

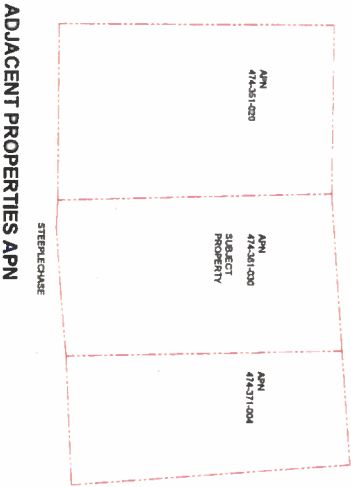
**CASE # PA15-0019**  
**DATE: 12-08-15**

**GENERAL NOTE:**  
 THESE PLANS AND DRAWINGS FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A 12 BED CONGREGATE LIVING HEALTH FACILITY, NO PROPOSED ADDITIONAL SQUARE FOOTAGE AND INTERIOR & EXTERIOR RENOVATION.

1. EXTENSION AND INTERIOR FINISHED FLOORS TO BE FLUSH.
2. EXISTING 8 FOOT HIGH FENCE TO REMAIN IN BACKYARD.
3. 48 HOUR BACK UP GENERATOR TO BE INSTALLED IN CASE OF SITUATIONS WHERE REGULAR POWER IS SHUT OFF.
4. FIRE SPRINKLERS AND ALARMS TO BE INSTALLED BY FIRE DEPARTMENT APPROVED CONTRACTOR, UNDER A SEPARATE AND GLAZED.
5. ALL WINDOWS AND DOORS WITH GLASS TO BE TEMPERED AND GLAZED.
6. ENTIRE FACILITY TO BE ADA COMPLIANT.

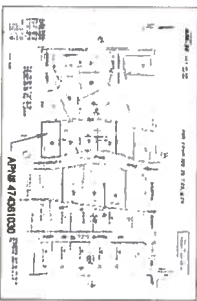
**OPERATIONAL NOTES**  
 GENERAL NOTES AS IT CONCERNS DELIVERIES AND OPERATIONS

1. ALL PATIENTS ARE NON AMBULATORY AND THEREFORE DO NOT DRIVE OR REQUIRE PARKING
2. AS REQUIRED, THERE IS 1 NURSE FOR EVERY 6 PATIENTS, THEREFORE 2 NURSES ARE REQUIRED.
3. THERE ARE 2 SHIFTS, STAGED IN 30 MIN INTERVALS. THEREFORE 1 NURSE CHANGES SHIFT, THEN 30 MIN LATER, THE 2ND NURSE.
4. APPROXIMATELY 75% OF GUESTS RECEIVE NUTRITION VIA R. THE REST RECEIVE TRAY STYLE FOOD A DELIVERY SERVICE COMES TWICE A WEEK VIA A VAN TO DELIVER THESE ITEMS, MEDICINES, AND TAKE AWAY MEDICAL WASTE AND FOOD TRAY WASTE. THIS SERVICE IS DONE BY ONE PERSON AND STAYS A MAXIMUM OF 1 HR.
5. VISITATION BY APPOINTMENT ONLY, VISITATION CAN NOT CONCLUDE
7. THERE WILL BE A TOTAL OF 7 PARKING SPACES



ADJACENT PROPERTIES APN

ASSESSORS MAP REFERENCE



**FLOOD ZONE DESIGNATION:**  
 11745 STEEPLCHASE  
 MAP# 06095C0759G  
 EFFECTIVE 08/28/2008

LOT = 4300 ACRES TOTAL  
 LOT = 4268 ACRES MINUS BUILDING

ZONING: R2.1

LEGAL DESC: LOT 10 MB 234089 TR 24478

**SCHOOL DISTRICT:**  
 MORENO VALLEY UNIFIED SCHOOL DISTRICT

**UTILITY COMPANIES:**  
 SEWER SERVICE COMPANY  
 SEWER SERVICE COMPANY  
 WATER EASTERN MUNICIPAL WATER DISTRICT  
 GAS: GAS COMPANY  
 CABLE: MORENO VALLEY CABLE/DIRECT TV  
 PHONE: AT & T, VERIZON

**SCOPE OF WORK:**  
 CONDITIONAL USE PERMIT FOR 12 BED CONGREGATE LIVING HEALTH FACILITY FOR NONAMBULATORY GUEST 10 BEDROOMS, 2.5 BATHROOM

