

Site Plan

Tabulation Area:

Based on Square Feet and Percentage

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

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 other method approved by the enforcing agency.
 - Compliance with a lawfully enacted storm water management ordinance.

Projections:
Cornices, eave overhangs, exterior balconies and similar projections extending beyond the floor area shall conform to the requirements of this section and Section 1408 Exterior egress balconies and exterior exit stairways shall also comply with Section 1014.5 and 1023.1 respectively. Projections shall not extend beyond the distance determined by the following two methods, whichever result in the lesser projection:

- A point one-third the distance to the lot line from an assumed vertical plane located where protected openings are required in accordance with Section 704.8.
- More than 12 inches (305 mm.) into areas where openings are prohibited. C.B.C. Chapter 7 Section 704.2.

Utility Companies:

Power:	Southern California Edison 73-540 Highway 111 Palm Desert, CA 92260 Telephone 1-(800) 655-4555
Water:	Mission Springs, Water District 66575 Second Street Desert Hot Springs, CA 92240 Telephone: 1-(760) 329-5169 Fax Number: 1-(760) 329-2482
Gas Company	Southern California Gas Company Telephone: 1-(800) 427-2200
Cable T.V.	Warner-Cable Road Runner 81-557 Dr. Carson Boulevard # C-7 Indio, CA 92201 Telephone: 1-(866) 340-0183 Telephone: 1-(760) 340-2225
School District	Palm Springs School Unified District 980 East Tahquitz Canyon Way Palm Springs, CA 92276 Telephone: 1-(760) 416-6000
Permit Assistance Center	City Hall Building & Safety Dpto. 65-950 Pierson Boulevard Desert Hot Springs, CA 92240 Phone Number: 1-(760) 329-6411



Storm Water And Retention:
Projects disturbing less than one acre shall comply with Section 4.106.2 of The California Green Building Standards Code (CGBC).
Compliance:
Use STRAW WATTLES
Straw Wattles or Fiber Rolls are very similar to Straw Bales; however, they come in rolls 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 slope to roughly one stake every Four Feet (4') Additionally, the proper Layout of Straw Wattles requires 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.

Name & Address of Owner:

RA & ASSOCIATES EQUITY PARTNERS, LLC
C/O 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:

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C/O BLUE OCEAN SPG
3727 W. MAGNOLIA 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: New Bed & Breakfast Residence

Conditioning Living Area:	1,540.0 Sq. Ft.
Two Car Garage Area:	513.0 Sq. Ft.
Covered Entry Area:	75.0 Sq. Ft.
Rear Covered Patio Area:	000.0 Sq. Ft.
Lot Area:	7,743.0 Sq. Ft. 0.17 Acres
Zoning Classification:	R-M
Sewage:	On City Sewer

Code Requirements:

This Project Comply with:

2013	California Building Code
2013	California Electrical Code
2013	California Mechanical Code
2013	California Plumbing Code
2013	California Energy Code
2013	California Fire Code
2013	California Residential Code
2013	Green Building Code

All other State and Local Codes that are applicable.

Occupancy:	R-3-U/L
Type of Construction	V-B
Sprinklers Required	YES

Finish Floor = 000.00
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:

- Foundation Elevation Must Be 18" (Inches) Above Top Of Curb Or Crown Of Street Unless Engineered Design Provides Equivalent Protection. (1805 CBC Ord. amendment)
- Minimum 50 % Front Yard Landscaping
- Landscaping To City Standards
- All Existing Block Walls to be of 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.

