

Site Plan

Tabulation Area:

Based on Square Feet and Percentage

Site Area:					
7,405.0 Squ	are Feet		=	100.00	%
Building Area:	Garage Area:	Total Areas:			
1,540.0 Sq. Ft.	513.0 Sq. Ft.	2,053.0 Sq. Ft.	=	27.72	%
Driveways and P	arking Areas:				
355.0 Sq. Ft.			=	4.79	%
Open Space Are	a (Landscaping &	Recreation)			
4,997.0 Sq. Ft.			=	67.49	%

Unauthorized Changes & Uses:

The designer preparing these plans will not be responsible for, or liable for, unauthorized changes to uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Residential Mandatory Measures:

- Storm water drainage and retention during construction:
 Projects which disturb less than one acre of soil and are not part of a larger common plan
 of development which in total disturbs one acre or more, shall manage storm water
 drainage during construction. In order to manage storm water drainage during
 construction, one or more of the following measures shall be implemented to prevent
 flooding of adjacent property, prevent erosion and retain soil runoff on the site.
- Retention basins of sufficient size shall be utilized to retain storm water on the site.
 Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or othe method approved by the enforcing agency.
 Compliance with a lawfully enacted storm water management ordinance.

Water

School District

Permit Assistance Center

Storm Water And Retention:

Compliance: Use STRAW WATTLES

Projects disturbing less than one acre shall comply with Section 4.106.2 of The California Green Building Standards

Use STRAW WATTLES

Straw Wattles or Fiber Rolls are very similar to Straw Bales; however, they come in roles and are design to be placed along the contours of a slope to prevent sediment discharge. Straw Wattles allow water to seep through the material while preventing the transfer of sediment. Proper installation of Straw Wattles requires the Wattles to be entrenched into the ground at least 2" - 3" deep and stacked roughly every six feet (6") Minimum Stakin requirements of Straw Wattles increases on a slove to coughly one stake avery Four Feet

increases on a slope to roughly one stake every Four Feet (4') Additionally, the proper Layout of Straw Wattles require the ends to be looped up in a 'J' fashion on each end to

prevent the water plus suspended sediment from just flowing around the ends, thus defeating their intended purpose.

Utility Companies:

Southern California Edison 73-540 Highway 111 Palm Desert, CA 92260 Telephone 1-(800) 655-4555 Occupancy: Mission Springs, Water District 66575 Second Street Desert Hot Springs, CA 92240 Telephone: 1-(760) 329-5169 Fax Number; 1-(760) 329-2482 Type of Construction Sprinklers Required Gas Company Southern California Gas Cor Telephone: 1-(800) 427-2200 Warner-Cable Road Runner Cable T.V.

81-557 Dr. Carreon Boulevard # C-7

Palm Springs School Unified District

980 East Tahquitz Canyon Way Palm Springs, CA 92276 Telephone: 1-(760) 416-6000

City Hall Building & Safety Doto. 65-950 Pierson Boulevard
Desert Hot Springs, CA 92240
Phone Number: 1-(760) 329-6411

Know what's **below**.

Call 811 before you dig.

Telephone: 1-(866) 340-0183 Telephoen: 1-(760) 340-2225

Indio, CA 92201

Pad Elev. = 000.00

If Finish Floor of dwelling is not above upstream manhole provide Backwater Valve per C.P.C. 710. Fixtures above such elevation shall not discharge through the backwater valve

Note:

- (Inches) Above Top Of Curb Or Design Provides Equivalent Protection, (1805 CBC Ord. amendment)
- Minimum 50 % Front Yard
- Sound Construction and 6' high from Proposed Site Side.

Curb and Gutter, Curb Cut For **Driveway Approach & City** Side Walk Will Be Under A Separate Permit.

Name & Address of Owner:

RA & ASSOCIATES EQUITY PARTNERS, LLC CIO BLUE OCEAN SPG 3727 W. MAGNOLIA BLVD. - BURBANK, CA 91505 Phone Number: 1-(310) 350-5100 E-mail Address: chris@blueoceanspg.com

Name & Address Of Applicant:
RA & ASSOCIATES EQUITY PARTNERS, LLC
C/O BLUE OCEAN SPG
3727 W. MAGNOLA BLVD. - BURBANK, CA 91505
Phone Number: 1-(310) 350-5100
E-mail Address: chris@blueoceanspg.com

A. P. N. Number = 642-143-005 Job Address: Lot No. 306 INAJA STREET DESERT HOT SPRINGS, CA 92240

Legal Description:
Lot 306 POR. S. 1/2 SEC. 4 N.E. 1/4, SEC 4 T. 2 S. R., 5 E.
M.B. 27/22-24 DESERT HOT SPRINGS ANNEX UNIT No.1 Map Book
159 Page 19 Riverside County Records, Riverside, California.

