



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

SHELLY EDGERTON  
DIRECTOR

September 19, 2016

Novella Lanzanas  
Legacy Senior Care, LLC  
4214 Gatesford Circle Dr.  
Troy, MI 48085

RE: Application #: AS500381115  
Legacy Senior Living II  
4759 Ashburton  
Sterling Heights, MI 48310

Dear Ms. Lanzanas:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 6 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (248) 975-5053.

Sincerely,

A handwritten signature in blue ink, appearing to read "Linda Pavlovski".

Linda Pavlovski, Licensing Consultant  
Bureau of Community and Health Systems  
4th Floor, Suite 4B  
51111 Woodward Avenue  
Pontiac, MI 48342  
(586) 835-6827

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

**License #:** AS500381115

**Applicant Name:** Legacy Senior Care, LLC

**Applicant Address:** 4214 Gatesford Circle Dr.  
Troy, MI 48085

**Applicant Telephone #:** (586) 306-8779

**Administrator/Licensee Designee:** Novella Lanzanas

**Name of Facility:** Legacy Senior Living II

**Facility Address:** 4759 Ashburton  
Sterling Heights, MI 48310

**Facility Telephone #:** (586) 306-8779

**Application Date:** 01/12/2016

**Capacity:** 6

**Program Type:** AGED  
ALZHEIMERS  
PHYSICALLY HANDICAPPED  
TRAUMATICALLY BRAIN INJURED

## II. METHODOLOGY

01/12/2016	Enrollment
01/20/2016	Contact - Document Sent Rules & Act booklets
01/21/2016	Application Incomplete Letter Sent
01/26/2016	Contact - Document Received
01/28/2016	Contact - Document Received Licensing file received from Central office
02/03/2016	Application Incomplete Letter Sent
02/29/2016	Contact - Document Received Supportive documents received.
05/17/2016	Inspection Completed On-site
05/17/2016	Inspection Completed-BCAL Sub. Compliance
07/19/2016	Inspection Completed On-site Follow up onsite visit.
07/19/2016	Inspection Completed-BCAL Full Compliance
07/20/2016	Contact – Document Received Additional supportive documents received.

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

The facility is a single family brick ranch-style home with an attached, two-car garage with a small brick patio built in 1968. The home is wheelchair accessible both in the front and back entrance. The property is fully landscaped. The home is located in a residential neighborhood in the city of Sterling Heights, a suburb north of the city of Detroit. The home and surrounding community are serviced by public water and sewage systems. Medical, educational, and social resources are located within close proximity to the home in the surrounding community. The facility also has close access to I-696 and I-75 freeways. The home is heated by gas, forced-air furnace located on the same floor as the residents' bedroom. The home has installed an approved fire safety door with a 90-minute automatic self-closing device and positive-latching

hardware. The home also has central air conditioning. There are sliding doors leading to the backyard. The home is located on a concrete slab and does not have a basement.

The living room is located off of the front entrance and kitchen. The residents' dining area is next to the living room. The home features a full wheelchair accessible shower in the hallway by the residents' bedrooms and access to this bathroom is also through bedroom #4. Bathroom #2 is located by the storage room. All the community living space and bedrooms within the home were measured to determine the occupancy limits. The measurements, square footage, and capacity limits are as follows:

Living room	19'1" x 12'6"	239 square feet
Dining room area	9'10" x 9'6"	93.4 square feet
Common area	15' x 23.1"	348 square feet

Total square footage of community space: 680.4 square feet.

<b>Bedrooms</b>	<b>Measurements</b>	<b>Square feet</b>	<b>Capacity</b>
Bedroom #1	8'7" x 11'7"	102.3 sq. ft.	1
Bedroom #2	14'2" x 11'7"	164.1 sq. ft.	2
Bedroom #3	9'11" x 19'1"	115 sq. ft.	1
Bedroom #4	17'5" x 10'10" plus 2'6" x 9'11"	213 sq ft.	2

The square footage of community space is adequate for the facility to accommodate up to six (6) AFC residents per the rule requirement R400.14405 (1). Also each bedroom meets the rule requirement R400.14409 (2)(3). The capacity cannot exceed 6 licensed residents.

## **B. Program Description**

Legacy Senior Care, LLC submitted an original application for licensure on 1/12/16. The intended population is male and female adults 55 years of age or older who require foster care due to Alzheimers, Aged, and Traumatic Brain Injured. The facility is also able to accommodate the physically handicapped or an individual that may use a wheelchair. The proposed capacity is 6.

The owners of Legacy Senior Care, LLC are Rene Lanzanas and Novella Lanzanas. Ms. Novella Lanzanas has been appointed the licensee designee and administrator for the facility. Ms. Lanzanas has submitted all of the training and educational requirements as outlined in Rule 400.14201 (3)(a) through (i). Ms. Lanzanas has numerous years of experience working with the elderly population and also has been a licensee and administrator at another licensed facility that is currently in operation since

July 2015. Ms. Lanzas is a registered nurse who has 20 years of experience in the care of the elderly adults in both the hospital and home settings with mild to moderate dementia, physically handicapped, and traumatic brain injured.

Ms. Lanzas completed her medical exam and tuberculosis test on 7/18/16 and was found to be in good physical and mental health. Also Ms. Lanzas tested negative for her T.B. test. Ms. Lanzas also submitted her fingerprint to the licensing unit and there is currently no criminal history.

Ms. Lanzas submitted the following documents to licensing as outlined in Rule(s) 400.14103, 400.14207, 400.14209, and 400.14302: Program Statement; Admission Policy, Discharge Policy; Personnel Policies; Refund Agreement; Articles of Incorporation; Board of Directors List; Designated Person; Budget; Floor Plans; House Rules; Organizational Chart; Permission to Inspect; Proof of Ownership; Standard/Routine Procedures; Staff Training; Fire Evacuation Plan; and Staffing Pattern.

Ms. Lanzas was informed during the onsite inspection on 7/19/16 that she will need to maintain in each resident record the required items that are consistent with Rule 400.14316(1)(a) through (2).

Ms. Lanzas was also informed that she will need to maintain in each employee file the required items that are consistent with Rules 400.14204 and 400.14208 for staff qualifications and training: completed and signed employment application that includes a hire date; educational information and experiences; two references; copy of the person's driver's license; a signed job description and personnel policies; initial physical signed by a physician and then annual health care reviews thereafter; tuberculosis testing with results; copy of fingerprinting results; and training requirements for direct caregivers.

Both the staff and resident files will be reviewed prior to the expiration of the temporary license during the next onsite inspection.

### **C. Rule/Statutory Violations**

The facility has been determined to be in full compliance with the applicable administrative rules and the licensing statute based upon the onsite inspections conducted and the licensee's intent to comply with all administrative rules for a small group home (12 or less) as well as the licensing act, Public Act 218 of 1979, as amended.

**IV. RECOMMENDATION**

I recommend issuance of a temporary license to this AFC adult small group home (capacity 1-6).



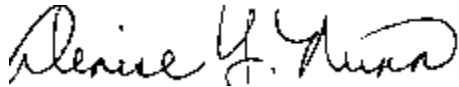
09/19/2016

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Linda Pavlovski  
Licensing Consultant

Date

Approved By:



09/19/2016

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Denise Y. Nunn  
Area Manager

Date