

CUP PACKAGE FOR MSI NEW OFFICE BUILDING

2011 N. BATAVIA STREET, 2015 N. BATAVIA STREET, 715 W. GROVE AVENUE, 845 W. GROVE AVENUE. ORANGE, CA 92865

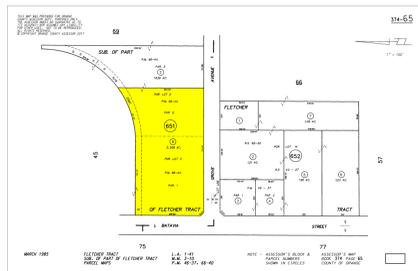
ABBREVIATIONS

&	AND	I.D	INSIDE DIAMETER
∠	ANGLE	INSUL	INSULATION
@	AT	INT	INTERIOR
⊕	CENTERLINE		
∅	DIAMETER OR ROUND POUND OR NUMBER	JAN.	JANITOR
#	EXISTING	JT	JOINT
(P)	PAINT	KIT	KITCHEN
(R)	REMOVE		
ACOUS.	ACOUSTICAL	LAB.	LABORATORY
A.C.	ASPHALIC CONCRETE	LAM	LAMINATE
ACC.	ACCESSIBLE	L.A.RCH.	LANDSCAPE ARCHITECT
A.D.	AREA DRAIN	LAV	LAVATORY
ADJ.	ADJUSTABLE	LKR	LOCKER
AFF.	ABOVE FINISH	LT	LIGHT
AGGR.	AGGREGATE	MATL	MATERIAL
ALUM	ALUMINUM	MAX	MAXIMUM
APPROX.	APPROXIMATE	M.C	MEDICINE CABINET
ARCH.	ARCHITECTURAL	MECH	MECHANICAL
ASPH.	ASPHALT	MEMB	MEMBRANE
		MET	METAL
BD.	BOARD	MFR	MANUFACTURER
BITUM	BITUMINOUS	MH	MANHOLE
BLDG.	BUILDING	MIN	MINIMUM
BLK.	BLOCK	MIR	MIRROR
BLK'G.	BLOCKING	MISC	MISCELLANEOUS
BM	BEAM	M.O	MASONRY OPENING
B.O.C.	BACK OF CURB	MTD	MOUNTED
BOT	BOTTOM	MUL	MULLION
B.O.W	BOTTOM OF WALL/BACK OF WALL	N	NORTH
B.S.	BOTTOM OF SLOPE	N.I.C	NOT IN CONTRACT
		NO./	NUMBER
CAB.	CABINET	NOM	NOMINAL
C.B.	CATCH BASIN	N.T.S	NOT TO SCALE
C.C.	CUSTOM		
CEM.	CEMENT	O.A.	OVERALL
CER.	CERAMIC	O.A.	OUTSIDE AIR
C.I.	CAST IRON	OBS.	OBSOLETE
C.I.P	CAST IN PLACE	O.C.	ON CENTER
CIV.	CIVIL	O.D.	OUTSIDE DIAMETER
C.G.	CORNER GUARD	OFF.	OFFICE
C.J	CONTROL JOINT	OPNG.	OPENING
CLG.	CEILING	OPP.	OPPOSITE
CLGK.	CAULKING	OSA	OUTSIDE AIR
CLO.	CLOSET	PA	PLANTING AREA
CLR.	CLEAR	PRCST	PRECAST
CNTR	COUNTER	P.H	PANIC HARDWARE
C.O.	CASED OPENING	P.L	PLATE
COL.	COLUMN	P.	PLASTIC LAMINATE
CONC.	CONCRETE	PLAS.	PLASTER
CONN	CONNECTION	PLYWD	PLYWOOD
CONSTR	CONSTRUCTION	P.O.T	PATH OF TRAVEL
CONT	CONTINUOUS	PR.	PAIR
CORR.	CORRIDOR	PT	PAINT
C.T	CERAMIC TILE	P.T.D	PAPER TOWEL DISPENSER
CTR	CENTER	P.T.D./	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
CTS.K.	COUNTERSUNK	PTN	PARTITION
		P.T.R	PAPER TOWEL RECEPTACLE
D.A.	DISABLED ACCESS	Q.T	QUARRY TILE
DBL	DOUBLE		
DEPT	DEPARTMENT	R.	RISER
DESC.	DESCRIPTION	RAD.	RADIUS
D.F	DRINKING FOUNTAIN	R.D	ROOF DRAIN
DET	DETAIL	REF.	REFERENCE
DIAM.	DIAMETER	REFR.	REFRIGERATOR
DIM	DIMENSION	RGR	REGISTER
DISP	DISPENSER	REIN	REINFORCED
DN.	DOWN	REQD.	REQUIRED
D.O.	DOOR OPENING	RESIL	RESILIENT
DR.	DOOR	RM	ROOM
DWR	DRAWER	R.O	ROUGH OPENING
DS	DOWNSPOUT	R.O.W	RIGHT OF WAY
D.S.P	DRY STANDPIPE	RWD	REDWOOD
DWG	DRAWING	R.W.L	RAIN WATER LEADER
		S.	SOUTH
E.	EAST	S.C.	SOLID CORE
EA.	EACH	S.C.D.	SEAT COVER DISPENSER
EJ	EXPANSION JOINT	SCHED.	SCHEDULE
EL	ELEVATION	S.D.	SOAP DISPENSER
ELEC.	ELECTRICAL	SECT.	SECTION
ELEV	ELEVATOR	S.F.	SQUARE FEET
EMER	EMERGENCY	SH	SHelf
ENCL.	ENCLOSURE	SHR.	SHOWER
E.P.	ELECTRICAL PANELBOARD	SHT	SHEET
EQ.	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	S.I.D	SANITARY NAPKIN DISPENSER
E.W.C	ELECTRIC WATER COOLER	S.N.R	SANITARY NAPKIN RECEPTACLE
EXIST	EXISTING	SPEC.	SPECIFICATION(S)
EXPO.	EXPOSED	SC	SQUARE
EXP.	EXPANSION	S.S.	STAINLESS STEEL
EXT	EXTERIOR	S.S.K.	SERVICE SINK
F.A.	FIRE ALARM	STA.	STATION
F.B.	FLAT BAR	STD	STANDARD
F.D	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STOR	STORAGE
F.E.	FIRE EXTINGUISHER	STR	STRUCTURAL
F.E.C	FIRE EXTINGUISHER CABINET	SUSP	SUSPENDED
F.H	FIRE HYDRANT	SYM	SYMMETRICAL
F.H.C	FIRE HOSE CABINET		
FIN	FINISH	T	TREAD
F.G.	FINISH GRADE	T.B	TOWEL BAR
F.L	FLOOR	T.C	TOP OF CURB
F.L.	FLOW LINE	TEL	TELEPHONE
FLASH.	FLASHING	TER	TERRAZZO
FLUOR	FLUORESCENT	T.	TONGUE & GROOVE
F.O.C	FACE OF CONCRETE	THK	THICK
F.O.F	FACE OF FINISH	T.O.B	TOP OF BEAM
F.O.M	FACE OF MASONRY	T.O.C	TOP OF CONCRETE
F.O.S	FACE OF STUD	T.O.W	TOP OF WALL
F.O.V	FACE OF VENEER (BRICK OR PRECAST)	T.O.P	TOP OF PARAPET
F.O.W	FACE OF WALL	T.P.D	TOILET PAPER DISPENSER
F.R	FIRE	T.S	TOP OF SLOPE
FRF	FIREPROOF	T.V	TELEVISION
F.S.	FINISH SURFACE	TYP	TYPICAL
FT	FOOT OR FEET		
FTG	FOOTING	UC	UNDERCUT
FURK	FURRING	UNF	UNFINISHED
FUT	FUTURE	UNL	UNLESS NOTED OTHERWISE
		URINAL	URINAL
GA.	GAUGE		
GALV	GALVANIZED	V.C.T	VINYL COMPOSITION TILE
G.B.	GRAN BAR	VERT	VERTICAL
GC	GENERAL CONTRACTOR	VEST	VESTIBULE
G.I	GALVANIZED IRON		
GL	GLASS	W	WEST
GND.	GROUND	W/	WITH
GR.	GRADE	W.C	WATER CLOSET
GYP	GYPSPUM	WD	WITHOUT
		W/O	WITHOUT
H.B.	HOSE BIB	WP	WATERPROOF
H.C.	HOLLOW CORE	WR	WATER RESISTANT
HDWD	HARDWOOD	WSCT	WAINSCOT
HDW	HARDWARE	WT	WEIGHT
H.M	HOLLOW METAL	W.W.F	WELDED WIRE FABRIC
HORIZ	HORIZONTAL		
HR.	HOUR		
HGT./HT	HEIGHT		

VICINITY MAP



PARCEL MAP



APPLICABLE CODES

CALIFORNIA BUILDING CODE 2022 EDITION
CALIFORNIA RESIDENTIAL CODE 2022 EDITION
CALIFORNIA ENERGY CODE 2022 EDITION
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 EDITION
CALIFORNIA HISTORICAL BUILDING CODE 2022 EDITION
CALIFORNIA EXISTING BUILDING CODE 2022 EDITION
CALIFORNIA PLUMBING CODE 2022 EDITION
CALIFORNIA MECHANICAL CODE 2022 EDITION
CALIFORNIA ELECTRICAL CODE 2022 EDITION
CALIFORNIA FIRE CODE 2022 EDITION

DEFERRED SUBMITTALS

- FIRE SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- UNDERGROUND FIRE LINE SERVICE
- COMPRESSED/LIQUIFIED BULK TANKS
- EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM
- RACK STORAGE
- UNDERGROUND/ABOVEGROUND STORAGE TANKS

CODE ANALYSIS FOR NEW OFFICE BUILDING

BUILDING CLASSIFICATION	
BUILDING USE:	OFFICE
OCCUPANCY:	B
ACCESSORY OCCUPANCIES (508.3.1):	A
INCIDENTAL USES (508.2):	S-2, F-2
CONSTRUCTION TYPE:	TYPE IIB
FIRE PROTECTION:	SPRINKLERED

FLOOR AREA ALLOWABLE - CBC (CHAPTER 5)

ALLOWABLE HEIGHT (CBC TABLE 504.3 & 504.4)	75 FT
HEIGHT:	75 FT
NUMBER OF STORIES:	4
BASIC ALLOWABLE AREA (CBC TABLE 506.2)	
AREA:	69,000 SF

PROPOSED NEW OFFICE BUILDING AREA & HEIGHT

GROUND FLOOR:	13,900 SF
SECOND FLOOR:	12,640 SF
THIRD FLOOR:	13,970 SF
TOTAL:	40,510 SF

MIN. NUMBER OF REQ PLUMBING FIXTURES (CPC TABLE 422.1)

FUNCTION OF SPACE OCCUPANCY LOAD FACTOR

ASSEMBLY (WAITING)	1 PER 15 SQ. FT.
ASSEMBLY (CONFERENCE, LOUNGE, BREAK)	1 PER 30 SQ. FT.
ASSEMBLY (FIXED SEATS)	50% OF SEATING VALUE
OFFICE	1 PER 150 SQ. FT.

ASSEMBLY (WAITING) SQ. FT:			
1ST FLOOR	800 S.F.	800/15 =	54
ASSEMBLY (BREAK, LOUNGE, TRAINING, CONFERENCE ROOMS) SQ. FT:			
1ST FLOOR	1,750 S.F.		
2ND FLOOR	965 S.F.		
3RD FLOOR	1,665 S.F.		
TOTAL	4,380 S.F.	4,380/30 =	146

TOTAL OCCUPANTS ASSEMBLY "A-3": 200 (100 MALES / 100 FEMALES)

OFFICE SQ. FT:			
1ST FLOOR	4,730 S.F.		
2ND FLOOR	5,135 S.F.		
3RD FLOOR	5,895 S.F.		
TOTAL	15,760 S.F.	15,760/150 =	104

TOTAL OCCUPANTS OFFICE "B": 104 (53 MALES / 53 FEMALES)

REQUIRED FIXTURES ASSEMBLY "A-3": 200 (100 MALES / 100 FEMALES)

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNT.
FEMALE	3:51-100	N/A	1: 1-100	1: 1-250
MALE	1: 1-100	1: 1-100	1: 1-200	

REQUIRED FIXTURES OFFICE "B": 104 (53 MALES / 53 FEMALES)

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNT.
FEMALE	4:51-100	N/A	2:51-100	1 PER 150 = 1
MALE	2:51-200	1: 1-100	1: 1-75	

TOTAL REQUIRED FIXTURES

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNT.
FEMALE	12	N/A	9	2
MALE	3	N/A	2	

TOTAL PROVIDED FIXTURES

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNT.
FEMALE	12	N/A	9	2
MALE	3	N/A	2	

*1 ADDITIONAL UNISEX RESTROOM IS PROVIDED AT THE THIRD FLOOR

CBC 2022 CHAPTER 5 — GENERAL BUILDING HEIGHTS AND AREAS

	Building 1 (Warehouse/Office)	Building 2 (Warehouse)	Building 3 (New Office Bldg)	
Existing Building Data:				
Construction Type:	III-B	III-B	II-B	
Sprinklered:	No	No	Yes	
Allowable Height (ft):	55	55	75	CBC 2022 - Table 504.3
Actual Height:	18'-10"	29'-2"	44'-0"	
Occupancy:	B/S-2	S-2	B	
Allowable Stories:	3	3	4	CBC 2022 - Table 504.4
Actual Stories:	1	1	3	
Allowable Floor Area	26,000	26,000	69,000	CBC 2022 - Table 506.2
Existing area to remain	13,500	10,230		23,730
New area			40,510	40,510
Total SF	13,500	10,230	40,510	64,240

For new II-B office building, required rating as follows:

Primary Structural Frame	0	
Bearing Walls - Exterior	0	
Bearing Walls - Interior	0	
Nonbearing Walls/part. - Exterior	1	Per Table 705.5, dependent on fire separation distance being less than 5', needed between B and S-1 Occupancies
Nonbearing Walls/part. - Interior	0	Note: Per the City of Orange Fire Department request, a 3-hour fire rated wall to be constructed between buildings 2 and 3.
Floor constr. and assoc. secondary struct members	0	
Roof constr. and assoc. secondary struct members	0	

SHEET INDEX CUP

SHEET NUMBER	SHEET NAME
GENERAL	
G-0.00	COVER SHEET & PROJECT INFORMATION
G-0.01	PERSPECTIVE VIEWS
CIVIL	
1 OF 1	TOPOGRAPHICAL SURVEY
Page 1 of 1	ALTA SURVEY
CIVIL	
1 OF 6	TITLE SHEET
2 OF 6	EXISTING CONDITION AND LIMIT OF IMPACT
3 OF 6	CONCEPTUAL GRADING PLAN
4 OF 6	SECTIONS
5 OF 6	CONCEPTUAL UTILITY PLAN
6 OF 6	CONCEPTUAL WQMP PLOT PLAN
LANDSCAPE	
L1.1	TREE DISPOSITION PLAN
L2.1	COLOR CODED PLANTING PLAN
L3.1	DESCRIPTION PLAN
L4.1	PROJECT MATERIAL AND PLANTING IMAGERY
L5.1	PRELIMINARY IRRIGATION PLAN
L6.1	CONCEPTUAL PHOTOMETRIC PLAN
ARCHITECTURE	
A-0.01	EXISTING SITE PLAN
A-0.11	NEW SITE PLAN
A-0.12	FIRE MASTER PLAN
A-0.13	FIRE MASTER DETAILS
A-2.11	FIRST FLOOR PLAN
A-2.12	SECOND FLOOR PLAN
A-2.13	THIRD FLOOR PLAN
A-3.01	ROOF PLAN
A-4.01	OVERALL EXTERIOR ELEVATIONS
A-4.02	NEW OFFICE BUILDING EXTERIOR ELEVATIONS
A-4.03	NEW OFFICE BUILDING EXTERIOR ELEVATIONS
A-5.11	PRELIMINARY BUILDING SECTIONS
A-5.12	PRELIMINARY BUILDING SECTIONS

PROJECT DIRECTORY

OWNER	M S INTERNATIONAL, INC dba MSI 2095 N. BATAVIA ST. ORANGE, CA 92865 TEL: 714.685.7504 CONTACT: RAJ SHAH E-MAIL: raj@msisurfaces.com
ARCHITECT	ARCLOGICA ARCHITECTS 1551 N. TUSTIN AVENUE, SUITE 190 SANTA ANA, CA 92705 TEL: 949.409.1299 CONTACT: LINDSEY ENGLS E-MAIL: lindsey@arclogica.com
CIVIL ENGINEER	TAIT & ASSOCIATES, INC. 701 N PARKCENTER DRIVE, SANTA ANA, CA 92705 TEL: 714.560.8643 CONTACT: DAVID SLOAN E-MAIL: dsloan@tait.com
LANDSCAPE ARCHITECT	RIDGE LANDSCAPE ARCHITECTS 8841 RESEARCH DR., #200 IRVINE, CA 92618 TEL: 949.387.1323 CONTACT: JARED BOHONUS E-MAIL: jared@ridgela.com
ELECTRICAL ENGINEER	MEP CALIFORNIA ENGINEERING CORP 1920 MAIN ST. IRVINE, CA 92614 TEL: 949.516.4480 CONTACT: HENRIK HERTZ E-MAIL: henrik@mepcal.com
AUTHORITY HAVING JURISDICTION (AHJ)	CITY OF ORANGE 300 E Chapman Ave, Orange, CA 92866

PROJECT INFORMATION

PROJECT ADDRESS:	2011 N. BATAVIA, 2015 N. BATAVIA, 715 WEST GRV & 845 WEST GRV, ORANGE, CA 92865
APN:	374-651-06, 374-651-07
LEGAL DESCRIPTION:	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCELS 1 AND 2 AS SHOWN ON A MAP FILED IN BOOK 64, PAGE 40 OF PARCEL MAPS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1, AS SHOWN ON EXHIBIT "B" OF LOT LINE ADJUSTMENT NO. LB85-23, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED JANUARY 22, 1986, AS INSTRUMENT NO. 86-0281 (4), OF OFFICIAL RECORDS.
PROJECT SCOPE:	- NEW 40,510 S.F. 3-STORY OFFICE BUILDING. - TENANT IMPROVEMENT OF EXISTING WAREHOUSE BUILDING (845 WEST GRV) 3,300 S.F. SPACE CONVERSION TO OFFICE / ASSEMBLY SPACE (NO ADDITIONAL SQUARE FOOTAGE). - DEMOLITION OF EXISTING 1,526 S.F. OFFICE BUILDING (2011 N. BATAVIA ST). - DEMOLITION OF EXISTING 6,530 S.F. WAREHOUSE BUILDING (715 WEST GRV). - SITE IMPROVEMENTS.
ZONING CLASSIFICATION:	M-2 (INDUSTRIAL MANUFACTURING)
GENERAL PLAN/LAND USE DESIGNATION:	LIGHT INDUSTRIAL MAX. 1.0 FAR (8 STORY HT. LIMIT)
LOT SIZE:	152,788 S.F. (3.5 ACRES)
EXISTING # OF BUILDINGS ON LOT:	4 BUILDINGS
EXISTING SQUARE FOOTAGE:	BUILDING 1 845 WEST GRV (WAREHOUSE & OFFICE BLDG): 13,500 S.F. BUILDING 2 2015 N. BATAVIA (WAREHOUSE BLDG): 10,230 S.F. BUILDING 3 715 WEST GRV (WAREHOUSE BLDG): 6,530 S.F. TO BE DEMOLISHED BUILDING 4 2011 N. BATAVIA (OFFICE BLDG): 1,526 S.F. TO BE DEMOLISHED
TOTAL EXISTING:	31,786 S.F.
EXISTING LOT COVERAGE:	31,786 20.8%
EXISTING TO REMAIN:	23,730 S.F.
PROPOSED # OF BUILDINGS ON LOT:	3 BUILDINGS
ADDED SQUARE FOOTAGE	40,510 S.F.
NEW 3-STORY BUILDING:	
TOTAL PROPOSED SQUARE FOOTAGE:	64,240 S.F.
PROPOSED LOT COVERAGE:	37,630 S.F. 25.2%
PROPOSED LANDSCAPE AREA:	29,135 S.F. 19.1%
FLOOR AREA RATIO (FAR) CALCULATION:	
BUILDING 1 (11-STORY):	13,500 S.F.
BUILDING 2 (11-STORY):	10,230 S.F.
NEW BUILDING (3-STORY):	40,510 S.F.
TOTAL AREA:	64,240 S.F.
LOT SIZE:	152,788 S.F.
FAR 1.0 MAX. ALLOWED:	64,240/152,788= 0.42 FAR



VIEW LOOKING EAST FROM BATAVIA ST.



