

Changemark Report

Permit Number: BP-2026-08835
Report Date: July 10, 2026
Applicant Name: Amanda Busby
Address: 3112 FIRST ST, Riverside, CA 92507-2619

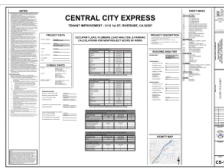
Please download and save each report for your future reference as the public portal will only populate the latest version of the report during each review cycle.

Building - Structural

Reviewer Comments:

Revisions are required. Please provide a written response addressing all plan check corrections. Ensure that all changes on the revised plans are clearly clouded and delta-noted.

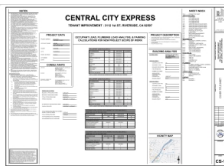
If you have any questions regarding the corrections, feel free to contact Chengkheang (CK) Mak, S.E. at cmak@riversideca.gov or (951) 826-5193.



Correction
Chengkheang Mak 9518265555
Arch-Structural-Set.pdf
City Stamp Note
Page: 1

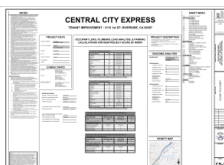
[ok see revised](#)

Revise all sheets of the construction documents to provide a designated area clear of all notes, details, and borders measuring 4 inches high by 6 inches wide in the upper left corner. [added](#)



Correction
Chengkheang Mak 9518265555
Arch-Structural-Set.pdf
D-1 Material Specification
Page: 20

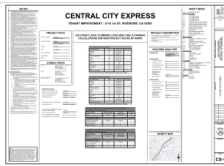
- Provide sawn lumber typical fastener schedule. [see new D2](#)
- Provide typical wall opening/door framing detail showing header size, header to jamb connection, jamb to top and bottom plate connection. [see new G/D1 \(referenced on S2\) and new fastening schedule on D2](#)
- Provide wall infill detail.
[H/D1 added for the wall infill of a wood framed, non bearing wall](#)



Correction
Chengkheang Mak 9518265555
Arch-Structural-Set.pdf
Detail B/D1
Page: 20

- Coordinate with sheet AD4 showing 2x14 stringer at stair.

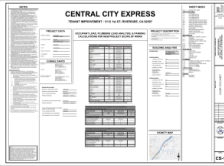
[A/AD4 revised](#)



Correction
Chengkheang Mak 9518265555
Arch-Structural-Set.pdf
Detail C/D1
Page: 20

[see revised detail](#)

- Sheet AD4 showing 2x14 stringer, Revise detail to show post attachment to wood member and post installed anchor to slab on grade. [A/AD4 revised](#)
- Also coordinate the handrail layout with sheet AD4.
[handrail info to remain on A/AD4](#)



Correction
Chengkheang Mak 9518265555
Arch-Structural-Set.pdf
Detail D&E&F/D1
Page: 20

- Provide curb reinforcing. (1)#4 longitudinal and (1)#4@24" o.c vertical down to the footing? [added](#)

Public Works - Street Trees

Reviewer Comments:

PRIOR TO PERMIT ISSUANCE, add the following notes to the site/plot or landscape plans and email PDF directly to gtnaka@riversideca.gov for review and approval:

REMOVE trees & stumps of existing trees & stumps of existing trees in PUBLIC RIGHT-OF-WAY along FIRST ST; PLANT 24" box size Elaeocarpus decipiens in PUBLIC RIGHT-OF-WAY along FIRST ST. Typical spacing 20' O.C. PRIOR TO ANY PLANTING, email Tree Inspector at gtnaka@riversideca.gov, to schedule inspection to determine additional trees that may be required & precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.

All Changemarks have been resolved. Please refer to any project conditions that may apply in the Conditions Report prior to permit issuance.

[note added to T-1 sheet](#)

Public Works - Land Development

Reviewer Comments:

All Changemarks have been resolved. Please refer to any project conditions that may apply in the Conditions Report prior to permit issuance.

Public Works - Solid Waste

Reviewer Comments:

All Changemarks have been resolved. Please refer to any project conditions that may apply in the Conditions Report prior to permit issuance.

