

66753 HACIENDA AVE
DESERT HOT SPRINGS, CA 92240
(E) 6 BED CONGREGATE LIVING HEALTH FACILITY
PROPOSED ADDITION OF 6 MORE BEDS
(N) 12 BED CONGREGATE LIVING HEALTH FACILITY

GENERAL NOTES:

- A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) (INCLUDES COMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
- C. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWEGE DISPOSAL SYSTEM (R306.3).
- D. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- E. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- F. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- G. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE (R308).
- H. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PRFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- I. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC).
- J. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- K. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON OWNER'S APPLICATION FOR PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- L. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- M. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL. (R303.1)
- N. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

NOTES TO CONTRACTOR:

1. THE GENERAL CONTRACTOR SHALL CONTACT THE DEPARTMENT OF BUILDING AND SAFETY AND VERIFY THAT THEY ARE NOW THE CONTRACTOR OF RECORD FOR THIS PROJECT. THEY SHALL PROVIDE THE DEPARTMENT OF BUILDING AND SAFETY WITH PROOF OF CURRENT WORKERS COMPENSATION INSURANCE AND SHALL ASSUME FULL RESPONSIBILITY FOR SUCH COVERAGE. THIS IS TO BE DONE BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2. ALL WORK SHALL COMPLY WITH INTERNATIONAL BUILDING CODE, LATEST EDITION AND ALL LOCAL LAWS.
3. ALL WORK SHALL BE DONE IN AN APPROVED WORKMANLIKE MANNER.
4. THE CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND ELEVATIONS AT THE PROJECT SITE AND THE OVERALL CORRECTNESS OF THESE DOCUMENTS BY STUDYING THEM THOROUGHLY AND IF THERE ARE ANY QUESTIONS TO CONTACT THE OWNER OR DESIGNER IMMEDIATELY FOR CLARIFICATION PRIOR TO THE BIDDING AND BEFORE THE START OF CONSTRUCTION.
5. DIMENSIONS HAVE PREFERENCE OVER SCALE.
6. APPROVALS BY BUILDING INSPECTOR SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THIS PLANS AND SPECIFICATIONS.
7. THE CONTRACTORS SHALL BE REQUIRED TO MAINTAIN WORKMAN'S COMPENSATION INSURANCE AS PROVIDED BY CALIFORNIA LAW, ALSO PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE OF ADEQUATE COVERAGE, FIRE INSURANCE, THEFT AND VANDALISM INSURANCE DURING CONSTRUCTION UP TO THE CERTIFICATE OF OCCUPANCY ISSUED AND/OR OWNER'S SATISFACTION OF COMPLETION OF CONTRACT.
8. FOR GENERAL AND PLAN LAYOUT, CONSTRUCTION DETAILS, ETC. REFER ONLY TO THE ARCHITECTURAL SHEETS WHICH SHALL TAKE PRECEDENCE OVER ANY OTHER DRAWINGS. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY, INDICATED FACE OF STUD, CENTER LINE, GRID LINE, TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF PLYWOOD, ETC. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS, REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS.

BUILDING ANALYSIS:

66735 HACIENDA AVE
HOME = 2,834 SQ. FT.
APN= 641-262-010

1. OCCUPANCY CLASSIFICATION:
R-2

2. NOTE THAT NO STRUCTURAL WORK PROPOSED

3. PROPOSED FIRE SPRINKLERS UNDER SEPARATE APPROVAL AND PERMIT

APPLICABLE CODES:
1. 2017 CBC
2. 2017 EBC
3. 2017 MBC
4. 2017 PBC
5. 2017 CALIFORNIA FIRE CODE (CFC).

PROPERTY DESCRIPTION	
LEGAL DESC.	TWO BUNCH PALM TR 2
APN NO.	641262010
LOT AREA	.38 ACRES = 16,552.8 SQ. FT
ZONING	R-M RESIDENTIAL MEDIUM DENSITY
HILLSIDE	NONE

