

STUART AVENUE PARKING STRUCTURE

101 WEST STUART AVENUE, REDLANDS, CA 92374

CITY OF REDLANDS BUILDING & SAFETY
PERMIT# B20-00711



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 CHAPTERS 5.04 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. (M.C. 8.06.09F)
- 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

- 2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
- 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
- 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
- 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
- 2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2019 CALIFORNIA FIRE CODE, PART 8, TITLE 24 C.C.R.
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
- 2016 ASME A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS

PARTIAL LIST OF APPLICABLE STANDARDS

STANDARD	EDITION
NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEMS	2016
NFPA 14 STANDPIPE AND HOSE SYSTEMS	2013
NFPA 17 DRY CHEMICAL EXTINGUISHING SYSTEMS	2016
NFPA 17a WET CHEMICAL EXTINGUISHING SYSTEMS	2017
NFPA 20 STATIONARY PUMPS FOR FIRE PROTECTION	2017
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 OF WATER-BASED FIRE PROTECTION SYSTEMS	2017
NFPA 72 NATIONAL FIRE ALARM & SIGNALING CODE	2016
NFPA 80 FIRE DOORS AND OTHER OPENING PROTECTIVES	2016
NFPA 92 STANDARD FOR SMOKE CONTROL SYSTEMS	2015
NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2015
NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2015
ICC 300 ICC STANDARDS ON BLSACHERS, FOLDING AND TELESCOPING SEATING, AND GRAND STANDS	2017
UL 300 FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS (R-2010)	2005
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 35. SEE CHAPTER 35 FOR STATE OF CALIFORNIA AMENDMENTS TO NFPA STANDARDS.

SCOPE OF WORK

CONSTRUCTION OF A 162,455 S.F. 4-STORY OPEN PUBLIC PARKING GARAGE WITH INTEGRATED GROUND FLOOR RETAIL SHELL SPACE INCLUDING A LANDSCAPED PEDESTRIAN PLAZA AND PERGOLA-SHADED PEDESTRIAN ACCESS PATH TO ADJACENT TRAIN PLATFORM, INCLUDING:

- 384 VEHICLE SPACES INCLUDING 28 ELECTRIC VEHICLE CHARGING STATIONS
- ROOFTOP PHOTOVOLTAIC SOLAR PANEL ARRAY
- LONG-TERM AND SHORT-TERM BICYCLE PARKING
- ONE PEDESTRIAN ELEVATOR
- EXTERIOR WALL AREAS DEDICATED FOR FUTURE INSTALLATION OF PUBLIC/CULTURAL AWARENESS ARTWORK

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:

- PRECAST CONCRETE PANELS
- PASSENGER ELEVATOR
- CURTAIN WALL SYSTEM
- FIRE SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- PHOTOVOLTAIC SOLAR PANELS
- ELECTRIC VEHICLE CHARGING STATIONS (ALL LEVELS)
- STEEL CABLE VEHICLE BARRIER

