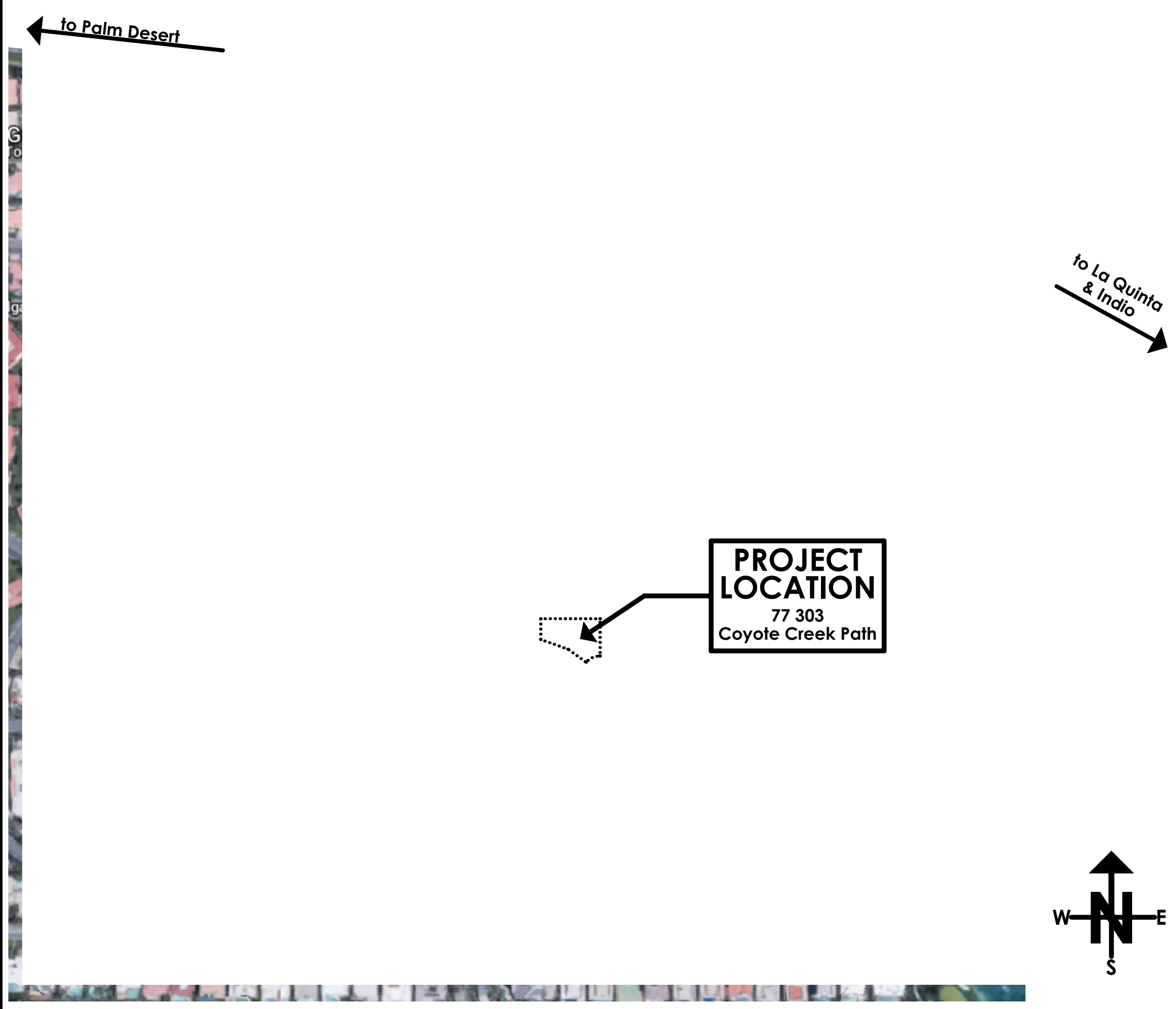


VICINITY MAP



PROJECT LOCATION
77 303
Coyote Creek Path

GOVERNING CODES:

Part 2, 2016 California Building Code (CBC), which is based on the 2012 International Building Code (IBC) published by the International Code Council (ICC).
Part 2.5, 2016 California Residential Code (CRC), which is based on the 2012 International Residential Code (IRC) published by the International Code Council (ICC).
Part 3, 2016 California Electrical Code (CEC), which is based on the 2014 National Electrical Code (NEC) published by the National Fire Protection Association (NFPA).
Part 4, 2016 California Mechanical Code (CMC), which is based on the 2015 Uniform Mechanical Code (UMC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
Part 5, 2016 California Plumbing Code (CPC), which is based on the 2015 Uniform Plumbing Code (UPC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
Part 6, 2016 California Energy Code (CEC), which is written by the California Energy Commission (CEC), and published by the California Building Standards Commission.
Part 9, 2016 California Fire Code (CFC), which is based on the 2012 International Fire Code (IFC) published by the International Code Council (ICC).
Part 11, 2016 California Green Building Standards Code (CGBCS), which is based on the 2012 International Building Code (IBC) published by the California Building Standards Commission.

PROJECT SCOPE

Construct a new single family residence dwelling unit with 2,939.8 s.f. of air conditioned living space, 856.3 s.f. unconditioned space and 1,668.5 s.f. of covered patio and trellis area.

COVER SHEET NOTES:

- This project requires a Photovoltaic system as specified in the energy calculations - This system requires a separate submittal and permit.
- All site walls, fences & retaining walls to be under a separate submittal and permit.
- This project requires a fire suppression sprinkler system. This system requires a separate submittal and permit.
- The pool is to be under a separate submittal and permit.

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 B.C. STRUCTURAL ENGINEERING, INC. LIC. NO. C3087 BRIAN GOTTLIEB - CIVIL ENGINEER (760) 568-3553 (760) 568-5811 FAX EMAIL: bgottlieb@bceinc.com 75-175 MERLE DRIVE, SUITE 206, PALM DESERT, CA 92211	CIVIL ENGINEER FOMOTOR ENGINEERING 225 S. COVE DRIVE, SUITE 1-10 PALM SPRINGS, CA 92262 (760) 322-1842 FAX (760) 322-1742
GENERAL CONTRACTOR	
ENERGY & HVAC Scott Design and Title 24, Inc. 74-818 Velie Way STE 8 Palm Desert CA 92260 (760) 702-5406 SD&T24INC-	PLUMBING EGLETT GUTIERREZ DESIGN PALM DESERT, CA 92260 CELL: (760) 851-7734 FAX: (760) 950-0023 E-MAIL: eggett@eggett.com LIC # 13-48802
ELECTRICAL	

PROJECT INFORMATION

OWNER:
Lane

Zoning Occupancy group: R-37
Number of stories: Single
Type of construction: Type V-B, Sprinklered
Building OCC. Groups: Single Family

Area Calculations

TOTAL LOT AREA	=	13,067 s.f.
RESIDENCE COND. FLR. AREA	=	2,939.8 s.f.
GARAGE FLR. AREA	=	830.2 s.f.
MECHANICAL SPACE	=	26.1 s.f.
TOTAL BUILDING FOOT PRINT	=	3,796.1 s.f.

LOT COVERAGE = 0.29 %

COVERED PATIO AREAS

GARAGE CANS & TRELLIS	=	297.0 sq ft
BEDROOM 2	=	68.5 sq ft
ENTRY, GREATROOM & MASTER	=	801.1 sq ft
BREAKFAST NOOK, BBQ & ROCK GARDEN	=	150.2 sq ft
PIANO, FOUNTAIN & LAUNDRY	=	243.9 sq ft
GUEST BEDROOM	=	107.8 sq ft

TOTAL COVERED PATIO & TRELLIS AREA = 1,668.5 sq ft

A custom single family residence for: **Lane** Indian Wells, CA 92210

Builders set general notes:

- THESE PLANS AND OR DESIGNS ARE PREPARED EXCLUSIVELY FOR: (SEE JOB TITLE ON THIS SHEET) 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).
- 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 MANUFACTURER'S 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 AWWARD 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 MANUFACTURER'S 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, TO THE DESIGNER, JONATHAN PELEZZARE FOR APPROVAL PRIOR TO ORDERING MATERIALS, FABRICATION & INSTALLATION OF THE WORK/ITEM.

Project Title Sheet Renderings



Index of Drawings

SHEET #	SHEET CONTENTS
A1.0	TITLE SHEET: VICINITY MAP, MUNICIPAL CODE, DESIGN TEAM, PROJECT INFORMATION, INDEX OF DRAWINGS
A1.1	2016 CALIF. GREEN BUILD. STANDARDS CODE RESIDENTIAL MANDATORY MEASURES 1
A1.2	2016 CALIF. GREEN BUILD. STANDARDS CODE RESIDENTIAL MANDATORY MEASURES 2
A1.3	ABBREVIATIONS & SYMBOLS, GENERAL NOTES, MANUFACTURERS REPORTS & SPECIAL SYSTEMS
A1.4	MANUFACTURERS REPORTS & SPECIAL SYSTEMS (CONTINUED)
A2.1	PROPOSED MATERIALS BOARD
A3.0	SITE FLOOR PLAN
A3.01	PRECISE GRADING PLAN COVER SHEET (PROVIDED FOR REFERENCE ONLY - SEE GRADING & DRAINAGE PERMIT SET FOR CONSTRUCTION)
A3.02	PRECISE GRADING & DRAINAGE PLAN (PROVIDED FOR REFERENCE ONLY - SEE GRADING PERMIT SET FOR CONSTRUCTION)
A3.1	WORKING RENDERINGS 1
A3.2	WORKING RENDERINGS 2
A3.3	WORKING RENDERINGS 3
A3.4	WORKING RENDERINGS 4
A3.5	WORKING RENDERINGS 5
A4.0	FLOOR PLAN (DIMENSIONED)
A4.1	FLOOR PLAN (KEYED NOTES)
A4.2	FLOOR PLAN (SECTION CUTS)
A4.3	GROUND LEVEL - DOOR & WINDOW SCHEDULES
A4.4	CLERESTORY - DOOR & WINDOW SCHEDULES
A4.5	ROOF PLAN
A4.6	LOW ROOF LAYOUT & DUCT ROUTING
A4.7	HIGH ROOF LAYOUT & DUCT ROUTING
A5.0	EXTERIOR ELEVATIONS
A5.1	EXTERIOR ELEVATIONS (COLOR)
A5.2	BUILDING ENVELOPE & PV PANEL EXHIBITS
A6.0	INTERIOR ELEVATIONS
A6.1	INTERIOR ELEVATIONS & DETAILS
A8.0	BUILDING SECTIONS A THRU H
A8.1	BUILDING SECTIONS J THRU P
A8.2	BUILDING SECTIONS Q THRU T
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A9.0	ARCHITECTURAL DETAILS
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M2.0	HVAC NOTES & DETAILS
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M3.1	HVAC TITLE 24
E1.0	ELECTRICAL PLAN & SYMBOLS (WEST)
E2.0	ELECTRICAL PLAN & SYMBOLS (EAST)
E3.0	ELECTRICAL NOTES, LOAD CALCULATIONS & SINGLE LINE DIAGRAM
P1.0	PLUMBING NOTES & DETAILS
P1.1	PLUMBING FLOOR PLAN
P1.2	PLUMBING ISOMETRICS
S1.0	GENERAL NOTES
S1.1	SHEAR WALL SCHEDULE, FOUNDATION & FRAMING NOTES
S1.2	GENERAL DETAILS
S1.3	GENERAL DETAILS
S1.4	GENERAL DETAILS
S1.5	CONNECTION DETAILS
S1.6	CONNECTION DETAILS
S1.7	CONNECTION DETAILS
S2.0	FOUNDATION PLAN
S3.0	FRAMING PLAN (LOW ROOF)
S3.1	FRAMING PLAN (HIGH ROOF)
S4.0	FOUNDATION DETAILS
S4.1	FOUNDATION DETAILS
S5.0	FRAMING DETAILS
S5.1	FRAMING DETAILS
S5.2	FRAMING DETAILS
S5.3	FRAMING DETAILS
S5.4	FRAMING DETAILS
SSW1	STEEL STRONG WALL 1
SSW2	STEEL STRONG WALL 2

WEBSITE / PROMOTIONAL DOCUMENT DISTRIBUTION:
THESE DRAWINGS, DETAILS, ELECTRONIC FILES, AND PORTIONS OF PLAN SETS MAY BE DISPLAYED, DISTRIBUTED, OR MADE AVAILABLE THROUGH THE WEBSITE OF RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE FOR PROMOTIONAL, EDUCATIONAL, HISTORICAL OR REFERENCE PURPOSES ONLY. NO LICENSE IS GRANTED FOR THE CONSTRUCTION, REPRODUCTION, MODIFICATION, REUSE, SALE, PREPARATION OF DERIVATIVE WORKS, OR REPLICATION OF THESE DESIGNS, DRAWINGS, DETAILS, OR ELECTRONIC FILES WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE. ANY UNAUTHORIZED USE, CONSTRUCTION, COPYING, MODIFICATION, DISTRIBUTION, OR RELIANCE UPON THESE DOCUMENTS OR ELECTRONIC FILES 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 ERRORS, OR OTHER CONSEQUENCES ARISING FROM THE UNAUTHORIZED USE OR MISUSE OF THESE DOCUMENTS OR ELECTRONIC FILES.

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RENDERINGS
REVISED
DATE: 5/28/2026
SCALE:
JOB #:
111
SHEET NO:
A1.0
OF 45 SHEETS

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

TITLE SHEET: VICINITY MAP, MUNICIPAL CODE, DESIGN TEAM, PROJECT INFORMATION, INDEX OF DRAWINGS

A custom residence for:
Lane
Indian Wells, CA



Dark Bronze
to match aluminum door
& window frames

EXPOSED VERTICAL STEEL COLUMNS & BEAMS A

Standard Anodized Finish



Dark Bronze

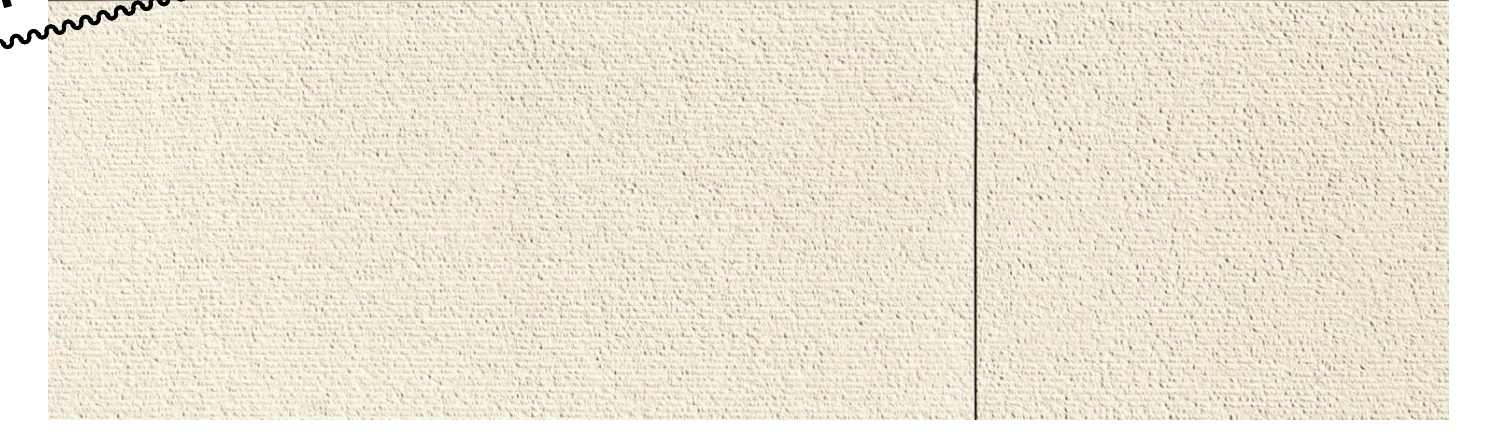
"FLEETWOOD" ALUMINUM DOOR & WINDOW FRAMES B

ELDORADO STONE

Marquee24



Sanderling



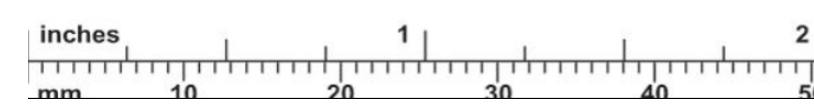
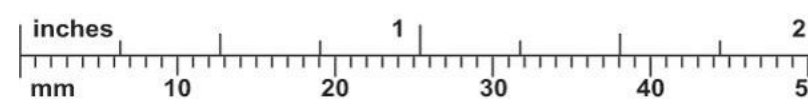
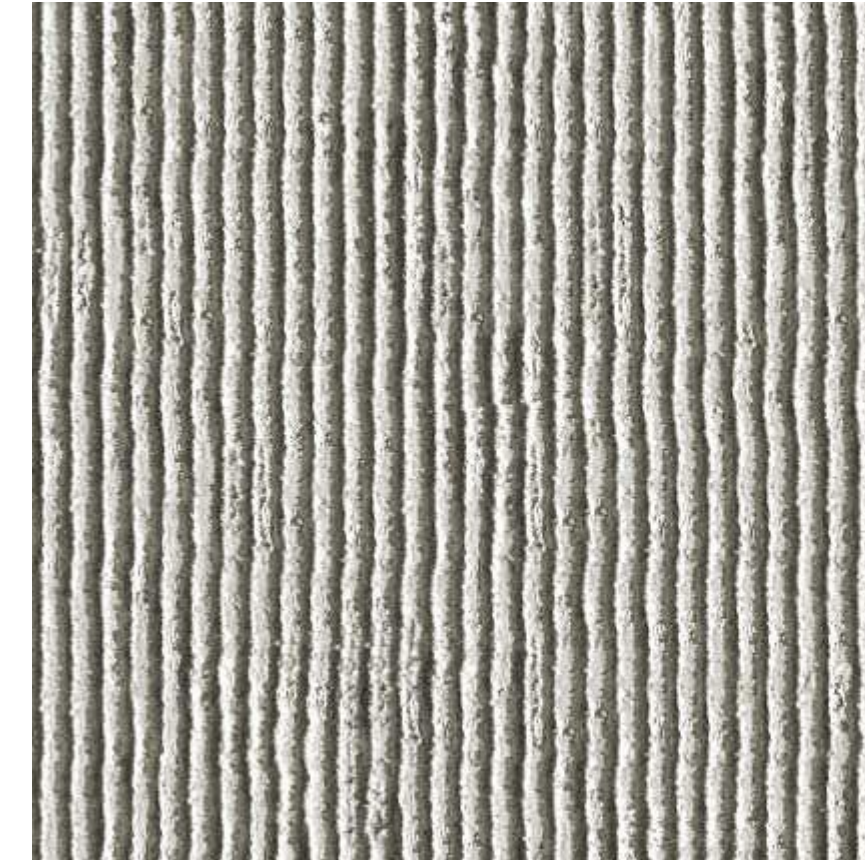
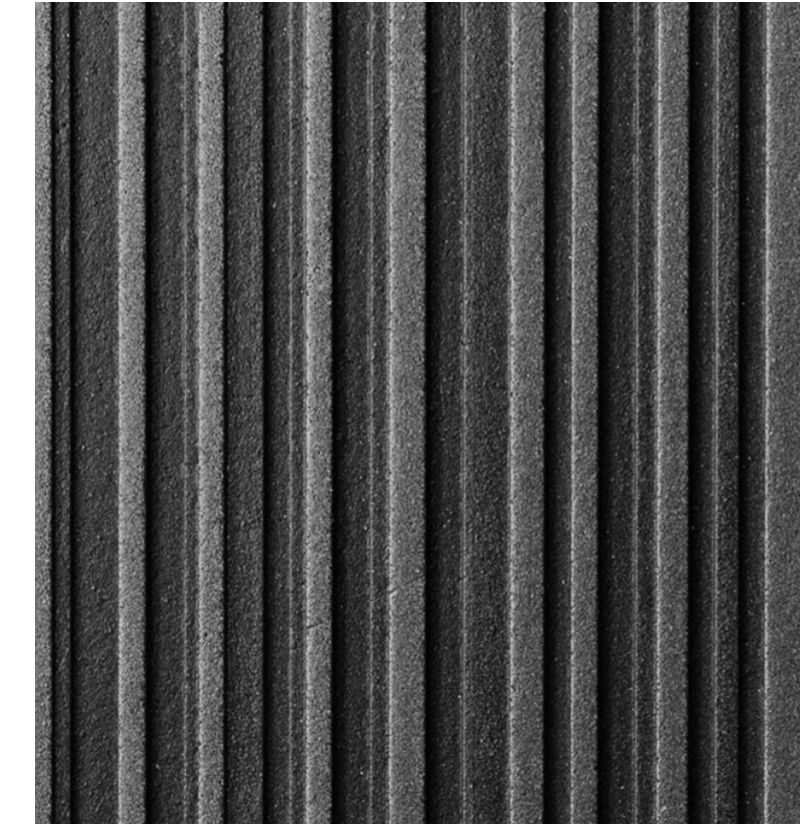
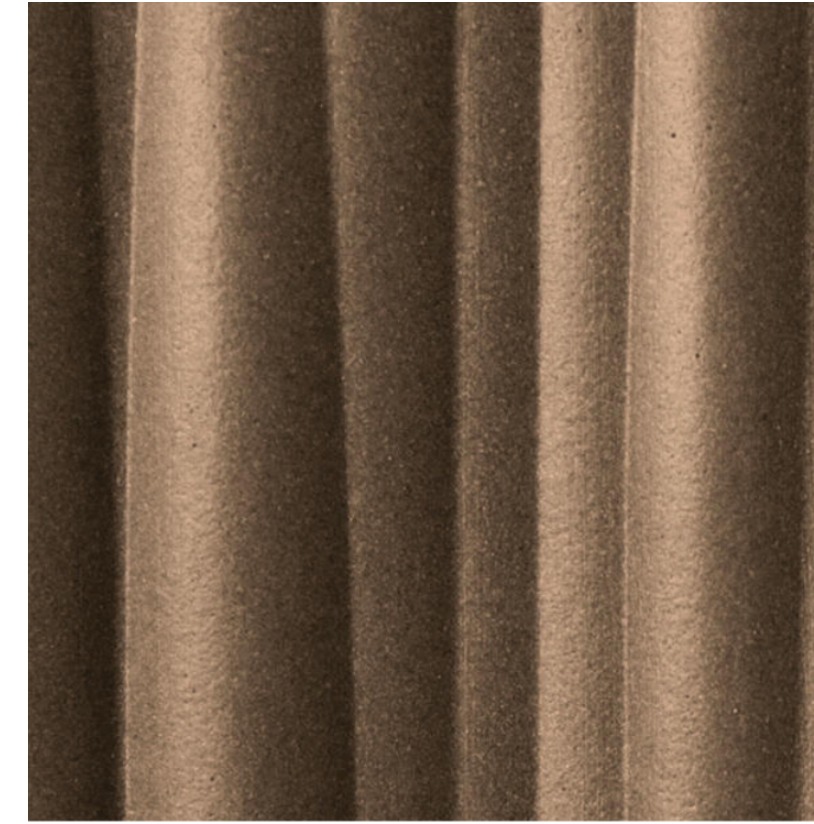
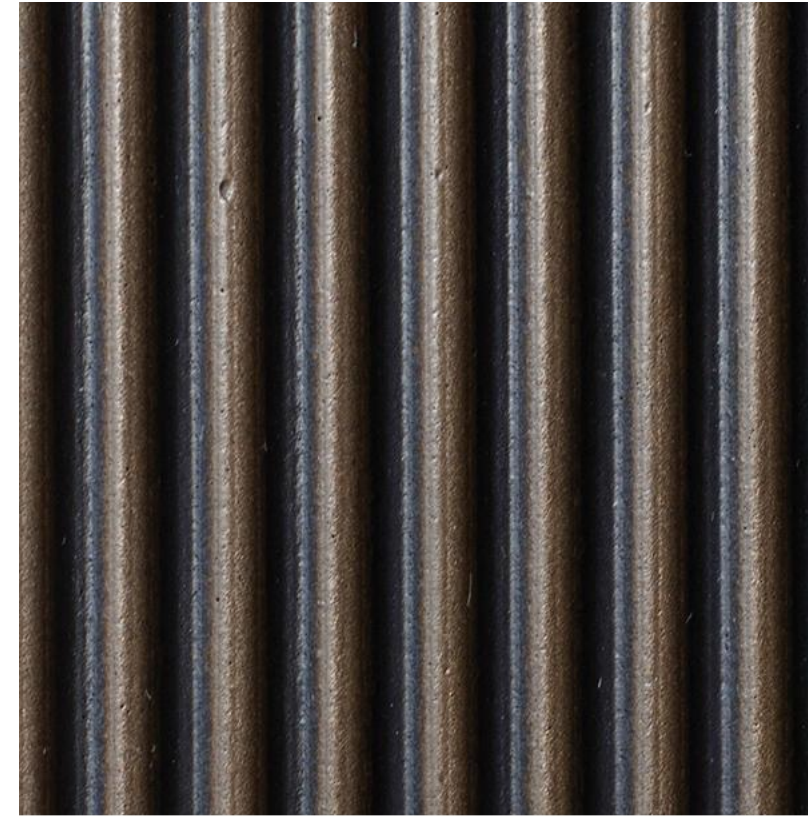
Soft Light - Zen 24

ORIGINAL STONE VENEER SPECIFIED HERE HAS BEEN OMITTED FROM THE PROJECT & REPLACED WITH TYPICAL 7/8" THICK EXTERIOR CEMENT PLASTER AS NOTED ON SHEET A5.0 (THESE PREVIOUSLY SPECIFIED LOCATIONS SHALL RECEIVE A SEPARATE ACCENT COLOR &, OR STUCCO FINISH TEXTURE TO BE SELECTED BY OWNER)

