

LEGAL DESCRIPTION

THIS PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN EXHIBIT A OF FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT NO. NCS-1014291-SF DATED MAY 12, 2020.

REAL PROPERTY IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE LAND ALLOTTED TO A. SEBASTIAN VAN DE GRAAF, ALLOTMENT DISTANT NORTH 89°39'30" WEST 6600.00 FEET FROM THE SOUTHEAST CORNER OF SAID ALLOTMENT; THENCE NORTH 0°12'40" EAST 1320.00 FEET; THENCE NORTH 89°39'35" WEST 579.48 FEET TO THE EAST LINE OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1161, PAGE 547 OF OFFICIAL RECORDS; THENCE ALONG SAID EAST LINES SOUTH 0°12'40" WEST 1320.66 FEET TO THE SOUTH BOUNDARY OF SAID ALLOTMENT; THENCE SOUTH 89°39'30" EAST 579.48 FEET ALONG SAID SOUTH BOUNDARY TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION LYING EASTERLY OF THE EASTERLY LINE AND THE SOUTHERLY PROLONGATION THEREOF, OF THE LAND SHOWN ON A MAP FILED IN BOOK 32, PAGE 25 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THAT PORTION INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF COLLINS AVENUE, 60.00 FEET WIDE, WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE 5.075 ACRE PARCEL OF LAND SHOWN ON A MAP FILED IN BOOK 32, PAGE 25 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID EASTERLY LINE BEING ALSO THE WESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RIGHT-OF-WAY AS DESCRIBED IN THE DEED TO SAID RAILWAY COMPANY, RECORDED MAY 19, 1959 AS INSTRUMENT NO. 78387, IN BOOK 4719, PAGE 405 OF OFFICIAL RECORDS; THENCE ALONG SAID CENTER LINE NORTH 89°39'30" WEST 549.21 FEET; THENCE NORTH 0°12'40" EAST 506.00 FEET PARALLEL WITH SAID WESTERLY LINE; THENCE SOUTH 89°39'30" EAST 550.07 FEET PARALLEL WITH SAID CENTER LINE TO SAID WESTERLY LINE; THENCE SOUTH 0°18'30" WEST 506.09 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID ALLOTMENT, NORTH 89°45'00" WEST 7179.48 FEET FROM THE SOUTHEAST CORNER OF SAID ALLOTMENT AS PER MAP RECORDED IN BOOK 4, PAGE 440 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA; THENCE NORTH 0°11'00" EAST 1320.66 FEET TO A POINT ON THE CENTERLINE OF STRUCK AVENUE AS ESTABLISHED BY THE DEED RECORDED MAY 13, 1965 AS INSTRUMENT NO. 9517, IN BOOK 7518, PAGE 808 OF OFFICIAL RECORDS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO THE PLASTIC AND REALTY PROPERTIES COMPANY BY DEED RECORDED NOVEMBER 15, 1974 AS INSTRUMENT NO. 13043, IN BOOK 11288, PAGE 672 OF OFFICIAL RECORDS, AND SAID POINT IS HEREAFTER REFERRED TO AS THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, SOUTH 89°43'00" EAST 467.86 FEET ALONG THE NORTH LINE OF THE PLASTIC AND REALTY PROPERTIES COMPANY LAND AS ESTABLISHED IN THE ABOVE MENTIONED DOCUMENT, TO A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 60.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 89°43'00" EAST; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133°20'30" AN ARC DISTANCE OF 139.64 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°20'30" AN ARC DISTANCE OF 37.82 FEET; THENCE TANGENT TO SAID CURVE NORTH 89°43'00" WEST 332.31 FEET; THENCE NORTH 0°11'00" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF ORANGE BY DEED RECORDED FEBRUARY 24, 1975 AS INSTRUMENT NO. 14940, IN BOOK 11345, PAGE 24 OF OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR SPECIFIC PURPOSES OF LAYING, OR CAUSING TO BE LAID, GAS, WATER, STORM DRAIN, AND SEWER PIPES AND MAINS AND CONDUITS AT LEAST 18 INCHES OR MORE UNDER, AND THROUGH THE WESTERLY 10 FEET OF THE FOLLOWING DESCRIBED LAND AS PERMITTED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF ORANGE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID GAS, WATER, STORM DRAIN, AND SEWER LINES FOR THE PURPOSES OF INSTALLATION, INSPECTION, ALTERATION, REPAIR, REPLACEMENT OR OTHER RELATED ACTIVITY, UPON THE CONDITIONS SET FORTH IN THAT CERTAIN DEED AND GRANT OF EASEMENT DATED OCTOBER 15, 1974, EXECUTED BY WILLIAM C. LAZIER AND OTHERS, RECORDED NOVEMBER 15, 1974 AS INSTRUMENT NO. 13043, IN BOOK 11288, PAGE 672 OF OFFICIAL RECORDS.

THAT PORTION OF THE LAND ALLOTTED TO A. SEBASTIAN VAN DE GRAAF, IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RENDERED IN CASE NO. 1192 AND ENTERED SEPTEMBER 12, 1868 IN BOOK 8, PAGE 410 OF JUDGMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF COLLINS AVENUE, 60.00 FEET WIDE, THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE 5.075 ACRE PARCEL OF LAND SHOWN ON A MAP FILED IN BOOK 32, PAGE 25 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID EASTERLY LINE BEING ALSO THE WESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RIGHT-OF-WAY AS DESCRIBED IN THE DEED TO SAID RAILWAY COMPANY, RECORDED MAY 19, 1959 AS INSTRUMENT NO. 78387, IN BOOK 4719, PAGE 405 OF OFFICIAL RECORDS; THENCE ALONG SAID CENTER LINE NORTH 89°39'30" WEST 549.21 FEET; THENCE NORTH 0°12'40" EAST 506.00 FEET PARALLEL WITH SAID WESTERLY LINE; THENCE SOUTH 89°39'30" EAST 550.07 FEET PARALLEL WITH SAID CENTER LINE TO SAID WESTERLY LINE; THENCE SOUTH 0°18'30" WEST 506.09 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHERLY 40.00 FEET AS DESCRIBED IN THE DEED TO THE CITY OF ORANGE, RECORDED JUNE 30, 1970 AS INSTRUMENT NO. 20711, IN BOOK 9361, PAGE 347 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID ALLOTMENT, NORTH 89°45'00" WEST 7179.48 FEET FROM THE SOUTHEAST CORNER OF SAID ALLOTMENT AS PER MAP RECORDED IN BOOK 4, PAGE 440 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA; THENCE NORTH 0°11'00" EAST 1320.66 FEET TO A POINT ON THE CENTERLINE OF STRUCK AVENUE AS ESTABLISHED BY THE DEED RECORDED MAY 13, 1965 AS INSTRUMENT NO. 9517, IN BOOK 7518, PAGE 808 OF OFFICIAL RECORDS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO THE PLASTIC AND REALTY PROPERTIES COMPANY BY DEED RECORDED NOVEMBER 15, 1974 AS INSTRUMENT NO. 13043, IN BOOK 11288, PAGE 672 OF OFFICIAL RECORDS, AND SAID POINT IS HEREAFTER REFERRED TO AS THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, SOUTH 89°43'00" EAST 467.86 FEET ALONG THE NORTH LINE OF THE PLASTIC AND REALTY PROPERTIES COMPANY LAND AS ESTABLISHED IN THE ABOVE MENTIONED DOCUMENT, TO A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 60.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 89°43'00" EAST; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133°20'30" AN ARC DISTANCE OF 139.64 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°20'30" AN ARC DISTANCE OF 37.82 FEET; THENCE TANGENT TO SAID CURVE NORTH 89°43'00" WEST 332.31 FEET; THENCE NORTH 0°11'00" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF ORANGE BY DEED RECORDED FEBRUARY 24, 1975 AS INSTRUMENT NO. 14940, IN BOOK 11345, PAGE 24 OF OFFICIAL RECORDS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ON AND OVER THE WESTERLY 20 FEET OF PARCEL 2 OF PARCEL MAP NO. 84-757, IN THE CITY OF ORANGE, AS SHOWN ON A MAP FILED IN BOOK 194, PAGES 5 AND 6 OF PARCEL MAPS, AS SET FORTH IN THAT CERTAIN DEED AND GRANT OF EASEMENT RECORDED APRIL 05, 1985 AS INSTRUMENT NO. 85-121284 OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE PLACEMENT AND INSTALLATION OF UTILITIES ON, IN AND OVER THE WESTERLY 10 FEET OF PARCEL 2 OF PARCEL MAP NO. 84-757, IN THE CITY OF ORANGE, AS SHOWN ON A MAP FILED IN BOOK 194, PAGES 5 AND 6 OF PARCEL MAPS, AS SET FORTH IN THAT CERTAIN DEED AND GRANT OF EASEMENT RECORDED APRIL 05, 1985 AS INSTRUMENT NO. 85-121284 OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE.

APN: FOR CONVEYANCING PURPOSES ONLY: 375-331-04

ENCUMBRANCE NOTES

THE FOLLOWING ENCUMBRANCES ITEMS ARE THOSE CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT NO. NCS-1014291-SF DATED MAY 12, 2020 AND HAVE THE SAME NUMERICAL DESIGNATION AS IN THE REPORT. THOSE WHICH CAN BE PLOTTED ON THE SURVEY AS SHOWN THIS THE REMAINING ITEMS CANNOT BE PLOTTED AND REFERENCE TO THE RECORDED DOCUMENT SHOULD BE MADE FOR FURTHER PARTICULARS. [...] INDICATES SURVEYOR'S COMMENTS.

EXCEPTIONS

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020-2021, A LIEN NOT YET DUE OR PAYABLE.
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 04, 1975 AS INSTRUMENT NO. 1873, IN BOOK 11335, PAGE 37 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY. [PLOTTED ON SHEETS 2 & 3]
- AN EASEMENT FOR PIPELINES, MAINS AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1974 AS INSTRUMENT NO. 13043, IN BOOK 11288, PAGE 672 OF OFFICIAL RECORDS, IN FAVOR OF PLASTIC AND REALTY PROPERTIES COMPANY. [PLOTTED ON SHEETS 2 & 3]
- AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED APRIL 02, 1985 AS INSTRUMENT NO. 1985-115999 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY. [PLOTTED ON SHEETS 2 & 3]
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE ORANGE REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 03, 2001 AS INSTRUMENT NO. 20010869583 OF OFFICIAL RECORDS.
- AN UNRECORDED LEASE DATED JANUARY 01, 1996, EXECUTED BY CLASSIC PROPERTIES, A CALIFORNIA PARTNERSHIP AS LESSOR AND NURSERY SUPPLIES, INC., A NEW JERSEY CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED AUGUST 25, 2004 AS INSTRUMENT NO. 2004000772697 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

- WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY, AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.
- PRIOR TO CLOSING, THE COMPANY MUST CONFIRM WHETHER THE COUNTY RECORDING OFFICE IN WHICH THE LAND IS LOCATED HAS CHANGED ITS ACCESS POLICIES DUE TO THE COVID-19 OUTBREAK. IF RECORDING HAS BEEN RESTRICTED, SPECIFIC UNDERWRITING APPROVAL IS REQUIRED; AND, ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE MADE.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
- RIGHTS OF PARTIES IN POSSESSION.

ALTA NOTES

- ADDRESS: 534 W. STRUCK AVE, ORANGE, CA 92867-5522.
- SITE LIES IN THE FOLLOWING FLOOD ZONES:
ZONE "X"
AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 06059C0161J, PANEL 161 OF 539, MAP REVISED DECEMBER 3, 2009.
- THERE IS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE HAS NOT BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST. NO MARKERS WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.

ZONING

PER CITY OF ORANGE ZONING MAP PREPARED BY PUBLIC WORKS G.I.S. SECTION ON MARCH 16TH, 2016, THIS SITE IS ZONED "M-2" (INDUSTRIAL).

17.20.080 - BUILDING HEIGHT.
PER CITY OF ORANGE TABLE 17.20.080 INDICATES THE MAXIMUM PERMITTED BUILDING HEIGHT.

ZONE DISTRICT	WITHIN 50 FEET OF A RESIDENTIAL DISTRICT	ALL OTHER LOCATIONS
M-2	20 FEET	45 FEET (a)

NOTES:

(a) Building height may exceed forty-five (45) feet provided the building is setback from the nearest property line a distance equal to the height of the building.

17.20.090 - YARD REQUIREMENTS.

TABLE 17.20.090 INDICATES THE REQUIRED MINIMUM YARD AREAS, REQUIRED YARD AREAS SHALL BE LANDSCAPED AND ADEQUATELY MAINTAINED, AND PARKING SPACES MAY NOT ENCROUGH WITHIN SETBACK AREAS.

TABLE 17.20.090 DEVELOPMENT SETBACKS				
	EXTERIOR FRONT, SIDE AND REAR YARDS (a)			INTERIOR SIDE AND REAR YARDS
ZONE	WHEN ADJACENT TO OR ACROSS FROM AN ALLEY FROM A RESIDENTIAL ZONE	WHEN ADJACENT TO AN ARTERIAL STREET	WHEN ADJACENT TO A LOCAL STREET	WHEN ADJACENT TO A DISTRICT SEPARATE PARCEL
M-2	20 FEET	20 FEET	10 FEET	0 FEET

NOTES:

(a) All buildings located within the Old Towne Residential Quadrants shall have a minimum front yard setback of twenty (20) feet.

(Ords. 12-95; 20-82; 40-72; 20-62; Prior Codes 17.46.140-17.46.160 and 17.52.040-17.52.060)

SURVEYOR'S CERTIFICATE

TO: BIRTCHE DEVELOPMENT AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES MINIMUM ITEMS OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 17, 2020.

DATE OF PLAT OR MAP: 8/21/20

MICHAEL E. JOHNSON, P.L.S. 7673



THIS MAP MAY NOT SHOW THE EXISTENCE OR LOCATION OF ALL EASEMENTS WHICH MAY ENCUMBER THE SITE.

THIS SURVEY WAS BASED ON AVAILABLE RECORD INFORMATION AT THE TIME OF SURVEY. ALL LINE WORK SHOWN HAS BEEN VERIFIED TO THE REFERENCE INFORMATION AS INDICATED ON THE SURVEY.

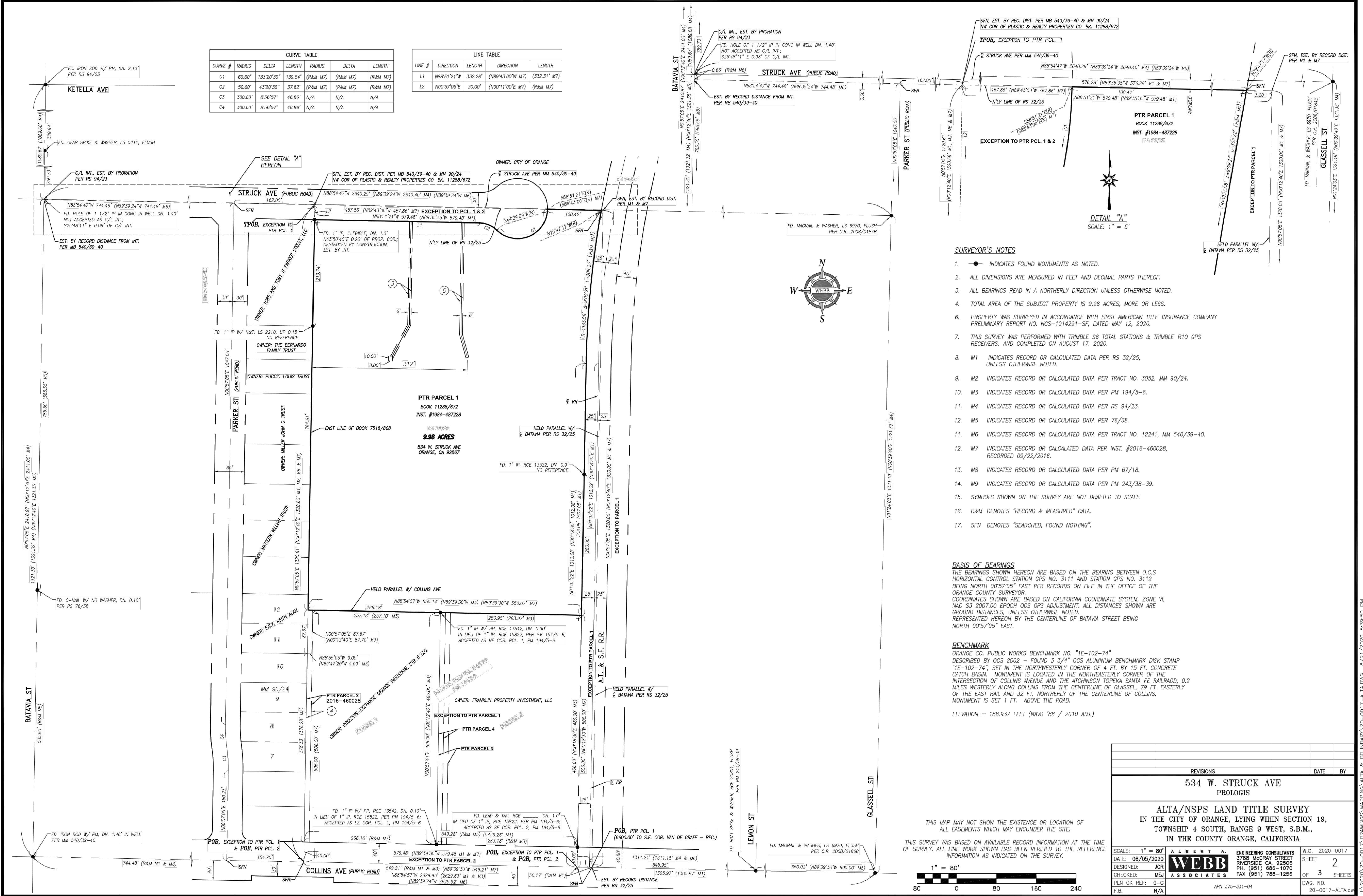
SCALE: N/A	ALBERT A. ENGINEERING CONSULTANTS	W.O. 2020-0017
DATE: 08/05/2020	3788 McCRAV STREET RIVERSIDE CA 92506	SHEET 1
DESIGNED: JCR	PH. (951) 686-1070	OF 3 SHEETS
CHECKED: MEJ	FAX (951) 788-1256	DWG. NO. 20-0017-ALTA.dwg
PLN CK REF: C-C	APN 375-331-04	
F.B. N/A		

REVISIONS	DATE	BY
534 W. STRUCK AVE PROLOGIS		
ALTA/NSPS LAND TITLE SURVEY IN THE CITY OF ORANGE, LYING WITHIN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 9 WEST, S.B.M., IN THE COUNTY OF ORANGE, CA		

REVISIONS	DATE	BY	SCALE: 2/2/2021	DESIGNED: EP	CHECKED: BJV	PLN CK REF: F.B.	PLOT DATE: 2-Feb-21	LAND USE PROJECT APPLICATION ALTA - TITLE 534 W. STRUCK AVENUE	W.O. 2020-0017 SHEET C-1 OF 10 DWG. NO.
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H:\2020\20-0017\DRAWINGS\ENTIREMENT\EXHIBITS\20-0017-XB-LAND USE PROJECT APPLICATION SNA.DWG 8/21/2020 5:35:50 PM

H:\2020\20-0017\DRAWINGS\ENTIREMENT\EXHIBITS\20-0017-XB-LAND USE PROJECT APPLICATION SNA.DWG 7/20/2021 5:01:37 PM



SURVEYOR'S NOTES

- 1. INDICATES FOUND MONUMENTS AS NOTED.
- 2. ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- 3. ALL BEARINGS READ IN A NORTHERLY DIRECTION UNLESS OTHERWISE NOTED.
- 4. TOTAL AREA OF THE SUBJECT PROPERTY IS 9.98 ACRES, MORE OR LESS.
- 5. PROPERTY WAS SURVEYED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT NO. NCS-1014291-SF, DATED MAY 12, 2020.
- 6. THIS SURVEY WAS PERFORMED WITH TRIMBLE S6 TOTAL STATIONS & TRIMBLE R10 GPS RECEIVERS, AND COMPLETED ON AUGUST 17, 2020.
- 7. M1 INDICATES RECORD OR CALCULATED DATA PER RS 32/25, UNLESS OTHERWISE NOTED.
- 8. M2 INDICATES RECORD OR CALCULATED DATA PER TRACT NO. 3052, MM 90/24.
- 9. M3 INDICATES RECORD OR CALCULATED DATA PER PM 194/5-6.
- 10. M4 INDICATES RECORD OR CALCULATED DATA PER RS 94/23.
- 11. M5 INDICATES RECORD OR CALCULATED DATA PER 76/38.
- 12. M6 INDICATES RECORD OR CALCULATED DATA PER TRACT NO. 12241, MM 540/39-40.
- 13. M7 INDICATES RECORD OR CALCULATED DATA PER INST. #2016-460028, RECORDED 09/22/2016.
- 14. M8 INDICATES RECORD OR CALCULATED DATA PER PM 67/18.
- 15. M9 INDICATES RECORD OR CALCULATED DATA PER PM 243/38-39.
- 16. SYMBOLS SHOWN ON THE SURVEY ARE NOT DRAFTED TO SCALE.
- 17. R&M DENOTES "RECORD & MEASURED" DATA.
- 18. SFN DENOTES "SEARCHED, FOUND NOTHING".

BASIS OF BEARINGS

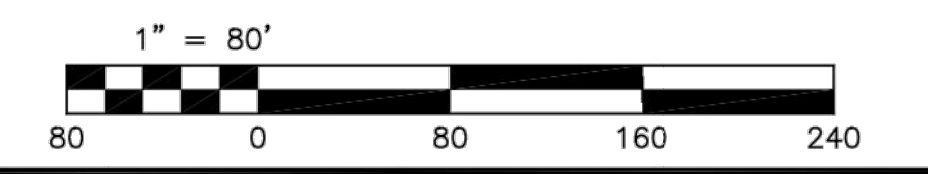
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3111 AND STATION GPS NO. 3112 BEING NORTH 00°57'05" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR. COORDINATES SHOWN ARE BASED ON CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD 83 2007.00 EPOCH OCS GPS ADJUSTMENT. ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED. REPRESENTED HEREON BY THE CENTERLINE OF BATAVIA STREET BEING NORTH 00°57'05" EAST.

BENCHMARK

ORANGE CO. PUBLIC WORKS BENCHMARK NO. "1E-102-74" DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMP "1E-102-74", SET IN THE NORTHWESTERLY CORNER OF 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTLY CORNER OF THE INTERSECTION OF COLLINS AVENUE AND THE ATCHINSON TOPEKA SANTA FE RAILROAD, 0.2 MILES WESTERLY ALONG COLLINS FROM THE CENTERLINE OF GLASSELL, 79 FT. EASTERLY OF THE EAST RAIL AND 32 FT. NORTHERLY OF THE CENTERLINE OF COLLINS. MONUMENT IS SET 1 FT. ABOVE THE ROAD.

