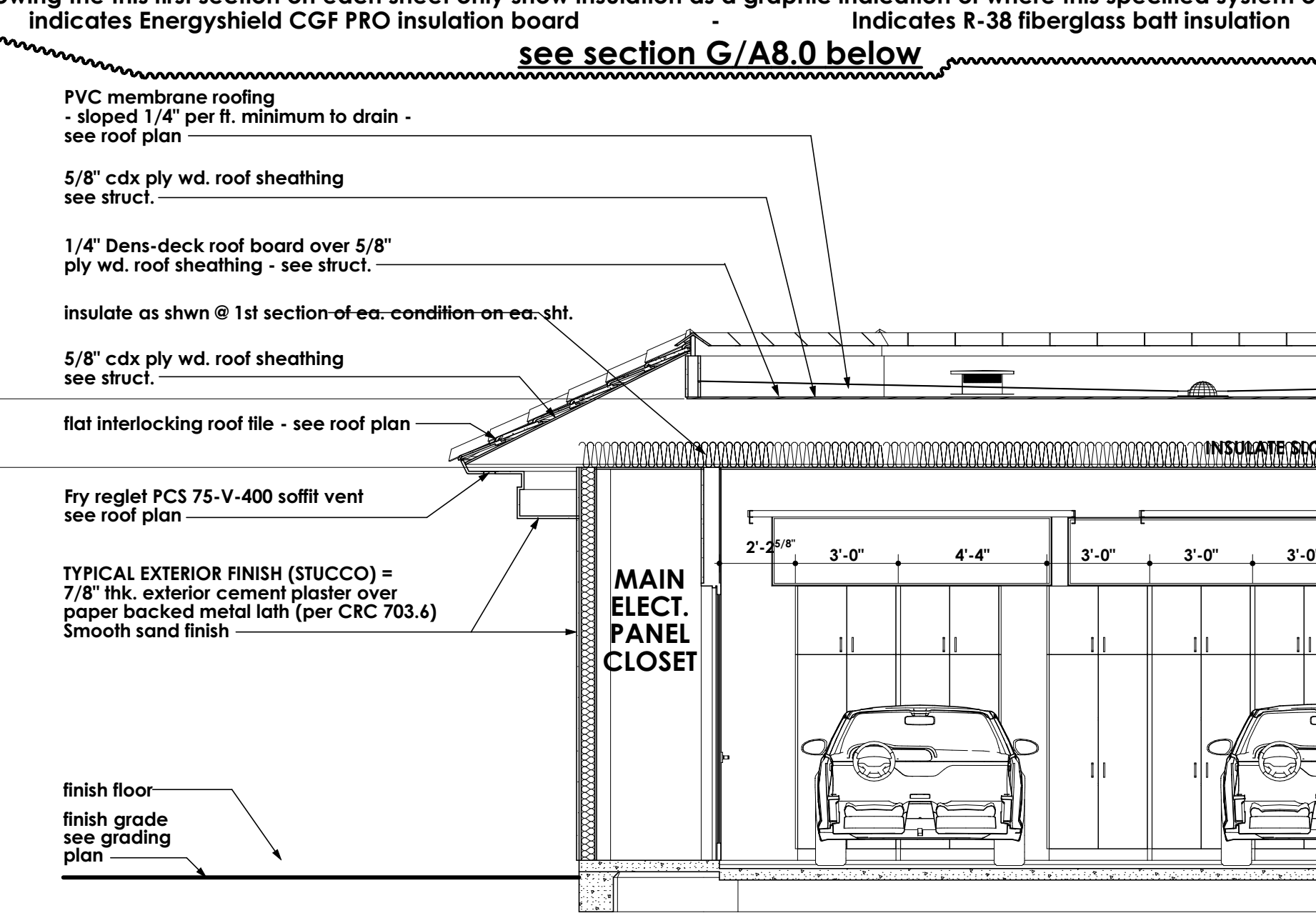
**TYPICAL INSULATION VALUES**  
 R-21 fiberglass batt insulation @ all exterior walls  
 R-38 fiberglass batt insulation @ attic side of ceilings under all vented attic (sloped tile roof) roof truss spaces.  
 R-38 @ floor joists between living space & attic HVAC space  
 All unvented flat roof joist spaces over living areas to receive insulation as specified on first section of each sheet

**ALL FLAT ROOF JOIST SPACE - SPECIAL INSULATION NOTES:**  
 All roof joist cavity spaces over living areas, & storage rooms are "UN-VENTED" and are to receive minimum 2" thickness of "Energyshield CGF PRO" insulation board (@ 8-6 per inch thickness) placed against (in contact with) the underside of the ply wd. roof sheathing w/ typical R-38 fiberglass batt insulation directly under and against (in contact with) the CGF insulation board as indicated on the first building section of each sheet (total insulation value = R-50)  
 ALL other sections following the this first section on each sheet only show insulation as a graphic indication of where this specified system of insulation is required.  
 Indicates Energyshield CGF PRO insulation board  
 Indicates R-38 fiberglass batt insulation