STONE VENEER WALLS C

FORMS+SURFACES®

Bonded Metal



BONDED METAL WALL CLADDING - OR - COMBED PLASTER (TO BE SELECTED) D

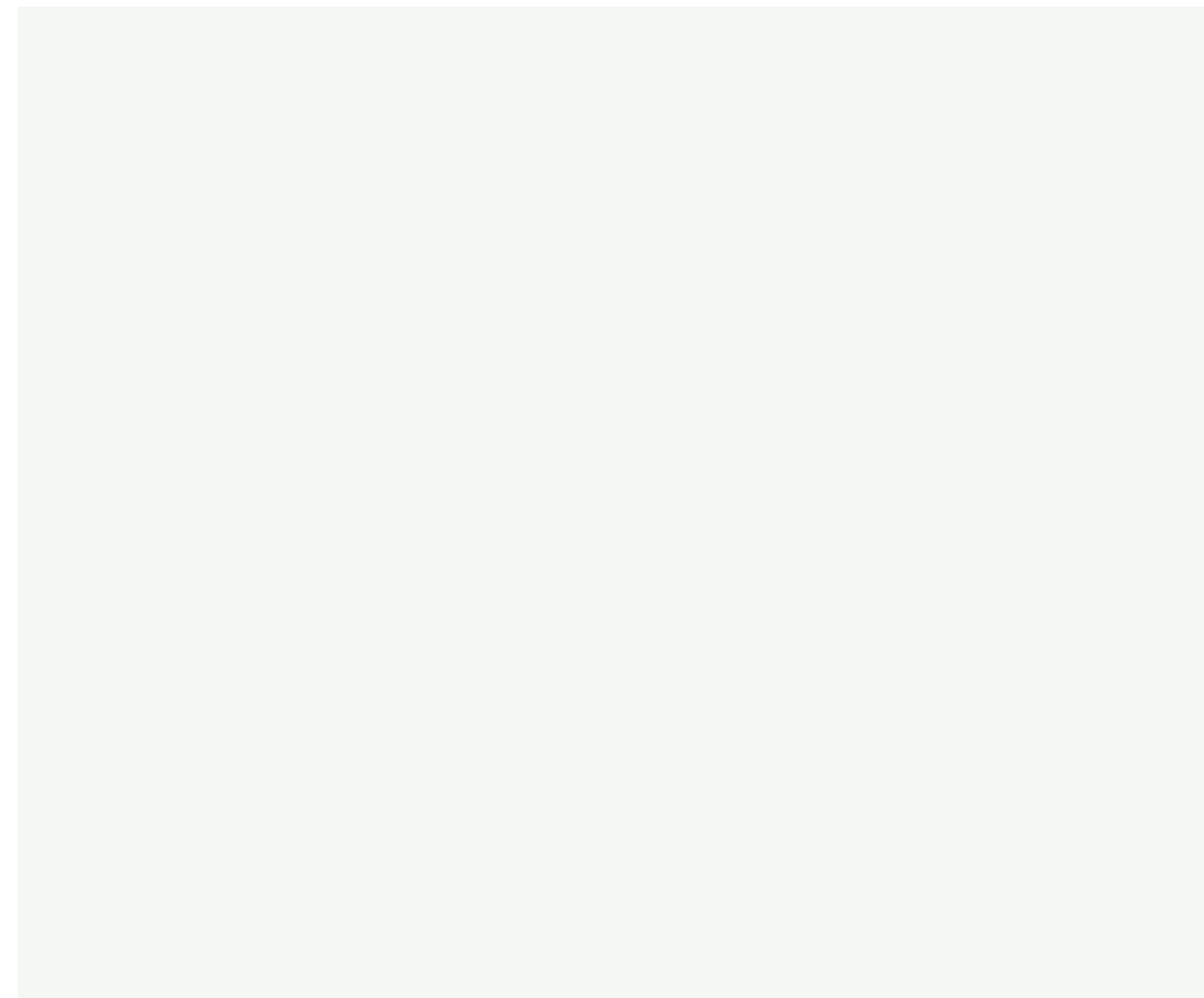


Light Bronze

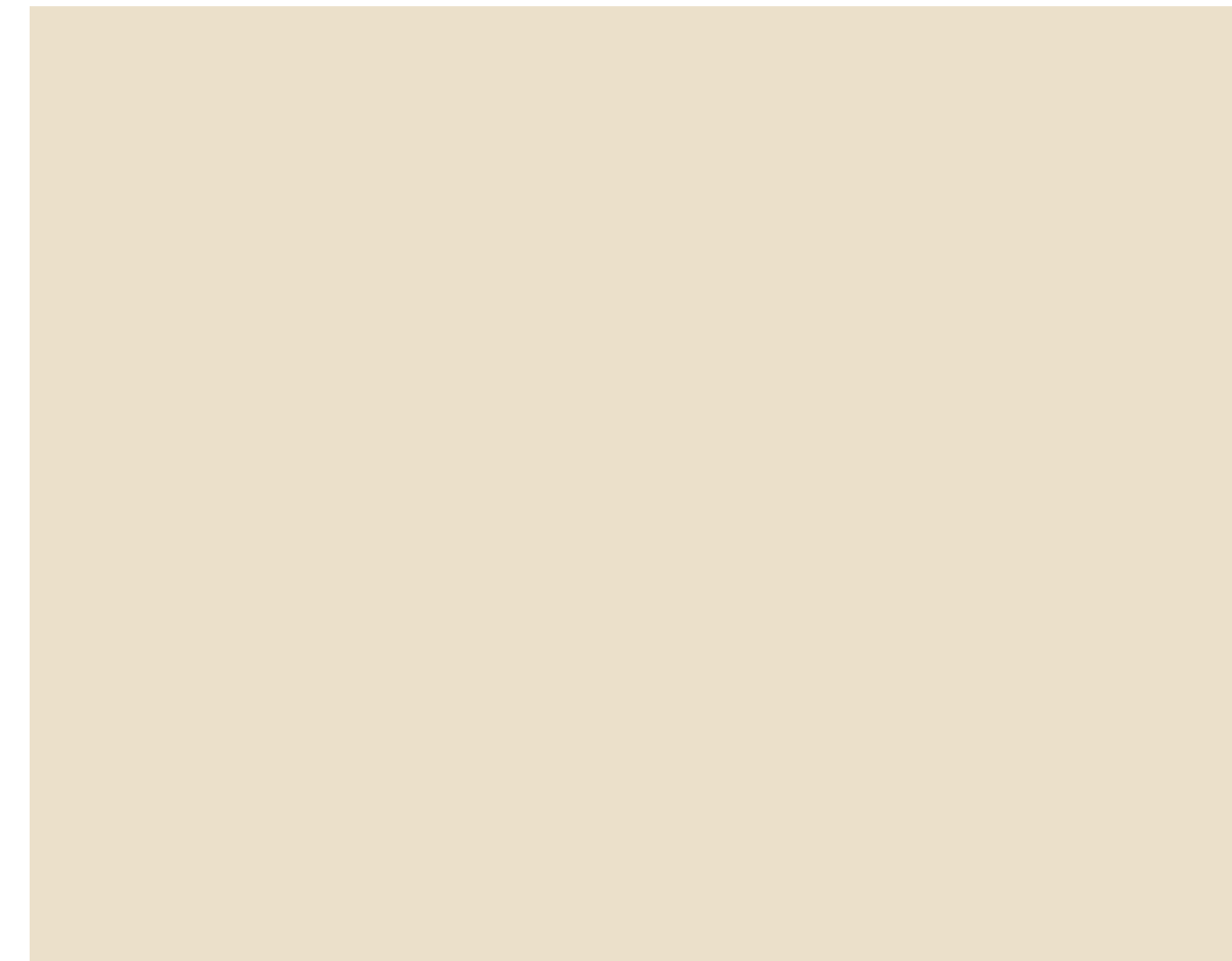


Medium Bronze

EXPOSED HORIZONTAL STEEL COLUMNS E



Distant Gray OC-68 "Benjamin Moore"



Gentle Cream OC-96 "Benjamin Moore"

MAIN HOUSE BODY 1 F



Taos Taupe 2111-40 "Benjamin Moore"

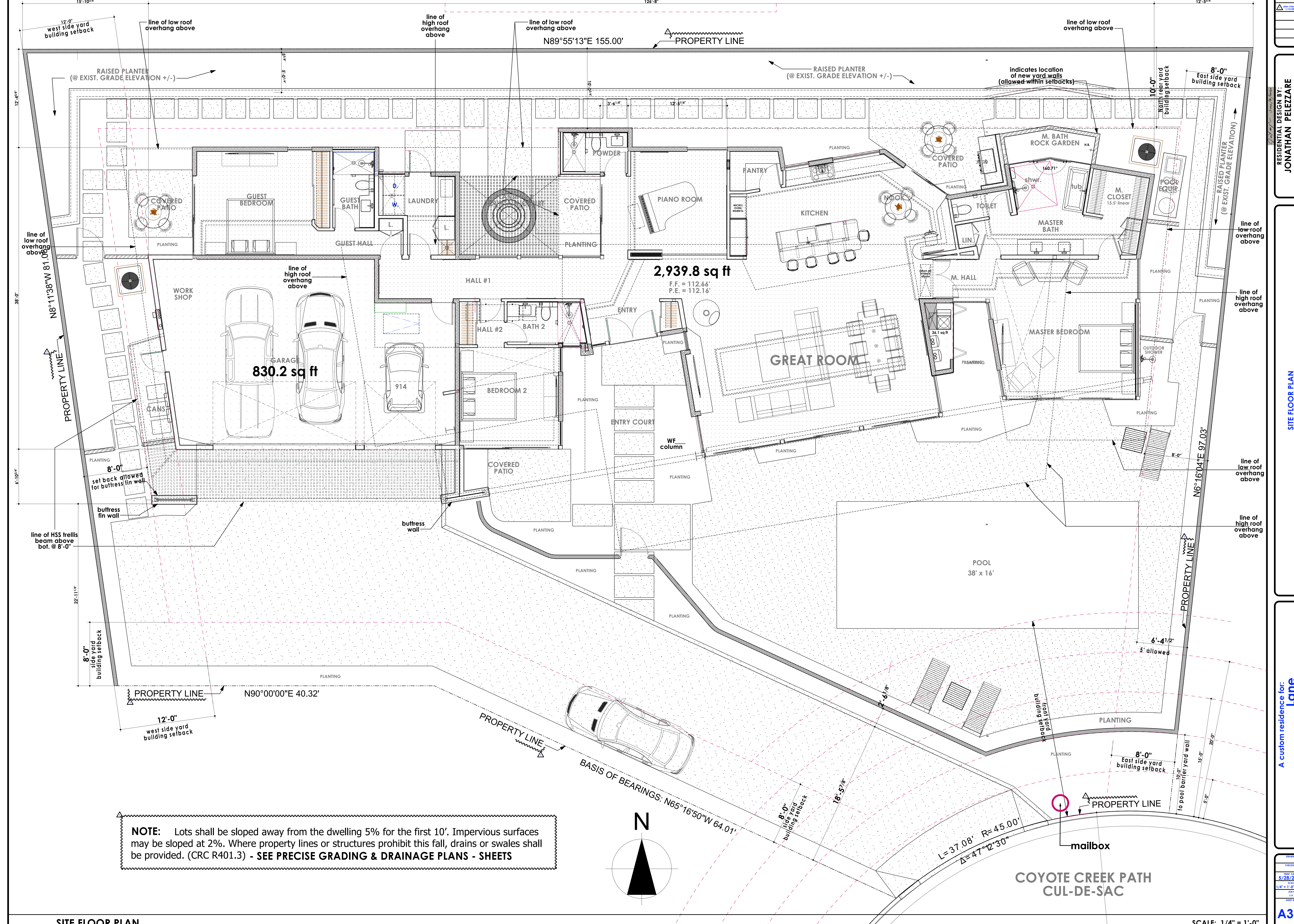
MAIN HOUSE BODY 2 G

REVISIONS
RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

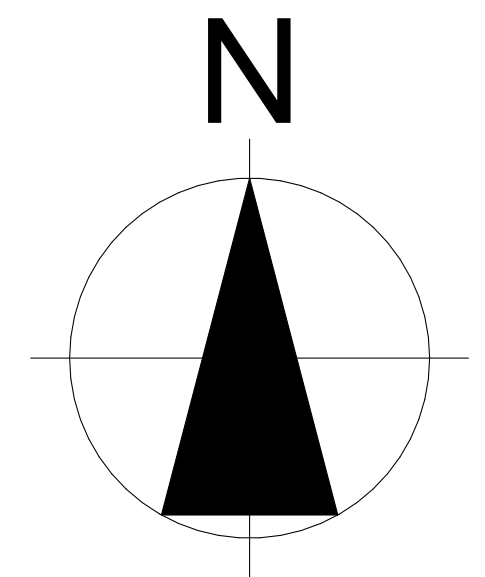
PROPOSED MATERIALS BOARD

A custom residence for:
Lane
Indian Wells, CA

DRAWN:
CHECKED:
DATE: 5/28/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #:
SHEET NO.:
A2.1
OF 42 SHEETS



NOTE: Lots shall be sloped away from the dwelling 5% for the first 10'. Impervious surfaces may be sloped at 2%. Where property lines or structures prohibit this fall, drains or swales shall be provided. (CRC R401.3) - SEE PRECISE GRADING & DRAINAGE PLANS - SHEETS



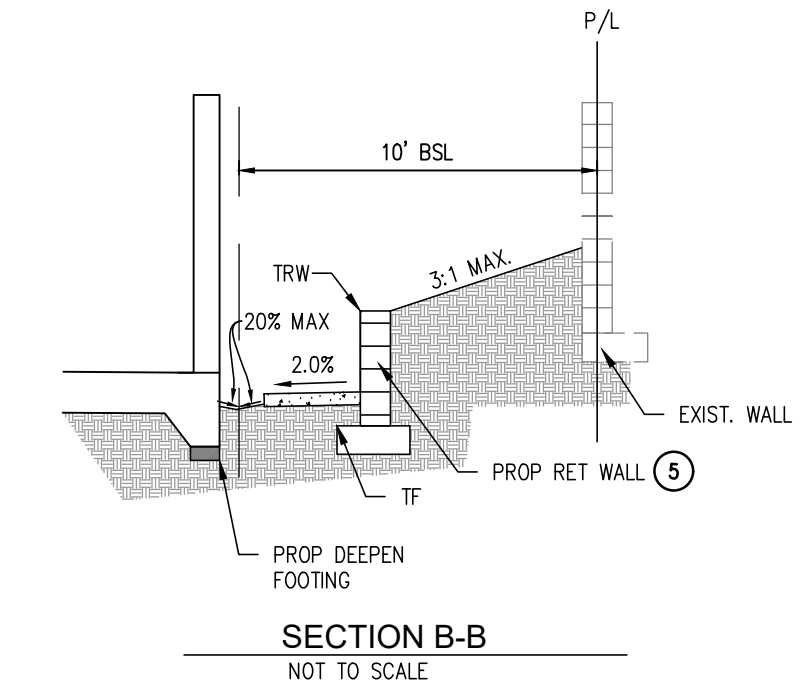
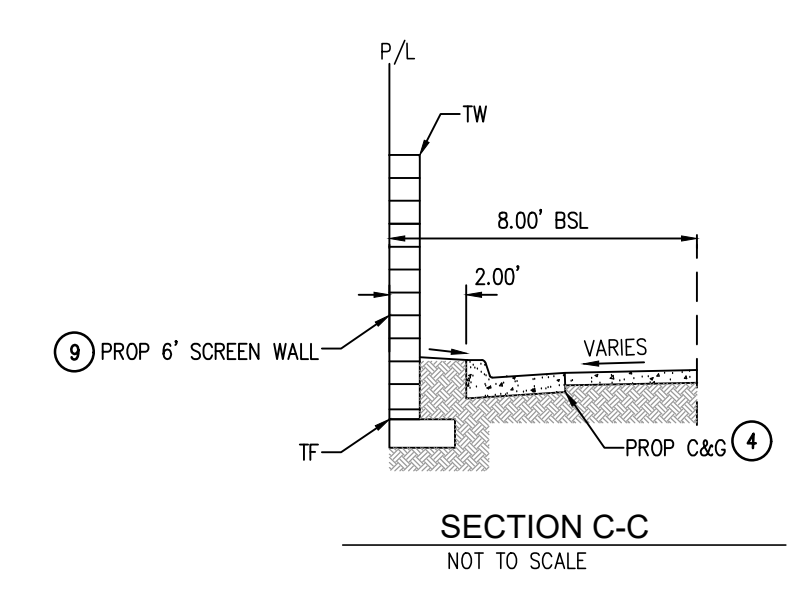
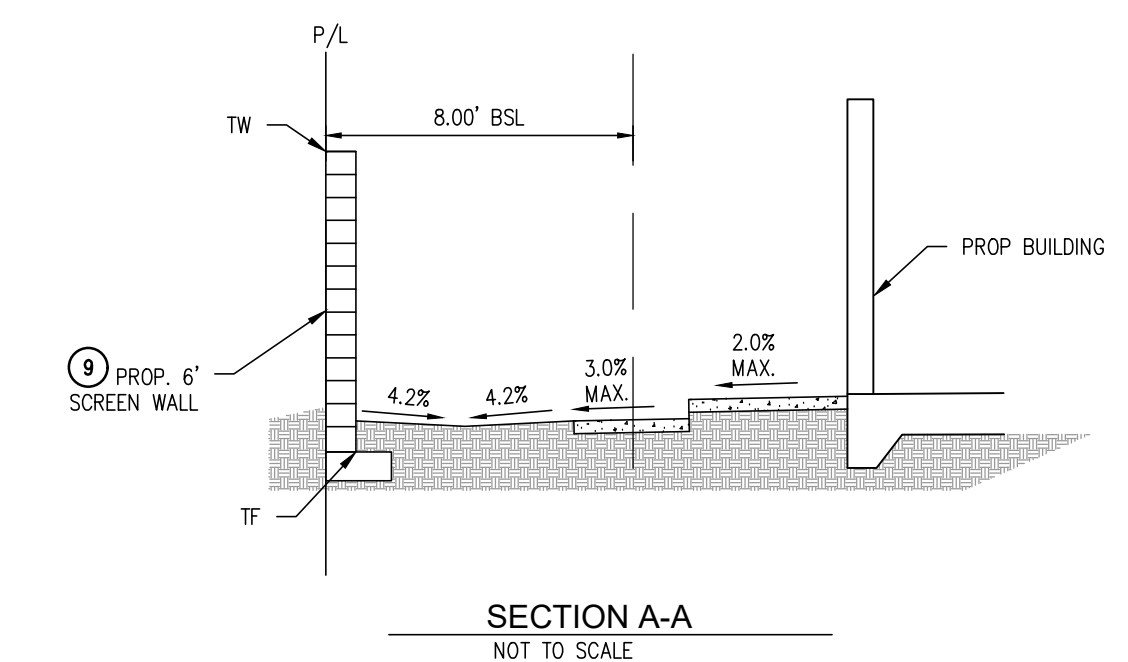
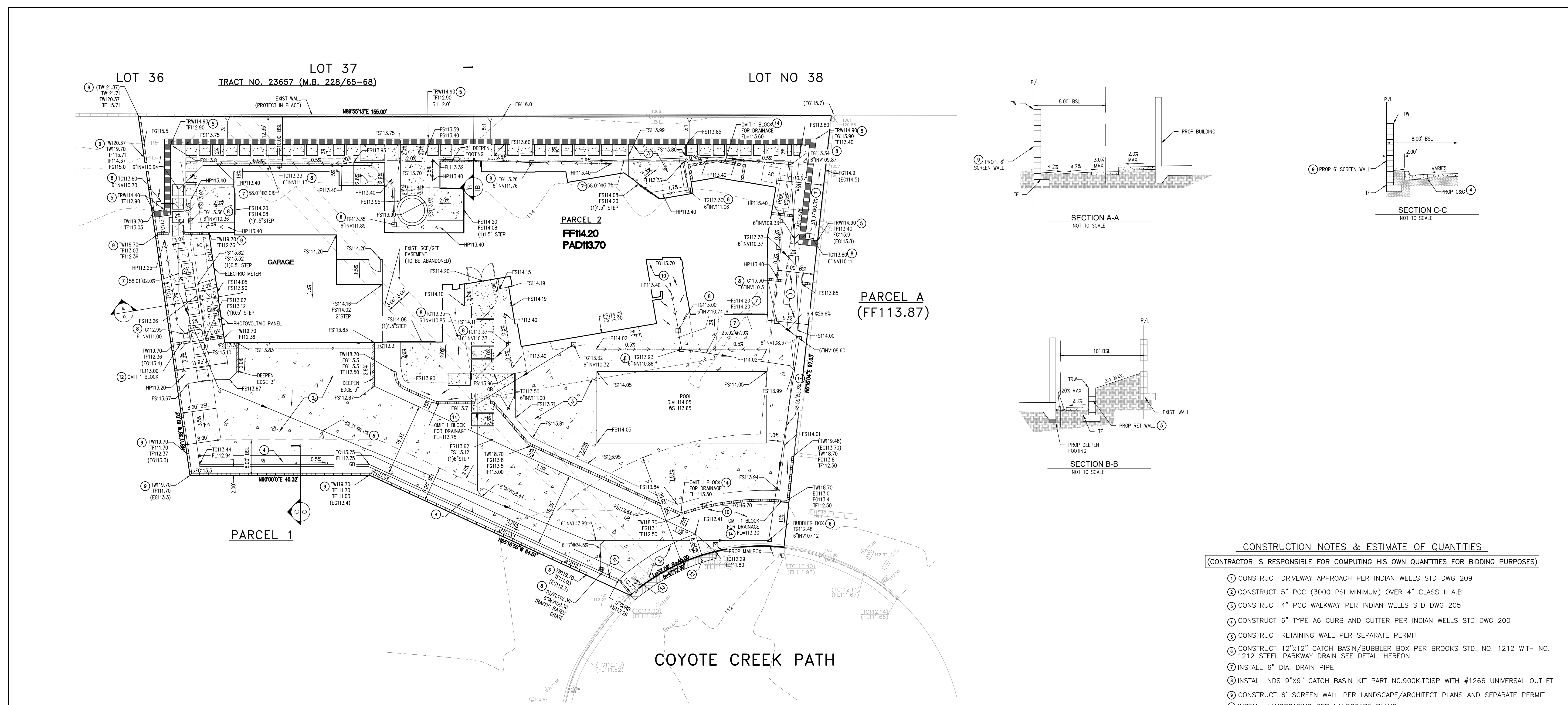
RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

SITE FLOOR PLAN

A custom residence for:
Lane Wells, Indian Wells, CA

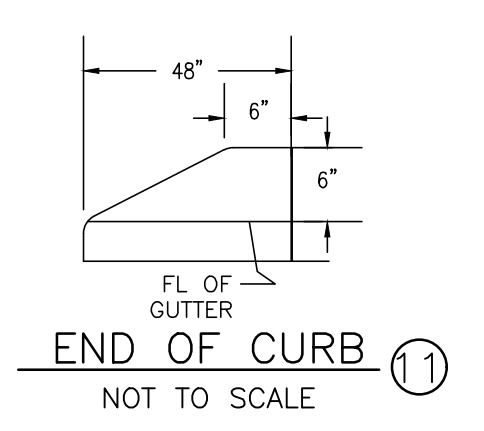
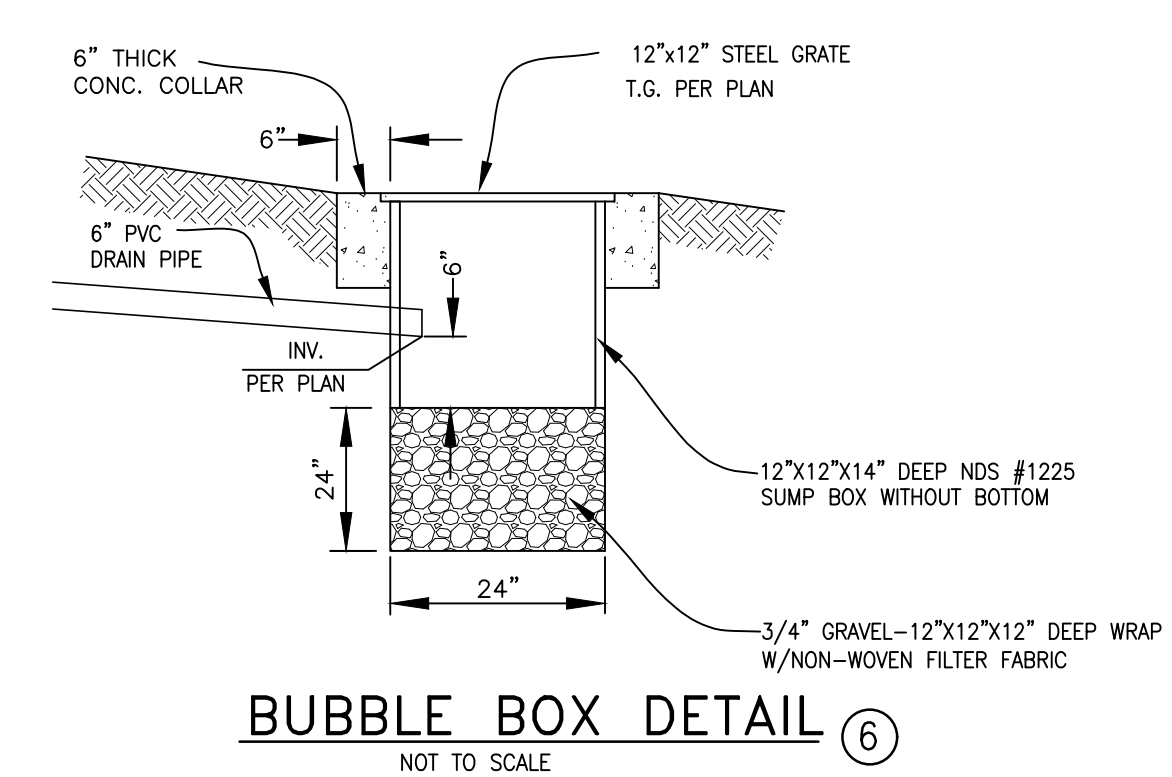
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SCALE: 1/4" = 1'-0" (UNO)
JOB: A3.0
SHEET: 09 of 10 SHEETS

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CONSTRUCTION NOTES & ESTIMATE OF QUANTITIES
(CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR BIDDING PURPOSES)

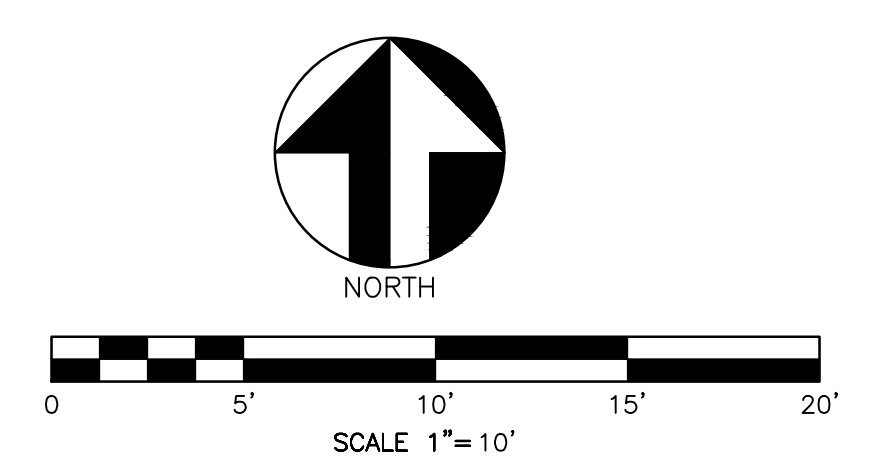
1. CONSTRUCT DRIVEWAY APPROACH PER INDIAN WELLS STD DWG 209
2. CONSTRUCT 5" PCC (3000 PSI MINIMUM) OVER 4" CLASS II A.B
3. CONSTRUCT 4" PCC WALKWAY PER INDIAN WELLS STD DWG 205
4. CONSTRUCT 6" TYPE A6 CURB AND GUTTER PER INDIAN WELLS STD DWG 200
5. CONSTRUCT RETAINING WALL PER SEPARATE PERMIT
6. CONSTRUCT 12"x12" CATCH BASIN/BUBBLER BOX PER BROOKS STD. NO. 1212 WITH NO. 1212 STEEL PARKWAY DRAIN SEE DETAIL HEREON
7. INSTALL 6" DIA. DRAIN PIPE
8. INSTALL NDS 9"x9" CATCH BASIN KIT PART NO.900KITDISP WITH #1266 UNIVERSAL OUTLET
9. CONSTRUCT 6" SCREEN WALL PER LANDSCAPE/ARCHITECT PLANS AND SEPARATE PERMIT
10. INSTALL LANDSCAPING PER LANDSCAPE PLANS
11. CONSTRUCT END OF CURB PER DETAIL ON SHT 2
12. REMOVE EXISTING CURB AND GUTTER
13. RELOCATE EXISTING WATER METER BOX TO FINAL GRADE WITH TRAFFIC RATED COVER
14. OMIT (1) BLOCK FOR DRAINAGE



Underground Service Alert
USA North
811
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF PARCEL 2 OF PM 216/007, BEING N65°16'50"W PER SAID PM.