Fire Prevention

Reviewer Comments:

All Changemarks have been resolved. Please refer to any project conditions that may apply in the Conditions Report prior to permit issuance.

Public Works - Environmental Compliance

Reviewer Comments:

26-0709-SYS This is a report to document plan check status for BP-2026-08835 by Senior Environmental Compliance Inspector (SECI), Shannon Simmers for Quest Medical located at 4001 Main St, Riverside, Ca 92501. Plans have been reviewed and it was determined that there are no EC requirements. For questions regarding Environmental Compliance requirements, contact:

Shannon Simmers
Senior Environmental Compliance Inspector
Direct (951) 351-6072
Cell (951) 237-6037
ssimmers@riversideca.gov

All Changemarks have been resolved. Please refer to any project conditions that may apply in the Conditions Report prior to permit issuance.

RPU Water

Reviewer Comments:

Existing 1-in water meter to property.

A Composite Utility Plan is required to be submitted as a separate submittal to the Water Department, which will incorporate the Site Plan and all existing utilities within the public right-of-way fronting the property being developed. The Utility Plan will depict size and location for all proposed water services (domestic, landscape, fire) and backflow devices. Backflow devices shall be located in a landscaped area, directly behind the sidewalk, as close as possible to the meter or fire service. Please contact the Water Division at (951) 826-5285 prior to preparing the Utility Plan.

Prior to Occupancy, a Reduced Pressure Principle Backflow Prevention Assembly is to be furnished and installed by Applicant on all domestic water services per City of Riverside Public Utilities standard drawing CWD-616 or CWD-617.

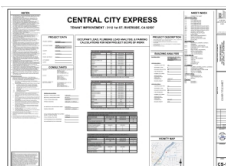
All Changemarks have been resolved. Please refer to any project conditions that may apply in the Conditions Report prior to permit issuance.

civil plans being worked on

Building - Commercial

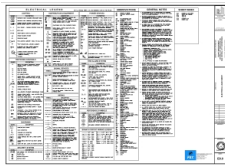
Reviewer Comments:

Plan check complete with corrections.



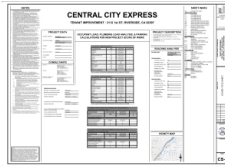
Correction
Steve Kim 9518265175
Arch-Structural-Set.pdf
Changemark note #01
Page: 1

For the plumbing fixture calculations, please reference the 2025 building codes.



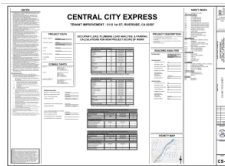
Correction
Steve Kim 9518265175
Electrical-T24-Set.pdf
Changemark note #01
Page: 8

Energy compliance form to be signed by the Responsible Person.



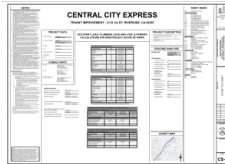
Correction
Steve Kim 9518265175
Arch-Structural-Set.pdf
Changemark note #02
Page: 1

Provide indicate the number of required and provided urinals and service sinks.



Correction
Steve Kim 9518265175
Arch-Structural-Set.pdf
Changemark note #03
Page: 2 [see T-1 sheet with revised notes for exception requirement for urinals and service sink](#)

Please provide details of the new ramp complying with CBC 11B-405.

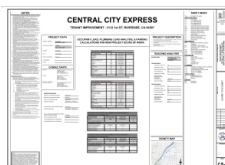


Correction
Steve Kim 9518265175
Arch-Structural-Set.pdf
Changemark note #04
Page: 2

For the purposes of determining the required wall and opening protection, projections and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.

Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in Sections 705.5 and 705.9. [CBC 705.3]

Provide the necessary fire protection between the existing carport and Building 1.