Title Exhibit: Conditioning Living Are 1 540 0 Sq. Ft. 513.0 Sq. Ft. Two Car Garage Area: 75.0 Sq. Ft. Rear Covered Patio Area 000 0 Sq. Ft. Lot Area: Zoning Classification R-M

On City Sewe

Code Requirements:

This Project Comply with:

California Building Code	
California Electrical Code	
California Mechanical Code	
California Plumbing Code	
California Energy Code	
California Fire Code	
California Residential Code	
Green Building Code	
	California Electrical Code California Mechanical Code California Plumbing Code California Energy Code California Erice Code California Residential Code

All other State and Local Codes that are applicable

R-3-U/L V-B YES

Finish Floor = 000.00

- Foundation Elevation Must Be 18" Crown Of Street Unless Engineered
- Landscaping
- Landscape To City Standards
- · All Existing Block Walls to be of

MIKE MENDOZA

Design Principal Desert Hot Springs, CA 92240 Phone: 1-(760) 275-1816 Fax: 1-(760) 832-7438 e-Mail Address: m23177@aol.con

Revisions Date Plan Check Revisions 1 00-00-2017

RA & Associates Equity Partners, LLC C/O Blue Ocean SPG 3727 W. Magnolia Blvd. # 750 Burbank, CA 91505

Master Plan Desert Hot Springs, CA 92240

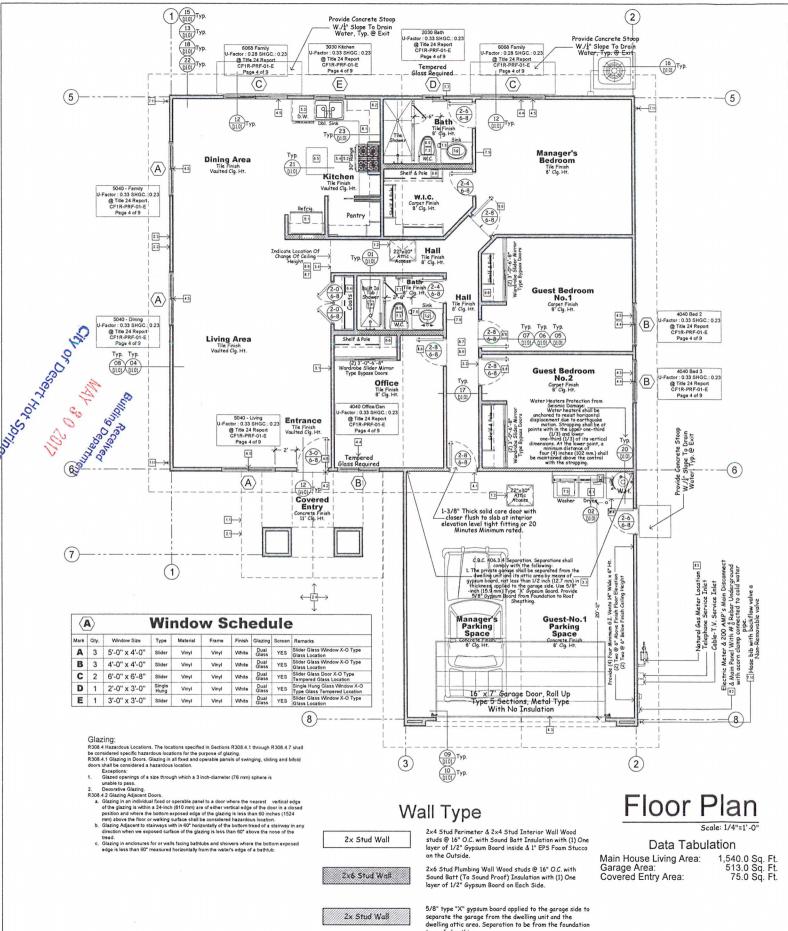
Phone No. 1-(310) 350-5100

E-mail: chris@blueoceanspg.com

Lot No. 306 Inaja Street Desert Hot Springs, CA92240 Site Plan & General Notes

December-2016 Mike Mendoza

SP.05



2x Stud Wall

to roof sheathing.

