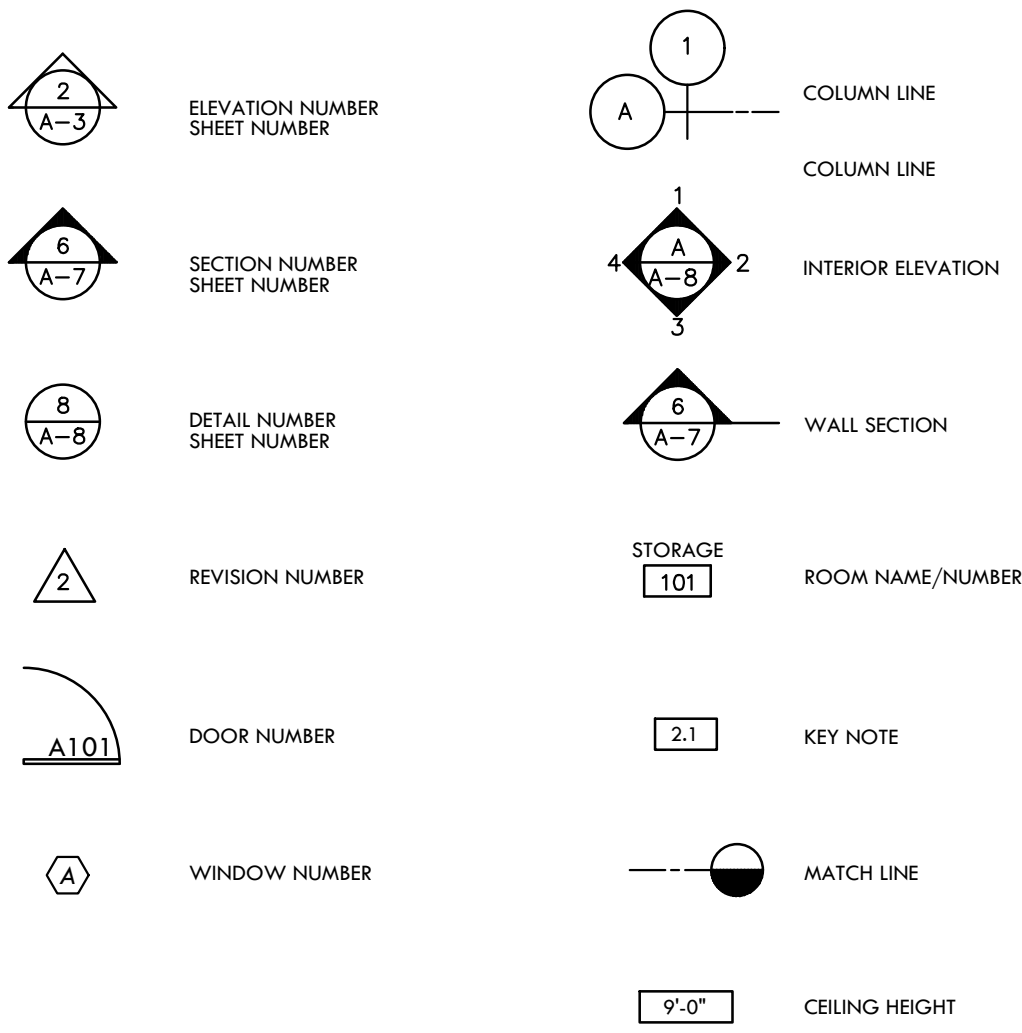


BLESSED ELDER CARE, INC.