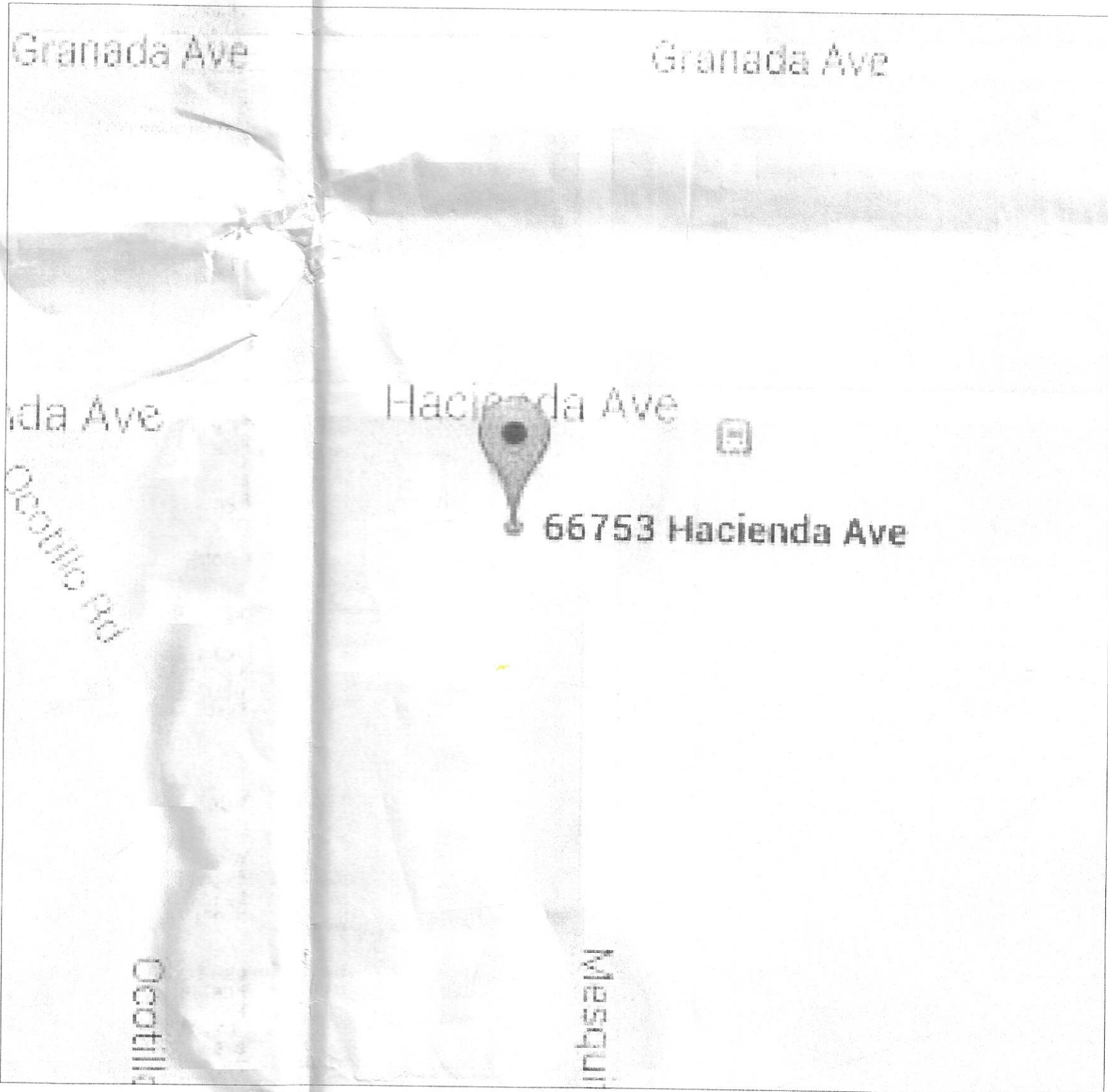
SHEET INDEX	
SHEET NO.	
CS1.0	TITLE PAGE
A1.1	SITE PLAN
A1.2	EXISTING FLOOR PLAN
A1.3	PROPOSED FLOOR PLAN

OPERATIONAL NOTES:

1. 12 BED CONGREGATE LIVING HEALTH FACILITY. *CLIENTS NON-AMBULATORY AND ARE UNABLE TO DRIVE*
2. 4 PERMANENT EMPLOYEES, 2 X 12 HR SHIFTS, 1 DOCTOR THAT VISITS SITE ONCE A WEEK. *AT ANY ONE TIME, MAX 3 EMPLOYEES ON SITE*

FINDINGS

1. THE PROPOSED USE IS AN ENHANCEMENT TO THE LOCAL COMMUNITY THAT PROVIDES A MUCH NEEDED SERVICE TO THE ELDERLY.
2. THE PROPOSED USE POSES NO HAZARD TO THE ENVIRONMENT. NO HAZARDOUS MATERIALS ARE PRODUCED
3. THE PROPOSED USE DOES NOT AFFECT TRAFFIC AS THE PATIENTS ARE NOT ABLE TO DRIVE
4. THE PROPOSED USE IS CONSISTENT WITH THE GENERAL PLAN, MAINTAINING A RESIDENTIAL ARCHITECTURAL VOCABULARY WHILE ECONOMICALLY ENHANCING THE SMALL BUSINESS FOOTPRINT OF DHS.

