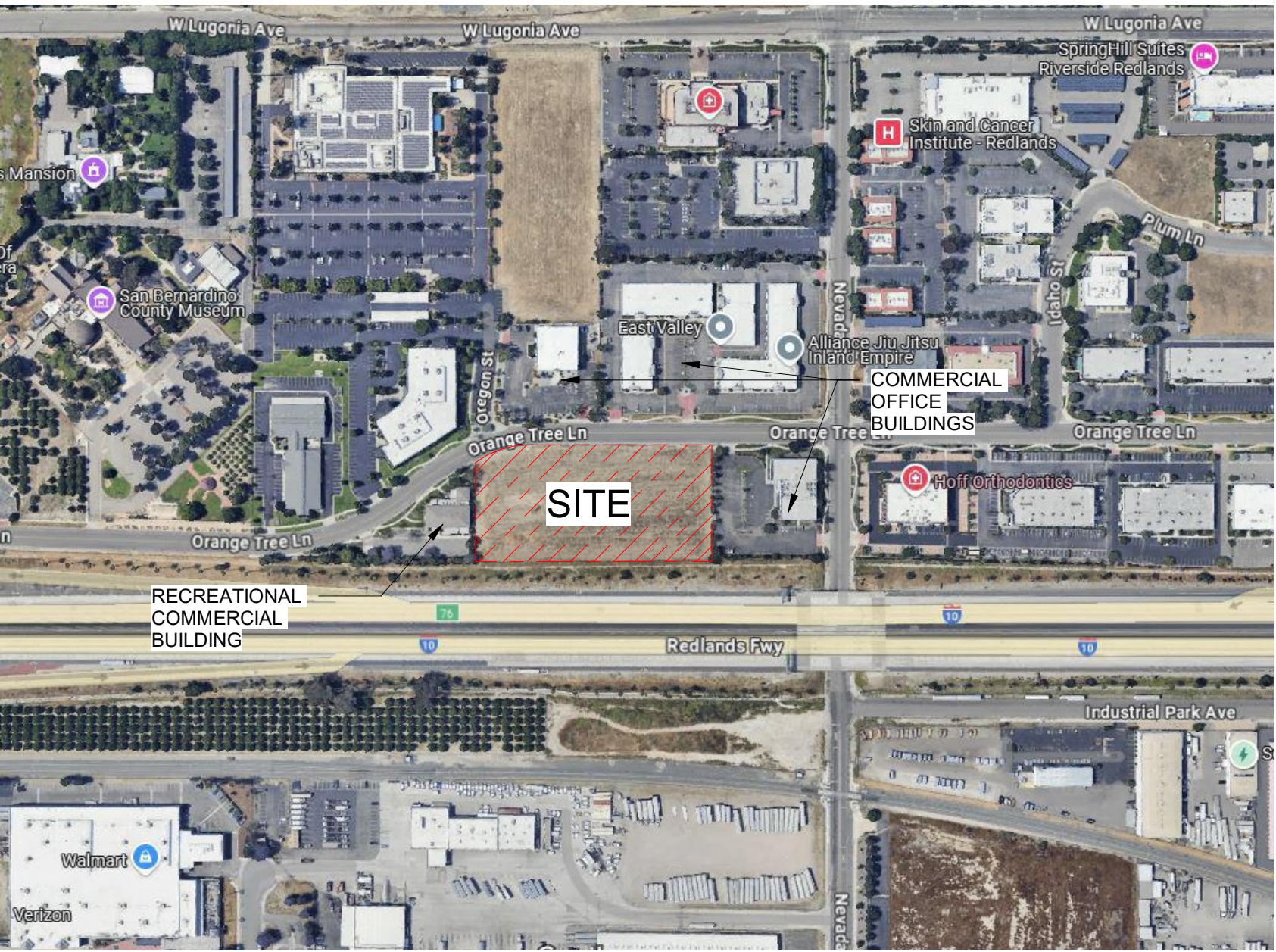




Lighting Consultant	Landscape Architect	Civil Engineer:	Architect:	Owner:
JSA 535 Princeland Ct Corona CA 92879 Sam Godar (951) 542-3013 sam@jsassociates.com	Sitescapes 3190 B-2 Airport Loop Drive Costa Mesa, CA 92626 Ricardo Barrios (949) 644-9370 rbarrios@sitescapes.net	Adkan Engineers 6879 Airport Drive Riverside, CA 92504 Richard Reaves (951) 688-0241 rreaves@adkan.com	Robert F. Tuttle Architect, Inc. 33533 Pebble Brook Circle Temecula, CA 92592 Bob Tuttle (951) 302-5444 robert.tuttle@rftarch.com	Greens Development 16530 Bake Parkway, Suite 200 Irvine, CA 92618 Atman Kadakia (949) 322-1760 atman.kadakia@greens.com

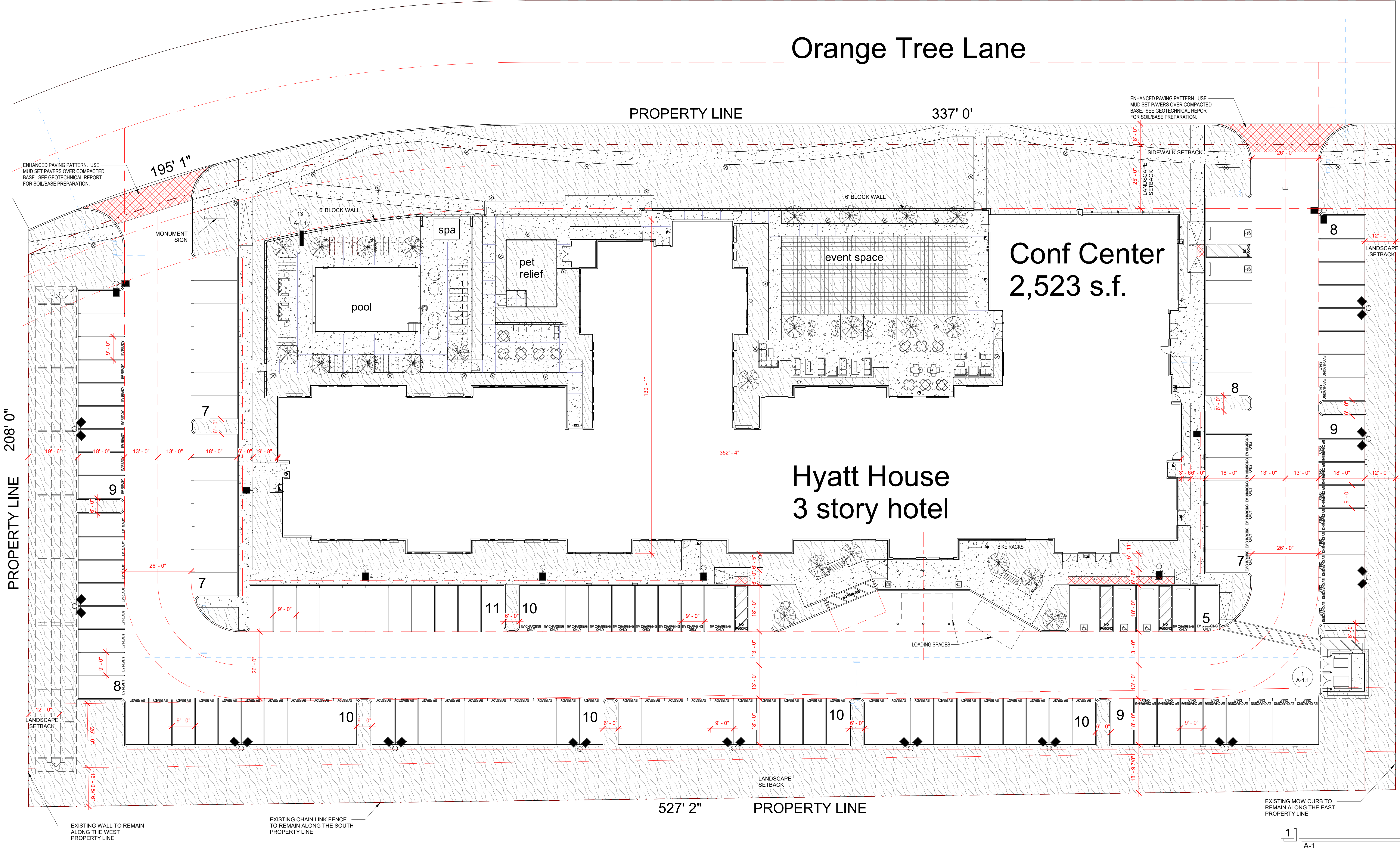
Guest Room Count by Type		
Name		Count
DQD		37
DQD ADA		2
DQS		18
DQS ADA		2
KD		21
KD ADA		2
KS		40
KS ADA		2
Grand total: 124		