**SHEET INDEX**

- SHEET NO. TITLE PAGE
- NUP1 SITE PLAN
  - NUP2 EMERGENCY GENERATOR SPECS
  - NUP3 FLOOR PLAN
  - NUP3.1 EXISTING ELEVATIONS
  - NUP4 PROPOSED ELEVATIONS
  - NUP5 PHOTO SURVEY
  - NUP6 STREET PLAN

**APPLICABLE CODES:**

1. 2013 IBC
2. 2013 IPC
3. 2013 IMC
4. 2013 CALIFORNIA FIRE CODE (CFC)

**PROPERTY DESCRIPTION**

LEGAL DESC: LOT 10 MB 234089 TR 24478  
 APN NO: 474251-030  
 LOT AREA 23,087 SQ. FT.  
 ZONING: R2.1  
 HILLSIDE: NONE

**BUILDING INFO:**

BUILDING AREA: 4493 SQ. FT. HOME / LOT = 23,087 SQ. FT.  
 SINGLE STORY RESIDENTIAL

**OCCUPANCY & CONSTRUCTION TYPE:**

CONSTRUCTION TYPE TYPE VB  
 FIRE PROTECTION SPRINKLERED  
 OCCUPANCY 12 BEDS  
 NUMBER OF STORIES 1  
 MAXIMUM HEIGHT 16'  
 PARKING: REQUIRED 17

**FRONT OF LOCATION: SHOWN FOR REFERENCE**



VICINITY MAP



AERIAL MAP



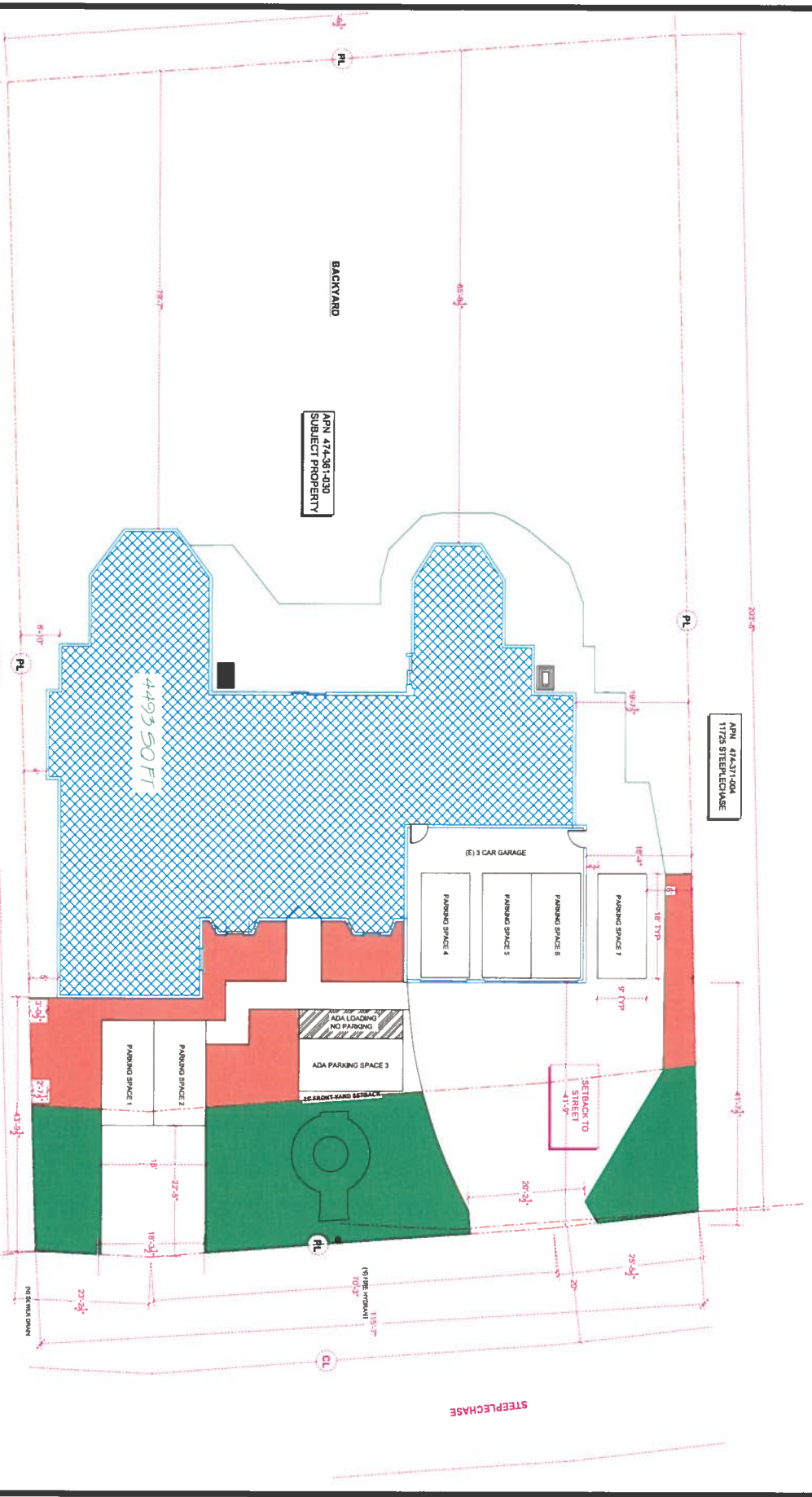
11745 STEEPLCHASE DR.  
 MORENO VALLEY, CA. 92555