5041 Sierra Ave. - RIVERSIDE, CALIFORNIA



SYMBOLS

A.C.	ASPHALT CONCRETE	FURR.	FURRING	PT.	PAINT
A.C.T	ACOUSTIC TILE	FLASH.	FLASHING	P.L.	PROPERTY LINE
AC.P.L.	ACOUSTICAL PLASTER	FT.	FEET	PTIN.	PARTITION
ADD.	ADDENDUM	FTG.	FOOTING	PL.	PLATE
ADJ.	ADJUSTABLE	GA.	GALVE	PLWD.	PLYWOOD
ADJ.C.	ADJACENT	GALV.	GALVANIZED	POL.	POLISHED
A.F.F.	ABOVE FINISHED FLOOR	G.I.	GALVANIZED IRON	PR.	PAIR
ALT.	ALTERNATE	GL.	GLASS	PROP.	PROPERTY
AL.	ALUMINUM	GR.	GRADE		
APPROX.	APPROXIMATELY	GRD.	GROUND	Q.T.	QUARRY TILE
ASB.	ASBESTOS	GYP.	GYPSPUM	R.	RADIUS
		G.B.	GYPSPUM BOARD	R.C.	REINFORCED CONCRETE
BD.	BOARD	H.B.	HOSE BIBB	R.D.	ROUND
BLDG.	BUILDING	H.C.	HOLLOW CORE	R.D.	ROOF DRAIN
BLK.	BLOCK	H.M.	HOLLOW METAL	RECT.	RECTANGULAR
BLKG.	BLOCKING	HORIZ.	HORIZONTAL	REF.	REFERENCE
BM.	BEAM	H.P.T.	HIGH POINT	REIN.	REINFORCED
B.O.	BOTTOM OF	HR.	HOUR	REQ.	REQUIRED
B.O.	BOTTOM OF STEEL	HT.	HEIGHT	RESIL.	RESILIENT
CPT.	CARPET	HTG.	HEATING	REV.	REINFORCED
CAB.	CATCH BASIN	HWD.	HARDWOOD	REV.	REVISION
C.C.	CENTER TO CENTER	HWRE.	HARDWARE	RFG.	ROOFING
CEM.	CEMENT	ID.	INSIDE DIAMETER	RM.	ROOM
CEM.PL.	CEMENT PLASTER	INFO.	INFORMATION	R.O.	ROUGH OPENING
C.T.	CERAMIC TILE	INT.	INTERIOR	RUB.	RUBBER
C.F.	CURE FACE	INSUL.	INSULATION		
C.I.	CAST IRON	INV.	INVERT	S.C.	SOLID CORE
C.J.	CONSTRUCTION JOINT	ISOL.	ISOLATION	S.D.	STORM DRAIN
C.L.	CHAIN LINK	JAN.	JANITOR	SCHED.	SCHEDULE
CLG.	CEILING	H.P.T.	HIGH POINT	SECT.	SECTION
CLR.	CLEAR	HR.	HOUR	SIM.	SIMILAR
C.O.	CLEANOUT	JT.	JOINT	SH.	SHEET
COL.	COLUMN	LAB.	LABORATORY	S.J.	SEPARATION JOINT
COMP.	COMPOSITION	LAM.	LAMINATED	SM.	SMOOTH
CMU.	CONCRETE MASONRY UNIT	LB.	POUNDS	SM.PL.	SMOOTH PLASTER
CONC.	CONCRETE	LAV.	LAVATORY	SPEC.	SPECIFICATIONS
CORR.	CORRIDOR	LT.	LIGHT	STL.	STEEL
CONT.	CONTINUOUS	LT.WT.	LIGHT WEIGHT	SS.	STAINLESS STEEL
CL	CENTERLINE	L.P.T.	LOW POINT	STAT.	STATIONARY
CU.	COPPER			STOR.	STORAGE
				STD.	STANDARD
DET.	DETAIL	MACH.	MACHINE	STRUCT.	STRUCTURAL
DSP.	DRY STANDPIPE	MAINT.	MAINTENANCE	SQ.	SQUARE
DIA.	DIAMETER	MFR.	MANUFACTURER	SUSP.	SUSPENDED
DIM.	DIMENSION	M.H.	MANHOLE	SYN.	SYMMETRICAL
DIV.	DIVISION	MATL.	MATERIAL		
DOC.	DOCUMENTS	MAX.	MAXIMUM	T.CR.	TOP OF CRICKET
DN.	DOWN	MECH.	MECHANICAL	TEL.	TELEPHONE
DR.	DOOR	MEMB.	MEMBRANE	TEMP.	TEMPERED
D.S.	DOWNSPOUT	MTL.	METAL	TERR.	TERRAZZO
DWGS.	DRAWINGS	MIN.	MINIMUM	THLD.	THRESHOLD
		MISC.	MISCELLANEOUS	M.O.	MASONRY OPENING
EA.	EACH	MTD.	MOUNTED	THK.	THICK
E.I.	EXPANSION JOINT	NAT.	NATURAL	T.O.	TOP OF
E.P.	ELECTRIC PANEL	NAT.GR.	NATURAL GRADE	TRANS.	TRANSFORMER
EL.	ELEVATION	N.L.C.	NOT IN CONTRACT	TRANS.	TRANSLUCENT
ELECT.	ELECTRIC	NO.	NUMBER	T.P.	TOP OF PARAPET
ENAM.	ENAMEL	NOM.	NOMINAL	T.R.	TOP OF ROOFING
E.W.C.	ELECTRIC WATER COOLER	N.T.S.	NOT TO SCALE	T.S.	TOP OF STEEL
EQ.	EQUAL	O.A.	OVERALL	T.W.	TOP OF WALL
EXT.	EXTENDING	O.C.	ON CENTER	TYP.	TYPICAL
EXP.	EXPOSED	O.D.	OUTSIDE DIAMETER	U.N.O.	UNLESS NOTED OTHERWISE
EXPAN.	EXPANSION	O.D.	OUTSIDE DIAMETER	VAR.	VARIES
EXT.	EXTERIOR	O.D.	OUTSIDE DIAMETER	VER.	VERTICAL
		O.D.	OUTSIDE DIAMETER	VERT.	VERTICAL
F.D.	FLOOR DRAIN	OPG.	OPENING	VEST.	VESTIBULE
FLUOR.	FLUORESCENT	OPP.	OPPOSITE	V.T.	VINYL TILE
F.S.	FACE OF STUDS				
FF.	FINISHED FLOOR				
F.O.F.	FACE OF FINISH				
F.G.	FINISH GRADE				
F.O.M.	FACE OF MASONRY				
F.O.C.	FACE OF CONCRETE				
F.H.C.	FIRE HOSE CABINET				
F.O.S.	FACE OF STUD				
FL.	FLOOR				
F.S.	FLOOR SINK				