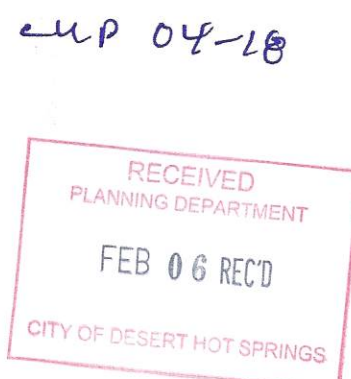


VICINITY MAP, NTS

OWNER & APPLICANT:
YANA ZILBERMAN
66753 HACIENDA AVE
DESERT HOT SPRINGS, CA
92240

DESIGN:
RAMON BAGUIO
4273 CANOGA AVE
WOODLAND HILLS, CA

66753 HACIENDA AVE
DESERT HOT SPRINGS, CA 92240
12 BED CLHF



COVER
PAGE

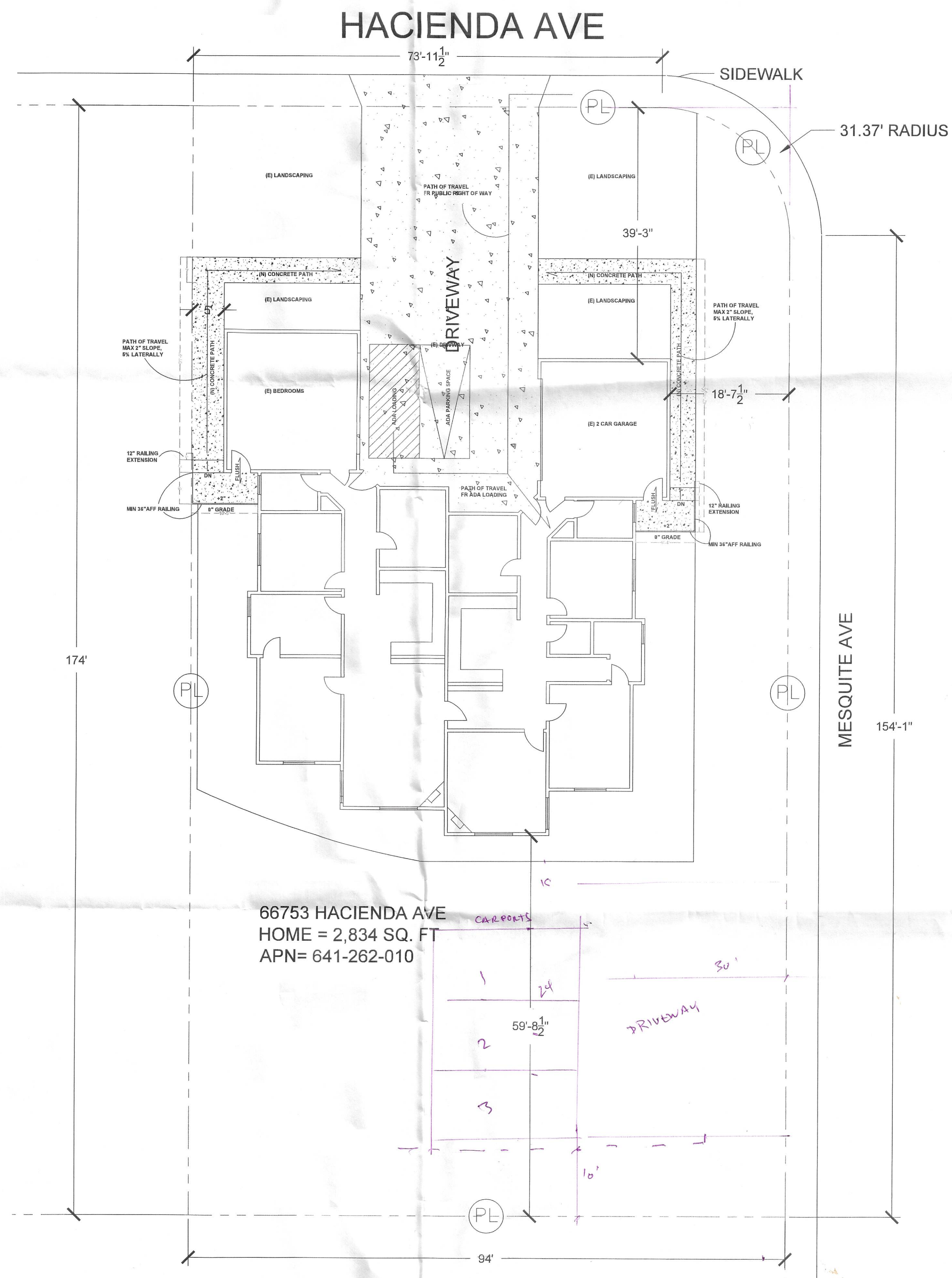
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(E) SITE PLAN