PROJECT TITLE  
 CONDITIONAL USE PERMIT

PROJECT NO.	PROJECT CLASS
CUSTOMER FILE	DEVELOPER
OWNER FILE	DEVELOPER
CONTRACTOR	DEVELOPER
SCALE	SCALE
DATE	DATE

TITLE PAGE

NUP1



**SITE PLAN:**  
 SCALE: 1/8"=1'-0"  
 NORTH

**LINE & SYMBOL LEGEND**

- 1: HATCHED AREA = HOME OUTLINE
- 2: PINK = LANDSCAPE AREA IN FRONT OF 25' FRONT SETBACK
- 3: GREEN = LANDSCAPE AREA WITHIN 25' SETBACK
- 4: NORTH DIRECTIONAL SYMBOL
- 5: PLOTLINE, LINE TYPE = PHANTOM
- 6: HATCHED AREA = ADA UNLOADING AND LOADING AREA
- 7: DIMENSION LINE, LINE TYPE = DASHED

**PARKING & LANDSCAPE ANALYSIS**

TOTAL FRONT YARD SQUARE FOOTAGE (25' FRONT YARD SETBACK): 2750 SF

LANDSCAPED AREA (SHOWN IN GREEN): 1702 SF  
 1702 / 2750 = 61.9%

LANDSCAPED AREA BEYOND THE 25' FRONT YARD SETBACK

7 STANDARD 9'X18' PARKING SPACES INCLUDING 1 ADA SPACE WITH LOADING ZONE  
 ALL VEHICLES ENTER FORWARD AND EXIT GOING REVERSE AS IN A NORMAL RESIDENTIAL SITUATION

**EMERGENCY GENERATOR:**  
 1. FOR EMERGENCIES ONLY  
 2. SEE ATTACHED SPEC SHEETS

(E) AC UNIT

PROJECT TITLE CONDITIONAL USE PERMIT	PROJECT NO. DRAWING FILE DATE	OWNER 1745 STEEPLCHASE DR. MORNO VALLEY CA 92555	DESIGNER NUP2
DATE	PROJECT NO. DRAWING FILE DATE	OWNER 1745 STEEPLCHASE DR. MORNO VALLEY CA 92555	DESIGNER NUP2

1745 STEEPLCHASE DR.  
 MORENO VALLEY, CA 92555

APN 474-361-000  
 SUBJECT PROPERTY

APN 474-361-001  
 1175 STEEPLCHASE

APN 474-361-002  
 1175 STEEPLCHASE

APN 474-361-003  
 1175 STEEPLCHASE

APN 474-361-000  
 1175 STEEPLCHASE

APN 474-361-001  
 1175 STEEPLCHASE

APN 474-361-002  
 1175 STEEPLCHASE

APN 474-361-003  
 1175 STEEPLCHASE



**Generator: Generator 21kW Steady Generator NOLA Single Phase  
 Administration Pre-Packaged with 300 Amp Service Panel ATS | 8381  
 (Known: Power Dynamics K11) Models and Specifications  
 Product Specifications**