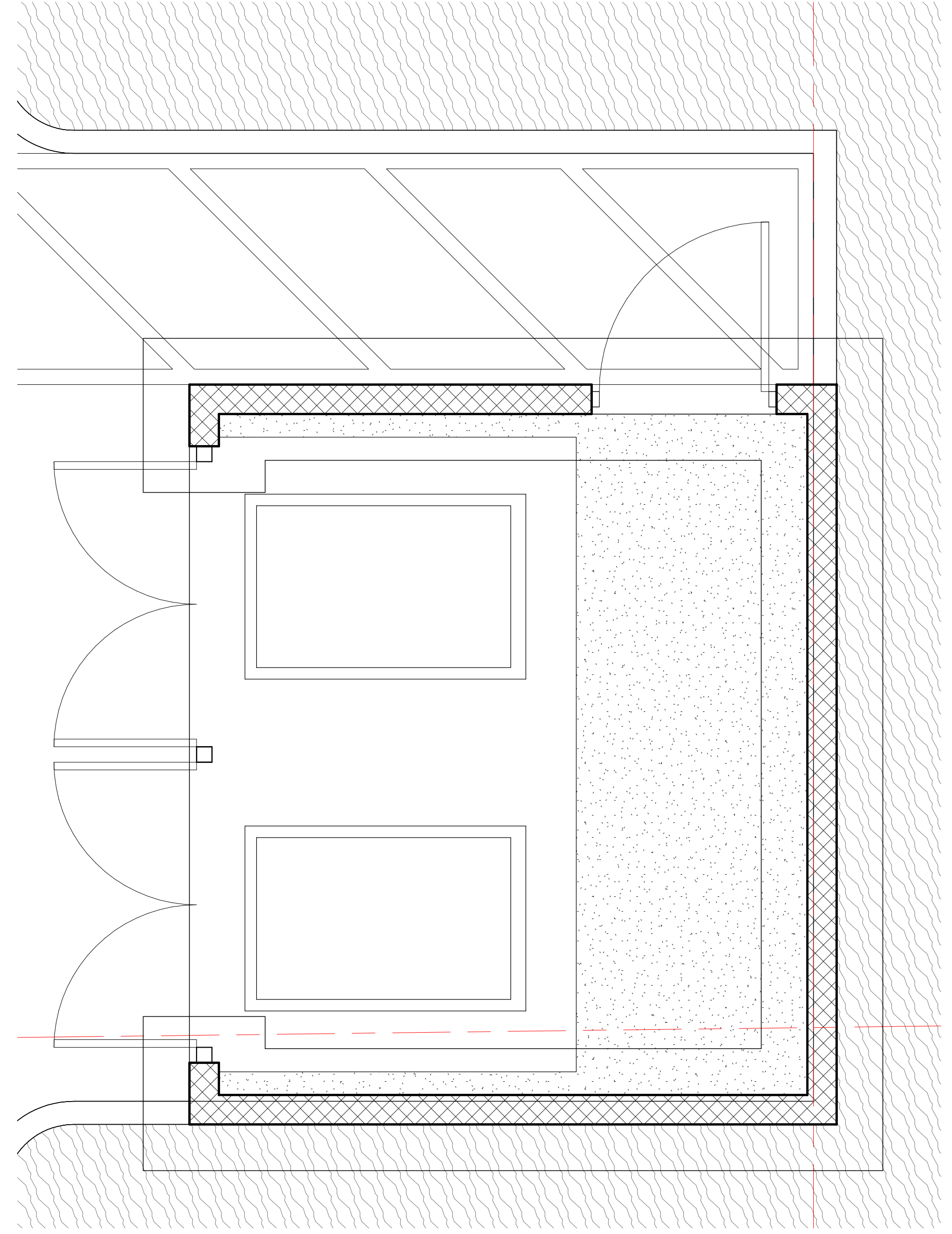
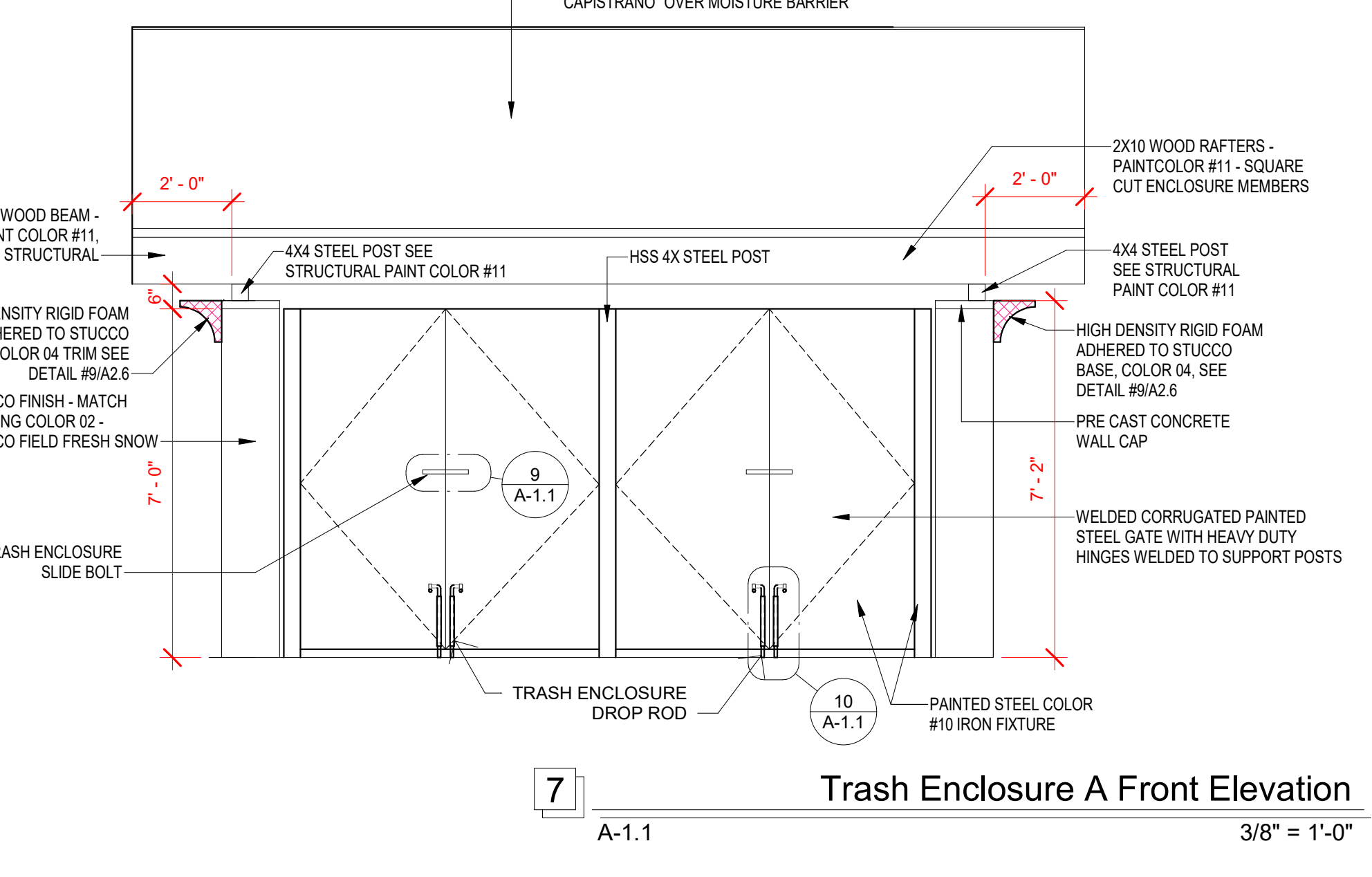
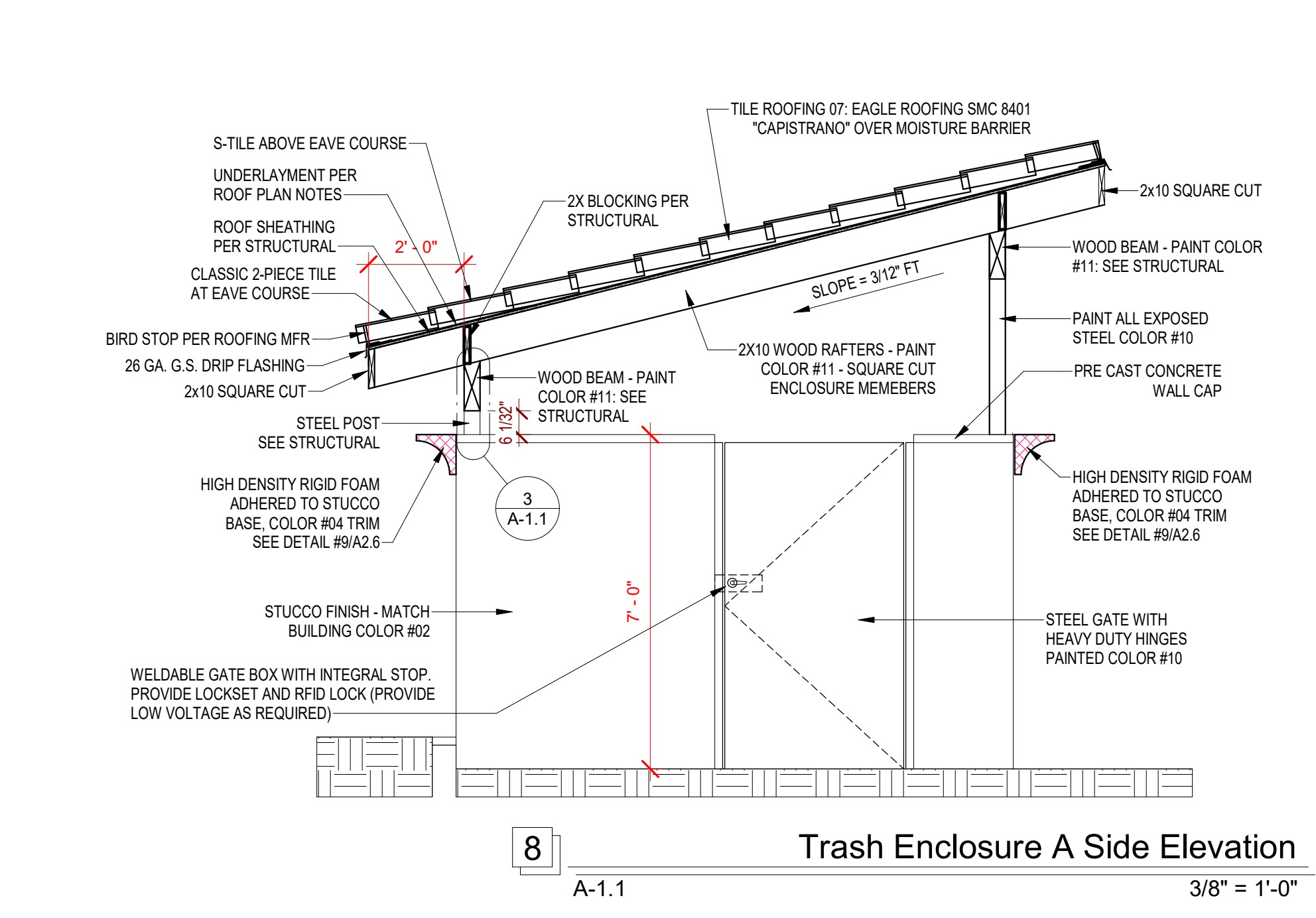
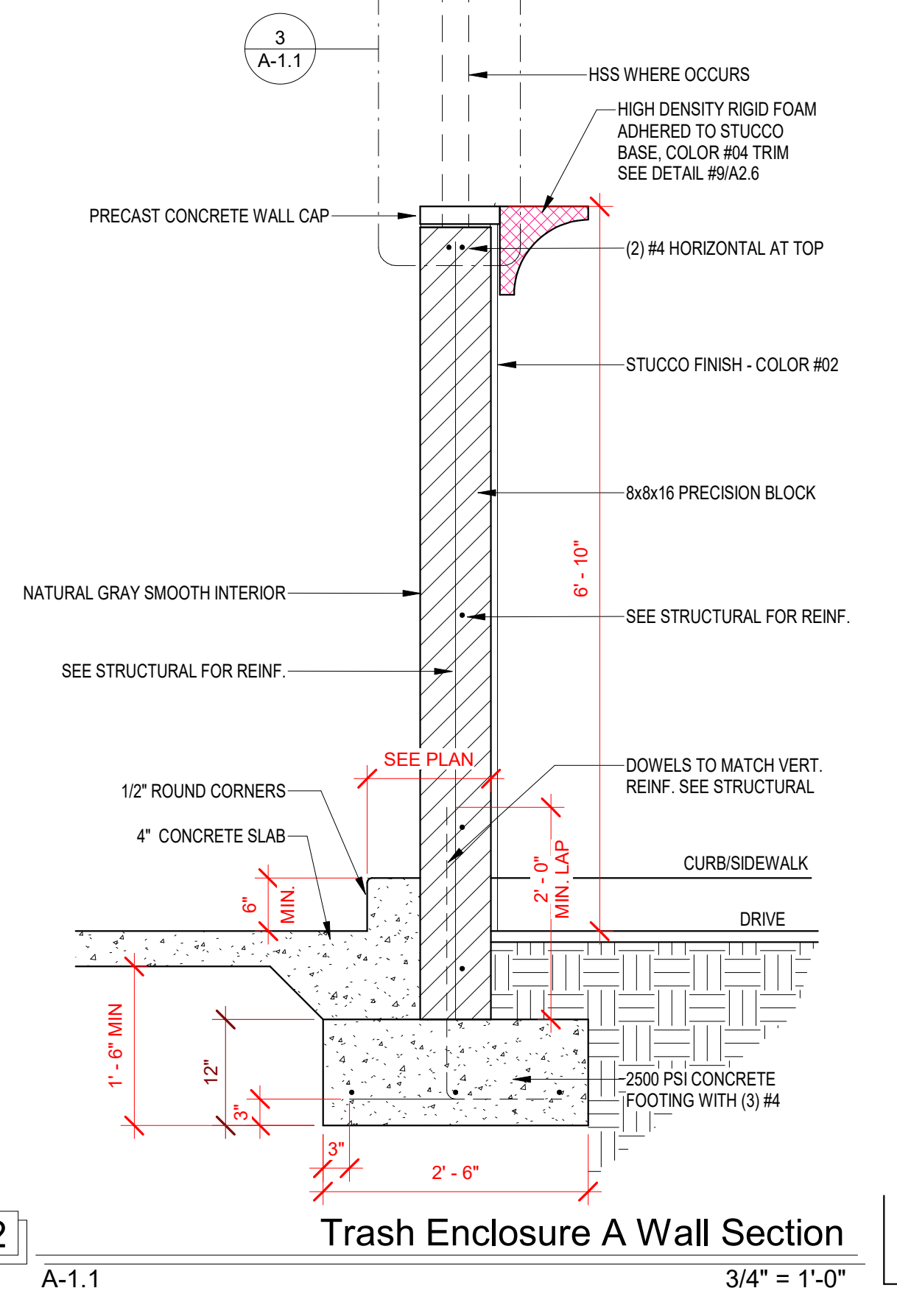
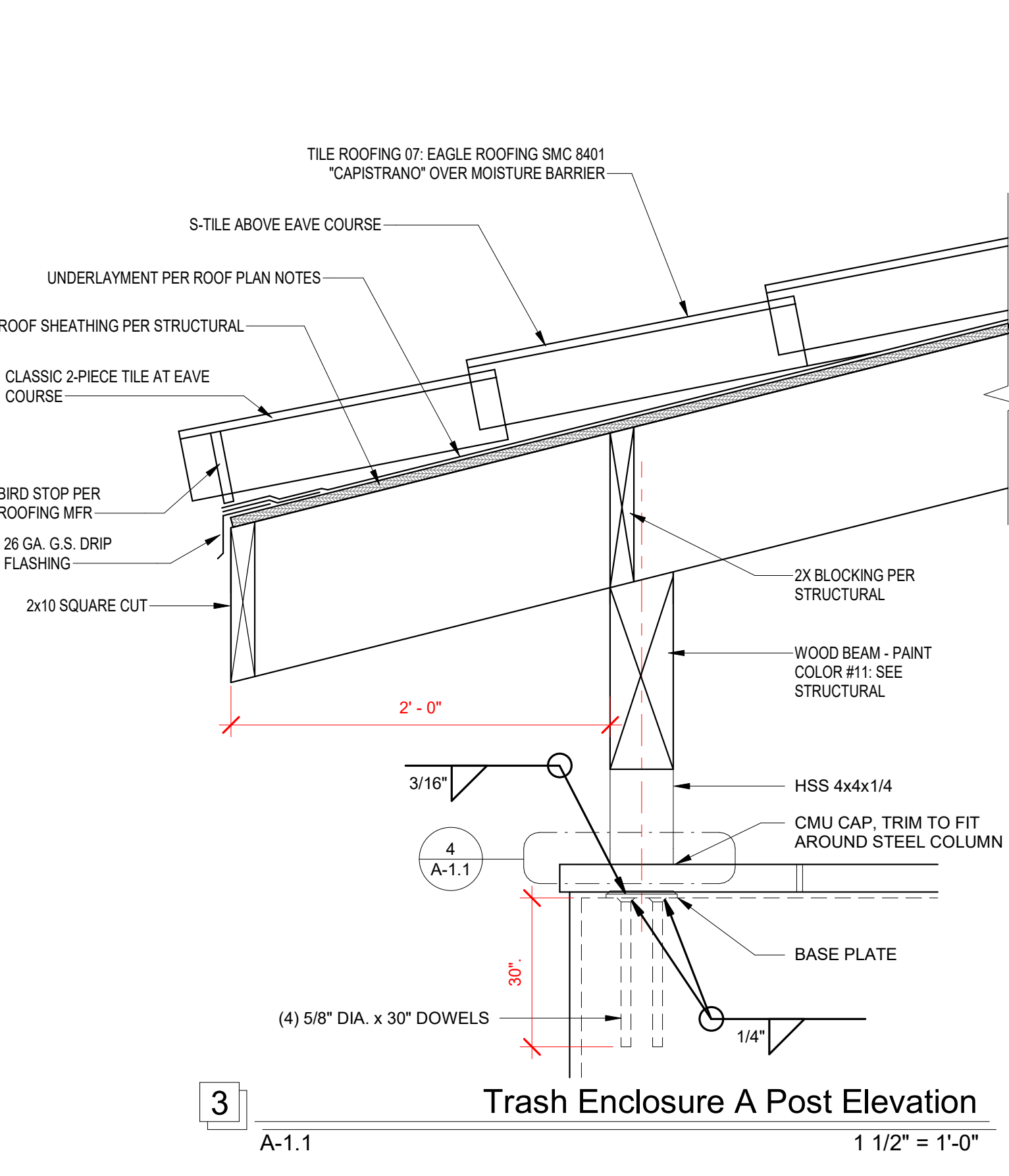
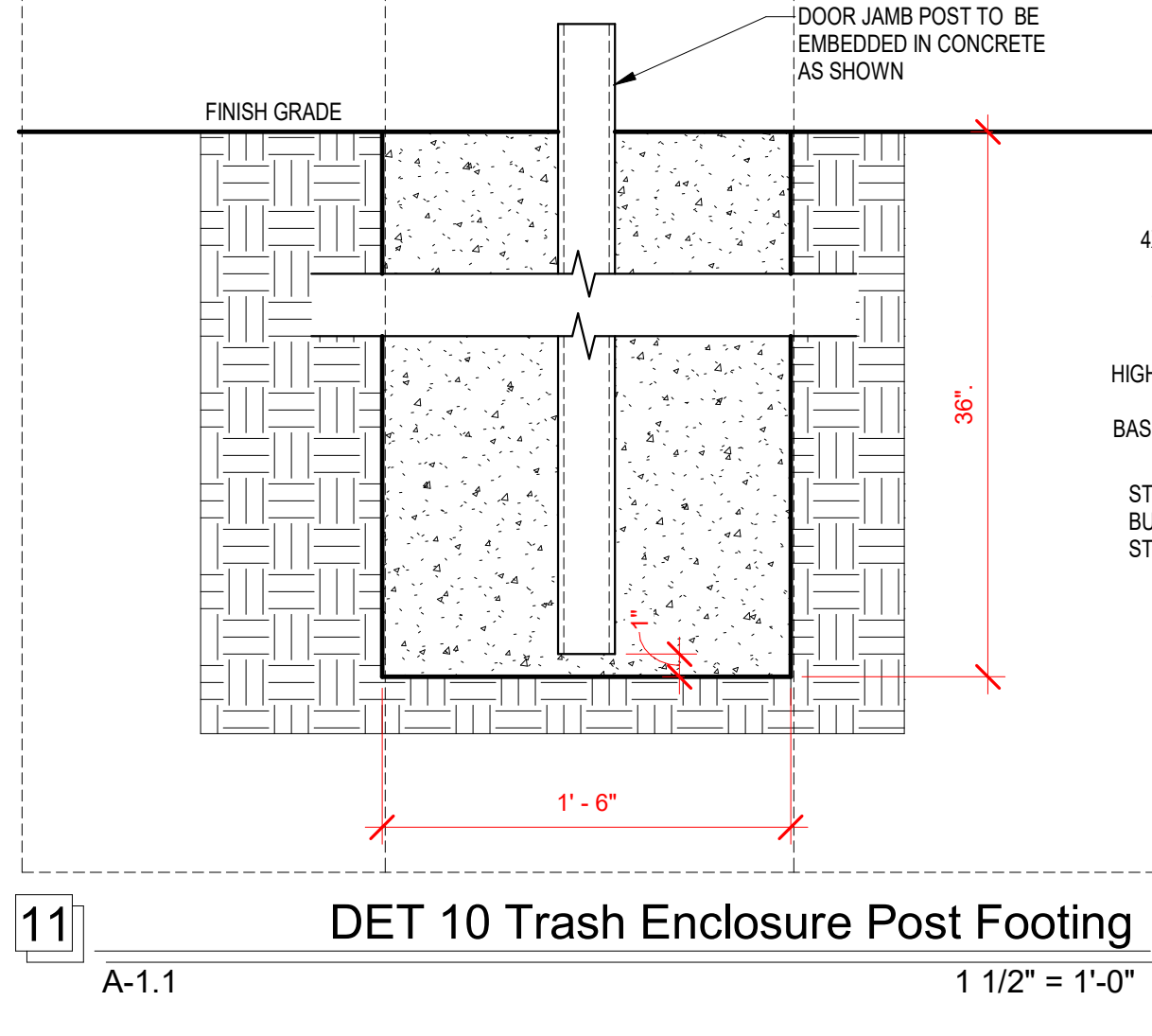