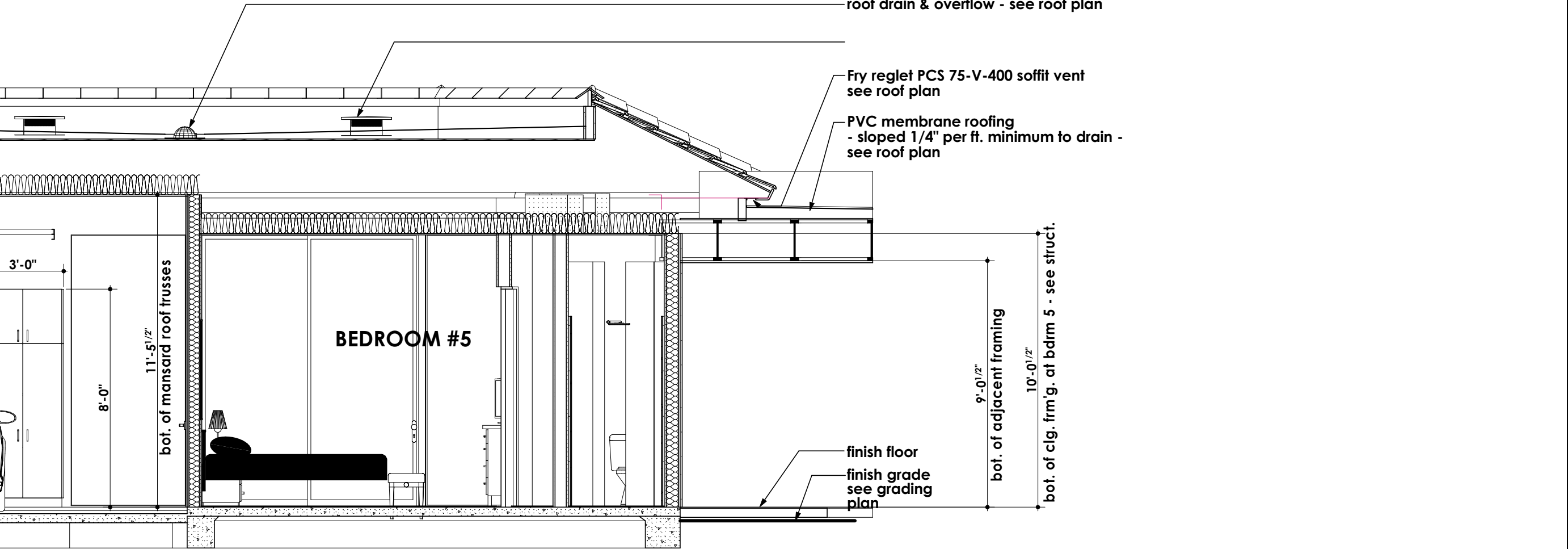
**BUILDING SECTION A/8.0**

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

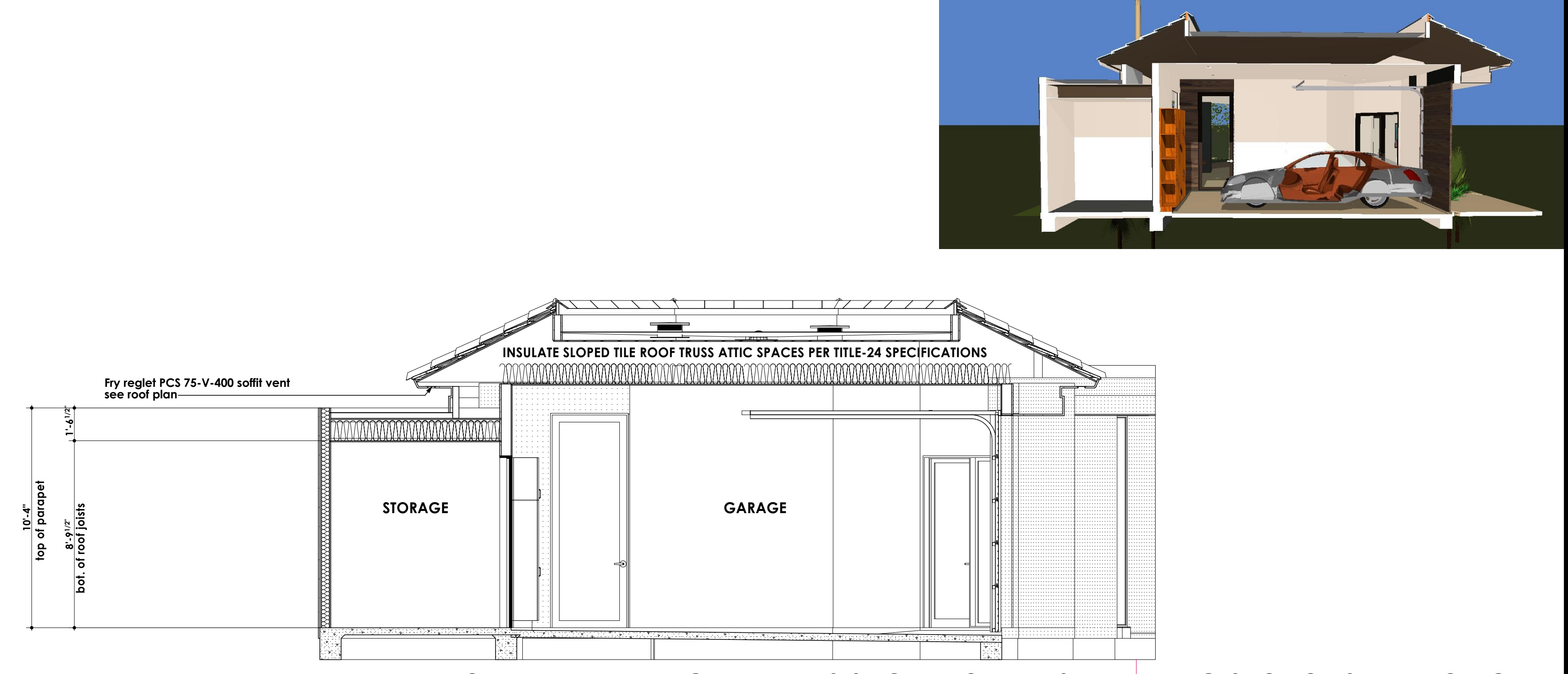


**BUILDING SECTION B/8.0**

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

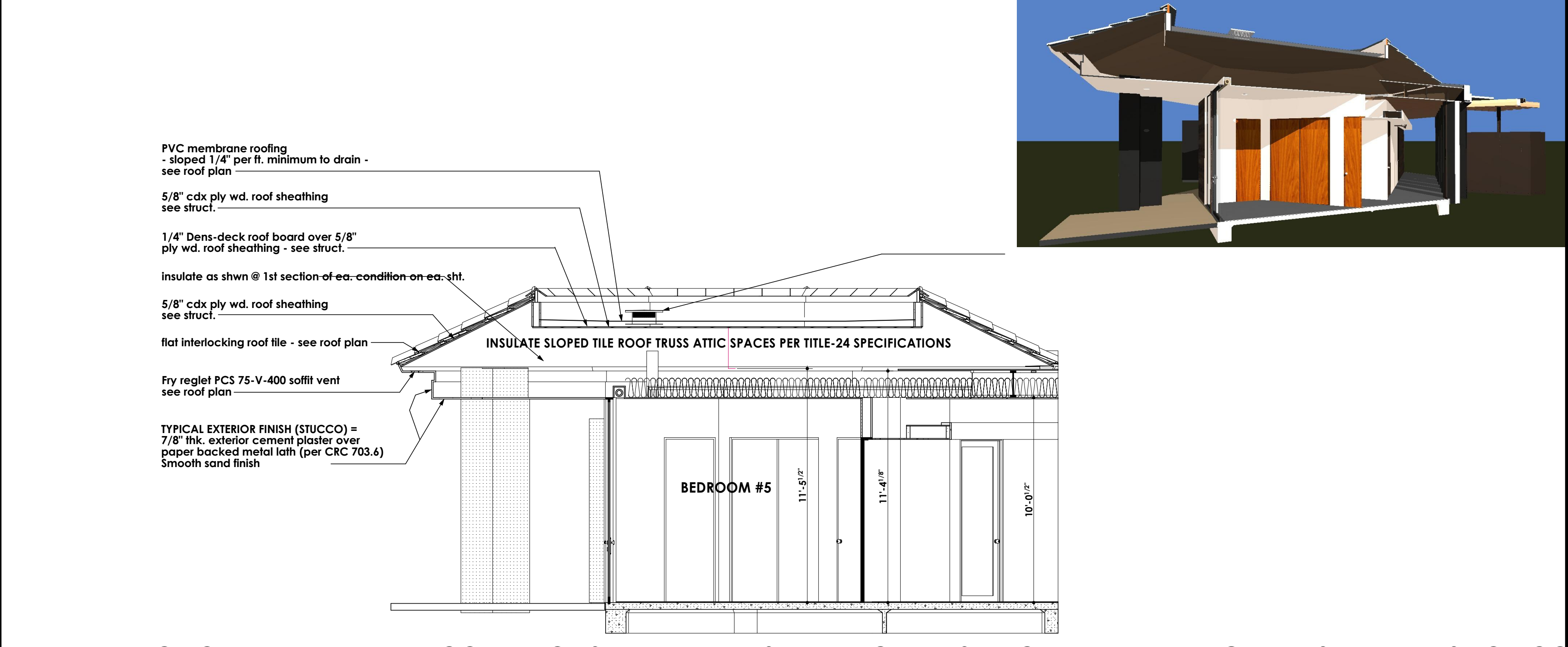


**NOTE: ALL FRAMING MEMBERS SHOWN ON THESE BUILDING SECTIONS ARE FOR GENERAL REFERENCE ONLY - VERIFY ALL CONDITIONS WITH AND USE THE ACTUAL STRUCTURAL FRAMING PLANS & DETAILS FOR CONSTRUCTION & BIDDING**



