

3RD STREET MIXED USE BUILDING

31 WEST STUART AVENUE, REDLANDS, CA 92374

CITY OF REDLANDS BUILDING & SAFETY
PERMIT# B20-01771



CITY OF REDLANDS CONSTRUCTION NOTES

- BUSINESS LICENSE REQUIREMENT FOR ARCHITECTS, ENGINEERS, CONTRACTORS AND SUB-CONTRACTORS PER CITY OF REDLANDS ORDINANCE: 5.04.090 BUSINESS LICENSE REQUIREMENTS.
- IT IS UNLAWFUL FOR ANY PERSON, WHETHER AS PRINCIPAL OR AGENT, CLERK OR EMPLOYEE, EITHER FOR HIMSELF OR FOR ANY OTHER PERSON, OR FOR ANYBODY CORPORATE, OR AS AN OFFICER OF ANY CORPORATION, OR OTHERWISE TO COMMENCE OR CARRY ON ANY LAWFUL BUSINESS, TRADE, CALLING, PROFESSION OR OCCUPATION IN THE CITY WITHOUT FIRST HAVING PROCURED A LICENSE FROM THIS CITY SO TO DO OR WITHOUT COMPLYING WITH ANY AND ALL REGULATIONS OF SUCH TRADE, CALLING, PROFESSION OR OCCUPATION CONTAINED IN THIS CHAPTER AND CHAPTER 5.06 OF THIS TITLE. (REDLANDS MUNICIPAL CODE § 5.04.090)
- NEW CONSTRUCTION SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE EDITIONS THAT INCLUDE THE BUILDING, FIRE, PLUMBING, MECHANICAL, ELECTRICAL, GREEN BUILDING STANDARDS AND 2019 ENERGY COMMISSION SERIES. IN CASES WHERE THE CODES MAY CONFLICT WITH THE PROVISIONS IN THESE PLANS OR SPECIFICATIONS, THE MORE RESTRICTIVE PROVISIONS SHALL GOVERN. CALL FOR ALL REQUIRED INSPECTIONS PRIOR TO CONCEALING WORK.
- ANYONE WHO IS INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMP) TO CONTAIN OR PREVENT ANY ILLEGAL DISCHARGE OR STORM-WATER POLLUTION WITHIN THE PROJECT BOUNDARY UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE PUBLIC WORKS INSPECTOR OF THE CITY.
- RECYCLING OF CONSTRUCTION AND DEMOLITION DEBRIS IS REQUIRED AS MANDATED BY AB 939 AND SB 1066 AND AS AMENDED BY REDLANDS MUNICIPAL CODE.
- CONSTRUCTION ACTIVITY NOISE SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH SATURDAY. RMC 8.06.09(F)
- EVERY PERMIT ISSUED UNDER THE PROVISIONS OF THESE PLANS SHALL EXPIRE BY LIMITATION AND BECOME NULL AND VOID IF THE BUILDING OR WORK AUTHORIZED BY SUCH PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF SUCH PERMIT, OR IF THE BUILDING OR WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 OR MORE DAYS AFTER WORK HAS COMMENCED.
- THE CHIEF BUILDING OFFICIAL MAY EXTEND THE TIME FOR COMMENCEMENT OF WORK FOR A PERIOD NOT EXCEEDING 180 DAYS UPON WRITTEN REQUEST BY THE PERMITTEE PROVIDING EVIDENCE OF THE CIRCUMSTANCES BEYOND THE CONTROL OF THE PERMITTEE WHICH HAVE PREVENTED WORK FROM COMMENCING.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO SHOW EVIDENCE OF "START OF CONSTRUCTION" BY ARRANGING FOR BUILDING INSPECTIONS WITHIN 180 DAYS AFTER ISSUANCE OF PERMIT AND TO VERIFY CONTINUING CONSTRUCTION ACTIVITY BY ARRANGING FOR BUILDING INSPECTIONS WHICH WILL SHOW THE WORK IS PROGRESSING WITHIN ANY 180 DAY TIME PERIOD.