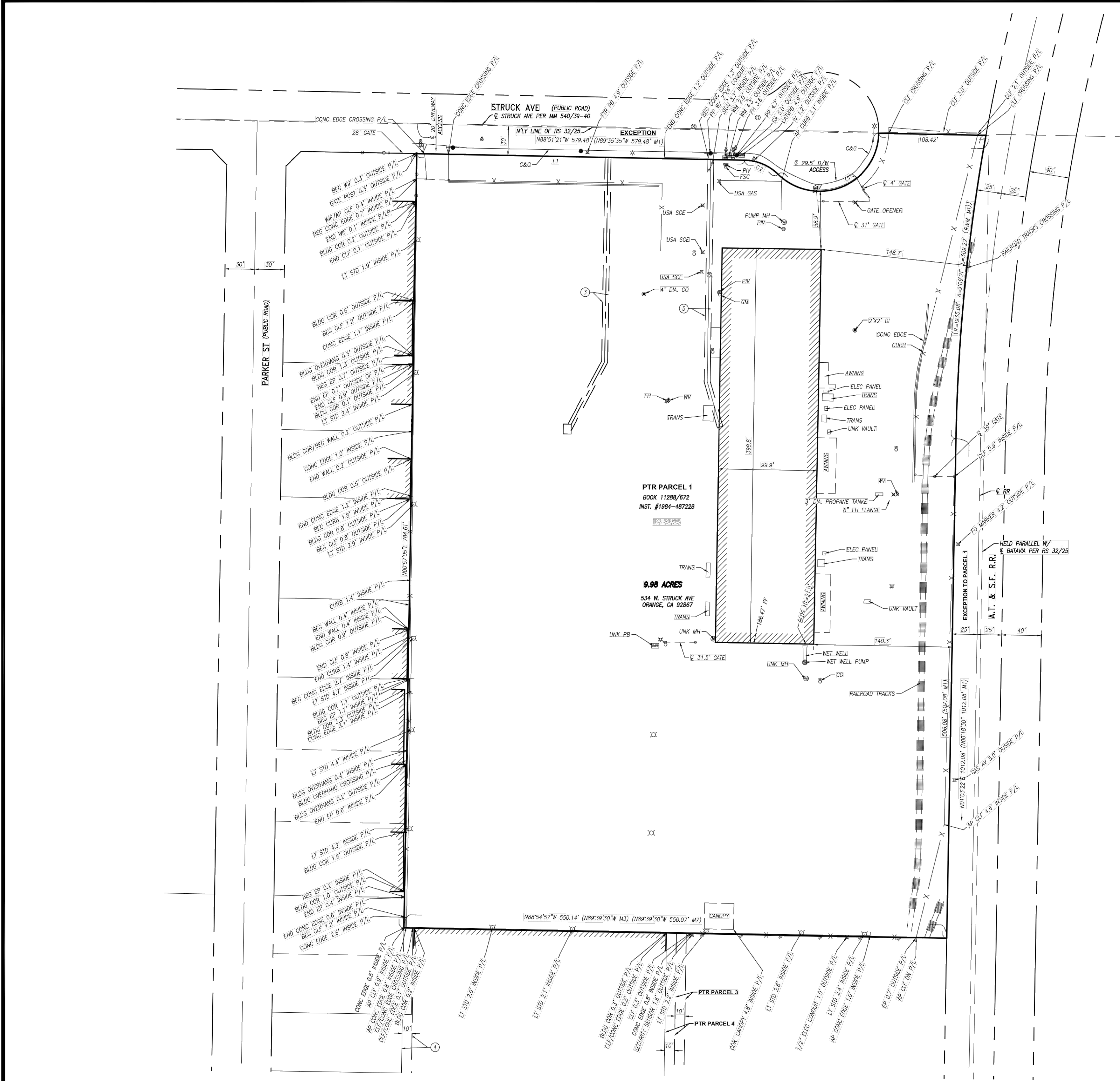
ELEVATION = 188.937 FEET (NAVD '88 / 2010 ADJ.)

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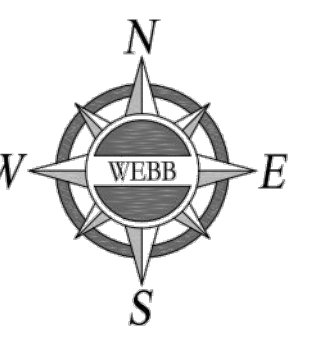
REVISIONS		DATE	BY
534 W. STRUCK AVE PROLOGIS			
ALTA/NSPS LAND TITLE SURVEY IN THE CITY OF ORANGE, LYING WITHIN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 9 WEST, S.B.M., IN THE COUNTY OF ORANGE, CALIFORNIA			
SCALE: 1" = 80'	DATE: 08/05/2020	DESIGNED: JCR	CHECKED: MEJ
PLN CK REF: C-0	F.B. N/A	APN 375-331-04	W.O. 2020-0017
SHEET 2		OF 3 SHEETS	
DWG. NO. 20-0017-ALTA.dwg			

REVISIONS		DATE	BY
SCALE: 1" = 80'		DATE: 2/2/2021	
DESIGNED: EP		CHECKED: BLV	
PLN CK REF: F.B.		PLOT DATE: 2-Feb-21	
ALTA/NSPS LAND TITLE SURVEY IN THE CITY OF ORANGE, LYING WITHIN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 9 WEST, S.B.M., IN THE COUNTY OF ORANGE, CALIFORNIA		LAND USE PROJECT APPLICATION ALTA - BOUNDARY 534 W. STRUCK AVENUE	
W.O. 2020-0017		SHEET C-2	
OF 10 SHEETS		DWG. NO.	



- ABBREVIATIONS**
- AP ANGLE POINT
 - ASPH. ASPHALT
 - AV AIR EVACUATOR
 - B.S.L. BUILDING SETBACK LINE
 - BEG. BEGIN
 - BLDG. BUILDING
 - C&G CURB & GUTTER
 - CLF CHAIN LINK FENCE
 - CO CLEANOUT
 - CONC. CONCRETE
 - COR. CORNER
 - CTRL. CONTROL
 - D/W DRIVEWAY
 - DIA. DIAMETER
 - DI DROP INLET
 - DIST. DISTANCE
 - E'LY. EASTERLY
 - ELEC. ELECTRIC
 - EPB ELECTRIC PULLBOX
 - FH FIRE HYDRANT
 - FO FIBER OPTIC
 - FSC FIRE SERVICE CONNECTION
 - FTR FRONTIER
 - GA GUY ANCHOR
 - GM GAS METER
 - MISC. MISCELLANEOUS
 - MH MANHOLE
 - MM MISCELLANEOUS TRACT MAP
 - LT STD. LIGHT STANDARD
 - P/L PROPERTY LINE
 - PCL PARCEL
 - PV POST INDICATOR VALVE
 - PP POWER POLE
 - POR. PORTION OF
 - PROP. PROPERTY
 - PTR. PRELIMINARY TITLE REPORT
 - R/W RIGHT OF WAY
 - REC. RECORD
 - SE'LY. SOUTHEASTERLY
 - SN SEARCHED, FOUND NOTHING
 - SN TRANSFORMER
 - UNK. UNKNOWN
 - USA GAS USA GAS MARKING
 - USA SCE USA SCE MARKING
 - W'LY. WESTERLY
 - WTR. WATER
 - WV WATER VALVE
 - WM WATER METER

- LEGEND**
- DROP INLET
 - SEWER CLEANOUT
 - ✕ FIRE HYDRANT
 - ✕ FIRE SERVICE CONNECTION
 - GAS METER
 - ✕ GAS SERVICE
 - ✕ GAS VALVE
 - GUY ANCHOR
 - ✕ LIGHT STANDARD
 - ✕ MISCELLANEOUS UTILITY (AS NOTED)
 - POWER POLE
 - POST INDICATOR VALVE
 - SEWER MANHOLE
 - SIGN
 - STORM DRAIN MANHOLE
 - UNKNOWN MANHOLE
 - UNKNOWN PULLBOX
 - VAULT
 - WATER METER
 - WATER VALVE
 - EDGE OF PAVEMENT
 - FENCE
 - WALL
 - WROUGHT IRON FENCE
 - BOUNDARY
 - OVERHANG/AWNING

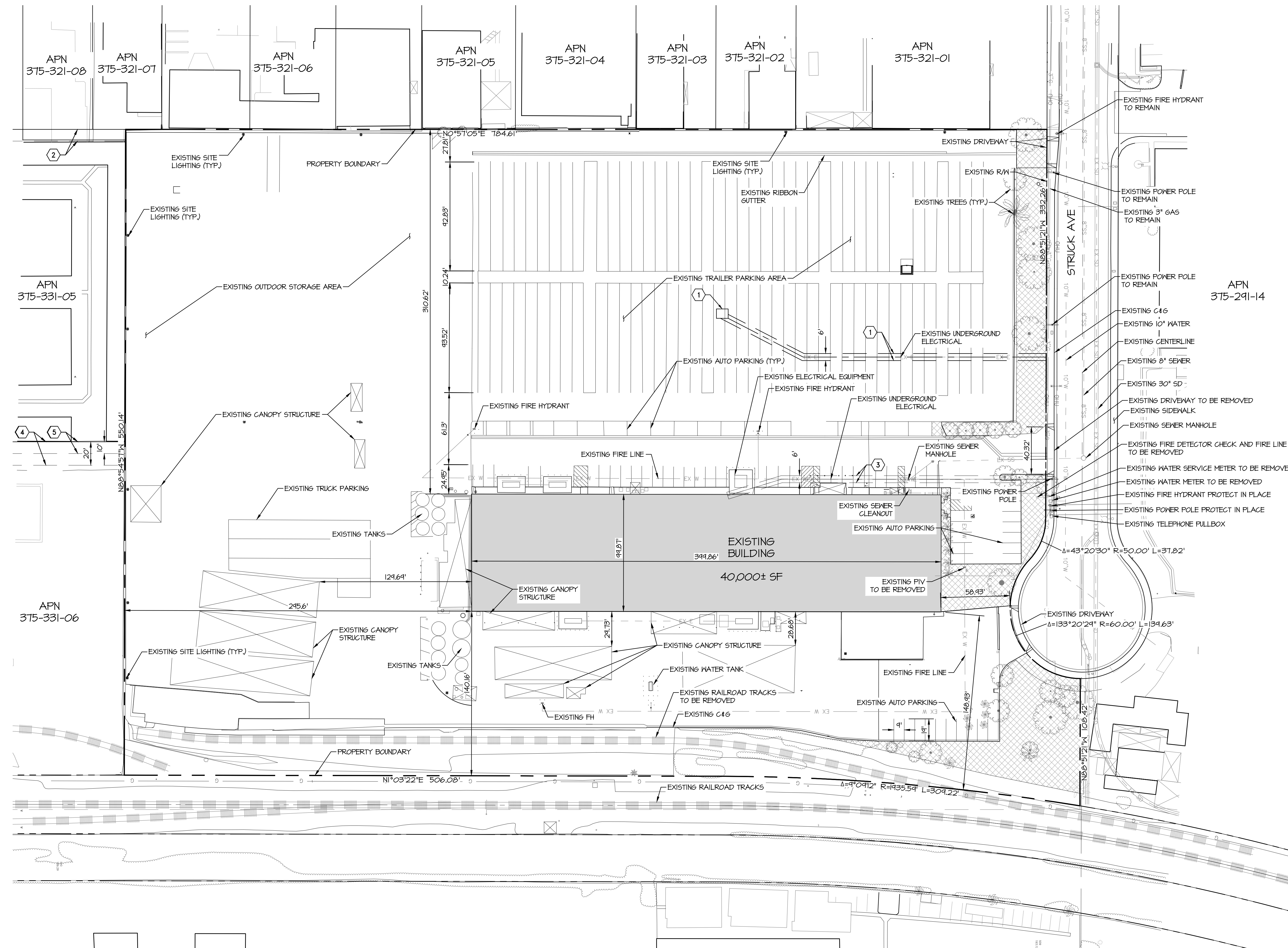


THIS MAP MAY NOT SHOW THE EXISTENCE OR LOCATION OF ALL EASEMENTS WHICH MAY ENCUMBER THE SITE.

THIS SURVEY WAS BASED ON AVAILABLE RECORD INFORMATION AT THE TIME OF SURVEY. ALL LINE WORK SHOWN HAS BEEN VERIFIED TO THE REFERENCE INFORMATION AS INDICATED ON THE SURVEY.



REVISIONS			DATE	BY
534 W. STRUCK AVE PROLOGIS				
ALTA/NSPS LAND TITLE SURVEY IN THE CITY OF ORANGE, LYING WITHIN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 9 WEST, S.B.M., IN THE COUNTY OF ORANGE, CALIFORNIA				
SCALE: 1" = 50'	DATE: 08/05/2020	DESIGNED: JCR	CHECKED: MEJ	PLN CK REF: C-C
DATE: 08/05/2020	DESIGNED: JCR	CHECKED: MEJ	PLN CK REF: C-C	F.B. N/A
ALTA/NSPS LAND TITLE SURVEY		ENGINEERING CONSULTANTS		W.O. 2020-0017
3788 McCRAV STREET		RIVERSIDE, CA 92506		SHEET 3
PH. (951) 686-1070		FAX (951) 788-1256		OF 3 SHEETS
APN 375-331-04		20-0017-ALTA.dwg		



EASEMENT TABLE

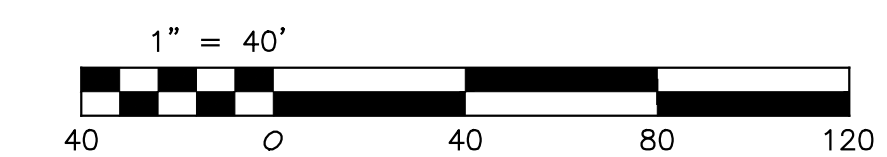
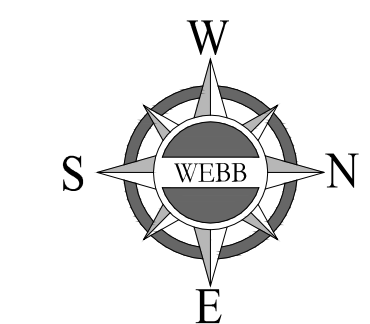
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 04, 1975 AS INSTRUMENT NO. 1873, IN BOOK 11335, PAGE 31 OF OFFICIAL RECORDS, TO BE QUITCLAIMED.
- AN EASEMENT IN FAVOR OF PLASTIC AND REALTY PROPERTIES COMPANY FOR PIPELINES, MAINS AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1974 AS INSTRUMENT NO. 1304, IN BOOK 11288, PAGE 672 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED APRIL 02, 1985 AS INSTRUMENT NO. 1825-154949 OF OFFICIAL RECORDS, TO BE QUITCLAIMED.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ON AND OVER THE WESTERLY 20 FEET OF PARCEL 2 OF PARCEL MAP NO. 84-751, IN THE CITY OF ORANGE AS SHOWN ON A MAP FILED IN BOOK 144, PAGES 5 AND 6 OF PARCEL MAPS, AS SET FORTH IN THAT CERTAIN DEED AND GRANT OF EASEMENT RECORDED APRIL 05, 1985 AS INSTRUMENT NO. 85-121284 OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE.
- A NON-EXCLUSIVE EASEMENT FOR THE PLACEMENT AND INSTALLATION OF UTILITIES ON, IN AND OVER THE WESTERLY 10 FEET OF PARCEL 2 OF PARCEL MAP 84-751, IN THE CITY OF ORANGE AS SHOWN ON A MAP FILED IN BOOK 144, PAGES 5 AND 6 OF PARCEL MAPS, AS SET FORTH IN THAT CERTAIN DEED AND GRANT OF EASEMENT RECORDED APRIL 05, 1985 AS INSTRUMENT NO. 85-121284 OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE.

LEGEND

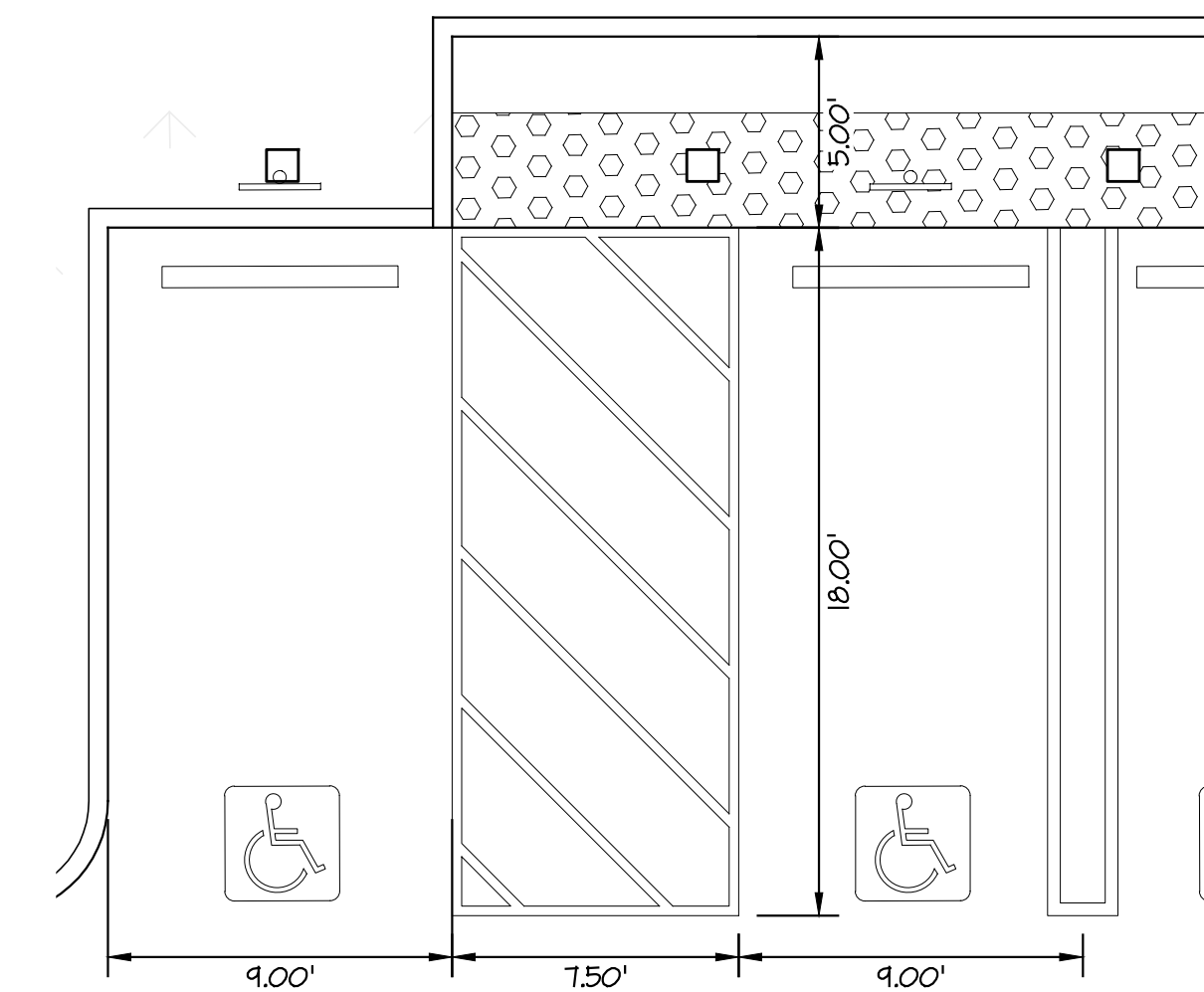
EXISTING LANDSCAPED AREA







NOTE:


EXISTING BUILDING, SURROUNDING ON-SITE IMPROVEMENTS, AND UNDERGROUND UTILITIES TO BE DEMOLISHED.