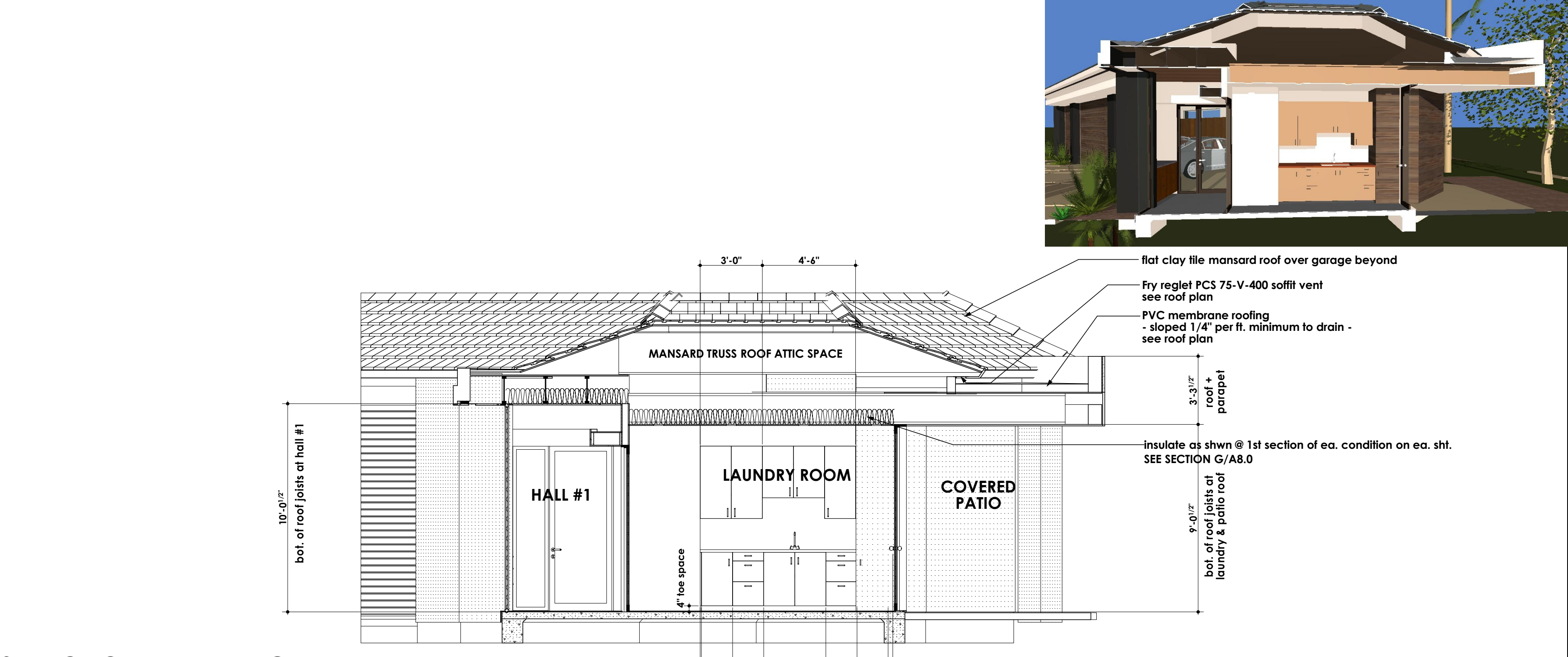
**BUILDING SECTION C/8.0**

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



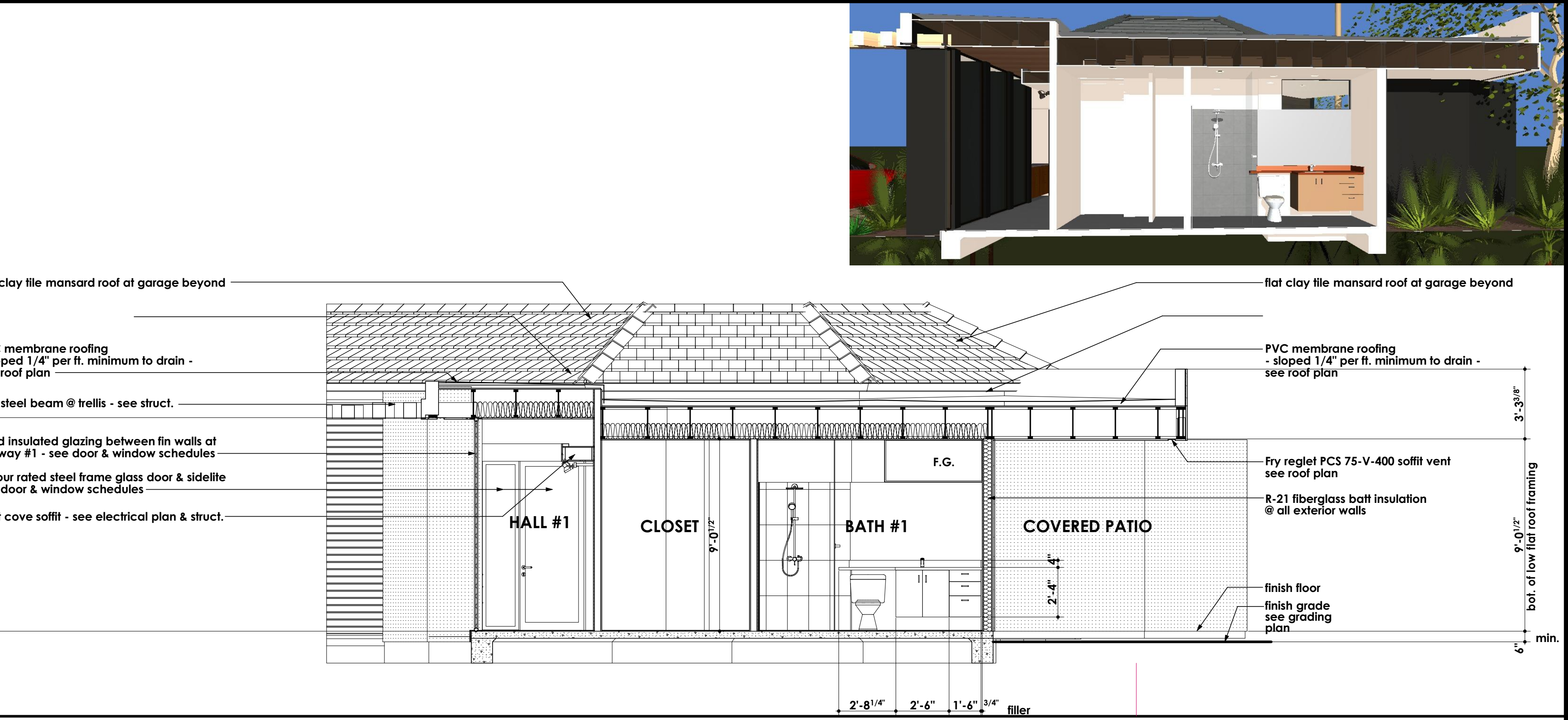
**BUILDING SECTION D/8.0**

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



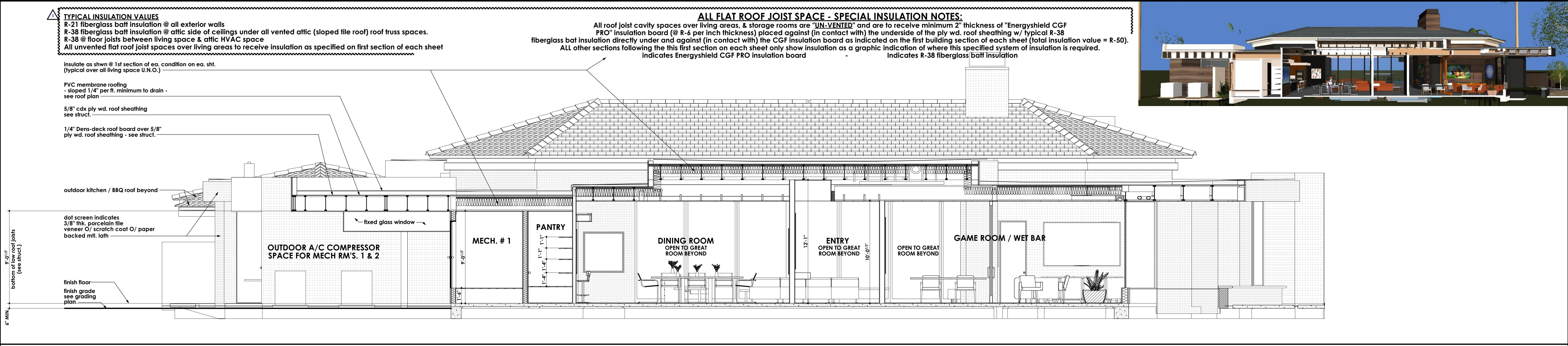
**BUILDING SECTION E/8.0**

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



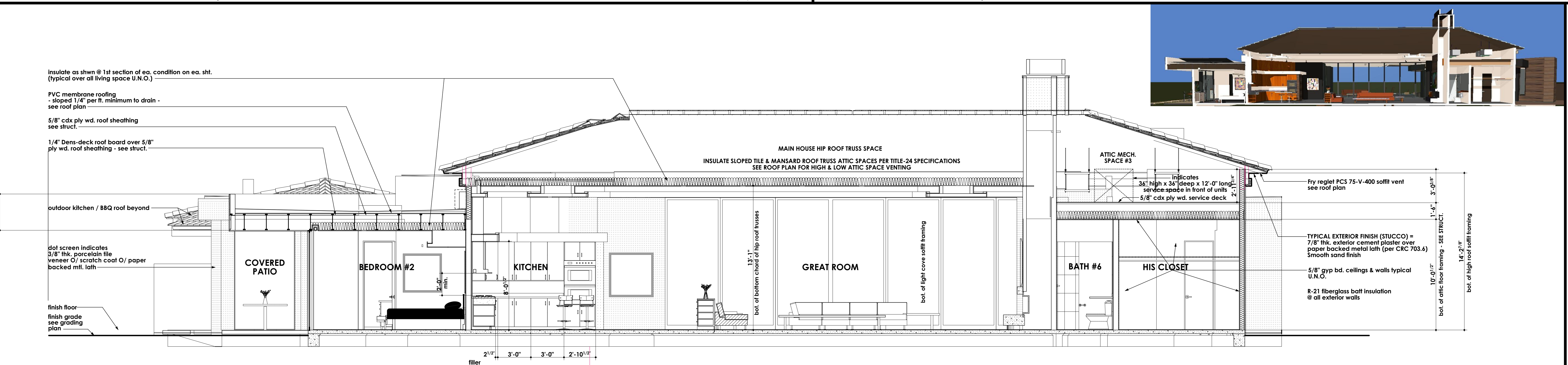
**BUILDING SECTION F/8.0**

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



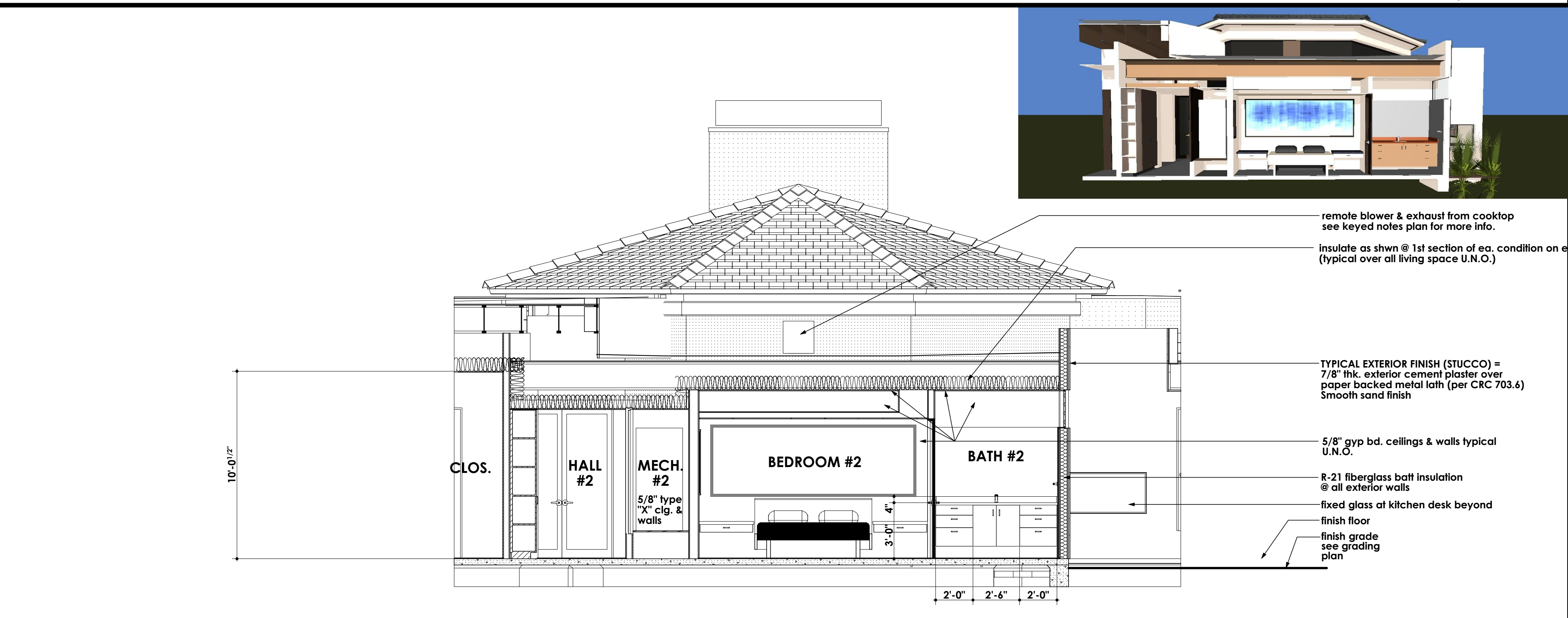