1 - Spatial 1.1 Dashed Line of floor, wall and/or roof avobe. 12 22" x 30" Minimum Attic Access - 30" x 30" Minimum when F.A.U. in Attic 2 - Exteriors 2.1 Concrete Roof Tile shall be Eagle Class 'A' Concrete Roofs LC.C. Report # ESR-1900 (Install per manufactured specifications over (1) One Layer of Pound Feit. For Installation see manufacturer specifications. 22 Stucco work is (3) Three Coats Cement Plaster with 1/4" Galvanized wire mesh board along with corner beads, interior corner re-inforcment and metal trim around opening over wire backed with 15# Lbs. Felt ESR Report # 1194 23 2x Stud Wall Framing, Typical U.N.O. 2.4 Hardscape - refer to Site Plan Page SP.01. 3 - Interiors 3.1 2 x Stud Framing, Typical U.N.O. 3.2 Line of Floor Material Change 3.3 Structure(s) Supporting Floor / Ceiling Assemblies Used For Separation Required By This Section Not Less than 1/2 -Inch Gyosum Board or Equivalent 3.4 Soffit or Line of Ceiling Change - Refer to Cross Sections Plan. 4 - Openings

[1] R302.5.1 Openings protection. Openings from a private garage directly into a norm used for sleeping purposes shall not be permitted. Other openings between the garings and residence shall be occupied with sold word bloom steel doors not less than 136; inches (35 mm) thick, or 20-minute fire-stated doors. Doors shall be safe-fossing and self-statching. Provide 1/2* Gypsum Board. See Garage For Location Per C.R.C. (R302.5.1 Thru R302.5.3 & Table R302.5) Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit, including its attic area, from the garage shall be constructed of sheet steel of not less than 0.019 inches (0.48 mm), in thickness, and shall have no openings into the garage.

Custom Entry Door 1-3/4" Thick, Solid Core Door with an Angle Viewer deadbolt and Weather Strip.- Refer to exterior Elevations.

4.3 Sectional Overhead Garage Door - Refer to Exterior Elevations.

All emergency escape and rescue openings shall have a minimum net cle opening of 5.7 square feet (0.530 m2), R310.1.1 Minimum opening area.

45 All swinging doors and window openings to the exterior or to unconditioned areas such such as garages shall be fully weather stripped gasketed or otherwas treated to limit infiltration.

5 - Appliances

Built - In Refrigerator - Provide Recessed Cold Water Bibb for Ice Maker-Verify Dimensions with Manufacturer's Specifications.
 Sas Range with Exhaust Vent Vent to Outside Air - Verify Dimensions with Manufacturer's Specifications.

5.3 Built - In - Dish Washer - Verify Dimensions with Manufacturer's Specification

5.4 Built - In - Microwave Oven - Hood Combination Verify Dimensions with Manufacture's Specifications.

6 - Cabinets and Counters

6.1 Base Cabinets with Countertop - Verify height with Owner prior to Fabrication

6.2 Upper Cabinets shown dashed - Refer to Interior Elevations.

6.3 Linen Cabinets - Cabinet Company Drawings.

[6.4] Coat Closet Shelves - Refer to Cabinet Company Drawings.

[5.5] Island Base Cabinets with Countertop - Verify Height with Owner Prior to

5.6 Shelf and Pole - Material and Finish to be Selected by Owner.

7 - Plumbing

7.1 Kitchen Sink with Garbage Disposal

7.2 Bathroom Sink.

7.3 Todet with 30* Minimum Clear Space in Width and 24* Minimum Clear Space in Front.

[74] 60° x 32° Minimum Shower Cement, Fiber-Cement or Glass Mat Gypsum Backer in Compliance with ASTM C 1178, C 1288 or C 1325 and Installed in Accordance to the Manufacturer Recommendations to 72° Ht. Firish per Builder Materials other than Structural Elements to be Moisturer Resistant.

Washer Space - Provide Recessed Hot and Cold Water Bibbs, Waste Drain and G.I. Pan with Drain.

[7.6] 50 Gallon Gas Water Heater with built in - R-16 Insulation & External Blanket on 18" High Wood framed Platform. Provide Non - Rigid Connections, Seismic Strap for Lateral and P. & T. Kelief Valve with Drain to Outside; Refer to Title 24 for Additional Requirements.

7.7 Provide Towel Bar.

7.8 Paper Holder

7.9 Recessed, Medicine Cabinet (Medicine Cabinet Top at 72° Ht. F.F.F.) mirror type at Baths (Size and finish per General Contractor).