CODES AND STANDARDS

APPLICABLE CODES	EDITION
2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.	2016
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.	2016
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.	2017
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.	2017
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.	2016
2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.	2016
2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.	2016
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.	2016
2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.	2016
TITLE 19 C.C.R., PUBLIC SAFETY - STATE FIRE MARSHAL REGULATIONS	2016
2016 ASHRAE 11.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS	2016

PARTIAL LIST OF APPLICABLE STANDARDS	EDITION
NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEMS	2016
NFPA 14 STANDPIPE AND HOSE SYSTEMS	2016
NFPA 17 DRY CHEMICAL EXTINGUISHING SYSTEMS	2017
NFPA 17A WET CHEMICAL EXTINGUISHING SYSTEMS	2017
NFPA 20 STATIONARY PUMPS FOR FIRE PROTECTION	2016
NFPA 22 WATER TANKS FOR PRIVATE FIRE PROTECTION	2013
NFPA 24 PRIVATE FIRE MAINS & THEIR APPURTENANCES	2016
NFPA 25 STANDARD FOR INSPECTION, TESTING AND MAINTENANCE 2017	2017
OF WATER-BASED FIRE PROTECTION SYSTEMS	
NFPA 72 NATIONAL FIRE ALARM & SIGNALING CODE	2016
NFPA 80 FIRE DOORS AND OTHER OPENING PROTECTIVES	2016
NFPA 92 STANDARD FOR SMOKE CONTROL SYSTEMS	2016
NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2015
NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2015
ICC 308 100 STANDARDS ON BLEACHERS, FOLDING AND TELESCOPING SEATING, AND GRAND STANDS	2017
UL 300 FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS (R 2010)	2005
FOR PROTECTION OF RESTAURANT COOKING AREAS	
UL 464 AUDIBLE SIGNAL APPLIANCES	2003
UL 521 HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999

REFERENCE CODE SECTION FOR NFPA STANDARDS-2016 CBC (SFM) CHAPTER 39, SEE CHAPTER 35 FOR STATE OF CALIFORNIA AMENDMENTS TO NFPA STANDARDS.

SCOPE OF WORK

CONSTRUCTION OF A 38,571 S.F., 3-STORY MIXED-USE BUILDING

- CONSTRUCTION TYPE: TYPE IIB NON COMBUSTIBLE (FULLY SPRINKLERED)
- OCCUPANCY TYPES: MIXED-USE (FUTURE TENANTS)
 - LEVEL 01: M (RETAIL)
 - LEVEL 02: B (OFFICES)
 - LEVEL 03: A-2 (RESTAURANT)

ALL TENANT IMPROVEMENTS SHALL BE SUBMITTED UNDER SEPARATE PERMIT

SCOPE OF WORK INCLUDES:

- ROOFTOP PHOTOVOLTAIC SOLAR PANEL ARRAY
- ONE PEDESTRIAN ELEVATOR
- PORTIONS OF SITE WORK, GRADING AND LANDSCAPE INCLUDING SITE WALLS UNDER 6 FT.

DEFERRED APPROVALS SEPARATE SUBMITTALS

THE CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR PROVIDING AND COORDINATING THE DESIGN AND DETAILING OF THE FOLLOWING PRE-ENGINEERING SYSTEMS, INCLUDING CONNECTIONS TO THE BUILDING STRUCTURE. THE CONSTRUCTION MANAGER SHALL SUBMIT DRAWINGS AND CALCULATIONS STAMPED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER TO THE ARCHITECT, ENGINEER AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND ERECTION.

- DEFERRED APPROVAL ITEMS INCLUDE:
- PASSENGER ELEVATOR CURTAIN WALL SYSTEM
 - AUTOMATIC FIRE SPRINKLER SYSTEM
 - FIXED FIRE SUPPRESSION SYSTEM
 - AUTOMATIC FIRE ALARM SYSTEM
 - EMERGENCY RESPONDER RADIO COVERAGE SYSTEM
 - CO2 ALARM ATMOSPHERE MONITORING
 - PHOTOVOLTAIC SOLAR PANELS
 - UNDERGROUND PRIVATE FIRE SERVICE
 - SEISMIC SEPARATION AND FALL PROTECTION AT (BRIDGE, PERMIT NUMBER B20-00711)
- SEPARATE SUBMITTALS NOT INCLUDED IN CURRENT SCOPE:
- FUTURE KITCHEN TENANT IMPROVEMENTS (NOT A PART OF THIS SUBMITTAL). ALL FUTURE KITCHEN PLANS MUST BE APPROVED BY SAN BERNARDINO COUNTY HEALTH DEPARTMENT PRIOR BUILDING PERMIT ISSUANCE FOR FUTURE KITCHEN IMPROVEMENTS.

