



STANDARD PARKING STALL CODE REQUIREMENTS	
CITY REQUIREMENTS	
OFFICE:	1 PER EVERY 250 S.F.
PRE-FAB:	1 PER EVERY 500 S.F. UP TO 20,000 S.F.
GARAGE:	1 PER EVERY 400 S.F.
MAIN BUILDING (ADMIN, PRE-FAB)	
ADMINISTRATION/OFFICE SPACE	
SQUARE FOOTAGE:	38,564 S.F.
REQUIRED PARKING:	38,564/250 = 154 STALLS
PRE-FAB SPACE	
SQUARE FOOTAGE:	11,355 S.F.
REQUIRED PARKING:	11,355/500 = 23 STALLS
GARAGE BUILDING	
SQUARE FOOTAGE:	25,311 S.F.
REQUIRED PARKING:	25,311/400 = 63 STALLS
SUMMARY	
TOTAL SQUARE FOOTAGE:	75,230 S.F.
TOTAL REQUIRED PARKING:	240 STALLS
TOTAL PROVIDED PARKING:	336 STALLS

PARKING CALCULATIONS	
PHASE #	PHASE 1
AREA(S)	75,230 S.F.
TOTAL PARKING STALLS REQUIRED	240
TOTAL PARKING STALLS PROVIDED	336
ACCESSIBLE STALLS REQUIRED ¹	8
ACCESSIBLE STALLS PROVIDED	9
VAN ACCESSIBLE STALLS REQUIRED	1
VAN ACCESSIBLE STALLS PROVIDED	3
EVCS STALLS REQUIRED ²	48
EVCS STALLS PROVIDED	68
EVSE STALLS REQUIRED ³	12
EVSE STALLS PROVIDED	17
STANDARD ACCESSIBLE EVSE REQUIRED ⁴	1
STANDARD ACCESSIBLE EVSE PROVIDED	1
VAN ACCESSIBLE EVSE REQUIRED ⁴	2
VAN ACCESSIBLE EVSE PROVIDED	2

AMBULATORY EVSE REQUIRED ⁴	
AMBULATORY EVSE REQUIRED	2
AMBULATORY EVSE PROVIDED	2
NOTES:	
¹ NUMBER OF VAN AND STANDARD ACCESSIBLE STALLS SHALL BE PROVIDED PER CBC 11B-208.2	
² NUMBER OF ELECTRIC VEHICLE CAPABLE STALLS (EVCS) SHALL BE PROVIDED PER CCC TABLE 5.106.3.1	
³ NUMBER OF ELECTRIC VEHICLE CAPABLE STALLS (EVCS) PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE PROVIDED PER CCC 5.106.3.1 EVSE SHALL BE SUPPLIED WITH LEVEL 2 OR DIRECT CURRENT FAST CHARGING (DCFC)	
⁴ NUMBER OF VAN ACCESSIBLE, STANDARD, AND AMBULATORY EVSE STALLS SHALL BE PROVIDED PER CBC 11B-228.3.2.1	
⁵ MINIMUM NUMBER OF BICYCLE RACK SPACES SHALL BE EQUAL TO 5% OF THE TOTAL OF MOTORIZED VEHICLE STALLS PER CCC 5.106.4.1.1	
⁶ MINIMUM NUMBER OF BICYCLE LOCKERS SHALL BE EQUAL TO 5% OF THE TOTAL TENANT-OCCUPANT MOTORIZED VEHICLE STALLS PER CCC 5.106.4.1.2	