NORTHWEST CORNER OF BUILDING

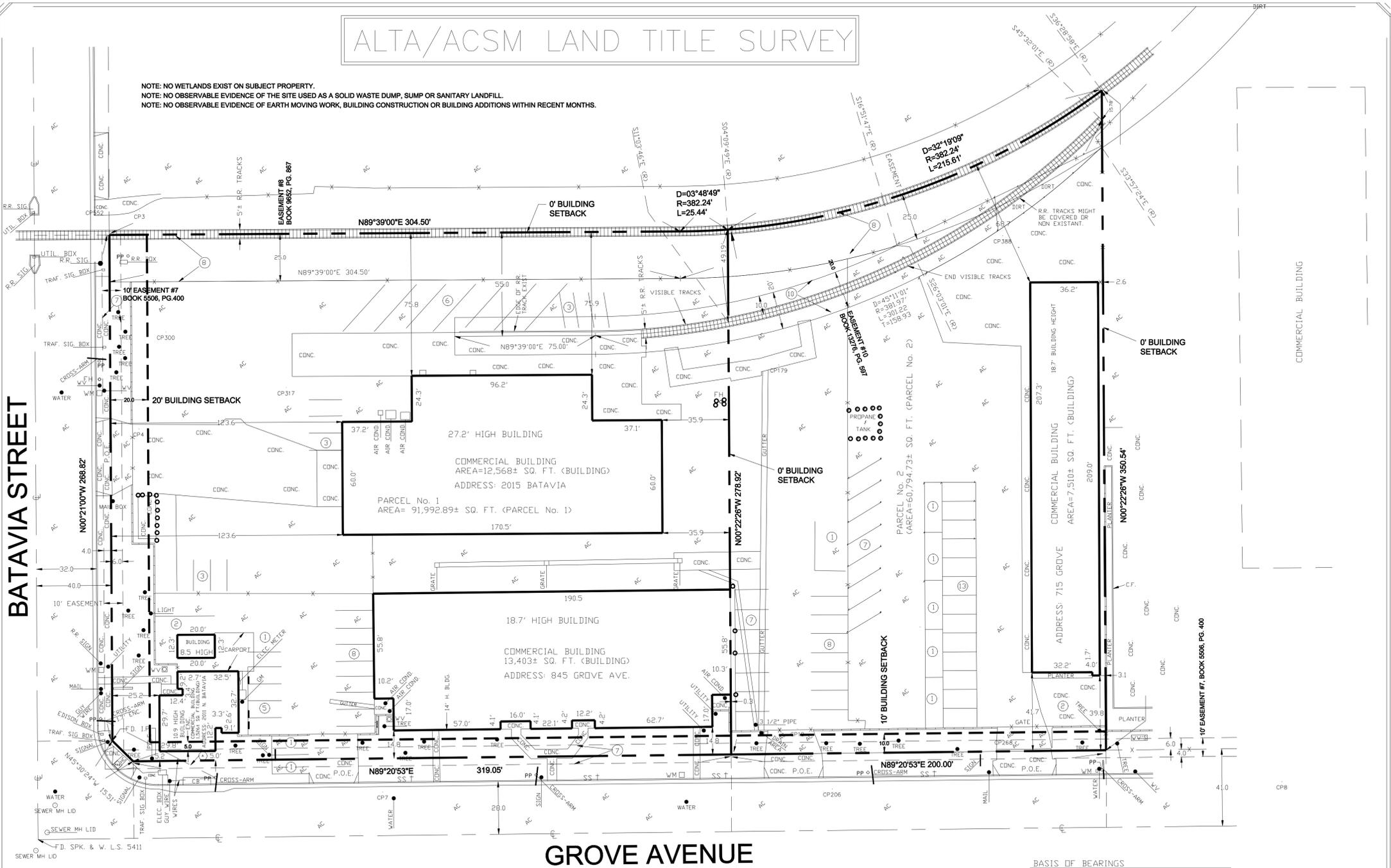


VIEW FROM GROVE AVE. AND BATAVIA ST.

Scale	
Date	

ALTA/ACSM LAND TITLE SURVEY

NOTE: NO WETLANDS EXIST ON SUBJECT PROPERTY.
 NOTE: NO OBSERVABLE EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 NOTE: NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.



BATAVIA STREET

COMMERCIAL BUILDING

10' BUILDING SETBACK

0' BUILDING SETBACK

ZONING INFORMATION:

- M2 INDUSTRIAL ZONE - 45 FEET
- MAXIMUM BUILDING HEIGHT - 10 FEET WHEN ADJACENT TO A LOCAL STREET & 20 FEET WHEN ADJACENT TO AN ARTERIAL STREET.
- FRONT SETBACKS - ZERO WHEN ADJACENT TO A SEPARATE PARCEL.
- REAR SETBACK - ZERO WHEN ADJACENT TO A SEPARATE PARCEL.
- SIDE SETBACKS - ZERO WHEN ADJACENT TO A SEPARATE PARCEL.

NOTE: ALL ZONING INFORMATION SHALL BE VERIFIED WITH THE CITY OF ORANGE BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.

STATEMENT OF ONSITE UTILITIES WITH NO EASEMENT

- MISCELLANEOUS WATER VALVES, WATER METERS, FIRE HYDRANTS, WATER PIPES AND ANY OTHER WATER RELATED UTILITIES, LOCATED THROUGHOUT PROPERTY.
- MISCELLANEOUS ELECTRIC METERS AND ELECTRIC RELATED UTILITIES, LOCATED THROUGHOUT PROPERTY.
- MISCELLANEOUS GAS VALVES & GAS METERS, LOCATED THROUGHOUT PROPERTY.

STATEMENT OF ENCROACHMENTS

- CROSS ARM PLUS WIRES FROM POWER POLE LOCATED NEAR SOUTHWESTERLY CORNER OF PROPERTY.
- MISC. WIRES
- THE BUILDING WITH AN ADDRESS OF 2011 NORTH BATAVIA ENCRDACHES INTO THE BUILDING SETBACK.

PARKING TOTALS:

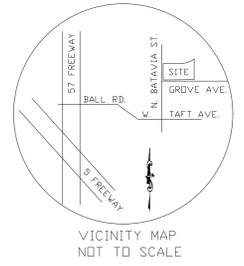
76 REGULAR AND 0 HANDICAPPED PARKING STALLS
 NOTE: STRIPING FOR PARKING IS FADED AND LOST IN AREAS CAUSING MORE OR LESS PARKING SPACES THAN ARE SHOWN.

AREA:
 PARCEL 1: 91,992.89± SQ. FT. OR 2.11± ACRES
 PARCEL 2: 60,794.73± SQ. FT. OR 1.396± ACRES

BASIS OF BEARINGS
 BEARINGS HEREON ARE BASED UPON THE CENTERLINE OF BATAVIA STREET BEING N0°21'00"W AS SHOWN ON THE MAP FILED IN BOOK 6, PAGE 49 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

LEGEND

- SEWER MAN-HOLE
- SS T STREET SIGN
- FH ○ FIRE-HYDRANT
- PP ○ POWER POLE
- ⊙ DENOTES PARKING SPACES
- ⊙ DENOTES ENCROACHMENTS
- P.O.E. POINT OF ENTRY SHOWN AS
- W V WATER VALVE
- FENCE
- WM □ WATER METER
- ⊕ ASPHALT CONCRETE
- CAR BUMPER POST



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 0153, which bears an effective date of 12-3-2009 and is not in a Special Flood Hazard Area. By telephone call dated 3-8-2016 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCELS 1 AND 2 AS SHOWN ON A MAP FILED IN BOOK 66, PAGE 40 OF PARCEL MAPS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 PARCEL 1, AS SHOWN ON EXHIBIT "B" OF LOT LINE ADJUSTMENT NO. LL85-23, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED JANUARY 22, 1986, AS INSTRUMENT NO. 86-028141, OF OFFICIAL RECORDS.
 APN: 374-651-06, 374-651-07

ITEMS CORRESPONDING TO SCHEDULE B

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2016-2017.
2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2015-2016, TAX IDENTIFICATION No. 374-651-06.
3. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2015-2016, TAX IDENTIFICATION No. 374-651-07.
4. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 35 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
5. ANY LIENS OR OTHER ASSESSMENTS, BONDS, OR SPECIAL DISTRICT LIENS INCLUDING WITHOUT LIMITATION, COMMUNITY FACILITY DISTRICTS, THAT ARISE BY REASON OF ANY LOCAL, CITY, MUNICIPAL OR COUNTY PROJECT OR SPECIAL DISTRICT.
6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT, GRANTED TO: SANTA ANA VALLEY IRRIGATION COMPANY, A CALIFORNIA CORPORATION, PURPOSE: IRRIGATION PIPELINE, RECORDED: NOVEMBER 10, 1960, BOOK 5506, PAGE 400, OF OFFICIAL RECORDS. AFFECTS: AS SET FORTH IN SAID INSTRUMENT. AFFECTS: A PORTION OF PARCELS 1 AND 2.
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT, RESERVED BY: SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, CORPORATE SUCCESSOR TO SOUTHERN PACIFIC COMPANY, PURPOSE: RAILROAD AND TRANSPORTATION PURPOSES, RECORDED: MAY 26, 1971, BOOK 9652, PAGE 867, OF OFFICIAL RECORDS. AFFECTS: AS SET FORTH IN SAID INSTRUMENT. AFFECTS: A PORTION OF PARCELS 1 AND 2.
9. INTENTIONALLY DELETED.
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT, RESERVED BY: RAILWAY ENGINEERING AND SUPPLY COMPANY, INC. OF CALIFORNIA, PURPOSE: RAILROAD AND TRANSPORTATION PURPOSES, RECORDED: AUGUST 20, 1979, INSTRUMENT NO. 13276, BOOK 597, OF OFFICIAL RECORDS. AFFECTS: AS SET FORTH IN SAID INSTRUMENT. AFFECTS: PARCELS 1 AND 2.
11. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AREA SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT BEING THE REDEVELOPMENT AREA OF ORANGE MERGED AND AMENDED REDEVELOPMENT PROJECT AREA RECORDED DECEMBER 3, 2001 WITH A RECORDING NO. 20010869583 OF OFFICIAL RECORDS.
12. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$3,400,000.00, DATED SEPTEMBER 10, 2007, RECORDING NO. 200700554470, AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED, RECORDING DATE OF NOVEMBER 25, 2015 WITH A RECORDING NO. 201500604274 OF OFFICIAL RECORDS.
13. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY DATED MARCH 8, 2016, LAST REVISED MARCH 31, 2016, PREPARED BY RDM SURVEYING INC. FOR THE MATTERS SHOWN, ENCRDACHMENT OF THE BUILDING WITH AN ADDRESS OF 2011 N. BATAVIA ONTO THE BUILDING SETBACK LINE ON THE SOUTH SIDE OF THE PROPERTY.
14. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

ALTA/ACSM LAND TITLE SURVEY

TO: MS INTERNATIONAL, INC. AN INDIANA CORPORATION AND 2015 N. BATAVIA STREET, LLC A NEVADA LIMITED LIABILITY COMPANY, AND THEIR SUCCESSORS AND/OR ASSIGNS;
 TICOR TITLE COMPANY OF CALIFORNIA, AND CHICAGO TITLE INSURANCE COMPANY, AND THEIR SUCCESSORS AND/OR ASSIGNS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALST AND NSPS IN 2005 AND INCLUDES ITEMS 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 16, 17 AND 18 OF TABLE A THEREOF AND TO THE EXTENT POSSIBLE, SHOWS THE LOCATION OF ALL SETBACK LINES LISTED PURSUANT TO ITEM 6 OF TABLE A PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED HEREBY CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



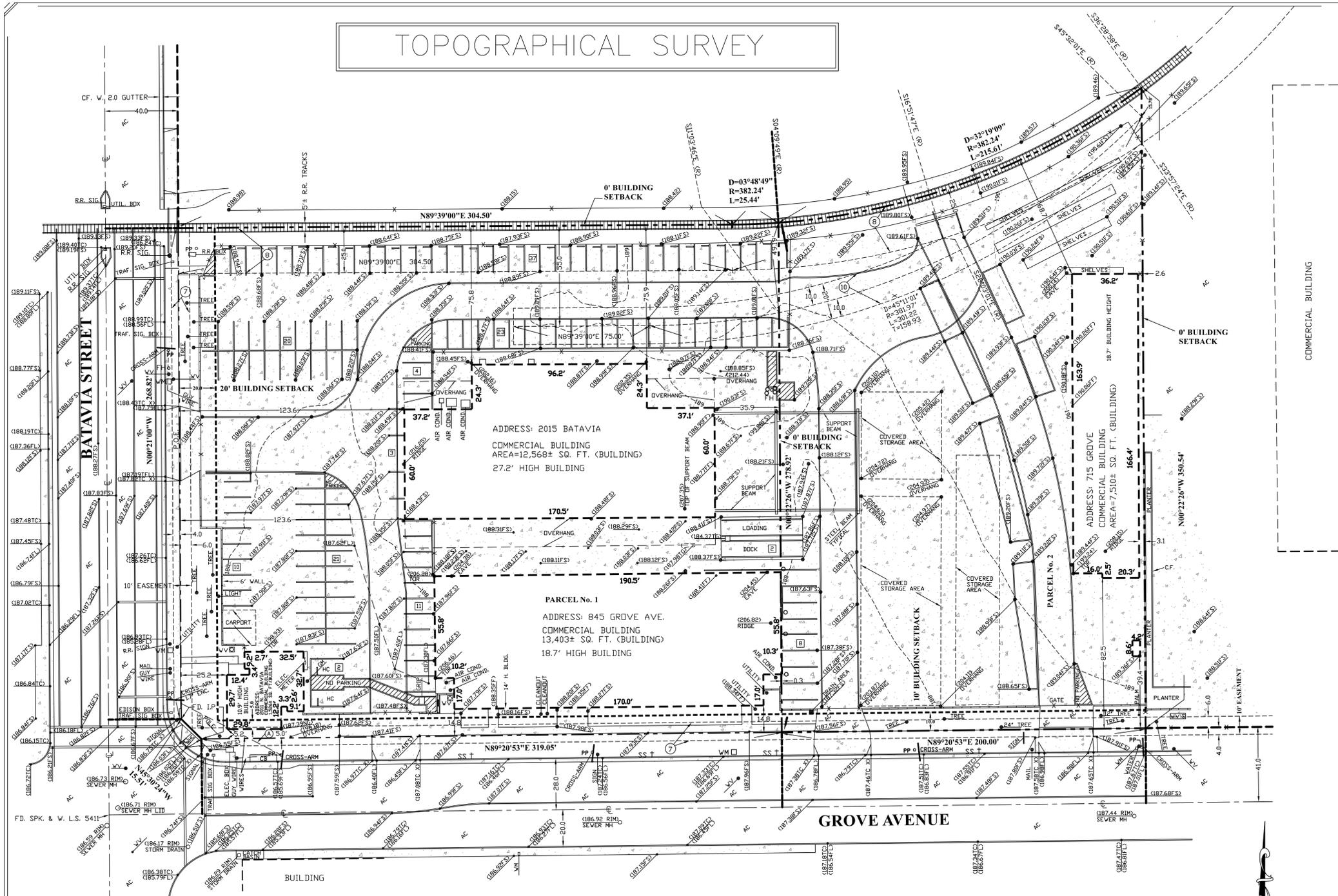
DATE: MARCH 8, 2016
 UPDATED: MARCH 31, 2016

Ron Meidema
 RON MEDEMA L.S. 4653
 23016 LAKE FOREST DR. #409
 LAGUNA HILLS, CA 92653
 (949) 858-2924 OFFICE
 (949) 422-1869 (CELL)
 (949) 858-3438 (FAX)
 RDMSURVEYING@COX.NET

RDM SURVEYING INC.
 RON MEDEMA L.S. 4653
 23016 LAKE FOREST DR. #409
 LAGUNA HILLS, CA 92653
 (949) 858-2924 (OFFICE)
 (949) 422-1869 (CELL)
 (949) 858-3438 (FAX)
 RDMSURVEYING@COX.NET

ADDRESS OF THE PROJECT:
 2100-2015 N. BATAVIA ST. AND 715-845 W. GROVE AVE., ORANGE, CALIFORNIA
 Page 1 of 1

TOPOGRAPHICAL SURVEY



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 AS SHOWN ON A MAP FILED IN BOOK 66, PAGE 40 OF PARCEL MAPS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON EXHIBIT "B" OF LOT LINE ADJUSTMENT NO. LL85-23, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED JANUARY 22, 1986, AS INSTRUMENT NO. 86-028141, OF OFFICIAL RECORDS.

APN: 374-651-06, 374-651-07

- TITLE EXCEPTIONS:**
- ITEMS SHOWN AS (P) HAVE BEEN PLOTTED ON THE SURVEY.
- THERE WERE NO TAXES LEVIED FOR THE FISCAL YEAR 2023-2024 AS THE PROPERTY WAS VESTED IN A PUBLIC ENTITY.
 - TAX IDENTIFICATION NO.: 374-651-06
 - TAX IDENTIFICATION NO.: 374-651-07
 - INTENTIONALLY DELETED.
 - INTENTIONALLY DELETED.
 - THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
 - ANY LIENS OR OTHER ASSESSMENTS, BONDS, OR SPECIAL DISTRICT LIENS INCLUDING WITHOUT LIMITATION, COMMUNITY FACILITY DISTRICTS, THAT ARISE BY REASON OF ANY LOCAL, CITY, MUNICIPAL OR COUNTY PROJECT OR SPECIAL DISTRICT.
 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SANTA ANA VALLEY IRRIGATION COMPANY, A CALIFORNIA CORPORATION
 - PURPOSE: IRRIGATION PIPELINE AND INCIDENTAL PURPOSES
 - RECORDING DATE: NOVEMBER 10, 1981
 - RECORDING NO: BOOK 5506, PAGE 400 OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 1 AND 2 AND AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY BY RON MIEDEMA OF RDM SURVEYING INC., PLS NO. 4653, DATED 2016
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
 - RESERVED BY: SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, CORPORATE SUCCESSOR TO SOUTHERN PACIFIC COMPANY
 - PURPOSE: RAILROAD AND TRANSPORTATION AND INCIDENTAL PURPOSES ONLY
 - RECORDING DATE: MAY 26, 1971
 - RECORDING NO: BOOK 9652, PAGE 867 OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 1 AND 2 AND AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY BY RON MIEDEMA OF RDM SURVEYING INC., PLS NO. 4653, DATED 2016
 - INTENTIONALLY DELETED.
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
 - RESERVED BY: RAILWAY ENGINEERING AND SUPPLY COMPANY, INC. OF CALIFORNIA
 - PURPOSE: RAILROAD AND TRANSPORTATION AND INCIDENTAL PURPOSES ONLY
 - RECORDING DATE: AUGUST 20, 1979
 - RECORDING NO: BOOK 13276, PAGE 597 OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 1 AND 2
 - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AREA SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
 - REDEVELOPMENT AREA: ORANGE MERGED AND AMENDED REDEVELOPMENT PROJECT AREA
 - RECORDING DATE: DECEMBER 3, 2001
 - RECORDING NO: 20010869583 OF OFFICIAL RECORDS
 - INTENTIONALLY DELETED.
 - ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY:
 - JOB NO.: (NONE SHOWN)
 - DATED: MARCH 8, 2016, LAST REVISED 2016
 - PREPARED BY: RDM SURVEYING INC.
 - MATTERS SHOWN: ENCROACHMENT OF THE BUILDING WITH AN ADDRESS OF 2011 N. BATAVIA ONTO THE BUILDING SETBACK LINE ON THE SOUTH SIDE OF THE PROPERTY
 - ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

BENCH MARK INFORMATION:

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCH MARK:

BM NO: IL-57-82 ELEV.: 190.113' (CITY OF ANAHEIM BENCH MARK)

DATUM: NAVD 88

DESCRIPTION:

DESCRIBED BY DCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "IL-57-82", SET IN THE TOP OF A CONCRETE BRIDGE ABUTMENT. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF THE SANTA ANA RIVER AND THE BALL ROAD CROSSING, 40.7 FT. NORTHERLY OF THE CENTERLINE OF BALL ROAD, AND AT THE EASTERLY END OF THE NORTHERLY GUARD RAIL ALONG BRIDGE. MONUMENT IS SET 1.0 FT. BELOW SIDEWALK.