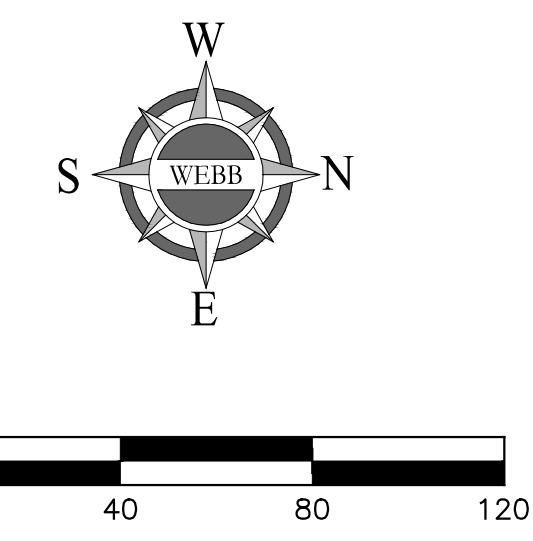
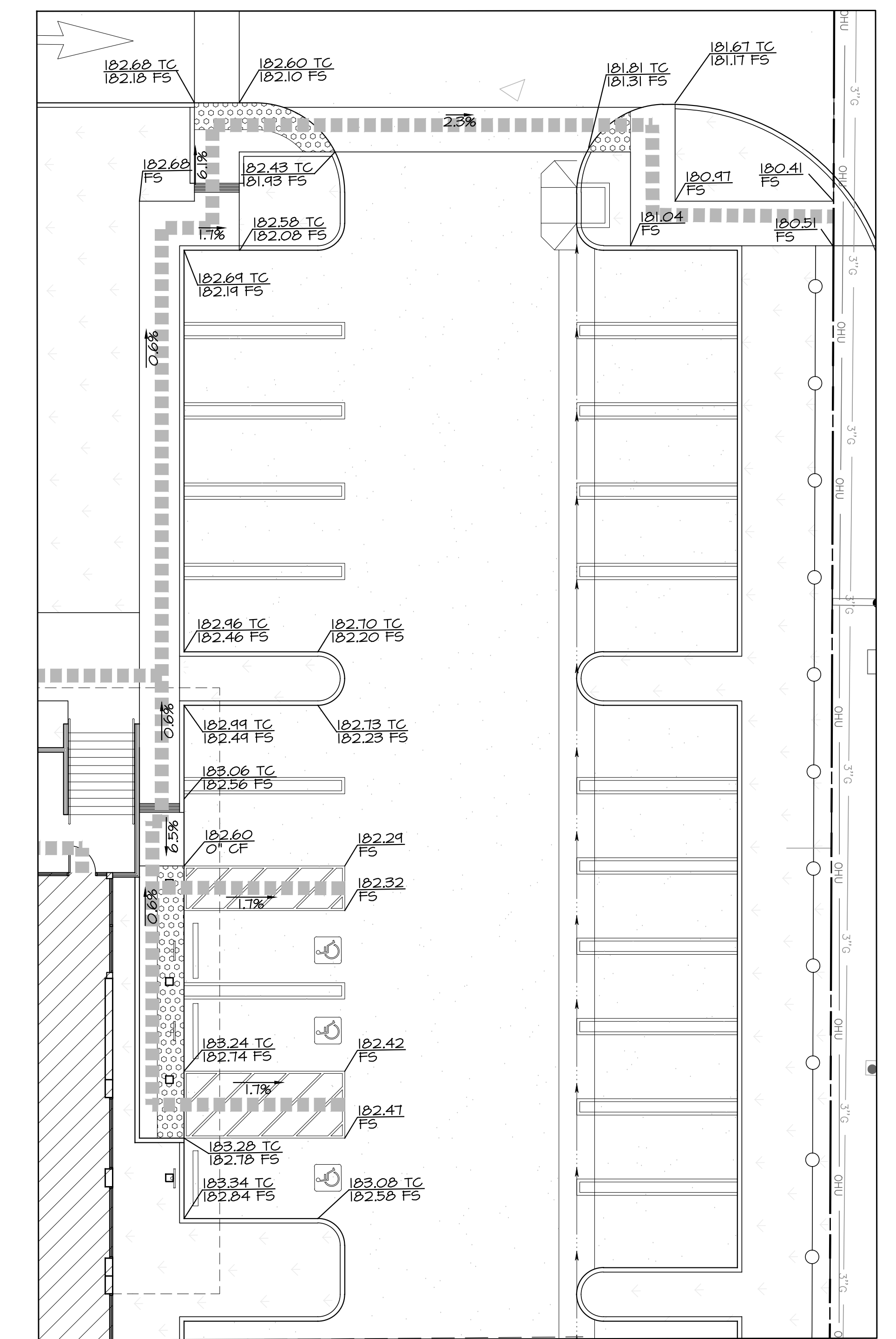
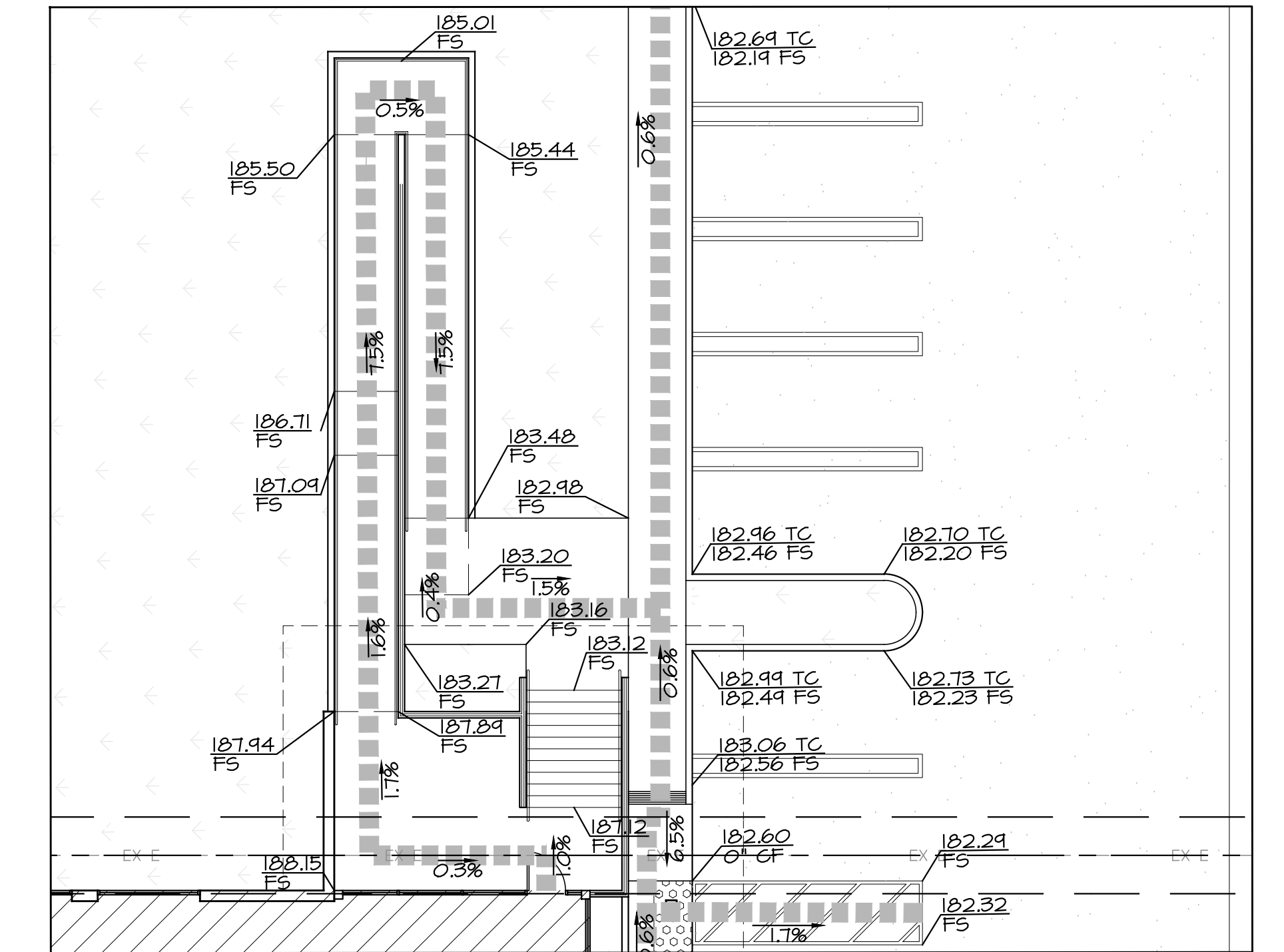
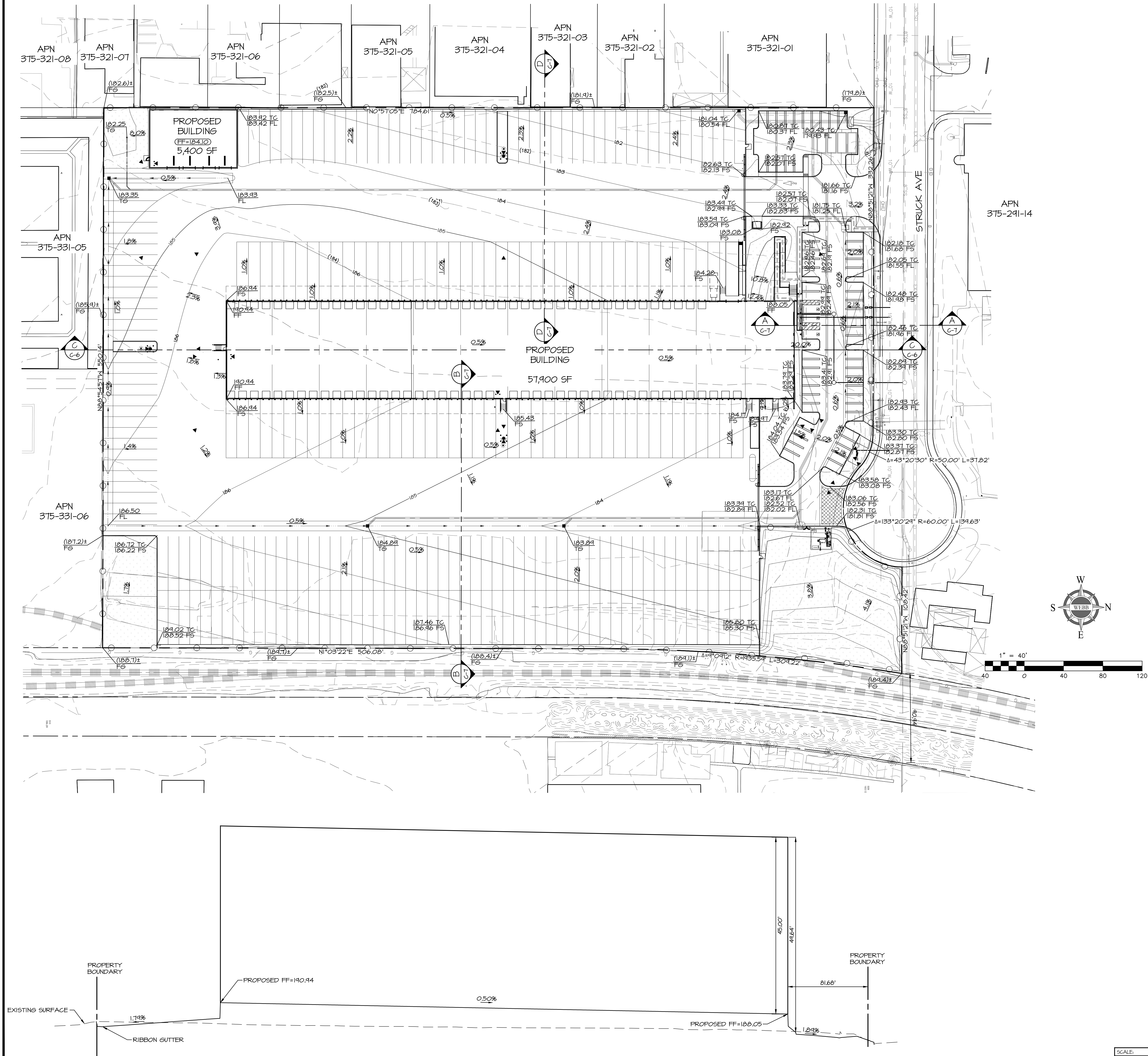


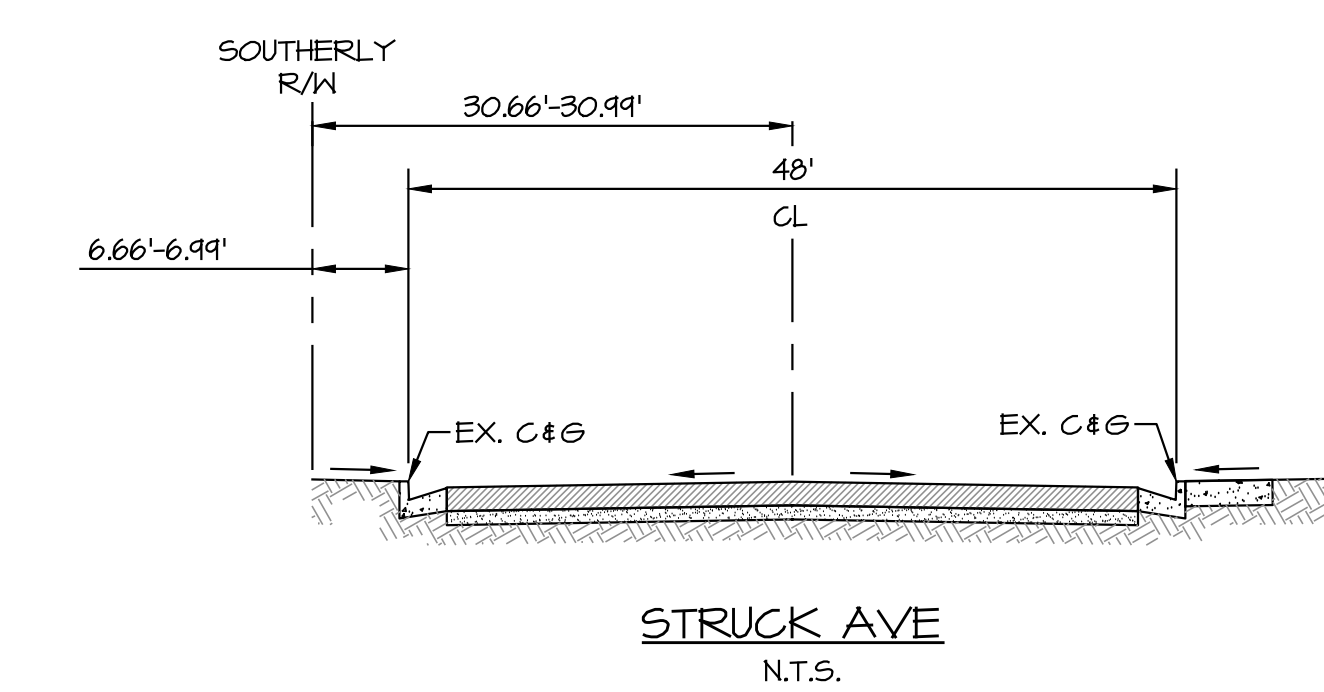
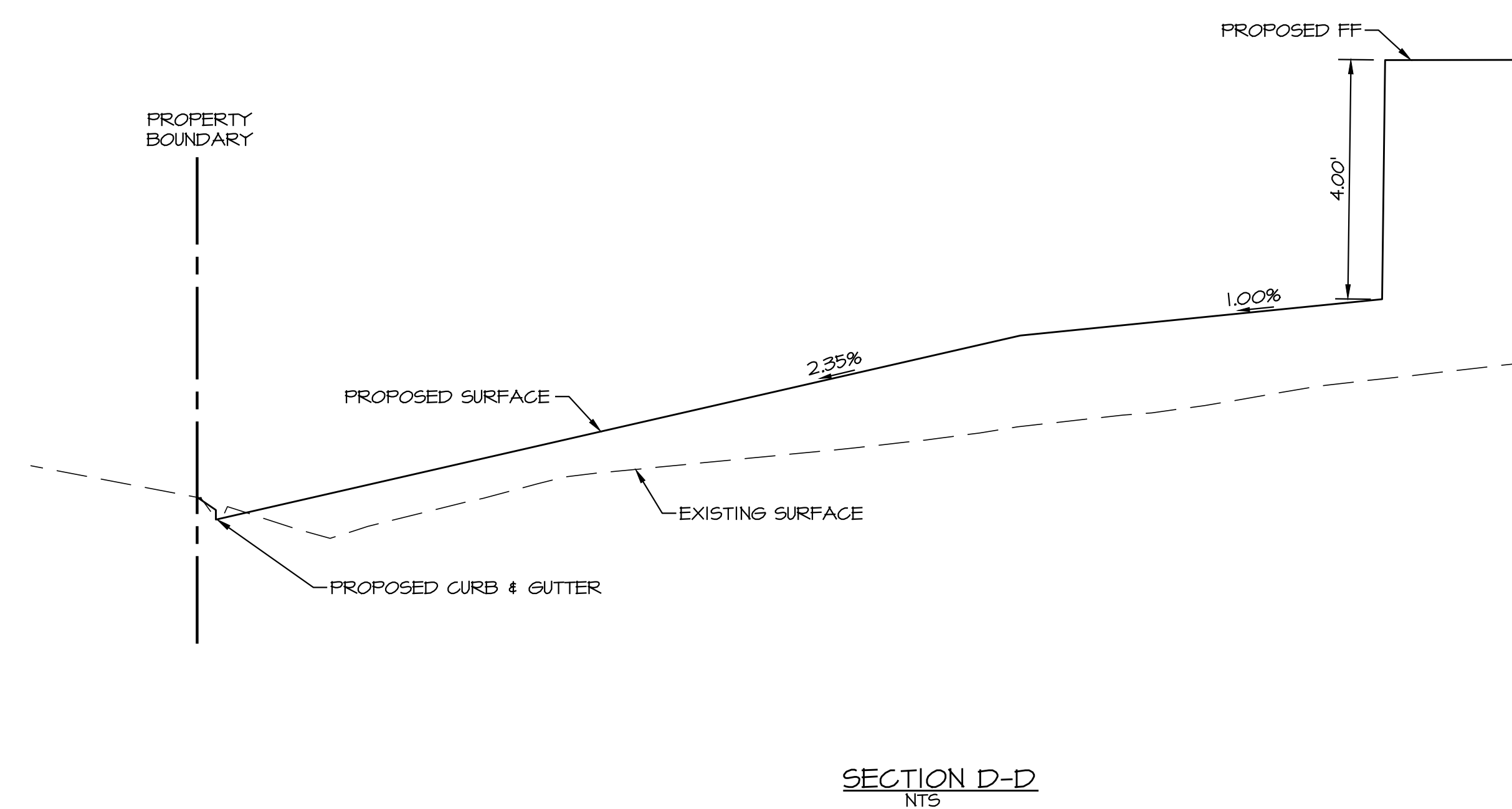
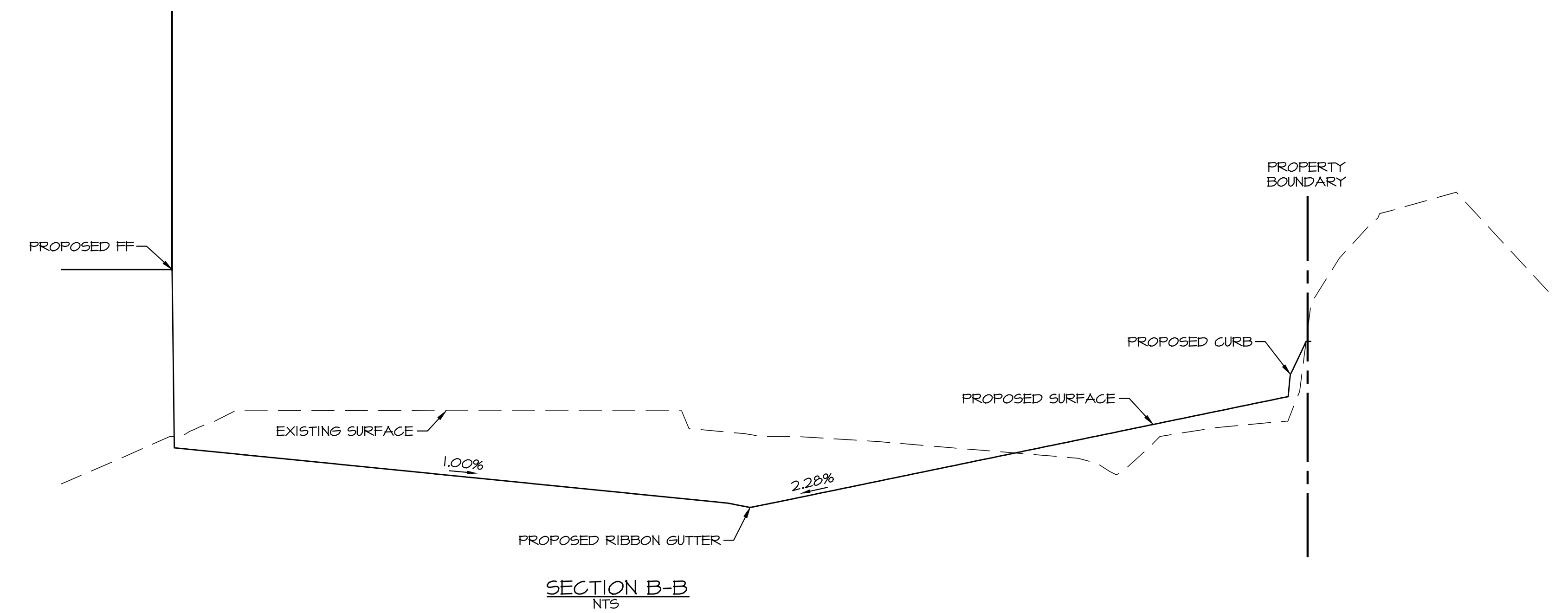
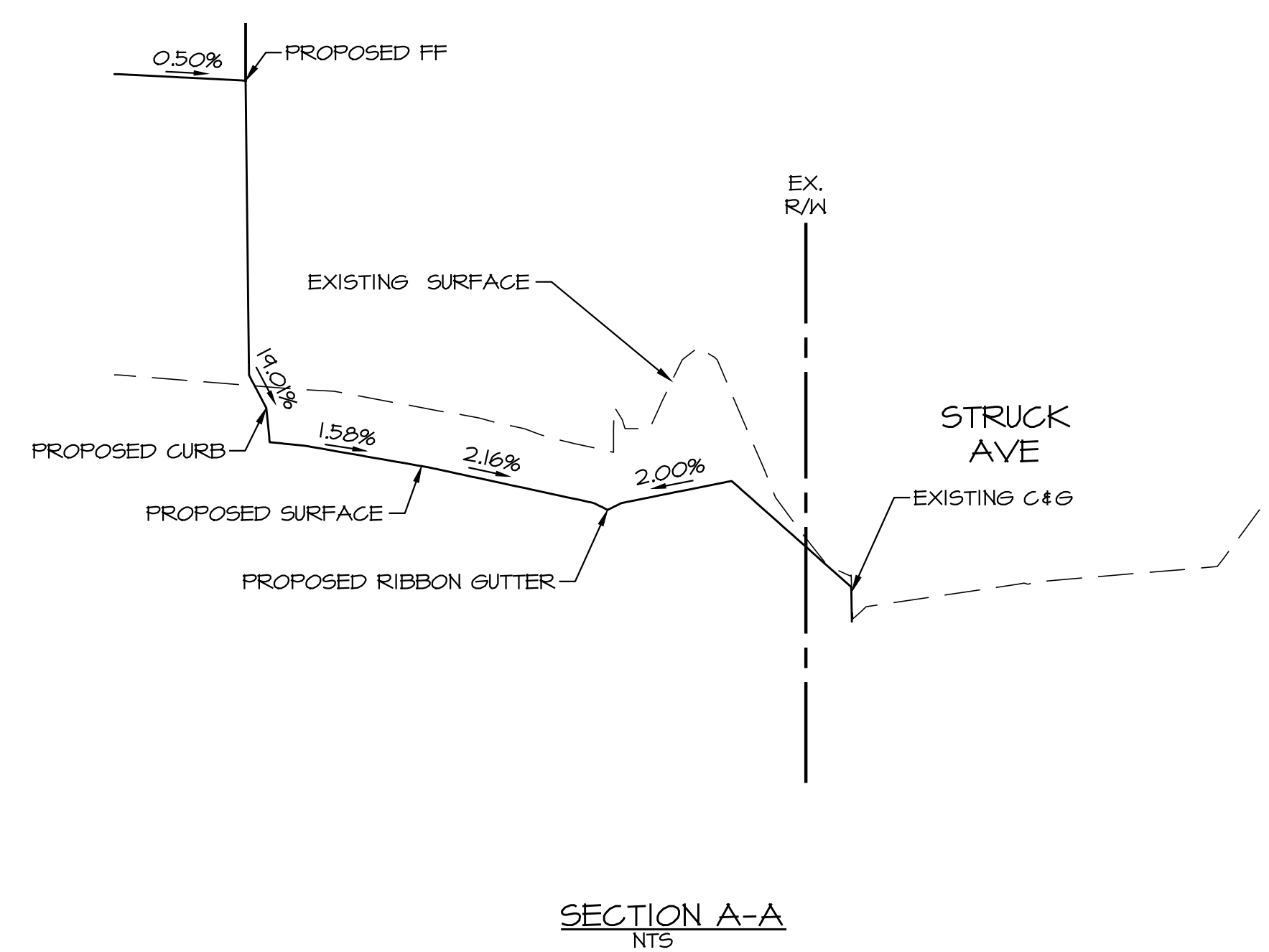
REVISIONS				DATE	BY	DATE	BY	SCALE: 1" = 40'	DATE: 2/2/2021	DESIGNED: BP	CHECKED: BJV	PLN CK REF: F.B.	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McCRAV STREET RIVERSIDE, CA 92506 PH. (951) 686-1070 FAX (951) 788-1256	LAND USE PROJECT APPLICATION EXISTING SITE PLAN 534 W. STRUCK AVENUE	W.O. 2020-0011 SHEET C-4 OF 10 SHEETS DWG. NO.
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 PROPOSED LANDSCAPE AREA
 PROPOSED HEAVY DUTY CONCRETE
 PROPOSED LIGHT DUTY CONCRETE
 ACCESSIBLE PATH OF TRAVEL
 FIRE ACCESS ROAD (20' MINIMUM)
 FIRE ACCESS TURNING RADIUS

			SCALE: 1" = 40'	 WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 MCCRAY STREET RIVERSIDE, CA 92506 PH. (951) 686-1070 FAX (951) 788-1256	LAND USE PROJECT APPLICATION PROPOSED SITE PLAN	W.D. 2020-0011	
			DATE: 2/2/2021				SHEET C-5	
			DESIGNED: EP				OF 10 SHEETS	
			CHECKED: BJN					
REVISIONS			DATE	BY	PLN OK REF:	PLOT DATE: 2-Feb-21	534 STRUCK AVENUE	DWG. NO.