**BUILDING SECTION G/8.0**

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



**BUILDING SECTION H/8.0**

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



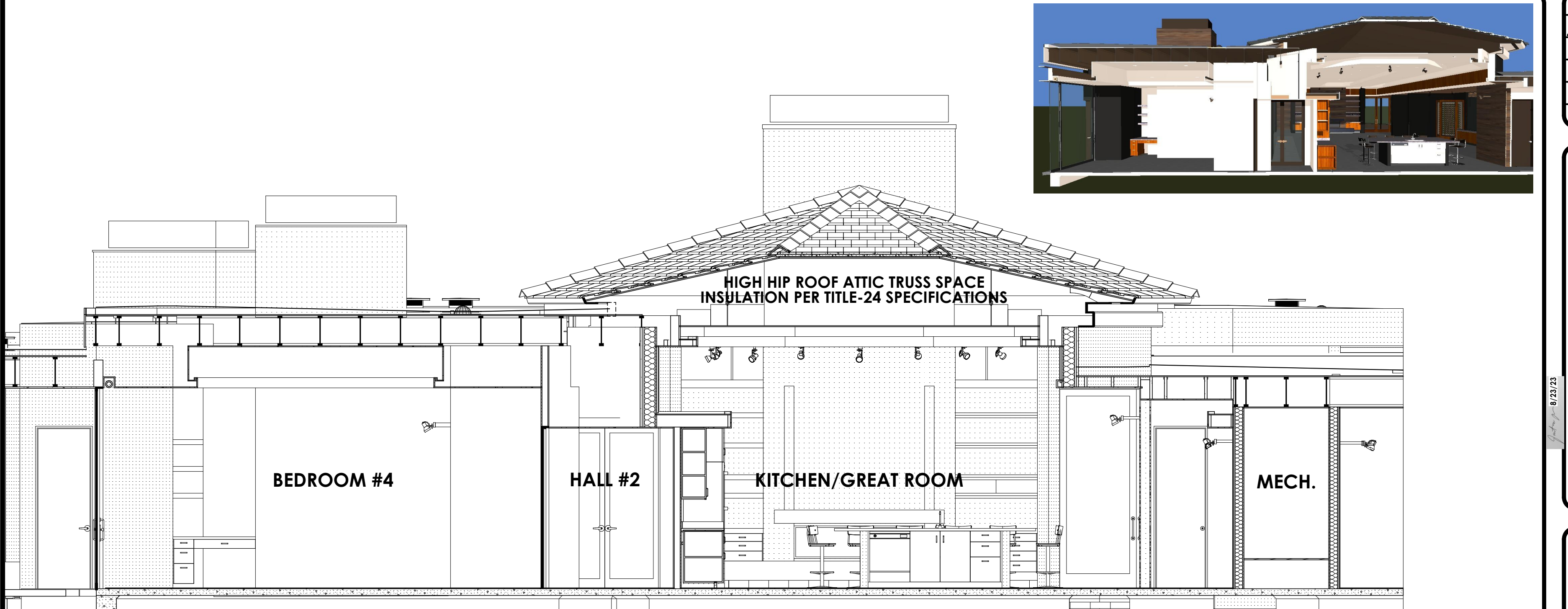
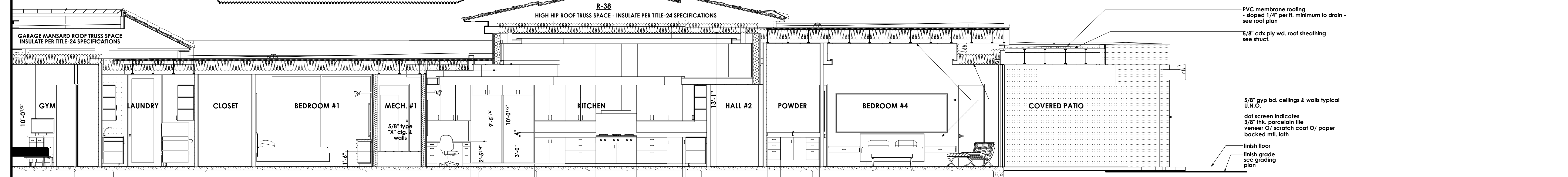
**BUILDING SECTION H2/8.0**

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

**SPECIAL INSULATION NOTES:**  
 All roof joist cavity spaces over living areas, garage, & storage rooms are UNVENTED and are to receive minimum 2" thickness of "Energyshield CGF PRO" insulation board (# R-6 per inch thickness) placed against (in contact with) the underside of the ply wd. roof sheathing w/ typical R-38 fiberglass batt insulation directly under and against (in contact with) the CGF insulation board as indicated on the first building section of each sheet (total insulation value = R-50). ALL other sections following the first section on each sheet only show insulation as a graphic indication of where this specified system of insulation is required. Indicates Energyshield CGF PRO insulation board. Indicates R-38 fiberglass batt insulation.