PROJECT DIRECTORY

OWNER:	PROPERTY ONE LLC 380 NEW YORK STREET REDLANDS, CA 92373 909-793-2853 GLENN FEARON gfearon@pe1.com DAVE ATCHLEY datchley@pe1.com	CONSTRUCTION MANAGER:	WELAND 380 NEW YORK STREET REDLANDS, CA 92373 TELEPHONE: 951-970-8090 TOM DANCES tdances@welandbuilds.com	SUBSLAB VAPOR:	BROWNFIELD SUBSLAB 5655 LINDERO CANYON RD, SUITE 106-3 WESTLAKE VILLAGE, CA 91382 TELEPHONE: 213-900-0425 YOGI NANGIA yogindam@gmail.com
ARCHITECT:	SGH ARCHITECTS 707 BROOKSIDE AVENUE REDLANDS, CA 92373 TELEPHONE: 909-375-3030 MICHAEL J STEPHENS, AIA mstephens@sgnarch.com ERIC ANDERSON, AIA eanderson@sgnarch.com	FIRE SPRINKLERS:	DAIRT ENGINEERING CO., INC. 1508 NORTH "H" STREET SAN BERNARDINO, CA 92405 TELEPHONE: 909-888-8696 TIM CANTWELL tc@daireng.com	PLACEHOLDER:	NAME ADDRESS CITY, CA ZIP TELEPHONE: ####-#### CONTACT NAME email address
CIVIL:	THATCHER ENGINEERING 1461 FORD STREET, SUITE 105, REDLANDS, CA 92373 909-748-7777 VICKY VALENZUELA, PE vicky@thatcherengineering.com KRISTIN TISSOT, RLA kristin@thatcherengineering.com	PRECAST CONCRETE PANELS:	CORES LAB STRUCTURES (L.A.) INC 150 W. PLACENTIA AVE PERRIS, CA 92571 TELEPHONE: 951-312-1584 JAMES REINBOLT jreinbolt@coreslab.com		
LANDSCAPE:	IMA 20341 BIRCH ST, SUITE 100 NEWPORT BEACH, CA 92660 949-954-7500 BILL SCHULZ, RLA wschulz@imadesign.com RYAN YAO ryao@imadesign.com	P.V. SOLAR PANELS:	RENEWABLE ENERGY PARTNERS, INC. 170 N. MAPLE ST #105 CORONA, CA 92880 TELEPHONE: 951-214-0847 MARTIN FLORES martin.flores@renewepi.com		
STRUCTURAL:	R.M. BYRD & ASSOCIATES 1047 WEST SIXTH STREET ONTARIO, CA 92322 909-983-5599 RICHARD BYRD, SE rbyrd@rmbys.com	CURTAIN WALL SYSTEMS:	ARCADIA, INC. 2301 EAST VERNON AVE. VERNON, CA 90058 TELEPHONE: 714-244-9024 JAMES FITZSIMMONS jfitzsimmons@arcadainc.com		
MECHANICAL/PLUMBING/ELECTRICAL:	DCGA ENGINEERS 4750 EAST ONTARIO MILLS PARKWAY ONTARIO, CA 91764 TELEPHONE: 909-987-0017 TONY RAMIREZ, PRESIDENT tony.ramirez@dcaengineers.com KEITH WILLIAMS, PRINCIPAL keith.williams@dcaengineers.com	EVCS (ROOFTOP):	TESLA 3000 DEER CREEK ROAD PALO ALTO, CA 94304 TELEPHONE: 206-291-8674 ALEX MCCONNELL alex.mcconnell@tesla.com		
		EVCS (GROUND FLOOR):	CONTACT PER OWNER DIRECTION ### ADDRESS CITY, STATE ### TELEPHONE: ###-###-#### CONTACT NAME email address		

SITE DATA

ACCESSORS PARCEL NO:
PROJECT SCOPE INCLUDES PARCEL NUMBERS:
APN 0169-281-02
APN 0169-281-23
& PORTIONS OF APN 0169-281-19