NOTE: ALL DEFERRED SUBMITTALS SHALL HAVE PLAN AND SPECIFICATIONS SUBMITTED, APPROVED AND PERMITS ISSUED PRIOR TO COMMENCING WORK. WORK COMMENCED PRIOR TO PERMITS BEING ISSUED WILL BE ISSUED STOP WORK NOTICES, APPLIED FINES AND PENALTIES, COMPLAINTS SUBMITTED TO THE CONTRACTORS STATE LICENSE BOARD AND ALL WORK COVERED UP SHALL BE UNCOVERED FOR APPROPRIATE INSPECTIONS.

- FIRE PROTECTION INDICATED THROUGHOUT THE PLANS IS FOR REFERENCE ONLY AND NOT A PART OF THIS REVIEW AND/OR APPROVAL AND IS A DEFERRED SUBMITTAL AND SEPARATE PERMIT

SITE DATA

ACCESSORS PARCEL NO.:
APN 0169-261-64

PROJECT SCOPE INCLUDES PARCEL NUMBERS:
ON LEGAL DESCRIPTION, EASEMENTS AND RIGHT OF WAY BOUNDARIES.

REFER TO PRECISE GRADING PLAN PREPARED BY THATCHER ENGINEERING FOR ADDITIONAL INFORMATION ON LEGAL DESCRIPTION, EASEMENTS AND RIGHT OF WAY BOUNDARIES.

TOTAL SITE AREA WITHIN SCOPE OF WORK: 18714 S.F. / .43 ACRES

TOTAL OF PARCEL AREA: 23,736 S.F. / .56 ACRES
TOTAL BUILDING FOOTPRINT: 12,702 S.F. / .30 ACRES
TOTAL LOT COVERAGE (%): 53.52%

BUILDING FULLY SPRINKLERED AND ALARMED (TYPE IIB SPRINKLERED)

GROSS BUILDING AREA* BY LEVEL:

LEVEL 01:	12,702 S.F.
LEVEL 02:	12,625 S.F.
LEVEL 03:	12,566 S.F.
PENTHOUSE:	686 S.F.
TOTAL:	38,571 S.F.

*GROSS BUILDING AREA TO EXTERIOR FACE OF PRIMARY EXTERIOR WALLS

ALLOWABLE AREA CALCULATION

CONSTRUCTION TYPE: IIB MIXED-USE, MULTI-STORY

ALLOWABLE AREA (A₁) BY FLOOR LEVEL: A₁ = (A₁ + (NS x I))

LEVEL	OCC. TYPE	A ₁	NS	I	A ₁	PROPOSED GROSS AREA
LEVEL 01:	M	37500	12500	0.62	43228 S.F.	12702 S.F.
LEVEL 02:	B	69000	23000	0.62	83220 S.F.	12625 S.F.
LEVEL 03:	A-2	5500	5500	0.62	15375 S.F.	12566 S.F.
PENTHOUSE:	U	25500	8500	0.62	30755 S.F.	686 S.F.

AREA FACTOR INCREASE DUE TO FRONTAGE (I):
I = (FIP-0.25) * W/30

BUILDING PERIMETER FRONTING MIN. 20' OPEN SPACE (F): 436.75'
PERIMETER OF ENTIRE BUILDING (P): 502.92'
AVERAGE WIDTH OF PUBLIC WAY/OPEN SPACE(W): 30.00'

I = (436.75/502.92 - 0.25) * 30/30 = 0.62

FOR FRONTAGE DIMENSIONS, OPEN SPACE AND WIDTH OF PUBLIC WAY SEE SHEET 1

ALLOWABLE BUILDING HEIGHT & STORIES ABOVE GRADE

MAXIMUM ALLOWABLE BUILDING HEIGHT (TYPE IIB SPRINKLERED) (PER CBC TABLE 504.4):
M OCCUPANCY: 75 FEET
B OCCUPANCY: 75 FEET
A-2 OCCUPANCY: 55 FEET (WITH AREA INCREASE)

PROPOSED BUILDING HEIGHT ABOVE GRADE PLANE:
MIXED OCCUPANCY: 48 FEET 7 INCHES @ TOP OF PARAPET
58 FEET 7 INCHES @ TOP OF PENTHOUSE TOWER

MAXIMUM ALLOWABLE STORIES ABOVE GRADE PLANE (TYPE IIB SPRINKLERED) (PER CBC TABLE 504.4):
M OCCUPANCY: 3 STORIES
B OCCUPANCY: 4 STORIES
A-2 OCCUPANCY: 3 STORIES (WITH AREA INCREASE)