ABBREVIATIONS

- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF THE ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THESE DOCUMENTS SHALL BE FINAL AND BINDING TO THE CONTRACTOR AND THE OWNER.
- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE C.B.C., LOCAL CODES AND AUTHORITIES. ALL NEW CONSTRUCTION SHALL COMPLY WITH TITLE 24, AND ADA, REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENT THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OF WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
- ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND RETRACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
- DIMENSIONS:
 - ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
 - ALL DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FINISH FACE OF CEILING.
- ALL LEGAL EJECT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS AS REQUIRED BY CODE. ALL DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE SHALL SWING IN THE DIRECTION OF EXIT OR AS REQUIRED BY CODE. THE CONTRACTOR MAY PROVIDE A SIGN READING THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS. THIS SINCE APPLIES ONLY TO THE MAIN EXIT. ALL EXITS SHALL BE LIGHTED WITH AT LEAST ONE FOOT CANDLE AT FLOOR LEVEL. REQUIREMENTS. ALL EXIT DOORS WHICH ARE USED FOR DISABLED ACCESS SHALL HAVE ON BOTH SIDES OF THE DOOR A FLOOR OR LANDING OF NOT MORE THAN 1/2" BELOW THE THRESHOLD.
- LIVE LOAD SIGNS: PROVIDE POSTED METAL SIGNS FOR EACH FLOOR PER THE REQUIREMENTS OF C.B.C. 1607.3.5. VERIFY LOCATION WITH ARCHITECT.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND TEMPORARY SUPPORTS AS REQUIRED.
- INTERIOR FINISHES SHALL BE TESTED AS SPECIFIED IN SECTION 803 AND OF CLASS 3 FLAME SPREAD RATING.
- THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND THE CONSULTING ENGINEER'S DRAWINGS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE, AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- THESE DOCUMENTS FOR CONSTRUCTION, ALTHOUGH PREPARED WITH GREAT CARE AND APPROPRIATE DILIGENCE, MAY REPRESENT IMPERFECT INFORMATION AND MAY CONTAIN CODE VIOLATIONS, ERRORS, OMISSIONS, CONTRADICTIONS AND IMPROPER USES OF MATERIALS. CONTRACTOR SHALL REVIEW THIS DOCUMENT PACKAGE THOROUGHLY AND SHALL NOTIFY ARCHITECT IMMEDIATELY UPON ANY SUCH DISCOVERY. ANY DEFICIENT ARCHITECTURAL/ENGINEERING SERVICES WILL BE PROMPTLY CORRECTED WHEN IDENTIFIED.
- THIS PROJECT SHALL CONFORM TO THE CURRENT EDITIONS OF THE CALIFORNIA BUILDING CODE, UNIFORM MECHANICAL CODE, CALIFORNIA MECHANICAL CODE, UNIFORM PLUMBING CODE, CALIFORNIA PLUMBING CODE, THE NATIONAL ELECTRICAL CODE, CALIFORNIA ELECTRICAL CODE, STATE TITLE 24, REGULATIONS, AND CITY AND COUNTY LAWS AND ORDINANCES.
- CONTRACTOR SHALL MAINTAIN THE MAXIMUM NUMBER OF REQUIRED EXITS AND THEIR SEPARATION UNTIL EGRESS IS PROVIDED FROM THE STRUCTURE.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, 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.
- AN APPROVED SEISMIC GAS SHUT-OFF 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 COMMERCIAL ADDITIONS AND T.I. WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.