SCALE: N/A	<div>ALBERT A. WEBB ASSOCIATES</div> <div>ENGINEERING CONSULTANTS 3758 MCCRAY STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX. (951) 788-1256</div>	LAND USE PROJECT APPLICATION CROSS-SECTIONS	W.O. 2020-0017	
DATE: 2/22/2021			SHEET	
DESIGNED: EP			C-7	
CHECKED: BJV				OF 10 SHEETS
PLAN (K. REF.)				DWG. NO.
PLOT DATE: 2-Feb-21	534 W. STRUCK AVENUE			

IN THE CITY OF ORANGE, STATE OF CALIFORNIA
MAJOR SITE PLAN REVIEW NO. 1039-21
DESIGN REVIEW NO. 5028-21
CONDITIONAL USE PERMIT NO. 3137-21
APN 375-331-04
CONCEPTUAL FIRE PROTECTION PLAN

ORANGE CITY FIRE DEPARTMENT NOTES

GENERAL REQUIREMENTS

- FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G. ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OFD FIRE MASTER PLAN.
- PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 60,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
- ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY.
- ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC.
- APPROVED ACCESS ALTERNATIVES SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
- VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
- DUMPSTERS AND TRASH CONTAINERS LARGER THAN 15 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
- ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADIUS, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OFD.
- APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN RELATED PORTIONS OF THE 2016 CFC AND 2016 CFC AND ORANGE MUNICIPAL CODE. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION. PROJECT-SPECIFIC REQUIREMENTS (INCLUDE ONLY THOSE NOTES THAT ARE APPLICABLE TO THE PROJECT AS DESIGNED; SOME NOTES MAY NEED TO BE MODIFIED TO ADDRESS SPECIFIC PROJECT CONDITIONS)
- AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE OFD PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- BUILDINGS USED FOR HIGH-PILED STORAGE SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF MATERIALS WILL BE STORED HIGHER THAN 12 FEET FOR LOWER-HAZARD COMMODITIES, OR HIGHER THAN FIVE FEET FOR HIGH-HAZARD COMMODITIES SUCH AS PLASTICS, RUBBER, FLAMMABLE/COMBUSTIBLE LIQUIDS, TIRES, CARPET, ETC.
- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC CHAPTER 4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED. DESIGN OF AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE BASED ON A CURRENT FLOW TEST (WITHIN 12 MONTHS OF THE SUBMITTED DESIGN) WHICH HAS BEEN CONDUCTED PER NFPA 13 REQUIREMENTS AND WITNESSED BY A FIRE DEPARTMENT REPRESENTATIVE AND PER ORANGE MUNICIPAL CODE.
- BUILDINGS CONTAINING INDUSTRIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF REFRIGERANT QUANTITIES EXCEED THRESHOLDS.
- A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- COMPRESSED GAS CYLINDERS AND/OR TANKS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF QUANTITIES EXCEED THRESHOLDS.
- STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE, SPECIAL FIRE PROTECTION AREA, OR WILDLAND-URBAN INTERFACE FIRE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 1A OF THE 2016 CBC AND/OR SECTION 321 OF THE 2016 CFC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.

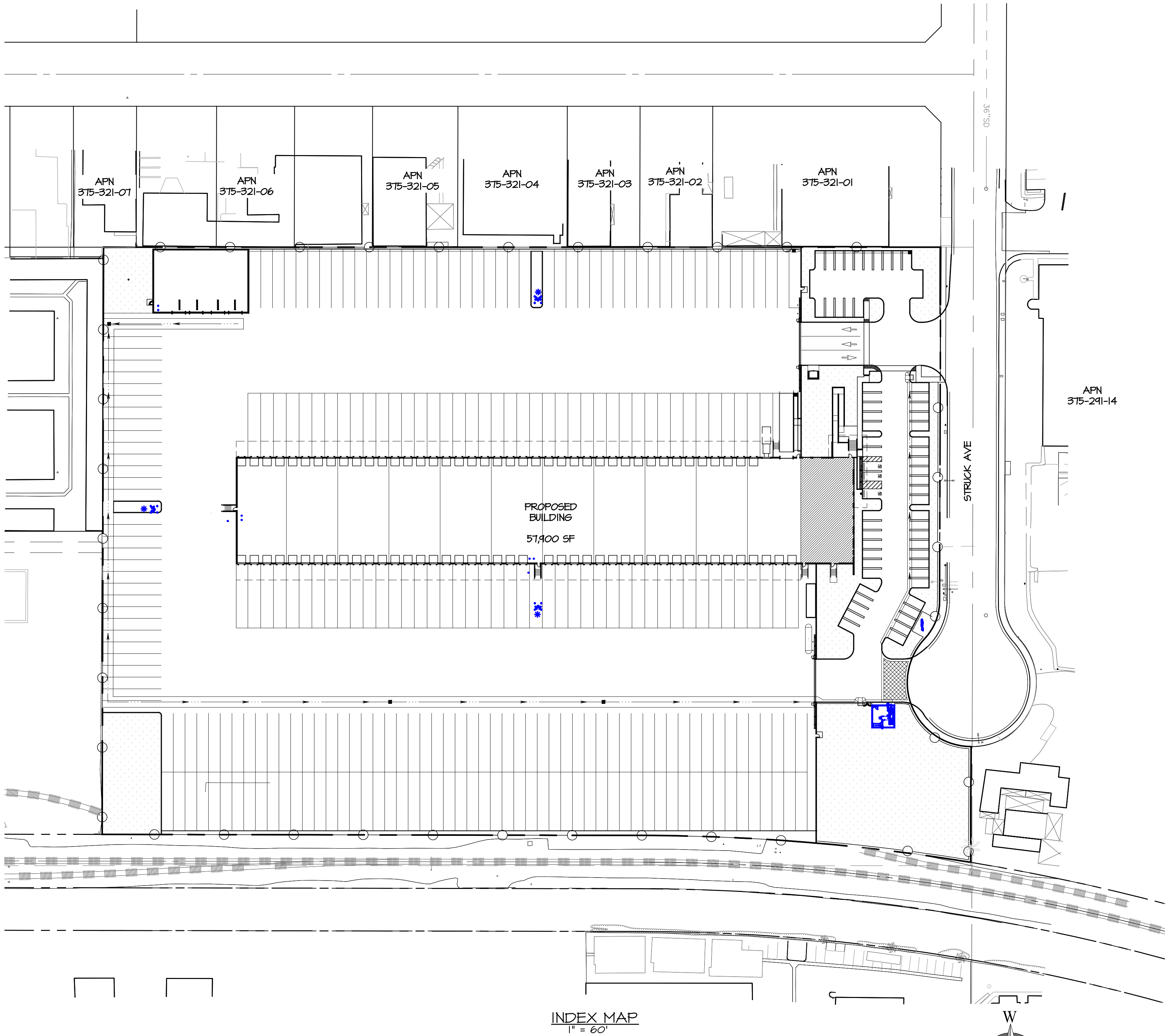
FIRE FLOW TEST

THE FOLLOWING FIRE FLOW TEST INFORMATION WAS OBTAINED:

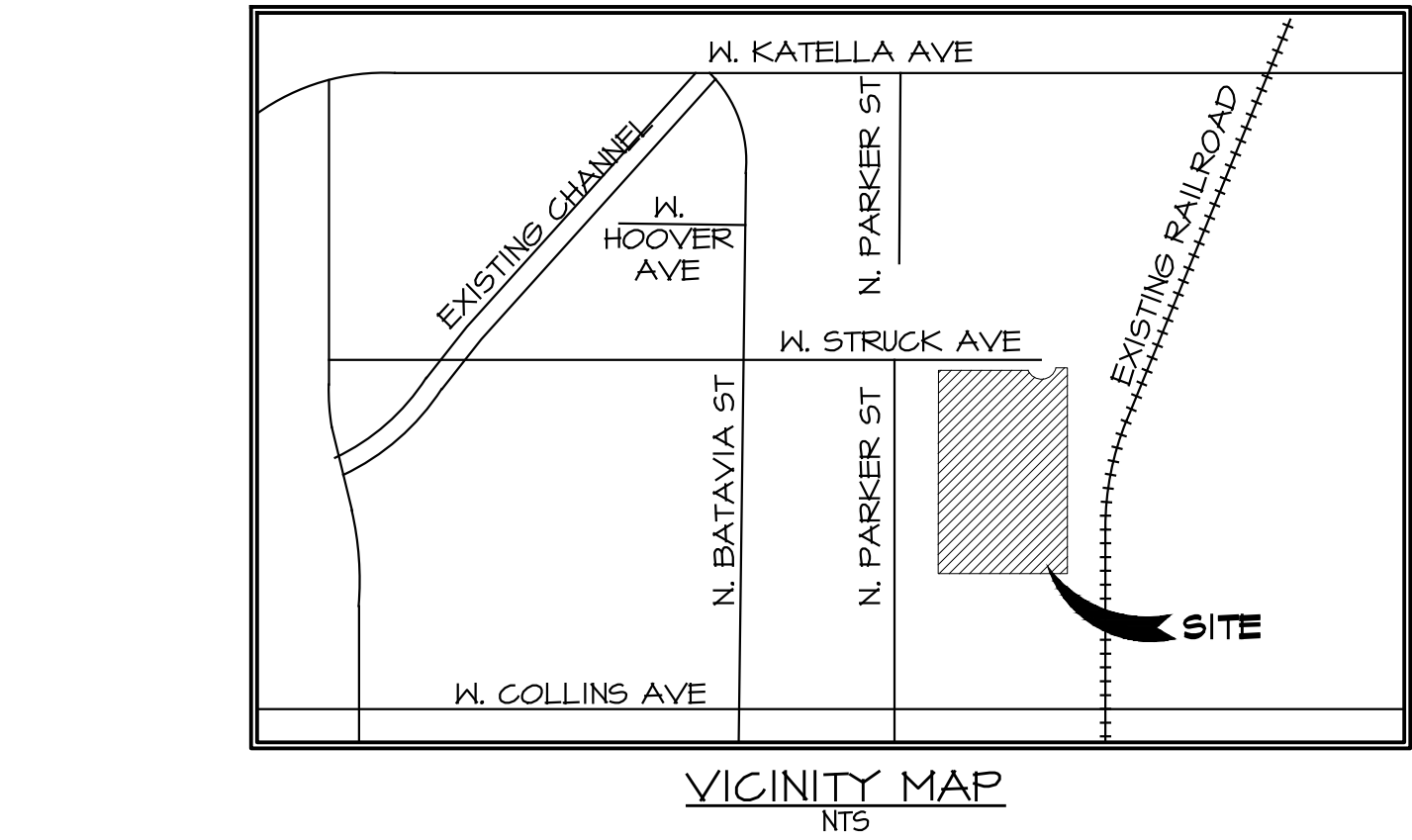
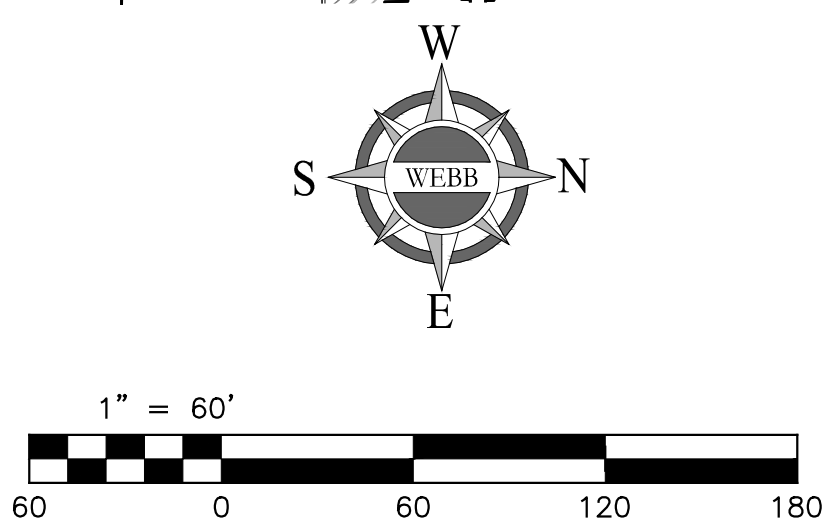
- A FIELD TEST DATED MAY 19, 2020 INDICATED THE WATER SYSTEM IS CAPABLE OF SUPPLYING 1170 GPM AT 20 PSI RESIDUAL PRESSURE ON THE HYDRANT LOCATED AT THE CUL-DE-SAC OF STRUCK AVENUE.

DEFERRED SUBMITTALS

- FIRE SPRINKLER PLAN
- UNDERGROUND FIRE LINE SERVICE
- FIRE SPRINKLER MONITORING/ALARM SYSTEMS
- EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM
- RACK STORAGE
- UNDERGROUND/ABOVEGROUND STORAGE TANKS



INDEX MAP
1" = 60'



APPLICANT/OWNER

PROLOGIS-EXCHANGE ORANGE INDUSTRIAL CTR 6 LLC
11111 CENTER COURT DR. N. SUITE 100
GERRITOS CA, 94023
CONTACT: JOHN CARTER
EMAIL: JCARTER@PROLOGIS.COM
TEL: (562) 345-4921

ARCHITECT

HPA ARCHITECTURE
10831 BARDEEN AVENUE, SUITE 100
IRVINE, CA 92612
CONTACT: JANE CRUZ
EMAIL: JANE@HPAARCH.COM
TEL: (444) 663-1170

SITE ADDRESS

543 N STRUCK AVENUE
ORANGE, CA 92667

SCOPE OF WORK

PROPOSE THE DEMOLITION OF THE EXISTING BUILDING AND IMPROVEMENTS LOCATED AT 543 WEST STRUCK AVENUE IN THE CITY OF ORANGE TO DEVELOP A 51,400 SF STANDALONE BUILDING AND SURROUNDING IMPROVEMENTS.

UTILITIES

WATER ORANGE COUNTY WATER DISTRICT
SEWER ORANGE COUNTY WATER DISTRICT
GAS SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC SOUTHERN CALIFORNIA EDISON
TELEPHONE VERIZON/SPECTRUM
TELEVISION INDIVIDUAL RECEPTION

LAND USE

EXISTING LAND USE: LIGHT INDUSTRIAL
EXISTING ZONING: M-2 INDUSTRIAL
PROPOSED LAND USE: LIGHT INDUSTRIAL
PROPOSED ZONING: M-2 INDUSTRIAL

EXISTING BUILDING

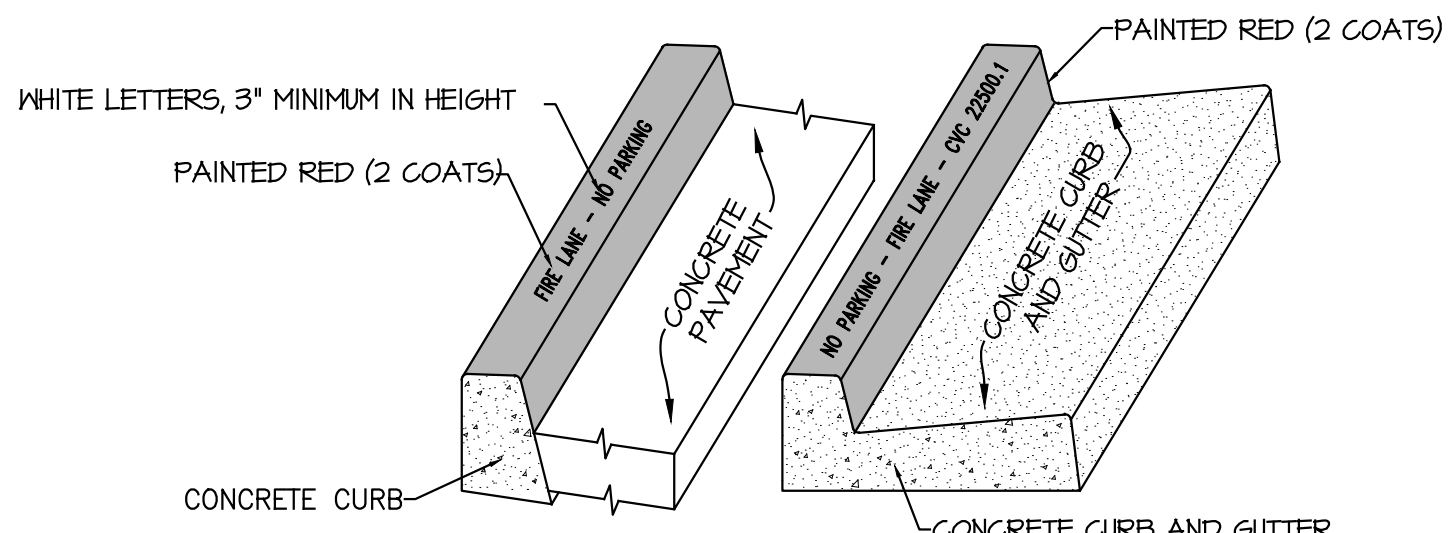
BUILDING AREA: 40,000 SF

PROPOSED BUILDING

BUILDING AREA: 51,400 SF

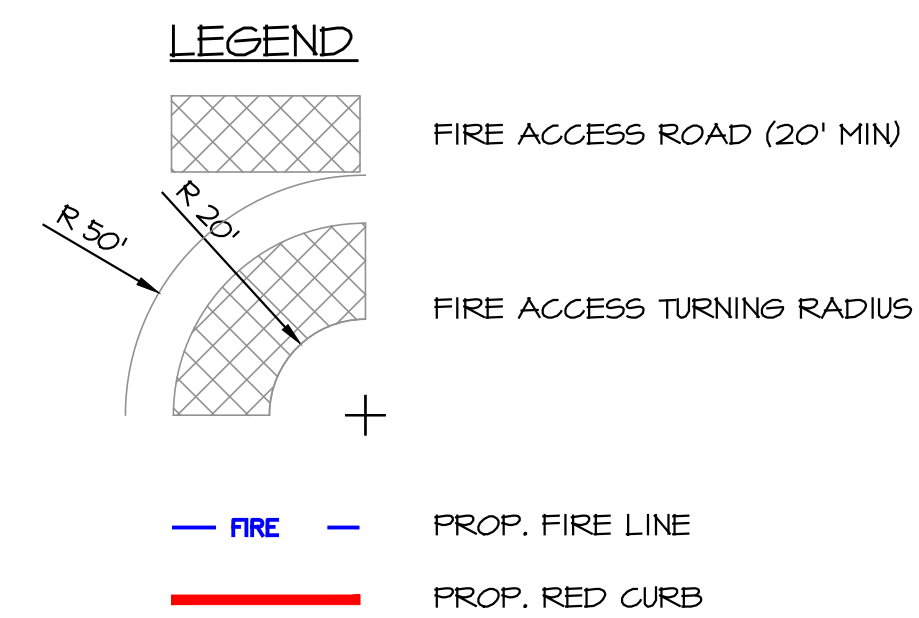
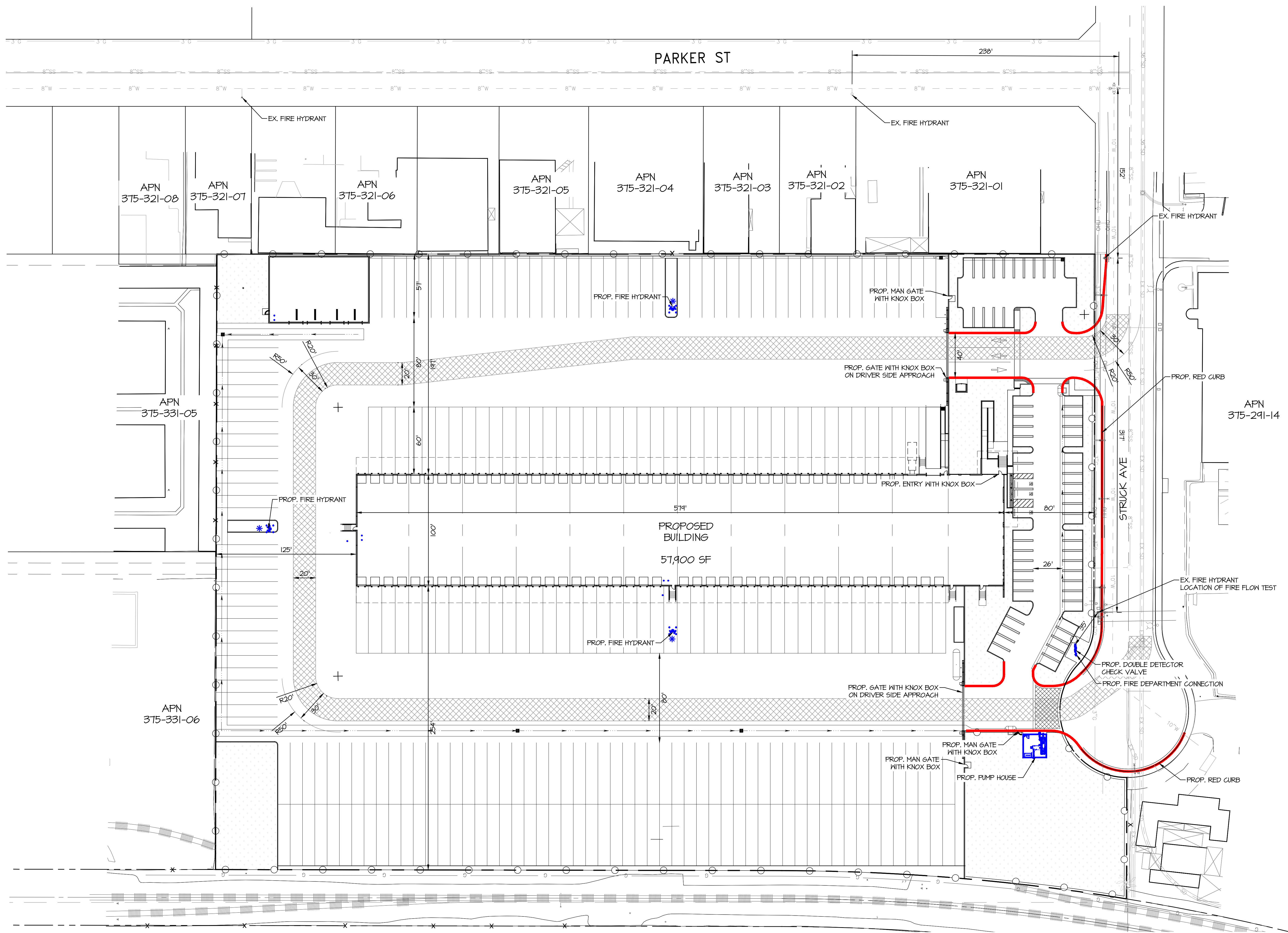
BUILDING DATA