7.19 Hose Bibb with shut-off valve & anti-siphon valve at entry

7.11 Additional Hose Bibb with anti-siphon valve.

8 - Mechanical / Electrical

Dyer Space - Provide 4" Diameter Vent with Maximum 14"-0" Run and Maximum (2) 90 Degree Bends - Vents to the Outside Air Per C.M.C. - Shown Dashed.

8.2 Electrical Panel/Meter - Exact Size and Location to be Determined by Electrical Contractor.

8 3 Gas Meter - Verify Exact Location (I.P.M.R.).

Smoke Detectors Single or multiple station smoke atterns shall be installed.

8 move Detectors: Single or multiple station smoke atterns shall be installed or coupart load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedforms.

2. In each room used for sleeping purposes.

87 Carbon Monoxide Alarm: Shall be 120-Volt with Battery Back-Up (CRC - R315.1.1) Shall be 124-Volk with satisfy stack-up (CRC - R315.1.1) In Dwelling units and in sleeping units within which fuel burning appliances are installed and in dwelling units that have attached garages an approved Carbon Monoxide Alarm shall be installed at all of the following locations: a. On the Ceiling or Wall outside of each separate sleeping area in the

immediate vicinity of bedrooms.
On every level of a dwelling unit including basements. (CRC - R315).

ARCHITECTURAL

control and the research and an area or many against promotes of an accumulation of the springer specific process.

R202.5 Duct penetration. Ducts in the parage and ducts penetrating the walks or celling separating the dwelling from the garage shall be constructed of a minimum. In 20.2 days, per 10.4 minimum shall be constructed of a minimum shall be penetration. The secretion of the springer shall be constructed of a minimum shall be gare 10.4 minimum shall be constructed of a minimum shall be gare 10.4 minimum shall be constructed of a minimum shall be gare 10.4 minimum shall be constructed of a minimum shall be gare 10.4 minimum shall be constructed of a minimum shall be gare 10.4 minimum shall be constructed of a minimum shall be gare 10.4 minimum shall be 10.4 minimum shall be gare 10.4 minimum shall be 10.4 minimum shall

R311.3.1 Floor elevations of travel.
R311.3.1 Floor elevations at the required egress doors. Landings or floors at the required egress door shall not be more then 1½ inches (38 mm) lower that this top of the threshold.

The support the interaction.

R311.3.1 Floor elevations at the required egress doors. Landings or floors at the required egress door shall not be more then 1½ inches (38 mm) lower than the top of the threshold.

83.11.1 Flow deviations at the required option doors. Landings or floors at the required options door shall not be more than 114 inches (38 mm) lower than the top of the historisations.

Exception. The estence landing or floor shall not be more than 114 inches (168 mm) below the top of the shreshold provided the door does not swap one the landing or floor.

83.10.1 Monroum opening area. At emergency escape and resource openings shall have a minimum not clear opening of 5 square heet (0.500 mz).

Exception. Global short openings shall have a minimum not clear opening of 5 square heet (0.600 mz).

83.10.1 Monroum opening width. The minimum not clear opening width shall be 20 notices (0.000 mz).

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83.10.1 Monroum opening width. The minimum notices of the room width of special opening width and shall be provided in suppress digitaring area in windows of not less.

Exception. The glatted seas shall not be required where a reflectal light and a manchancial ventilation to special provided in suppress digitaring area in windows of not less.

Exception. The glatted seas shall not be required where a reflectal light and a manchancial ventilation to global provided in suppress digitaring area in windows of not less shall be a suppress of provided in suppre

1211 of the California Building Code.

R806 3 Vent and insulation clearance. Where evae or comice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

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SERTIT 2 Globing centers All woods in conditive this ground, referred by incoming any other contacts with the ground of methodolish in concrete ampoint of the provided in control and provided in the state of the state of the provided in the state of the state of

durable wood or wood that as preservation-tested in accordance with AVMP-AU 10 for the species, protect, preservative and end use. Preservative stated in accordance AVMP-AU 20.00 states and a second of the species of

venous rom no bottom of celegit faming members. See the California Mechanical Code for access requirements where mechanical opapment is 1 in abos.

R5072 Setmits and shower spores. Bittish and shower forms and wells also be bittished with installed shower heads and in shower compartments in feminate with an encospored service. Show will surface shall extend to a height of notes than 50 lets (1507 mm) above the floor continuous high himself will be shown also stress than 50 lets (1507 mm) above the floor continuous high himself.

R702.3.1 Limitations: Water resistant growin backing board dhall not be used where there will be direct approval to surface, or in areas subject to continuous high himself.