Model	8381
Model Number	8381
Manufacturer	Generac Power Systems
Made in USA	Yes
Rated Voltage	230V/120V/120V
Rated Amperage	300/150/150
Voltage	120/240V Single Phase

**ID ZONE DESIGNATION: PUT ONTO NUP1.pdf  
 GENERATOR SPECIFICATIONS SHEET 1**

**SHEET 2**

**SHEET 3**

LT Consumption (kW)	2.16 kW/kVA
Transfer Method	
Model	R75W20KA
Surge Amps	300 Amps
Switch Details	Master Service
Air Poles	2 Pole
Switch Weight	N/A
Warranty Information	
Customer Warranty	3 Year Limited Warranty
Model	
Type	Steady Generator
Series Name	Generator Series

4.7 Year Rating	1 Year
End User	Admin Use
UL Listed	Yes
Single Phase	Yes (120/240V Single Phase)
Phase	1 Phase
Rated Voltage	230V/120V/120V
Rated Amperage	300/150/150
Transfer Method	Master Service
Weight	487.5 LBS (221 KG)
Dimensions	48" x 24" x 24"
Material	Steel
Finish	Black
Compliance	CE, ENEC, IEC, UL, CSA, FCC, RoHS
Country of Origin	USA
Warranty	3 Year Limited

Rated Power	2.16 kW
Rated Voltage	120/240V
Rated Amperage	300/150/150
Phase	Single Phase
Frequency	60 Hz
Power Factor	0.8
Efficiency	95%
Sound Power Level	65 dBA @ 7m
Idle Current	1.5 A
LT Power Capacity	2.16 kW
LT Consumption Rate	2.16 kW/kVA
LT Consumption Rate	2.16 kW/kVA
LT Consumption Rate	2.16 kW/kVA
LT Consumption Rate	2.16 kW/kVA

**SHEET 4**

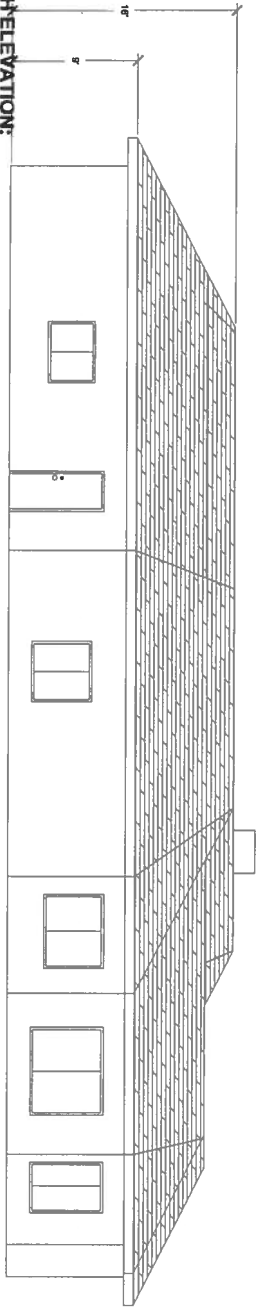
**11745 STEEPLECHASE DR.  
 MORENO VALLEY, CA 92555**

<p><b>PROJECT TITLE</b>          CONDITIONAL          USE          PERMIT</p>	<p><b>CLIENT</b>          11745 STEEPLECHASE DR.          MORENO VALLEY CA          92555</p>	<p><b>ENGINEER</b>          REG. ENGINEER          11745 STEEPLECHASE DR.          MORENO VALLEY CA          92555          (909) 504-8204</p>	<p><b>PROJECT</b>          4750 S. WOODLAND          MORENO VALLEY CA          92502</p>
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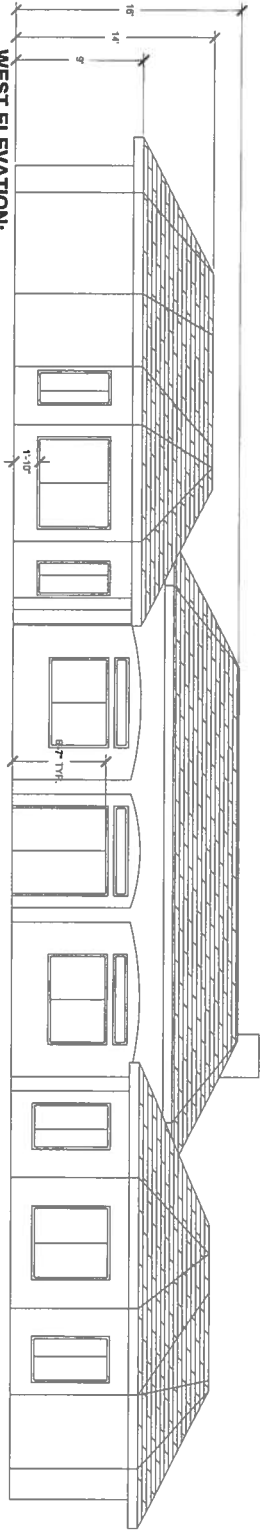
**EMERGENCY  
 GENERATOR  
 SPECIFICATIONS**