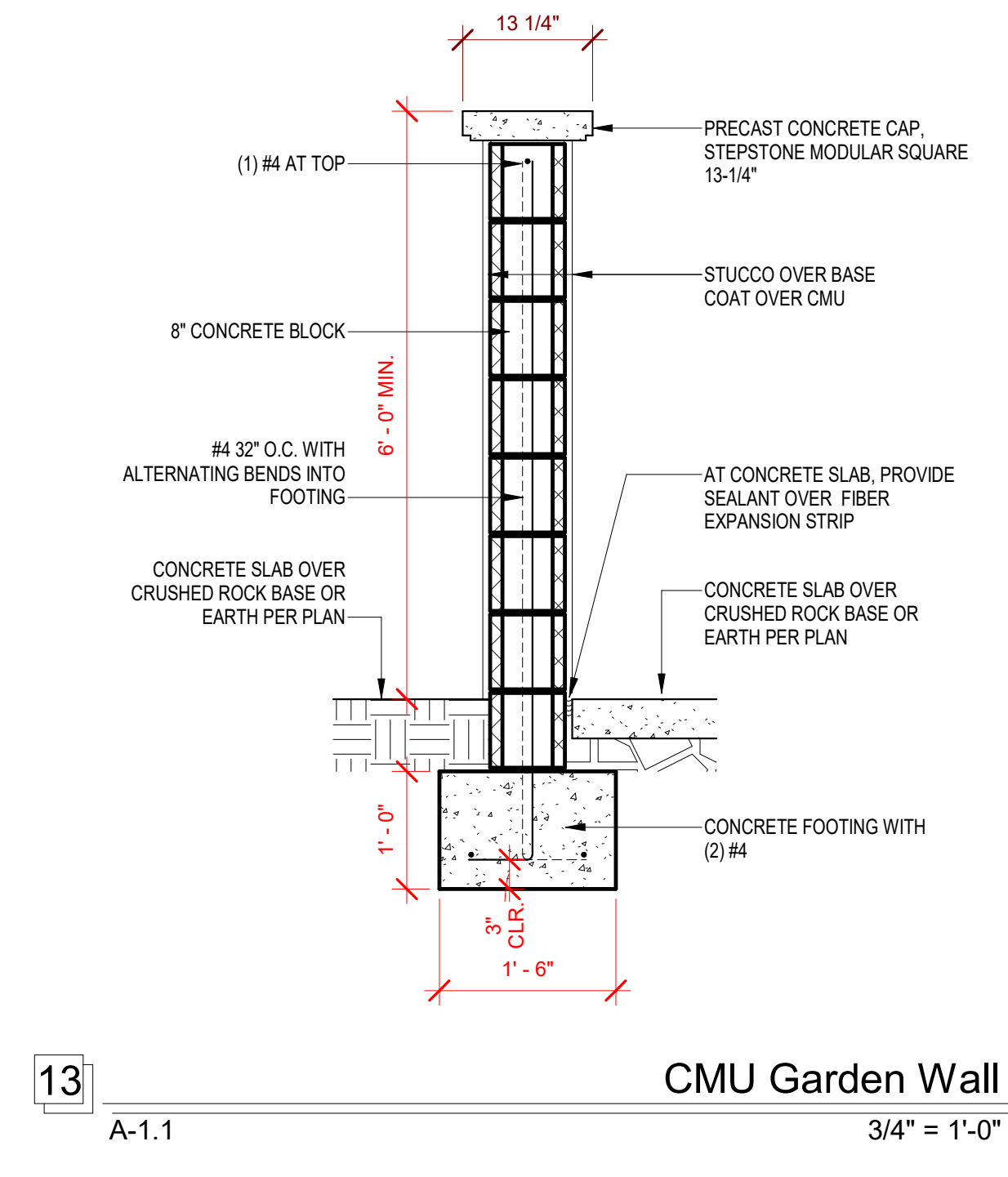
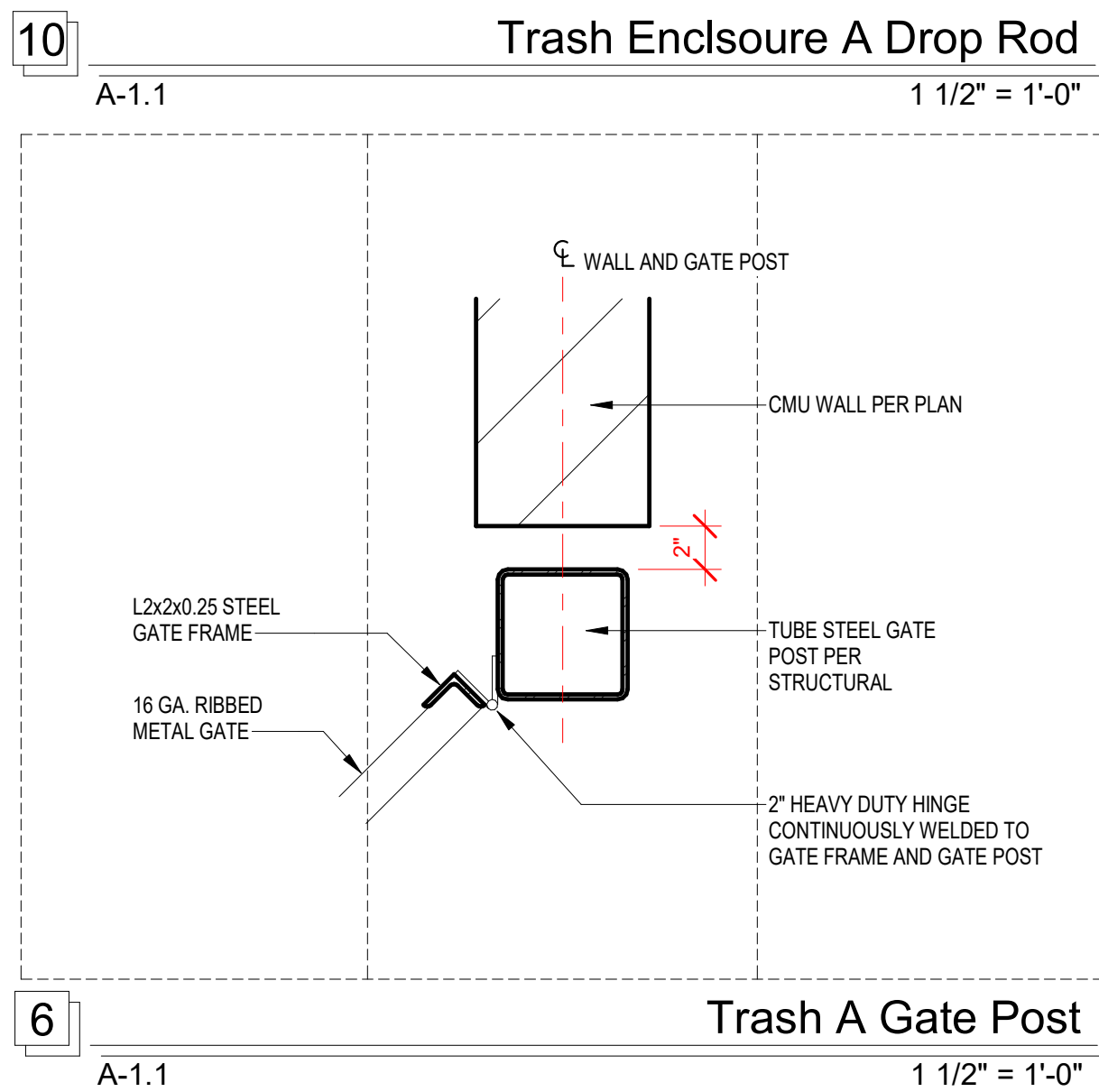
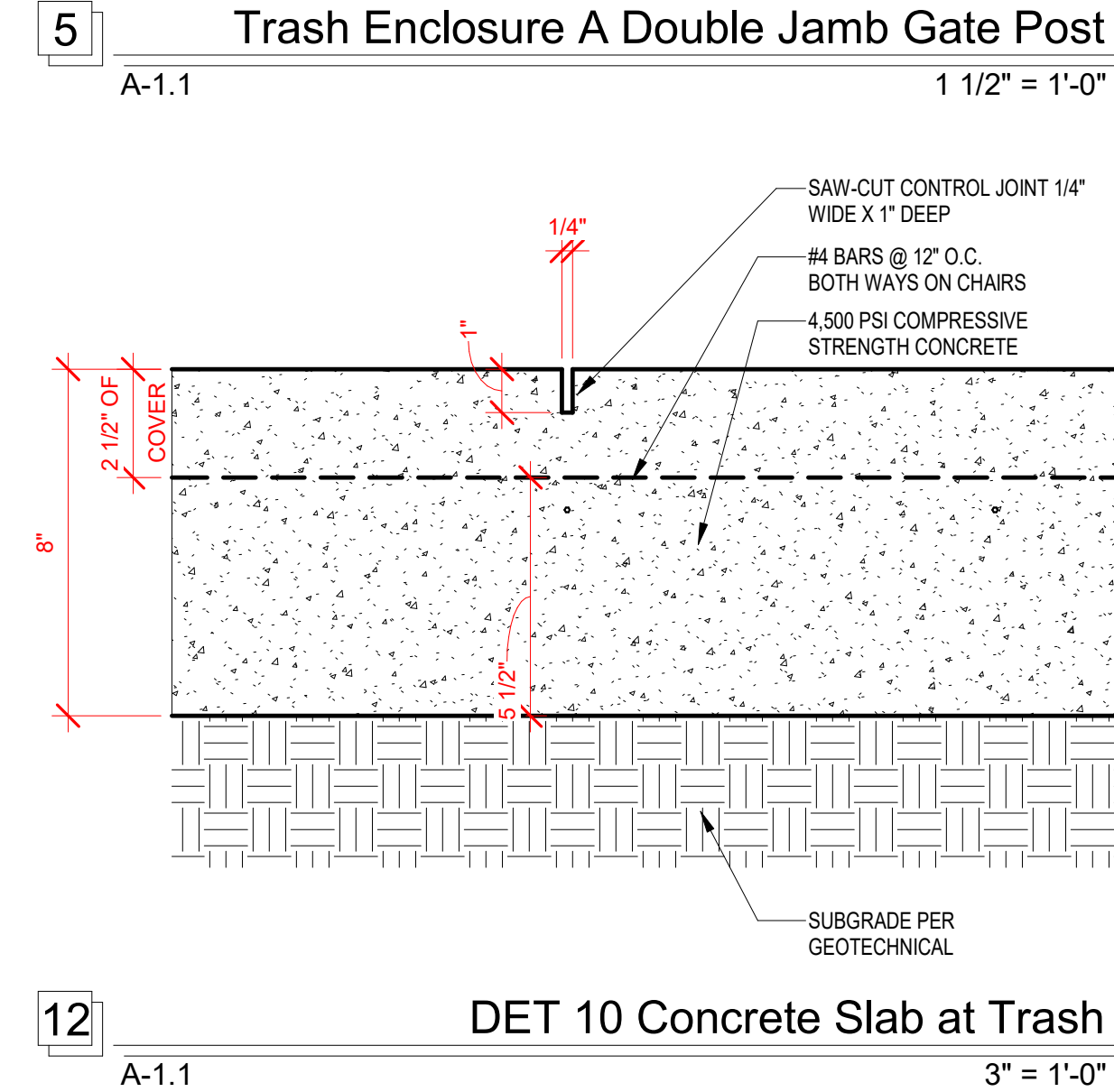
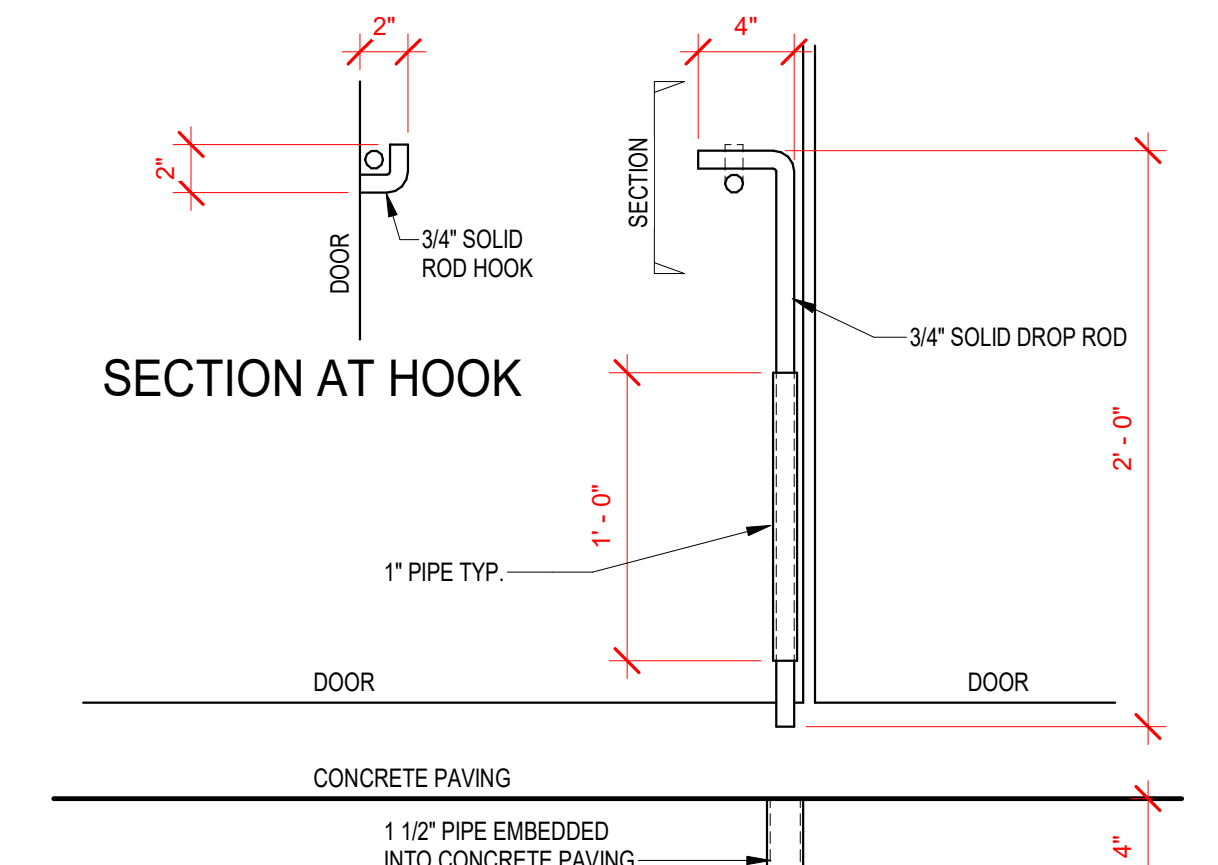
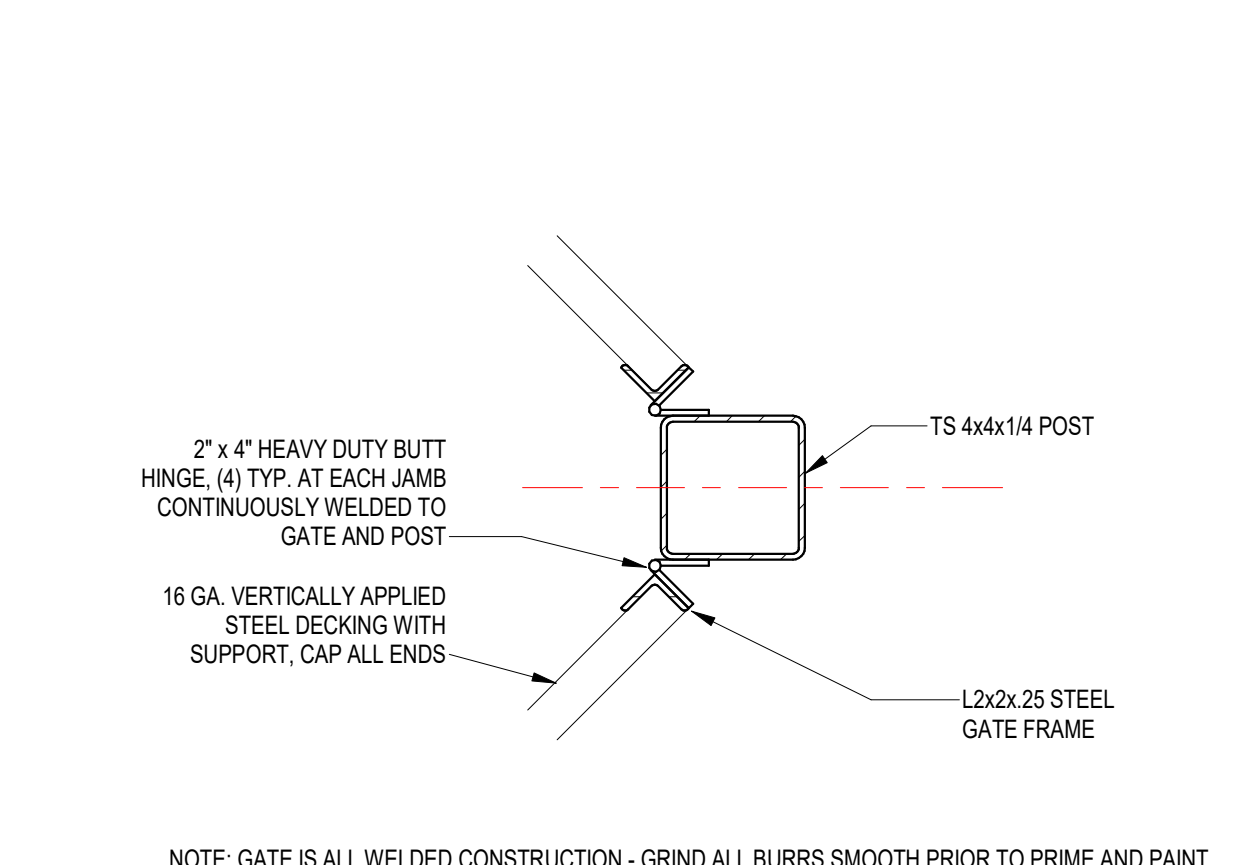