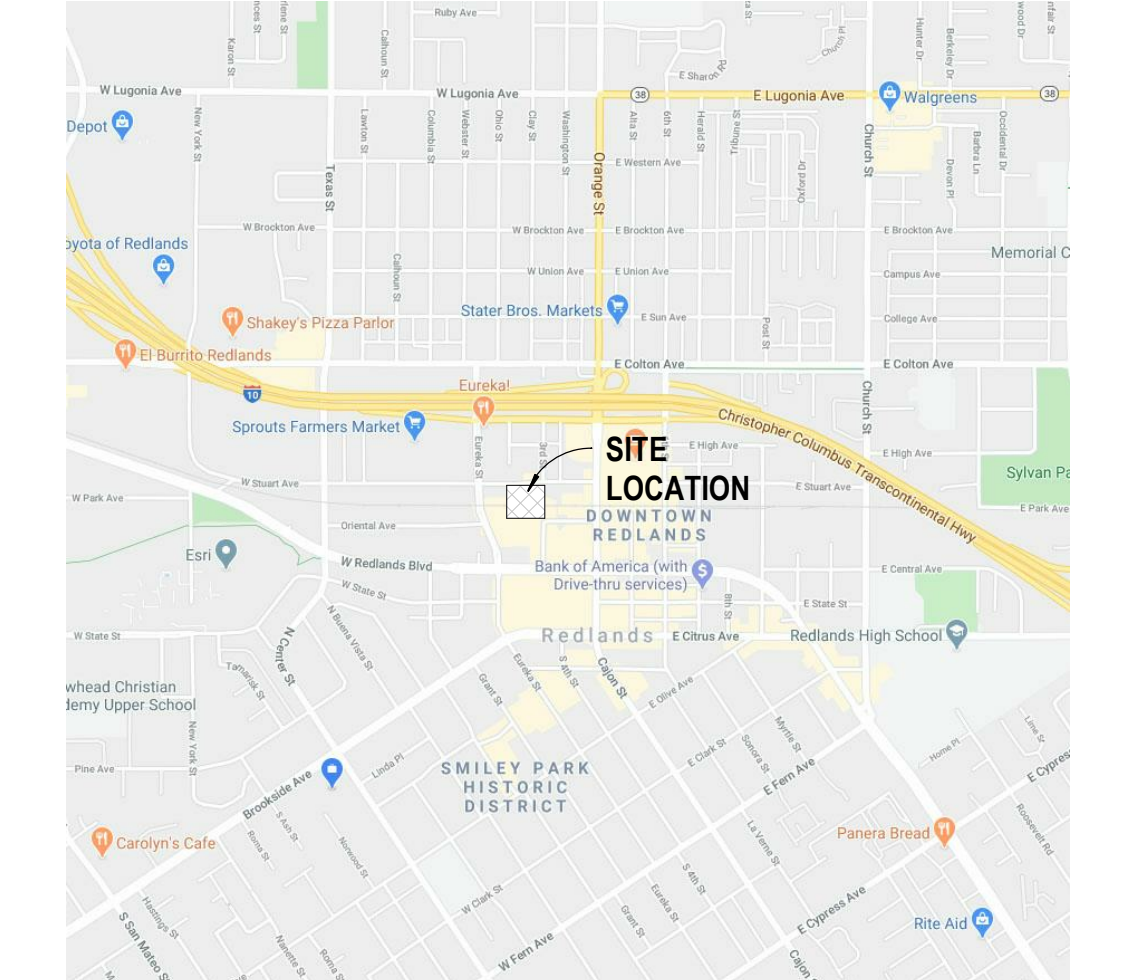
REFER TO PRECISE GRADING PLAN PREPARED BY THATCHER ENGINEERING FOR ADDITIONAL INFORMATION ON LEGAL DESCRIPTION, EASEMENTS AND RIGHT OF WAY BOUNDARIES.