BUBBLE BOX DETAIL
NOT TO SCALE



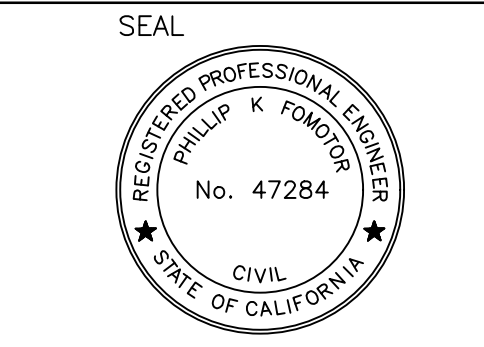
PRELIMINARY
DATE OF PREPARATION: 6/17/20

DATE	DESCRIPTION	APPR.	DATE
DESIGNED BY: OM		CHECKED BY: PKF	

BENCHMARK
ELEVATION: 94.361' NAVD88
DESCRIPTION: 3" NOS BRASS DISK IN LARGE ROCK, STAMPED "Y1462" DOWN 0.1'
LOCATION: 22.5' SOUTHERLY OF CURB FACE OF HWY 111, ACROSS FROM CLIFF HOUSE ENTRANCE.

REVIEWED BY: CITY OF INDIAN WELLS
KEN, SUEMALO, PE
PUBLIC WORKS DIRECTOR

REVIEWED BY: CITY OF INDIAN WELLS
JON BERG
COMMUNITY DEVELOPMENT DIRECTOR

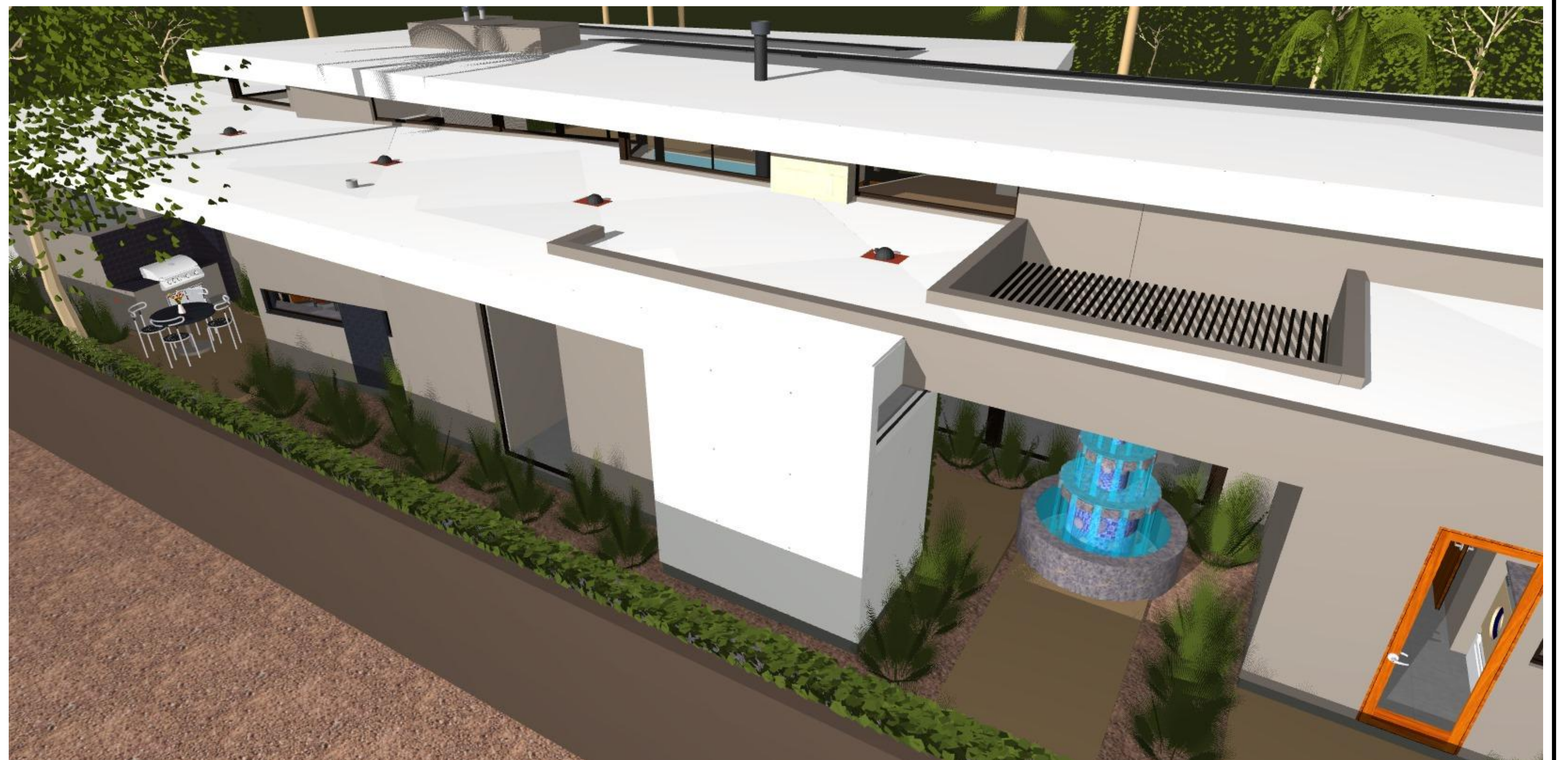


PREPARED BY:
PHILLIP K. FOMOTOR PE, PLS.
R.C.E. NO. 47284

FOMOTOR ENGINEERING
225 S. CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CA, 92262
(760) 323-1842 FAX (760) 323-1742

CITY OF INDIAN WELLS, STATE OF CALIFORNIA
PRECISE GRADING PLAN FOR PARCEL 2 PM 33497
Indian Wells, CA 92210

SHEET 2 OF 2 SHEETS
FILE NO.



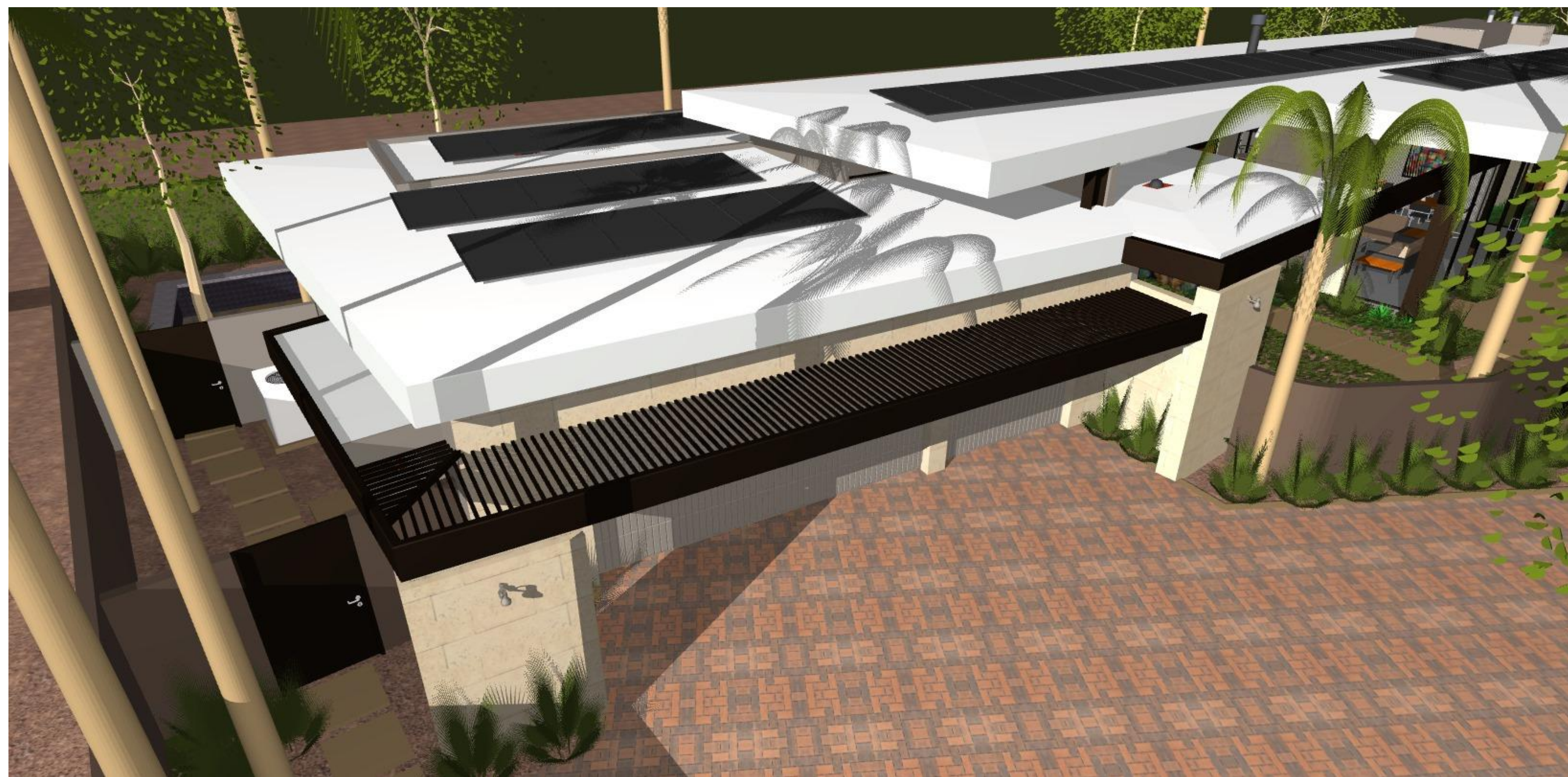
REVISIONS

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

WORKING RENDERINGS 1

A custom residence for:
Lane
Indian Wells, CA

DRAWN:
CHECKED:
DATE: 5/28/2026
SCALE: 1/4" = 1'-0" (LIND)
JOB #:
SHEET NO:
A3.1
OF 43 SHEETS



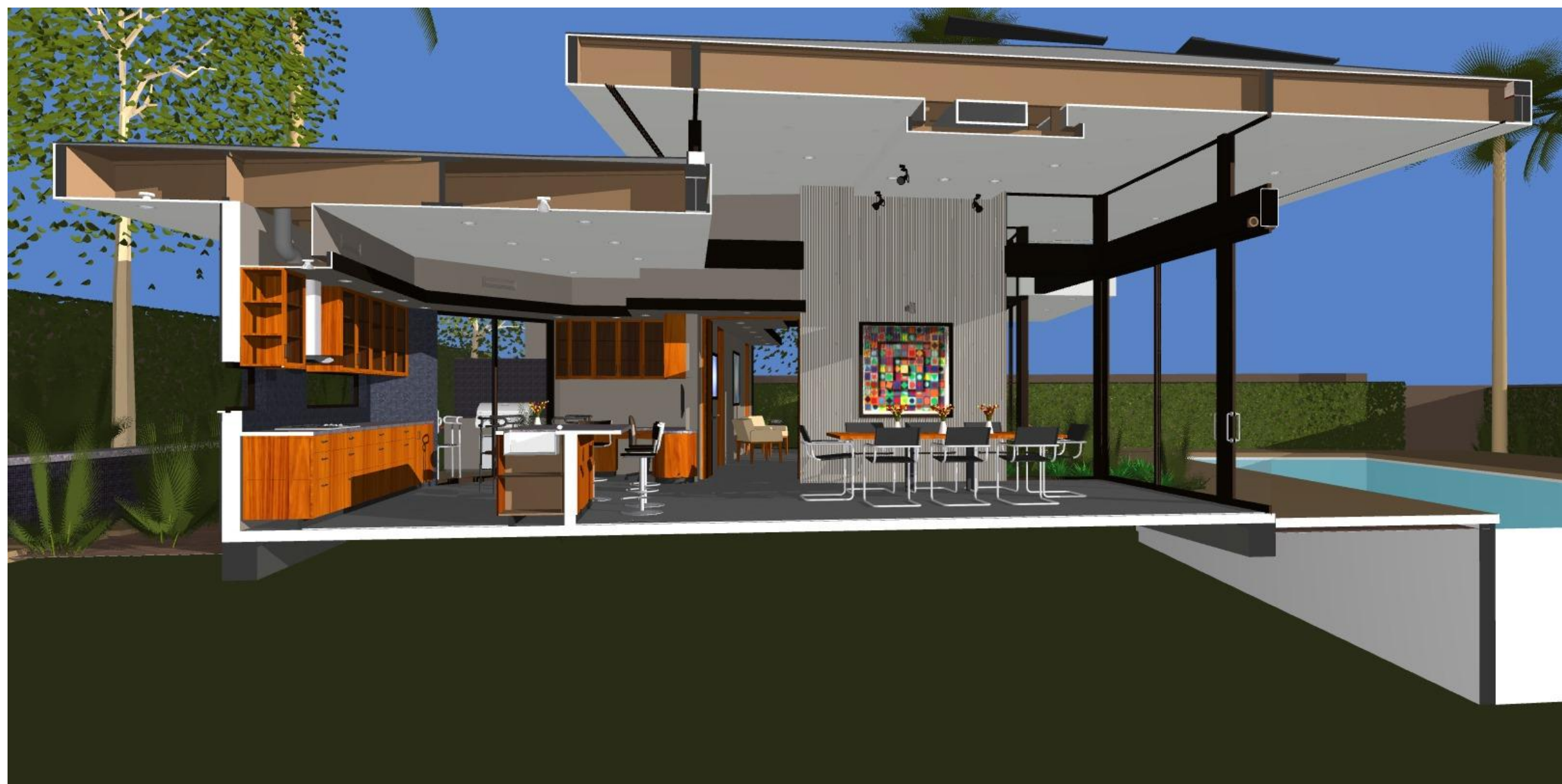
REVISIONS

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

WORKING RENDERINGS 2

A custom residence for:
Lane
Indian Wells, CA

DRAWN:
CHECKED:
DATE: 5/28/2026
SCALE: 1/4" = 1'-0" (UNIFORM)
JOB #:
PROJECT:
SHEET NO:
A3.2
OF 42 SHEETS

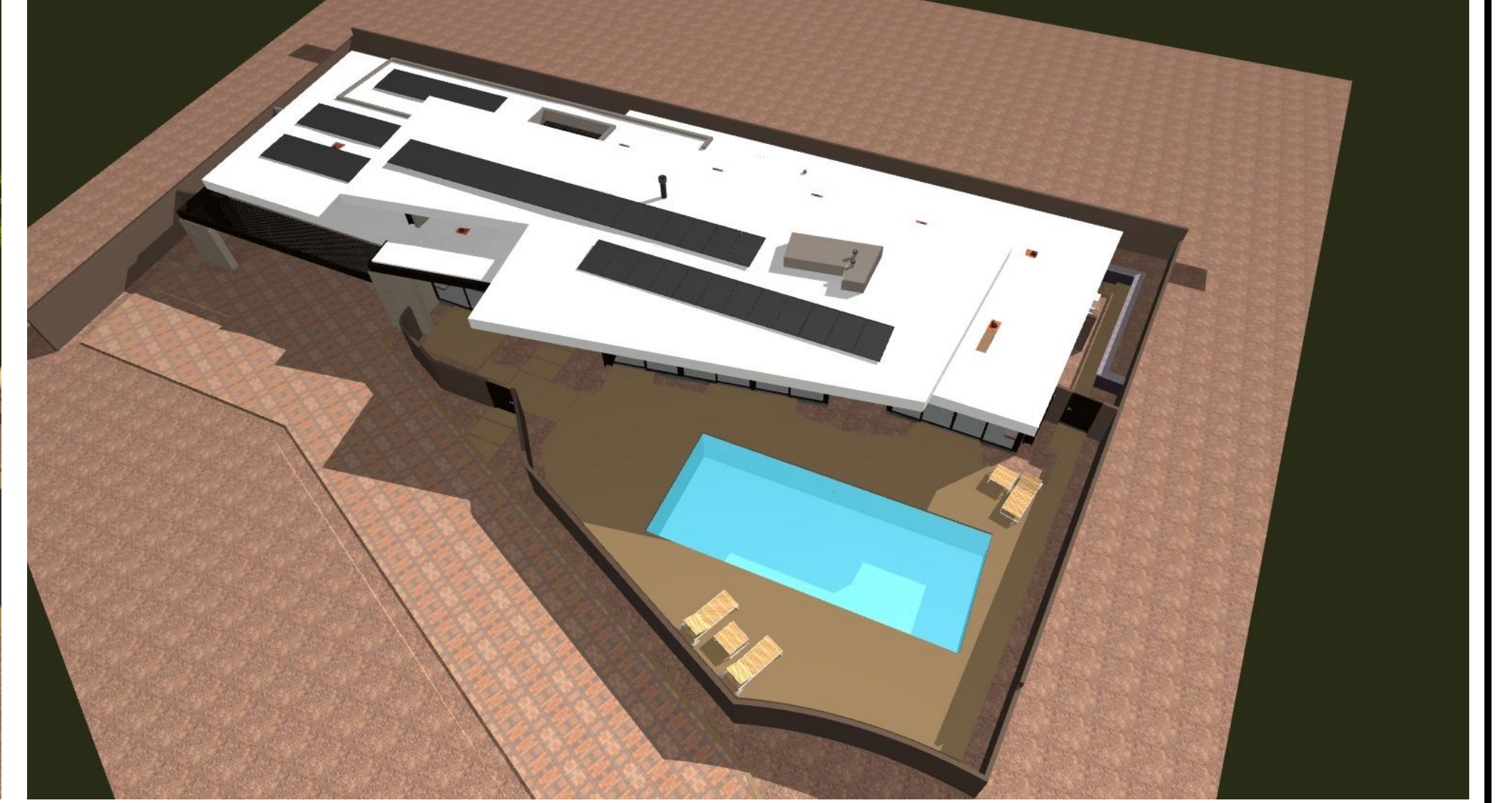


RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

WORKING RENDERINGS 3

A custom residence for:
Lane
Indian Wells, CA

DRAWN:
CHECKED:
DATE: 5/28/2026
SCALE: 1/4" = 1'-0" (UNIFORM)
JOB #:
SHEET NO.:
A3.3
OF 45 SHEETS

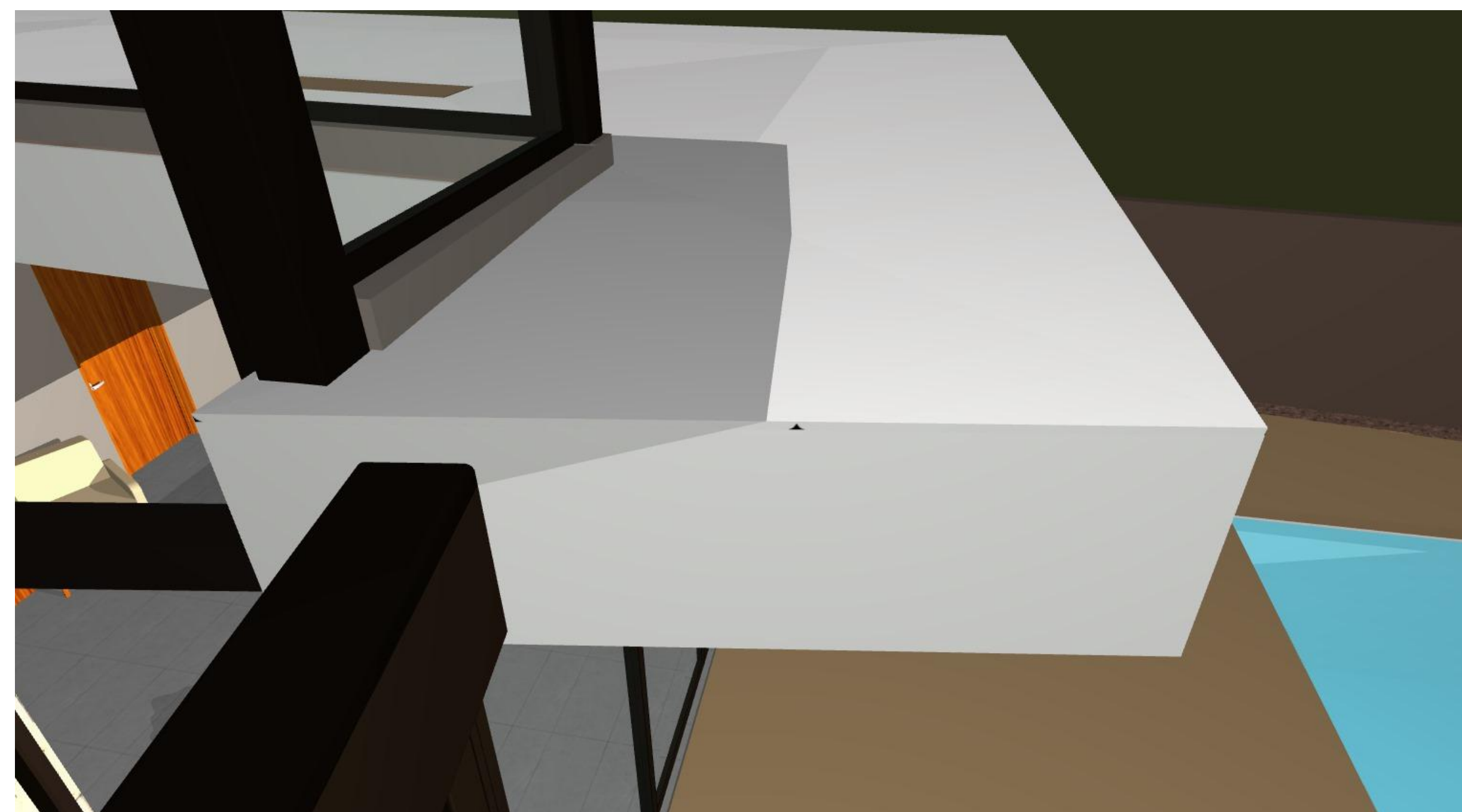
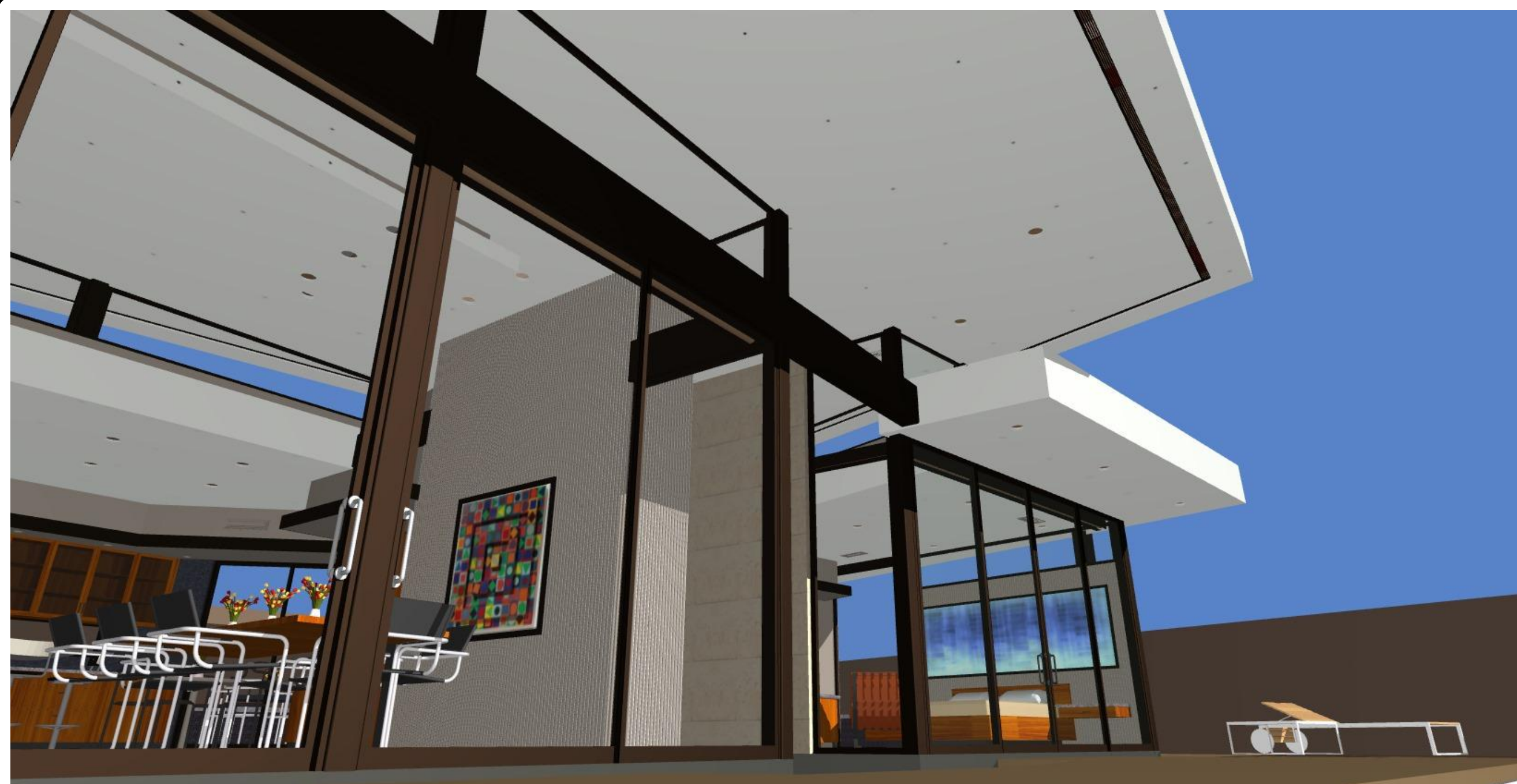