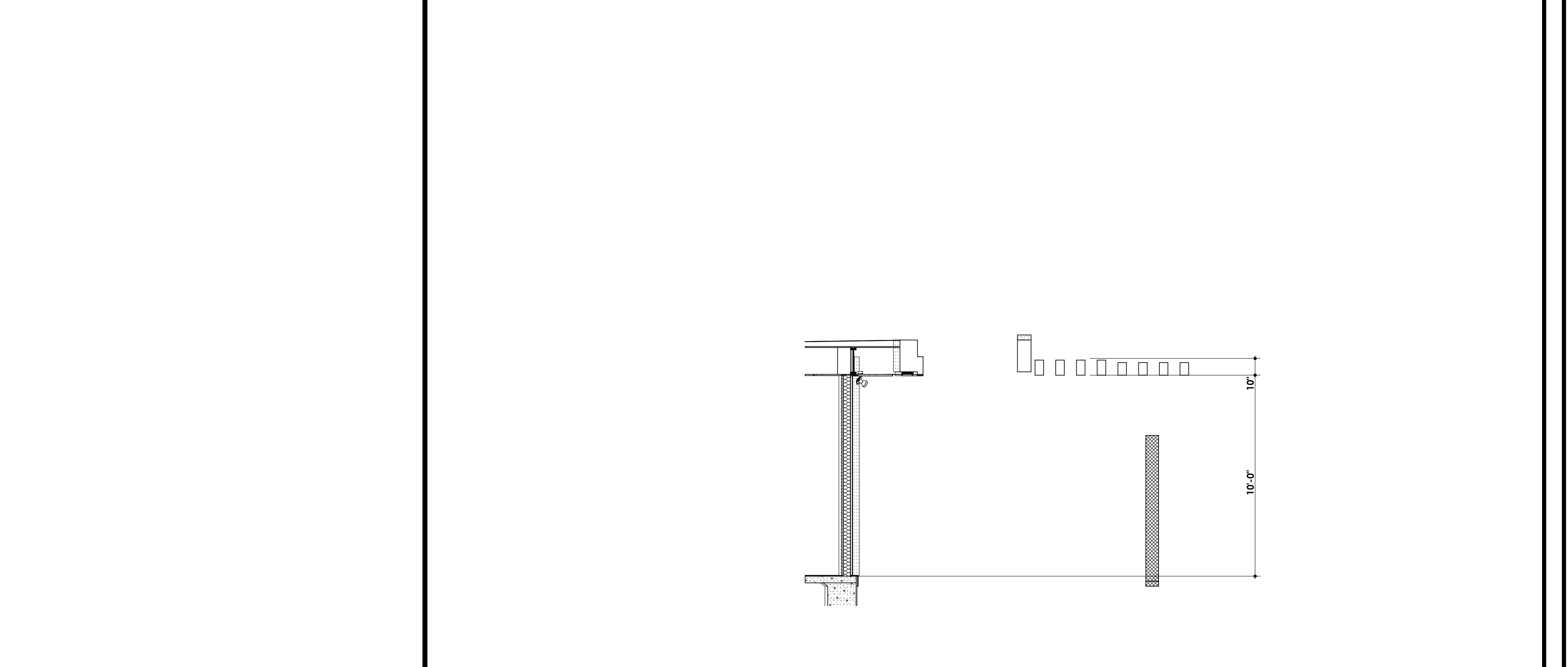
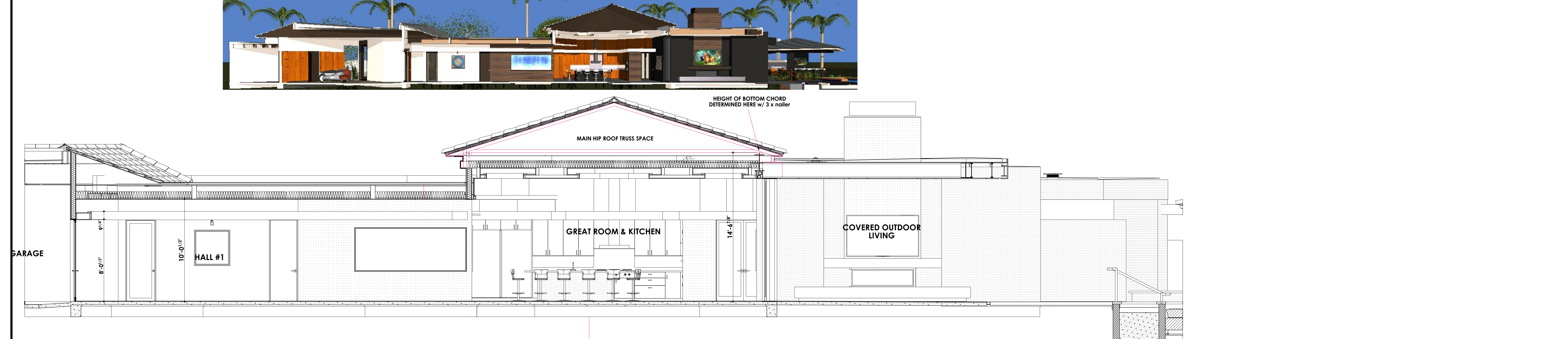
**TYPICAL INSULATION VALUES**  
 R-21 fiberglass batt insulation @ all exterior walls  
 R-38 fiberglass batt insulation @ attic side of ceilings under all vented attic (sloped tile roof) roof truss spaces.  
 R-38 @ floor joists between living space & attic HVAC space.  
 All unvented flat roof joist spaces over living areas to receive special insulation as specified on first section of each sheet.

INSULATE SLOPED TILE & MANSARD ROOF TRUSS ATTIC SPACES PER TITLE-24 SPECIFICATIONS  
 SEE ROOF PLAN FOR HIGH & LOW ATTIC SPACE VENTING