GENERAL NOTES

CONSTRUCTION NOTES

DESIGNER: RAY MARTINEZ
5357 SAN VICENTE BLVD. #89
LOS ANGELES, CA 90019
ray.martinez03@att.net

APPLICANT/OWNER: MAGDALENA GURAU
2905 LAS FLORES AVE.
RIVERSIDE, CA 92503

ARCHITECTURAL

A0-1 COVER SHEET
A0-2 EXISTING PLAN
A-1 SITE PLAN
A-2 FLOOR PLAN (EXISTING CONDITIONS)
A-3 EXTERIOR ELEVATIONS (EXISTING CONDITIONS)
A-4 EXTERIOR ELEVATIONS (EXISTING CONDITIONS)

PROJECT DIRECTORY

EXISTING ZONE: R-1-7000 (NO CHANGE)

(E) NUMBER OF STORIES: 1 (NO CHANGE)
(E) CONSTRUCTION TYPE: V-ONE HOUR
(E) OCCUPANCY: R 2.1 (RESIDENTIAL CARE FACILITY) NO CHANGE

LOT AREA : 12,740.87 SQ. FT.

EXISTING HOUSE : 3,847.5 SQ.FT.
EXISTING GARAGE : 312 SQ. FT.
EXISTING COVERED PATIO: 178 SQ. FT.
EXISTING COVERED WALKWAY: 466 SQ. FT.

NEW BUILDING FOOTPRINT AREA: 4,803.5 SQ. FT.

EXISTING STORAGE SHED: 96 SQ. FT.

LOT COVERAGE: 38.5%

DRAWING INDEX

OCCUPANCY CLASSIFICATION: R 2.1 RESIDENTIAL CARE FACILITY
FIRE PROTECTION SYSTEM: FULLY SPRINKLED AND MONITORED
CONSTRUCTION TYPE: V-A
ALLOWABLE HEIGHT: 50' PER TABLE 504.3
ALLOWABLE NO. OF STORIES: 3 PER TABLE 504.4
BASIC ALLOWABLE AREA: 16,500 SQ. FT. PER TABLE 506.2

NUMBER OF STORIES: 1
ACTUAL HEIGHT: 17'-1"
ACTUAL BUILDING AREA WITHOUT YARD INCREASE: 3,847.5 SQ. FT.