R703.2.1 Vitego screeds. A fifting of 60 fiction (60 mm) bad to provide a for below the foundation plate into members and within a accordance.

ASTM C605.The week screed shall be placed arreminment of finders (60 mm) above the soundation plate into members and while in accordance.

ASTM C605.The week screed shall be placed arreminment of finders (60 mm) and the screen of continuous the screen of the screen of

a. Except as otherwise provided in this section, a smoke detector, approved and listed by the State Fire Marshall pursuant to Section 13114, shall be installed, inblaccordance with the manufacturer's instructions in each deelling intended for human occupancy within the earliest applicable time period as

follows: For all dwelling units intended for human occupancy, upon the owner's application on or after January 1, 1985, for a permit for alterations, repairs, or adottons, exceeding one thousand oblate (\$1,000). For all other reveiling units intended for human occupancy on or after January 1, 1987.

However, 8 any local rule, regulation, or ordinance, adopted prior to the complaince dates specified in paragraphs (1) and (2) requires installation in a deletion, which increase the power him deletional system of the building and retoures complained with the boar rule, regulation, or ordinance all a date subsequent to the dates specified in this section, the complaince date specified in the rule, regulation, or ordinance all a local working units specified in this section, the processor complainment of the specified in the rule, regulation, or ordinance state), but only with respect to the dwelling units specified in this section, the processor complainment is specified in the section of the processor complainment of the specified in the section of the processor complainment of the specified in the section of the processor specified in the surposition of the complainment of the processor com

sensor snal also be lated by the sister five Marchal.
An physics strouts, a defined a subdenine (b) of Sedeon 13210 and regulated by Chapter 3 (commencing with Section 13210), and which is used for purposes of the share as dwelling units stretced for human occupancy, as everyth from the requirements of first section.
The owner shall as recognished for testing and marketing descences in roles, more lated proposes, and common starwest of spectiment complexes a 1 medium of the section in the section of the section of the section.

Assessor. The section shall not apply to the installation of smoke delectors in single-family sections or activate or a shorter or a shorter of the section shall not apply to the installation of smoke delectors in single-family section or activate shorter or short

A stand from a commonal south and that are required for centurant protection.

Exceptions.

In desting units where there is no commercial power supply the carbon monorade alarm may be solely battery operated, in desting units a carbon monorade alarm a particle for the carbon monorade alarm pay the solely battery operated.

In esting dealing units a carbon monorade alarm a particle for the solely pattery operated where repear or abstractions do not result in the removed of wait and celling finished or there is no source before carbon monorade alarm as required by an enabled with the development of the carbon monorade alarm as required by an enabled with the development of the same and the carbon and the

Exception: Interconnection is not required in existing dwelling units where repairs do not result in the removal of wall and ceiling final-he, there is no access by means of alloc, basement or crawl space, and no previous method for interconnection existed. 2008.4 2 (Starryp adjacent to doors). Starryp in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glizzing is within a 2-think; (Storry) and are

weens a 2-km/c (\$10 mm) are of either vender deep de focor in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (\$524 mm) above the existing surface shall be considered a hazardous location. Energetine: 1. Describer (plazing).

3 When access through the door is to a close or storage area 3 feet (014 mm) or less on depth. Glazon in the application shall accomply with Section 2406.4.3.

4. Glazon and the close of the state of the state of the state of the door in a closed position on one- and their family destings or within desting 3604.8.3 Glazon 874.

2. 2064.3.3 Glazon in microbian. Glazony in an individual fined or operable panel that meets all of the following con-iddons shall be considered a hazardous location.

1. The sponded area of an individual pane is greater than 9 square feet (0.84 mz);
2. The stoom edge of the glazony is less than 18 inches (617 mm) above the floor, and
2. The stoom edge of the glazony is less than 18 inches (617 mm) above the floor, and
3.7 has top edge of the glazony is passed that of inches (617 mm) above the floor, and
(914 mm), measured horizonship and in a straight fine, of the plane of the glazony
(2004 5.5 Glazony and west straines. Glazony is misk, professors or forces containing or forcing hot bibs, seas, whilippois, savinas, ideam cooms, bathbots, showest and indoor or notion retireming pools where the bustoms exposed slope of the glazony is less than 60 notices (1524 mm), measured horizonship surface of the glazony surface glazony surface surface on parties muchoes (1524 mm), measured horizonship surface and a strained from colours that a more strained of surface), not such specific many parts in more glazonship parts in muchoe glazonship of the glazonship parts in muchoe glazonship of colourship of the glazonship parts in muchoe glazonship of colourship of the glazonship parts in muchoes glazonship of colourship of the glazonship parts in muchoes glazonship of colourship of the glazonship parts in muchoes experience of colourship of the glazonship parts in muchoes glazonship of colourship of the glazonship parts in muchoes glazonship of colourship and in a straight fire, from the wears edge of a factorship of colourship of the glazonship parts in muchoes glazonship of colourship and in a strai