CONTOUR INTERVAL=1'

STATEMENT OF ONSITE UTILITIES WITH NO EASEMENT

- MISCELLANEOUS WATER VALVES, WATER METERS, FIRE HYDRANTS, WATER PIPES AND ANY OTHER WATER RELATED UTILITIES, LOCATED THROUGHOUT PROPERTY.
- MISCELLANEOUS ELECTRIC METERS AND ELECTRIC RELATED UTILITIES, LOCATED THROUGHOUT PROPERTY.
- MISCELLANEOUS GAS VALVES & GAS METERS, LOCATED THROUGHOUT PROPERTY.

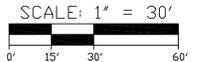
PARKING TOTALS:

- REGULAR AND HANDICAPPED PARKING STALLS
- BIG RIG TRUCK PARKING STALLS

FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 0153J, which bears an effective date of 12-3-2009 and is not in a Special Flood Hazard Area. By telephone call dated 3-8-2016 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

- LEGEND**
- AC ASPHALT
 - BUMPER
 - BUILDING LINE
 - CAR BUMPER POST
 - CONCRETE
 - DENOTES PARKING SPACES
 - DENOTES ENCROACHMENTS
 - FENCE
 - FIRE-HYDRANT
 - P.O.E. POINT OF ENTRY AS SHOWN
 - PP POWER POLE
 - SEWER MAN-HOLE
 - SS STREET SIGN
 - WM WATER METER
 - WV WATER VALVE



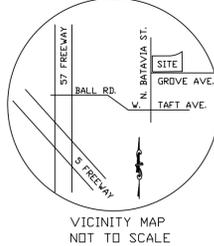
BASIS OF BEARINGS

BEARINGS HEREON ARE BASED UPON THE CENTERLINE OF BATAVIA STREET BEING N0°21'00"W AS SHOWN ON THE MAP FILED IN BOOK 6, PAGE 49 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

AREA:

PARCEL 1: 91,992.89± SQ. FT. OR 2.11± ACRES

PARCEL 2: 60,794.73± SQ. FT. OR 1.396± ACRES



RDM SURVEYING INC.
RON MIEDEMA L.S. 4653
23016 LAKE FOREST DR., #409
LAGUNA HILLS, CA 92653
(949) 858-2924 (OFFICE)
(949) 422-1869 (CELL)
RDMSURVEYING@GMAIL.COM

DATED: JANUARY 11, 2024

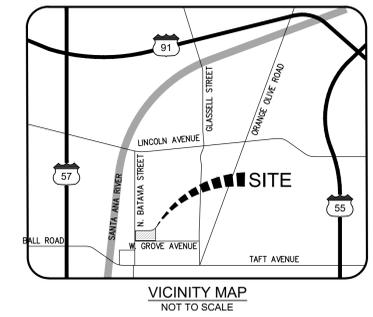
ADDRESS OF THE PROJECT:

2100-2015 N. BATAVIA ST. AND 715-845 W. GROVE AVE., ORANGE, CALIFORNIA

Page 1 of 1

IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA

MSI OFFICES CONCEPTUAL GRADING PLAN



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 AS SHOWN ON A MAP FILED IN BOOK 06, PAGE 40 OF PARCEL MAPS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

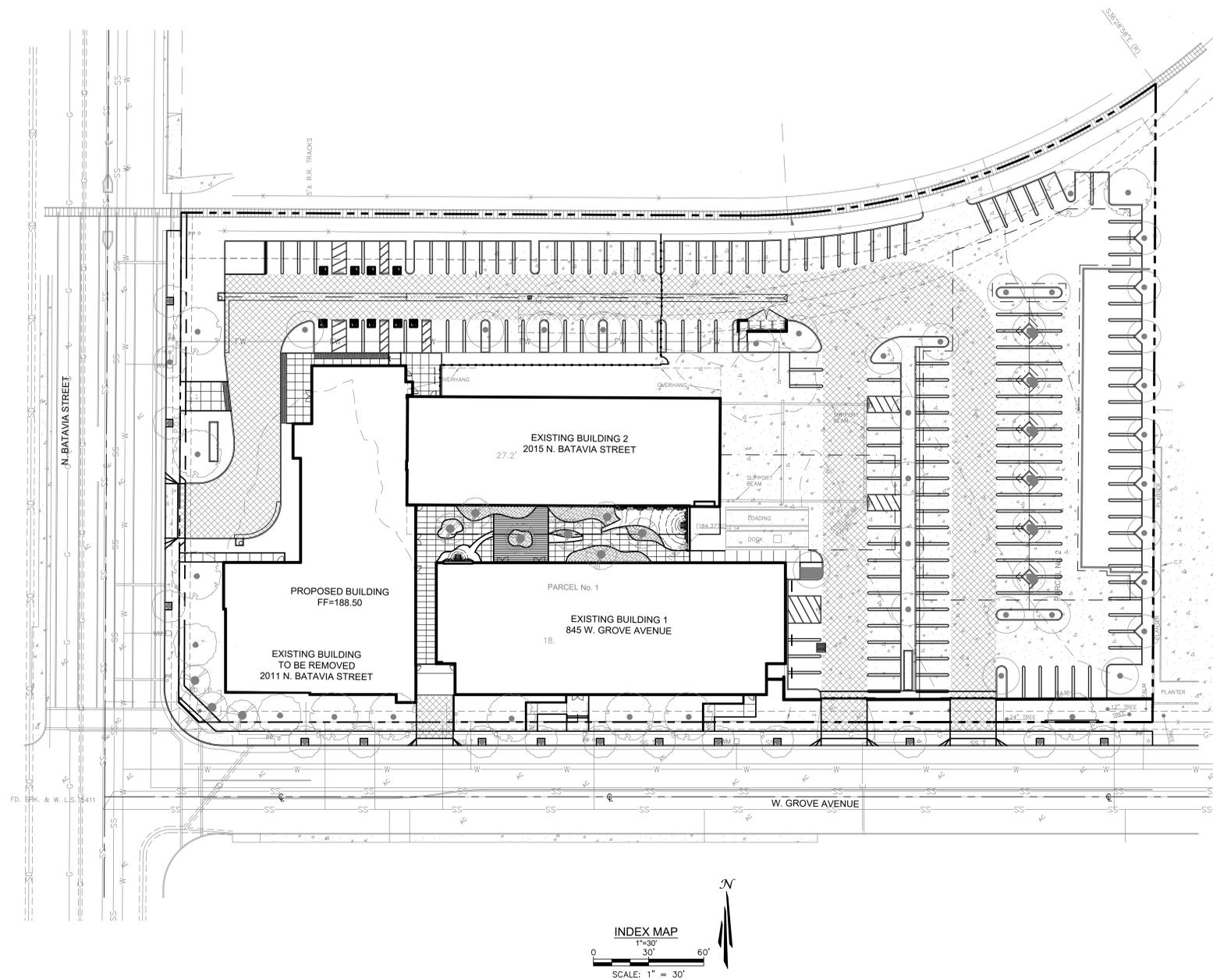
PARCEL 1, AS SHOWN ON EXHIBIT "B" OF LOT LINE ADJUSTMENT NO. LL85-23, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED JANUARY 22, 1986, AS INSTRUMENT NO. 86-028141, OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER

COUNTY OF ORANGE:
APN: 374-651-08, 374-651-07

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6168R1 AND STATION GPS NO. 6160 BEING NORTH 21°54'36" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.



SHEET INDEX

SHEET TITLE	SHEET NUMBER
TITLE SHEET	1
EXISTING CONDITION AND LIMIT OF IMPACT	2
CONCEPTUAL GRADING PLAN	3
SECTIONS	4
CONCEPTUAL UTILITY PLAN	5
CONCEPTUAL WOMP PLOT PLAN	6

APPLICANT

RAJESH SHAH, CEO
M S INTERNATIONAL
2095 N. BATAVIA STREET
ORANGE, CA 92865

CIVIL

TAIT & ASSOCIATES
701 N. PARKCENTER DR.
SANTA ANA, CA 92705
(714) 560-8200

ARCHITECT

ARCLOGICA
1551 N. TUSTIN AVENUE, SUITE 190
SANTA ANA, CA 92705
(949) 409-1259

LANDSCAPE ARCHITECT

RIDGE LANDSCAPE ARCHITECTS
8841 RESEARCH SR.
IRVINE, CA 92618
(949) 367-1323

GEOTECHNICAL ENGINEER

TERRACON
23041 AVENIDA DE LA CARIOTA #350
LAGUNA HILLS, CA 92653
(949) 261-0051

FLOOD NOTE

ZONE - "X" PER FEDERAL MANAGEMENT AGENCY
MAP NO. 0659C 0286 J EFFECTIVE DATE DECEMBER 3, 2009
ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

UTILITY COMPANIES

AT&T
1452 EDINGER AVE, 3RD FLOOR
TUSTIN, CA 92780
CONTACT: NICOLE MARTEL
PHONE: (714) 227-0021
EMAIL: NM8255A@ATT.COM

SOUTHERN CALIFORNIA GAS COMPANY
1919 S STATE COLLEGE BLVD
ANAHEIM, CA 92805
CONTACT: JASON SUM
PHONE: (310) 687-2011
EMAIL: JSUM@SOCALGAS.COM

CITY OF ORANGE WATER DIVISION
189 S WATER STREET
ORANGE, CA 92866-1591
PHONE: (714) 288-2541

SOUTHERN CALIFORNIA EDISON
CONTACT: DANIEL B
PHONE: (626) 664-5148

LAND AREA

152,530 ± S.F. / 3.502 ± ACRES (GROSS)

EASEMENT NOTES:

SEE SHEET 2 FOR ALL EASEMENT NOTED

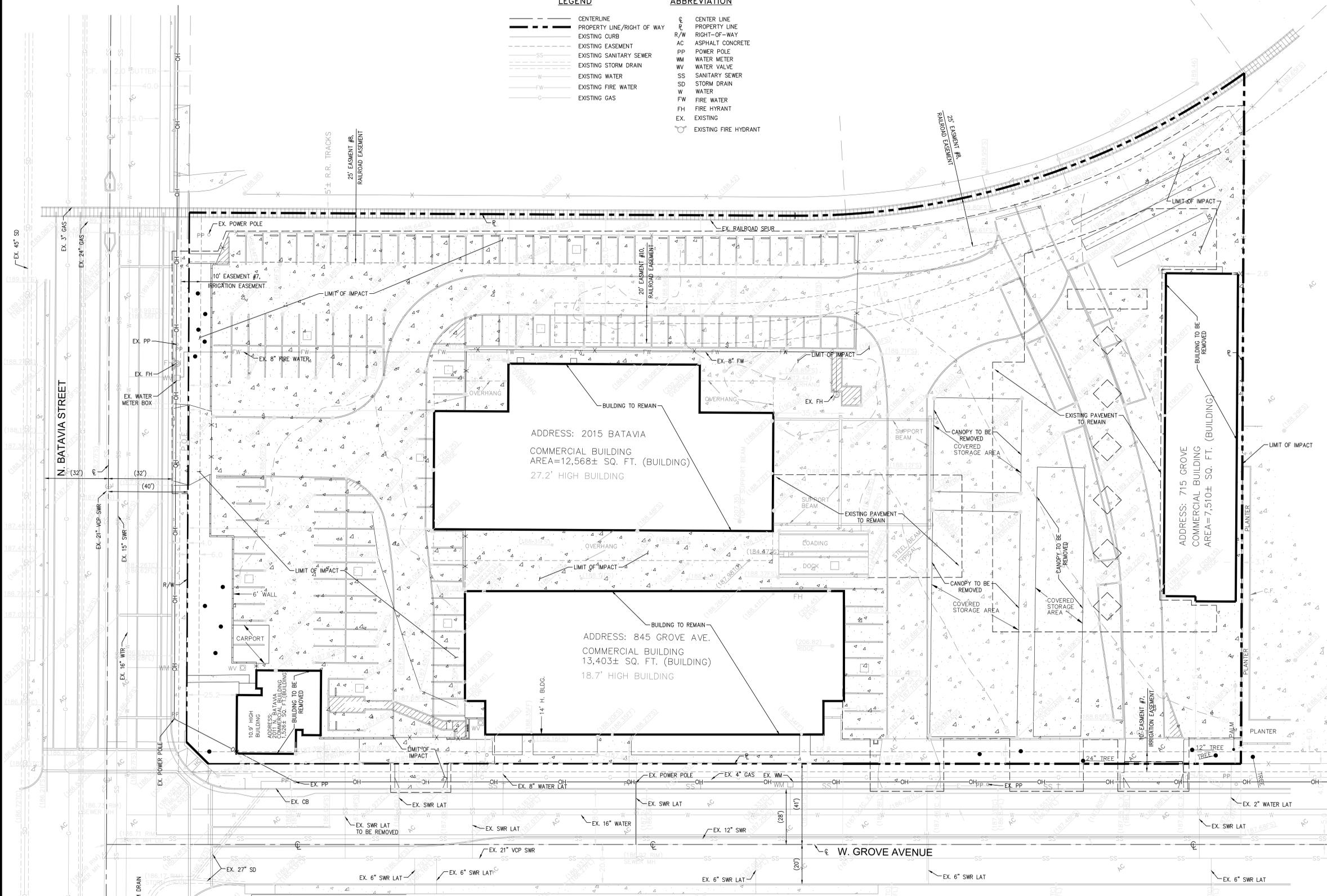
701 North Parkcenter Drive Santa Ana, CA 92705 p: 714.560.8200 www.tait.com	ENGINEERING, ENVIRONMENTAL, BUILDING AND LANDSCAPE ARCHITECTURE San Jose, CA San Luis Obispo, CA Riverside, CA Albany, CA
TAIT & ASSOCIATES Since 1944	
TITLE SHEET MSI OFFICES CITY OF ORANGE 2015 N. BATAVIA STREET ORANGE, CA 92865	
DRAWN: CE DATE: 2/29/2024 CHECKED: DS DATE: 2/29/2024 REVISION #: JOB NO: SP9074	PLOTTED: 7/16/2024 3:09:53 PM BY: Aaron McFarland PAGESETUP: --- PLOTTSTYLE: Tait2014.ctb

LEGEND

—	CENTERLINE
—	PROPERTY LINE/RIGHT OF WAY
—	EXISTING CURB
---	EXISTING EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
---	EXISTING WATER
---	EXISTING FIRE WATER
---	EXISTING GAS

ABBREVIATION

CL	CENTER LINE
R/W	RIGHT-OF-WAY
AC	ASPHALT CONCRETE
PP	POWER POLE
WM	WATER METER
WV	WATER VALVE
SS	SANITARY SEWER
SD	STORM DRAIN
W	WATER
FW	FIRE WATER
FH	FIRE HYDRANT
EX.	EXISTING
⊕	EXISTING FIRE HYDRANT

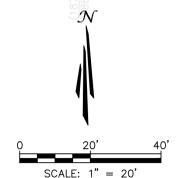


BUILDING EASEMENT NOTES:

7: EASEMENT(S) FOR THE PURPOSES(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SANTA ANA VALLEY IRRIGATION COMPANY, A CALIFORNIA CORPORATION
 PURPOSE: IRRIGATION PIPELINE AND INCIDENTAL PURPOSES
 RECORDING DATE: NOVEMBER 10, 1960
 RECORDING NO: BOOK 5598, PAGE 400 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCELS 1 AND 2 AND AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY BY RON MIEDEMA OF RDM SURVEYING INC., PLS NO. 4653, DATED 2016

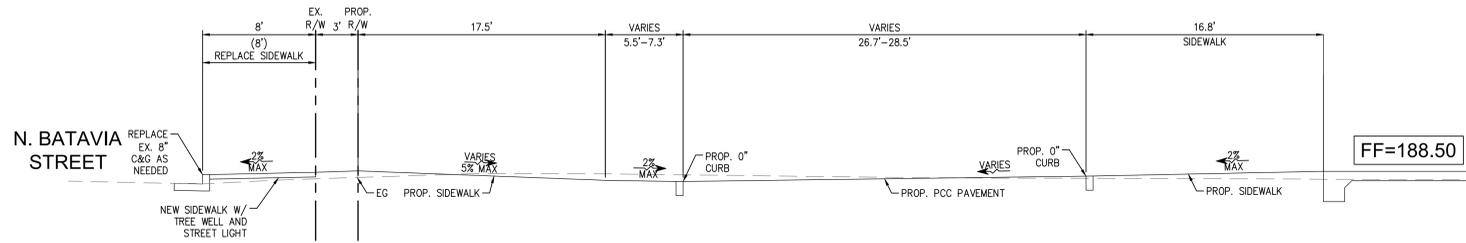
8: EASEMENT(S) FOR THE PURPOSES(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
 RESERVED BY: SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, CORPORATE SUCCESSOR TO SOUTHERN PACIFIC COMPANY
 PURPOSE: RAILROAD TRANSPORTATION AND INCIDENTAL PURPOSES ONLY
 RECORDING DATE: MAY 26, 1971
 RECORDING NO: BOOK 8659, PAGE 867 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCELS 1 AND 2 AND AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY BY RON MIEDEMA OF RDM SURVEYING INC., PLS NO. 4653, DATED 2016

10: EASEMENT(S) FOR THE PURPOSES(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
 RESERVED BY: RAILROAD ENGINEERING AND SUPPLY COMPANY, INC. OF CALIFORNIA
 PURPOSE: RAILROAD AND TRANSPORTATION AND INCIDENTAL PURPOSES
 RECORDING DATE: AUGUST 20, 1979
 RECORDING NO: BOOK 13278, PAGE 597 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCELS 1 AND 2



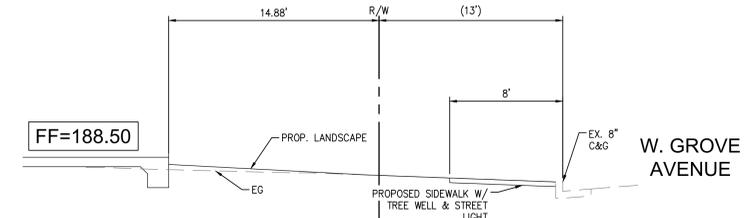
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TAIT ENGINEERING, ARCHITECTURAL, BUILDING AND SURVEYING 701 North Parkcenter Drive Santa Ana, CA 92705 P: 714.560.8200 WWW.TAIT.COM Since 1944		
PLOTTED: 7/16/2024 3:10:06 PM BY Aaron McFarland PAGESETUP: ----- PLOTTITLE: Tait2014.ctb		

Jul 16, 2024 - 3:10pm by emc1arand k:\Drawings\SP\SP9074 - Orange, CA\ENG\Conceptual Plans\SP9074_CG.dwg



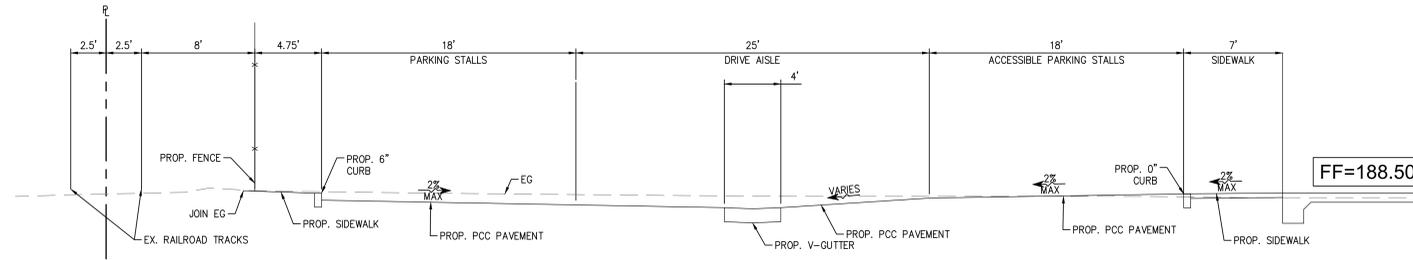
SECTION A-A

NTS



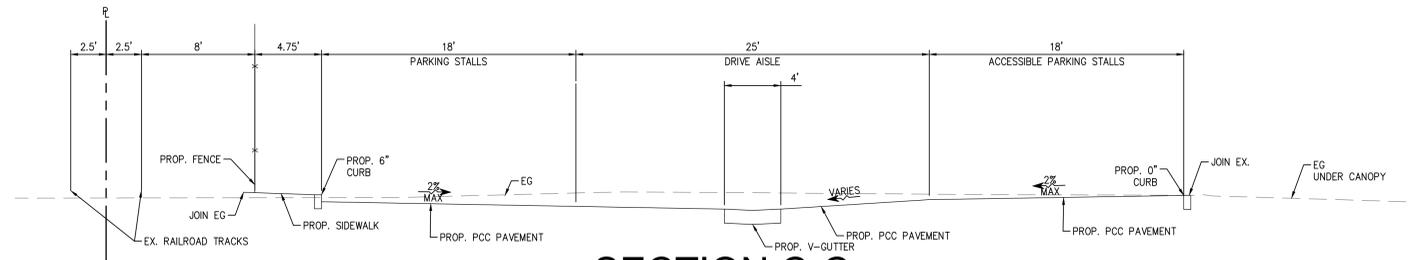
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NTS



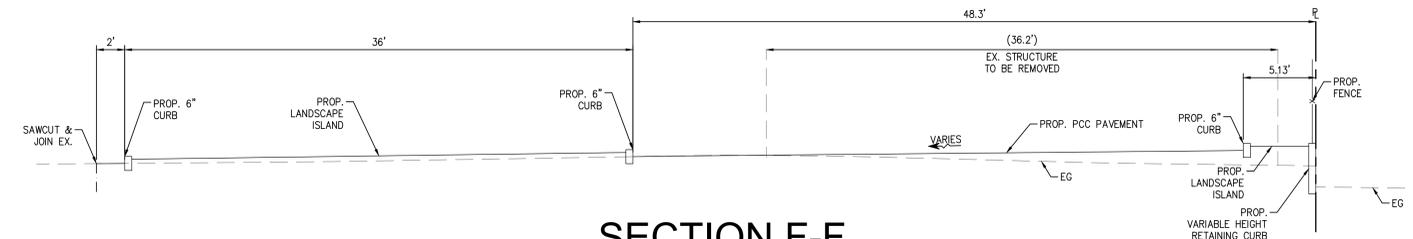
SECTION B-B

NTS



SECTION C-C

NTS



SECTION F-F

NTS

EASEMENT NOTES:

SEE SHEET 2 FOR ALL EASEMENT NOTES.