**NUP2.1**

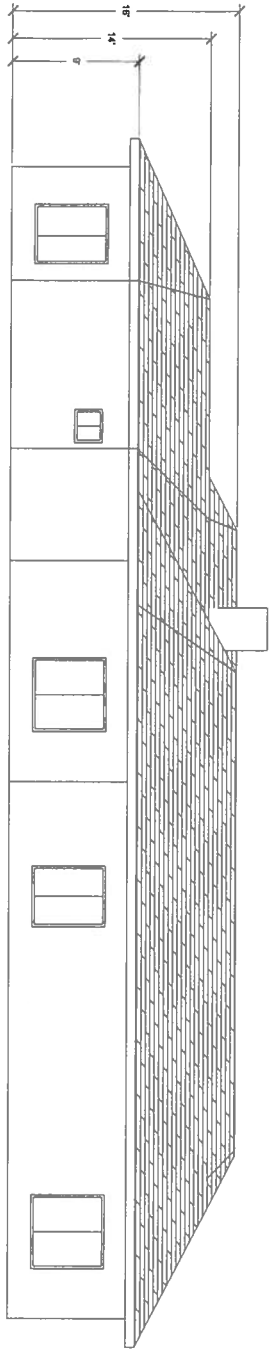




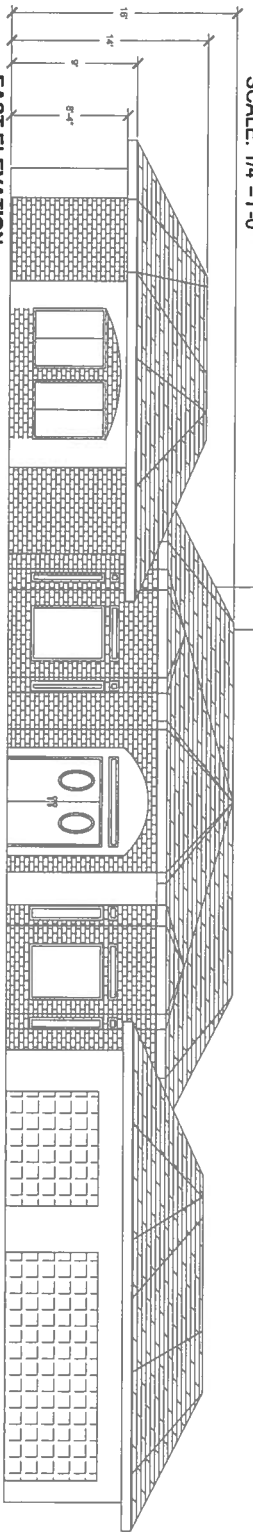
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SCALE: 1/4"=1'-0"