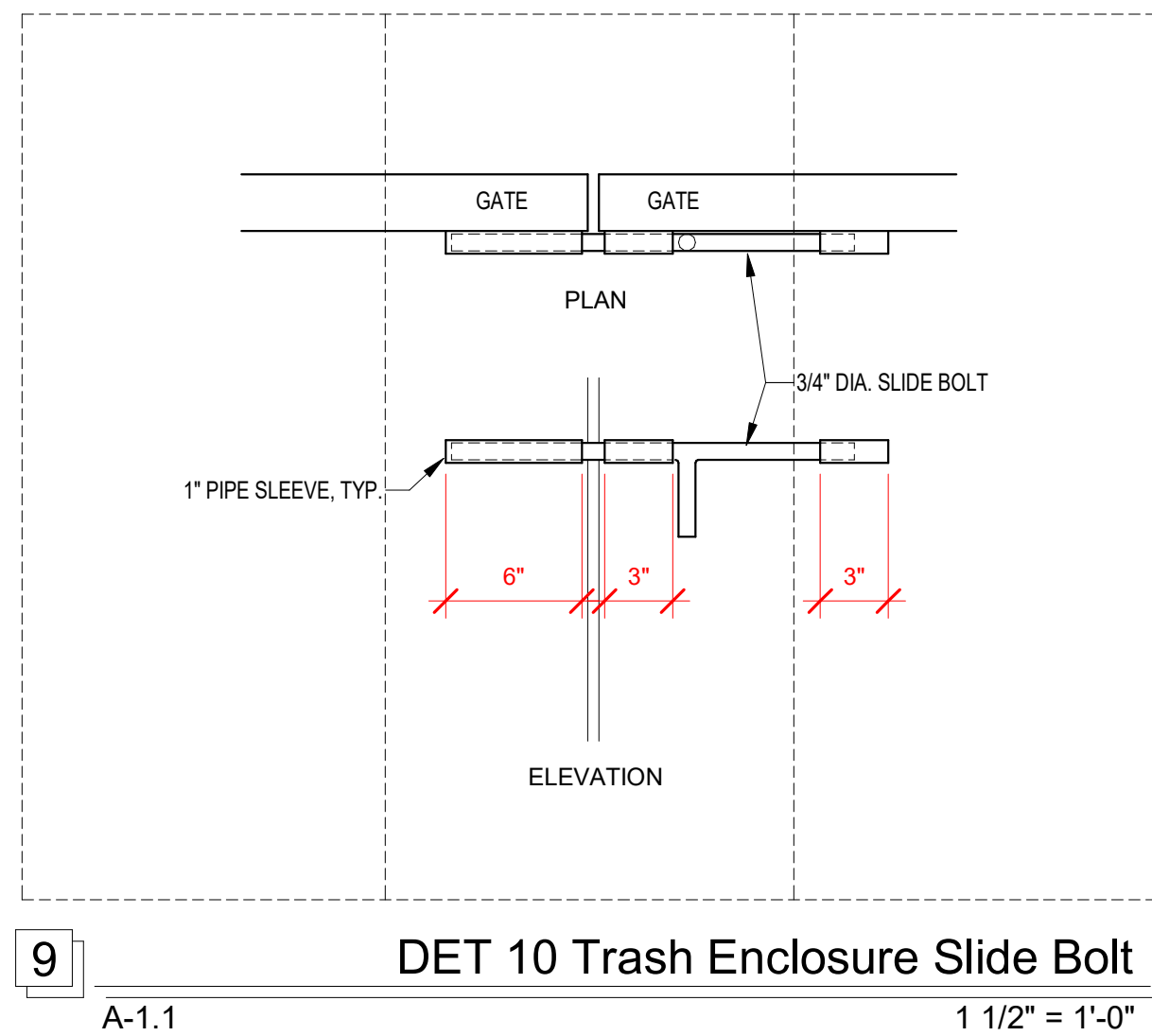
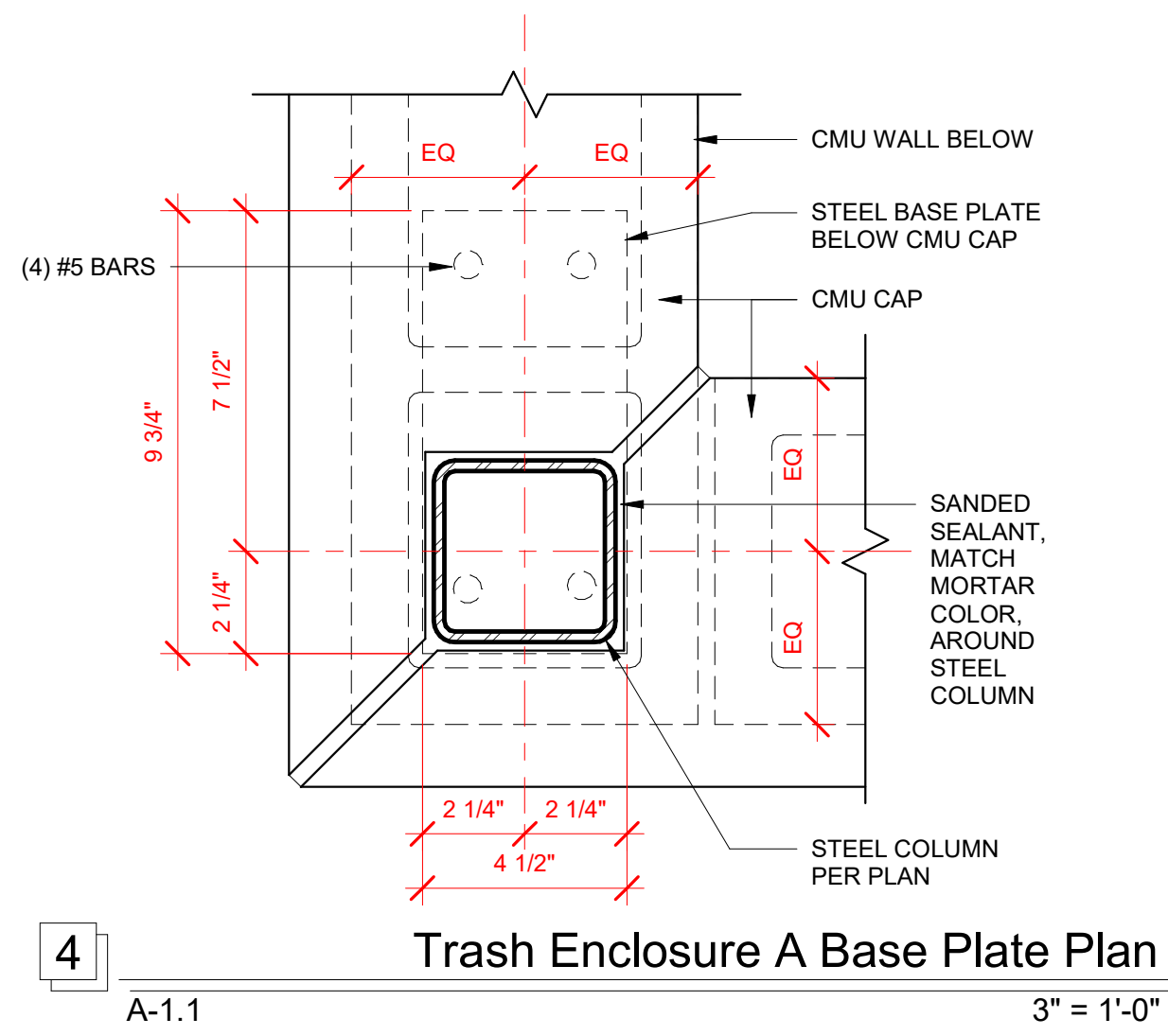
Area Schedule (Gross Building)			
Level	Area	Name	Building
Level 1	29,609 SF	Area	
Level 2	26,512 SF	Area	1
Level 3	26,512 SF	Area	1
	82,633 SF		