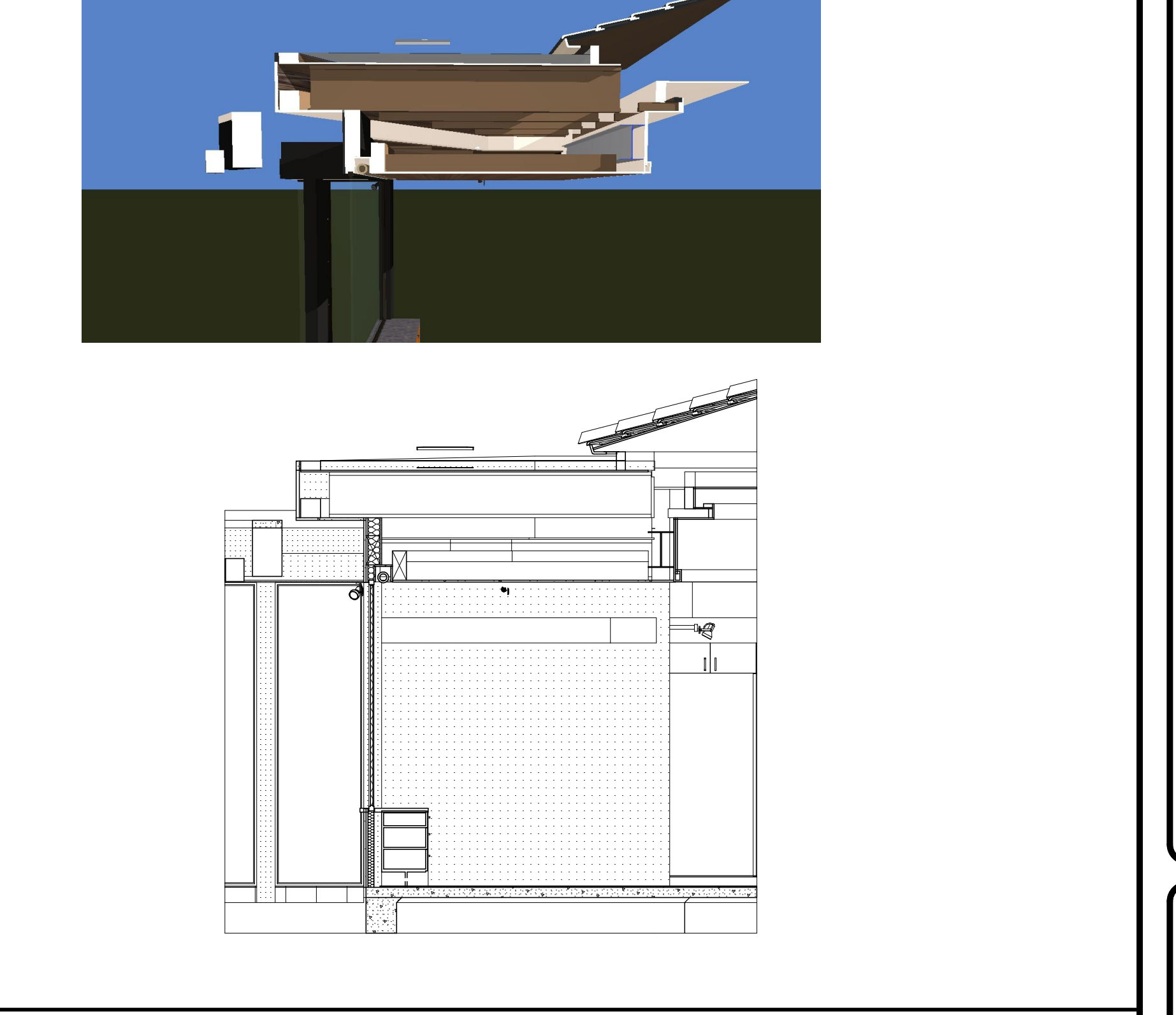
PARTIAL BUILDING SECTION M/8.2 SCALE: 1/4" = 1'-0"

PARTIAL BUILDING SECTION M2/8.2 SCALE: 1/4" = 1'-0"



PARTIAL BUILDING SECTION N/8.2 SCALE: 1/4" = 1'-0"

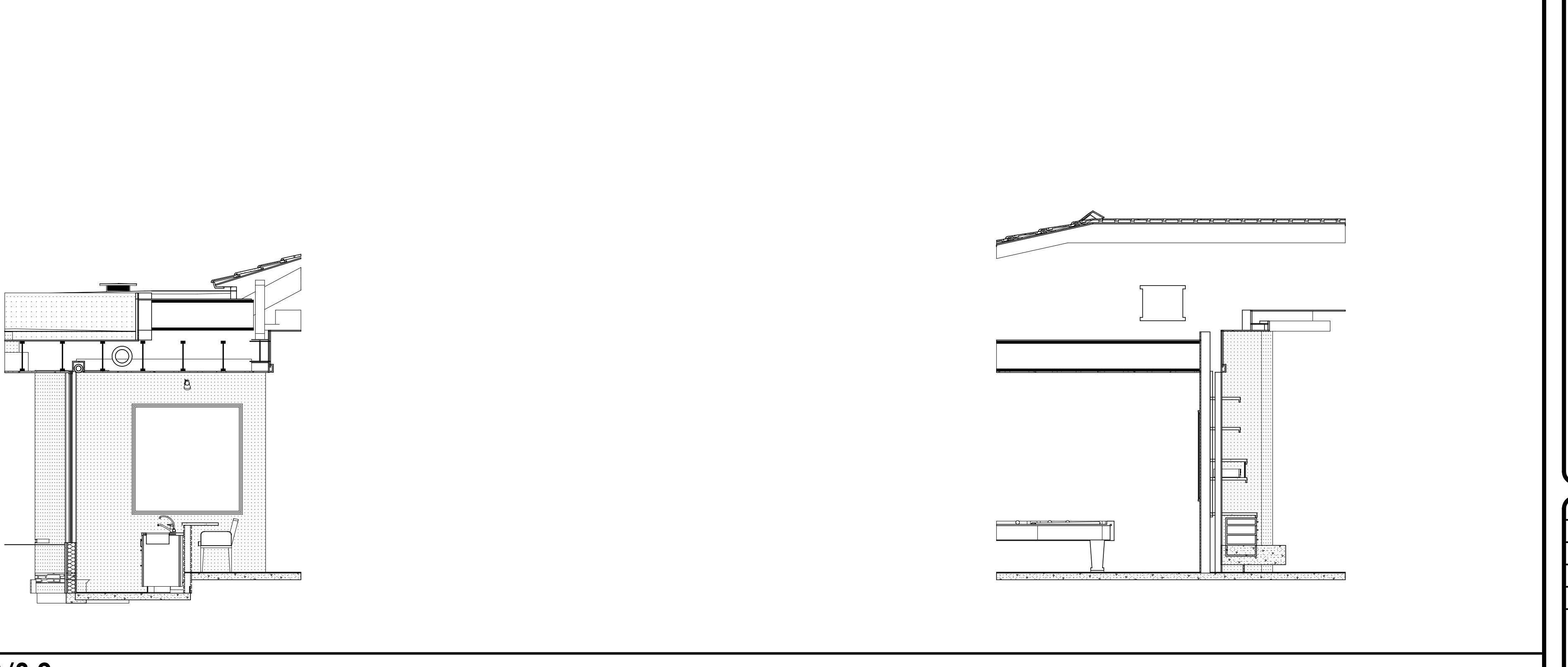
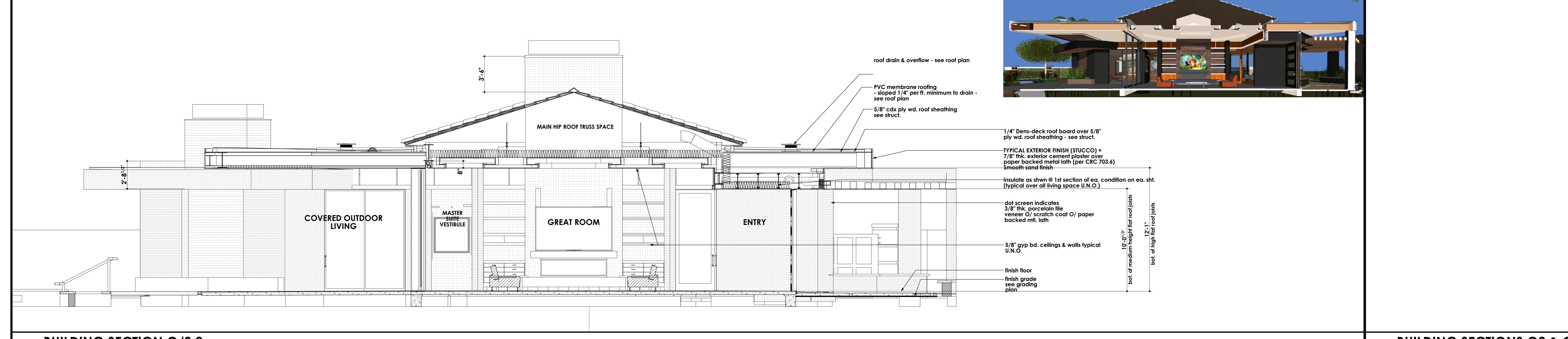
BUILDING SECTION N2/8.2 SCALE: 1/4" = 1'-0"