NUMBER OF OCCUPANTS: 3,847.5/200 = 19.2 OCCUPANTS PER TABLE 1004.1.2

CODE ANALYSIS

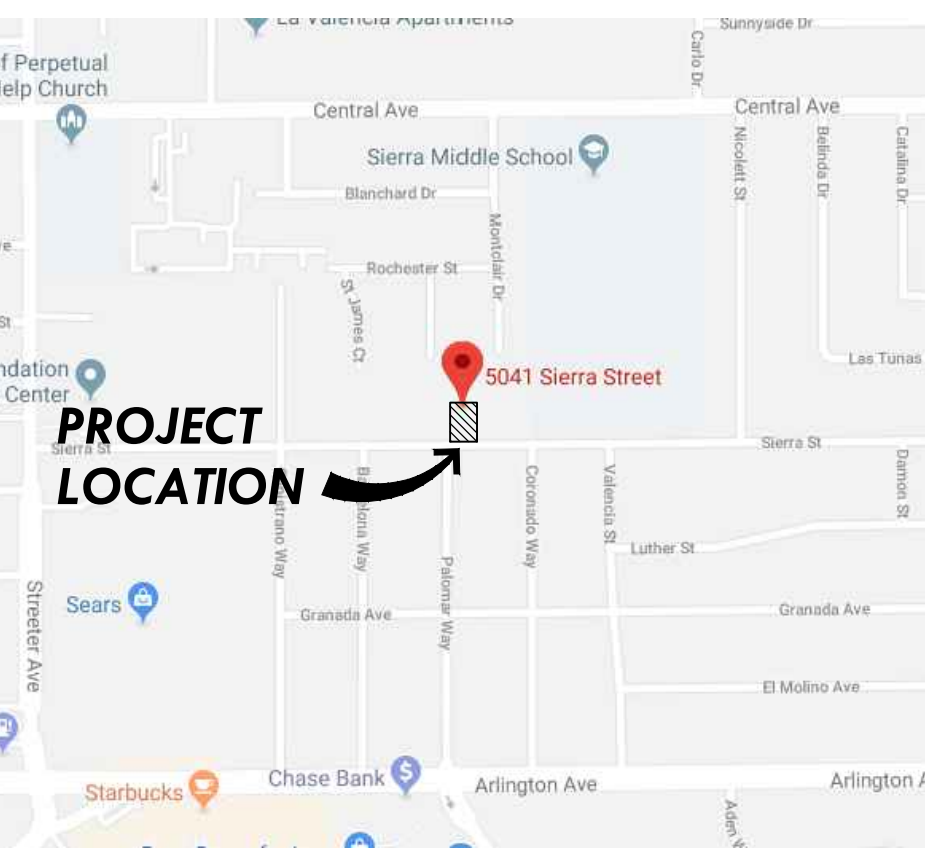
ALL WORK SHALL COMPLY WITH

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 EDITION OF THE CALIFORNIA GREEN BUILDING CODE

SCOPE OF WORK : REMOVAL OF NONE-PERMITTED BREEZEWAY, ADD NEW LAUNDRY ROOM INSIDE OF EXISTING ATTACHED GARAGE AND OBTAIN CONDITIONAL USE PERMIT FOR A RESIDENTIAL CARE FACILITY WITH A MAXIMUM OF 12 OCCUPANTS

PROJECT SUMMARY

APPLICABLE CODES



VICINITY MAP

DESIGNS
R A M
5357 San Vicente Blvd. 89
Los Angeles, CA 90019
TEL 323 746-5033
TEL 851 875-4040
r.martinez788@sbcglobal.net

CUP APPLICATION FOR:
RESIDENTIAL CARE FOR THE ELDERLY
BLESSED ELDER CARE, INC.
PROJECT LOCATION:
5041 SIERRA STREET
RIVERSIDE, CA 92504

CONSULTANTS

ISSUED
04.20.20 SECOND SUBMITTAL

NO. DATE REVISION

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, SPECIFICATIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF RAM DESIGNS AND SHALL REMAIN PROPERTY OF RAM DESIGNS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF RAM DESIGNS. VISUAL CONTACT WITH THE ABOVE DRAWINGS, OR ANY PART THEREOF, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE

COVER SHEET

DRAWN • R.A.M.

CHECKED •

SCALE • NTS

DATE • 07.22.19

JOB • 18015

SHEET •

A0.1

CUP APPLICATION FOR:
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SHEET TITLE •

SITE PLAN

DRAWN • R.A.M.