SITE ADDRESS: 543 N STRUCK AVENUE, ORANGE, CA 92667
PROPOSED BUILDING AREA: 51,400 SF
OCCUPANCY: LOW HAZARD STORAGE/BUSINESS
CONSTRUCTION TYPE: III-B
MAX. BUILDING HEIGHT: 45'
SPRINKLER TYPE: NFPA 13
REQUIRED FIRE FLOW REQUIREMENTS: 2500 GPM AT 20 PSI FOR 4 HOURS



PAINTED RED CURB DETAIL

SCALE: N/A		ALBERT A. WEBB ASSOCIATES		ENGINEERING CONSULTANTS		LAND USE PROJECT APPLICATION		W.D. 2020-0011	
DATE: 4/16/2020		DESIGNED: RH		CHECKED: BJV		TITLE SHEET		SHEET F-1	
PLN CK REF: F.B.		PLOT DATE: 2-Feb-21		534 N. STRUCK AVENUE		OF 10 SHEETS		DWG. NO.	
REVISIONS		DATE		BY					



FIRE HYDRANT FLOW DATA

Project Address: **534 W. Struck Ave**
Date of Water Flow Test: **May 19, 2020**
Location of Water Flow Test: **Struck Ave**
Static Pressure: **90**
Residual Pressure: **80**
G. P. M. Flow Observed: **2,717 G.P.M.**
G. P. M. Flow Calculated @ 20 P.S.I.: **7,770 G.P.M.**

Outlet	Static	Res.	Pitot	G.P.M.
2.5"	90 P.S.I.	84 P.S.I.	30 P.S.I.	919 G.P.M.
Both	90 P.S.I.	76 P.S.I.	10 & 25 P.S.I.	2,678 G.P.M.
4"	90 P.S.I.	80 P.S.I.	40 P.S.I.	2,717 G.P.M.

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE.

By: **Geovanni Franco**

Title: **Engineering Asst.**

Witnessed By: **Robert Resurre - Fire Safety Specialist**

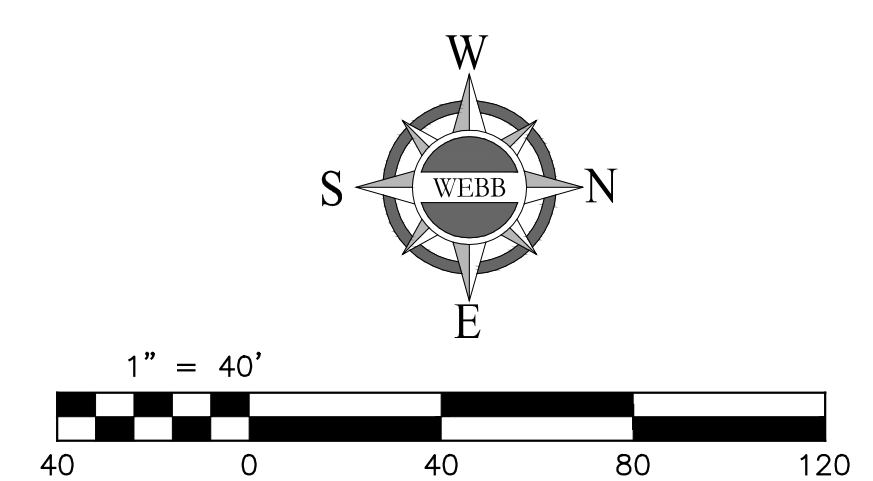
Date: **5/19/20**

Comments:

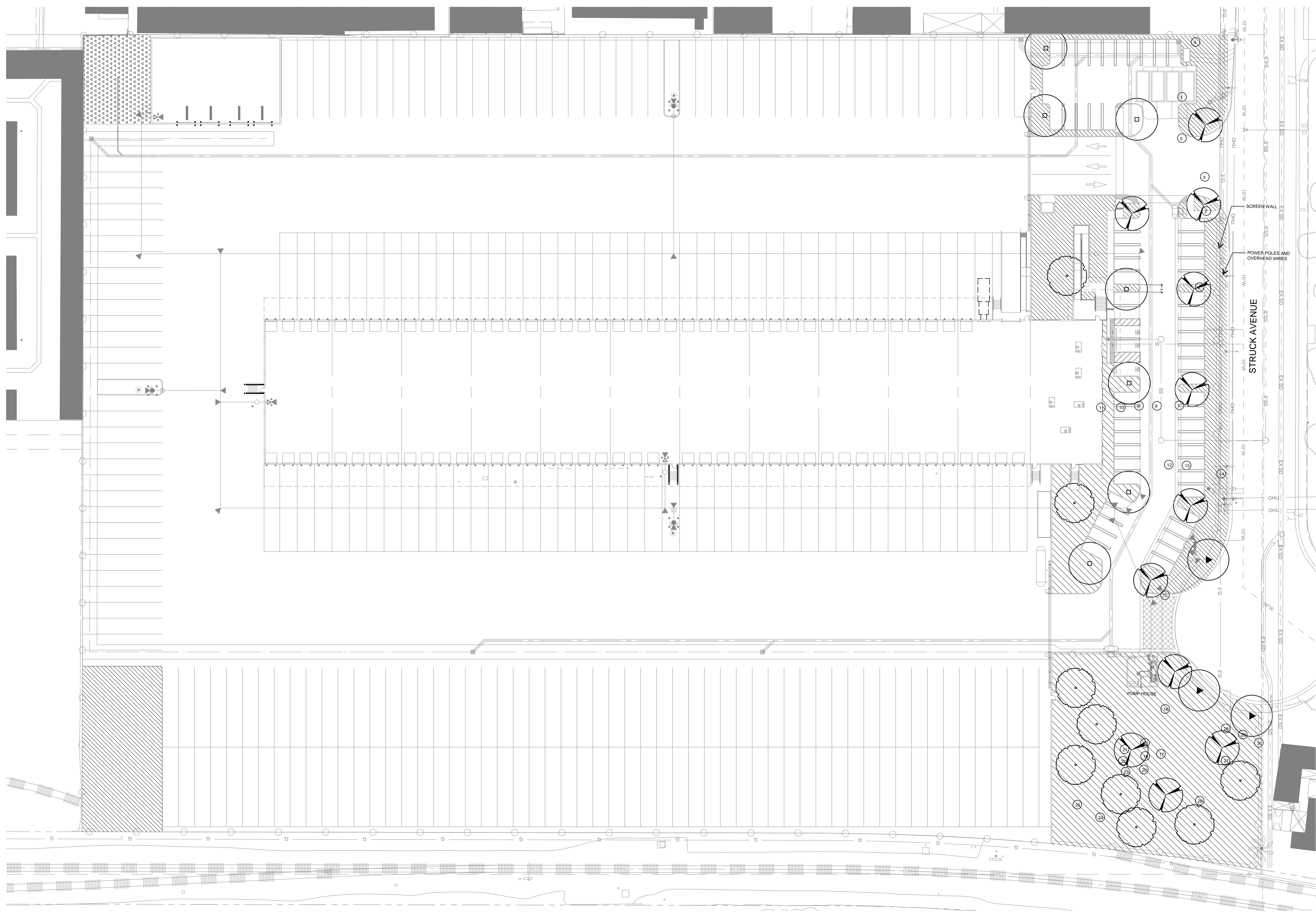
615 S. Oaks Ave. Ontario, CA 91762 (909) 460-2510 (909) 460-2511 fax (909) 460-2513

NOTE

- THE FIRE DEPARTMENT CONNECTION SHALL NOT BE AFFIXED TO THE BUILDING.
- THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED AT LEAST 40 FEET AWAY FROM THE BUILDING.
- THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING.
- THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 40 FEET OF A HYDRANT ON THE SAME SIDE OF THE STREET AS THE HYDRANT.
- THE FIRE DEPARTMENT CONNECTION SHALL NOT PROVIDE PRESSURE TO AN ON-SITE HYDRANTS.
- THE LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE APPROVED BY THE FIRE DEPARTMENT.
- KEY BOXES AND KEY SWITCHES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - MAIN ENTRY TO BUILDINGS
 - DOORS AND PEDESTRIAN GATES AS IDENTIFIED BY THE FIRE DEPARTMENT
 - VEHICULAR GATES ON DRIVE SIDE APPROACH



				SCALE: 1" = 40'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McCRAV STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256	LAND USE PROJECT APPLICATION CONCEPTUAL FIRE PLAN	W.O. 2020-0017
			DATE: 2/2/2021					SHEET F-2
			DESIGNED: EP					OF 10 SHEETS
			CHECKED: BJV					
REVISIONS		DATE	BY	PLN CK REF:	PLOT DATE: 2-Feb-21	534 W. STRUCK AVENUE		DWG. NO.



PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Cinnamomum camphora Camphor Tree	24" Box	9	M	Standard
	Pinus canariensis Canary Island Pine	24" Box	3	L	Standard
	Podocarpus gracilior Fern Pine	24" Box	7	L	Standard
	Pyrus kawakami Ornamental Pear	36" Box 24" Box	4 7	L	Standard

SHRUBS				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	SPACING
	Acca sellowiana Pineapple Guava	5 Gal	L	3' OC
	Bougainvillea spp. Bougainvillea	5 Gal	L	3' OC
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	L	3' OC
	Cistus 'Sunset Pink' Sunset Pink Rockrose	5 Gal	L	3' OC
	Elaeagnus pungens Silverberry	5 Gal	L	4' OC
	Ligustrum l. Texanum Texas Privet	5 Gal	M	3' OC
	Rhaphiolepis l. 'Springtime' Indian Hawthorn	5 Gal	L	3' OC
	Rosmarinus o. 'Tuscan Blue' Rosemary	5 Gal	L	3' OC
	Salvia greggii Autumn Sage	5 Gal	L	3' OC
	Salvia leucantha Mexican Sage	5 Gal	L	4' OC
	Westringia fruticosa Coast Rosemary	5 Gal	L	5' OC

ACCENTS			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS
	Agave 'Blue Flame' Blue Flame Agave	5 Gal	L
	Agave 'Blue Glow' Blue Glow Agave	5 Gal	L
	Agave victoria-reginae Agave	5 Gal	L
	Aloe striata Coral Aloe	1 Gal	L
	Dasylerion wheeleri Desert Spoon	5 Gal	L
	Echeveria 'Ruffles' Ruffles Echeveria	5 Gal	L
	Hesperaloe parviflora Red Yucca	5 Gal	L
	Phormium 'Bronze Baby' New Zealand Flax	5 Gal	L

GROUND COVER			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS
	Hemerocallis hybridus-Yellow Yellow Day Lily	1 Gal	24" O.C.
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.
	Muhlenbergia capillaris Pink Muhly	1 Gal	36" O.C.
	Rosa 'Flower Carpet'-Red Red Flower Carpet Rose	1 Gal	30" O.C.
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.
	Sesleria autumnalis Moor Grass	1 Gal	18" O.C.
	Trachelospermum jasminoides Star Jasmine	1 Gal	24" O.C.

GENERAL NOTES

A LANDSCAPE PLAN FOR ALL PROJECTS THAT INVOLVE NEW CONSTRUCTION OR BUILDING ADDITIONS MUST BE SUBMITTED FOR REVIEW AND APPROVAL (FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL PROJECTS, OVER 5,000 SQUARE FEET), IF YOUR PROJECT REQUIRES A WATER QUALITY MANAGEMENT PLAN (WQMP), PLEASE ENSURE YOUR LANDSCAPE ARCHITECT AND CIVIL ENGINEER COORDINATE PLANS. PLEASE CONTACT CITY'S SENIOR LANDSCAPE COORDINATOR IN THE COMMUNITY SERVICES DEPARTMENT AT (714) 532-6464 FOR FURTHER INFORMATION.

LANDSCAPE WAS INCLUDED TO CONTROL ACCESS TO GRAFFITI PRONE WALLS. GRAFFITI RESISTANT SURFACES AND LANDSCAPING FOR EASY MAINTENANCE. WATER DIVISION SHALL APPROVE THE TYPE AND LOCATION OF LANDSCAPING AND FIRE SERVICE (BACKFLOW PREVENTION) DEVICE FOR PROPOSED CITY SERVICES.

PRIOR TO CITY APPROVAL OF LANDSCAPE PLANS, THE APPLICANT SHALL REVIEW THE APPROVED WATER QUALITY MANAGEMENT PLAN AND ENSURE THE PROPOSED LANDSCAPE PLANS ARE CONSISTENT WITH THE PROJECT GRADING PLANS. THE PLANS MUST SHOW ANY PROPOSED STORM WATER TREATMENT BEST MANAGEMENT PRACTICES SUCH AS BIORETENTION PLANTERS, DRYWELLS, PERMEABLE PAVERS, OR ANY OTHER PROPOSED SURFACE WATER QUALITY BMPs.

ALL ABOVE GROUND EQUIPMENT IS TO BE SUFFICIENTLY SCREENED BY PLANT MATERIAL.

ALL PARKING VISIBLE TO PUBLIC SHALL BE SCREENED WITH 3' HIGH 5 GALLON SHRUBS AT 3' OC.

EXISTING TREES - all existing trees are to be removed due to proposed site conditions

#	Species	Trunk Diameter	Condition	#	Species	Trunk Diameter	Condition
1	Eucalyptus citriodora	3.5'	Healthy	26	Sayrus romanzoffiana	15'	Healthy
2	Eucalyptus citriodora	3.5'	Healthy	27	Eucalyptus citriodora	3.5'	Healthy
3	Eucalyptus citriodora	3.5'	Healthy	28	Psidium guajava	10"	Healthy
4	Eucalyptus citriodora	3.5'	Healthy	29	Psidium guajava	10"	Healthy
5	Washingtonia robusta	40 bt	Healthy	30	Fraxinus spp	1.5'	Unhealthy
6	Avacado	2'	Healthy				
7	Cupaniopsis anacardioides	1.5'	Healthy				
8	Cupaniopsis anacardioides	1.5'	Healthy				
9	Cupaniopsis anacardioides	1.5'	Healthy				
10	Cupaniopsis anacardioides	1.5'	Healthy				
11	Cupaniopsis anacardioides	1.5'	Healthy				
12	Cupaniopsis anacardioides	1.5'	Healthy				
13	Cupaniopsis anacardioides	1.5'	Healthy				
14	Eriobotrya japonica	1.5'	Healthy				
15	Olea europaea	2.5'	Unhealthy				
16	Fraxinus spp	1.5'	Healthy				
17	Fraxinus spp	1.5'	Healthy				
18-23	Archontophoenix cunninghamiana	15'	Healthy				
24	Cupaniopsis anacardioides	1.5'	Healthy				
25	Archontophoenix cunninghamiana	15'	Healthy				

534 W Struck Avenue

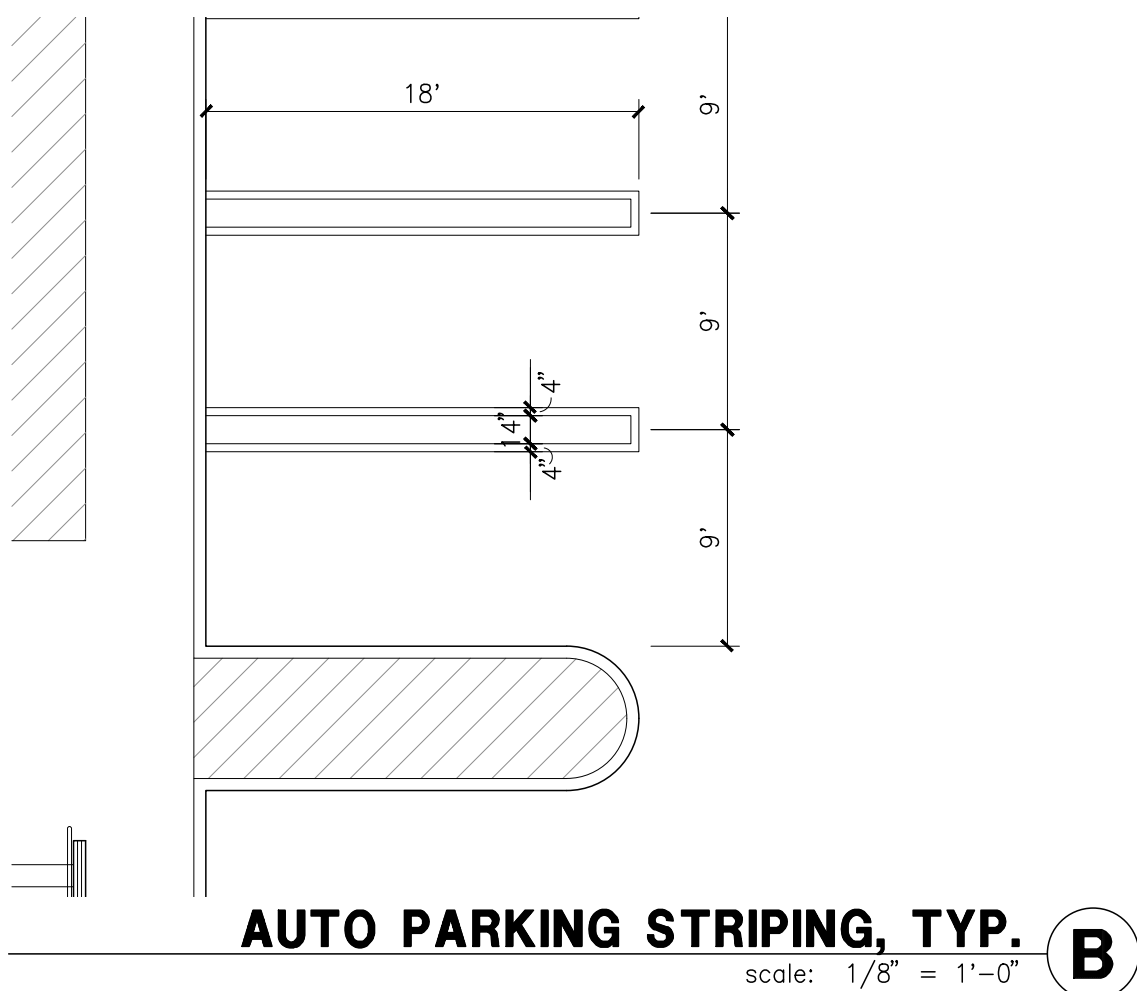
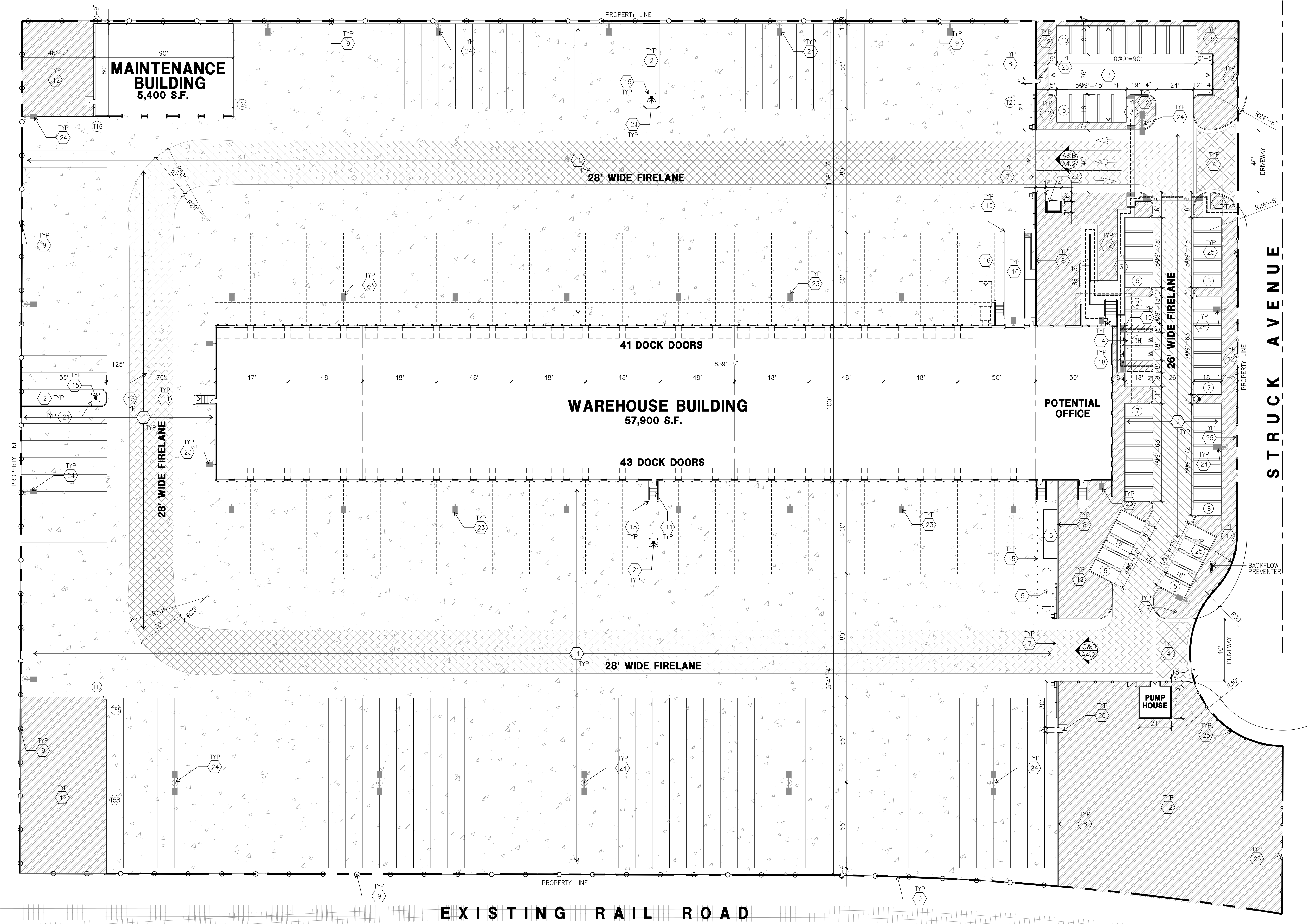
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05.21.20 05.05.21
06.22.20 08.05.21
08.20.20