**WEST ELEVATION:**  
SCALE: 1/4"=1'-0"



**SOUTH ELEVATION:**  
SCALE: 1/4"=1'-0"



**EAST ELEVATION:**  
SCALE: 1/4"=1'-0"

OWNER  
GOSWAMI ELEVATION  
17145 STEEPLECHASE DRIVE  
MORENO VALLEY, CA  
92555  
(909) 864-5504

ARCHITECT  
NUP3, INC.  
17145 STEEPLECHASE DRIVE  
MORENO VALLEY, CA  
92555  
(909) 864-5504

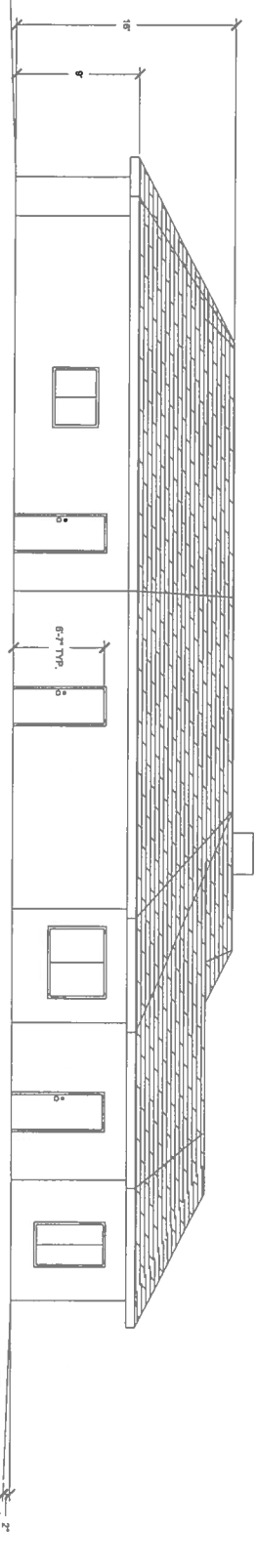
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CLIENT NAME  
DRAWING NO.  
SHEET NO.  
DATE

17145 STEEPLECHASE DR.  
MORENO VALLEY, CA 92555

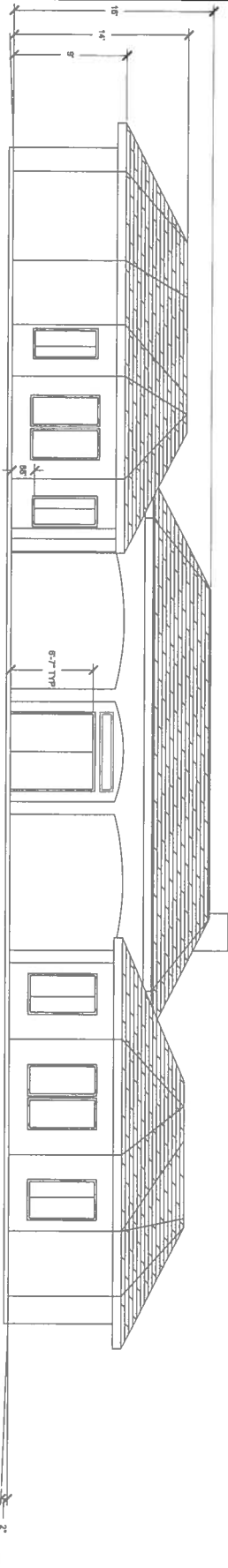
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CLIFF CUP