CHECKED •

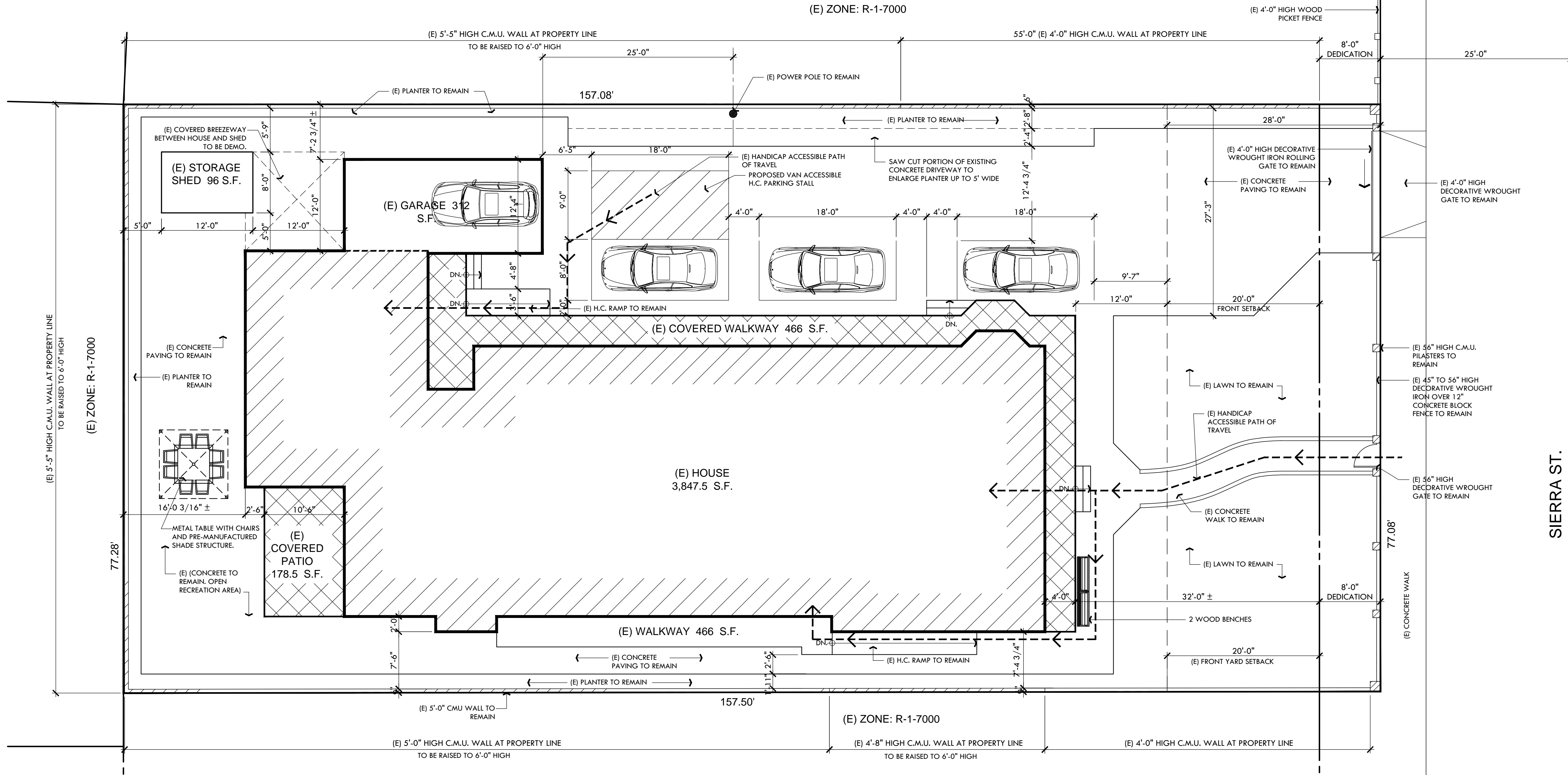
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DATE • 07.22.19

JOB • 18015

SHEET •

A-1



SITE PLAN

1/8"=1'-0"



PARKING ANALYSIS

BUILDING USE	AREA	PAKING RATION	PARKING SPACES REQUIRED	TOTAL STALLS PROVIDED
HOME CARE FACILITY	3,847.5 SQ. FT.	1/2 OCCUPANTS	6	4