SITE PLAN STATISTICS:	
SITE AREA:	133,117 S.F. 3.06 ACRES
LOT COVERAGE MAXIMUM IS 50% OF SITE AREA WHICH EQUALS 66,558 SF.	
LANDSCAPE:	38,225SF
38,225/133,117 SF =	29%
BUILDING AREA:	82,609 S.F.
LOT COVERAGE:	22.24%
OCCUPANCY:	R-1 HOTEL
APN:	0292-331-02-0-000
CODE:	COMPLY WITH CBC 2022 CODES TYPE V-A CONSTRUCTION FULLY SPRINKLERED
HOTEL BUILDING AREA	
FIRST FLOOR	29,605 S.F.
SECOND	26,512 S.F.
THIRD	26,512 S.F.
TOTAL	82,629 S.F.

PLANNING CODE SECTION RMC 18.164.240 REQUIRES 1.1 PER GUESTROOM EQUALS 137 STALLS		
PARKING	REQUIRED	PROVIDED
ADA PARKING:	5	5
EV READY STALLS	55 (40%)	55
EV STALLS + CHARGERS	35 (25%)	35
EV ADA STALLS	2	2
STANDARD STALLS	40	41
TOTAL:	137	138
ROOMS PER FLOOR		
FIRST:	26	
SECOND:	49	
THIRD:	49	
TOTAL:	124 ROOMS	
59 DOUBLE QUEEN ROOMS	48%	
65 KING ROOMS	52%	
REQUIRED SETBACKS:		
SIDE SETBACK:	10'	
REAR SETBACK:	15' LANDSCAPE	
FRONT SETBACK:	40' BUILDING	
	25' TOTAL	SETBACK INCLUDES 5' PARKWAY, 8' MEANDERING SIDEWALK, 12' LANDSCAPE
FOUR STORY MAXIMUM BUILDING HEIGHT		