REVISIONS

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

A custom residence for:
Lane
Indian Wells, CA

DATE: 5/28/2024
SCALE: 1/4" = 1'-0" (LIND)
JOB: 111
SHEET: **A3.4**
OF 43 SHEETS



view from Coyote Creek 200' away from center of lot at 5' high = no visible solar panels

REVISIONS

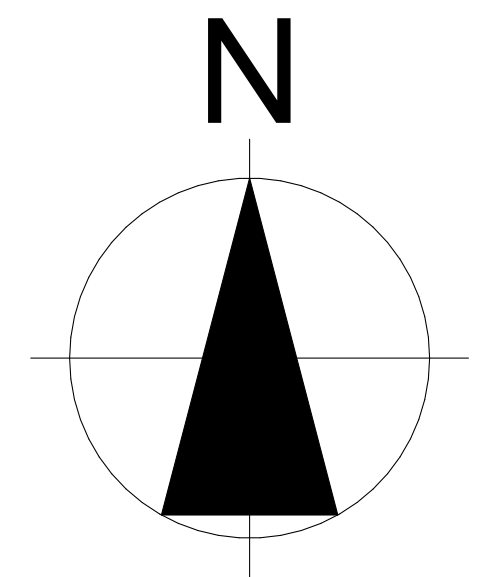
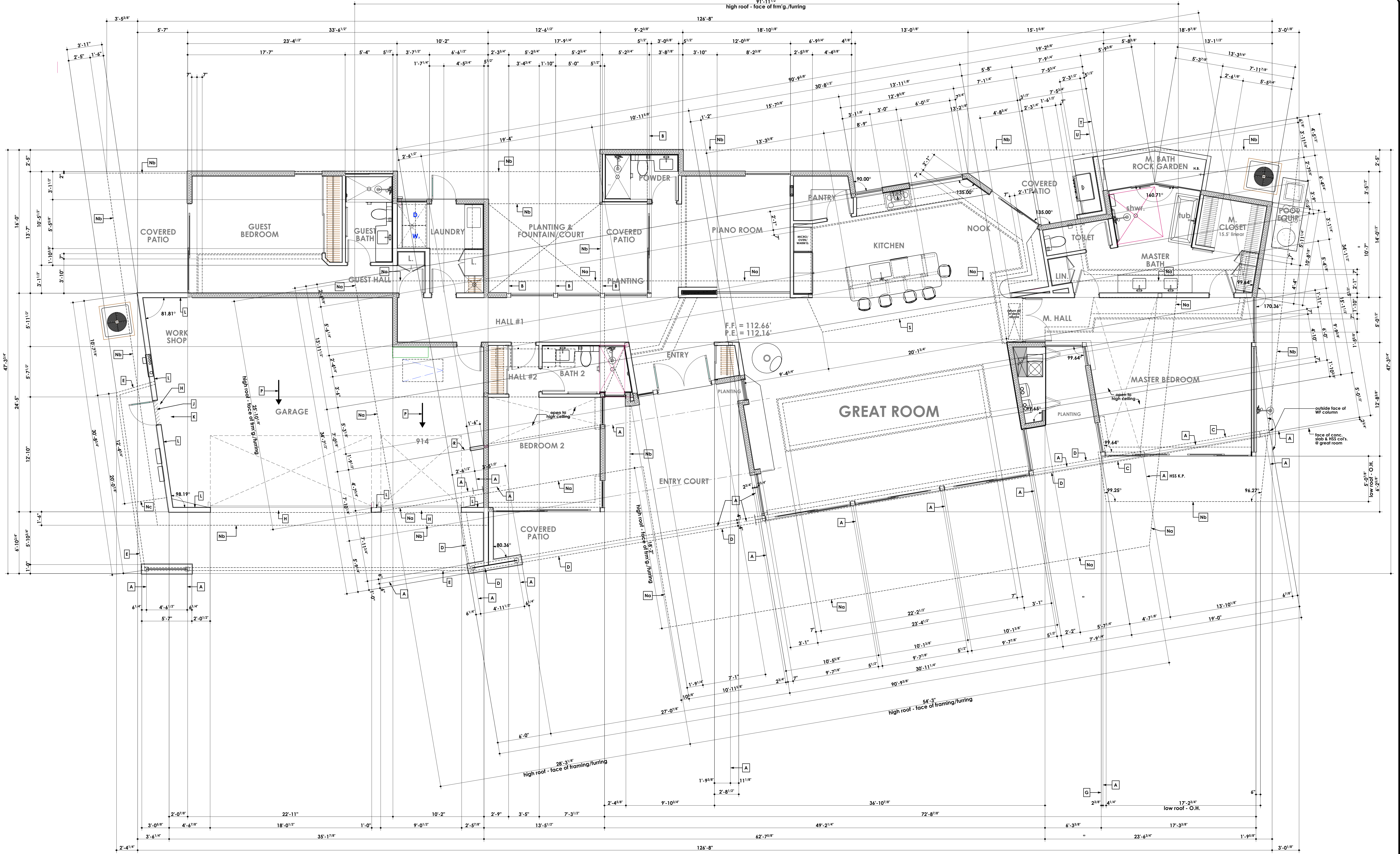
RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

WORKING RENDERINGS 5

A custom residence for:
Lane
Indian Wells, CA

DRAWN:
CHECKED:
DATE: 5/28/2026
SCALE: 1/4" = 1'-0" (UNIFORM)
JOB #:
TYP:
SHEET NO.:

A3.5
OF 45 SHEETS

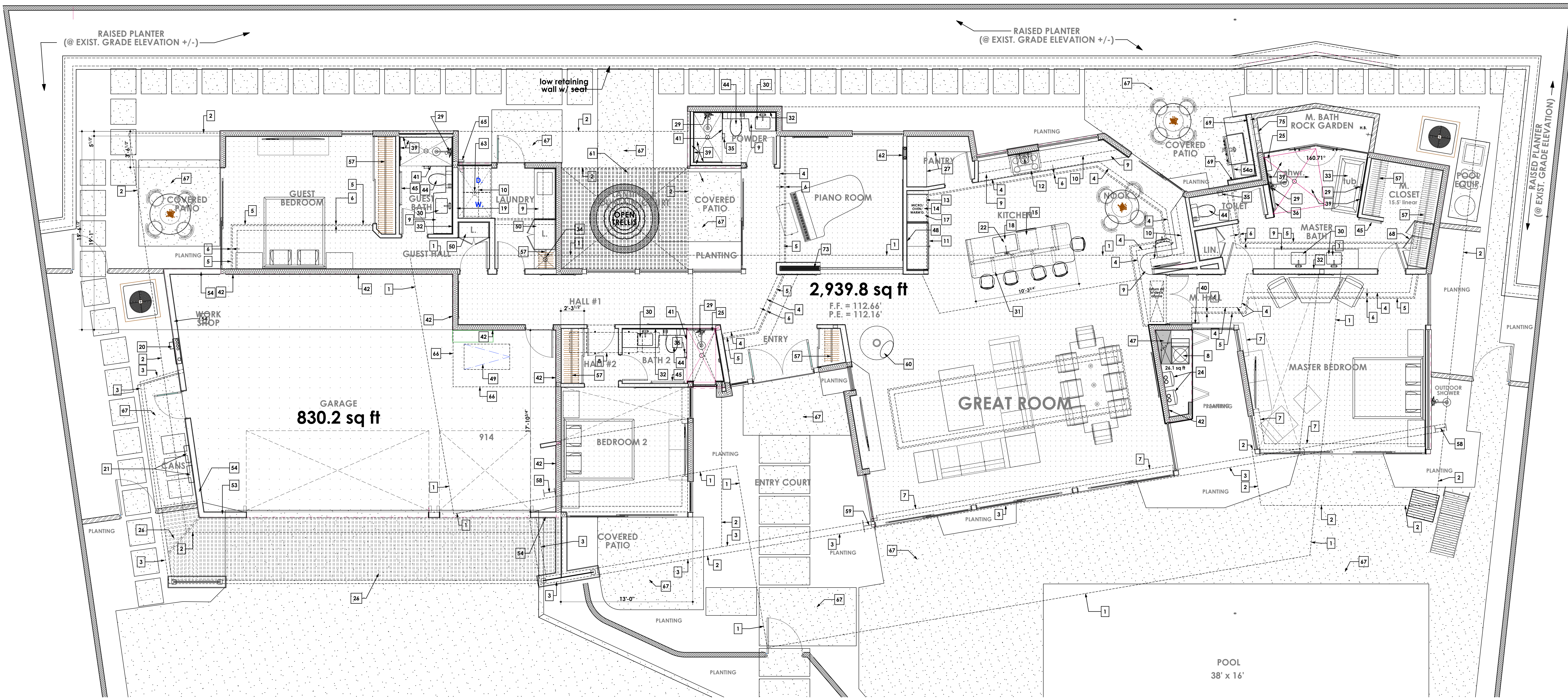


DIMENSIONED FLOOR PLAN KEYED NOTES:

- A center line of WF or HSS column(s) or beam(s)
- B center line of wood post - see struct.
- C HSS 16" x 8" x 1/4" beam above - see struct.
- D HSS 16" x 8" x 1/4" (exposed) beam - see struct.
- E HSS 16" x 4" x 1/4" (exposed) beam - see struct.
- F transom glazing above - see door & window schedules, building sections & exterior elevations
- G exterior face or corner of residence concrete slab
- H omit garage stem curb at opening as indicated
- I hatch lines indicate area of level threshold
- K slope concrete floor down from level door threshold in direction of arrow 1/2" per ft. to meet garage floor slope - as indicated
- L indicates inside face of 5 1/2" wide concrete stem curb - top of curb elevation = top of residence concrete floor slab elevation = finish floor = F.F.

DIMENSIONED FLOOR PLAN KEYED NOTES:

- M center line of steel column - see struct.
- N indicates roof overhang above (outside face of framing or furring) Na = high roof, Nb = low roof, Nc = lowest roof @ garage side yard only
- P slope concrete garage slab down in direction of arrow 1.5% to door to drain
- Q indicates clerestory glazing above (see door & window schedules)
- R center line of steel strong wall
- S outside face of 2 x flt furring - see building section Z/A8.3 dimension is to outside face of studs at building wall NOTE: align outside face of CMU yard wall w/ outside face of structural ply wd. wall sheathing - see B8Q to building wall separation detail on shf. A9.0 back side of B8Q counter top against building & CMU yard wall finish stucco
- U
- V
- W



KEY NOTES:

- 1 Indicates line of high roof overhang above (outside face of framing)
- 2 Indicates line of low roof overhang above (outside face of framing)
- 3 Indicates line of HSS beam above - see structural
- 4 Indicates interior face of vertical 2 x 4 stud light cove soffit/ceiling joist hangers see sections & structural for more info. (coordinate framing & method shown on struct. w/ mechanical duct & air register requirements)
- 5 Indicates interior face of 2 x 4 stud light cove soffit ceiling joists - bottom of joists @ 8'-1" above top of residence conc. flr. slab
- 6 Indicates 2 x 2 light cove soffit edge on 1/2" ply wd. deck typical - see sections & structural for more info.
- 7 Indicates roll-up blind valance
- 8 Indicates horizontal forced air unit in attic above, or ground level upright on 18" high 3/4" exterior grade ply wd. platform - see mechanical plans for more info.
- 9 3/4" thk. granite tops w/ 3/16" eased exposed edges see building sections & interior elevations for more info.
- 10 Indicates line of upper cabinets - see interior elevations for more info.
- 11 GE profile refrigerator Model # PS842YSKSS
- 12 Bosch 36" gas cooktop Model # NGM8656UC
- 13 Bosch 30" microwave oven Model # HMV5053U
- 14 Bosch 30" oven Model # HBL8451UC
- 15 Bosch dishwasher Model # SHEM78W
- 16 Zline range hood Model # KB-36
- 17 Bosch warming oven Model # HWD5051UC
- 18 Blanco sink
- 19 clothes washer - provide recessed box in wall behind washing machine for hot & cold water supply & drain - verify requirements with manufacturer's specifications
- 20 400 Amp main electrical service panel & meter - see electrical plan for more information

KEY NOTES:

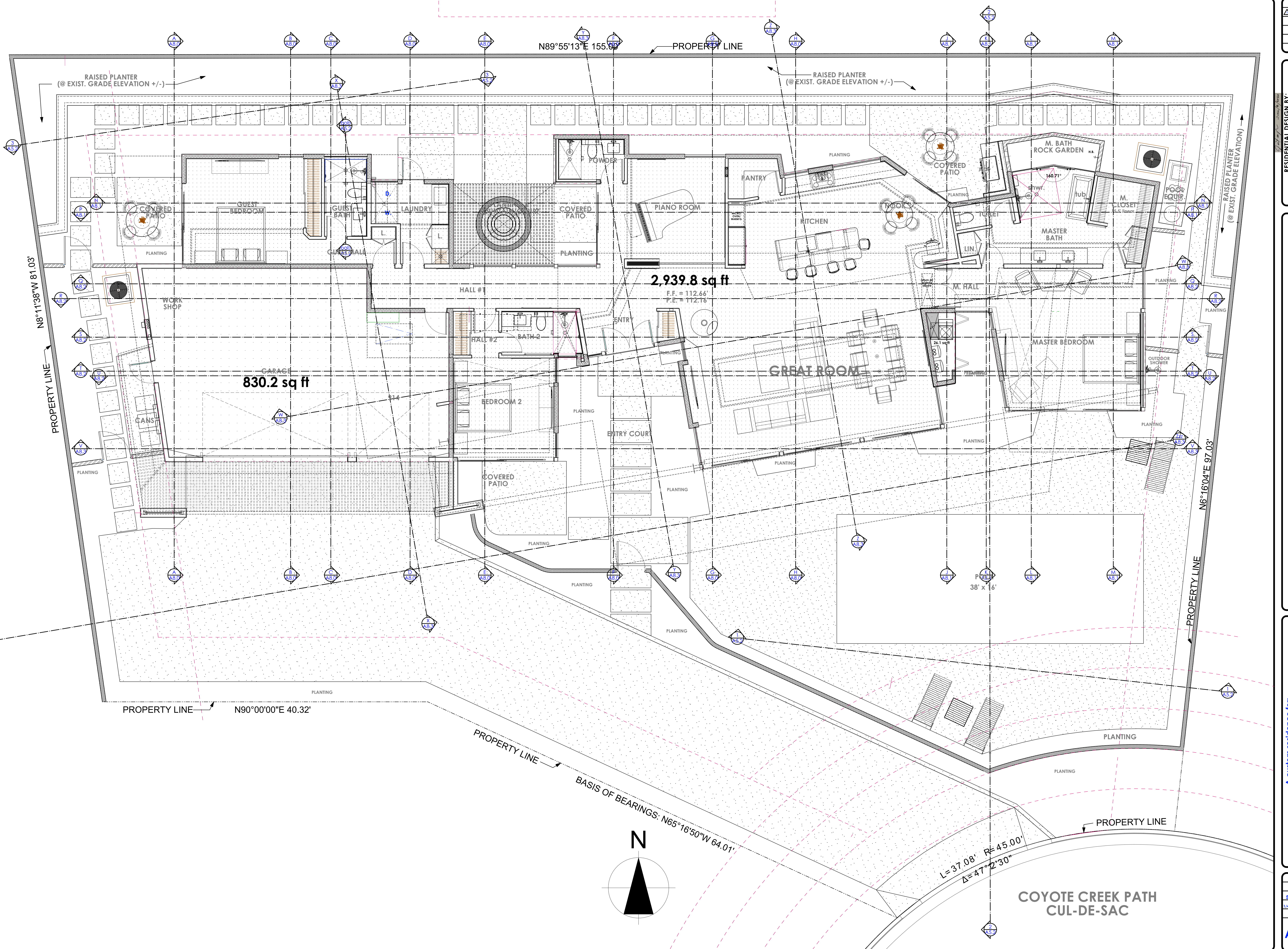
- 21 indicates location of photovoltaic panel array inverters
- 22 garbage disposal w/ in counter air switch - see electrical plan
- 23 1/2" thk. cdx ply wd. deck @ light trough (top of ply wd. deck @ 8'-5" above RCFS) - see building sections for more info.
- 24 tankless water heaters - (natural gas) - see plumbing plans for more info.
- 25 provide 3/4" thick glass shelf w/ flat polished exposed edges for soap & shampoo - as indicated
- 26 indicates 1 1/2" x 1 1/2" aluminum trellis members @ 4.5" o.c. (bottom of trellis members to be @ 8'-1" A.F.F.)
- 27 provide 3/4" finish grade ply wd. pantry shelves w/ hardwood edge banding - see building sections for more info.
- 28 the control valves in showers, tub/showers, bathtubs, and toilets must be pressure balanced or thermostatic mixing valves. CPC Section 0810, 0815, 0820.
- 29 mixing valve w/ scald guard technology - to be selected by owner - mounting height to mixing valve center at showers +54" above top of residence concrete floor slab - see also keyed note 81 & mandatory measures sheets A1.1 & A1.2 (see note 28 above)
- 30 under mount lavatory sink & faucet to be selected by owner - see mandatory measures sheets A1.1 & A1.2
- 31 indicates bent sill. bar & 4 x 4 post counter supports - see architectural details on sht. A9.0 for more info.
- 32 1/4" thk. ultra clear mirror w/ flat polished edges - counter top to ceiling soffit above see building sections for more info.
- 33 free standing tub to be selected by owner
- 34 depressed slab w/ shower drain for drip-dry
- 35 recessed toilet paper holder to be selected by owner - center of unit to be located 24" above finish floor & 9" forward of water closet rim (provide surface mounted T.P. holder at shower glass) both to be selected by owner
- 36 42" grab bar to be selected by owner - provide solid 2 x blk'g as required for a positive connection - see interior elevations for more info.
- 37 24" grab bar to be selected by owner - provide solid 2 x blk'g as required for a positive connection - see interior elevations for more info.
- 38 30" grab bar to be selected by owner - provide solid 2 x blk'g as required for a positive connection - see interior elevations for more info.
- 39 non-porous 3/8" thk. porcelain or stone tile tub/shwr. walls (& floor where occurs @ shower) see detail sheets A9.1, A9.2 for more info
- 40 indicates floor mounted door stop - to be selected by owner

KEY NOTES:

- 41 custom 3/8" thk. frameless tempered glass shower enclosure panel w/ flat polished exposed edges - set glass in clear neoprene glazing channel in recessed stainless sli. "C" channel into flr. file w/ glass clamps at wall & c/g. connections - gl. to have factory applied stain guard coating, hardware, & coating to be selected by owner (min. opening to shower stall = 22")
- 42 provide 5/8" type "X" gyp bd. on all garage walls adjacent to living space from bottom of sill plate to top of double top plates - see ceiling plan for more info.
- 43 indicates under mount laundry sink & faucet to be selected by owner
- 44 water closet to be selected by owner
- 45 indicates location of towel bars - to be selected by owner & mounted at 42" A.F.F. surface
- 46 provide electrical outlet & light fixture at HVAC attic space service area light fixture to be switched at laundry room below pull down stair (switch w/ pilot light) see electrical plan.
- 47 indicates return air plenum from attic - see mechanical plans for more info.
- 48 provide 1/4" copper water line for ice maker
- 49 folding ceiling mounted attic stair to attic HVAC space above
- 50 custom linen cabinet w/ adjustable shelves per owner.
- 51 provide 5/8" thk. type "X" gyp board on all sides of attic mechanical space & on lid. attached directly to walls or to resilient channels on truss webs and/or top & bot. chords
- 52 indicates return air plenum space - see mechanical plans for more info.
- 53 fire riser - fire suppression system riser
- 54 indicates location of 6" x 14" screened garage vent on sill plate 54a = 6" x 14" screened garage vent in BBQ counter wall (vent for 2" vented air space @ BBQ to building separation wall)
- 55 indicates supply air registers w/ no visible ceiling flange in ceiling above "linear bar diffusers" - see mechanical plans for more info. - see rendering sheets.
- 56 not used
- 57 Pole & shelf - configuration & materials to be approved by owner
- 58 W14 x 48 column - see struct.
- 59 W14 x 90 column - see struct.
- 60 Malm Fireplaces, Inc. - Gas Zircon 34 - decorative gas appliance - see sheet A1.3 for report listings

KEY NOTES:

- 61 indicates "add alternate" 2 x 2 (nominal) aluminum trellis members @ 4 1/2" o.c. (bot. of 2 x 2 @ 10'-1" A.F.F.) - see also note 26 for garage location
- 62 indicates location of 100 Amp sub panel "A"
- 63 "add alternate" depressed slab w/ self priming floor drain for clothes washer & dryer space
- 64 lighting cove above w/ dimmable LED rope lighting
- 65 approved screened dryer vent exhaust terminus/hood w/ back draft damper
- 66 indicates outside face of attic HVAC & associated folding stair space above - bot. of floor framing @ 8'-0 1/2" above top of residence concrete floor slab = "finish floor"
- 67 indicates 4" thk. sloped colored concrete patio slab (fine sand finish) w/ thickened edges w/ # 4 reinf. all around & # 3 reinf. at 18" o.c. ea. way at mid thickness of slab. provide 3/4" fiberglass expansion joints between slabs w/ stainless sli. caps - all slabs to have 1/4" foiled exposed edges & 1/8" saw cut control joints in direction of slope @ 6'-0" min. o.c. - see struct. built in Armoire/dresser - configuration to be selected by owner
- 69 indicates 3 1/2" x 1 1/2" galv. sll. studs @ 14" o.c. per City of Indian Wells "BBQ separation to structure detail" option "B" - see interior elevations & details sheet A9.9
- 70 indicates hip line of 1/4" per ft. sloped "tapered" foam roof package to achieve min. flat roof slope - see roof plan for more info.
- 71 indicates ridge line of 1/4" per ft. sloped "tapered" foam roof package to achieve min. flat roof slope - see roof plan for more info.
- 72 indicates patio drain on light line sub-surface drainage system to daylight as indicated on precise grading and drainage plans - see civil for more info
- 73 indicates all 2 panels in pocket
- 74 indicates intersection line of 1/4" per ft. sloped "tapered" foam roof (see note # 71) w/ 3.75' : 12' sloped standing seam metal roof - see roof plan for more info.
- 75 omit (1) CMU at garden wall (1) course below top course & provide 8" x 16" nominal louvers & screened vent - see interior elevations & details sheet A9.9
- 76 outside face of exterior shower curb to be sloped down as indicated to meet surrounding patio slab - file turns down to just below adjacent sloped patio surface w/ 3/4" fiberglass expansion joint between. (see dimensioned foundation plan for more info.)
- 77 18" grab bar to be selected by owner - provide solid 2 x blk'g as required for a positive connection - see interior elevations for more info.
- 78 10" (vertical) grab bar to be selected by owner - provide solid 2 x blk'g as required for a positive connection - see interior elevations for more info.
- 79
- 80



PROPERTY LINE
N8°11'38"W 81.03'

PROPERTY LINE
N89°55'13"E 155.89'

PROPERTY LINE
RAISED PLANTER (@ EXIST. GRADE ELEVATION +/-)

CARAGE
830.2 sq ft

2,939.8 sq ft
F.F. = 112.66'
P.E. = 112.16'

GREAT ROOM

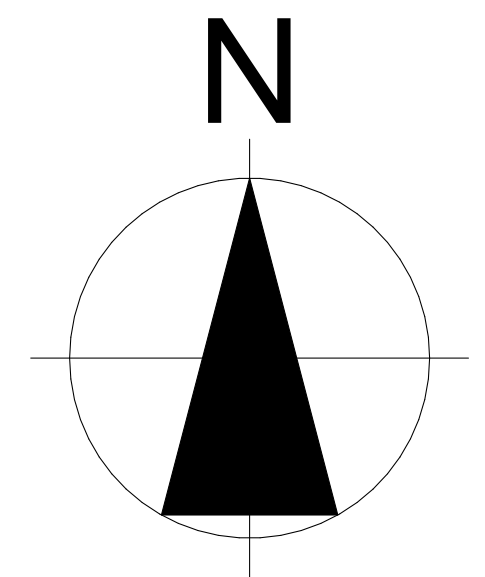
PROPERTY LINE
N6°16'04"E 97.03'

PROPERTY LINE
N90°00'00"E 40.32'

PROPERTY LINE
BASIS OF BEARINGS: N65°16'50"W 64.01'

L=37.08' R=45.00'
Δ=47°12'30"