MIKE MENDOZA Design Principal

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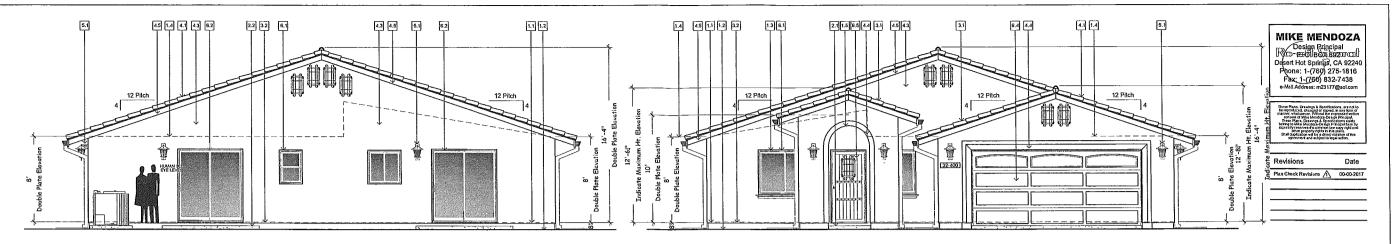
Floor Plan &

General Notes

December-2016 Mike Mendoza

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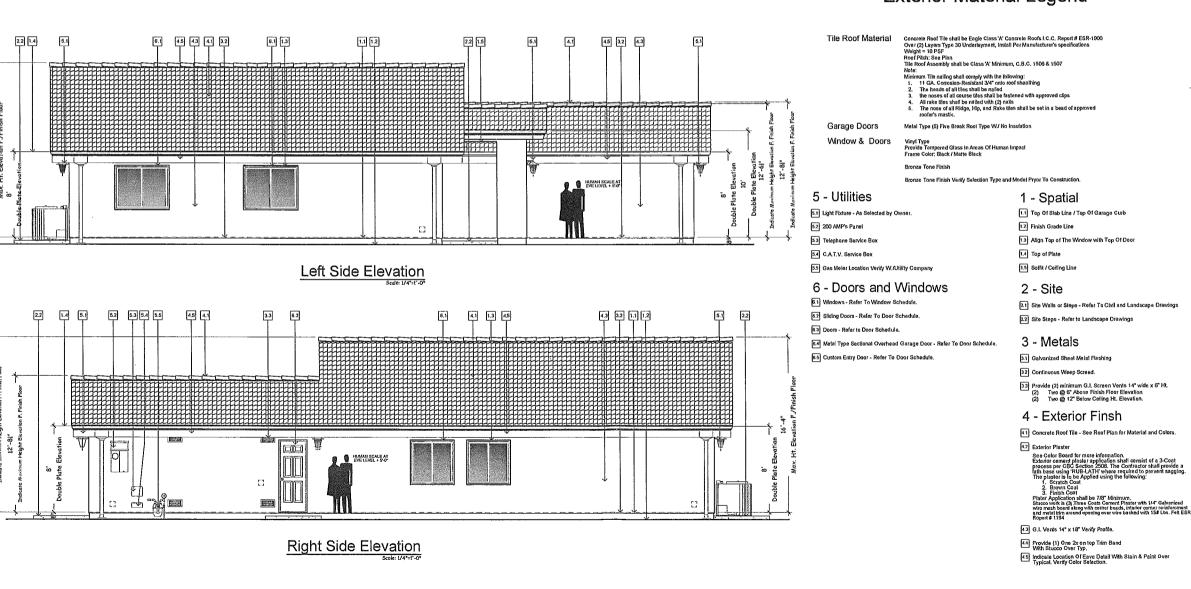
1/4" = 1'-0"



Rear Side Elevation

Front Side Elevation

Exterior Material Legend



Applicant Name;

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Job Addras

Master Plan Desert Hot Springs, CA 92240

Sheet Name:

Exterior Elevations & General Notes

Date: Dacember-2016
Crawn By: Mike Mandeza
Sign By:

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