EXISTING  
ELEVATIONS

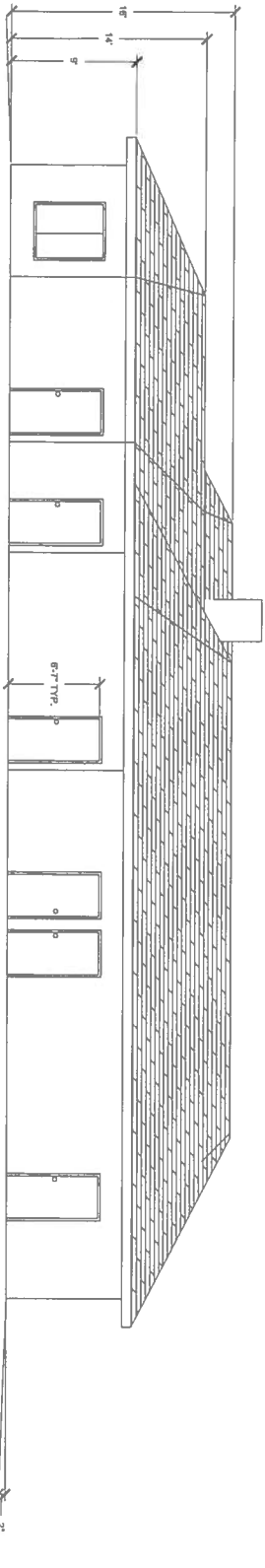
NUP3,1



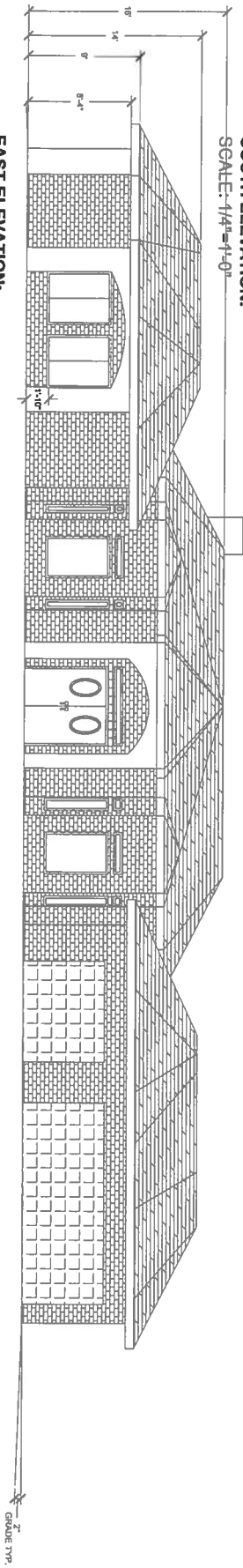
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SCALE: 1/4"=1'-0"



**WEST ELEVATION:**  
SCALE: 1/4"=1'-0"



**SOUTH ELEVATION:**  
SCALE: 1/4"=1'-0"



**EAST ELEVATION:**  
SCALE: 1/4"=1'-0"

11745 STEEPLCHASE DR  
MORENO VALLEY, CA 92555

**OWNER:**  
MILITARY  
11745 STEEPLCHASE DR  
MORENO VALLEY, CA  
92555

**APPLICANT:**  
TJ & JENNIFER  
11745 STEEPLCHASE DR  
MORENO VALLEY, CA  
92555

**DATE:**  
02/06/2004

**PROJECT NO.:**  
02/06/2004

**DRAWN BY:**  
JENNIFER

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

**DATE:**  
02/06/2004

**PROJECT TITLE:**  
CONDITIONAL  
USE  
PERMIT

**PROJECT NO.:**  
02/06/2004

**DRAWN BY:**  
JENNIFER

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

**DATE:**  
02/06/2004

**PROJECT TITLE:**  
CONDITIONAL  
USE  
PERMIT

**PROJECT NO.:**  
02/06/2004

**DRAWN BY:**  
JENNIFER

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

**DATE:**  
02/06/2004

ELEVATIONS

NUP 4

This is a sketch or network of lines and not a final plan. It shall not be used for any other purpose than that for which it was prepared. The user shall be responsible for the accuracy of the information and shall be held responsible for any errors or omissions which may occur.