MIKE MENDOZA
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Revisions	Date
Plan Check Revisions	00-00-2017

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Master Plan
Desert Hot Springs,
CA 92240

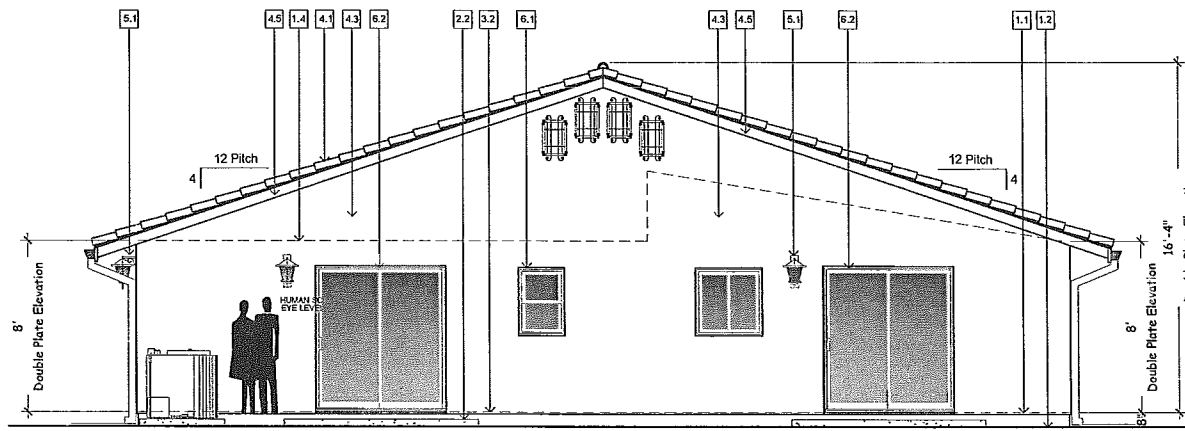
Sheet Name:
Lot No. 306 Inaja Street
Desert Hot Springs, CA92240
Site Plan
& General Notes

Date: December-2016
Drawn By: Mike Mendoza
Sign By:

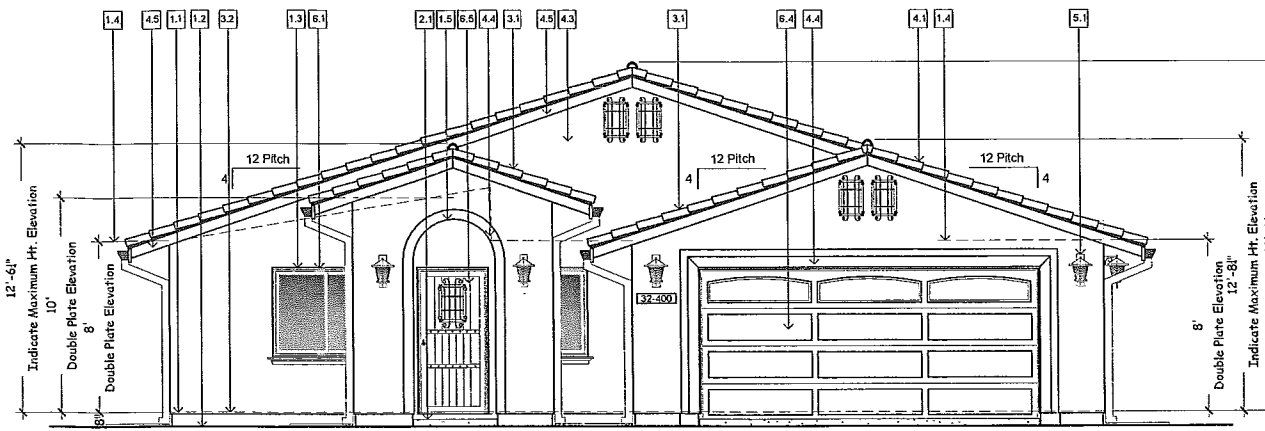
Sheet Number:

SP.05

Scale: 1/8" = 1'-0"



Rear Side Elevation
Scale: 1/4"=1'-0"