TRASH ENCLOSURE NOTES

- ENCLOSURE AND SLAB LOADING AREA SHALL BE MINIMALLY SLOPED IN ORDER TO FACILITATE THE ROLLING OF BINS FOR LOADING AND TO PROVIDE FOR DRAINAGE.
- GATES SHALL SWING FULLY OPEN WITH NO PROTRUSIONS INTO THE PATH OF THE BINS. PROVIDE CHAINS, HOOKS, OR PIN STOPS TO HOLD GATES IN FULLY OPEN POSITION.
- GATE CONNECTION LATCHES, SECURING BOLTS, FRAMING, AND HINGES SHALL BE HEAVY DUTY TYPE AND PAINTED.
- ENCLOSURE AND LOADING AREA DRAINAGE SHALL BE INDEPENDENT AND DRAINED TOWARD AN APPROVED CATCH BASIN.
- RECYCLING AREAS SHALL BE SECURED TO PREVENT THE THEFT OF RECYCLABLE MATERIALS BY UNAUTHORIZED PERSONS, YET ALLOWING AUTHORIZED PERSONS ACCESS FOR DISPOSAL OF MATERIALS.
- RECYCLING BINS MUST PROVIDE PROTECTION AGAINST SEVERE ENVIRONMENTAL CONDITIONS WHICH MIGHT RENDER THE COLLECTED MATERIALS UNMARKETABLE.
- A SIGN CLEARLY IDENTIFYING ALL RECYCLING AND SOLID WASTE COLLECTION AND LOADING AREAS AND THE MATERIALS ACCEPTED TO THE RECYCLING AREAS.

TRASH ENCLOSURE ACCESSIBLE GATE

- DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES ABOVE THE FINISH FLOOR OR GROUND. CBC 11B-404.2.3
- MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. CBC 11B-404.2.4.
- FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED.
- FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CBC 11B-302.1
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. CBC 404.2.7
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. CBC 11B-309.4 AND 11B-404.2.9

1 Trash Enclosure
A-1.1 1/2" = 1'-0"



Level 1
3/32" = 1'-0"

3/32" = 1'-0"