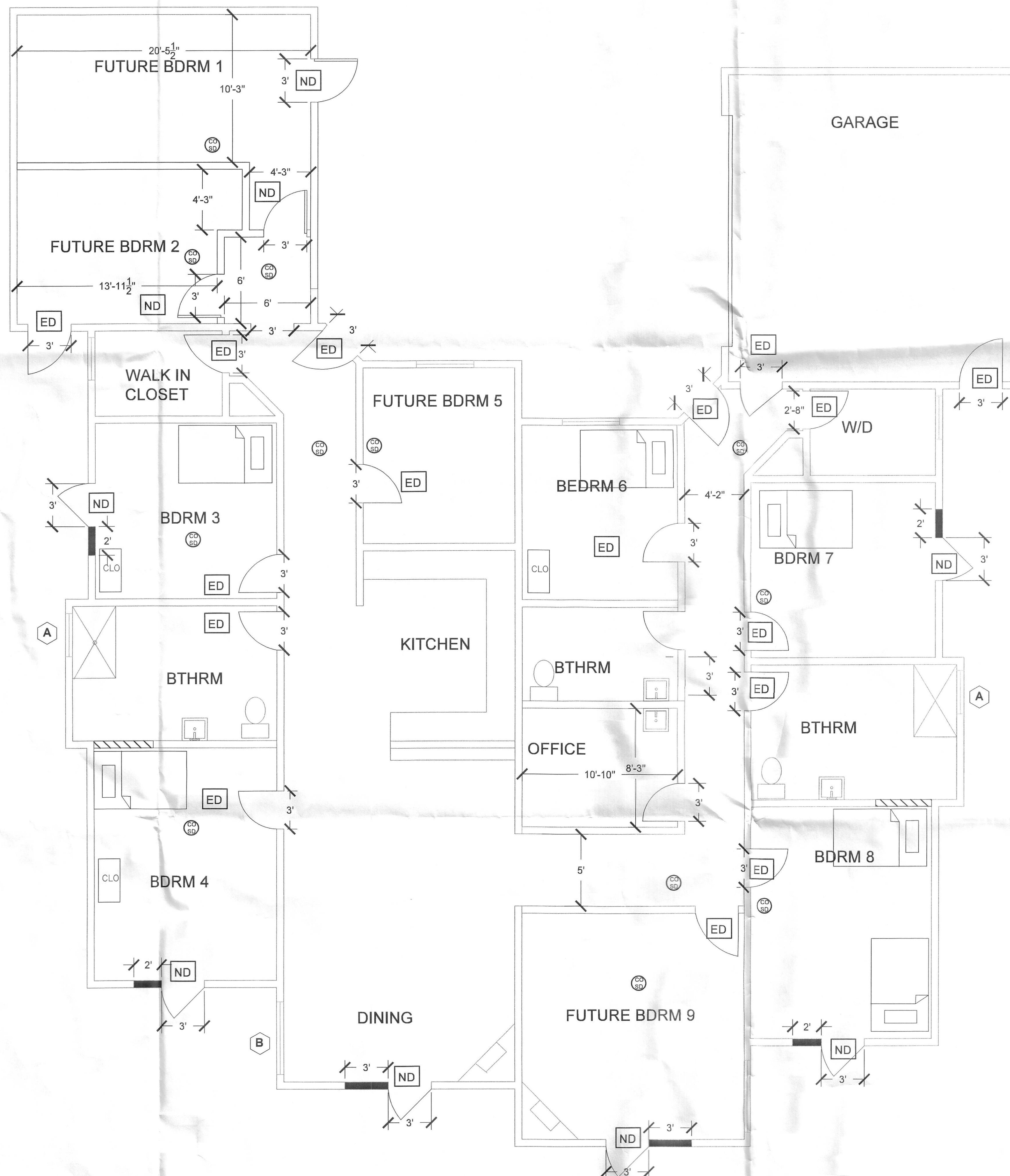
A1



1.A1: ITE PLAN, NO CHANGE
SCALE= 1/16"=1'-0"

close - 13/32

641-262-010
66753 Hacienda



1/A2: (E) 6 BED FLOOR PLAN:
SCALE= 1/4"=1'-0"

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(E)
FLOOR
PLAN

A2