TOTAL SITE AREA WITHIN SCOPE OF WORK: 71,075 S.F. / 1.63 ACRES

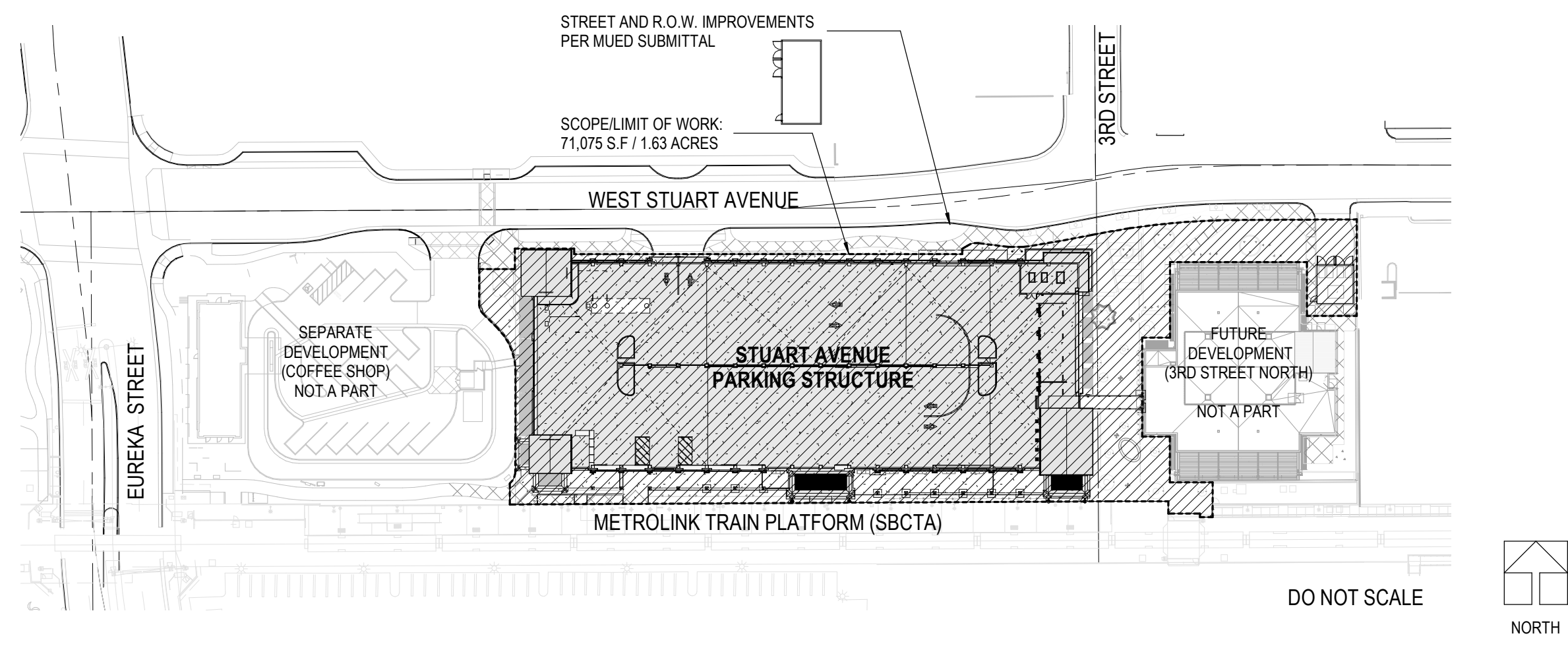
TOTAL OF PARCEL AREA: 59,218 S.F. / 1.36 ACRES
TOTAL GROSS FOOTPRINT OF PARKING STRUCTURE: 49,350 S.F. / 1.13 ACRES
TOTAL LOT COVERAGE (%): 83.4%

BUILDING FOOTPRINT @ GRADE: 49,350 S.F.
GROSS FLOOR AREA BY LEVEL:
LEVEL 01: 36,890 S.F.
LEVEL 02: 35,350 S.F. (INCLUDES 5,888 S.F. RETAIL/MERCANTILE AREA)
LEVEL 03: 46,216 S.F.
LEVEL 04: 46,573 S.F.
TOTAL: 164,799 S.F.

VICINITY MAP



KEY PLAN



CONSULTANT:

COVER SHEET
STUART AVENUE PARKING STRUCTURE
REDLANDS RAILWAY DISTRICT, LLC.
STUART AVENUE PARKING STRUCTURE
101 WEST STUART AVENUE, REDLANDS, CA 92374

SEALS



PROJECT NUMBER: 18-1103-00
PROJECT STATUS: CONSTRUCTION DOCUMENTS
PROJECT ISSUED: JUNE 08, 2020
REVISION: DATE: DESCRIPTION:

A0.00
100% CONSTRUCTION SET - AUG 28, 2020