NO.	DESCRIPTION	BY	DATE	NO.	DESCRIPTION	BY	DATE

701 North Parkcenter Drive Santa Ana, CA 92705 p: 714.560.8200 www.tait.com	ENGINEERING, ARCHITECTURAL, BUILDING AND LANDSCAPE ARCHITECTURE San Jose, Orange, Riverside, Brea, Anaheim
TAIT SINCE 1944	

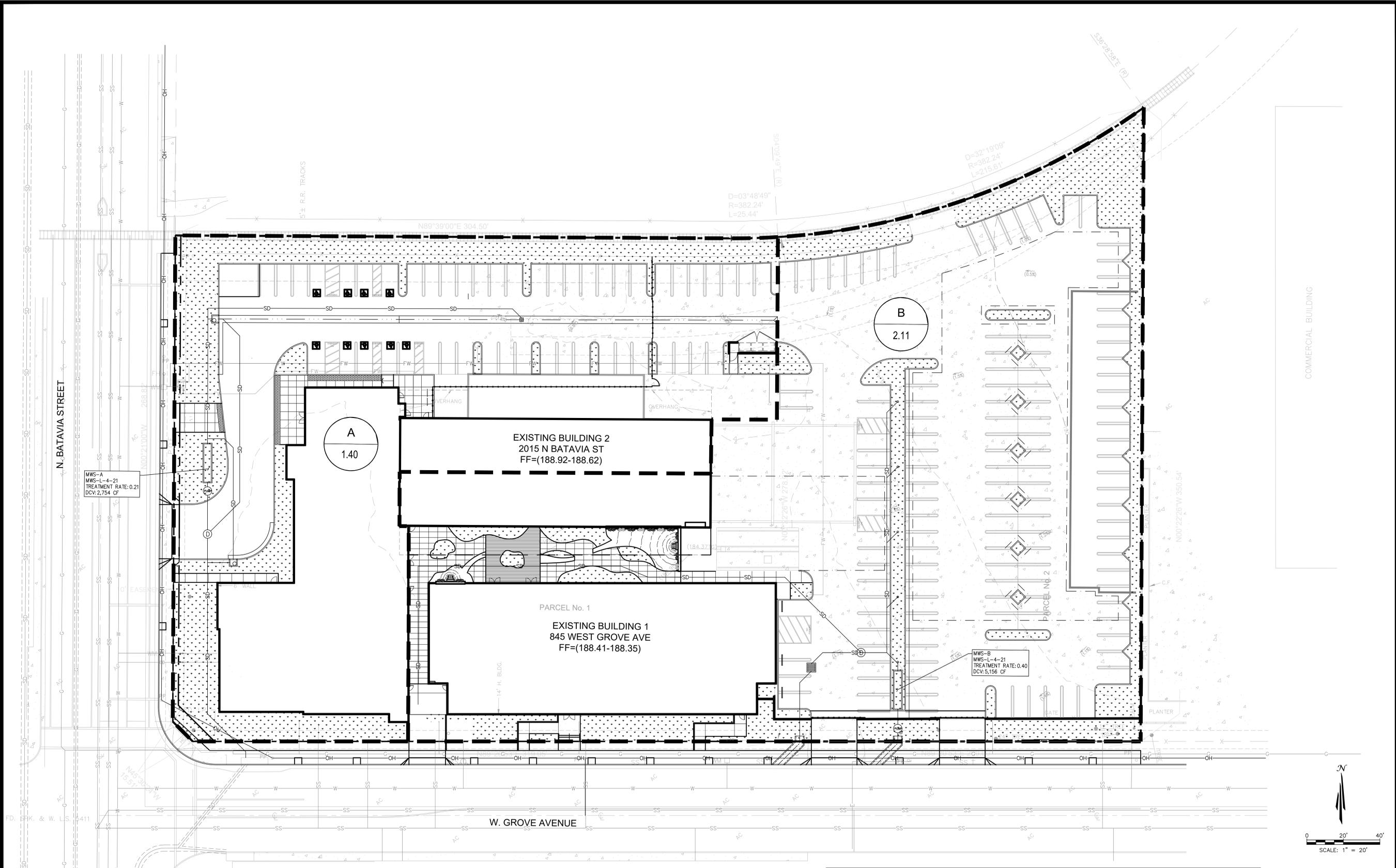
SECTIONS	MSI OFFICES CITY OF ORANGE 2015 N. BATAVIA STREET ORANGE, CA 92665
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DRAWN: CE	DATE: 2/29/2024
CHECKED: DS	DATE: 2/29/2024
DESIGNED: DS	DATE: 2/29/2024
PROJECT NO: SP9074	JOB NO: SP9074

4	OF	6
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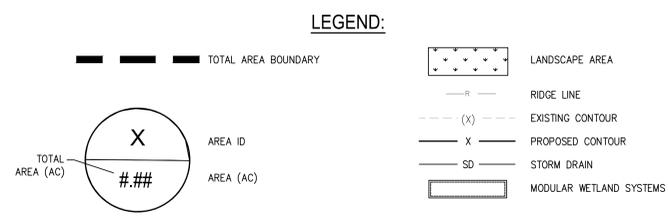
Jul 16, 2024 - 3:10pm by emc1and k:\Drawings\SP\SP9074 - Orange, CA\ENG\WQMP\SP9074-WQMP.dwg



MWS-A
MWS-L-4-21
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DCV: 2,754 CF

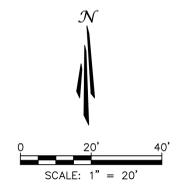
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MWS-L-4-21
TREATMENT RATE: 0.40
DCV: 5,156 CF

AREA SUMMARY:
TOTAL AREA = 3.51 AC.



DESIGN FLOW CALCULATIONS										
DMA	DMA Area (sf)*	DMA Area (ac)	Tc (MIN)	I = design intensity (inches)	Pervious Area (sf)	Impervious Area (sf)	Percent Impervious	Runoff Coefficient	Q(80%)	MWS size**
A	60,880	1.40	7.50	0.237	21,218	39,662	65%	0.64	0.212	MWS-L-4-21
B	91,907	2.11	8.00	0.24	13,231	78,676	86%	0.79	0.401	MWS-L-4-21
Total	152,787	3.51					75%		0.613	

DESIGN CAPTURE VOLUME								
DMA	DMA area (sf)	DMA Area (ac)*	85th percentile depth (in)	Pervious Area (sf)	Impervious Area (sf)	Percent Impervious	Runoff Coefficient	DCV (cf)
A	60,880	1.40	0.85	21,218	39,662	65%	0.6386	2,754
B	91,907	2.11	0.85	13,231	78,676	86%	0.7920	5,156
Total	152,787	3.51						7,910



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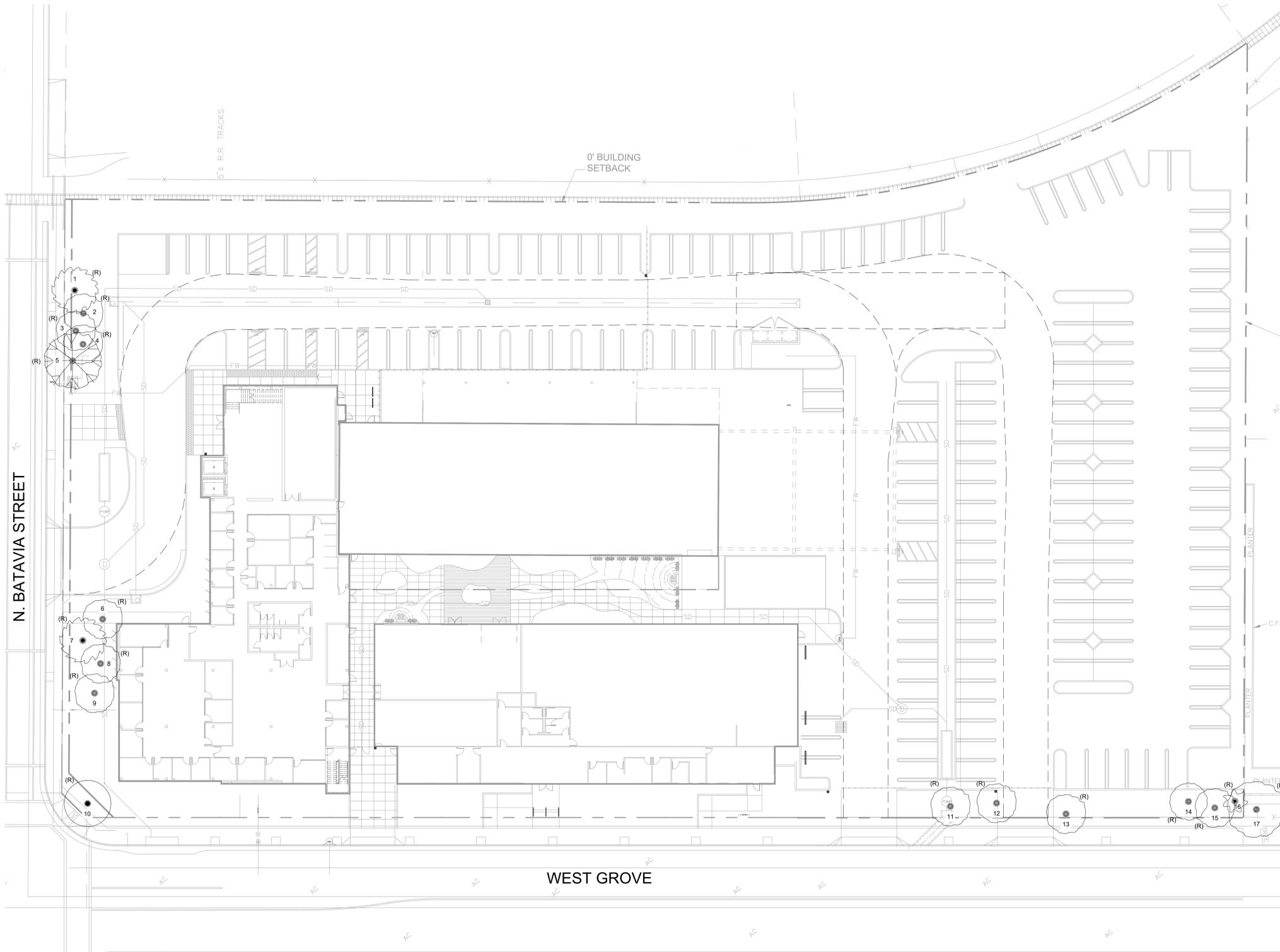
CONCEPTUAL WQMP PLOT PLAN
MSI OFFICES
CITY OF ORANGE
2015 N. BATAVIA STREET
ORANGE, CA 92665

NO.	DESCRIPTION	BY	DATE	NO.	DESCRIPTION	BY	DATE

Drawn by: emc1and
Date: 2/29/2024
Checked by: DS
Date: 2/29/2024
Revision #:
Job No: SP9074

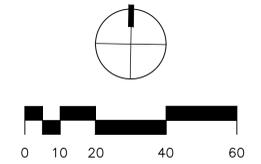
Orange, CA ENG\WQMP\SP9074-WQMP.dwg
Plotted: 7/16/2024 3:10:58 PM by Aaron McFarland PAGESETUP: PLOTSTYLE: Tait2014.ctb

6 OF 6



EXISTING TREE SURVEY

NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	DISPOSITION
1	PINUS CANARIENSIS	CANARY ISLAND PINE	30'	20'	18"	TO BE REMOVED
2	EUCALYPTUS SPP.	GUM TREE	30'	15'	14"	TO BE REMOVED
3	EUCALYPTUS SPP.	GUM TREE	25'	15'	12"	TO BE REMOVED
4	EUCALYPTUS SPP.	GUM TREE	35'	10'	18"	TO BE REMOVED
5	PLATANUS RACEMOSA	WESTERN SYCAMORE	20'	10'	18"	TO BE REMOVED
6	EUCALYPTUS SPP.	GUM TREE	60'	30'	24"	TO BE REMOVED
7	PINUS CANARIENSIS	CANARY ISLAND PINE	35'	20'	24"	TO BE REMOVED
8	EUCALYPTUS SPP.	GUM TREE	60'	30'	24"	TO BE REMOVED
9	EUCALYPTUS SPP.	GUM TREE	50'	20'	24"	TO BE REMOVED
10	UNKNOWN		30'	15'	36"	TO BE REMOVED
11	EUCALYPTUS SPP.	GUM TREE	60'	40'	30"	TO BE REMOVED
12	EUCALYPTUS SPP.	GUM TREE	60'	40'	42"	TO BE REMOVED
13	EUCALYPTUS SPP.	GUM TREE	40'	20'	18"	TO BE REMOVED
14	PYRUS CALLERYANA	CALLERY PEAR	20'	10'	12"	TO BE REMOVED
15	EUCALYPTUS SPP.	GUM TREE	50'	30'	36"	TO BE REMOVED
16	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	5'	5'	18"	TO BE REMOVED
17	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	15'	15'	6"	TO BE REMOVED



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CUP Package for MSI New Office Building

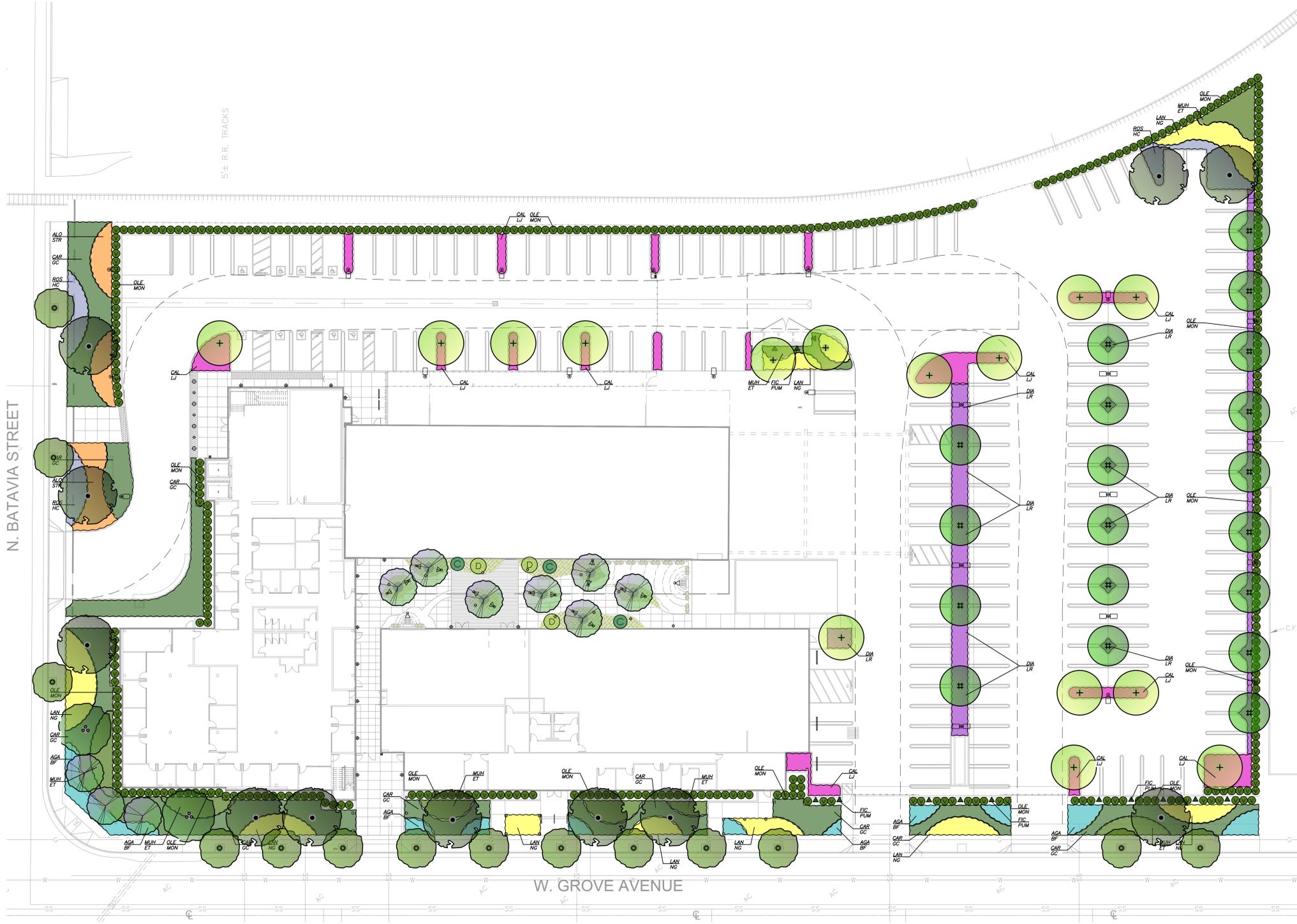
2011 N. Batavia, 2015 N. Batavia,
 715 West Grv, 845 West Grv,
 Orange, CA, 92865

Developed for
 MSI

Job No. 23_0705
 Date 07/16/24
 Checked by Checker
 Scale 1/8" = 1'-0"

TREE DISPOSITION PLAN

L1.1



PROPOSED PLANT PALETTE

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	QTY.	WUCOLS REGION 3
		CERCIS CANADENSIS 'FOREST PANSY' (MODERATE GROWING: 20' TALL BY 25' WIDE)	FOREST PANSY REDBUD	36" BOX STD.	3	M
		LOPHOSTEMON CONFERTUS (MODERATE GROWING: 50' TALL BY 30' WIDE)	BRISBANE BOX	24" BOX STD.	19	M
		EUCALYPTUS TORQUATA	CORAL GUM TREE	36" BOX STD.	14	L
		KOELREUTERIA BIPINNATA (FAST GROWING: 40' TALL BY 40' WIDE)	CHINESE FLAME TREE	36" BOX STD.	15	M
		OLEA EUROPAEA 'SWAN HILL' (SLOW GROWING: 25' TALL BY 25' WIDE)	SWAN HILL FRUITLESS OLIVE	48" BOX LOW BRANCH	2	M
		QUERCUS VIRGINIANA (SLOW GROWING: 80' TALL BY 100' WIDE)	COASTAL LIVE OAK	36" BOX STD.	11	M
SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	QTY.	WUCOLS REGION 3
		AGA BF AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL. / 36" O.C.	223	L
		ALO STR ALOE STRIATA 'GHOST'	GHOST ALOE	5 GAL. / 24" O.C.	261	L
		CAL LJ CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL. / 30" O.C.	381	L
		CAR GC CARISSA M. 'GREEN CARPET'	DWARF NATAL PLUM	5 GAL. / 36" O.C.	668	L
		DI LR DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL. / 24" O.C.	693	L
		LAN NG LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL. / 30" O.C.	307	L
		MUH ET MUHLENBERGIA EMERSLEYI 'EL TORO'	BULL GRASS	5 GAL. / 30" O.C.	284	L
		OLE MON OLEA X MONTRA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE	5 GAL. / 36" O.C.	419	L
		ROS HC ROSMARINUS O. 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	FLATS / 12" O.C.	955 SF	L
VINES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	QTY.	WUCOLS REGION 3
		FIC PUM FICUS PUMILA	CREEPING FIG VINE	15 GAL. / STAKED	14	M

PROPOSED COURTYARD PLANT PALETTE

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE
		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	36" BOX STD.	10-12' H X 5-6' W	M
BACKGROUND SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE
		CYC REV CYCAS REVOLUTA	SAGO PALM			M
		DRY ET DRYOPTERIS E. 'BRILLANCE'	AUTUMN FERN			M
FOREGROUND SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
		ASP D ASPARAGUS D. 'MYERS'	FOXTAIL FERN			M
		MIC STR MICROLEPIA STRIGOSA	LACE FERN			M
		MON DEL MONSTERA DELICIOSA	SPLIT LEAF PHILODENDRON			M
		POL MUN POLYSTICHUM MUNITUM	WESTERN SWORD FERN			M

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE.
WATER USE STATED IS PER WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF ORANGE

NOTES:
NOTIFY COMMUNITY SERVICES DEPARTMENT, (714) 532-6464, FOR LANDSCAPE INSPECTION PRIOR TO EXCAVATION OF PLANTING FOR PLANT MATERIAL, CITY STREET TREES, AND SETBACK REQUIREMENTS. 48 HOURS NOTICE REQUIRED.