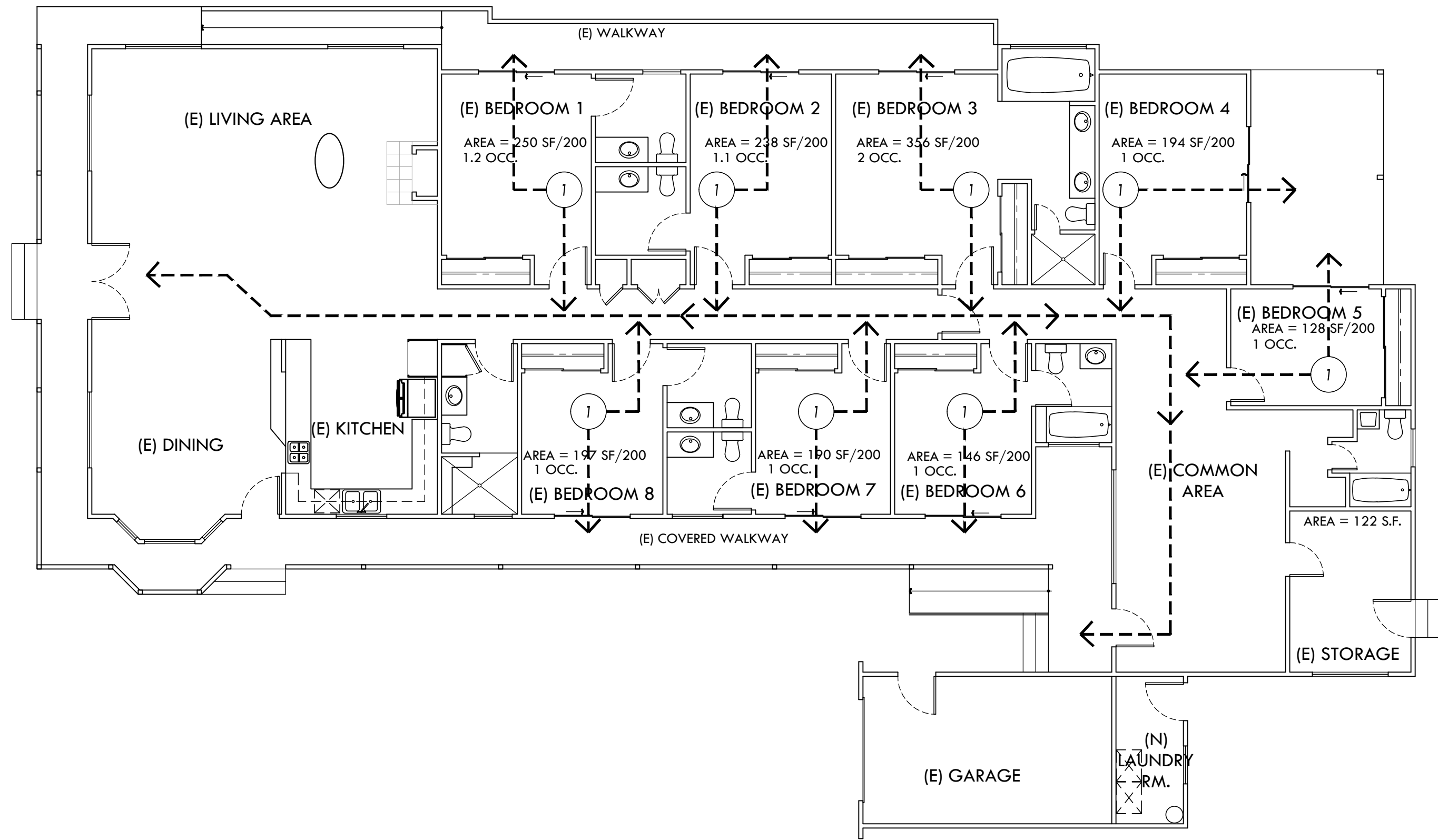
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EXISTING HOUSE : 3,847.5 SQ.FT.
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NEW BUILDING FOOTPRINT AREA: 4,803.5 SQ. FT.

EXISTING STORAGE SHED: 96 SQ. FT.