Prologis
City of Orange, California



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408



PROJECT INFORMATION

Project Address 534 W. STRUCK STREET
CERRITOS, CA 90703
PHONE: 562.345.9237
CONTACT: JOHN CARTER

Assessors Parcel Number 375-331-04

Property Owner/Applicant

PROLOGIS
17777 CENTER COURT DR N, STE 100
CERRITOS, CA 90703
PHONE: 562.345.9237
CONTACT: JOHN CARTER

Applicant's Representatives

HPA, INC.
18831 BARDEEN AVE. - STE #100
IRVINE, CA 92612
CONTACT: JAIME CRUZ
PHONE: (949)-862-2110

Zoning

M-2

LEGAL DESCRIPTION

SEE CIVIL PLANS

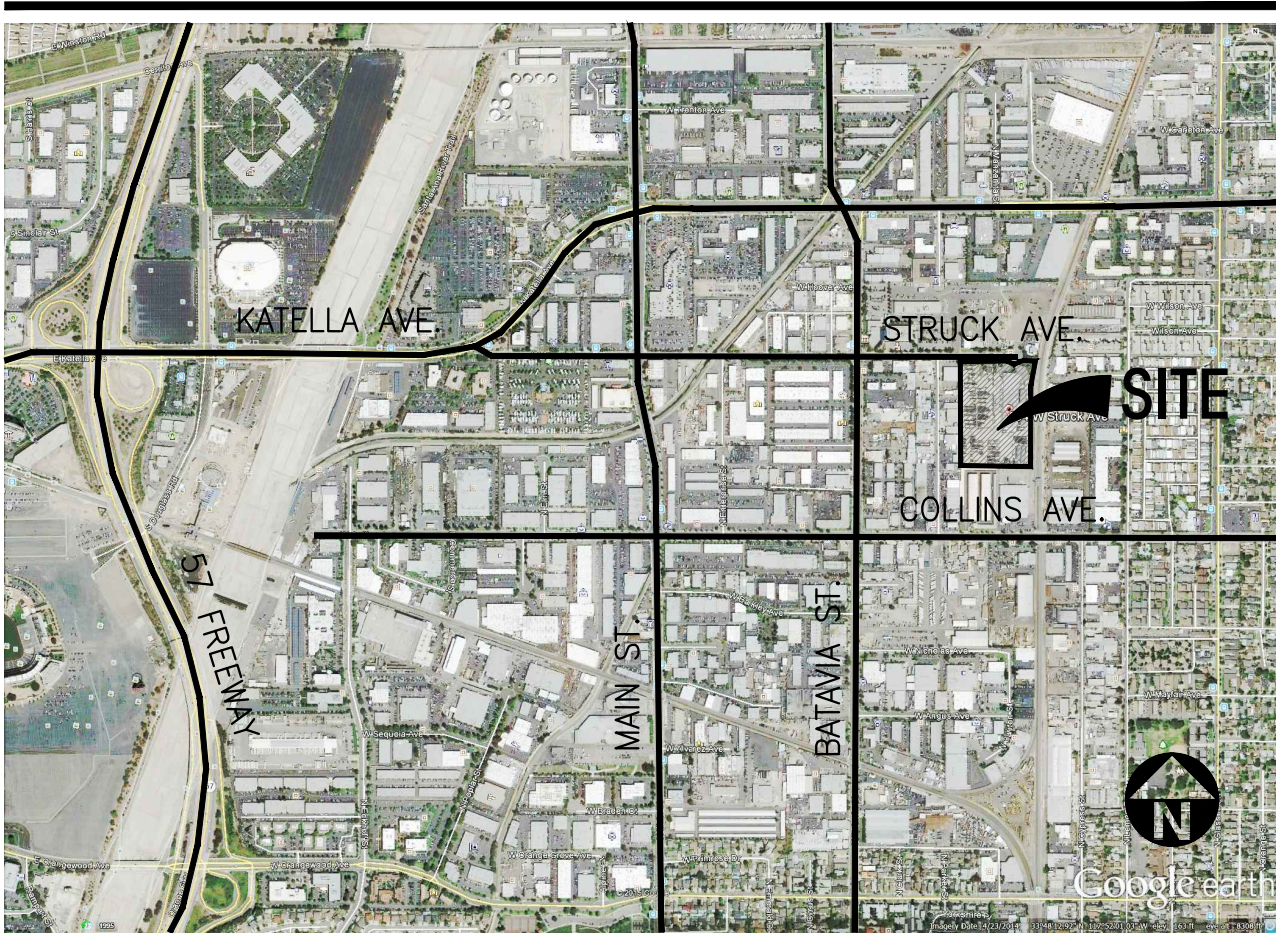
BUILDING USAGE

MAINTENANCE BUILDING USAGE CONSISTS OF SERVICING OF TENANT VEHICLES.

SITE PLAN KEYNOTES

1. CONCRETE PAVING, HEAVY DUTY. SEE "C" DRAWINGS.
2. CONCRETE PAVING, LIGHT DUTY. SEE "C" DRAWINGS.
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH
4. DRIVEWAY APRONS TO BE CONSTRUCTED
5. APPROXIMATE LOCATION OF PROPANE GAS TANK.
6. APPROXIMATE LOCATION OF GENERATOR. CONTRACTOR TO VERIFY WITH S.C.E.
7. PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
8. 8" HIGH CONCRETE TILT-UP SCREEN WALL.
9. 8" HIGH TUBE METAL FENCE.
10. CONCRETE RAMP W/ 42" HIGH CONCRETE WALL.
11. EXTERIOR CONCRETE STAIR.
12. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
13. SMOKING AREA.
14. PRE-CAST CONCRETE WHEEL STOP.
15. CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H.
16. TRASH COMPACTOR.
17. ACCESSIBLE ENTRY SIGN.
18. ACCESSIBLE PARKING STALL SIGN.
19. TRUNCATED DOME.
20. MWS BOX. SEE "C" DWGS.
21. FIRE HYDRANT.
22. TRASH ENCLOSURE, 6" HIGH CONCRETE WALLS WITH SELF-LATCHING OPAQUE METAL GATES, PER CITY REQUIREMENTS.
23. WALL MOUNTED LIGHT FIXTURE.
24. EXTERIOR PARKING LIGHT POLE.
25. 8" HIGH TUBE STEEL FENCE PER CITY REQUIREMENTS.
26. 7" HIGH TUBE METAL MAN GATE WITH PANIC HARDWARE.

AERIAL MAP



TABULATION

SITE AREA	
In s.f.	432,780 s.f.
In acres	9.94 ac
BUILDING AREA	
Office	5,000 s.f.
Warehouse	52,900 s.f.
TOTAL	57,900 s.f.
Maintenance Building	5,400 s.f.
TOTAL	63,300 s.f.
COVERAGE	14.6%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	20 stalls
Whse: 1/2,000 s.f.	27 stalls
TOTAL	47 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	59 stalls
Accessible (9' x 18')	2 stalls
Accessible (12' x 18')	1 stalls
TOTAL	62 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	188 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Industrial (M-2)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 45'	
MAXIMUM FLOOR AREA RATIO	
FAR - .75	
SETBACKS	
Struck Ave. - 10'	
Interior side & Rear - 0'	

SITE PLAN GENERAL NOTES

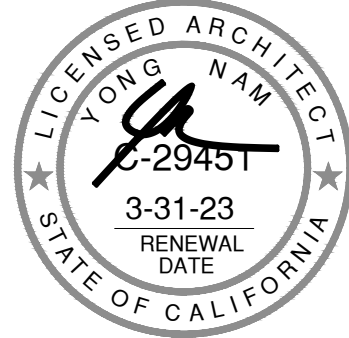
1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: GEOTEK, INC.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

SITE PLAN GENERAL NOTES

- | | |
|--|---|
| CONCRETE PAVING. SEE "C" DWGS. FOR THICKNESS | HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE |
| STANDARD PARKING STALL (9' X 18') | HANDICAP PARKING STALL (VAN) (9' X 18') W/ 7'-6" ACCESSIBLE AISLE |
| LANDSCAPED AREA | PATH OF TRAVEL |
| 28' WIDE FIRELANE | |

HPA
architecture

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Owner:



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Project:

ORANGE
STRUCK ST

534 W. STRUCK STREET
ORANGE, CA

Consultants:

- | | |
|------------------|---|
| Civil: | - |
| Structural: | - |
| Mechanical: | - |
| Plumbing: | - |
| Electrical: | - |
| Landscape: | - |
| Fire Protection: | - |
| Soils Engineer: | - |

Title: Overall site plan

Project Number: 15175

Drawn by: J.C.

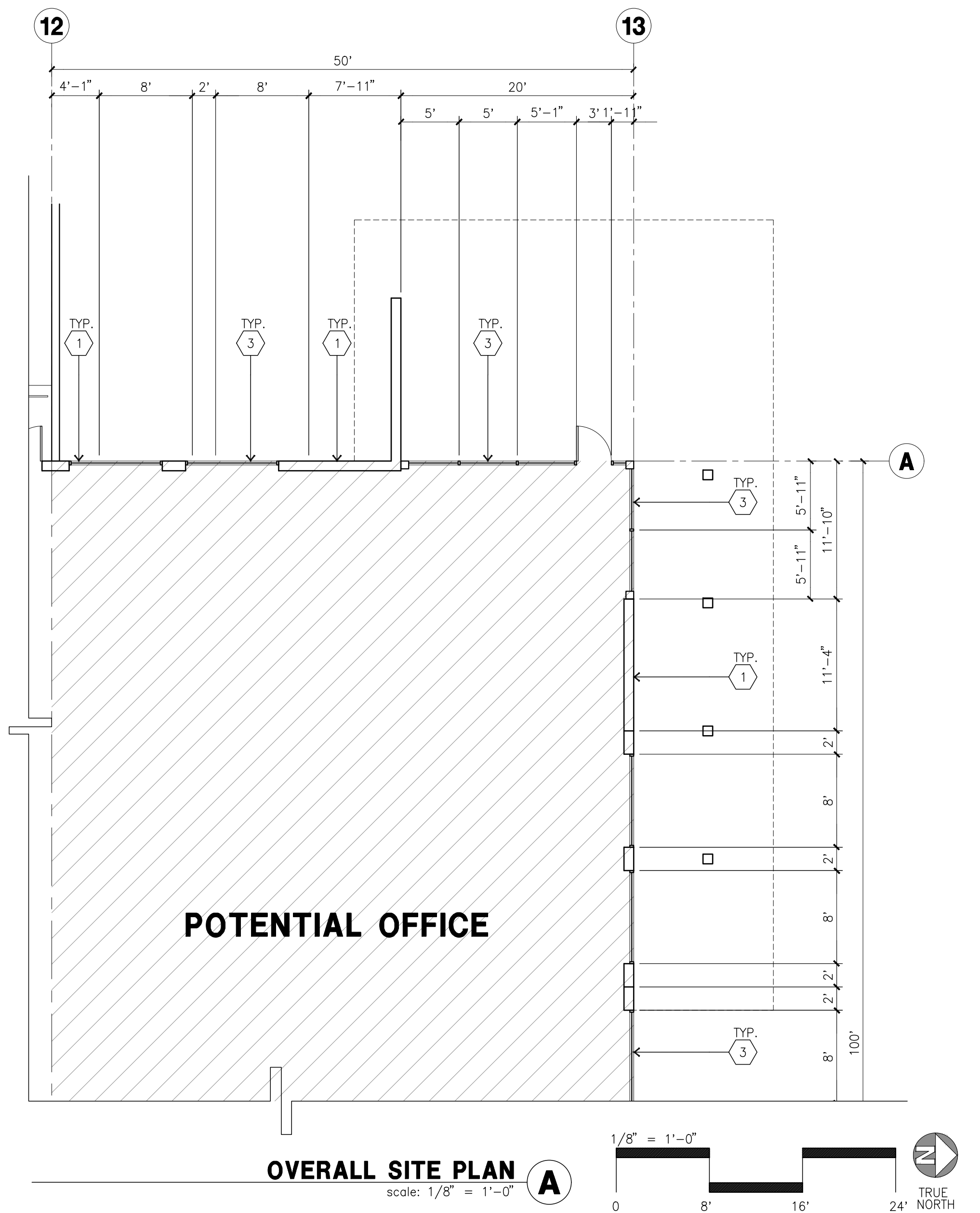
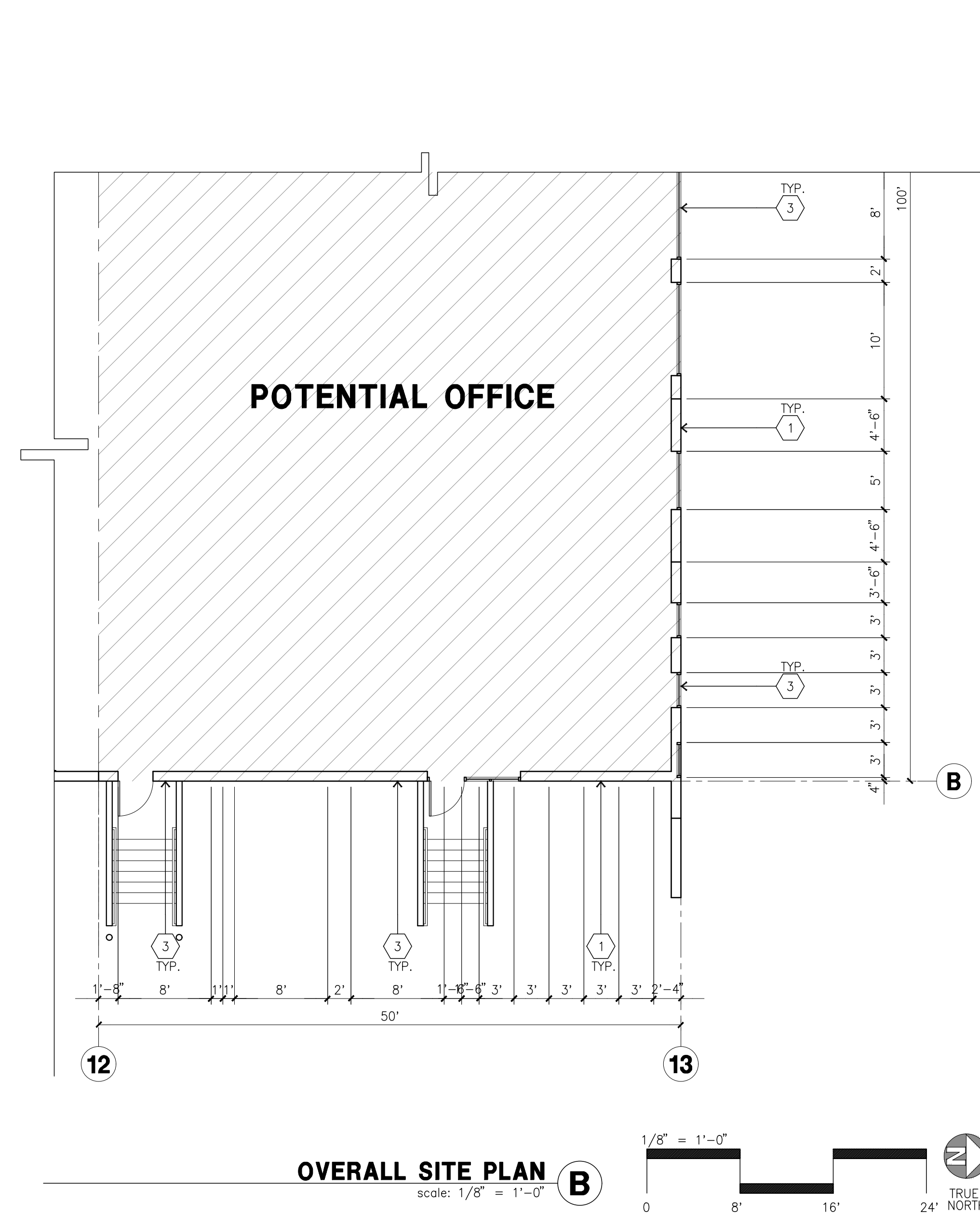
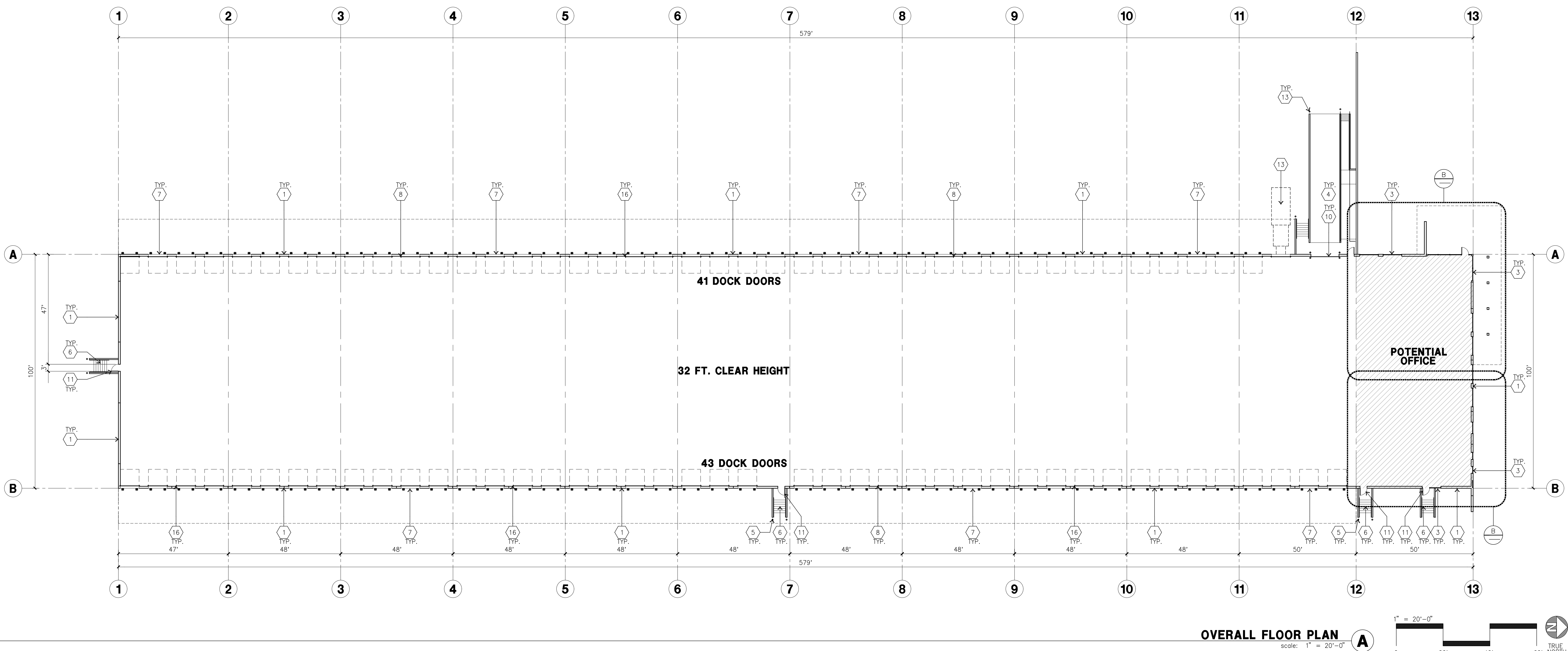
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FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. CONC. FILLED GUARD POST, 6" DIA. U.N.O., 42"H.
6. EXTERIOR CONCRETE STAIR W/ 42" HIGH CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
7. 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
8. Z GUARD
9. DOCK DOOR BUMPER TYPICAL.
10. 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
12. METAL CANOPY ABOVE.
13. TRASH COMPACTOR.

FLOOR PLAN GENERAL NOTES

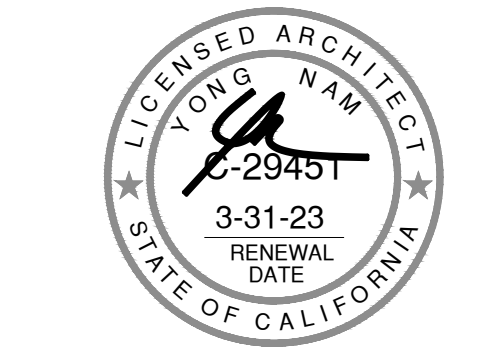
1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD. U.N.O.
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
8. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET --. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
10. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
13. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1.
14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/44.1 OFFICE SECTION.

FLOOR SLAB & POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB:
 - A. 6" THICK MIN. UN-REINFORCED CONCRETE OVER COMPACTED SOILS.
 - B. 3/4" - 16" LONG @ 12" O.C. DOWELS AT ALL CONSTRUCTION JOINTS.
 - C. 3/4" - 16" LONG @ 24" O.C. DOWELS IN DOWEL BASKET AT ALL CONTROL JOINTS.
 - D. 4,000 P.S.I. REQUIREMENT.
 - E. SLUMP TO BE 4" +/- 1"
 - F. JOINT SPACING PER A.C.I. 302-IR-96
 - G. SAW-CUT DEPTH 1/4 T; SOFT SAW-CUTTING WITHIN 2 HRS OF FINISHING
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
 7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
 10. NO FLY ASH IN THE CONCRETE
 11. WHERE  INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.
 12. CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VIOQUEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS.
 13. CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
 14. SEAL CONCRETE SLAB W/ "LIPODOLITH" SEALER



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fax: 949-863-0851
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Owner:



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CERRITOS, CA 90703
tel: 562.345.9237

Project:

ORANGE
STRUCK ST

534 W. STRUCK STREET
ORANGE, CA

Consultants:

Civil: -
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: -
Fire Protection: -
Soils Engineer: -

Title: OVERALL FLOOR PLAN

Project Number: 15175

Drawn by: J.C.