PROPOSED STORIES ABOVE GRADE:
MIXED OCCUPANCY: 3 STORIES (+ 686 S.F. ROOF PENTHOUSE)
M OCCUPANCY: 1 STORY
B OCCUPANCY: 1 STORY
A OCCUPANCY: 1 STORY

IN A BUILDING CONTAINING MIXED OCCUPANCIES, NO INDIVIDUAL OCCUPANCY SHALL EXCEED THE HEIGHT AND NUMBER OF STORY LIMITS SPECIFIED IN 2019 CBC TABLES 504.3 AND 504.4

NON-SEPARATED OCCUPANCY PER 508.3; NON-SEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1

PROJECT DIRECTORY

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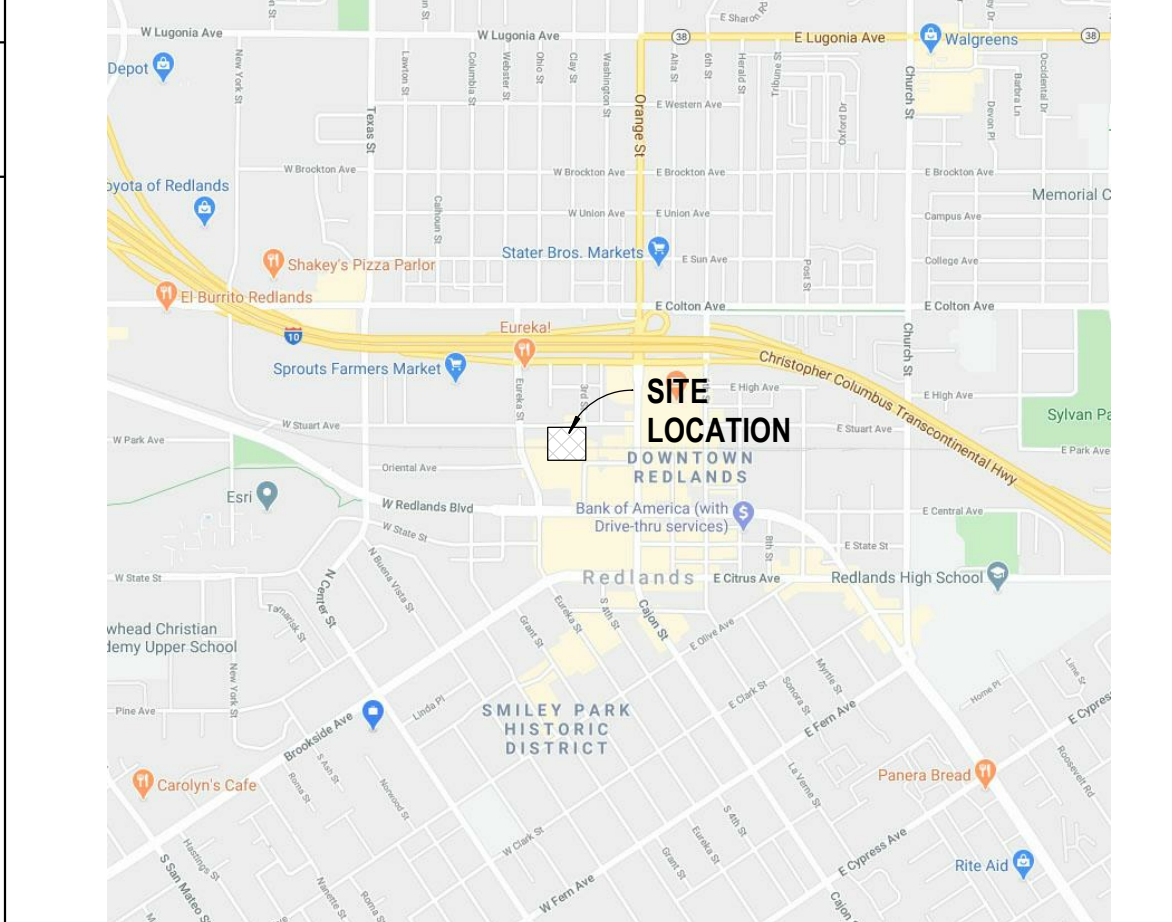
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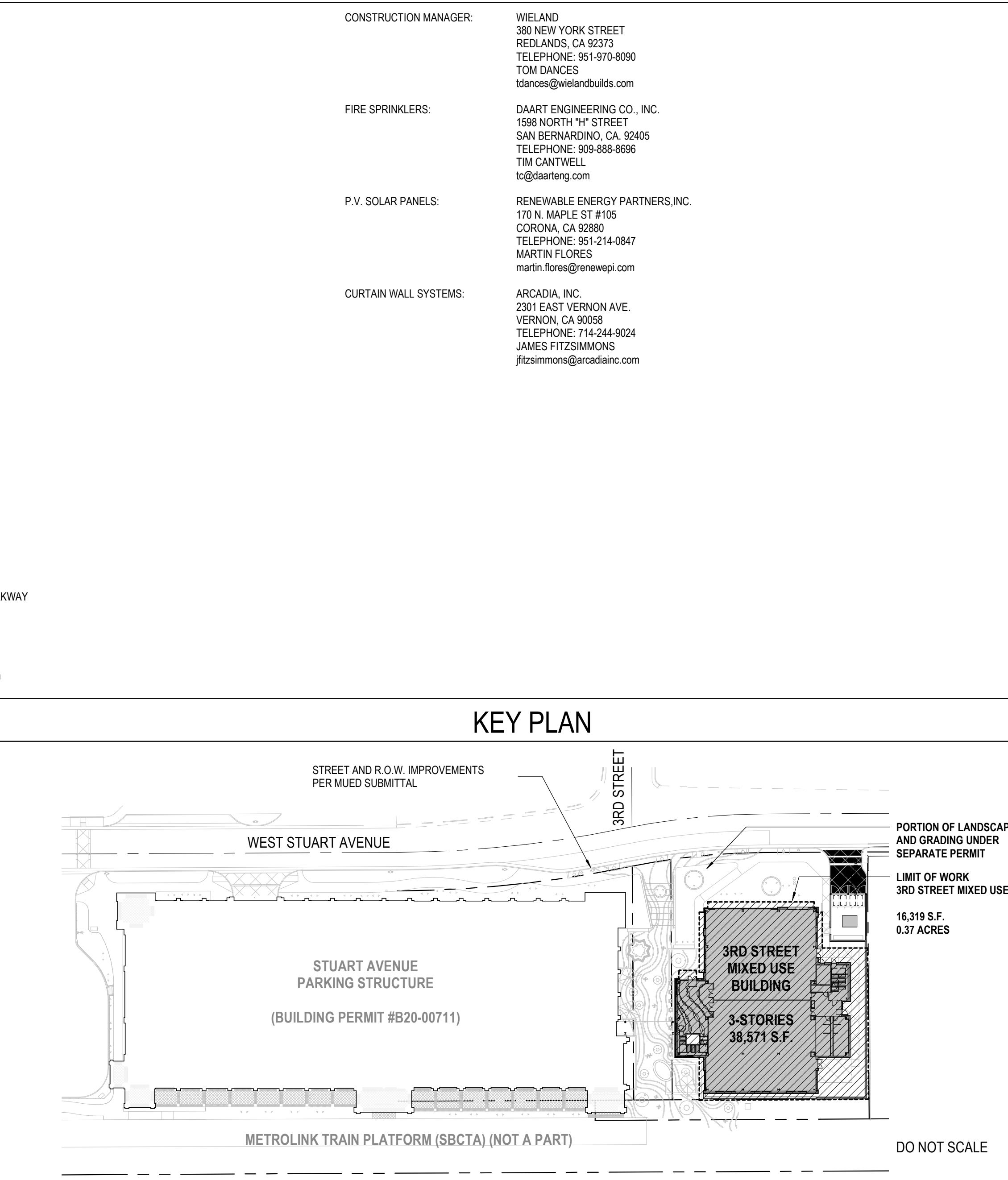
P.V. SOLAR PANELS: RENEWABLE ENERGY PARTNERS, INC.
170 N. MAPLE ST #105
CORONA, CA 92709
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MARTIN FLORES
martin.flores@renewep.com

CURTAIN WALL SYSTEMS: ARCADIA, INC.
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VERNON, CA 90058
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JAMES FITZSIMMONS
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VICINITY MAP



KEY PLAN



CONSULTANT

COVER SHEET

3RD STREET RETAIL BUILDING

REDLANDS RAILWAY DISTRICT, LLC.

3RD STREET RETAIL BUILDING

31 W. STUART AVENUE

SEALS



PROJECT NUMBER: 19-10140
PROJECT STATUS: CONSTRUCTION DOCUMENTS
PROJECT ISSUED: MAR 11, 2021 (FINAL 01 SET)
REV. DATE: DESCRIPTION:
1. MAR 11, 2021 PLAN CHECK REVIEW RESPONSE



A0.00

PLAN CHECK RESUBMITTAL #01 - MARCH 11, 2021