LOT COVERAGE: 38.5%



EXITING PLAN

1/8"=1'-0"



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SHEET TITLE •

EXITING PLAN

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CHECKED •

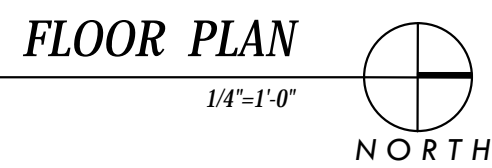
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SHEET •

A-0.2





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SHEET TITLE •

ELEVATIONS

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CHECKED •

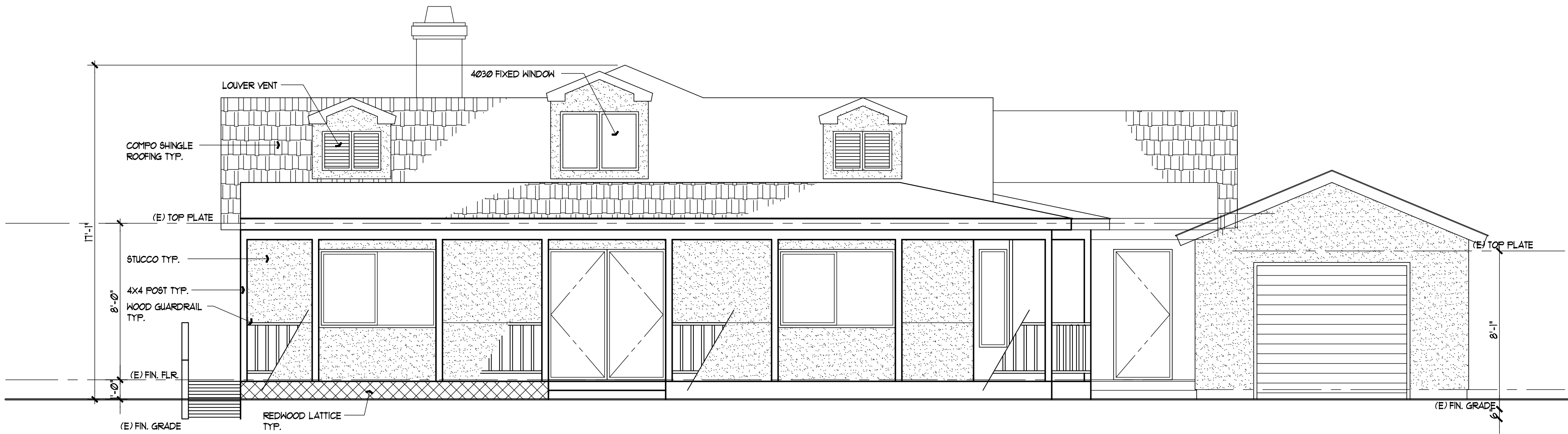
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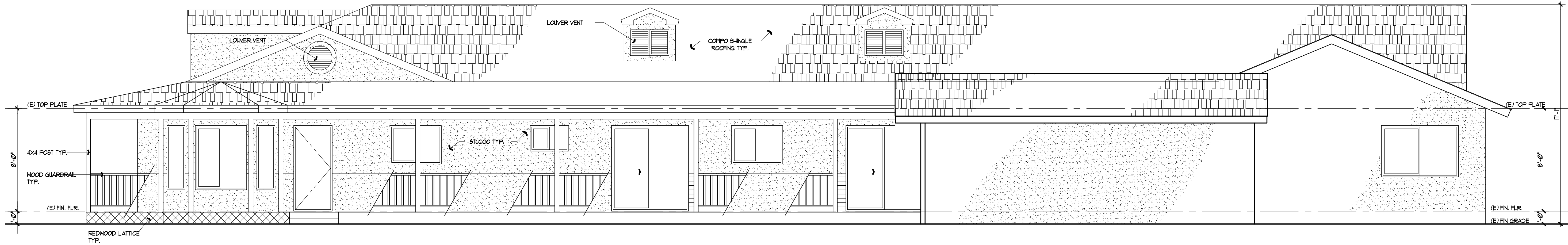
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SHEET •

A-3



SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"

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JOB • 18015

SHEET •

A-4