LANDSCAPE CALCULATIONS	
PROJECT TYPE:	NEW LANDSCAPE AND IRRIGATION
TOTAL LANDSCAPE AREA:	23,191 S.F.
TREE TOTALS	
ON SITE TREES	SIZE
CERCIS CANADENSIS 'FOREST PANSY'	3 36" BOX
EUCALYPTUS TORQUATA	14 36" BOX
LOPHOSTEMON CONFERTUS	19 24" BOX
KOELREUTERIA BIPINNATA	15 36" BOX
OLEA EUROPAEA 'SWAN HILL'	2 48" BOX
QUERCUS VIRGINIANA	11 36" BOX
PERCENTAGE OF 24" BOX TREES:	29.7%
PERCENTAGE OF 36" BOX TREES:	67.2%
PERCENTAGE OF 48" BOX TREES:	3%
PROJECT AREA TOTALS	
TOTAL SITE AREA (INSIDE PROPERTY LINE):	153,670 S.F.
NET BUILDING AREA:	13,900 S.F.
HARDSCAPE AREA:	7,097 S.F.
PERCENTAGE OF LANDSCAPE AREA:	15.1%

LANDSCAPE LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	MFR. / SUPPLIER	MODEL NO.	COLOR / FINISH	COMMENTS
	PARKING LOT LIGHT	KIM LIGHTING		OR EQUAL	
	POST TOP LIGHT	BEGA LIGHTING	#77 180	OR EQUAL	
	TREE UPLIGHT	BK LIGHTING		OR EQUAL	
	BOLLARD LIGHT	BEGA LIGHTING	NITE STAR	OR EQUAL	
	NON-ILLUMINATED BOLLARD	BEGA LIGHTING	#69 865 WITH DRIVE-THROUGH PROTECTION BASE	OR EQUAL	
	WATER FEATURE LIGHTING	TBD	#71 125 WITH DRIVE-THROUGH PROTECTION BASE	OR EQUAL	
	WALL SCONCE	PER ARCHITECT		OR EQUAL	

NOTE: REFER TO ELECTRICAL ENGINEERS' SHEETS FOR LIGHT SPECIFICATIONS AND CIRCUITRY. SITE LIGHTING SHOWN HERE FOR DESIGN INTENT ONLY.

CUP Package for MSI New Office Building

2011 N. Batavia, 2015 N. Batavia,
715 West Grv, 845 West Grv,
Orange, CA, 92865

Developed for
MSI

Job No.	23_0705
Date	07/16/24
Checked by	Checker
Scale	1/8" = 1'-0"

COLOR CODED PLANTING PLAN

Date	
Author	
8841 RESEARCH DR SUITE 200 IRVINE - CA 92618 949.387.1323 RIDGELA.COM	

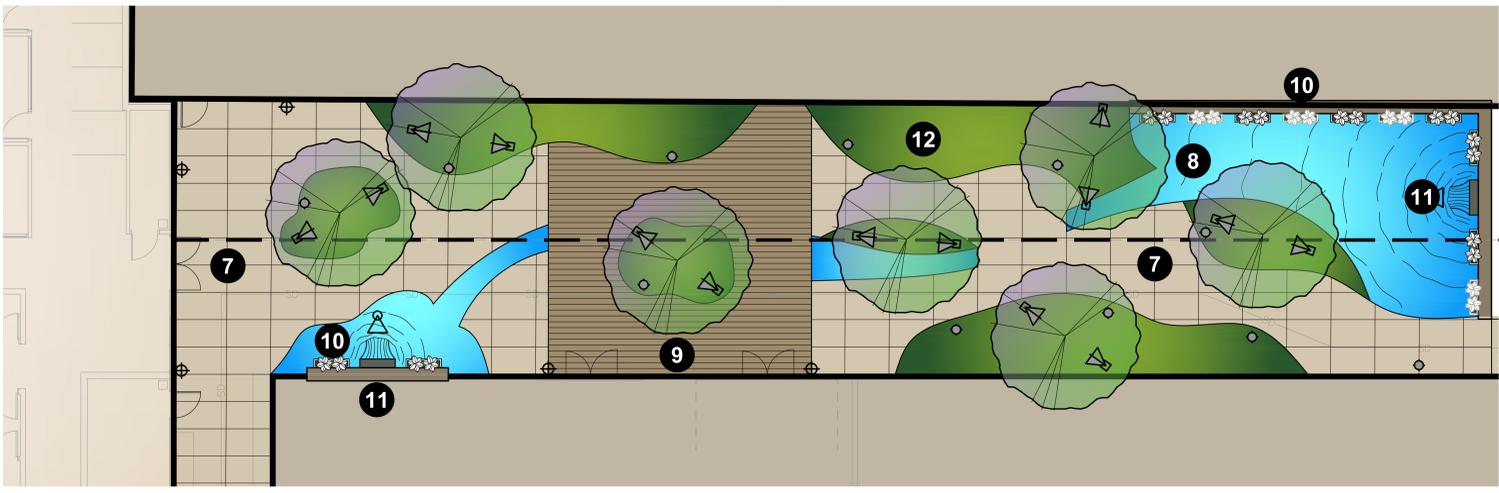


CUP Package for MSI New Office Building
2011 N. Batavia, 2015 N. Batavia,
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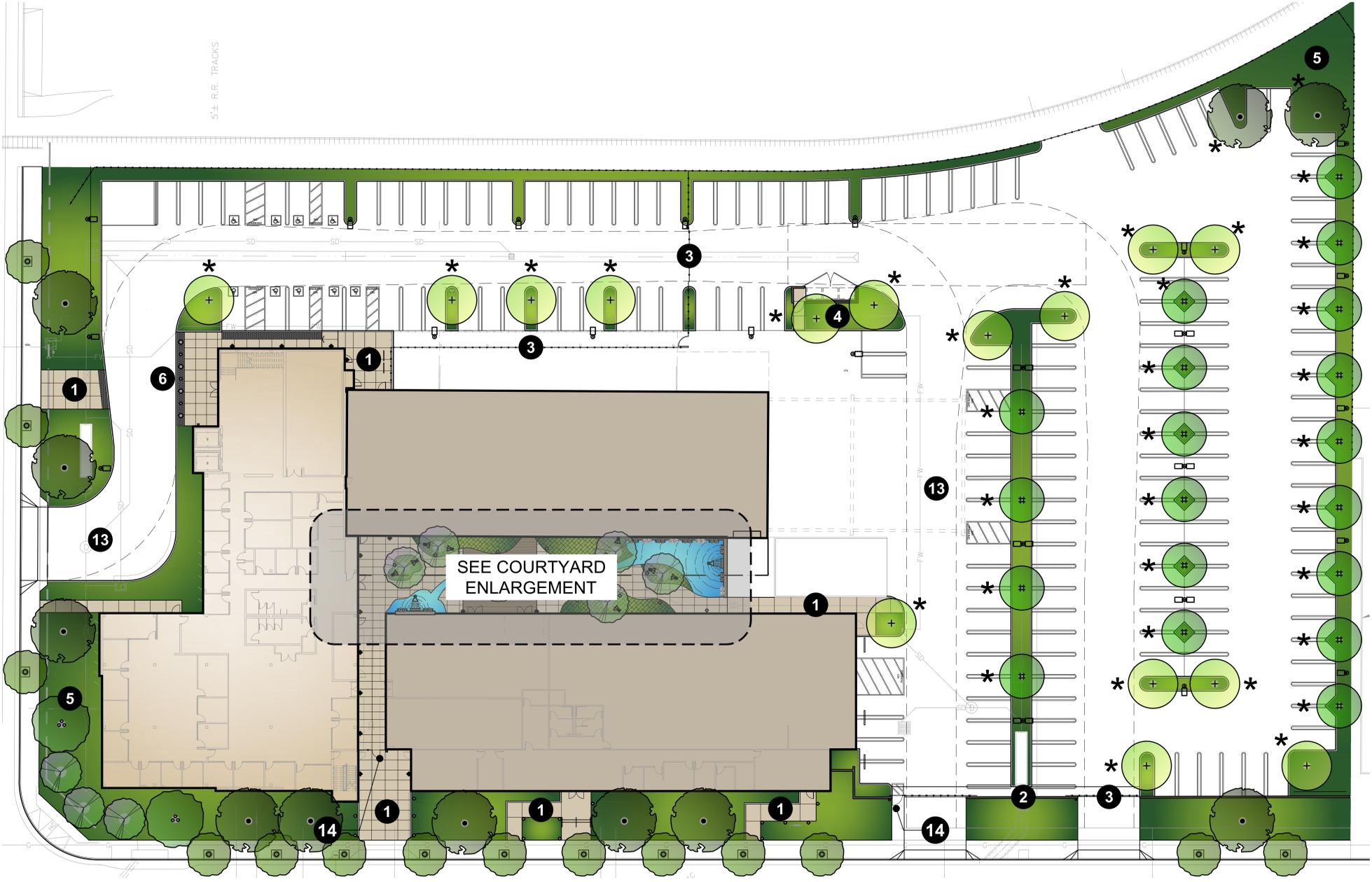
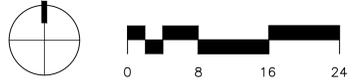
Job No.	23_0705
Date	07/16/24
Checked by	Checker
Scale	1/8" = 1'-0"

DESCRIPTION
PLAN

L3.1



COURTYARD ENLARGEMENT
SCALE: 1/8" = 1'-0"

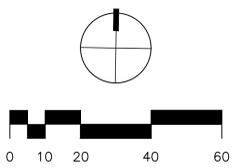


LANDSCAPE CALCULATIONS:

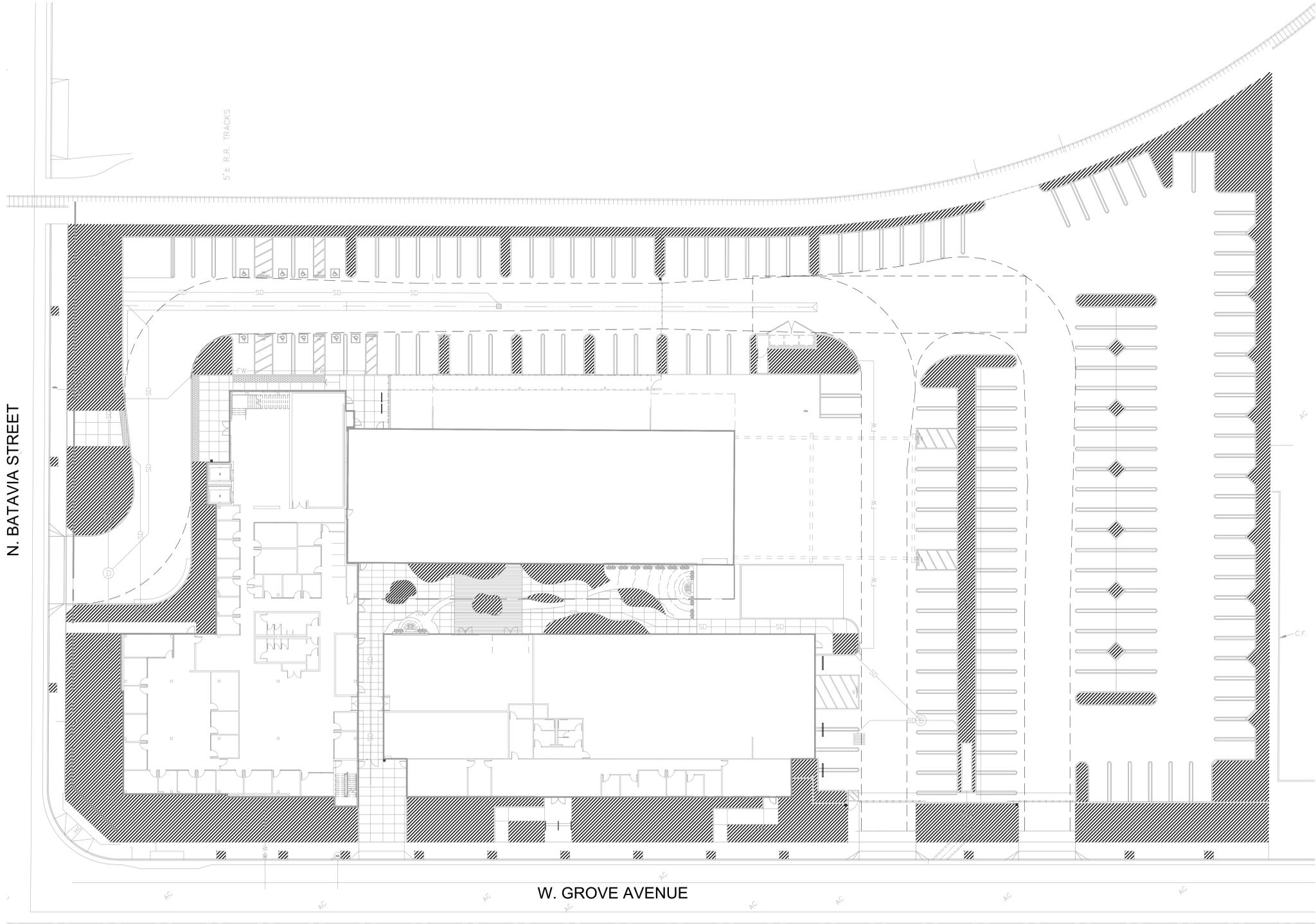
PARKING LOT TREES:	
PARKING STALLS PROVIDED:	181 STALLS
PARKING LOT TREES REQUIRED (1:4 RATIO):	43 TREES
PARKING LOT TREES PROVIDED:	36 TREES
PARKING LOT LANDSCAPE:	
PARKING AREA:	73,339 SQ. FEET
PARKING LOT LANDSCAPE REQUIRED:	7,334 SQ. FEET (10%)
PARKING LOT LANDSCAPE PROVIDED:	9,189 SQ.FEET (12.5%)
STREET FRONTAGE TREES:	
LINEAR FOOTAGE OF FRONTAGE:	807' FEET
FRONTAGE TREES PROVIDE:	14
TREES PER LINEAR FOOT OF FRONTAGE:	1 TREE PER 58' FEET
SITE TREES:	
BUILDING PERIMETER:	1,520'
PROPERTY LINE:	1,700'
PARKING STALLS:	1,675'
TREES PROVIDED:	4,895' / 36 = 136 TREES
	64 TREES

LEGEND

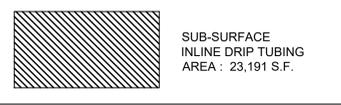
- 1 NATURAL GRAY BROOM CONCRETE PAVING
- 2 PERIMETER WALL
- 3 PERIMETER FENCE AND VEHICULAR GATE WITH KNOX BOX
- 4 TRASH ENCLOSURE
- 5 DROUGHT TOLERANT LANDSCAPE PLANTING AREA
- 6 ALTERNATING DECORATIVE BOLLARDS WITH BOLLARD LIGHTS
- 7 SAWCUT NATURAL GRAY CONCRETE WITH ENHANCED FINISH
- 8 POND WATER FEATURE
- 9 WOOD DECKING
- 10 HANGING WALL BASKETS
- 11 WALL FOUNTAIN
- 12 ENHANCED COURTYARD PLANTING
- 13 FIRE LANE
- 14 PEDESTRIAN GATE WITH KNOX BOX
- * INDICATES PARKING LOT TREE



OVERALL LANDSCAPE PLAN



IRRIGATION ZONES

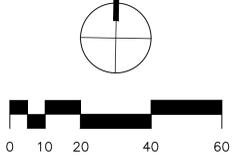


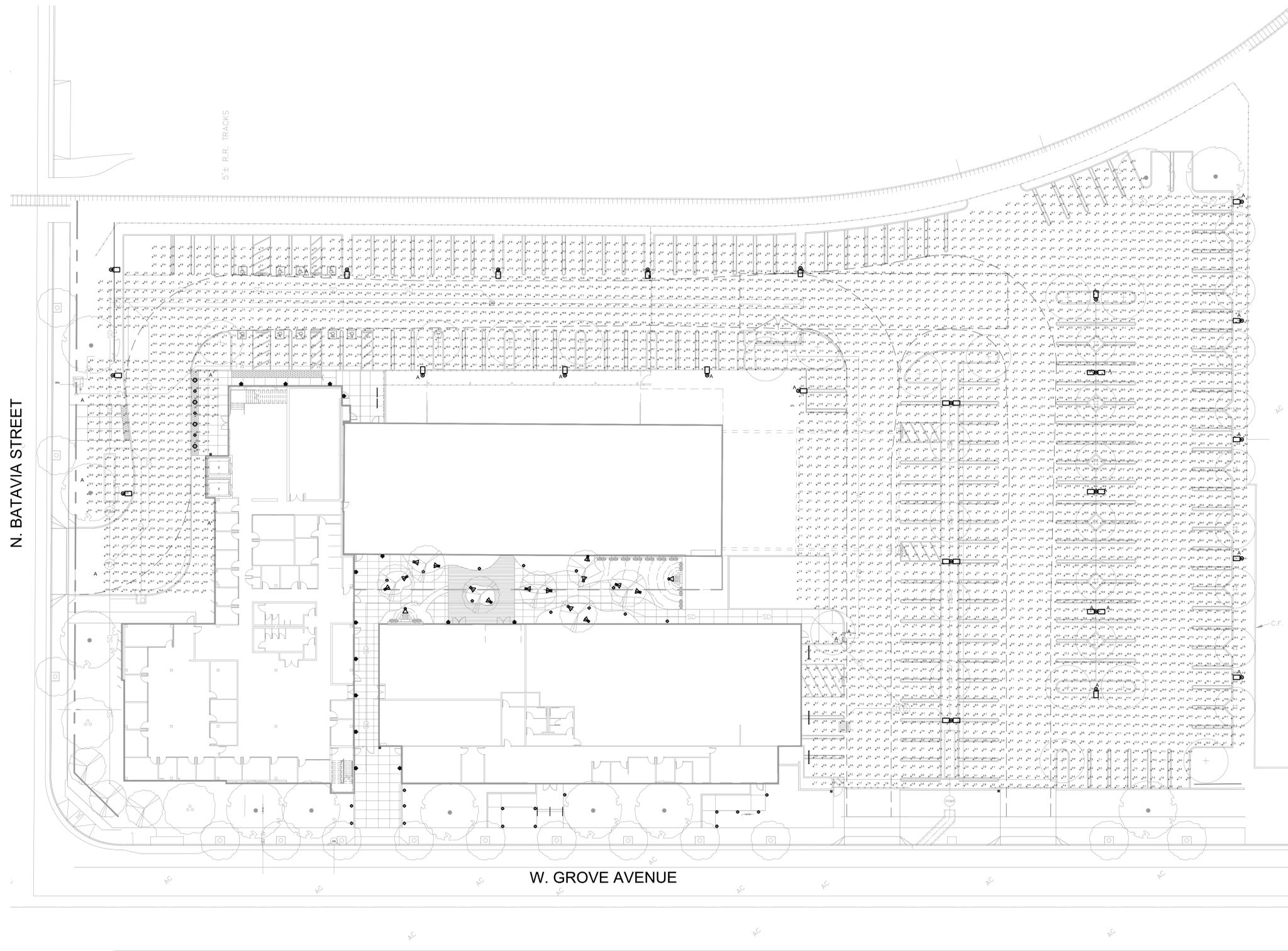
STATEMENT OF WATER CONSERVATION

PLEASE NOTE THE FOLLOWING PRINCIPLES OF DESIGN UTILIZED ON THIS PROJECT DIRECTED SPECIFICALLY AS CONSERVING WATER AND IMPROVING THE EFFICIENCY OF THE IRRIGATION SYSTEM:

- IRRIGATION DESIGN UTILIZING DRIP IRRIGATION WITH 90% EFFICIENCY AND UP TO 40% REDUCTION IN WATER USAGE.
- ALL SPRINKLERS SPACED HEAD TO HEAD 100% OF MANUFACTURERS RECOMMENDED RADIUS.
- ALL SPRAY HEADS UTILIZE MATCHED PRECIPITATION RATE NOZZLES AND CHECK VALVES.
- ALL SPRAY HEADS UTILIZE PRESSURE REGULATION, CHECK VALVES, AND PRESSURE COMPENSATING SCREENS.
- RECOMMENDATIONS GIVEN FOR ANNUAL IRRIGATION SCHEDULE.
- IRRIGATION ZONES SEPARATED BY PLANT MATERIAL TYPES.
- IRRIGATION ZONES SEPARATED BY EXPOSURE AND ORIENTATION.
- UTILIZATION OF IRRIGATION SYSTEM MASTER VALVE.
- UTILIZATION OF IRRIGATION SYSTEM FLOW SENSOR.
- UTILIZATION OF RAIN SHUT-OFF DEVICE CONNECTED TO IRRIGATION CONTROLLER.
- UTILIZATION OF (ET) BASED "SMART" IRRIGATION CONTROLLER WITH WATER BUDGETING FEATURE.
- MULCH 3/4" - 1" SIZE UTILIZED IN THE LANDSCAPE; 3" DEPTH MIN.
- SOIL AMENDMENTS UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.
- AUTOMATIC IRRIGATION SYSTEM ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 10:00 P.M. AND 6:00 A.M.

NOTES:
 NOTIFY COMMUNITY SERVICES DEPARTMENT, (714) 532-6464, FOR IRRIGATION MAIN LINE PRESSURE TEST AND COVERAGE TEST. 48 HOURS NOTICE REQUIRED.





PROPOSED SITE LIGHTING



BOLLARD LIGHT



POST TOP LIGHT



TREE UPLIGHT



PARKING LOT LIGHT

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
site lighting	Illuminance	Fc	11.8	31.3	1.0	31.3:1	11.8:1

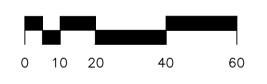
-----DISCLAIMER-----
 LUMINAIRE DATA IS OBTAINED ACCORDING TO IES PROCEDURES UNDER CONTROLLED LABORATORY CONDITIONS. FIELD RESULTS MAY DIFFER FROM COMPUTER PREDICTIONS DUE TO MANY UNCONTROLLABLE FACTORS INCLUDING, BUT NOT LIMITED TO: LINE VOLTAGE VARIATIONS, LAMP PERFORMANCE, BALLAST INPUT WATTS, LED DRIVERS INPUT WATTS, TEMPERATURE VARIATIONS AND JOBSITE CONDITIONS.

Symbol	Label	Image	Qty	Manufacturer	Notes	Quantity	Notes	Quantity	Notes
□	A			OSRAM	OS 21-4-123-30000-01		OS 21-4-123-30000-01		

LANDSCAPE LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	MFR. / SUPPLIER	MODEL NO.	COLOR / FINISH	COMMENTS
□	PARKING LOT LIGHT	KIM LIGHTING	OURO ARM MOUNT	OR EQUAL	
◆	POST TOP LIGHT	BEGA LIGHTING	#77 180	OR EQUAL	
▽	TREE UPLIGHT	BK LIGHTING	NITE STAR	OR EQUAL	
●	BOLLARD LIGHT	BEGA LIGHTING	#88 865 WITH DRIVE-THROUGH PROTECTION BASE	OR EQUAL	
○	NON-ILLUMINATED BOLLARD	BEGA LIGHTING	#F1 128 WITH DRIVE-THROUGH PROTECTION BASE	OR EQUAL	
▽	WATER FEATURE LIGHTING	TBD		OR EQUAL	
⊕	WALL SCONCE	PER ARCHITECT			

NOTE: REFER TO ELECTRICAL ENGINEER'S SHEETS FOR LIGHT SPECIFICATIONS AND CIRCUITRY. SITE LIGHTING SHOWN HERE FOR DESIGN INTENT ONLY.



Date	
Revised	
Number	

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 SUITE 200
 IRVINE - CA 92618
 949.387.1323
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CUP Package for MSI New Office Building

2011 N. Batavia, 2015 N. Batavia,
 715 West Grv, 845 West Grv,
 Orange, CA, 92865

Developed for
 MSI

Job No.	23_0705
Date	07/16/24
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CONCEPTUAL
 PHOTOMETRIC
 PLAN

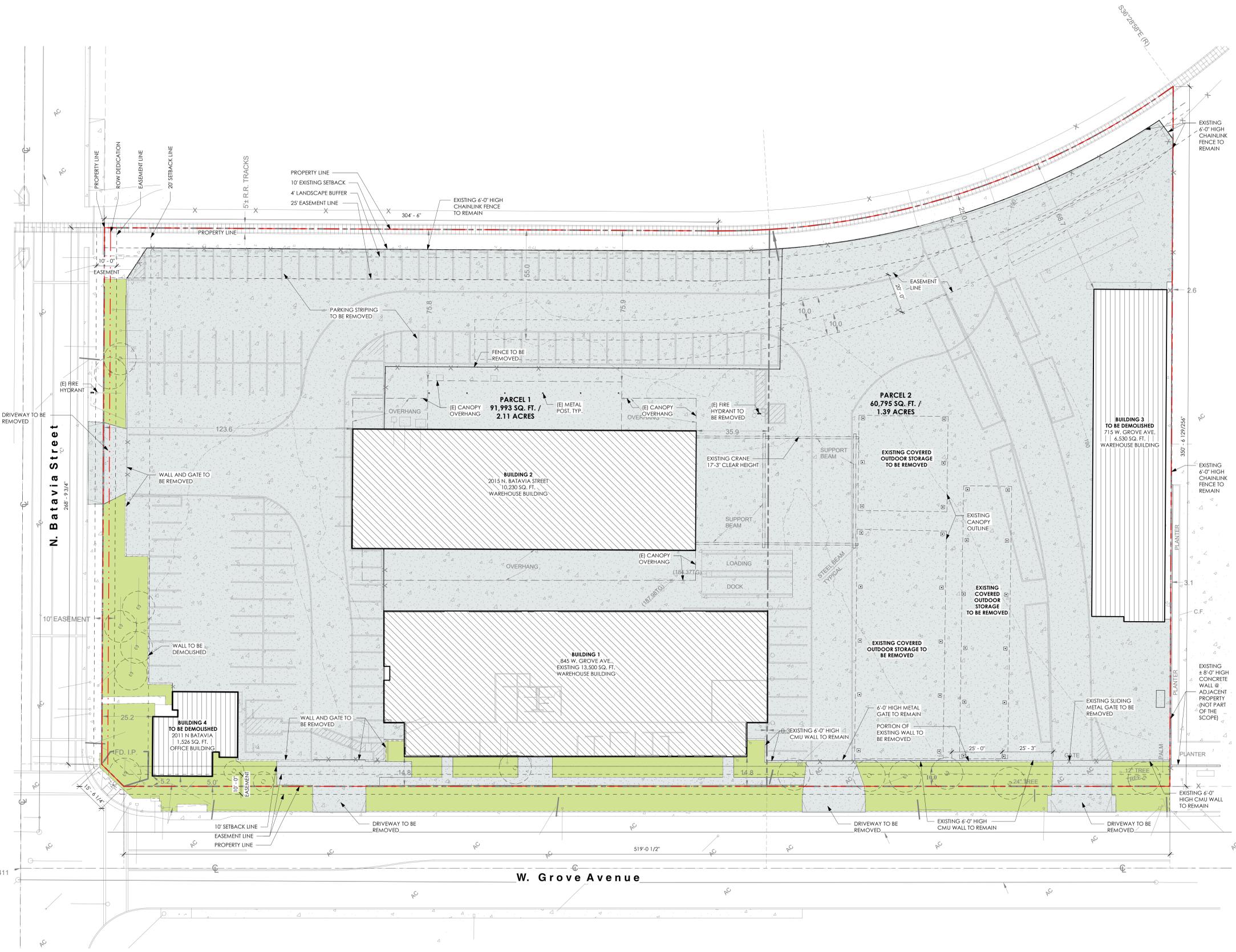
LOT SIZE:	152,788 S.F. (3.5 ACRES)
EXISTING # OF BUILDINGS ON LOT:	4 BUILDINGS
EXISTING SQUARE FOOTAGE	
BUILDING 1 845 W. GROVE (WAREHOUSE & OFFICE BLDG):	13,400 S.F.
BUILDING 2 2015 N. BATAVIA (WAREHOUSE BLDG):	10,230 S.F.
BUILDING 3 715 W. GROVE (WAREHOUSE BLDG):	6,530 S.F. TO BE DEMOLISHED
BUILDING 4 2011 N. BATAVIA (OFFICE BLDG):	1,526 S.F. TO BE DEMOLISHED
TOTAL EXISTING:	31,686 S.F.
EXISTING LOT COVERAGE:	31,686 20.7%
EXISTING TO REMAIN:	23,630

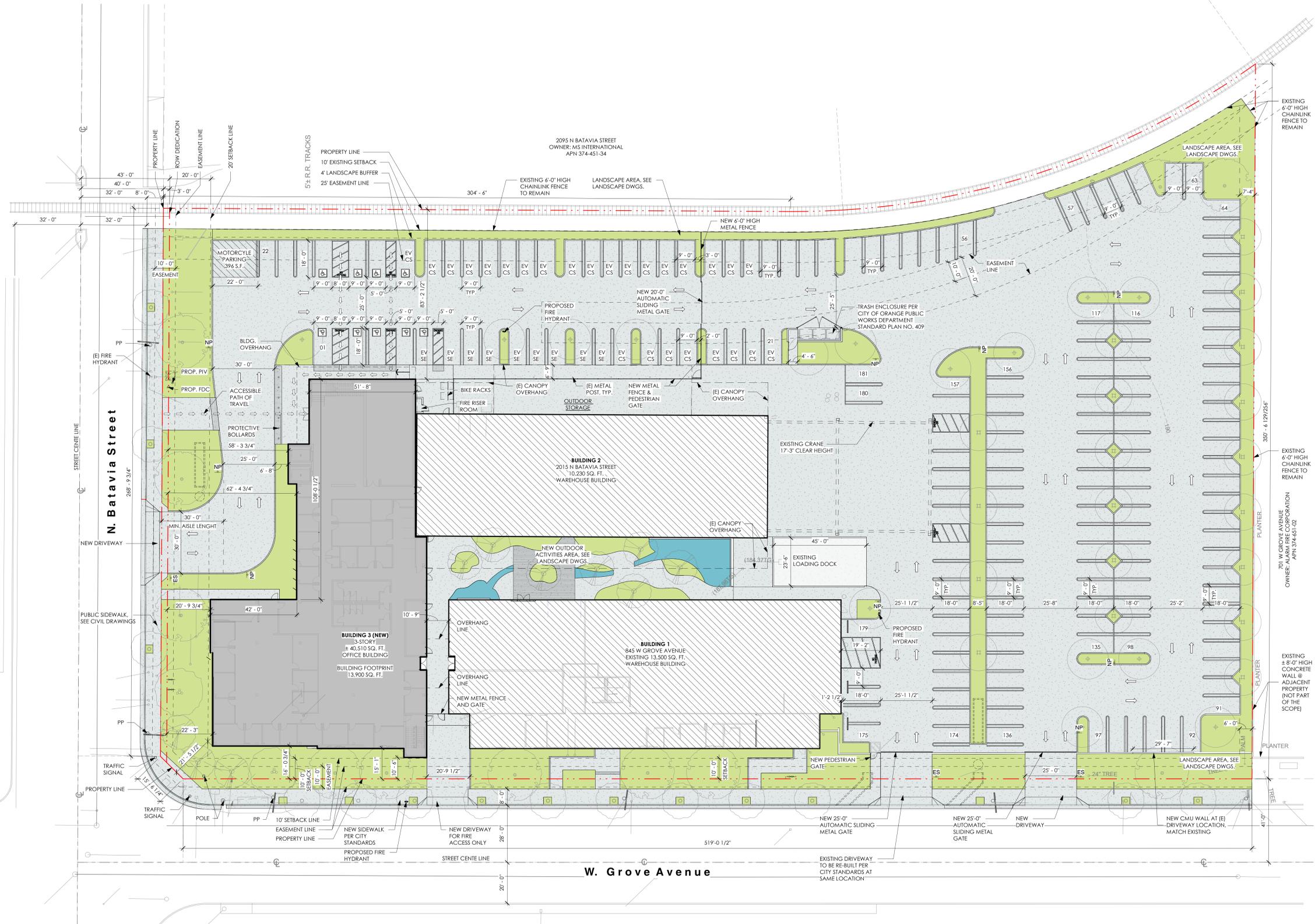
EXISTING SPACES PROVIDED:

STANDARD: 138 STALLS
ADA: 2 STALLS

NOTE: MOST OF THE EXISTING PARKING STALLS ARE 8'-6" W X 16'-0" D. THESE DIMENSIONS ARE NOT IN COMPLIANCE WITH THE 9'-0" W X 18'-0" D PARKING STALL REQUIRED BY CODE.

EXISTING SITE INFORMATION





PARKING REQUIRED:

BUILDING #1 WAREHOUSE	8,000 S.F.	2 STALLS PER 1,000 S.F. (1 STALL PER 500 S.F.)=	16 STALLS
BUILDING #1 OFFICE	5,500 S.F.	3 STALLS PER 1,000 S.F. (1 STALL PER 333 S.F.)=	17 STALLS
BUILDING #2 WAREHOUSE	10,230 S.F.	2 STALLS PER 1,000 S.F. (1 STALL PER 500 S.F.)=	21 STALLS
BUILDING #3 OFFICE	40,510 S.F.	3 STALLS PER 1,000 S.F. (1 STALL PER 333 S.F.)=	122 STALLS
TOTAL REQUIRED:			176 STALLS

SPACES PROVIDED:

ACCESSIBLE STALLS:	9 STALLS	5% OF TOTAL
STANDARD STALLS:	172 STALLS	
TOTAL SPACES PROVIDED:	181 STALLS	

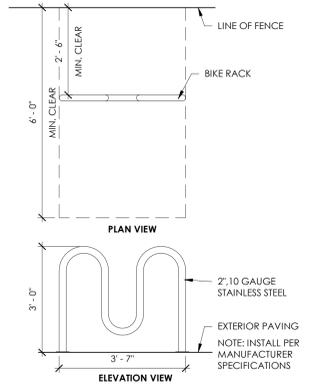
REQUIRED ELECTRIC VEHICLE (EV) PER CALIFORNIA GREEN BUILDING CODE

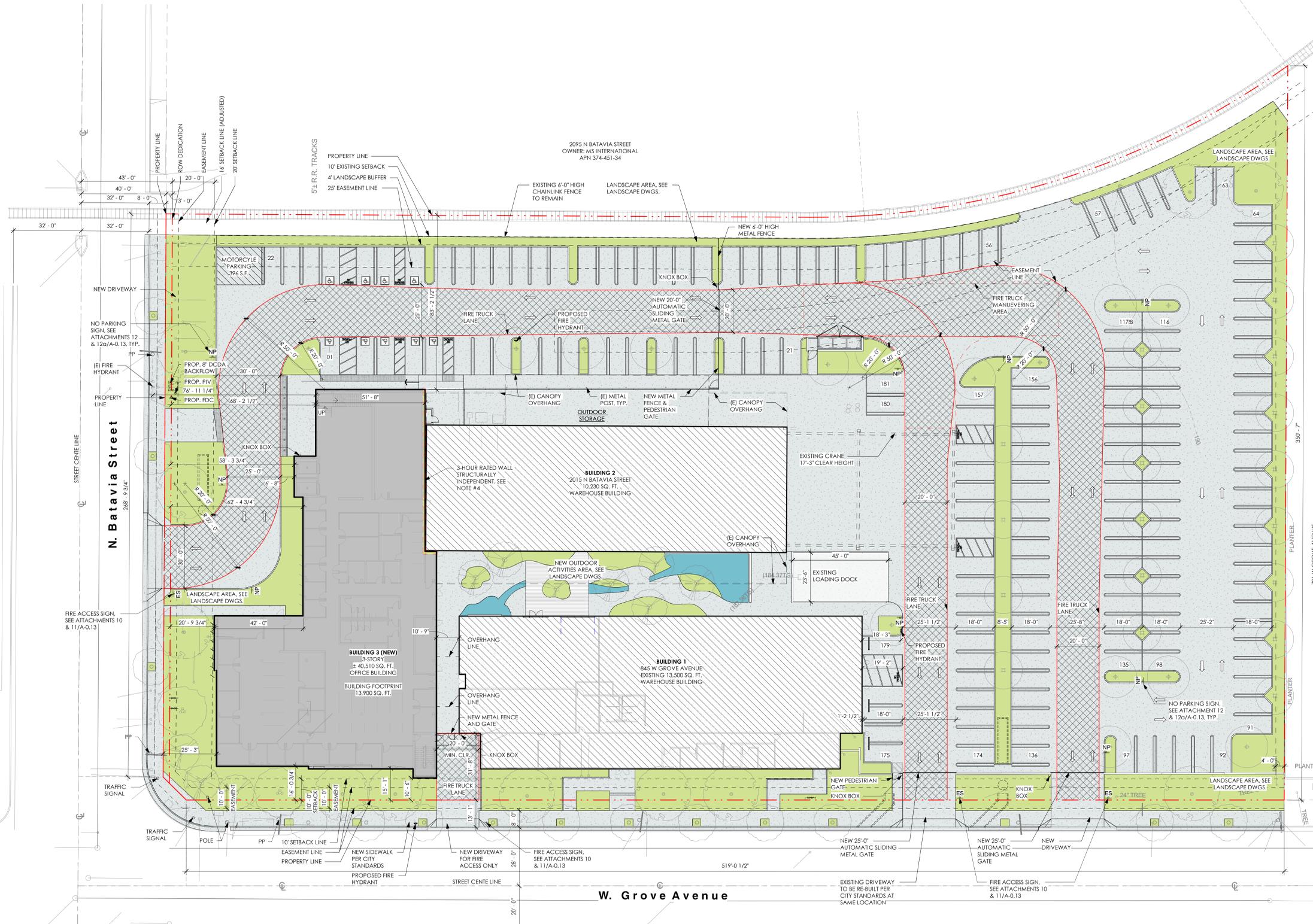
EVCS EV (CAPABLE SPACES)	20% OF TOTAL STALLS	37 STALLS
EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT) SPACES PROVIDED WITH EVSE = 25% OF EV CAPABLE SPACES		9 STALLS

PARKING SPECIFICATIONS:

aisle width:	25'-0" MIN.
STANDARD:	9'-0" W X 18'-0" D
ACCESSIBLE:	9'-0" W + (5'-0" ACCESSIBLE) X 18'-0" D
VAN ACCESSIBLE:	9'-0" W + (8'-0" ACCESSIBLE) X 18'-0" D

PARKING SUMMARY





1. THE FIRE ACCESS ROADWAYS SHALL BE DESIGNED TO SUPPORT THE IMPOSED LOADS OF THE ORANGE FIRE DEPARTMENT FIRE APPARATUS WITH A TOTAL LOAD OF 68,000 POUNDS. THE FIRE APPARATUS IS DISTRIBUTED AS 46,000 POUNDS ON THE TANDEN REAR AXLES AND 22,000 POUNDS ON THE FRONT AXLE. THE FIRE ACCESS ROADWAYS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. WEI-STAMPED AND SIGNED BY A REGISTERED ENGINEER ON THE PLANS BY CERTIFYING THAT ANY NEW ROADWAY MEETS THE 68,000 POUNDS ALL WEATHER REQUIREMENT OR DENOTE THAT THE DESIGN LETTER MEETING THESE CONDITIONS WILL BE PROVIDED AT ROUGH GRADING PLAN SUBMITTAL. FIRE DEPARTMENT CONNECTION NOTES:
 - a. THE FIRE DEPARTMENT CONNECTION SHALL NOT BE AFFIXED TO THE BUILDING.
 - b. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED AT LEAST 40 FEET AWAY FROM THE BUILDING.
 - c. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING.
 - d. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 40 FEET OF A HYDRANT ON THE SAME SIDE OF THE STREET AS THE HYDRANT.
 - e. THE FIRE DEPARTMENT CONNECTION SHALL NOT PROVIDE PRESSURE TO AN ON-SITE HYDRANT.
 - f. THE LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE APPROVED BY THE FIRE DEPARTMENT.
2. NEW BUILDING 3-HOUR FIRE-RATED WALL TO BE STRUCTURALLY INDEPENDENT. SEE FLOOR PLANS FOR REFERENCE.
 - a. PROPOSED DOOR AT GROUND FLOOR CONNECTING BUILDINGS 2 AND 3 TO BE 90-MINUTE FIRE-RATED.
 - b. PROPOSED WINDOWS AT SECOND FLOOR TO BE PROVIDED WITH 3-HOUR OVERHEAD STEEL SHUTTERS.