**OWNER:**  
 GINTECO LLC  
 11745 STEEPLECHASE DR  
 MORENO VALLEY, CA  
 92555

**APPLICANT:**  
 GINTECO LLC  
 11745 STEEPLECHASE DR  
 MORENO VALLEY, CA  
 92555

**DESIGNER:**  
 NUP CONSULTANTS  
 4700 PASEO DE LOS ANGELES  
 SUITE 100  
 MORENO VALLEY, CA 92555  
 (951) 252-2582

11745 STEEPLECHASE DR.  
 MORENO VALLEY, CA 92555

PROJECT TITLE  
 CONDITIONAL  
 USE  
 PERMIT

PROJECT NO.  
 CUSTOMER NO.  
 DRAWING NO.  
 OWNER NO.  
 SCALE  
 DATE

PHOTO  
 SURVEY

NUP5



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



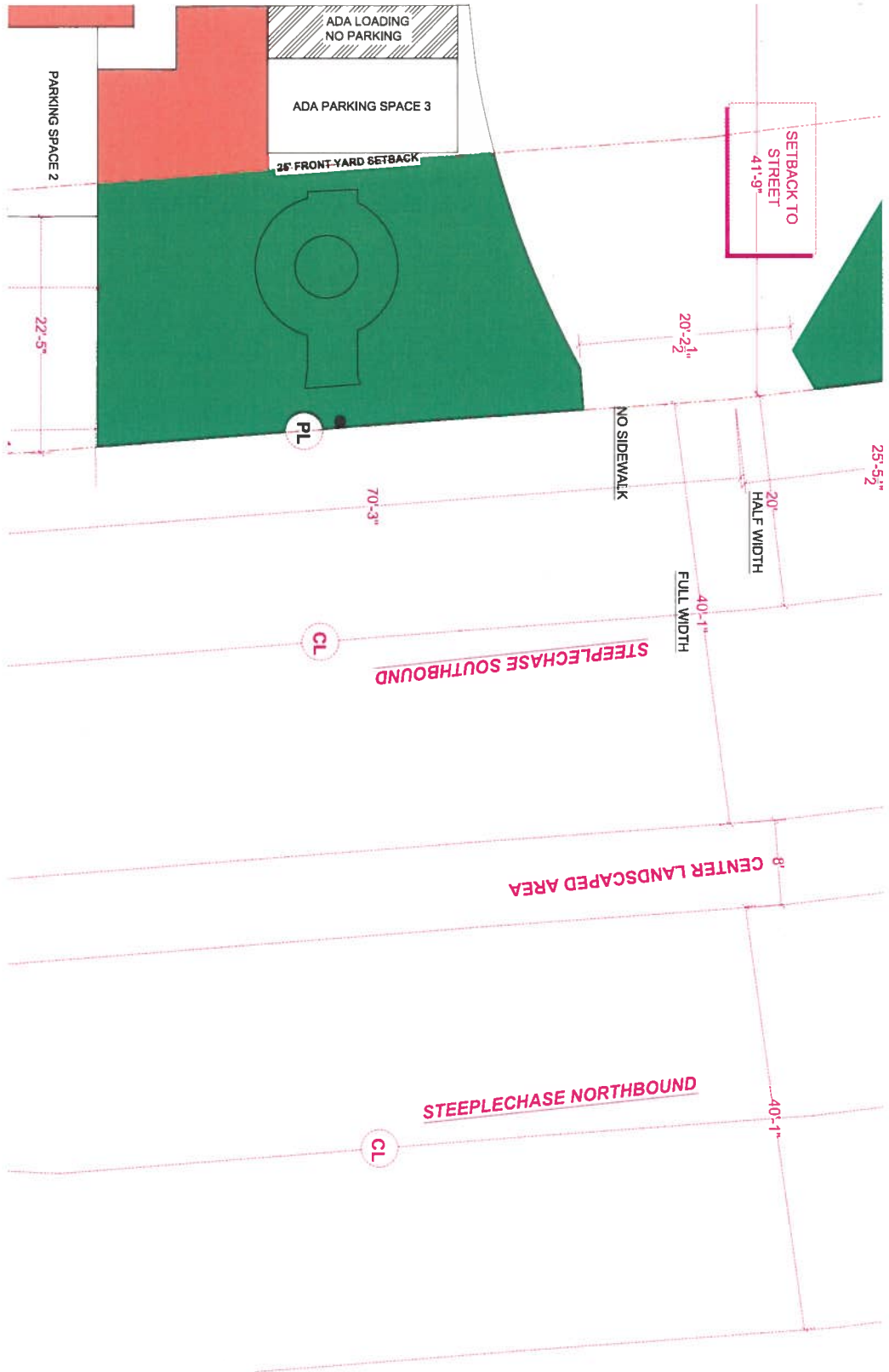
PHOTO #7



PHOTO #8



11745 STEEPLECHASE DR



STREET CLARIFICATION:  
SCALE: N.T.S.

**NOTE:**  
ALL DIMENSIONS WERE PROVIDED AND TAKEN DURING A SITE SURVEY OF HOME. ALL APPROXIMATE SHOWN AND WAS NOT TAKEN BY A CERTIFIED SURVEYOR.

11745 STEEPLCHASE DR  
MORENO VALLEY, CA 92555

DATE	04/12/2024
PROJECT NO.	11745 STEEPLCHASE DR MORENO VALLEY, CA 92555
PROJECT NAME	11745 STEEPLCHASE DR MORENO VALLEY, CA 92555
CLIENT	11745 STEEPLCHASE DR MORENO VALLEY, CA 92555
SCALE	N.T.S.
DATE	04/12/2024

PROJECT TITLE	CONDITIONAL USE PERMIT
PROJECT NO.	
CAD DWG FILE	
DRAWN BY	
CHECK BY	
SCALE	
DATE	

STREET  
CLARIFICATION  
NUP 6