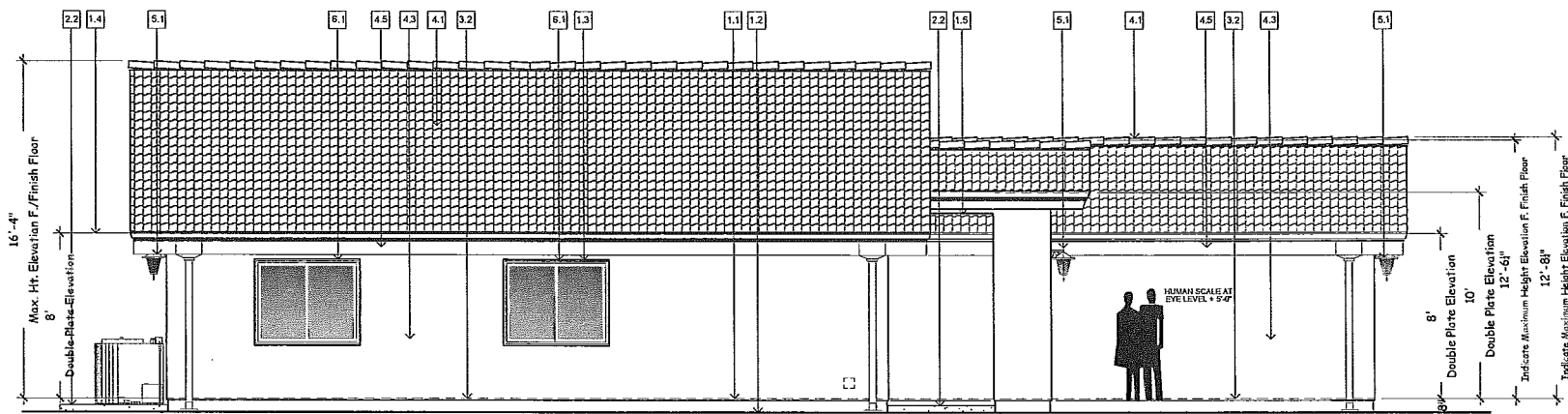
Front Side Elevation
Scale: 1/4"=1'-0"

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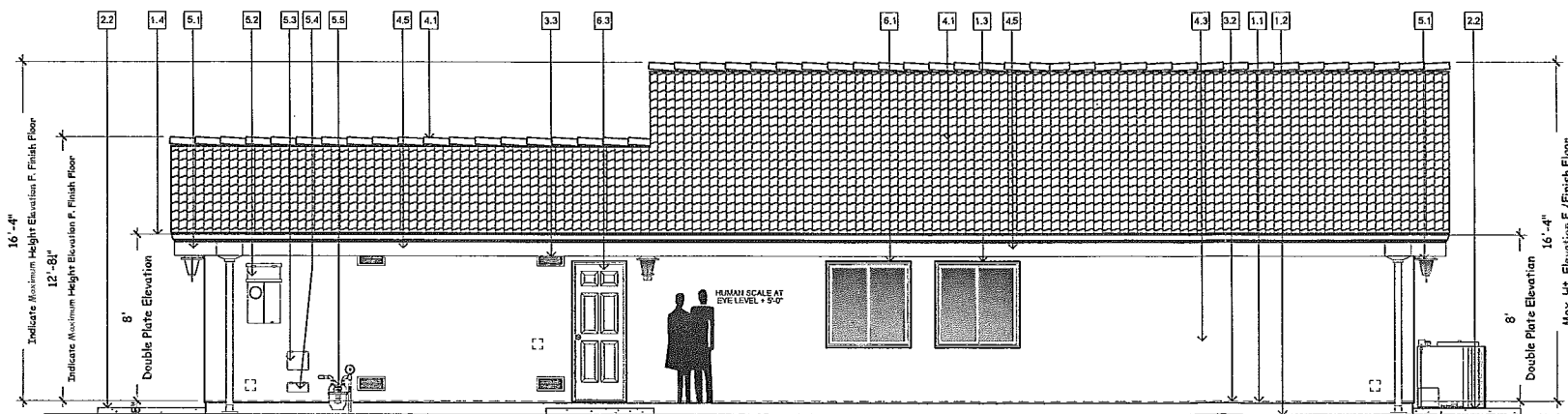
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Revisions	Date
Plan Check Revisions	00-00-2017