FIRE ACCESS SIGN AT ENTRY POINTS. SEE ATTACHMENTS 10 & 11 A-0.13
 NO PARKING SIGN. SEE ATTACHMENTS 12 & 12a/A-0.13

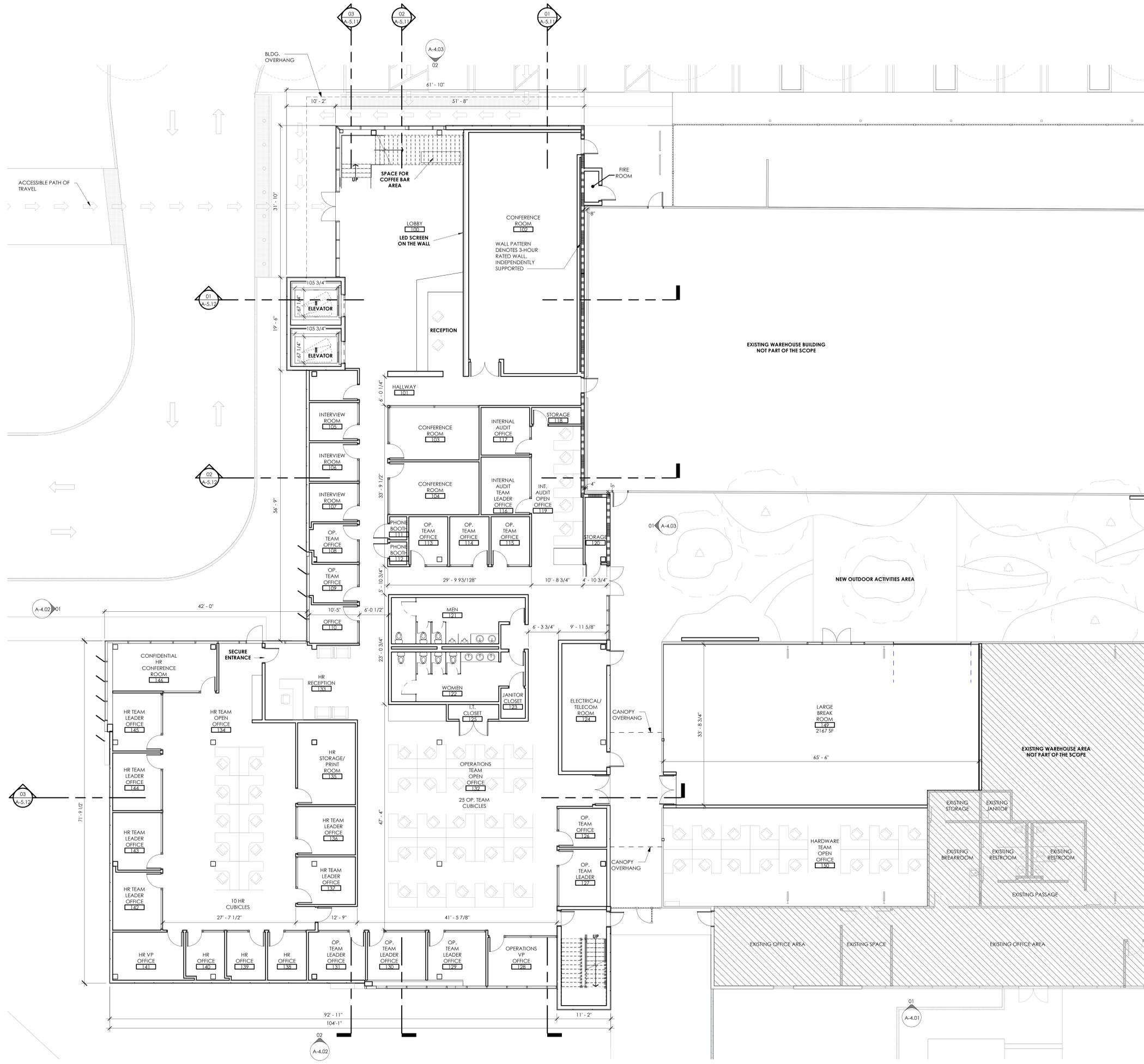
FIRE DEPARTMENT NOTES

Submitted	
Design	
Check	
Approval	

CUP Package for MSI New Office Building
 2011 N. Batavia Street, 2015 N. Batavia Street,
 715 W. Grove Avenue, 845 W. Grove Avenue,
 Orange, CA. 92865
 Developed for
 MSI

Job No.	23_0705
Date	07/16/24
Checked by	Checker
Scale	As indicated

FIRE MASTER PLAN



GROUND FLOOR PLAN 1/8" = 1'-0" 01

Rev	Date	Description

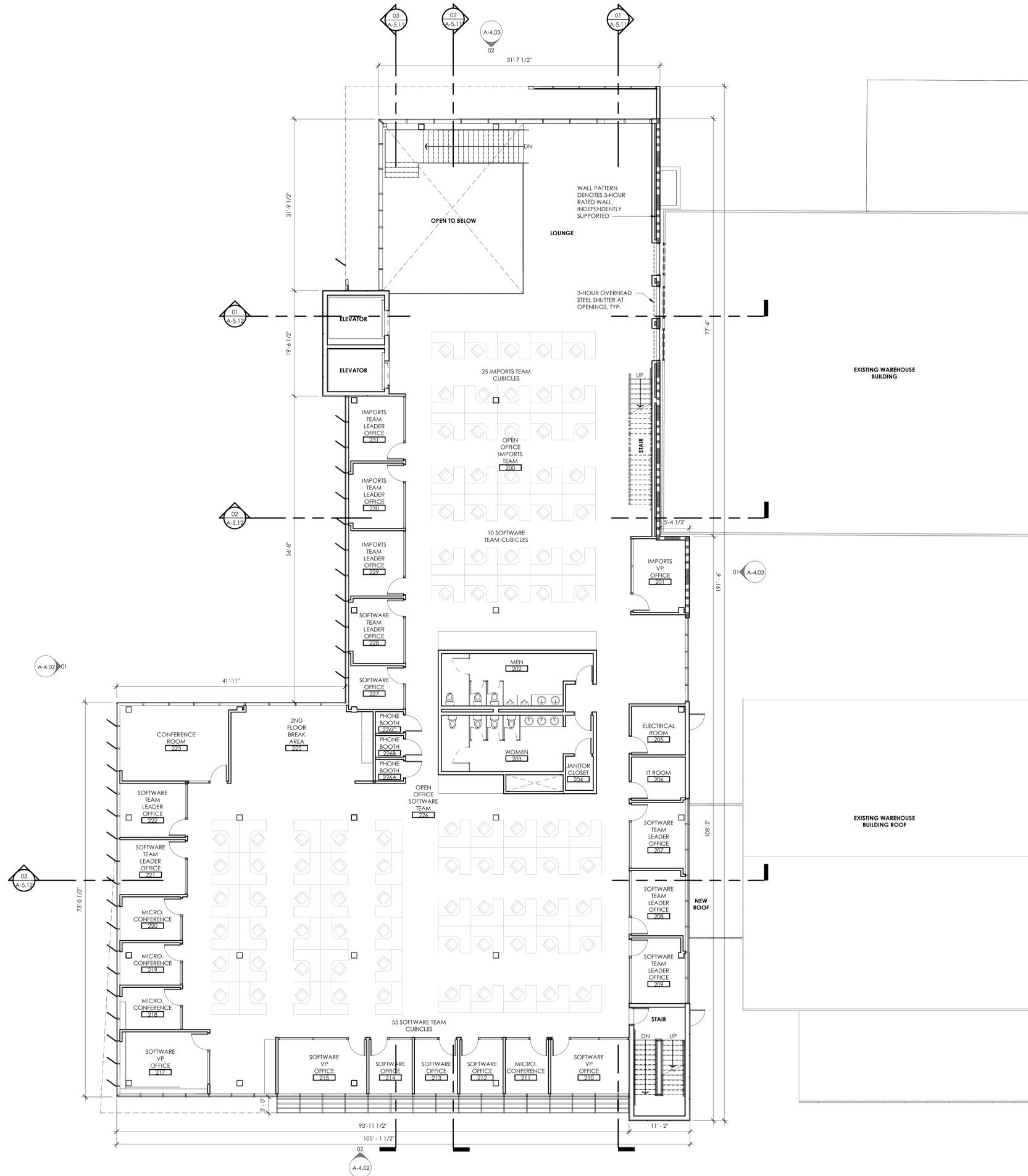
CUP Package for MSI New Office Building

2011 N. Batavia Street, 2015 N. Batavia Street,
7115 W. Grove Avenue, 845 W. Grove Avenue,
Orange, CA. 92865

Developed for
MSI

Job No.	23_0705
Date	07/16/24
Checked by	Checker
Scale	1/8" = 1'-0"

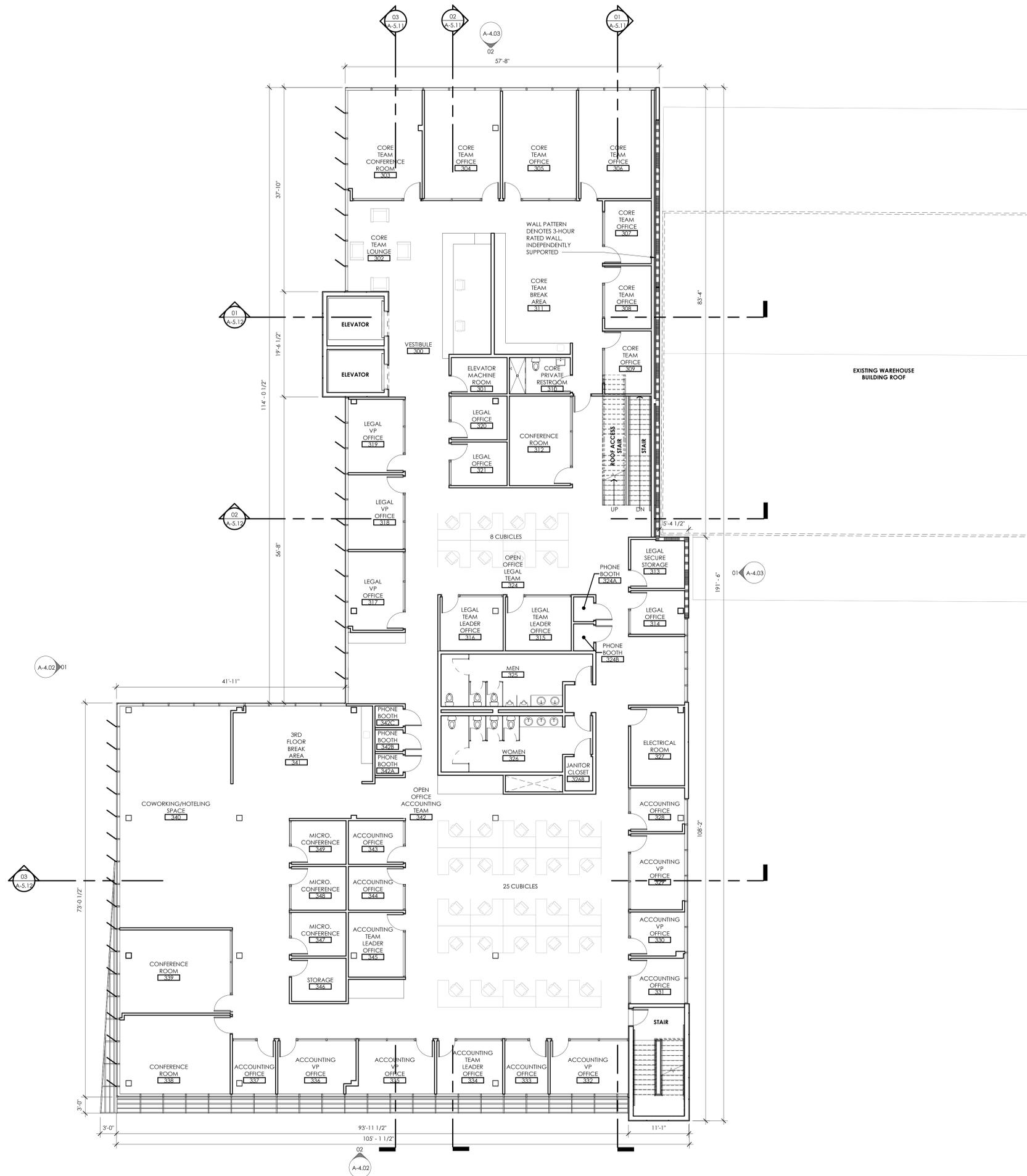
FIRST FLOOR PLAN

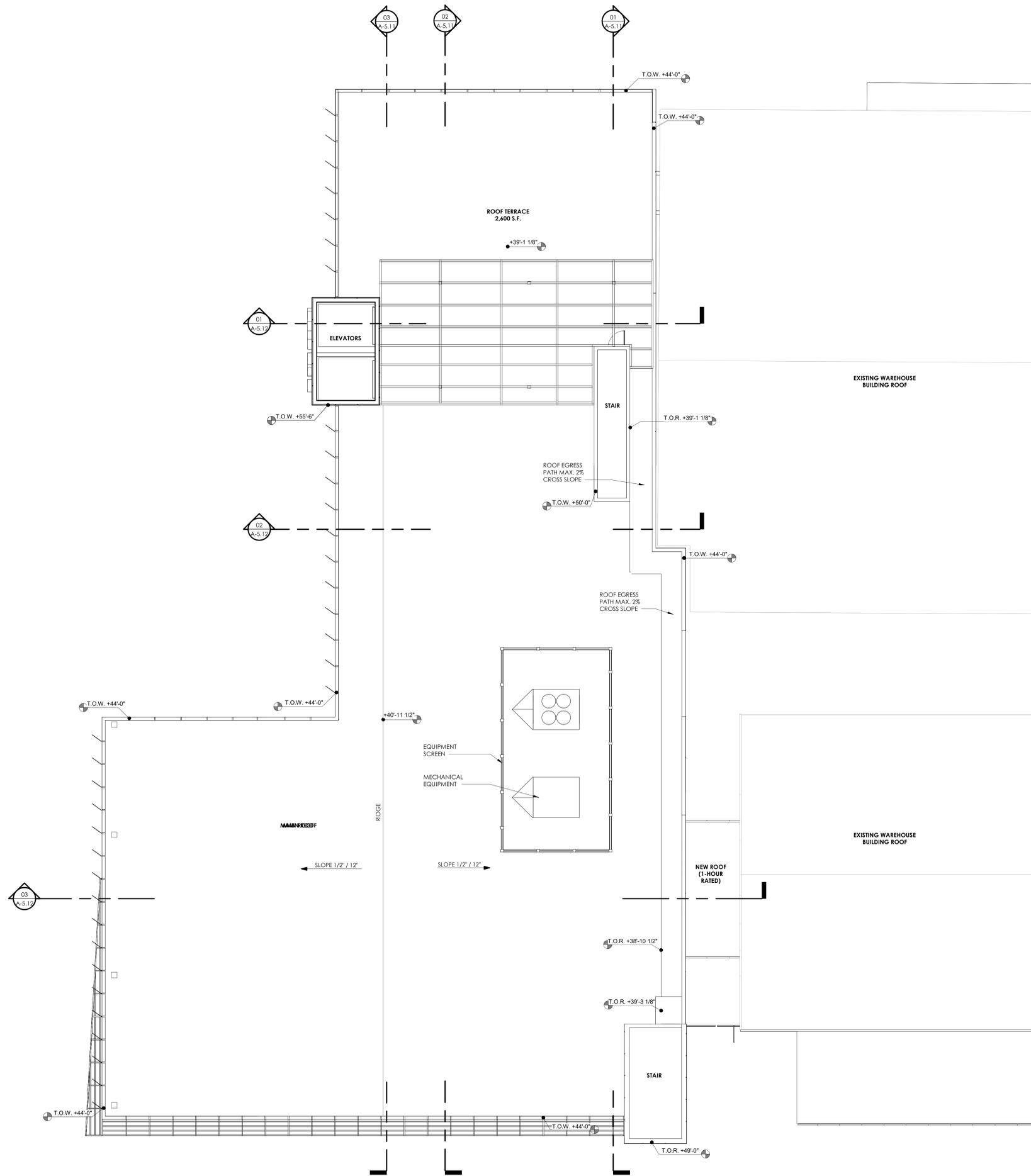


Submitted	
Checked	
Approved	
Date	

CUP Package for MSI New Office Building
 2011 N. Batavia Street, 2015 N. Batavia Street,
 7115 W. Grove Avenue, 845 W. Grove Avenue,
 Orange, CA, 92865
 Developed for
 MSI

Job No.	23_0705
Date	07/16/24
Checked by	Checker
Scale	1/8" = 1'-0"