COYOTE CREEK PATH
CUL-DE-SAC



REVISIONS

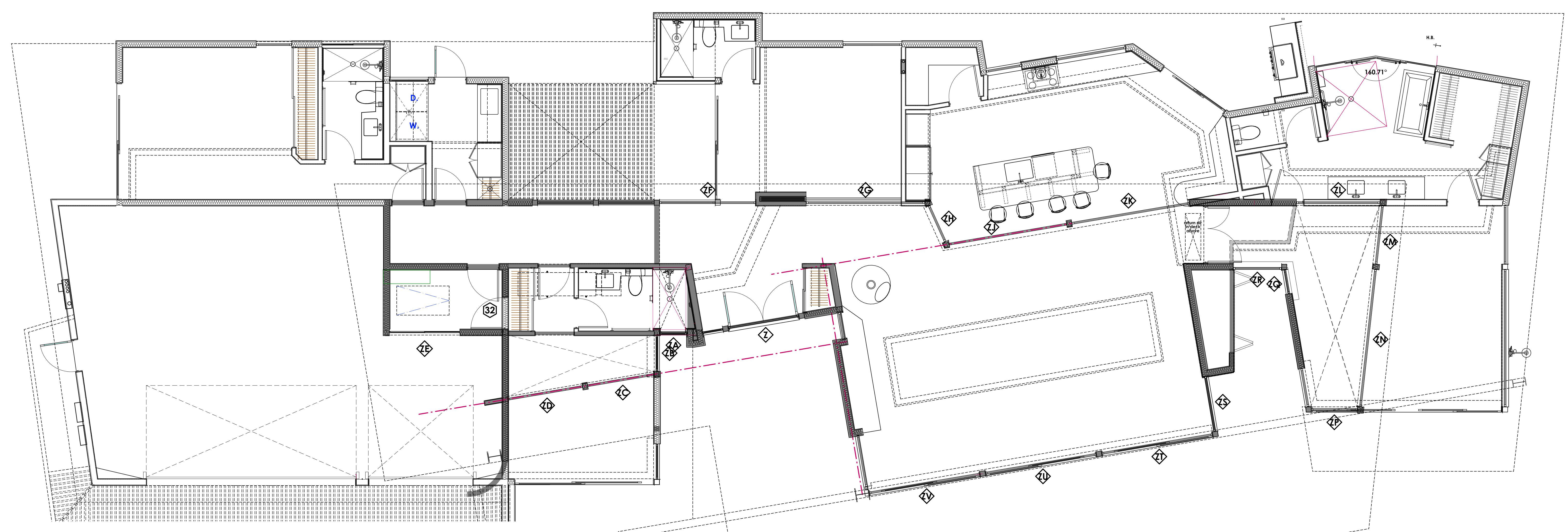
RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

FLOOR PLAN (SECTION CUTS)

A custom residence for:
Lane
Indian Wells, CA

DRAWN:
CHECKED:
DATE: 5/28/2024
SCALE: 1/4" = 1'-0" (UNLESS NOTED)
JOB #:
SHEET NO.:
A4.2
OF 45 SHEETS

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GROUND LEVEL DOORS SEE SHEET A4.3 (EXCEPT FOR DOOR 32 AT ATTIC HVAC)

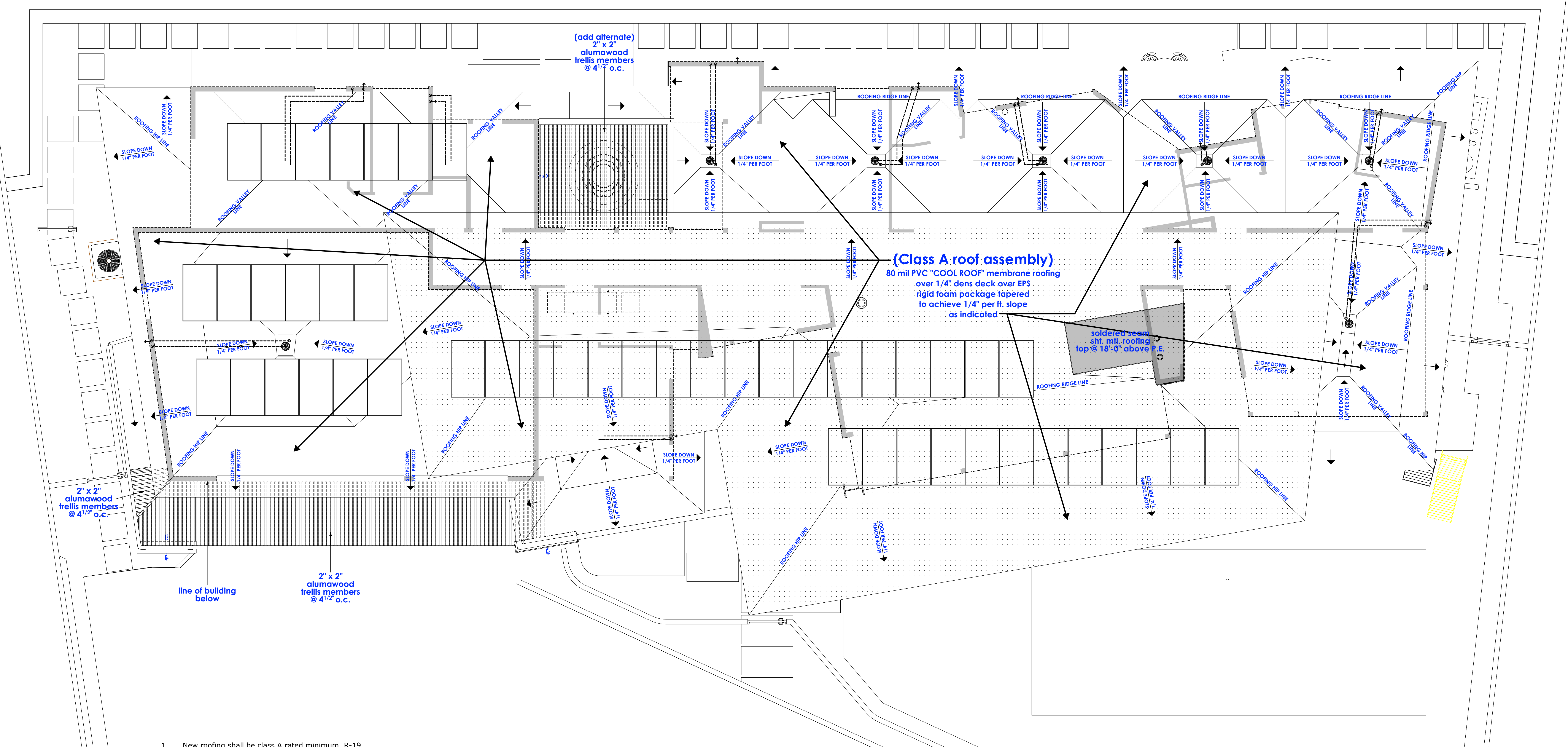
DOOR SCHEDULE										NOTE: verify all rough openings in field prior to ordering units
DOOR # ON PLAN	DOOR W	DOOR HT	Glazing	Unit Surface Area	Elevation	Frame type	SHGC	U Value	fenestration #	Remarks
1	6'-0"	9'-11"	insulated, tempered	59.50						1 3/4" thick full lite, in-swinging narrow stile & rail French doors w/ insulated glazing - provide threshold & weather stripping - full mortise TB latch bolts & astragal on inactive leaf - latching lever or knob lock set & thumb/keyed dead bolt hardware
2	2'-4"	1'-10"		4.58						
2	11'-11 1/2"	10'-0 1/2"	insulated, tempered	120.07						Fleetwood 3000T-1 series dark bronze anodized aluminum frame OX sliding glass door w/ insect screen
3	2'-8"	7'-11"	None	21.11						1 3/4" thick solid core light filling, self-latching wd. door (1 hour rated) w/ threshold, weather stripping & self closer - provide knob/lever latch set & lock/thumb deadbolt - door grade & hardware to be selected by owner
4	10'-0"	10'-0 1/2"	insulated, tempered	100.42						Fleetwood 3000T-1 series dark bronze anodized aluminum frame XO sliding glass door w/ insect screen
5	2'-8"	8'-0"	insulated, tempered	21.33						1 3/4" thick full lite "outswinging" narrow stile & rail French door w/ insulated glazing - provide threshold, weather stripping, tamper-proof hinges, latching lock lever or knob set & thumb/key dead bolt - hardware to be selected by owner
6	9'-11 1/2"	8'-0 1/2"	insulated, tempered	80.08						Fleetwood 3000T-1 series dark bronze anodized aluminum frame XO sliding glass door w/ insect screen
7	6'-4"	8'-1"	insulated, tempered	52.54						Fleetwood 3000T-1 series dark bronze anodized aluminum frame OX sliding glass door w/ insect screen
8	10'-7 1/2"	10'-0 1/2"	insulated, tempered	106.80						Fleetwood 3000T-1 series dark bronze anodized aluminum frame OXO sliding glass door w/ insect screens - custom mitered intersection of latching stiles at opening center line - see plan for custom miter angle
9	16'-2 1/2"	10'-0 1/2"	insulated, tempered	162.59						Fleetwood 3000T-1 series dark bronze anodized aluminum frame OXO sliding glass door w/ insect screen
10	9'-7 1/2"	10'-0 1/2"	insulated, tempered	96.58						Fleetwood 3000T-1 series dark bronze anodized aluminum frame XO sliding glass door w/ insect screen
11	9'-7 1/2"	10'-0 1/2"	insulated, tempered	96.58						Fleetwood 3000T-1 series dark bronze anodized aluminum frame XO sliding glass door w/ insect screen
12	9'-7 1/2"	10'-0 1/2"	insulated, tempered	96.58						Fleetwood 3000T-1 series dark bronze anodized aluminum frame XO sliding glass door w/ insect screen
13	2'-4"	7'-11"	None	19.79						1 3/8" thick solid core slab door - provide latching knob/lever set w/ privacy lock (grade & hardware TBSS0)
14	5'-4"	7'-11"	None	42.22						pair 2'-10" x 8'-0" x 1 3/8" thick solid core slab sliding wardrobe doors - grade & hardware to be selected by owner
15	2'-8"	7'-11"	None	21.11						1 3/8" thick solid core slab door - provide latching knob/lever set w/ privacy lock (grade & hardware TBSS0)
16	9'-0"	8'-0"	None	72.00						insulated sectional overhead garage door, racks and electrically operated opener w/ automatic safety opener - to be selected by owner
17	18'-0"	8'-0"	None	144.00						insulated sectional overhead garage door, racks and electrically operated opener w/ automatic safety opener - to be selected by owner
18	2'-8"	7'-4"	None	20.00						1 3/4" thick solid core slab door w/ threshold & weather stripping - provide latching knob/lever set w/ thumb/keyed dead bolt - hardware to be selected by owner
19	8'-4"	7'-11"	None	67.29						pair 4'-4" x 8'-0" nominal x 1 3/8" thick solid core slab sliding wardrobe doors - doors & hardware to be selected by owner
20	2'-4"	8'-0"	None	20.00						1 3/8" thick solid core slab door - provide latching knob/lever set w/ privacy lock (grade & hardware TBSS0)
21	2'-8"	7'-11"	None	21.11						1 3/8" thick solid core slab door - provide latching knob/lever set w/ privacy lock (grade & hardware TBSS0)
22	2'-8"	7'-11"	None	21.11						1 3/8" thick solid core slab door - provide latching knob/lever set w/ privacy lock (grade & hardware TBSS0)
23	2'-8"	8'-0"	None	21.33						1 3/8" thick solid core slab door - provide latching knob/lever set w/ privacy lock (grade & hardware TBSS0)
24	8'-0"	8'-0 1/2"	None	64.33						1 3/4" thick 2 leaf custom narrow stile & rail full lite FXX pocketing wood doors in flush floor tracks
25	2'-8"	8'-0"	None	21.33						1 3/8" thick solid core slab door - provide latching knob/lever set (grade & hardware TBSS0)
26	4'-9"	7'-11"	None	37.40						1 3/8" thick solid core slab doors - 2" wide inactive leaf w/ mortised top & bot. latch bolts & slim-line astragal provide knob/lever set on living room side only - 2'-8" wide active leaf w/ latching knob/lever set & privacy lock-dr. grade & hrdw SBO
27	2'-8"	7'-11"	None	21.11						1 3/8" thick solid core slab door - provide latching knob/lever set w/ privacy lock (grade & hardware TBSS0)
28	2'-8"	8'-0"	None	21.33						1 3/8" thick solid core slab door - provide latching knob/lever set w/ privacy lock (grade & hardware TBSS0)
29	2'-8"	7'-11"	None	21.11						1 3/8" thick solid core slab door - provide latching knob/lever set w/ privacy lock (grade & hardware TBSS0)
30	7'-0"	7'-0"	None	49.00						1 3/8" thick solid core slab door - provide latching knob/lever set w/ privacy lock (grade & hardware TBSS0)
31	3'-8 1/2"	10'-0"	None	37.33						pair 2'-0" x 8'-0" nominal x 1 3/8" thick solid core slab sliding wardrobe - dr. grade & hardware TBSS0
32	2'-8"	4'-10"	None	12.89						1 3/4" thick solid core light filling, self-latching wd. door (1 hour rated) w/ threshold, weather stripping & self closer - provide knob/lever latch set - door grade & hardware to be selected by owner
33	3'-4"	4'-8"	None	23.33						wood or steel gate - TBD
34	3'-4"	4'-8"	None	23.33						wood or steel gate - TBD
35	3'-4"	5'-10"	None	20.42						wood or steel gate - TBD

GROUND LEVEL GLAZING SEE SHEET A4.3

WINDOW SCHEDULE										NOTE: verify all rough openings in field prior to ordering units
ID on plan	OUTSIDE FRAME W x H	ROUGH OPENING W x H	glazing	Unit Surface Area	Elevation	Frame type	SHGC	U value	fenestration #	Remarks
A	1'-8 1/2" x 13'-11"	1'-9 1/2" x 13'-11 1/2"	insulated, tempered	24.13						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing - provide (2) staked insulated glass panels, horizontal butt joint w/ full bead of silicone @ mid. height of adj. HSS beam
B	2'-3 1/2" x 10'-0"	2'-4" x 10'-0"	insulated, tempered	22.96						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing - acid etched satin finish exterior side - "WEI SEAL"
C	3'-0 1/2" x 10'-0"	3'-1 1/2" x 10'-0 1/2"	insulated, tempered	30.54						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
D	3'-0" x 10'-0"	3'-0 1/2" x 10'-0 1/2"	insulated, tempered	30.00						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
E	3'-0" x 9'-11 1/2"	3'-0 1/2" x 10'-0"	insulated, tempered	29.88						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
F	5'-3 1/2" x 2'-0"	5'-4" x 2'-0 1/2"	insulated, tempered	10.58						FLEETWOOD Westwood 250 OX horizontal sliding window 2 1/8" x 2 1/4" "BLOCK" dark bronze frame w/ insect screen w/ 1" insulated glazing
G	3'-3 1/2" x 3'-9"	3'-4" x 3'-9 1/2"	insulated, tempered	12.34						FLEETWOOD Westwood 250 single hung window - "BLOCK" alum. dark bronze frame - see details
H	4'-8 1/2" x 8'-0"	4'-9 1/2" x 8'-0 1/2"	insulated, tempered	37.84						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
J	4'-8 1/2" x 8'-0"	4'-9 1/2" x 8'-0 1/2"	insulated, tempered	37.84						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
K	4'-8 1/2" x 8'-0"	4'-9 1/2" x 8'-0 1/2"	insulated, tempered	37.84						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
L	5'-0 1/2" x 1'-10"	5'-0 1/2" x 1'-10 1/2"	insulated, tempered	9.19						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing - 45 degree mitered edge at intersection w/ opt'g. M (see plan)
M	5'-3 1/2" x 1'-10"	5'-4" x 1'-10 1/2"	insulated, tempered	9.76						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing - 45 degree mitered edge at intersection w/ opt'g. L (see plan)
N	5'-0" x 10'-0"	5'-0 1/2" x 10'-0 1/2"	insulated, tempered	50.00						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
P	3'-0 1/2" x 1'-6"	3'-1 1/2" x 1'-6 1/2"	insulated, tempered	4.58						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
Q	6'-0" x 1'-6"	6'-0 1/2" x 1'-6 1/2"	insulated, tempered	9.00						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
R	5'-0" x 10'-0"	5'-0 1/2" x 10'-0 1/2"	insulated, tempered	50.00						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
S	11'-8 1/2" x 1'-11"	11'-9 1/2" x 1'-11 1/2"	insulated, tempered	22.50						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
T	3'-3 1/2" x 13'-11 1/2"	3'-3 1/2" x 14'-0"	insulated, tempered	45.59						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing - horizontal butt joint w/ full bead of silicone @ mid. height of adj. HSS beam
U	2'-0 1/2" x 10'-0"	2'-1" x 10'-0 1/2"	insulated, tempered	20.37						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
V	4'-1 1/2" x 10'-0"	4'-2" x 10'-0 1/2"	insulated, tempered	41.20						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
W	4'-9 1/2" x 10'-0"	4'-9 1/2" x 10'-0 1/2"	insulated, tempered	47.72						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
X	4'-5" x 14'-0"	4'-5 1/2" x 14'-0 1/2"	insulated, tempered	61.85						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing - horizontal butt joint w/ full bead of silicone @ mid. height of adj. HSS beam
Y	2'-3 1/2" x 14'-0"	2'-4" x 14'-0 1/2"	insulated, tempered	32.59						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing - horizontal butt joint w/ full bead of silicone @ mid. height of adj. HSS beam
Z	6'-1 1/2" x 3'-6"	6'-2" x 3'-6 1/2"	insulated, tempered	21.44						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing

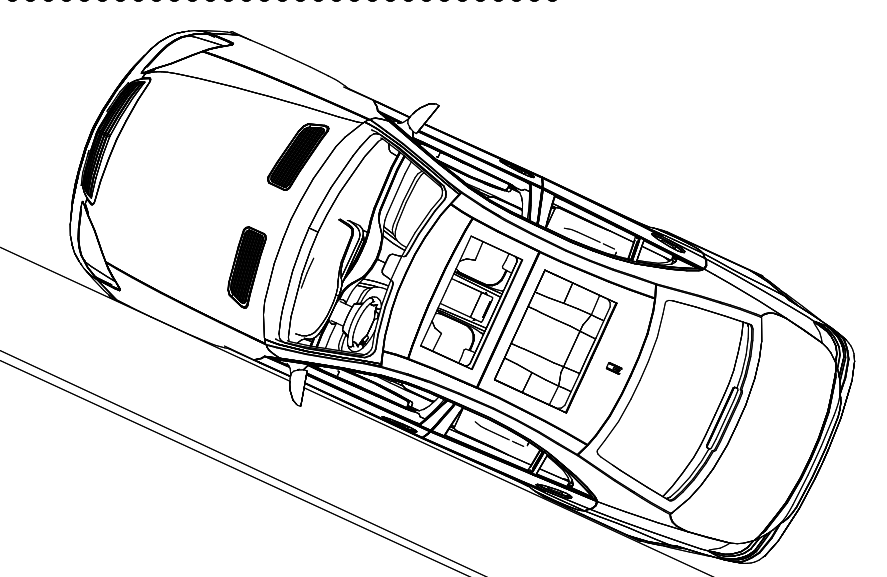
CLERESTORY GLAZING - THIS SHEET

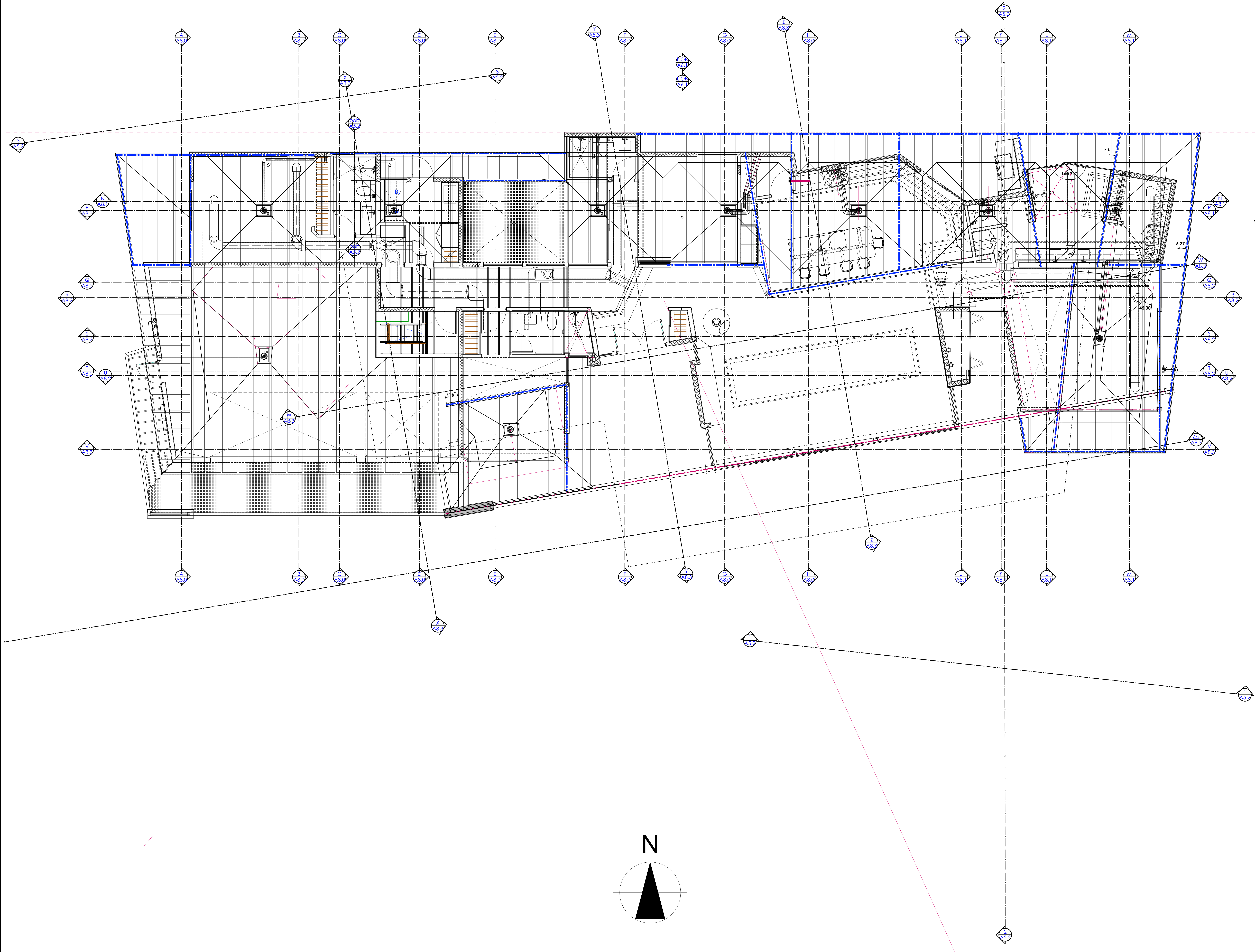
WINDOW SCHEDULE										NOTE: verify all rough openings in field prior to ordering units
ID on plan	OUTSIDE FRAME W x H	ROUGH OPENING W x H	glazing	Unit Surface Area	Elevation	Frame type	SHGC	U value	fenestration #	Remarks
ZA	2'-4 1/2" x 2'-2"	2'-4 1/2" x 2'-2 1/2"	insulated, tempered	5.09						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZB	3'-0 1/2" x 2'-2"	3'-1 1/2" x 2'-2 1/2"	insulated, tempered	6.62						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZC	5'-8 1/2" x 2'-2"	5'-9" x 2'-2 1/2"	insulated, tempered	12.36						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZD	6'-5 1/2" x 2'-2"	6'-6" x 2'-2 1/2"	insulated, tempered	14.01						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZE	6'-0" x 2'-0"	6'-0 1/2" x 2'-0 1/2"	insulated, tempered	12.00						FLEETWOOD Westwood 250 OX horizontal sliding window 2 1/8" x 2 1/4" "BLOCK" dark bronze frame w/ insect screen w/ 1" insulated glazing
ZF	8'-2 1/2" x 2'-0"	8'-3 1/2" x 2'-0 1/2"	insulated, tempered	16.48						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZG	10'-1 1/2" x 2'-0"	10'-2 1/2" x 2'-0 1/2"	insulated, tempered	20.29						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZH	3'-4" x 2'-0"	3'-4 1/2" x 2'-0 1/2"	insulated, tempered	6.67						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZI	10'-2" x 2'-0"	10'-2 1/2" x 2'-0 1/2"	insulated, tempered	20.34						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZJ	10'-2" x 2'-0"	10'-2 1/2" x 2'-0 1/2"	insulated, tempered	20.34						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZK	7'-1 1/2" x 2'-0"	7'-2 1/2" x 2'-0 1/2"	insulated, tempered	14.26						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZL	5'-0 1/2" x 2'-0"	5'-0 1/2" x 2'-0 1/2"	insulated, tempered	10.07						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZM	11'-9 1/2" x 2'-0"	11'-10" x 2'-0 1/2"	insulated, tempered	23.59						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZN	3'-11 1/2" x 2'-0"	3'-11 1/2" x 2'-0 1/2"	insulated, tempered	7.85						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZO	2'-0 1/2" x 2'-4"	2'-1 1/2" x 2'-4 1/2"	insulated, tempered	4.78						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZR	4'-1 1/2" x 2'-4"	4'-2" x 2'-4 1/2"	insulated, tempered	9.61						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZS	4'-9" x 2'-7 1/2"	4'-9 1/2" x 2'-8"	insulated, tempered	12.47						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZT	9'-7 1/2" x 2'-7 1/2"	9'-7 1/2" x 2'-8"	insulated, tempered	25.25						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZU	9'-7 1/2" x 2'-7 1/2"	9'-7 1/2" x 2'-8"	insulated, tempered	25.25						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing
ZV	9'-7 1/2" x 2'-7 1/2"	9'-7 1/2" x 2'-8"	insulated, tempered	25.25						FLEETWOOD Westwood 250 fixed glass w/ 1 5/8" x 2 1/4" (black) dark bronze frame, 1" insulated glazing



1. New roofing shall be class A rated minimum, R-19.
2. Roof ICC Report
3. **SEE SHEET A1.3 FOR MANUFACTURER'S NAME & APPROVED LISTING NUMBERS & REPORTS**
Unit skylights shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance grade rating and approved inspection agency to indicate compliance with the requirements of aama/wdmg/csa 101/I.S.2/A440.
4. Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51mm) above the low point of the roof. (R903.4.1)
5. Gas vents must extend above the roof a minimum 1ft. (figure 8-2, CMC 802.6)
6. Roofs on which equipment is to be installed shall be capable of supporting the additional load.
7. All wood sleepers at the roof to be pressure treated, flashed, and protected by the roof membrane. Alternately, replace with plastic,trex, or standoff support.
8. Enclosed rafter spaces do not require venting if the following specific insulation design is used, per Section R806.5/EM3.9.6 & to comply with CRC R806.5 and Table R806.5. (R-5 insulation required for Climate Zone 15 for condensation control). EPS rigid foam board (1 1/2" min. thickness) over all living spaces.
 - If the insulation is air-permeable and it is installed directly below the roof sheathing with rigid board or sheet insulation with a minimum R-4 value installed above the roof sheathing.
 - (or)
 - If the insulation is air-impermeable and it is in direct contact with the underside of the roof sheathing.
 - (or)
 - If two layers of insulation are installed below the roof sheathing: An air-impermeable layer in direct contact with the underside of the roof sheathing and an additional layer of air permeable insulation installed directly under the air-impermeable insulation.