Exterior Material Legend



Left Side Elevation
Scale: 1/4"=1'-0"



Right Side Elevation
Scale: 1/4"=1'-0"

Tile Roof Material

Concrete Roof Tile shall be Eagle Class 'A' Concrete Roofs I.C.C., Report # ESR-1900 Over (2) Layers Type 30 Underlayment, Install Per Manufacturer's specifications Weight = 10 PSF
Roof Pitch: See Plan
Tile Roof Assembly shall be Class 'A' Minimum, C.B.C., 1506 & 1507
Note:
Minimum Tile nailing shall comply with the following:
1. 11 GA. Corrosion Resistant 3/4" onto roof sheathing
2. The heads of all tiles shall be nailed
3. The noses of all course tiles shall be fastened with approved clips
4. All rake tiles shall be nailed with (2) nails
5. The nose of all Ridge, Hip, and Rake tiles shall be set in a bead of approved roofers' mastic.

Garage Doors

Metal Type (5) Five Break Roof Type W/ No Insulation

Window & Doors

Vinyl Type
Provide Tempered Glass In Areas Of Human Impact
Frame Color: Black / Matte Black

Bronze Tone Finish

Bronze Tone Finish Vinyl Selection Type and Model Prior To Construction.

5 - Utilities

- 5.1 Light Fixture - As Selected by Owner.
- 5.2 200 AMP's Panel
- 5.3 Telephone Service Box
- 5.4 C.A.T.V. Service Box
- 5.5 Gas Meter Location Verify W/Utility Company

6 - Doors and Windows

- 6.1 Windows - Refer To Window Schedule.
- 6.2 Sliding Doors - Refer To Door Schedule.
- 6.3 Doors - Refer To Door Schedule.
- 6.4 Metal Type Sectional Overhead Garage Door - Refer To Door Schedule.
- 6.5 Custom Entry Door - Refer To Door Schedule.

1 - Spatial

- 1.1 Top Of Slab Line / Top Of Garage Curb
- 1.2 Finish Grade Line
- 1.3 Align Top Of The Window with Top Of Door
- 1.4 Top of Plate
- 1.5 Soffit / Ceiling Line

2 - Site

- 2.1 Site Walls or Steps - Refer To Civil and Landscape Drawings
- 2.2 Site Steps - Refer To Landscape Drawings

3 - Metals

- 3.1 Galvanized Sheet Metal Flashing
- 3.2 Continuous Weep Scream
- 3.3 Provide (2) minimum G.I. Screen Vents 14" wide x 6" Ht.
(2) Two @ 5' Above Finish Floor Elevation
(2) Two @ 12" Below Ceiling Ht. Elevation.

4 - Exterior Finish

- 4.1 Concrete Roof Tile - See Roof Plan for Material and Colors.
- 4.2 Exterior Plaster
See Color Board for more information.
Exterior cement plaster application shall consist of a 3-Coat process per CBC Section 2508. The Contractor shall provide a lath base using "RUB-LATH" where required to prevent sagging. The plaster is to be Applied using the following:
1. Scratch Coat
2. Brown Coat
3. Finish Coat
Plaster Application shall be 7/8" Minimum.
Stucco work is (3) Three Coats Cement Plaster with 1/4" Galvanized wire mesh board along with corner beads, interior corner re-inforcement and metal trim around opening over wire backed with 15# Lbs. Felt ESR Report # 1154
4.3 G.I. Vents 14" x 18" Vinyl Profile.
4.4 Provide (1) One 2x on top Trim Band With Stucco Over Top.
4.5 Indicate Location Of Eave Detail With Stain & Paint Over Typical. Verify Color Selection.

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Master Plan
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CA 92240

Sheet Name:
**Exterior Elevations
& General Notes**

Date: December 2016
Drawn By: Mike Mendoza
Sign By:

Sheet Number:

A1.04

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