Greens Development

16530 Bake Parkway, Suite 200, Irvine, CA 92618

Redlands Hyatt House

Orange Tree Lane, Redlands, CA

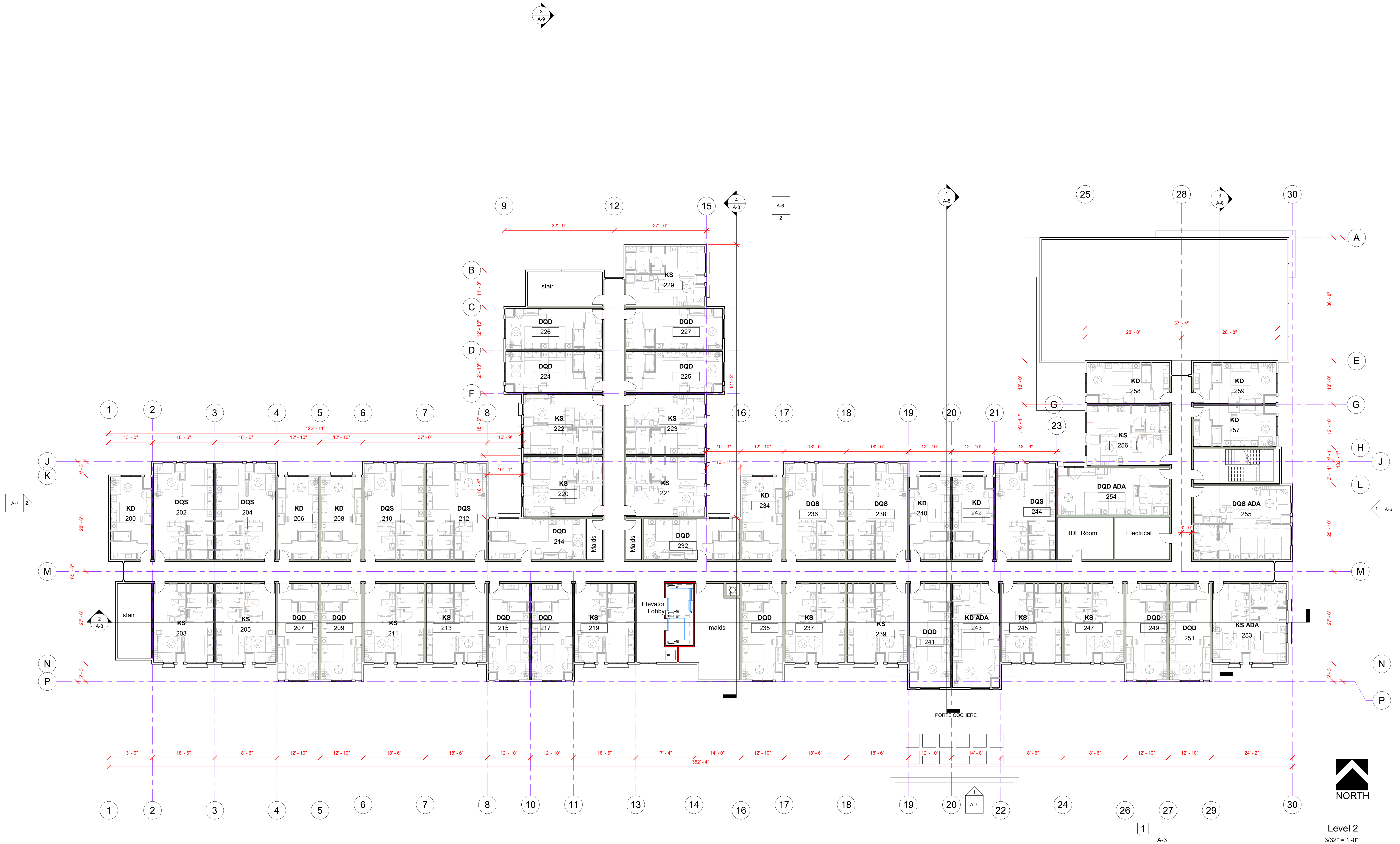
May 26, 2026

First Floor Plan

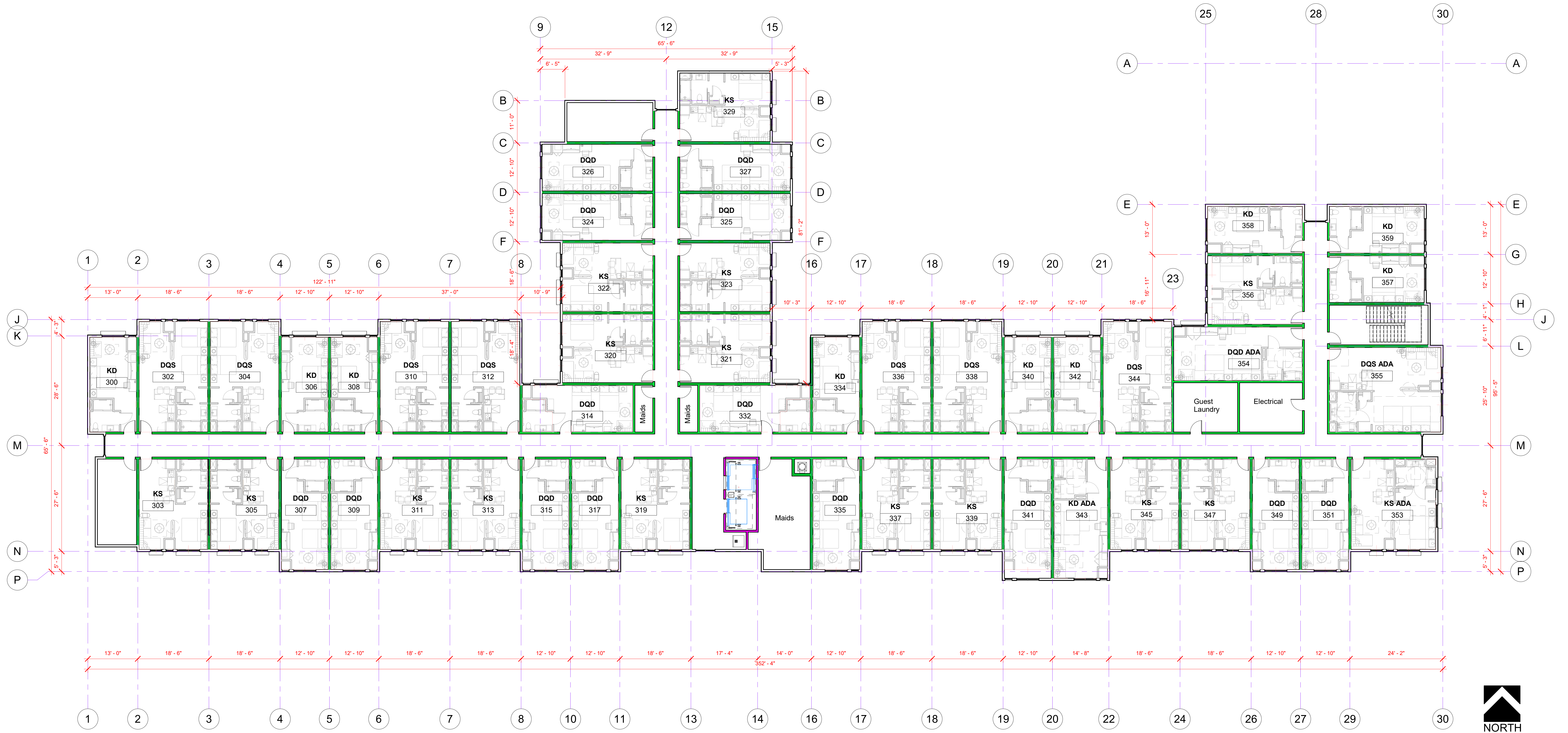
Robert F. Tuttle Architects, Inc.

1005 Redlnd HH

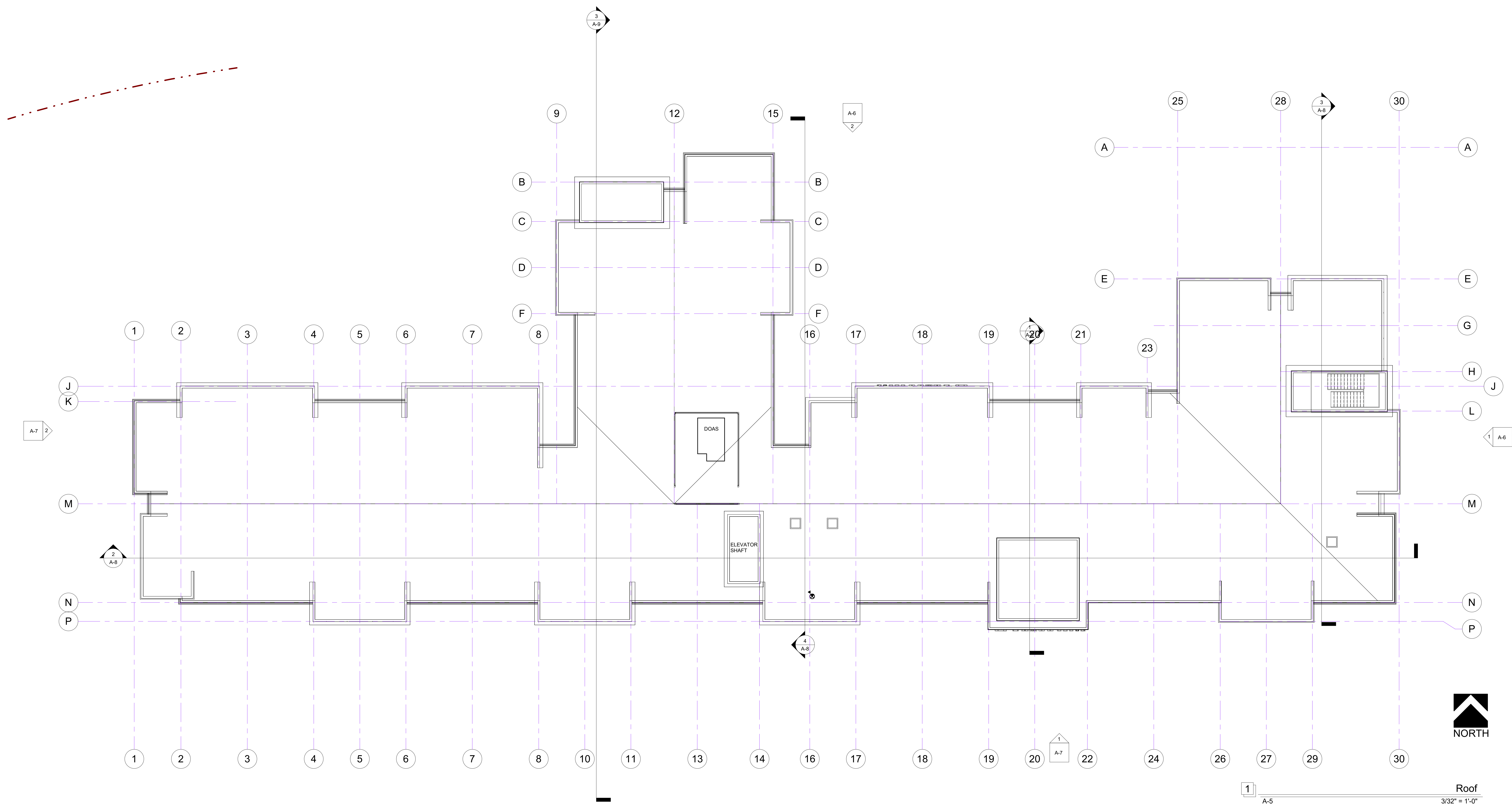
A-2



Guest Room Count by Type	
Name	Count
DQD	37
DQD ADA	2
DQS	18
DQS ADA	2
KD	21
KD ADA	2
KS	40
KS ADA	2
Grand total: 124	

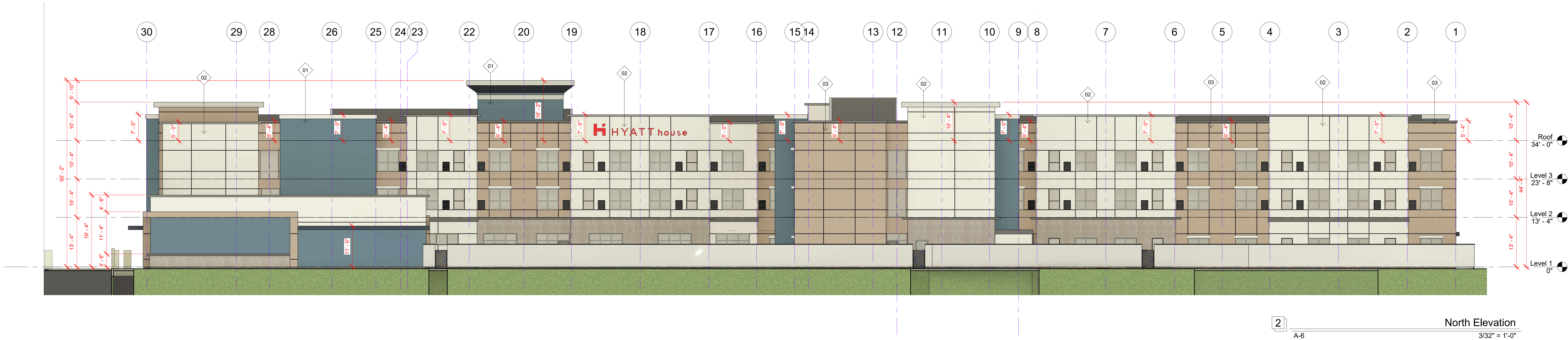
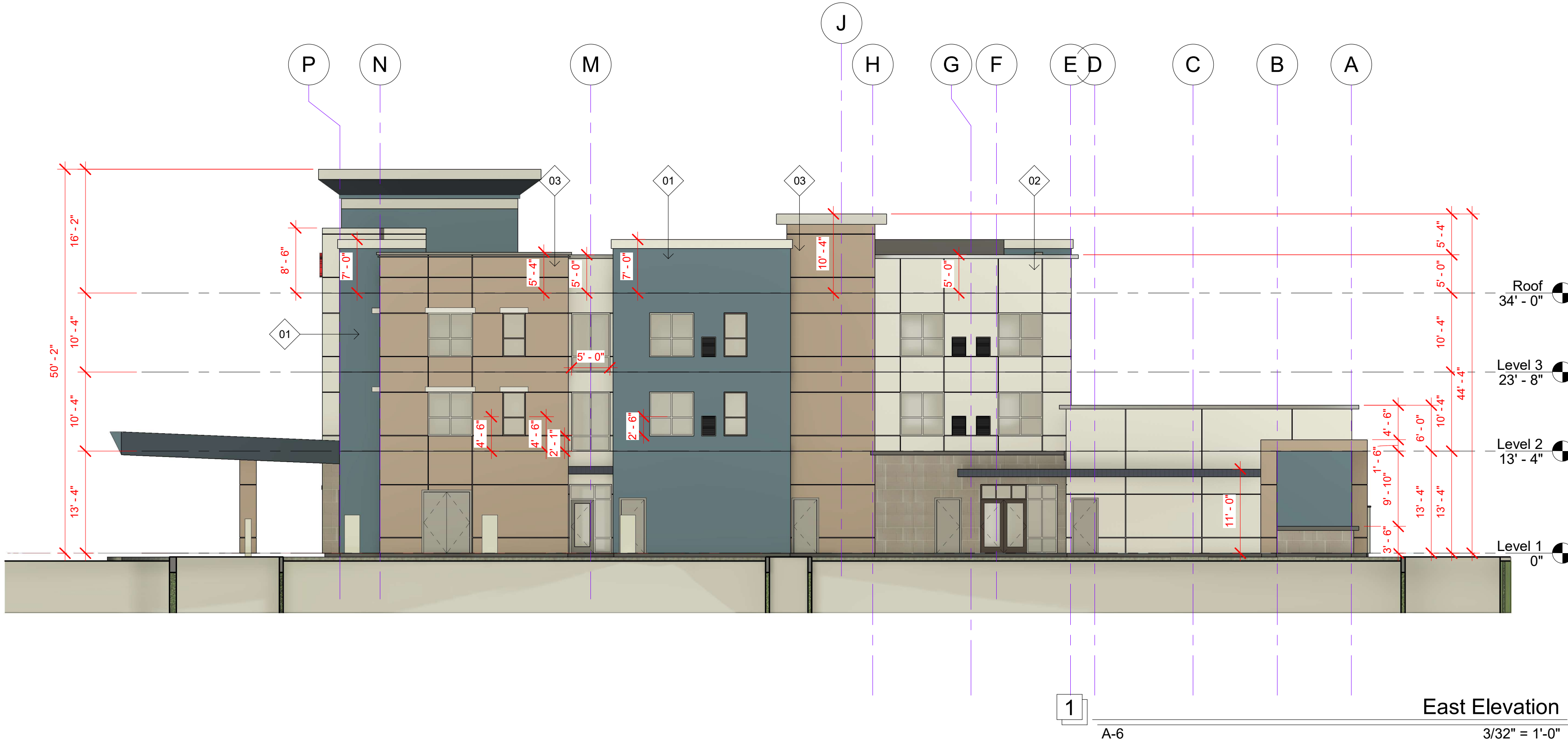