SEE SHEET A1.3 FOR REPORTS





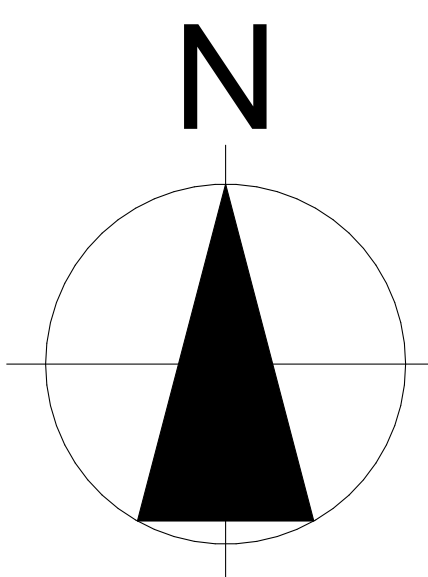
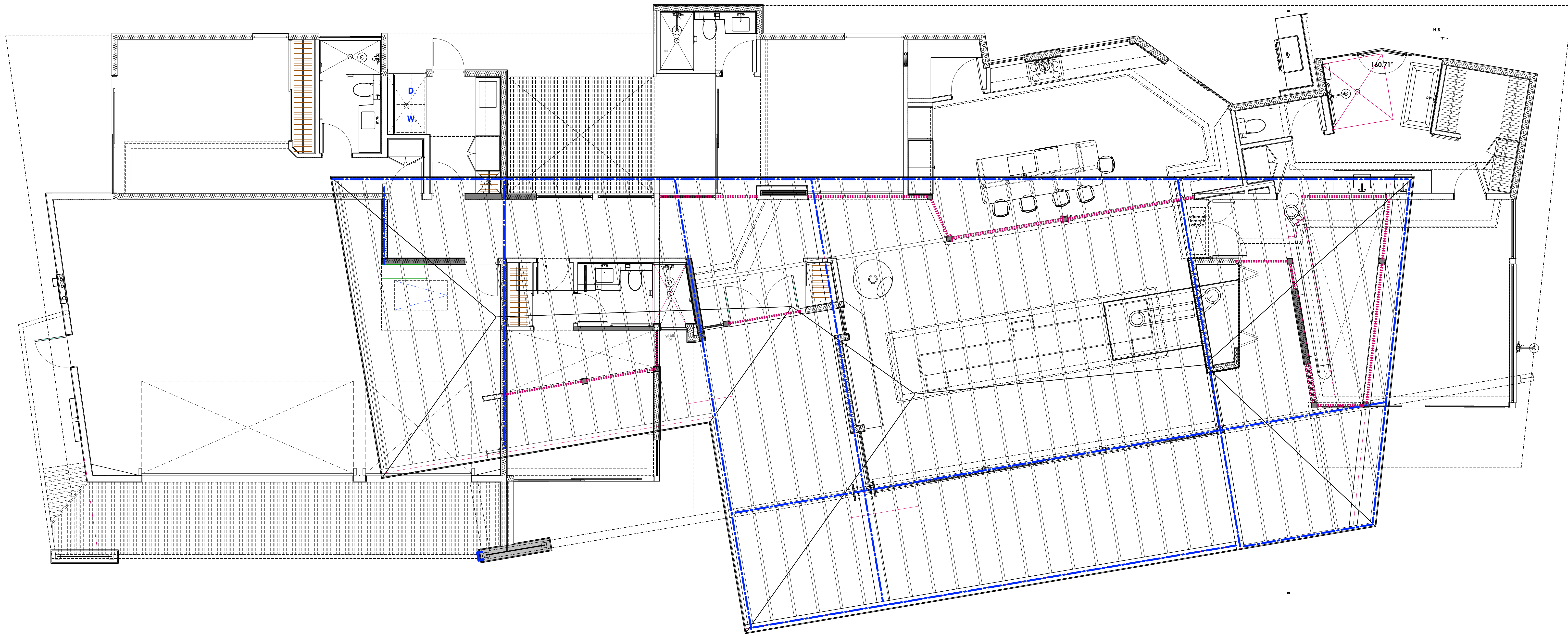
REVISIONS

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

LOW ROOF LAYOUT & DUCT ROUTING

A custom residence for:
Lane
 Indian Wells, CA

DATE: 5/28/2026
 SCALE: 1/4" = 1'-0" (UNIFORM)
 SHEET NO. **A4.6**
 OF 45 SHEETS



DATE:	
CHECKED:	
DATE:	5/28/2026
SCALE:	1/4" = 1'-0" (UNO)
JOB #:	
TR:	
SHEET NO.:	A4.7
	OF 45 SHEETS

A custom residence for:
Lane
 Indian Wells, CA

HIGH ROOF LAYOUT & DUCT ROUTING

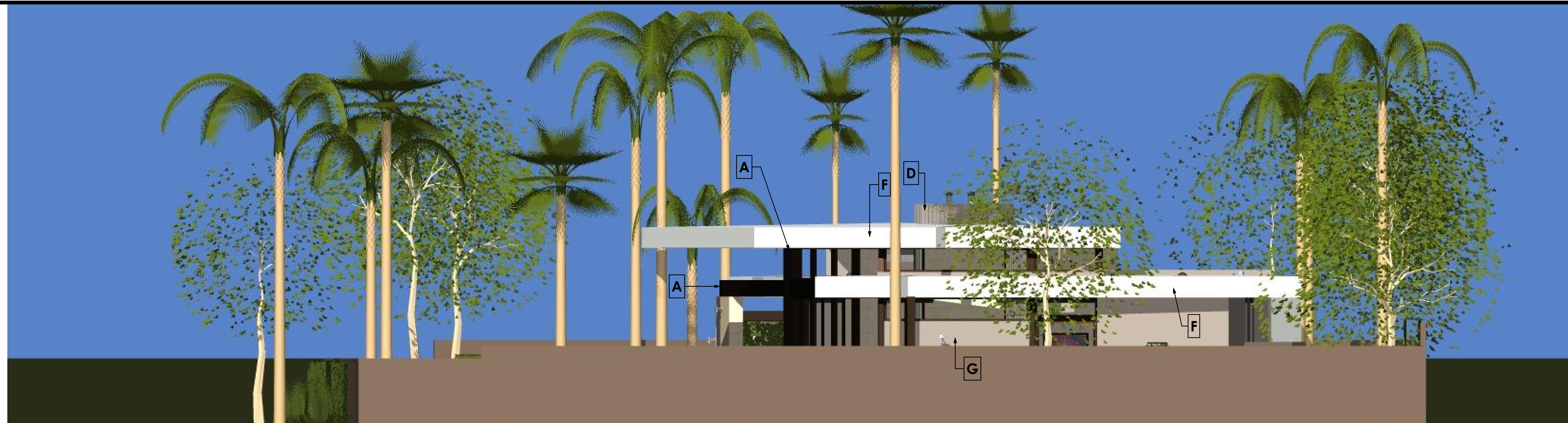
RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

REVISIONS



FRONT - COYOTE CREEK PATH (SOUTH) EXTERIOR ELEVATION

NO SCALE



RIGHT SIDE (EAST) EXTERIOR ELEVATION

NO SCALE



REAR (NORTH) EXTERIOR ELEVATION

NO SCALE



LEFT SIDE - (WEST) EXTERIOR ELEVATION

NO SCALE

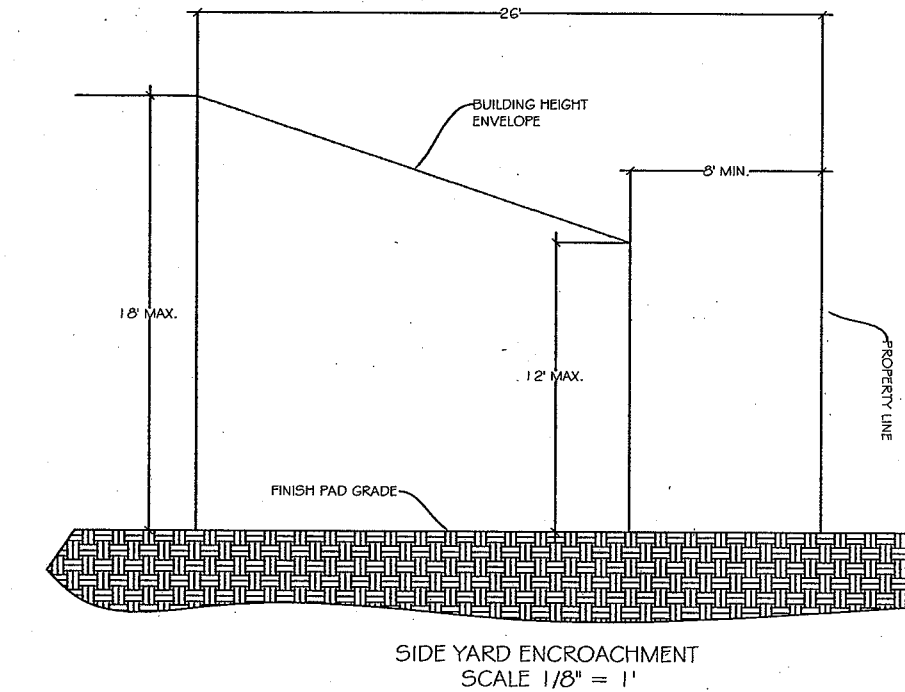
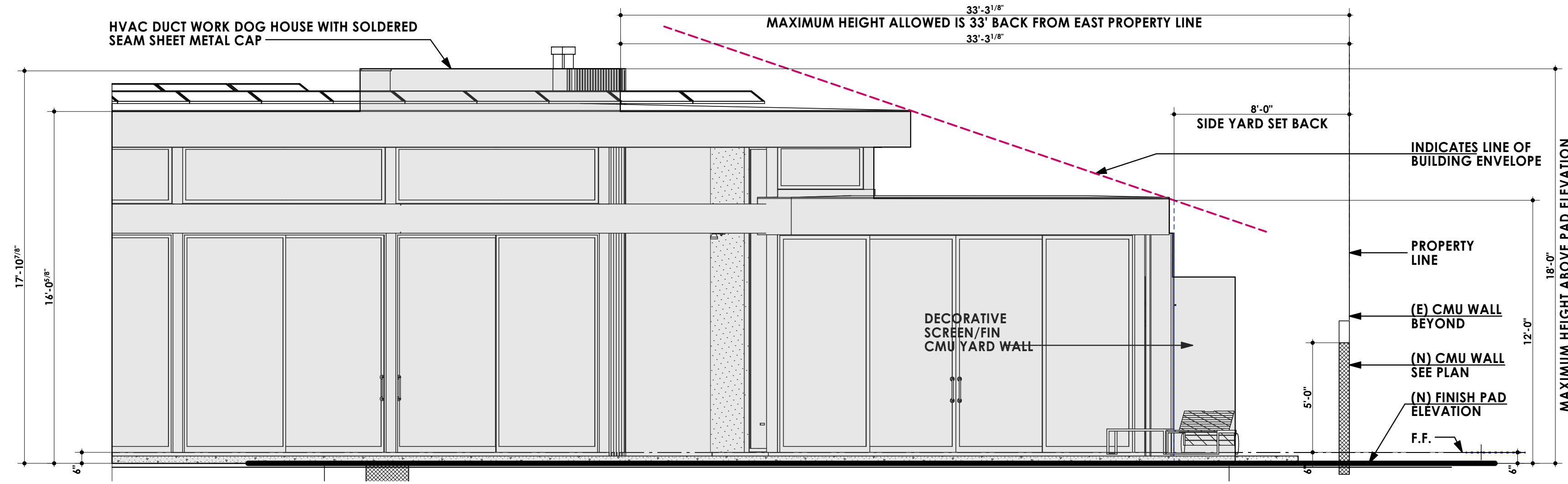
REVISIONS

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

EXTERIOR ELEVATIONS (COLOR)

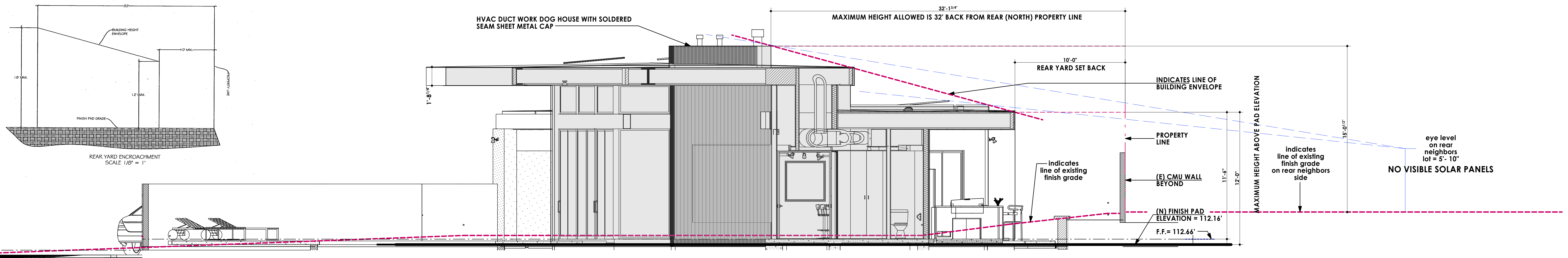
A custom residence for:
Lane
Indian Wells, CA

DRAWN	
CHECKED	
DATE	5/28/2026
SCALE	1/4" = 1'-0" (UNIFORM)
JOB #	
DATE	
SHEET NO.	A5.1
OF 42 SHEETS	



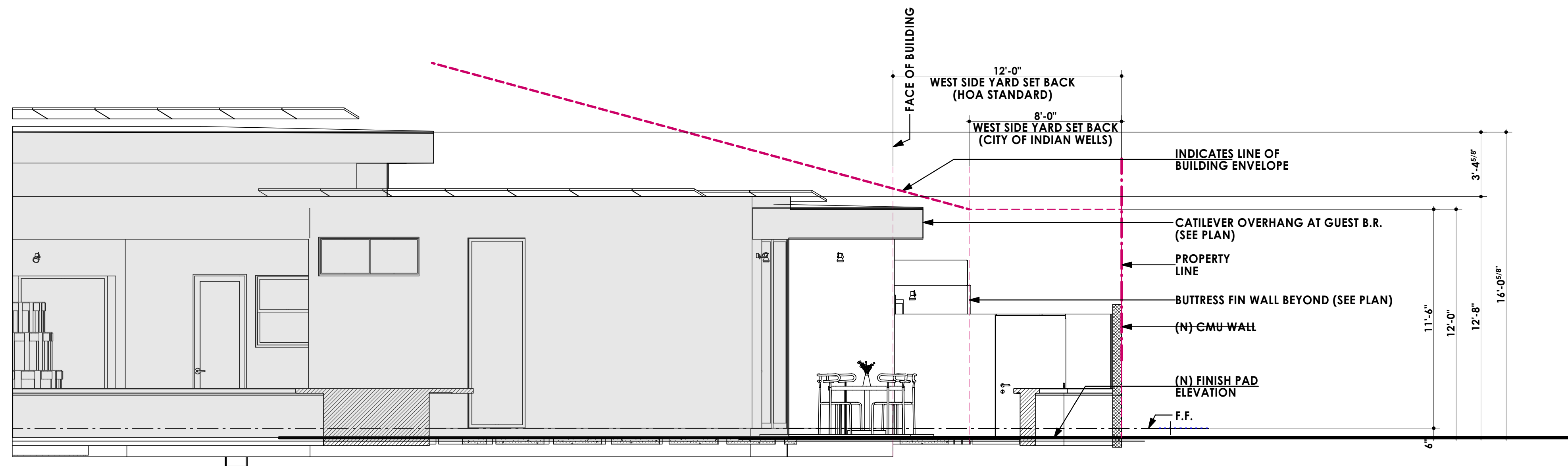
1/A5.2 = EAST SIDE YARD SETBACK & BUILDING ENVELOPE EXHIBIT (NORMAL TO PROPERTY LINE)

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



NORTH REAR YARD SETBACK & BUILDING ENVELOPE EXHIBIT (NORMAL TO PROPERTY LINE)

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



WEST SIDE YARD SETBACK & BUILDING ENVELOPE EXHIBIT (NORMAL TO PROPERTY LINE)

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



NO VISIBLE SOLAR PANELS

VIEW FROM REAR (NORTH) NEIGHBORS LOT AT EYE LEVEL LOOKING IN SOUTHEASTERLY DIRECTION

VIEW FROM REAR (NORTH) NEIGHBORS LOT AT EYE LEVEL LOOKING IN SOUTHWESTERLY DIRECTION

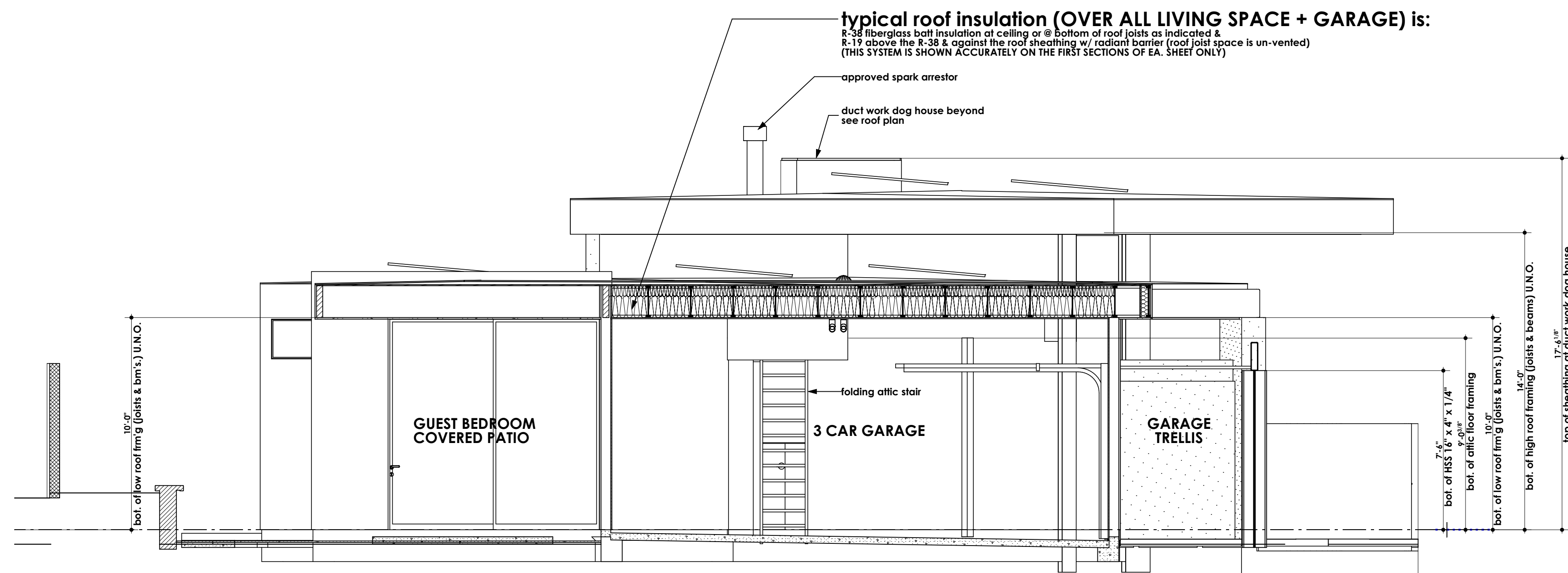
RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

BUILDING ENVELOPE & PV PANEL EXHIBITS

A custom residence for:
Lane
Indian Wells, CA

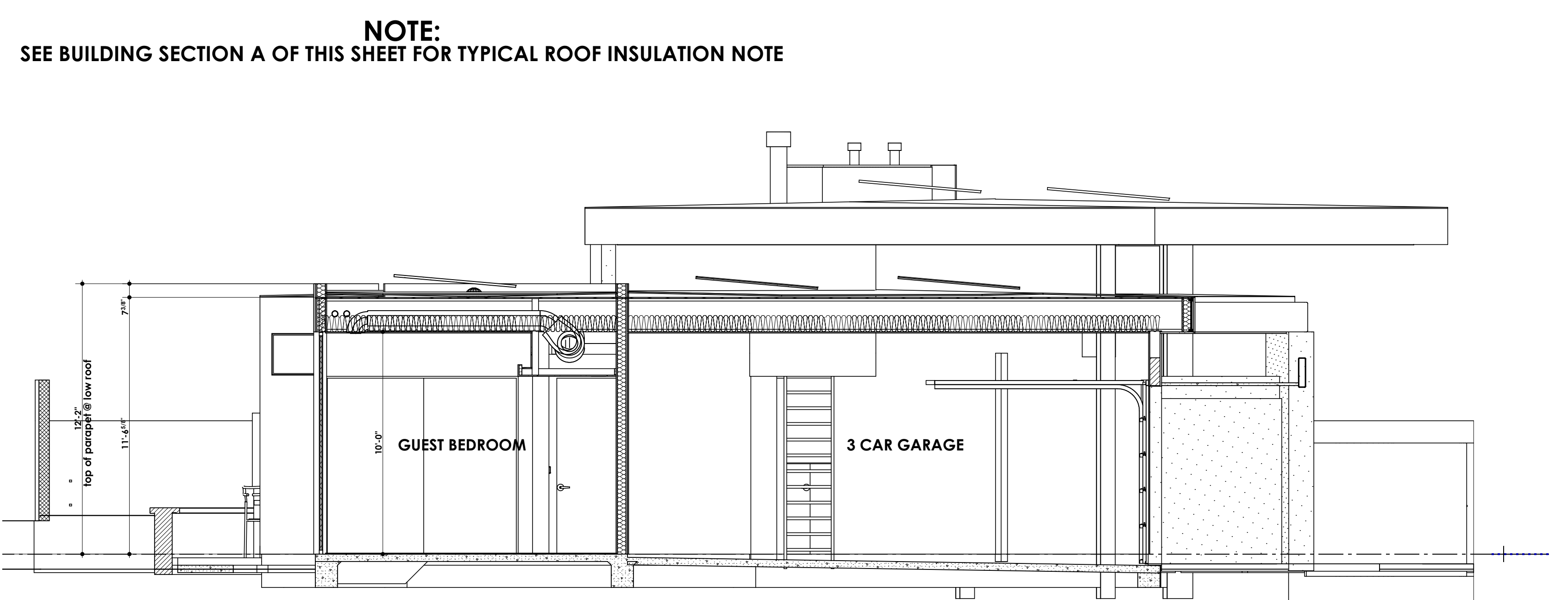
DRAWN:
CHECKED:
DATE: 5/28/2024
SCALE:
1/4" = 1'-0" (UNID)
JOB #:
119
SHEET NO.:

A5.2



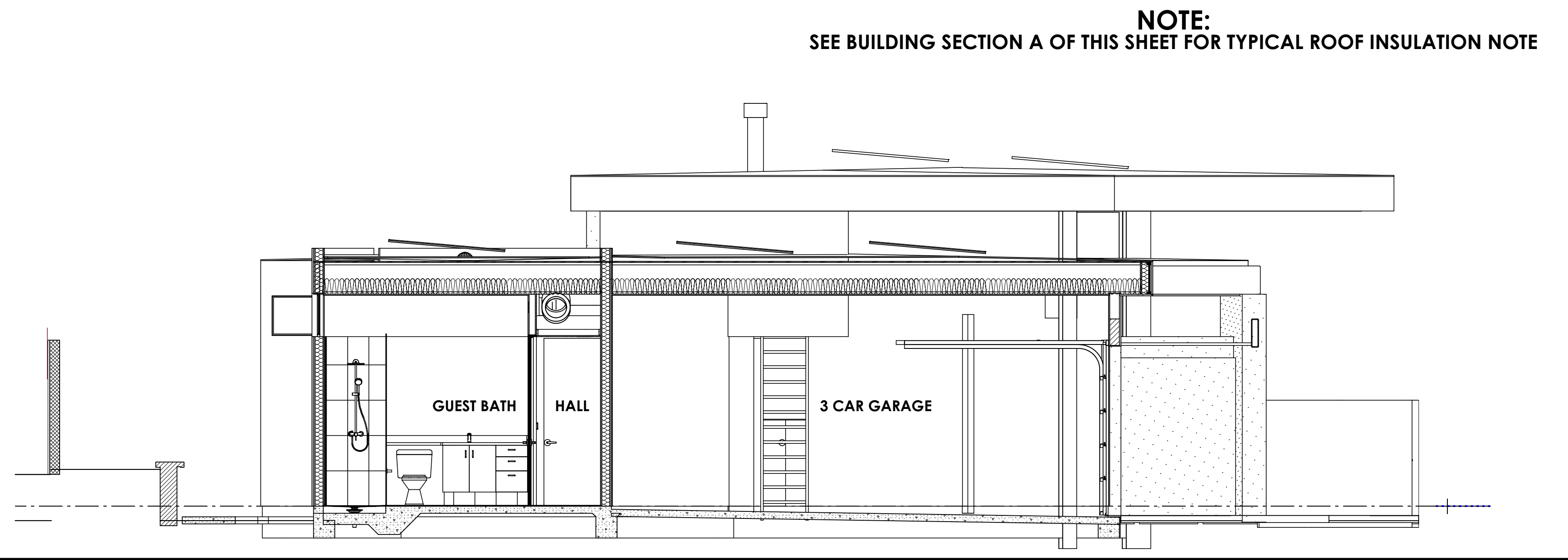
BUILDING SECTION A/A8.0

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

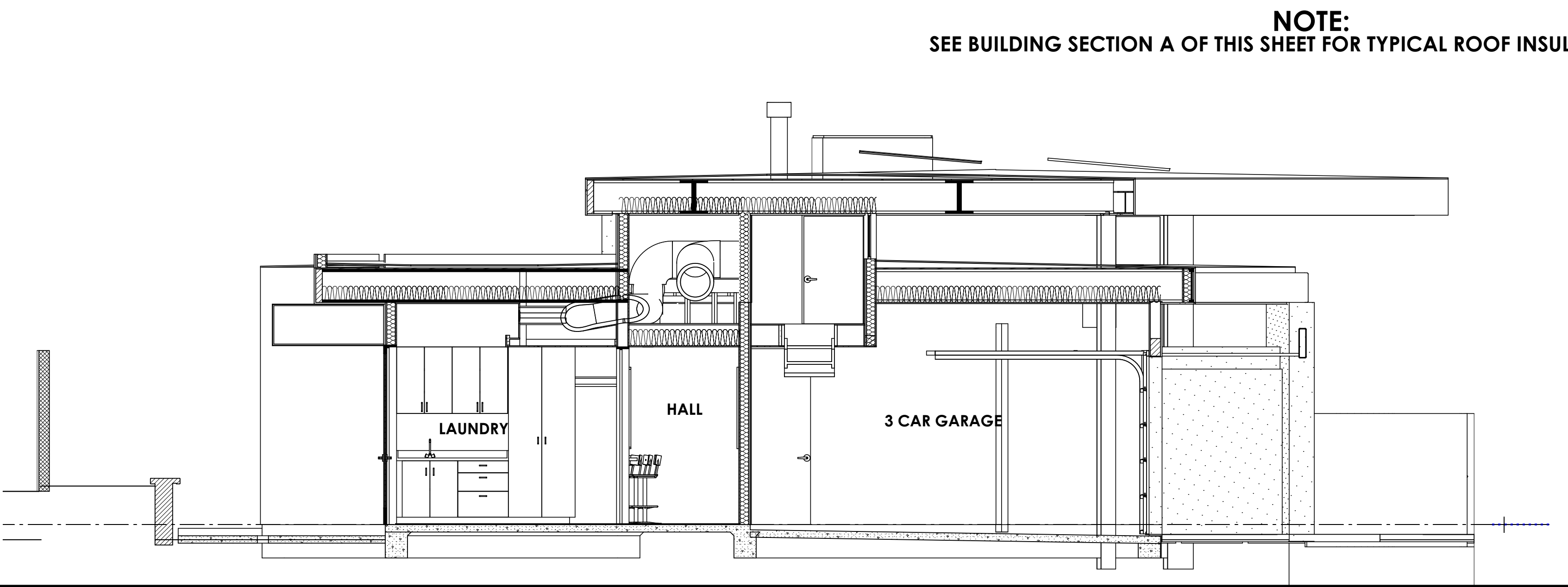


BUILDING SECTION B/A8.0

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

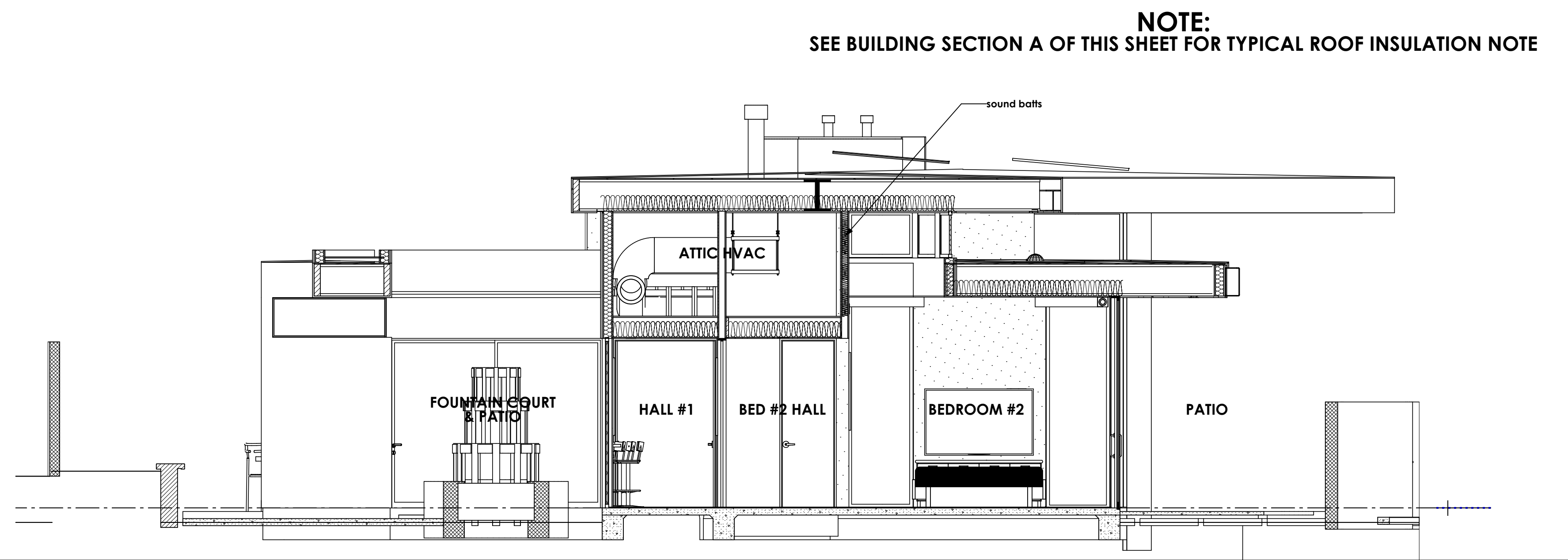


BUILDING SECTION C/A8.0

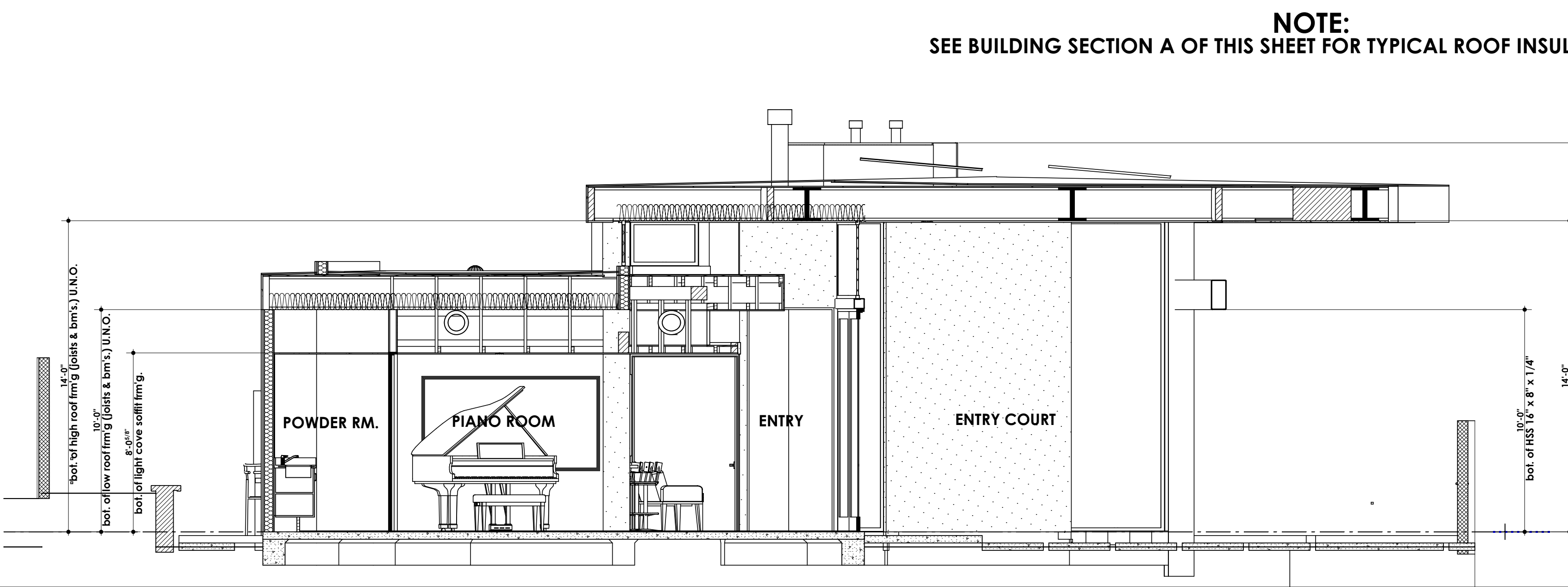


BUILDING SECTION D/A8.0

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

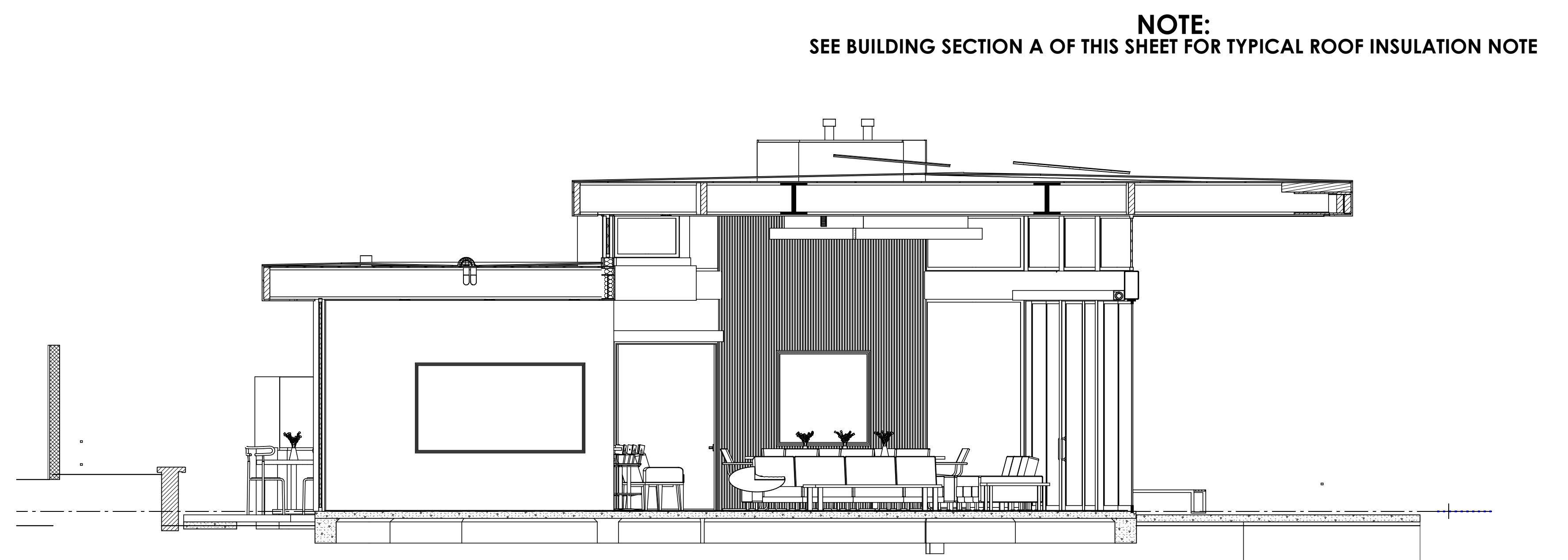


BUILDING SECTION E/A8.0

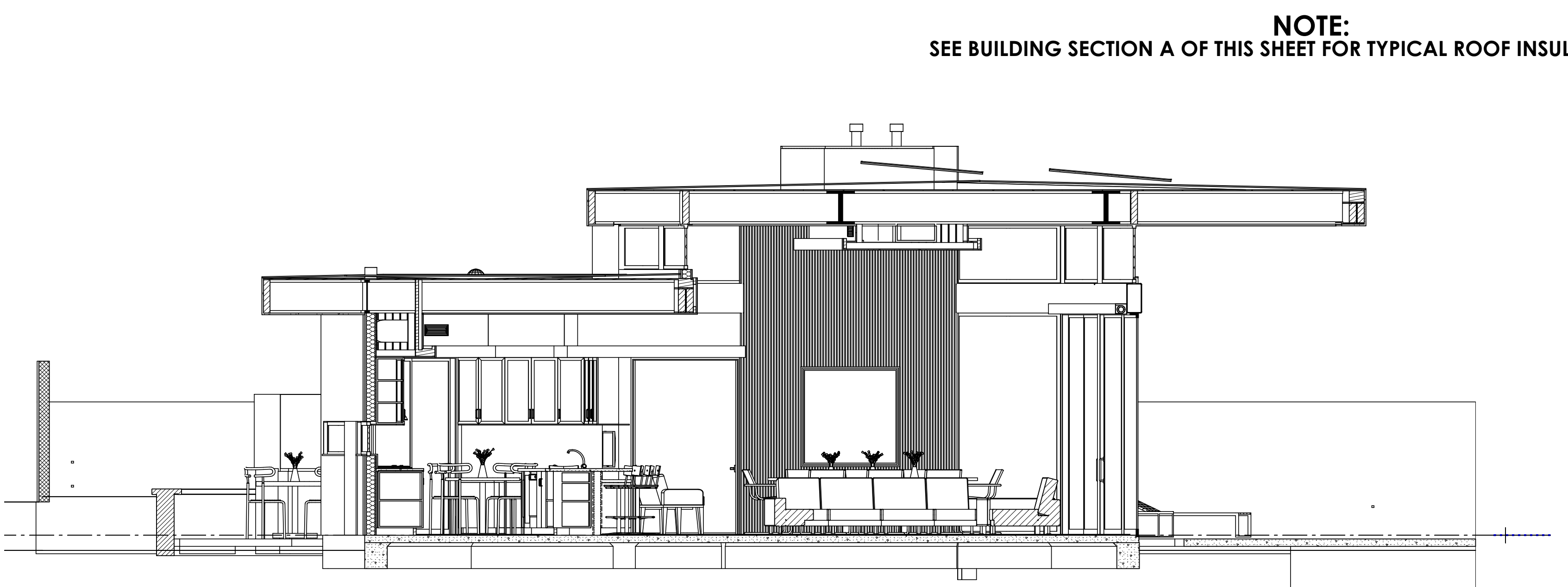


BUILDING SECTION F/A8.0

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



BUILDING SECTION G/A8.0

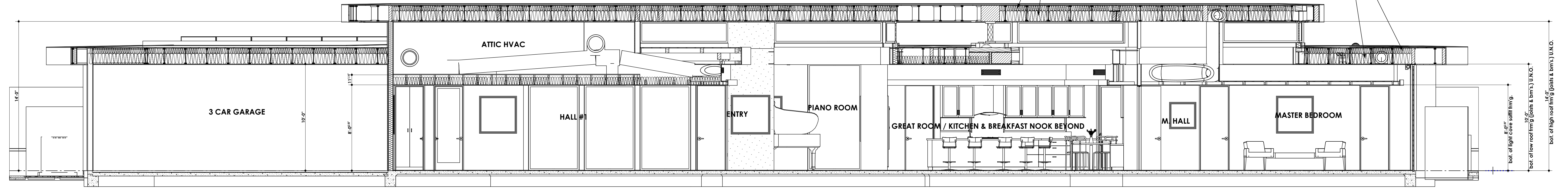


BUILDING SECTION H/A8.0

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

RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE
 BUILDING SECTIONS A THRU H
 A custom residence for: Lane Indian Wells, CA
 DATE: 5/28/2024
 SCALE: 1/4" = 1'-0" (UNO)
 JOB #
 SHEET NO.
A8.0
 OF 42 SHEETS

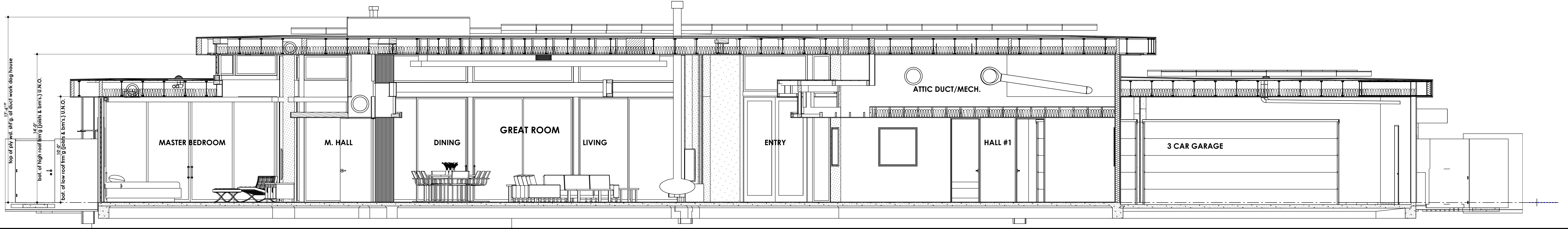
typical roof insulation (OVER ALL LIVING SPACE + GARAGE) is:
R-38 fiberglass batt insulation at ceiling or @ bottom of roof joists as indicated &
R-19 above the R-38 & against the roof sheathing w/ radiant barrier (roof joist space is un-vented)
(THIS SYSTEM IS SHOWN ACCURATELY ON THE FIRST SECTIONS OF EA. SHEET ONLY)