PARTIAL BUILDING SECTION P/8.2 SCALE: 1/4" = 1'-0"

PARTIAL BUILDING SECTION P2/8.2 SCALE: 1/4" = 1'-0"

PARTIAL BUILDING SECTION P3/8.2 SCALE: 1/4" = 1'-0"



BUILDING SECTION Q/8.2 SCALE: 1/4" = 1'-0"

BUILDING SECTIONS Q2 & Q3/8.2 SCALE: 1/4" = 1'-0"

RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE  
 A CUSTOM RESIDENCE FOR: Artorian  
 RANCHO AMARIGUE, CALIFORNIA  
 5/29/2024  
 A8.2



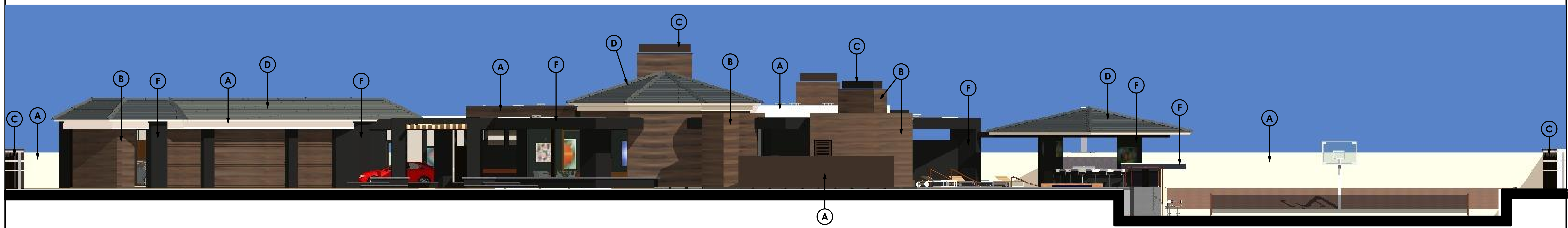
88'-7<sup>5</sup>/<sub>8</sub>"

RESIDENTIAL DESIGN BY:  
**JONATHAN PELEZZARE**  
 42723 COOK STREET  
 RANCHO MIRAGE, CALIFORNIA 91765  
 Phone: (714) 943-3155 Email: jon@pelezzare.com

**SITE FLOOR PLAN (COLORED)**

A CUSTOM RESIDENCE FOR  
**Artonian**  
 RANCHO MIRAGE, CALIFORNIA

DATE: 4/29/2024  
 SCALE: AS SHOWN  
 SHEET: 6-31016  
 OF 12 SHEETS  
**A.2**






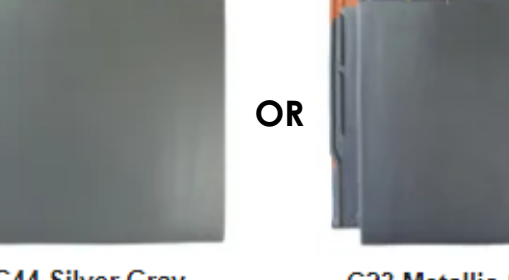
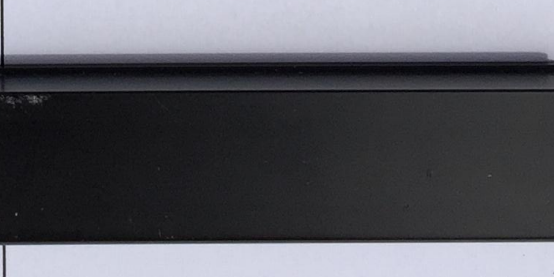

FRONT - VISTA DEL SOL (WEST) EXTERIOR ELEVATION - SEE PROJECT MATERIAL BOARD ON THIS SHEET & SHEET D.2

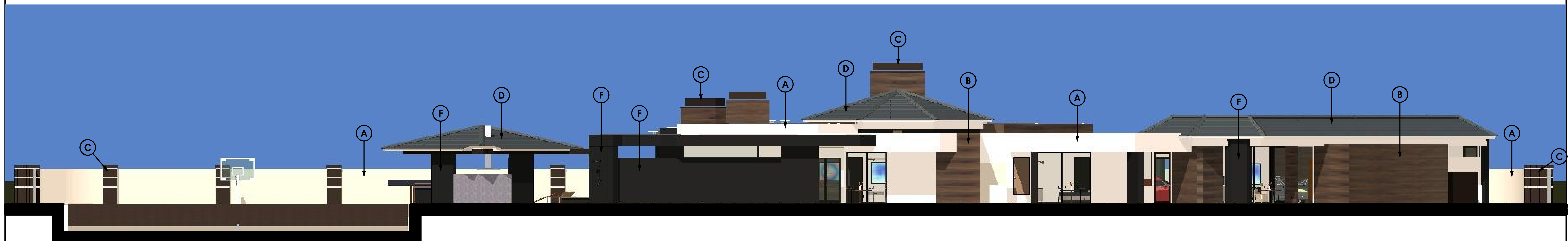
NO SCALE



RIGHT SIDE (SOUTH) EXTERIOR ELEVATION - SEE PROJECT MATERIAL BOARD ON THIS SHEET & SHEET D.2

NO SCALE

 <p><b>A</b> "Valpar" Cream in my coffee - 3003-10C</p>	 <p><b>B</b> AUSTEL BROWN WOOD PLANK PORCELAIN TILE</p>
 <p><b>C</b> "Sherwin Williams" Turkish Coffee - SW6076</p>	 <p><b>D</b> MCA TILE - MF 108 INTERLOCKING FLAT CLAY ROOF TILE</p>
 <p><b>E</b> ALUMINUM DOOR &amp; WINDOW FRAMES "Reelwood" Dark Solar Bronze - Anodized Aluminum</p>	 <p><b>F</b> MILANO NIGHT PORCELAIN TILE</p>



REAR (EAST) EXTERIOR ELEVATION - SEE PROJECT MATERIAL BOARD ON THIS SHEET & SHEET D.2

NO SCALE



LEFT SIDE - FRANK SINATRA DRIVE (NORTH) EXTERIOR ELEVATION - SEE PROJECT MATERIAL BOARD ON THIS SHEET & SHEET D.2

NO SCALE

EXTERIOR ELEVATIONS (COLORED) W/ KEYED MATERIAL BOARD PHOTO.

A CUSTOM RESIDENCE FOR:  
**Artorian**  
 RANCHO MIRAGE, CALIFORNIA