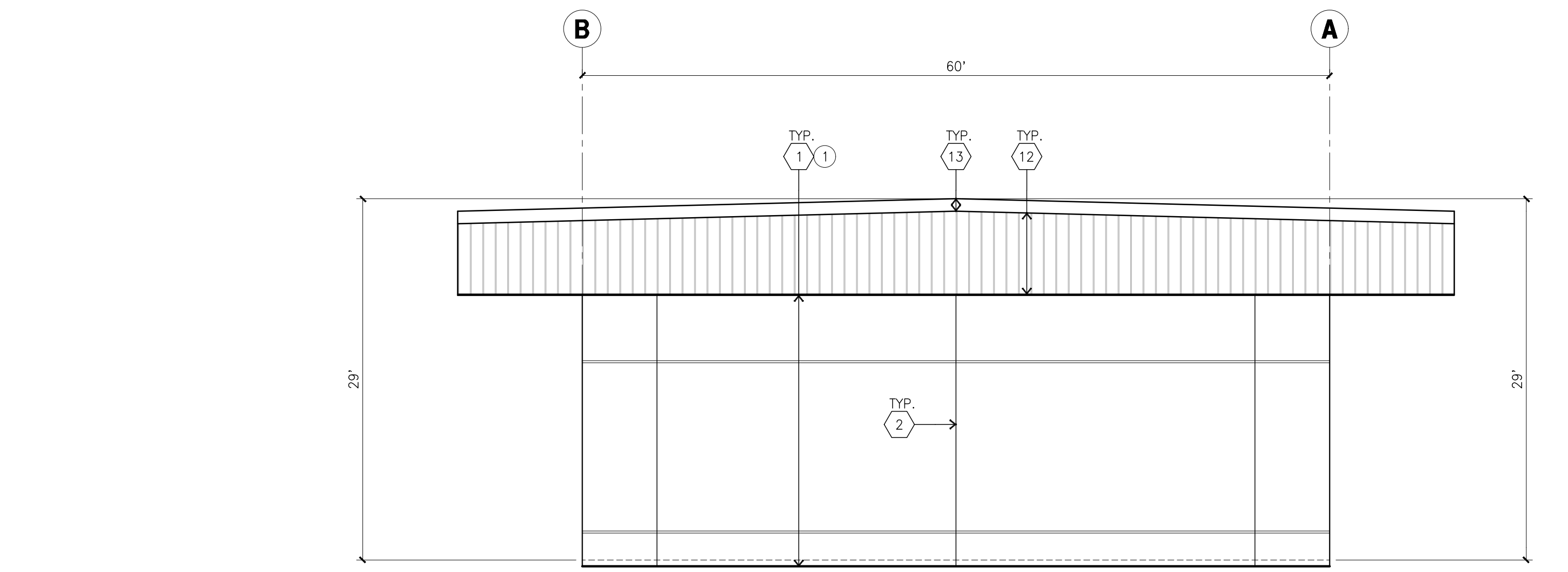
Date: 7/12/21

Revision:

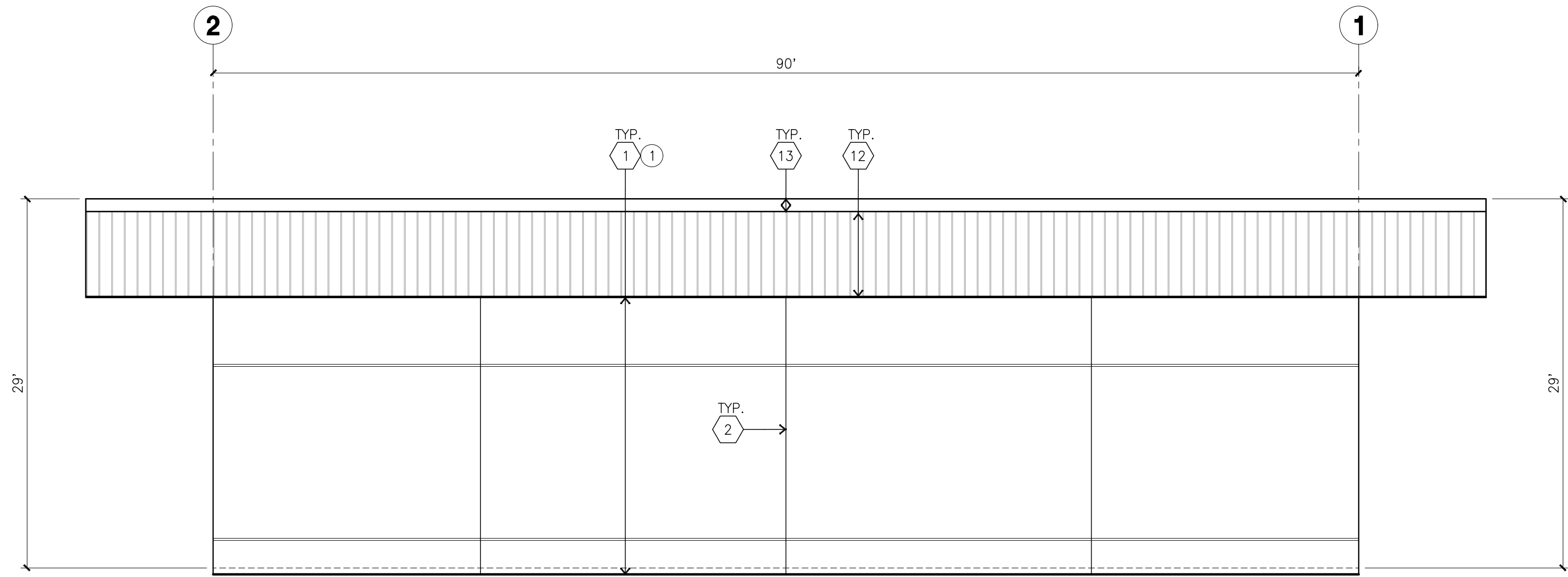
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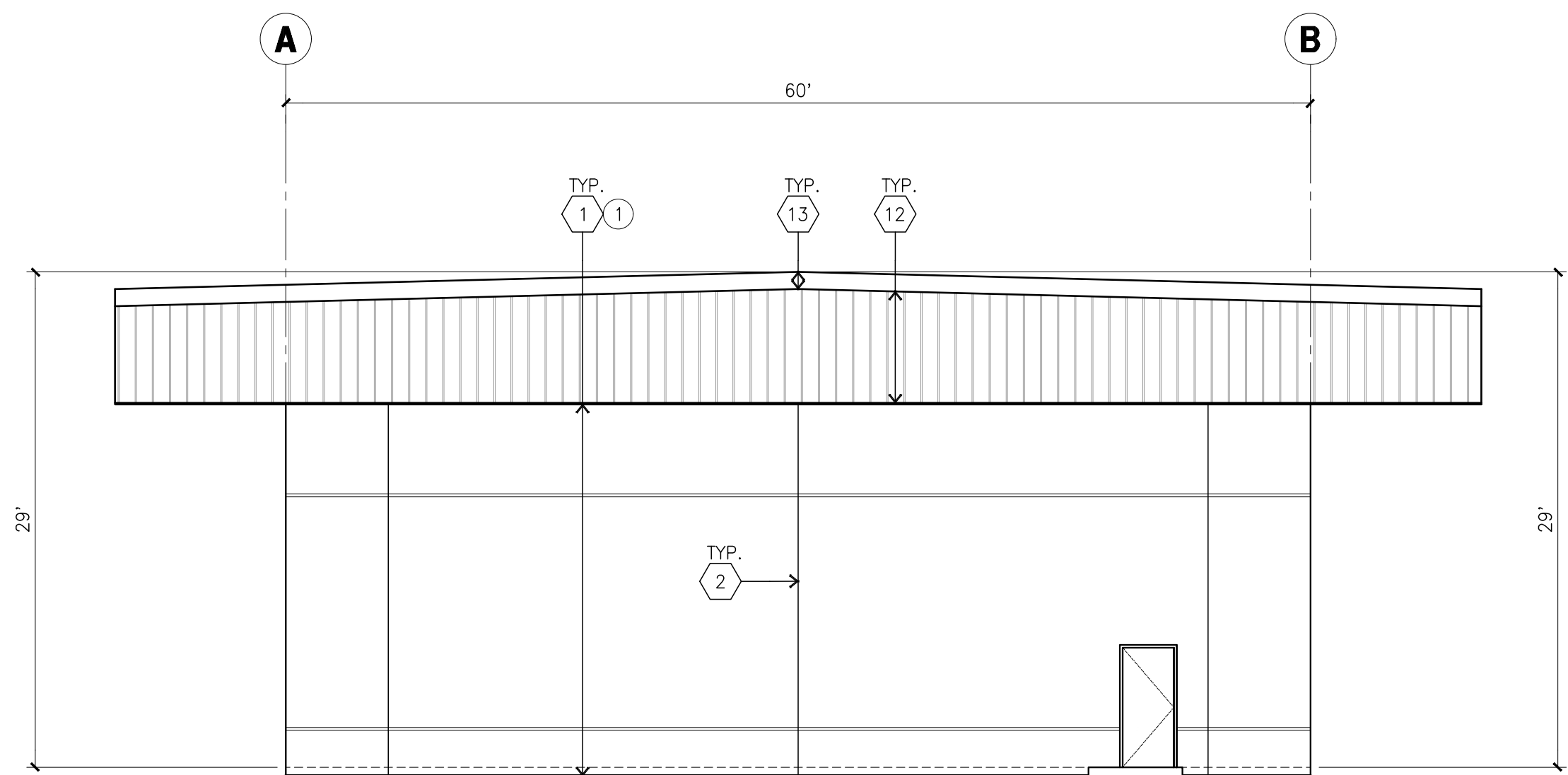
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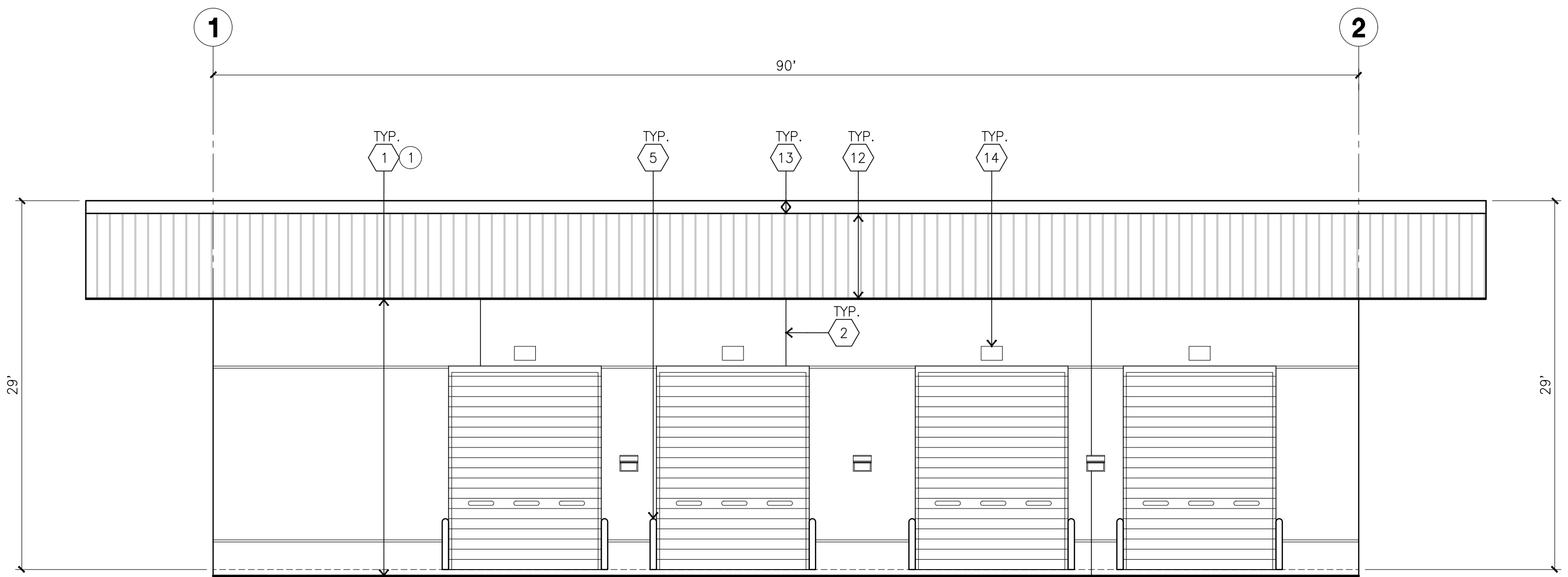
NORTH ELEVATION
scale: 1/8" = 1'-0"



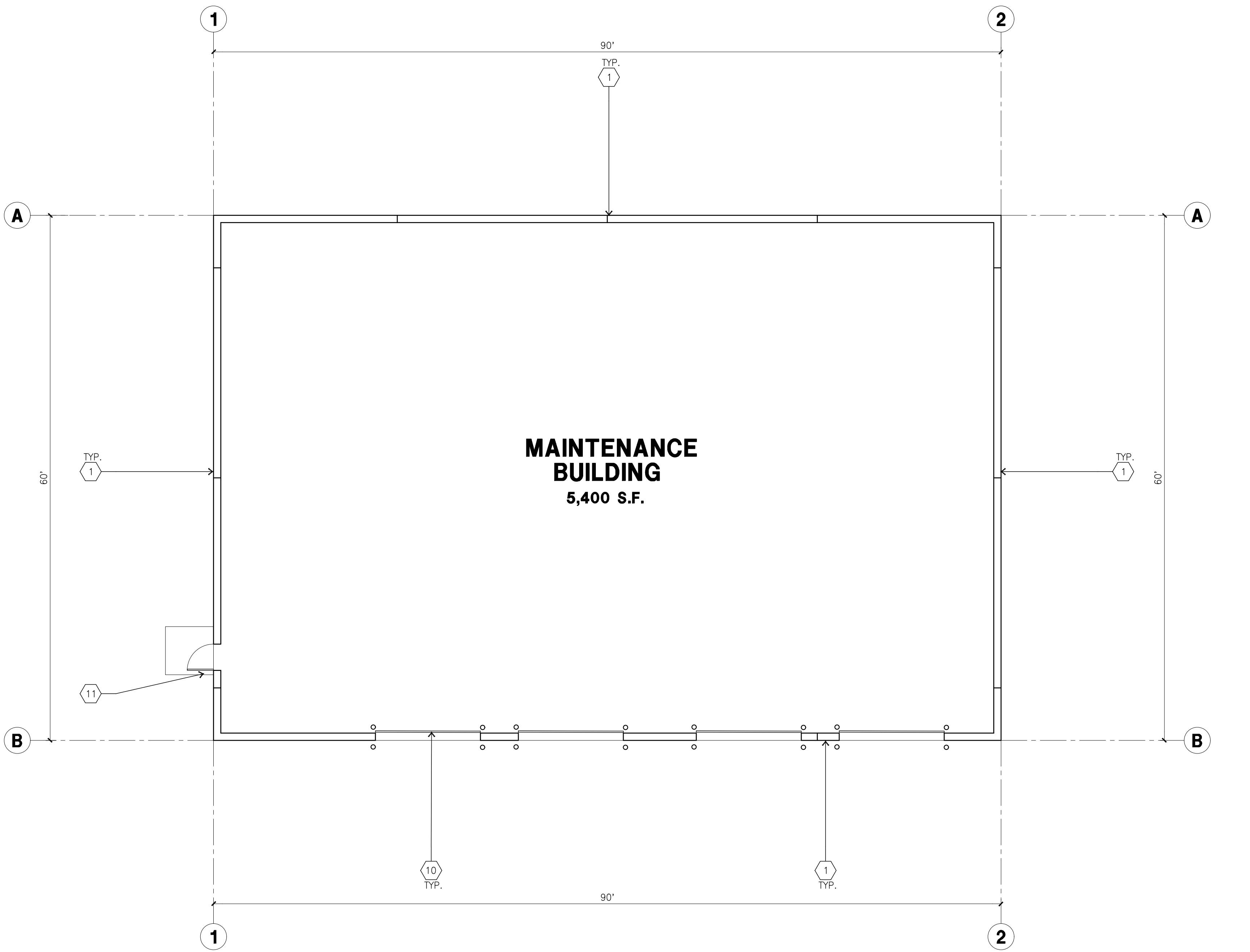
WEST ELEVATION
scale: 1/8" = 1'-0"



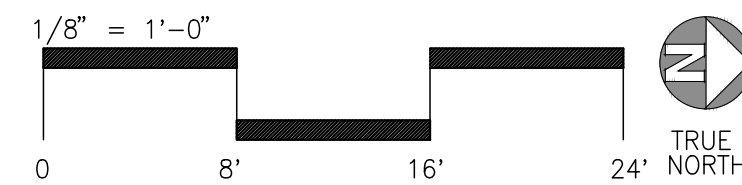
SOUTH ELEVATION
scale: 1/8" = 1'-0"



EAST ELEVATION
scale: 1/8" = 1'-0"



OVERALL SITE PLAN
scale: 1/8" = 1'-0"



FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 6 EXTERIOR CONCRETE STAIR W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 7 9' X 10' TRUCK DOOR, SECTIONAL O'H., STANDARD GRADE.
- 8 Z GUARD
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.

ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
- 8 DOCK DOOR BUMPER TYPICAL.
- 9 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 10 METAL CANOPY.
- 11 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 12 PRE FINISHED FLUSH SEAM 22 GAUGE METAL PANEL.
- 13 FULLY ADHERED TPO ROOF OVER DOCK.
- 14 DOCK NUMBER SIGN MOUNTED TO METAL FASCIA PANELS.

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Project:

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ORANGE, CA

Consultants:

Civil:	-
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	-
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL FLOOR PLAN
ELEVATION

Project Number: 15175

Drawn by: J.C.

Date: 7/12/21

Revision:

Sheet:

DAB-A2.2
MAINTENANCE BUILDING

Owner:



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CERRITOS, CA 90703
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Project:

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534 W. STRUCK STREET
ORANGE, CA

Consultants:

Civil: -
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: -
Fire Protection: -
Soils Engineer: -

Title: ELEVATION

Project Number: 15175
Drawn by: J.C.
Date: 7/12/21
Revision:

Sheet:

DAB-A3.1

ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER.
REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
12" X 14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE
WEATHER-STRIPPING PROTECTION ALL AROUND.
- 4 WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9" X 10" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE
WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL.
PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE
CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE
AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL
AROUND DOOR.
- 8 DOCK DOOR BUMPER TYPICAL.
- 9 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS.
SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN
18" ABOVE FINISH FLOOR ELEVATION.
- 10 METAL CANOPY.
- 11 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 12 PRE FINISHED FLUSH SEAM 22 GAUGE METAL PANEL.
- 13 FULLY ADHERED TPO ROOF OVER DOCK.
- 14 DOCK NUMBER SIGN MOUNTED TO METAL FASCIA PANELS.
- 15 ROOF TOP HVAC UNIT, TYP.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMANDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

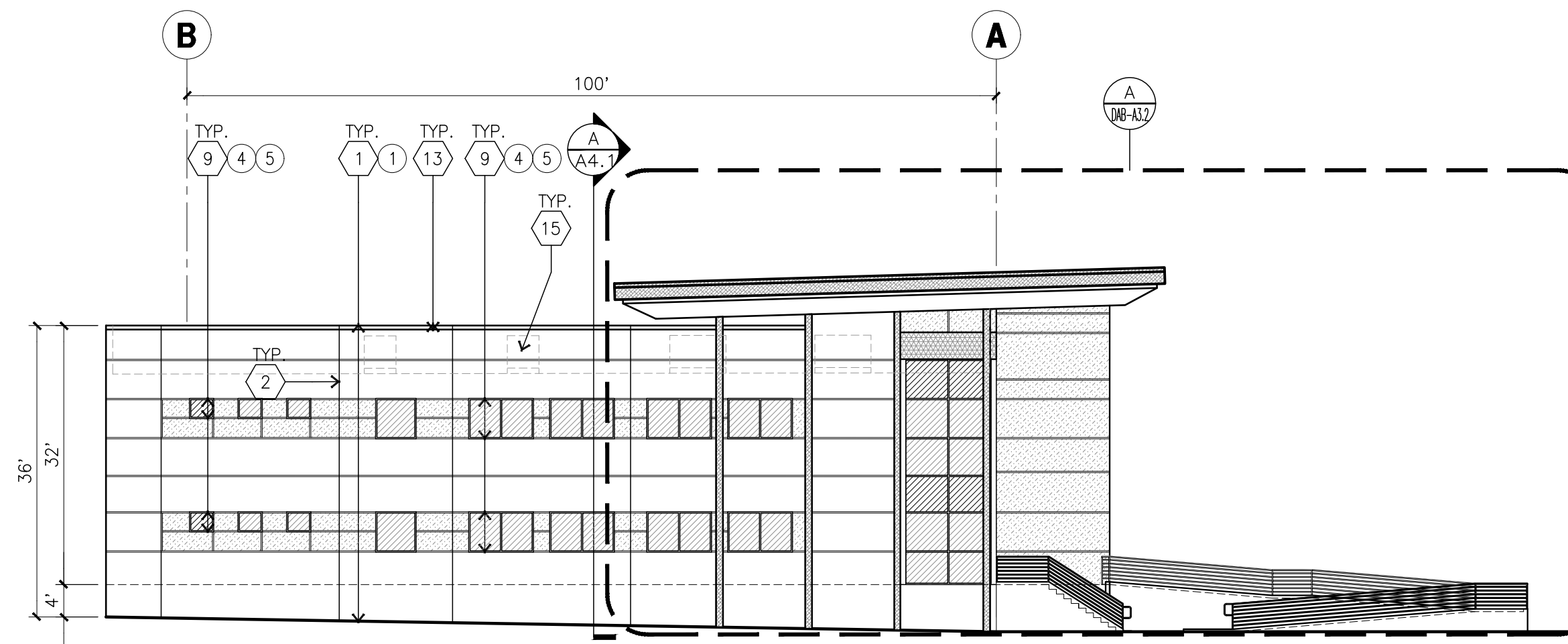
ELEVATION COLOR LEGEND/SCHED.