BUILDING SECTION Q/A8.2

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

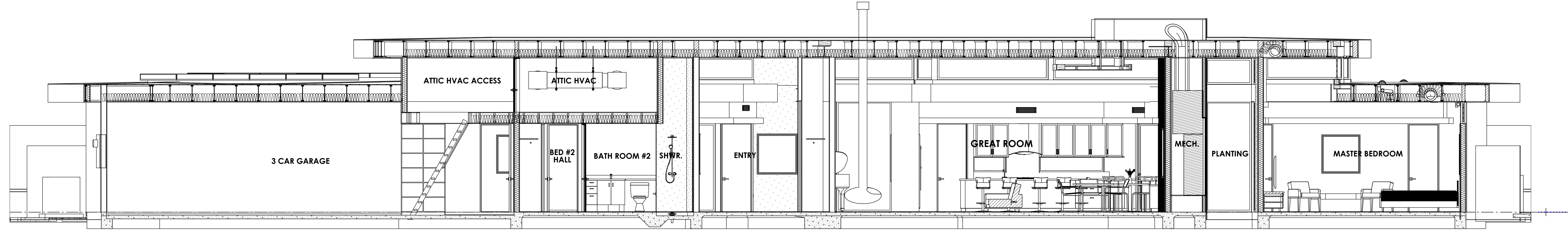
NOTE:
SEE BUILDING SECTION Q OF THIS SHEET FOR TYPICAL ROOF INSULATION NOTE



BUILDING SECTION R/A8.2

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

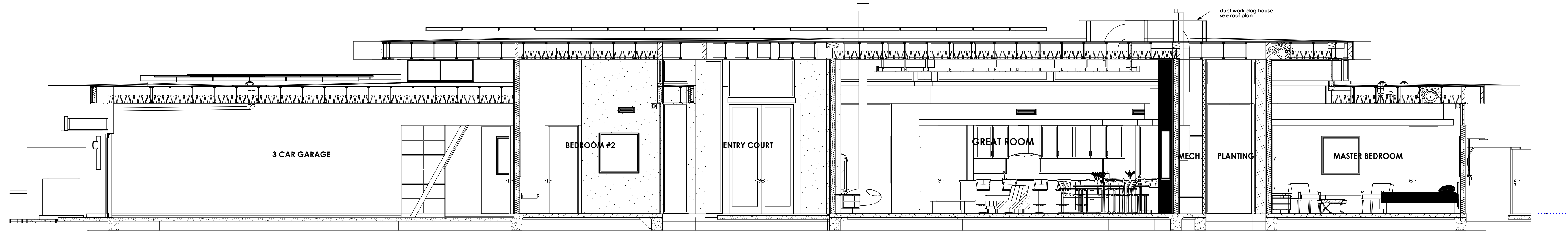
NOTE:
SEE BUILDING SECTION Q OF THIS SHEET FOR TYPICAL ROOF INSULATION NOTE



BUILDING SECTION S/A8.2

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

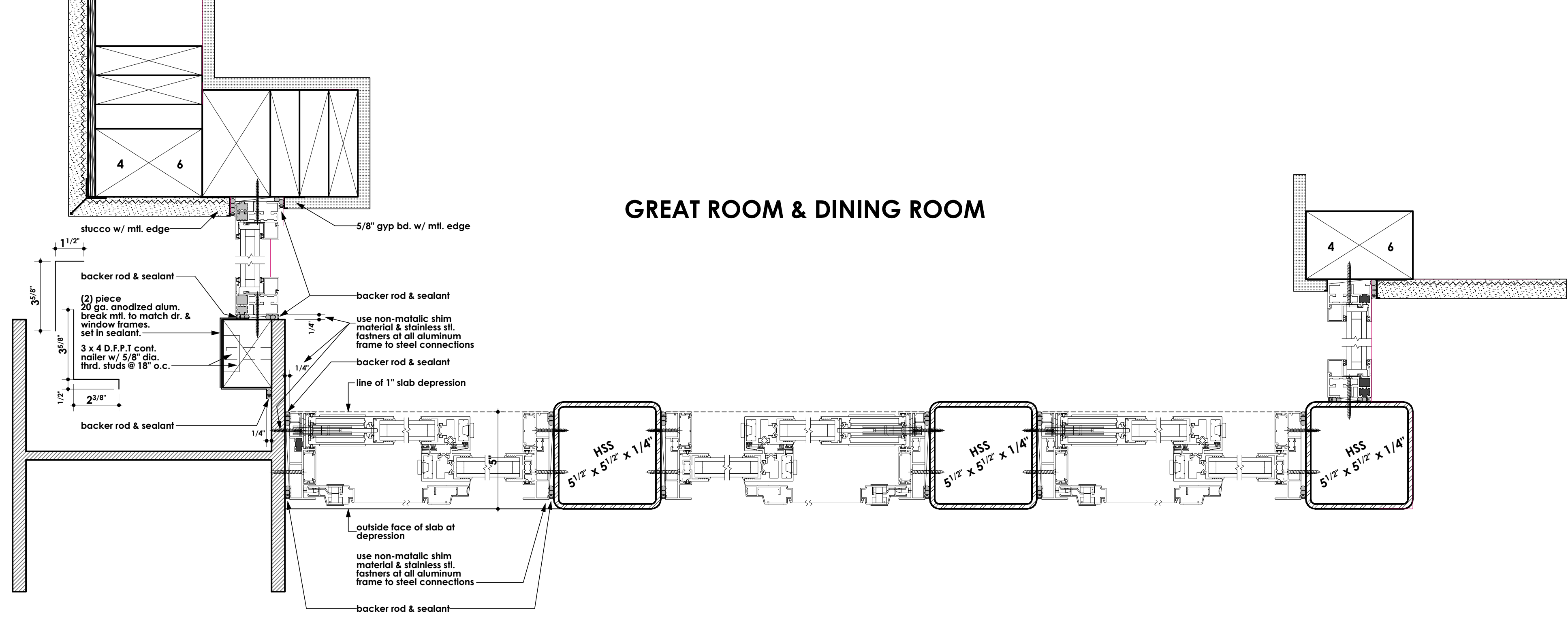
NOTE:
SEE BUILDING SECTION Q OF THIS SHEET FOR TYPICAL ROOF INSULATION NOTE



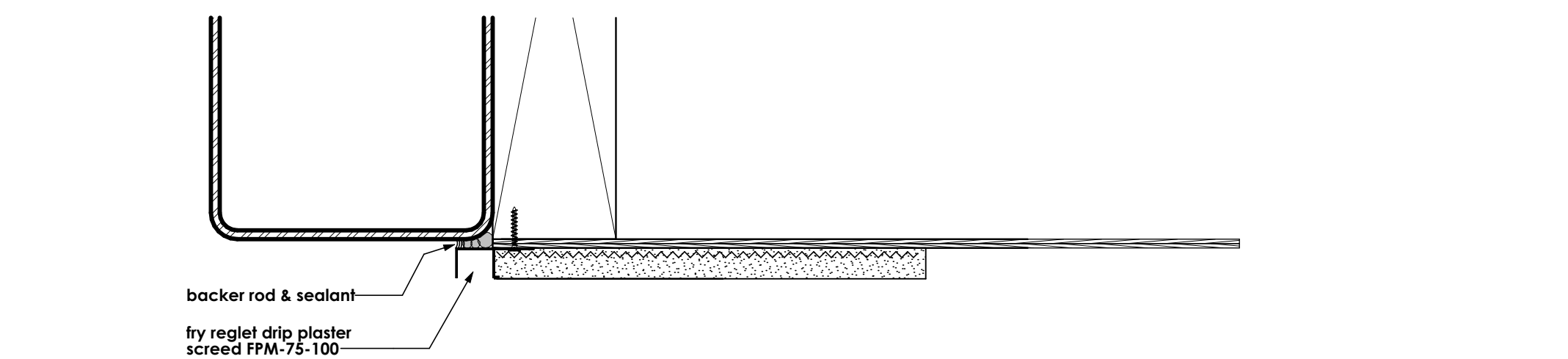
BUILDING SECTION T/A8.2

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

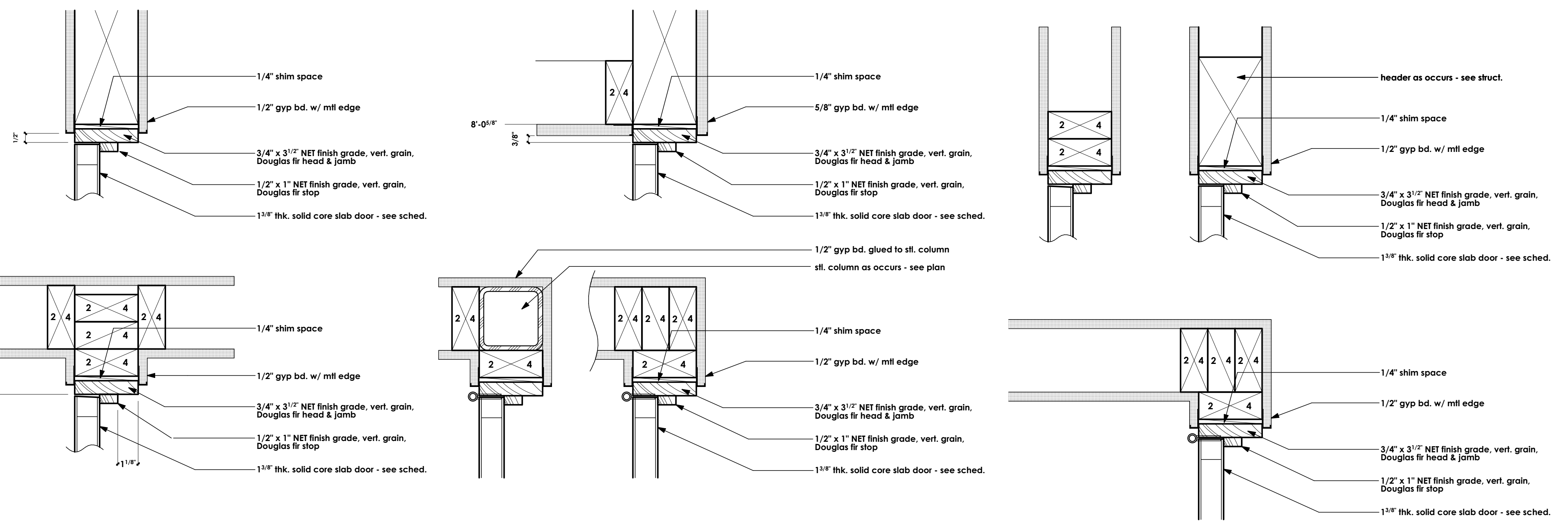
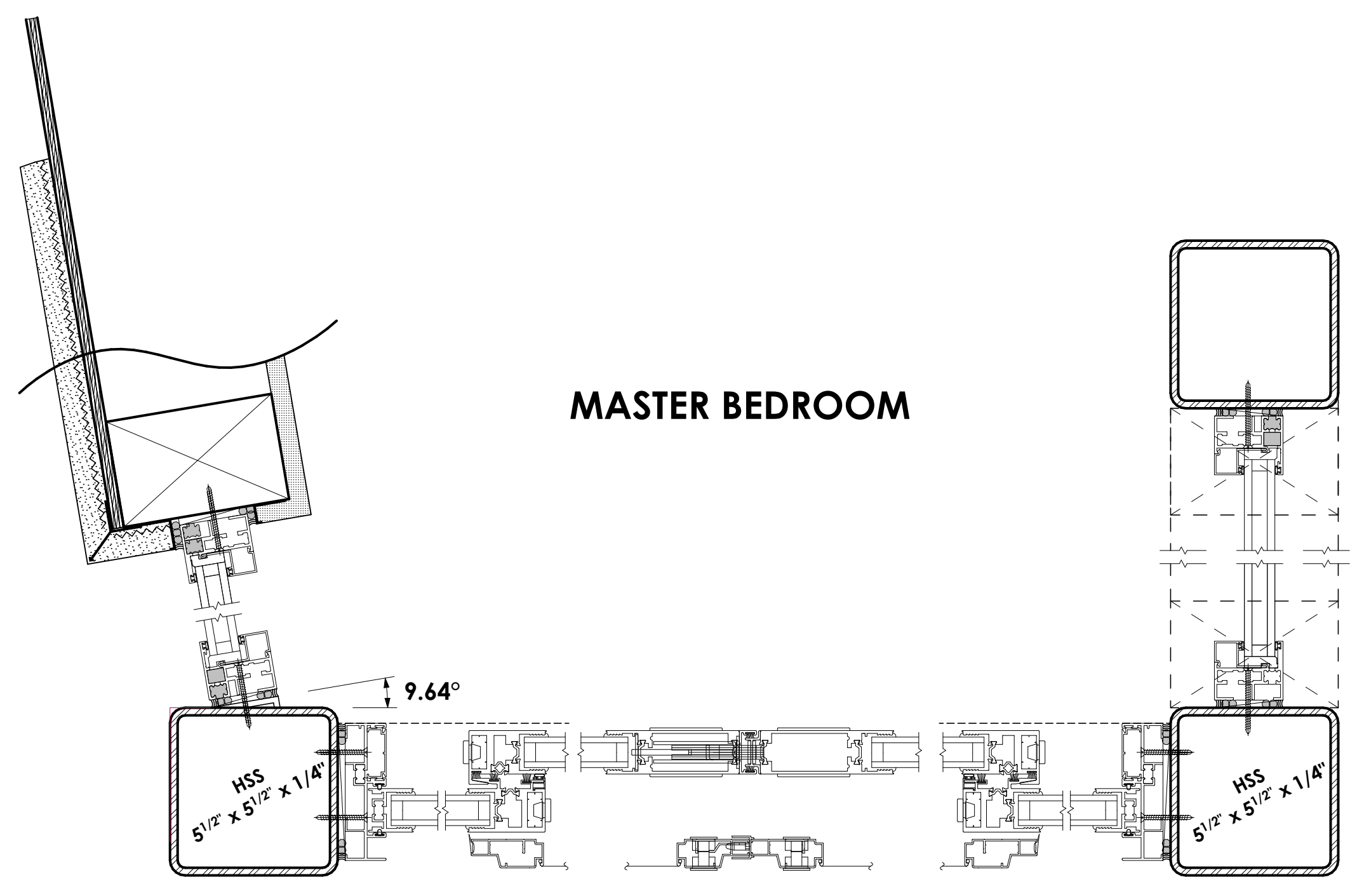
GREAT ROOM & DINING ROOM



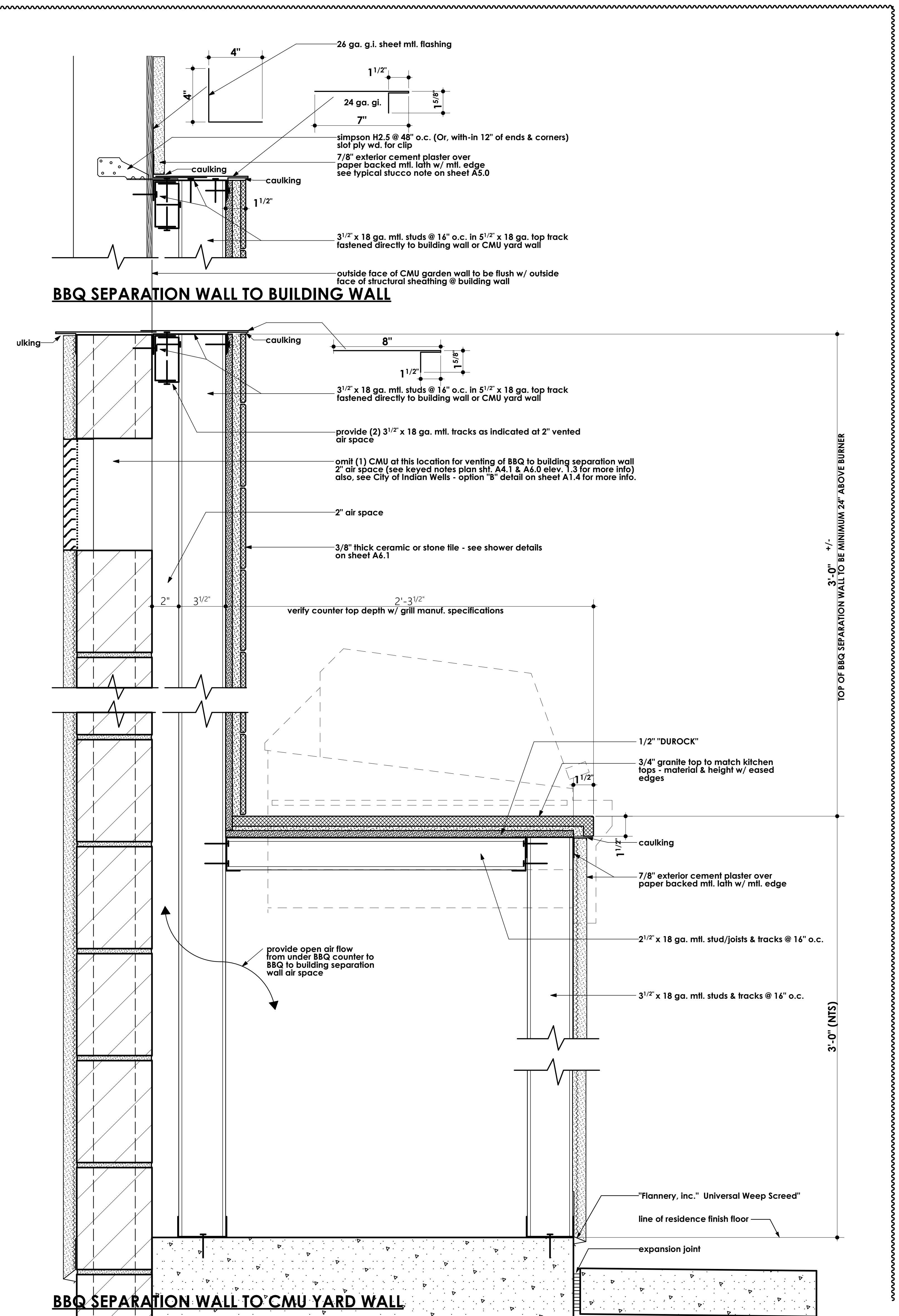
BEDROOM #2 COVERED PATIO SOFFIT TO HSS



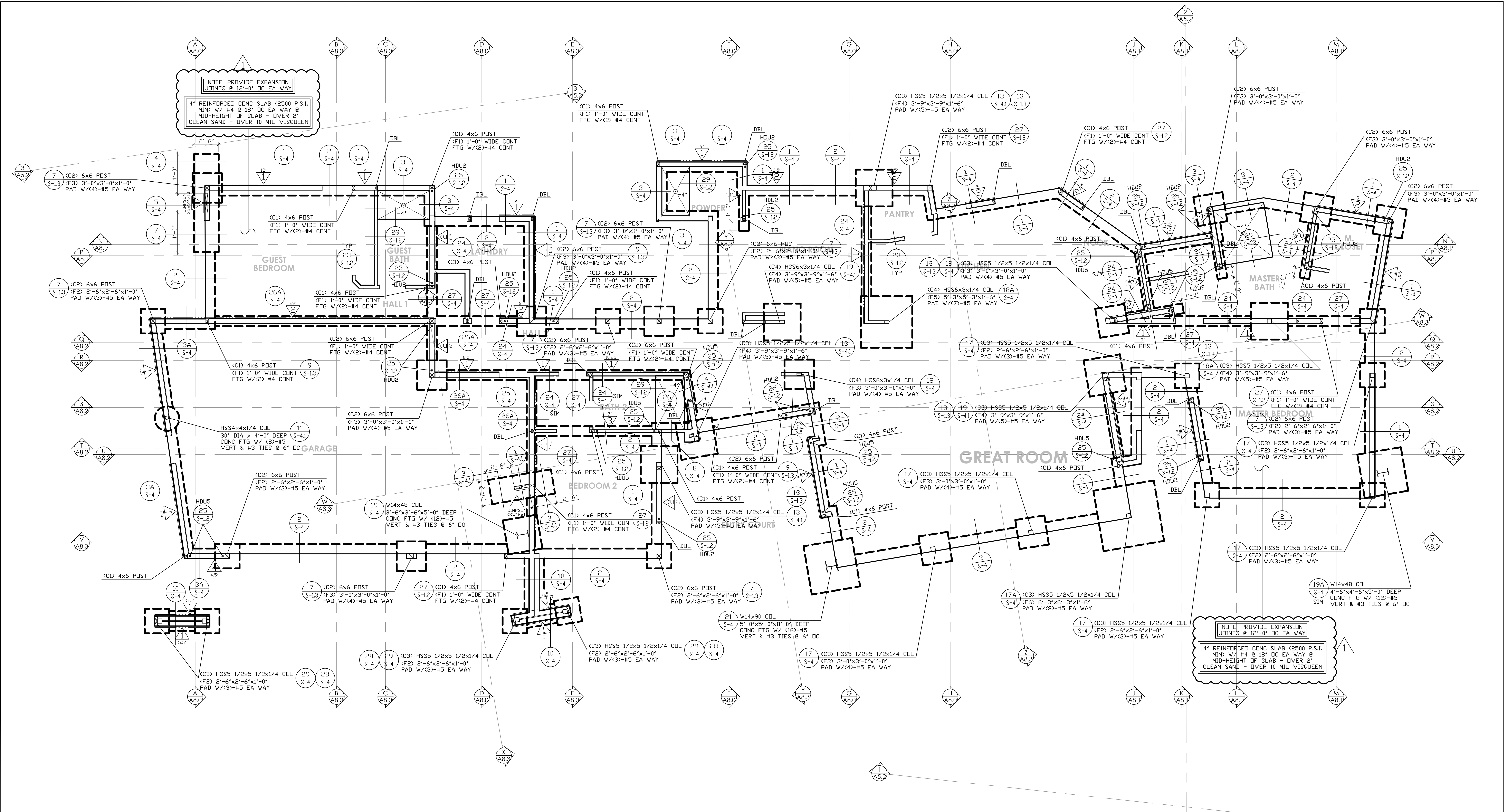
MASTER BEDROOM



BBQ SEPARATION WALL TO BUILDING WALL



BBQ SEPARATION WALL TO CMU YARD WALL



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

SOILS COMPACTION TEST AND CERTIFICATE OF ACCEPTANCE FOR ANY FOUNDATION WORK SHALL BE READY AT TIME OF FOUNDATION INSPECTION AT THE REQUEST OF THE INSPECTOR.

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

SEE SHEET S-11 FOR FOUNDATION, FRAMING NOTES & SHEAR WALL SCHEDULE

NOTE: SEE DTL 1/S-14 FOR STRAPPING FOR TOP CHORD PLATE SPLICES

NOTE: ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESSURE OR PRESERVATIVE TREATED

NOTE: FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4

NOTE: SEE SHEETS SSW1 & SSW2 FOR SIMPSON STRONG WALL TYPICAL CONSTRUCTION DETAILS

NOTE: FIELD VERIFY ALL SIMPSON STRONG WALL PANEL HEIGHTS PRIOR TO PURCHASE & INSTALLATION. FOR INFORMATION REGARDING SSW PANELS CALL SIMPSON STRONG TIE AT 1-800-999-5099

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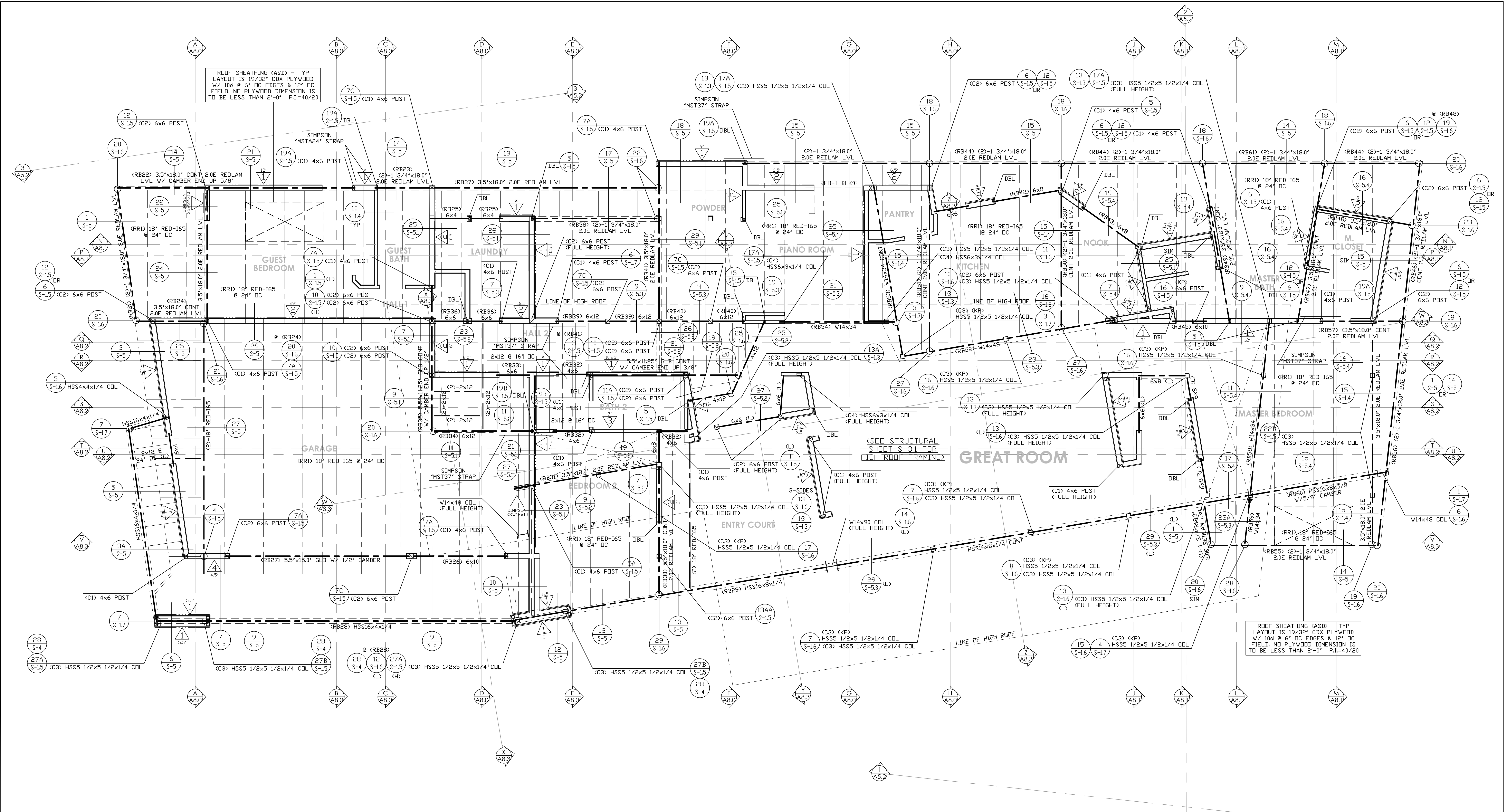
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REVISIONS Plan Check January 15, 2020	
RESIDENTIAL DESIGN BY JONATHAN PELEZZARE 42735 COOK STREET PALM DESERT, CALIFORNIA 92211 Phone: (760) 368-3656 Email: jonpelezzare@gmail.com	
B.G. STRUCTURAL ENGINEERING, INC. LIC. NO. C33497 BRIAN GOTTLIEB - CIVIL ENGINEER TEL (760) 568-3553 FAX (760) 568-5681 EMAIL: Cal@bgstructural.com 75-175 MERLE DRIVE, SUITE 208, PALM DESERT, CA 92211	
FOUNDATION PLAN DRAWN S.C. CHECKED DATE 11/05/2019 SCALE AS NOTED BG JOB # 875.50 SHEET NO.	
S-2	

A custom residence for:
Kim & Ann Lane
 77-303 Coyote Creek Path, Indian Wells, CA



LANE RESIDENCE - FRAMING PLAN (LOW ROOF)

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

ROOF LOADS	
DEAD LOAD	
FLAT ROOF	18.0 P.S.F.
SOLAR	3.0 P.S.F.
LIVE LOAD	
ROOF	20.0 P.S.F.

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

SEE SHEET S-11 FOR FOUNDATION, FRAMING NOTES & SHEAR WALL SCHEDULE

NOTE: SEE DTL 1/S-1.4 FOR STRAPPING FOR TOP CHORD PLATE SPLICES

NOTE: ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESURE OR PRESERVATIVE TREATED

NOTE: FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4

NOTE: SEE SHEETS SSW1 & SSW2 FOR SIMPSON STRONG WALL TYPICAL CONSTRUCTION DETAILS

NOTE: FIELD VERIFY ALL SIMPSON STRONG WALL PANEL HEIGHTS PRIOR TO PURCHASE & INSTALLATION. FOR INFORMATION REGARDING SSW PANELS CALL SIMPSON STRONG TIE AT 1-800-999-5099

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REVISIONS

1	Plan Check	January 15, 2020
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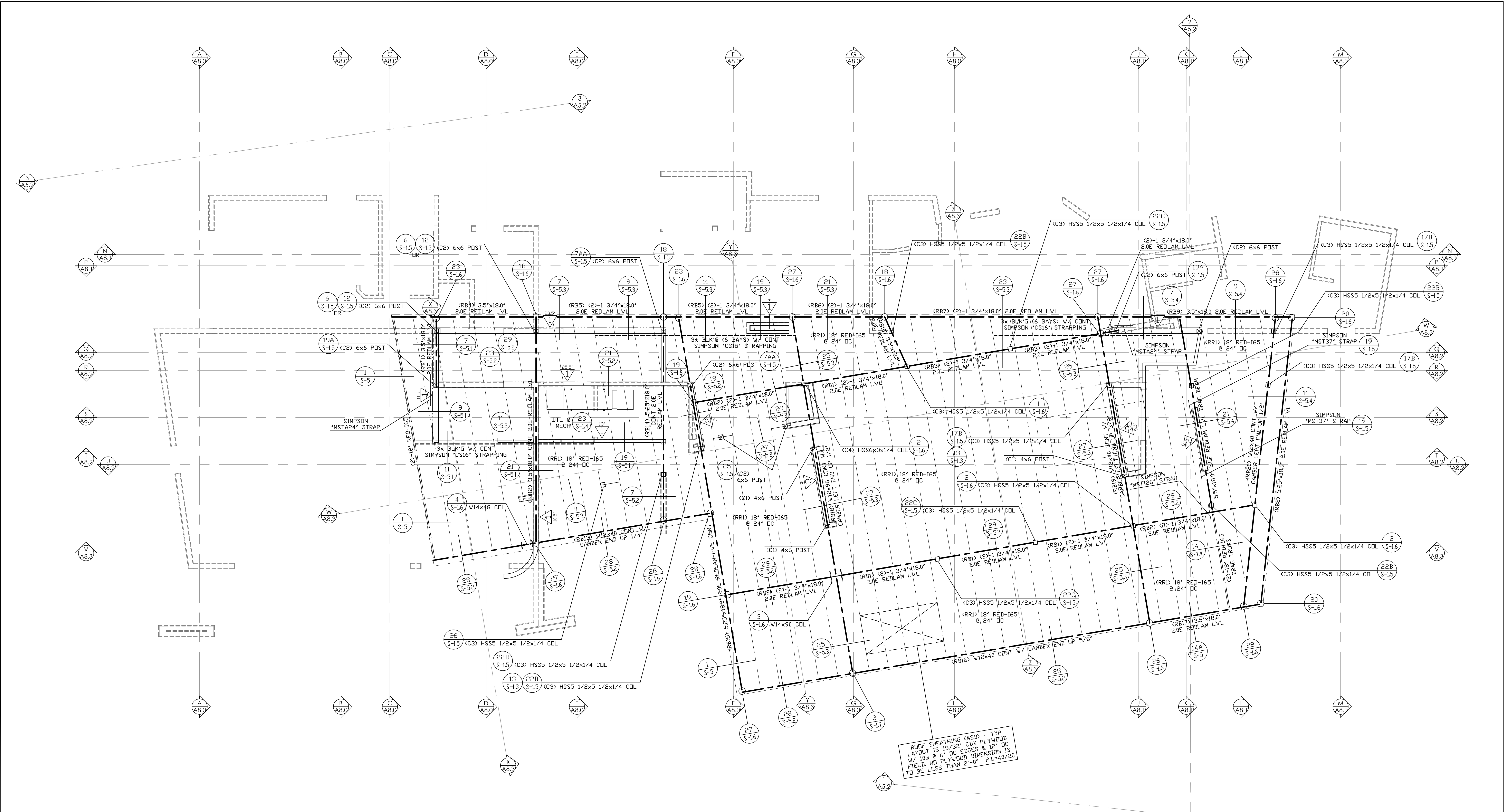
B.G. STRUCTURAL ENGINEERING, INC.
 LIC. NO. C33497
 BRIAN GOTTLIEB - CIVIL ENGINEER
 TEL (760) 568-3553 FAX (760) 568-5681
 EMAIL: Cal@bgstructural.com
 75-175 MERLE DRIVE, SUITE 208, PALM DESERT, CA 92211

A custom residence for:
Kim & Ann Lane
 77-303 Coyote Creek Path, Indian Wells, CA

FRAMING PLAN (LOW ROOF)

DRAWN S.C.
CHECKED
DATE 11/05/2019
SCALE AS NOTED
B.G. JOB # 875.50
SHEET NO.

S-3



LANE RESIDENCE - FRAMING PLAN (HIGH ROOF)

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

ROOF LOADS	
DEAD LOAD	
FLAT ROOF	18.0 P.S.F.
SOLAR	3.0 P.S.F.
LIVE LOAD	
ROOF	20.0 P.S.F.

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

SEE SHEET S-1.1 FOR FOUNDATION, FRAMING NOTES & SHEAR WALL SCHEDULE

NOTE: SEE DTL 1/S-1.4 FOR STRAPPING FOR TOP CHORD PLATE SPLICES

NOTE: ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESURE OR PRESERVATIVE TREATED

NOTE: FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP4 M4

NOTE: SEE SHEETS SSW1 & SSW2 FOR SIMPSON STRONG WALL TYPICAL CONSTRUCTION DETAILS

NOTE: FIELD VERIFY ALL SIMPSON STRONG WALL PANEL HEIGHTS PRIOR TO PURCHASE & INSTALLATION. FOR INFORMATION REGARDING SSW PANELS CALL SIMPSON STRONG TIE AT 1-800-999-5099

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REVISIONS

1	Plan Check	January 15, 2020

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A custom residence for:
Kim & Ann Lane
 77-303 Coyote Creek Path, Indian Wells, CA

FRAMING PLAN (HIGH ROOF)

DRAWN	S.C.
CHECKED	S.C.
DATE	11/05/2019
SCALE	AS NOTED
B.G. JOB #	875.50
SHEET NO.	S-3.1