CUP Package for MSI New Office Building

2011 N. Batavia Street, 2015 N. Batavia Street,
715 W. Grove Avenue, 845 W. Grove Avenue,
Orange, CA. 92865

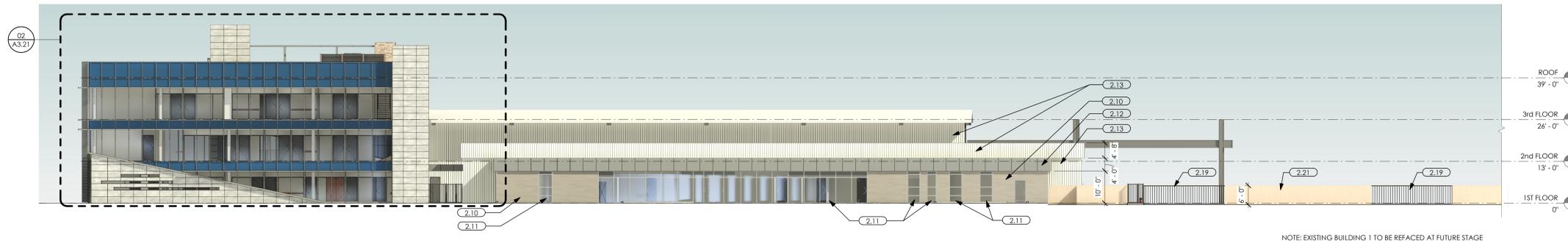
Developed for
MSI

Job No.	23_0705
Date	07/16/24
Checked by	Checker
Scale	1/8" = 1'-0"

ROOF PLAN

A-3.01

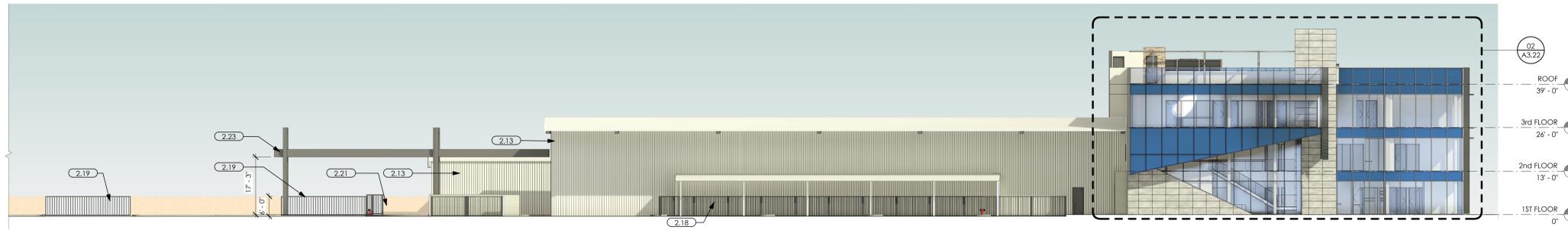
Sheet No.	
Date	



OVERALL EXTERIOR ELEVATION - SOUTH 1/16" = 1'-0" 01

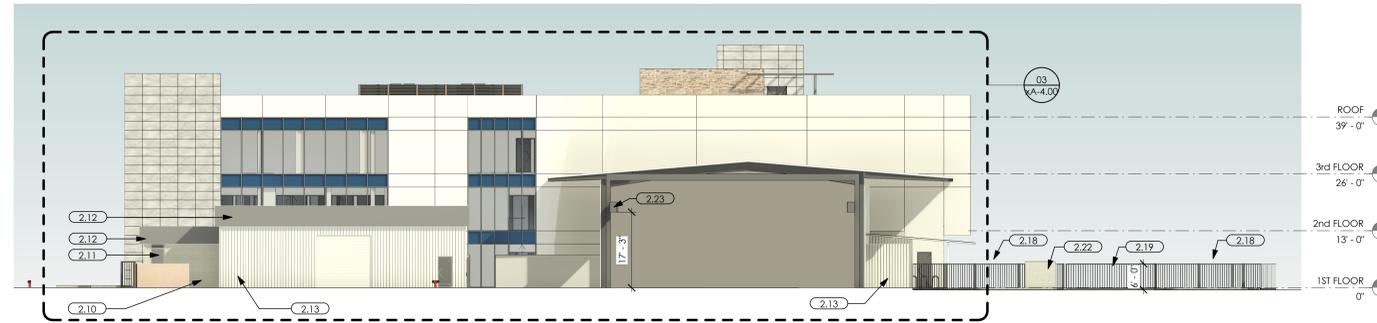
NOTE: EXISTING BUILDING 1 TO BE REFACED AT FUTURE STAGE AFTER COMPLETION OF NEW OFFICE BUILDING CONSTRUCTION

2.10	AT FUTURE STAGE, EXISTING BUILDING WALL TO BE RE-FACED WITH EXTERIOR PORCELAIN LEDGER PANELS OVER EXISTING CMU WALL, FINISH: T.B.D.
2.11	EXISTING STOREFRONT SYSTEM TO REMAIN.
2.12	AT FUTURE STAGE, EXISTING BUILDING PARAPET WALL TO BE RE-FACED WITH PREFINISHED METAL PANELS, FINISH: T.B.D.
2.13	EXISTING VERTICAL SIDING METAL PANELS TO BE PAINTED COLOR ARGOS.
2.18	NEW 6'-0" HIGH, WROUGHT IRON FENCE.
2.19	NEW 6'-0" HIGH, WROUGHT IRON GATE.
2.21	EXISTING DECORATIVE CMU WALL TO REMAIN.
2.22	TRASH ENCLOSURE PER CITY OF ORANGE PUBLIC WORKS DEPARTMENT STANDARD PLAN NO. 409.
2.23	EXISTING CRANE 17'-3" CLEAR HEIGHT.



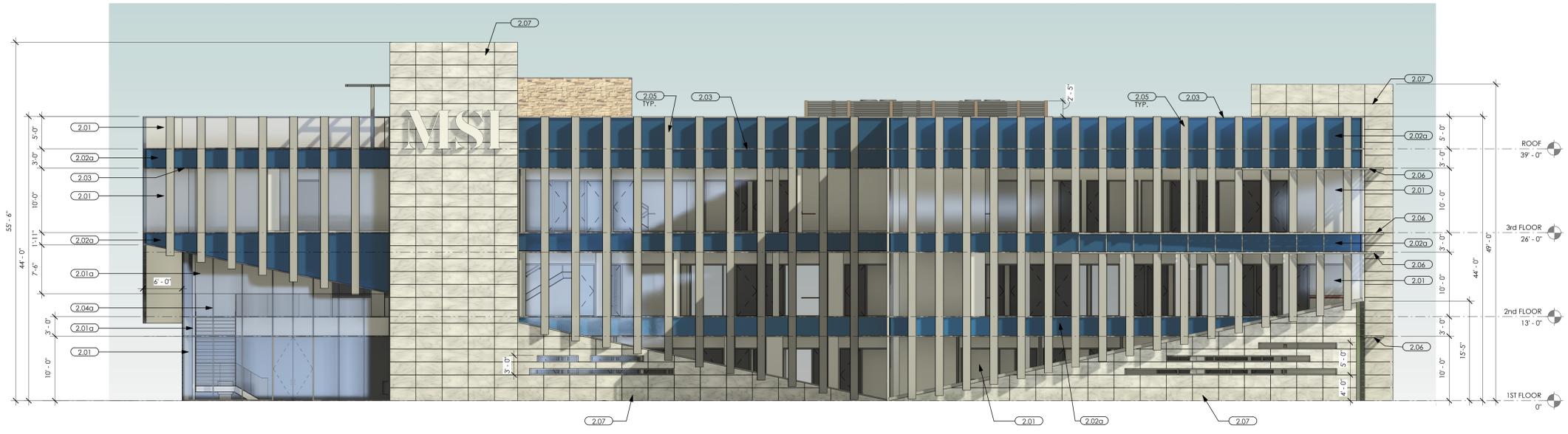
OVERALL EXTERIOR ELEVATION - NORTH 1/16" = 1'-0" 02

— LINE REPRESENTS EXISTING TO REMAIN
 - - - LINE REPRESENTS EXISTING TO BE DEMOLISHED

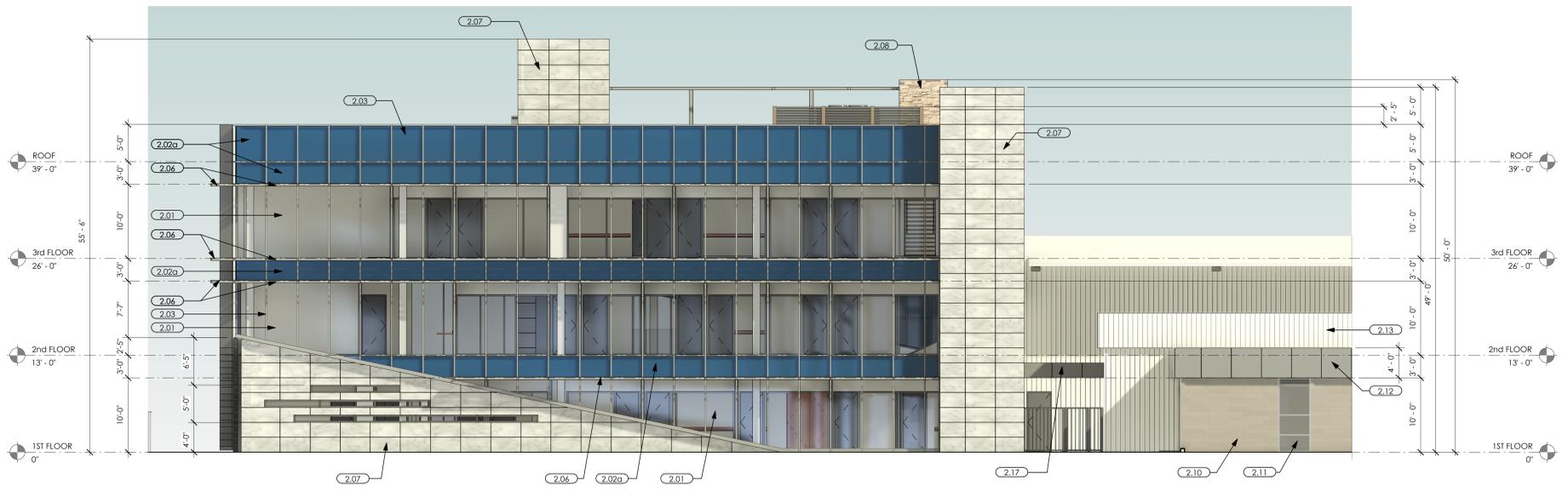


OVERALL EXTERIOR ELEVATION - EAST 1/16" = 1'-0" 03

DEMO FLOOR PLAN LEGEND - CUP



EXTERIOR BUILDING ELEVATION - WEST 1/8" = 1'-0" 01



EXTERIOR BUILDING ELEVATION - SOUTH 1/8" = 1'-0" 02

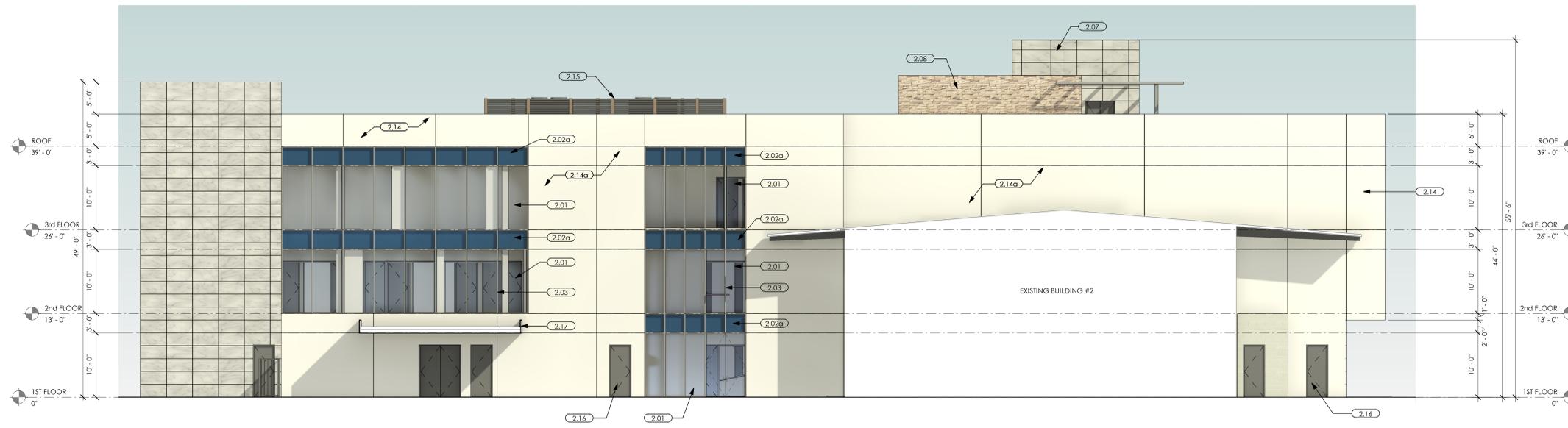
2.01	DOUBLE PANE INSULATED TEMPERED GLASS UNITS, VITRO SOLARBAN 70 OPTIBLUE + CLEAR, OR EQUAL.
2.01a	DOUBLE PANE INSULATED GLASS UNITS, VITRO SOLARBAN 70 OPTIBLUE + CLEAR, OR EQUAL.
2.02a	DOUBLE PANE INSULATED GLASS UNITS, VITRO PACIFICA + SOLARBAN 70 SPANDREL, OR EQUAL.
2.03	CURTAIN WALL SYSTEM, ARCADIA 1500-OPG1900, OR EQUAL.
2.04a	CURTAIN WALL SYSTEM, STRUCTURAL SEALANT GLAZING (SSG) ARCADIA 1500-OPG3000, OR EQUAL.
2.05	ANGLED VERTICAL SOLID ALUMINUM FIN SUNSHADE ARCADIA OPG1900 INTERNALLY ATTACHED TO THE CURTAIN WALL MULLIONS, OR EQUAL.
2.06	HORIZONTAL ALUMINUM SUN SHADE STRAIGHT SQUARE WITH ANGLED LOUVERS ARCADIA BRISE SOLEIL SERIES, OR EQUAL.
2.07	EXTERIOR PORCELAIN SLAB 24"x48" MSI CALACATA LUCCA OR EQUAL.
2.08	STONE VANNER, MSI PENINSULA SAND OR EQUAL.
2.10	AT FUTURE STAGE, EXISTING BUILDING WALL TO BE RE-FACED WITH EXTERIOR PORCELAIN LEDGER PANELS OVER EXISTING CMU WALL, FINISH: T.B.D.
2.11	EXISTING STOREFRONT SYSTEM TO REMAIN.
2.12	AT FUTURE STAGE, EXISTING BUILDING PARAPET WALL TO BE RE-FACED WITH PREFINISHED METAL PANELS, FINISH: T.B.D.
2.13	EXISTING VERTICAL SIDING METAL PANELS TO BE PAINTED COLOR ARGOS.
2.17	NEW METAL CANOPY TO PROVIDE COVERED AREA BETWEEN BUILDINGS, FINISH: PREFINISHED COMPOSITE METAL PANELS, IRON ORE, OR EQUAL.

KEYNOTES

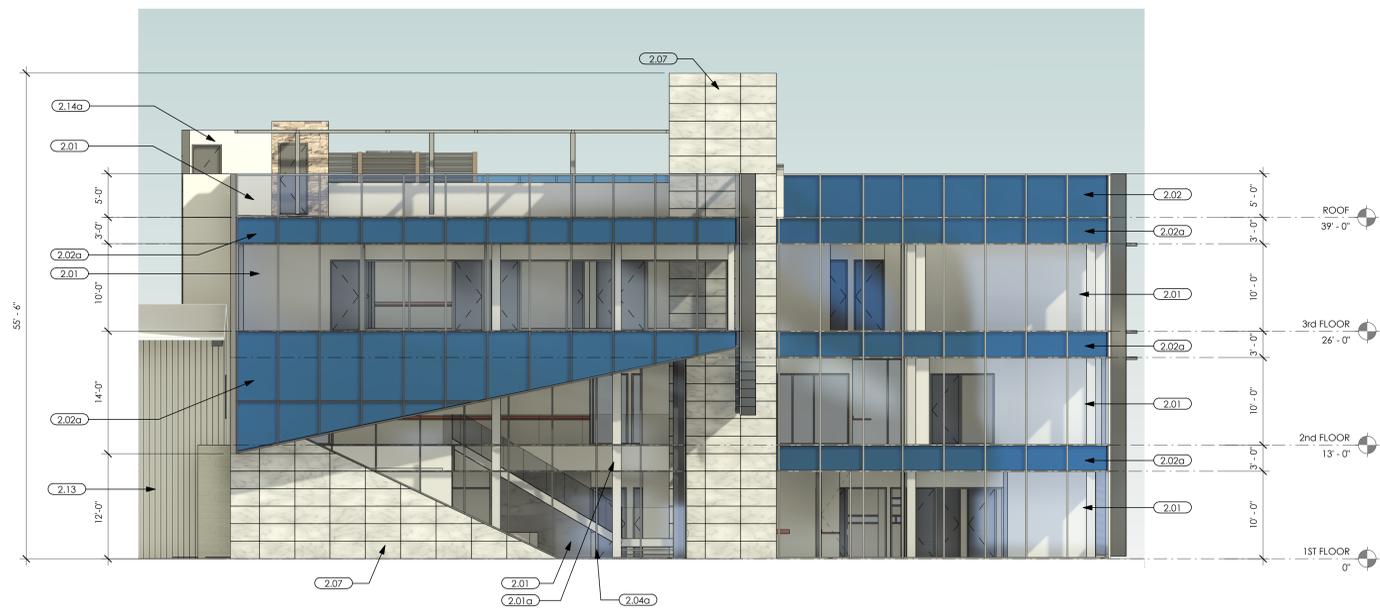
PER THE OMC DEFINITION OF BUILDING HEIGHT, "SCREENED MECHANICAL AND ELECTRICAL TOWERS, CHIMNEYS, AND OTHER INTEGRAL PARTS OF THE BUILDING OR STRUCTURE OCCUPYING NO MORE THAN FIVE PERCENT OF THE ROOF AREA SHALL BE EXCLUDED FROM THE MEASUREMENT.

ROOF AREA: 14,546 SQ. FT.
 STAIR TOWER AREA EXCEEDING: 240 SQ. FT.
 MAX. 45 FT HEIGHT: 240/14,546= 0.016=1.6% < 5% ALLOWED, OKAY.

STAIR TOWER HEIGHT CALCULATION



EXTERIOR BUILDING ELEVATION - EAST 1/8" = 1'-0" 01



EXTERIOR BUILDING ELEVATION - NORTH 1/8" = 1'-0" 02

2.01	DOUBLE PANE INSULATED TEMPERED GLASS UNITS, VITRO SOLARBAN 70 OPTIBLUE + CLEAR, OR EQUAL.
2.01a	DOUBLE PANE INSULATED GLASS UNITS, VITRO SOLARBAN 70 OPTIBLUE + CLEAR, OR EQUAL.
2.02	DOUBLE PANE INSULATED TEMPERED GLASS UNITS, VITRO PACIFICA + SOLARBAN 70 SPANDREL, OR EQUAL.
2.02a	DOUBLE PANE INSULATED GLASS UNITS, VITRO PACIFICA + SOLARBAN 70 SPANDREL, OR EQUAL.
2.03	CURTAIN WALL SYSTEM, ARCADIA 1500-OPG1900, OR EQUAL.
2.04a	CURTAIN WALL SYSTEM, STRUCTURAL SEALANT GLAZING (SSG) ARCADIA 1500-OPG3000, OR EQUAL.
2.07	EXTERIOR PORCELAIN SLAB 24"X48" MSI CALACATTA LUCCA OR EQUAL.
2.08	STONE VENNER, MSI PENINSULA SAND OR EQUAL.
2.13	EXISTING VERTICAL SIDING METAL PANELS TO BE PAINTED COLOR ARCSOS.
2.14	EXTERIOR PORTLAND CEMENT PLASTER OVER METAL STUD FRAMING WALL, PAINTED SW 7004 SNOWBOUND.
2.14a	EXTERIOR PORTLAND CEMENT PLASTER OVER CMU WALL, PAINTED SW 7004 SNOWBOUND.
2.15	ROOF TOP EQUIPMENT METAL SCREEN WALL.
2.16	HOLLOW METAL DOOR AND FRAME, PAINTED IRON ORE.
2.17	NEW METAL CANOPY TO PROVIDE COVERED AREA BETWEEN BUILDINGS, FINISH:PREFINISHED COMPOSITE METAL PANELS, IRON ORE, OR EQUAL.

Date	
Summary	