GATE SCHEDULE			
GATE ID	GATE FUNCTION	ACCESS	FIRE ACCESS
G1	DECORATIVE METAL MOTORIZED ROLLING GATE	HI-LOW KEYPAD AT ENTRY AND EXIT	KNOX KEY SWITCH MOUNTED TO ENTRY KEYPAD PEDESTAL
G2	DECORATIVE METAL MOTORIZED ROLLING GATE	HI-LOW KEYPAD AT EXIT, NO ENTRY	KNOX KEY SWITCH MOUNTED TO ENTRY KEYPAD PEDESTAL
G3	DECORATIVE METAL MOTORIZED ROLLING GATE	HI-LOW KEYPAD AT ENTRY AND EXIT	KNOX SWITCH MOUNTED TO ENTRY KEYPAD PEDESTAL
G4	DECORATIVE METAL MOTORIZED ROLLING GATE	HI-LOW KEYPAD AT ENTRY AND EXIT	KNOX KEY SWITCH MOUNTED TO ENTRY KEYPAD PEDESTAL
G5	DECORATIVE METAL MOTORIZED ROLLING GATE	HI-LOW KEYPAD AT ENTRY AND EXIT	KNOX KEY SWITCH MOUNTED TO ENTRY KEYPAD PEDESTAL
G6	DECORATIVE METAL MOTORIZED ROLLING GATE	HI-LOW KEYPAD AT ENTRY AND EXIT	KNOX KEY SWITCH MOUNTED TO ENTRY KEYPAD PEDESTAL
G7	MANGATE FOR PUBLIC ENTRY AND EXIT	ENTRY VIA LEVER HANDLE AND CARD READER (INCLUDE INTERCOM); EXIT VIA CRASHBAR	KNOX BOX MOUNTED ADJACENT TO GATE
G8	MANGATE FOR PUBLIC EXIT	EXIT VIA CRASH BAR; NO ENTRY	NO FIRE ACCESS
G9	MANGATE FOR EMERGENCY EXIT	ENTRY VIA LEVER HANDLE AND CARD READER WITH SMART KEY CORE FOR LOCK (INCLUDE INTERCOM); EXIT VIA CRASHBAR	NO FIRE ACCESS

- LEGEND:**
- INDICATES EXISTING PROPERTY LINE
 - - - - - INDICATES PROPOSED RIGHT-OF-WAY LINE
 - - - - - DASHED LINE INDICATES NEW ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING STALL AND PUBLIC SIDEWALK TO ENTRANCE.
 - 8' TALL MASONRY WALL
 - 8' TALL DECORATIVE METAL FENCE
 - APPROXIMATE OUTLINE OF FLOOD ZONE 'AE' BASED ON PRELIMINARY FEMA FLOOD INSURANCE RATE MAP, PANEL 06071C812 DATED 11/17/2023. THE REST OF THE SITE FALLS UNDER FLOOD ZONE 'X'
 - (EV1) LEVEL CS 100 CHARGERS (91 SPACES)
 - (EV2) 50KW CHARGERS (49 SPACES)
 - (EV3) 180KW DC FAST CHARGERS (9 SPACES)
 - (EV4) 360KW FAST CHARGERS (7 SPACES)
 - (EV5) FORKLIFT CHARGERS (4 EACH)

FLOOD HAZARD ZONE INFORMATION:

- FLOOD ZONE DESIGNATION: ZONE 'AE', SPECIAL FLOOD HAZARD AREA WITH SFE OR DEPTH DEFINED
- FIRM PANEL DESIGNATION: MAP #06071C812
- FIRM EFFECTIVE DATE: NOVEMBER 17, 2023
- BASE FLOOD ELEVATION: 1235 (NAV88 DATUM)

ZONE 'X', 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS WITH 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONCE SQUARE MILE

MAP #06071C812 NOVEMBER 17, 2023

DATE SIGNED: _____

SCALE: 1" = 40'

PLANS PREPARED BY: **Blair, Church & Flynn** CONSULTING ENGINEERS

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NO.	REVISIONS	DATE	SAP	WO	SUPV	APPROVED	ENGR	CK'D	MADE	P.E.	NO.	REVISIONS	DATE	SAP	WO	SUPV	APPROVED	ENGR	CK'D	MADE	P.E.	

LOCATION: REDLANDS, CALIFORNIA

REDLANDS SERVICE CENTER

SITE IMPROVEMENTS

OVERALL SITE PLAN

SHEET NO. **C3.0a**

SCALE: AS NOTED

OF SHOTS.

VOLUME 1

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