1 Level 3
A-4 3/32" = 1'-0"



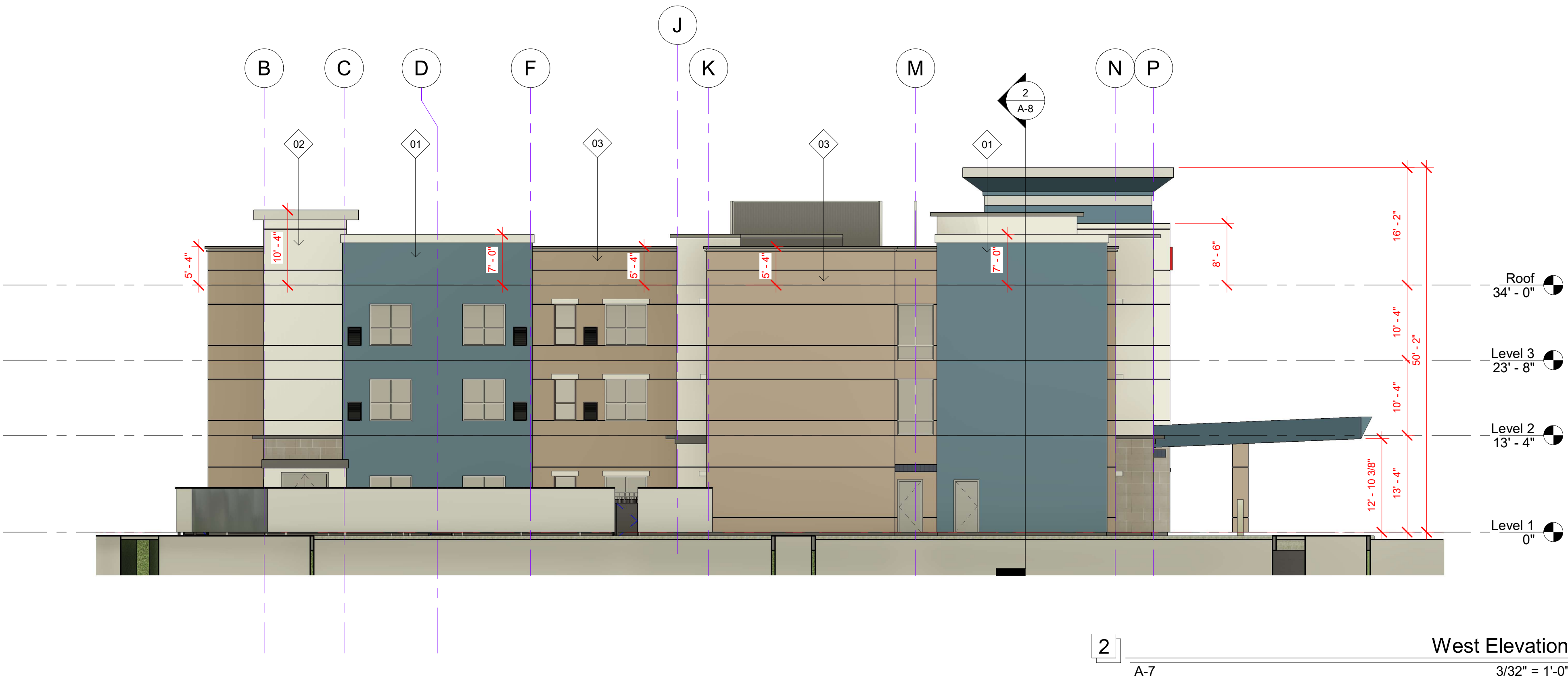
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Keynote Legend materials and colors	
Mark	Keynote
01	TAYLOR METAL SIDING SW-16 TAHOE BLUE SRI-31 KYNAR 500 PVDF RESIN
02	STUCCO FIELD DUNN-EDWARDS DE6240 "Watermist"
03	STUCCO FIELD DUNN-EDWARDS DEC717 "Baked Potato"

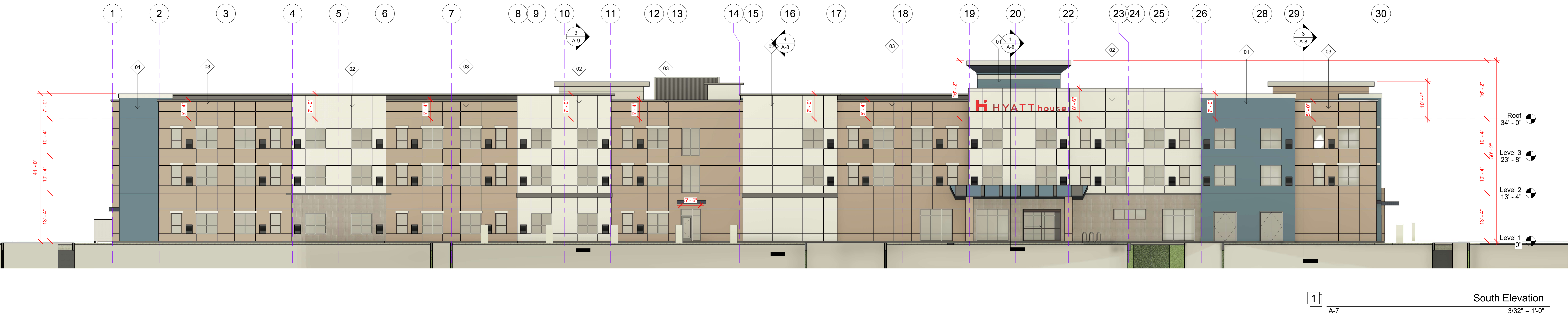


01 Taylor Metal "Tahoe Blue SRI-31" Concealed Siding SW-16	02 Stucco Field Match Dunn-Edwards DE6240 "Watermist"	03 Stucco Field Match Dunn-Edwards DEC717 "Baked Potato"	04 Window Frames Aluminum Dark Bronze Factory Finish	05 Painted Metal Dunn-Edwards DE6376 "Looking Glass"

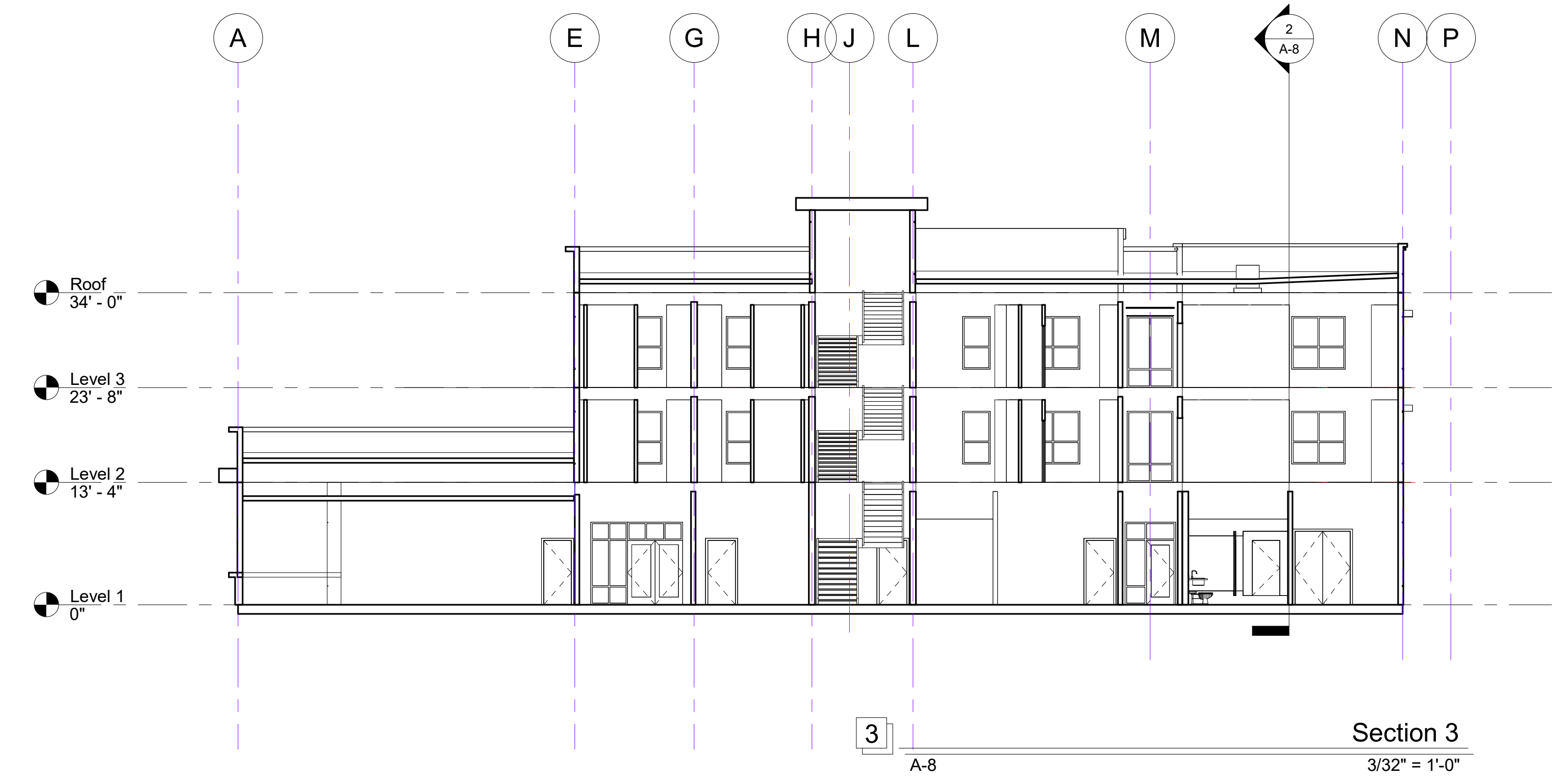
Keynote Legend materials and colors	
Mark	Keynote
01	TAYLOR METAL SIDING SW-16 TAHOE BLUE SRI-31 KYNAR 500 PVDF RESIN
02	STUCCO FIELD DUNN-EDWARDS DE6240 "Watermist"
03	STUCCO FIELD DUNN-EDWARDS DEC717 "Baked Potato"



2 West Elevation
3/32" = 1'-0"



1 South Elevation
3/32" = 1'-0"





1 Public Line of Site
A-9



2 Freeway Line of Sight
A-9