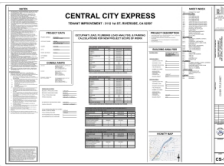


Correction
Steve Kim 9518265175
Arch-Structural-Set.pdf
Changemark note #05
Page: 12

[ok, see revised notes on plans](#)

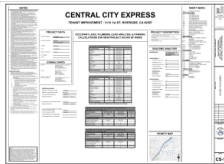
Please show the maneuvering clearance template at each door. [CBC 11B-404.2.4]

[ok see added CLR notes](#)



Correction
Steve Kim 9518265175
Arch-Structural-Set.pdf
Changemark note #06
Page: 12

Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. (CBC 1015.2)



Correction
Steve Kim 9518265175
Arch-Structural-Set.pdf
Changemark note #07
Page: 17

grade is not more than 30 inches steps
call out height

Tactile exit signs shall be required at the following locations: Grade-level exterior exit door, identified by a tactile exit sign with the word, "EXIT", AND exit access door from an interior room or area to a corridor or hallway, identified by a tactile exit sign with the words "EXIT ROUTE." [CBC 1013.4]

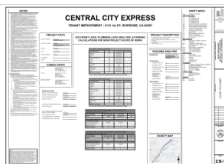
Raised characters shall comply with Section 11B-703.2 and shall be duplicated in Braille complying with Section 11B-703.3. Raised characters shall be installed in accordance with Section 11B-703.4. [CBC 11B-703.2]

see added exit signs

Planning

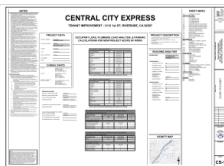
Reviewer Comments:

Please see the changemarks on plans. Should you have question please contact Winnie Liang at wliang@riversideca.gov



Correction
Winnie Liang 9518265933
Arch-Structural-Set.pdf
Changemark note #01
Page: 1

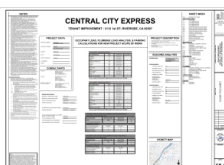
APN 213-060-002



Correction
Winnie Liang 9518265933
Arch-Structural-Set.pdf
Changemark note #02
Page: 2

see revised T-1 sheet

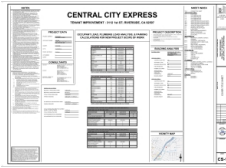
Identify it as "Not a part"



Correction
Winnie Liang 9518265933
Arch-Structural-Set.pdf
Changemark note #03
Page: 2

ok see revised notes

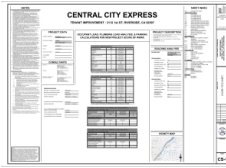
Identify it as "Not a Part"



Correction
Winnie Liang 9518265933
Arch-Structural-Set.pdf
Changemark note #04
Page: 2

ok

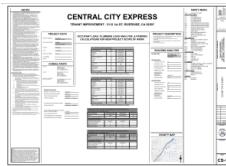
Identify side setback



Correction
Winnie Liang 9518265933
Arch-Structural-Set.pdf
Changemark note #05
Page: 2

carpot to be demo'd

Identify the pavement methods of the parking lot. The site current is covered by dirt. The proposed pavement methods shall be approved by Public Works



Correction
Winnie Liang 9518265933
Arch-Structural-Set.pdf
Changemark note #06
Page: 2

ok, civil plans are being completed

Identify the property line

ok, property lines shown civil survey map is currently being completed

RPU Electric

Reviewer Comments:

Customer to update all electrical sheets reflecting main service panel.

Current plans state existing electrical equipment to remain. RPU does not allow commercial services to use residential electrical panels. Customer to update plans to reflect upgrade or replacement of electrical service panels. Panels must be commercial rated with test blocks.

All Changemarks have been resolved. Please refer to any project conditions that may apply in the Conditions Report prior to permit issuance.

Parks - Recreation

Reviewer Comments:

All Changemarks have been resolved. Please refer to any project conditions that may apply in the Conditions Report prior to permit issuance.

Applicant Review Advisory:

This report only includes electronic plan review mark ups from the various Departments involved with this review. In addition to the corrections noted herein, various Conditions of Approval may apply to your project that affect permit issuance or the issuance of a Certificate of Occupancy. Please ensure you carefully review the Conditions Report received under the "Review" tab in the Public Portal in coordination with these comments and corrections. All plan changes and Conditions of Approval must be satisfied prior to building permit issuance and/or the issuance of a Certificate of Occupancy after construction is completed. Please contact your plan checker(s) as noted herein with any specific questions related to these comments or conditions.