- 1 CONCRETE TILT-UP PANEL. COLOR : GREY PLD-8 DRAKE
RGB: 148, 148, 141
- 2 CONCRETE TILT-UP PANEL. COLOR : GREY PLD-9 PURE WHITE
RGB: 237, 236, 230
- 3 CONCRETE TILT-UP PANEL. COLOR : GREY PLD-6 SABLE
RGB: 204, 201, 192
- 4 GLAZING COLOR : GREEN REFLECTIVE GLAZING
- 5 MULLIONS COLOR : CLEAR ANODIZED
- 6 METAL CANOPY: ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH
PERFORMANCE IN PROLOGIS STD. GREY SCHEME
PLD-9 PURE WHITE

GLAZING LEGEND

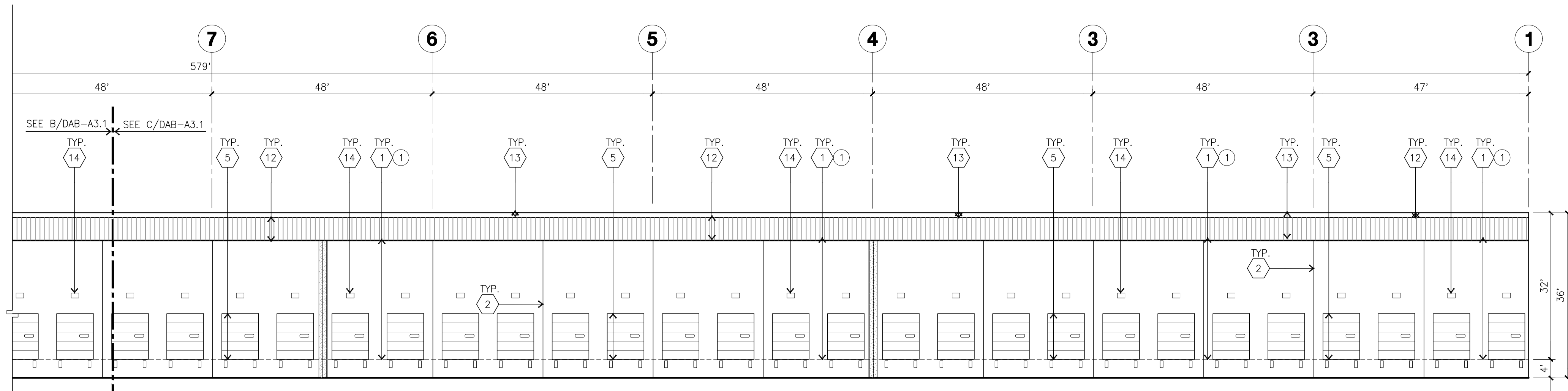
NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- IV : INSULATED VISION GLASS
1/4" PILKINGTON EVERGREEN ECLIPSE ADVANTAGE LOW E #2 TEMP. +
1/4" PPG SOLARBAN BOXL #3 TEMP.
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE
- SC : SPANDREL WITH CONCRETE BEHIND
1/4" PILKINGTON EVERGREEN SPANDREL TEMPERED
- V : VISION GLASS
1/4" TEMPERED GLASS
- MULLIONS : ANODIZED CLEAR.
- IG : INSULATED GLASS
SC : SPANDREL GLASS WITH CONCRETE BEHIND
SL : SINGLE LITE VISION GLASS
S : SPANDREL GLASS



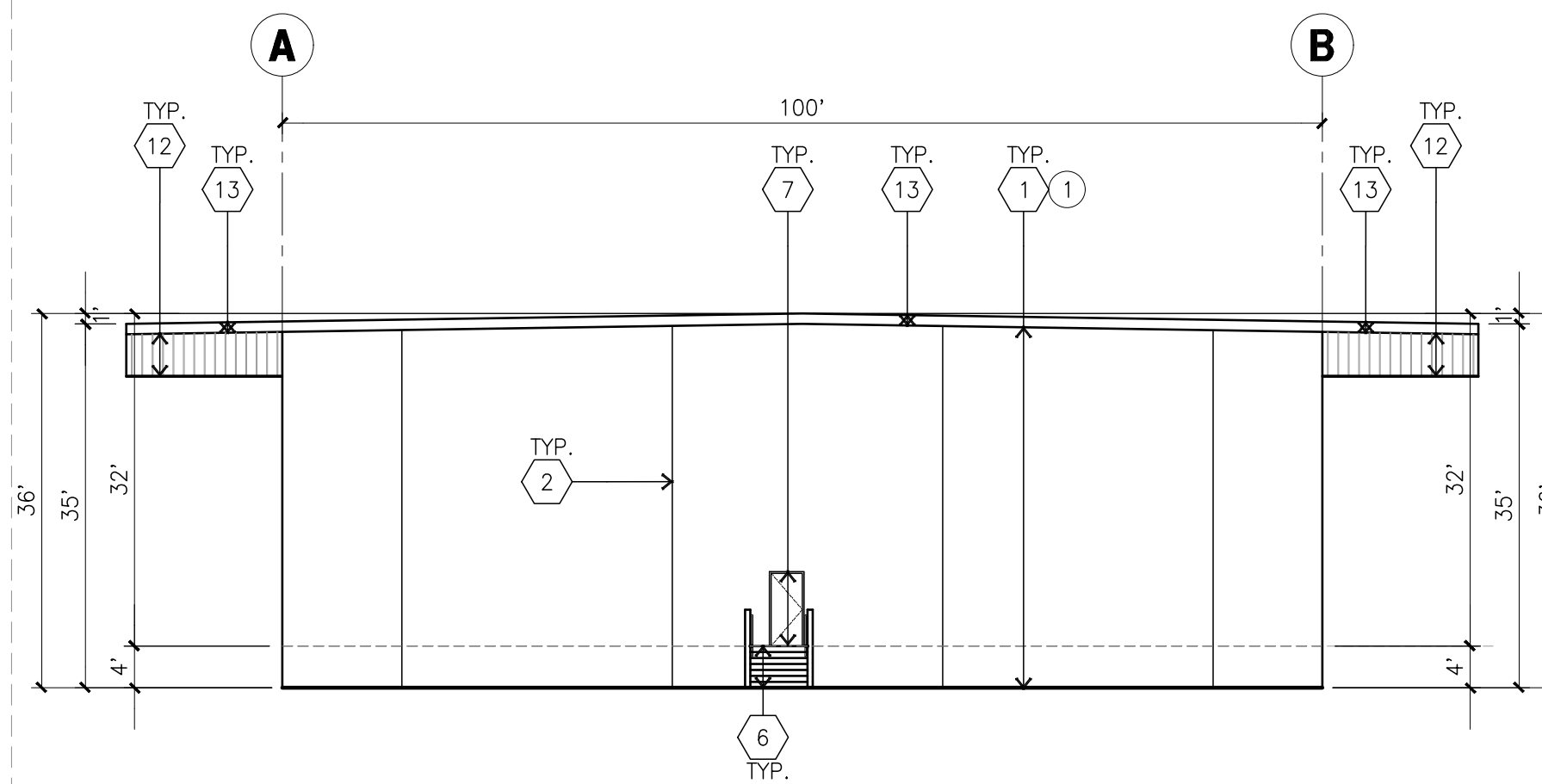
NORTH ELEVATION

scale: 1/16" = 1'-0"



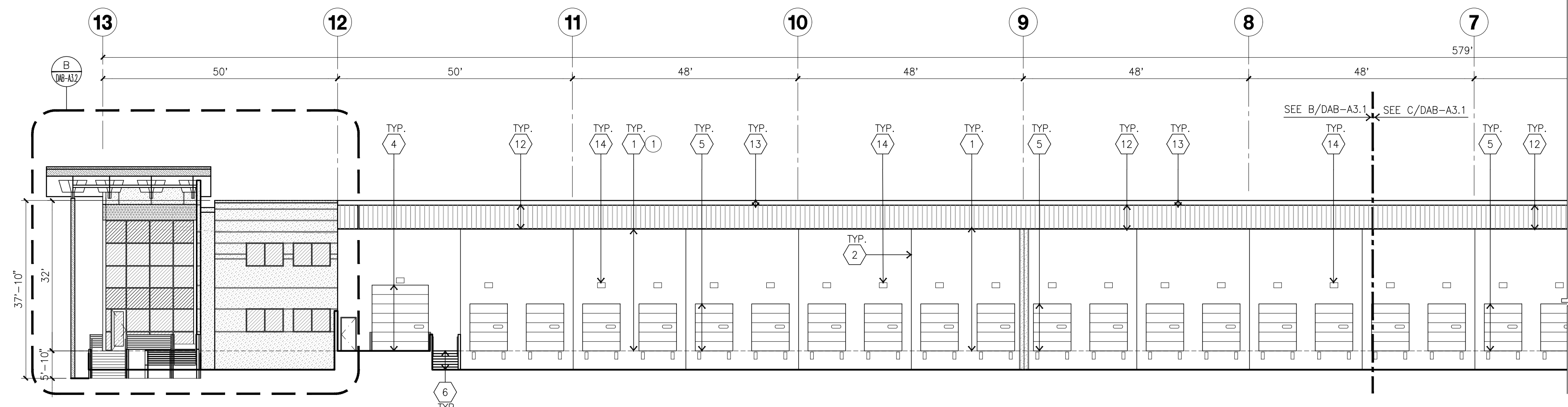
WEST ELEVATION

scale: 1/16" = 1'-0"



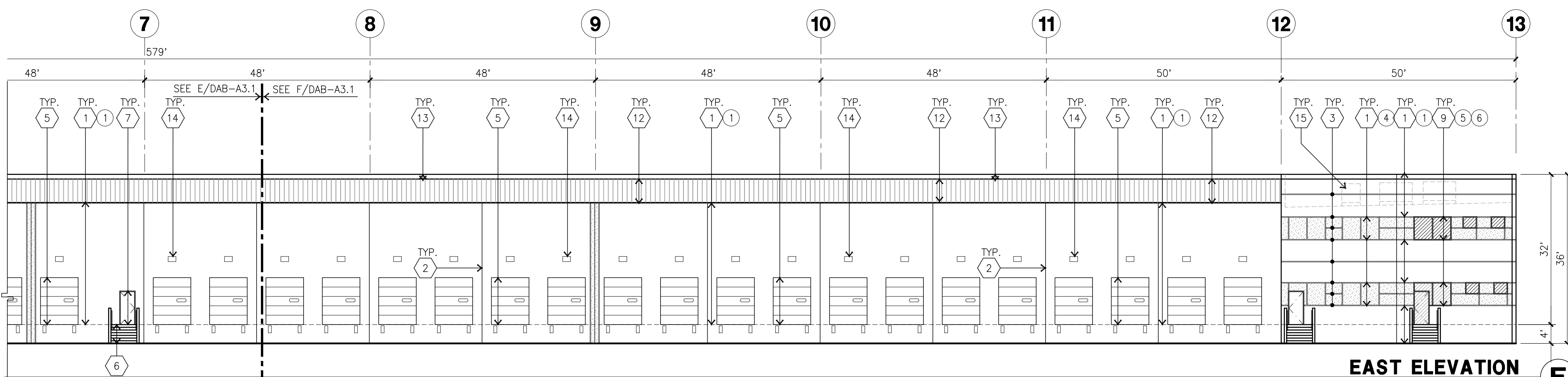
SOUTH ELEVATION

scale: 1/16" = 1'-0"



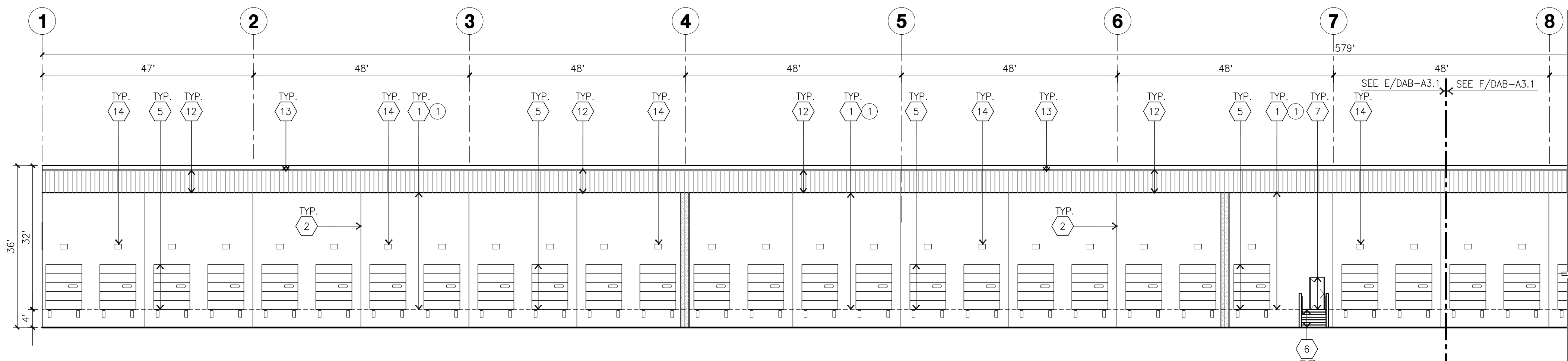
WEST ELEVATION CONT.

scale: 1/16" = 1'-0"



EAST ELEVATION

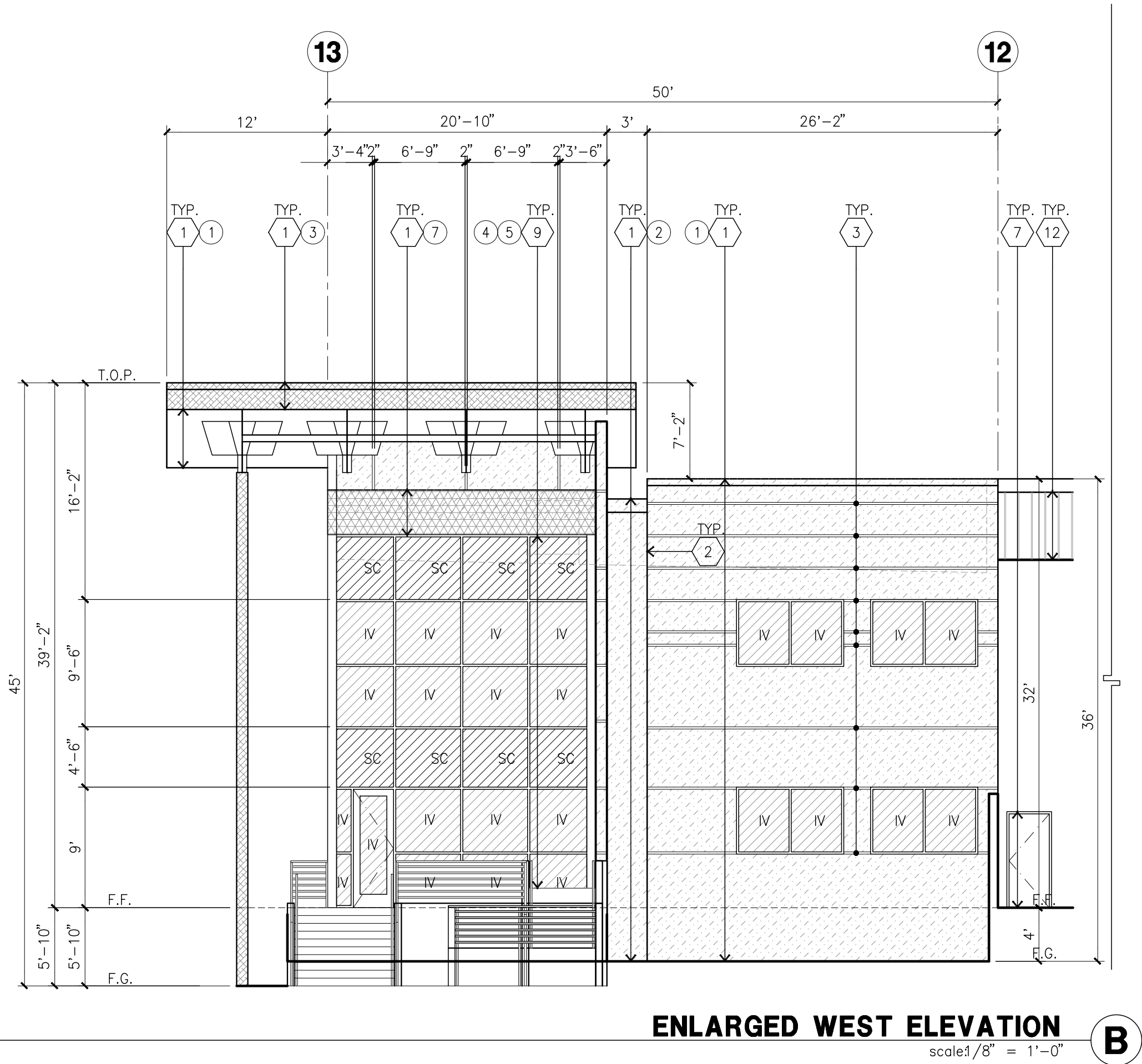
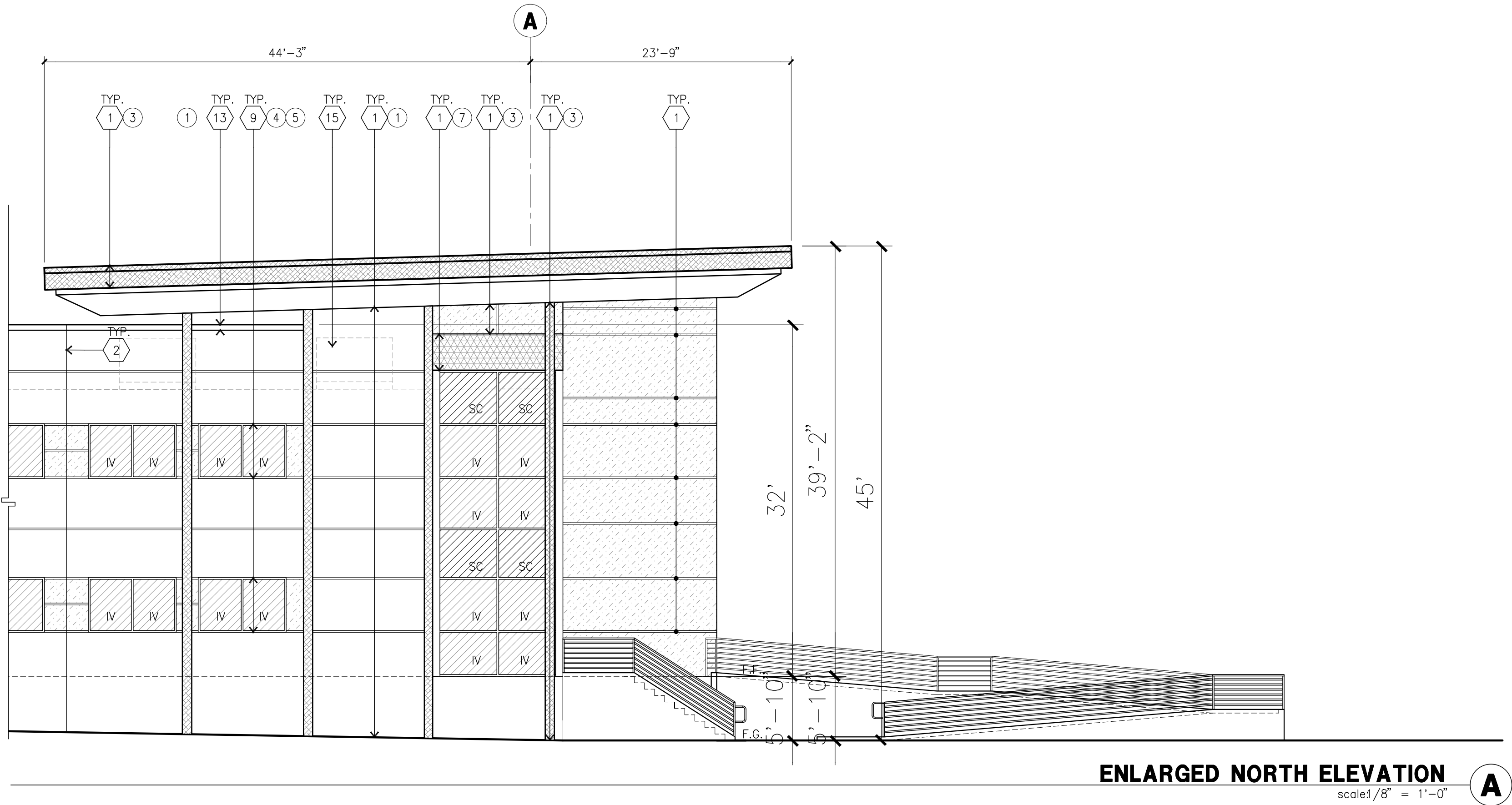
scale: 1/16" = 1'-0"



EAST ELEVATION CONT.

scale: 1/16" = 1'-0"

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ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O. 12" X 14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 4 9" X 10" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 6 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
- 7 DOCK DOOR BUMPER TYPICAL.
- 8 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 9 METAL CANOPY.
- 11 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 12 PRE FINISHED FLUSH SEAM 22 GAUGE METAL PANEL.
- 13 FULLY ADHERED TPO ROOF OVER DOCK.
- 14 DOCK NUMBER SIGN MOUNTED TO METAL FASCIA PANELS.
- 15 ROOF TOP HVAC UNIT, TYP.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST = MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

- 1 CONCRETE TILT-UP PANEL. COLOR : GREY PLD-8 DRAKE RGB: 146, 145, 141
- 2 CONCRETE TILT-UP PANEL. COLOR : GREY PLD-9 PURE WHITE RGB: 237, 236, 230
- 3 CONCRETE TILT-UP PANEL. COLOR : GREY PLD-6 SABLE RGB: 204, 201, 192
- 4 GLAZING COLOR : GREEN REFLECTIVE GLAZING
- 5 MULLIONS COLOR : CLEAR ANODIZED
- 6 METAL CANOPY: ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE IN PROLOGIS STD. GREY SCHEME PLD-9 PURE WHITE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- | | | | |
|----|--------------------------|----|-------------------------------------|
| IV | INSULATED VISION GLASS | SC | SPANDREL GLASS WITH CONCRETE BEHIND |
| V | SINGLE LITE VISION GLASS | S | SPANDREL GLASS |

IV : INSULATED VISION GLASS
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1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE

SC : SPANDREL WITH CONCRETE BEHIND
1/4" PILKINGTON EVERGREEN SPANDREL TEMPERED

V : VISION GLASS
1/4" TEMPERED GLASS

MULLIONS : ANODIZED CLEAR.



hpa, inc.
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fax: 949-863-0851
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Owner:



PROLOGIS
17777 CENTER COURT DR N, STE 100
CERRITOS, CA 90703
tel: 562.345.9237

Project:

ORANGE
STRUCK ST

534 W. STRUCK STREET
ORANGE, CA

Consultants:

Civil:	-
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	-
Fire Protection:	-
Soils Engineer:	-

Title: ELEVATION

Project Number: 15175

Drawn by: J.C.

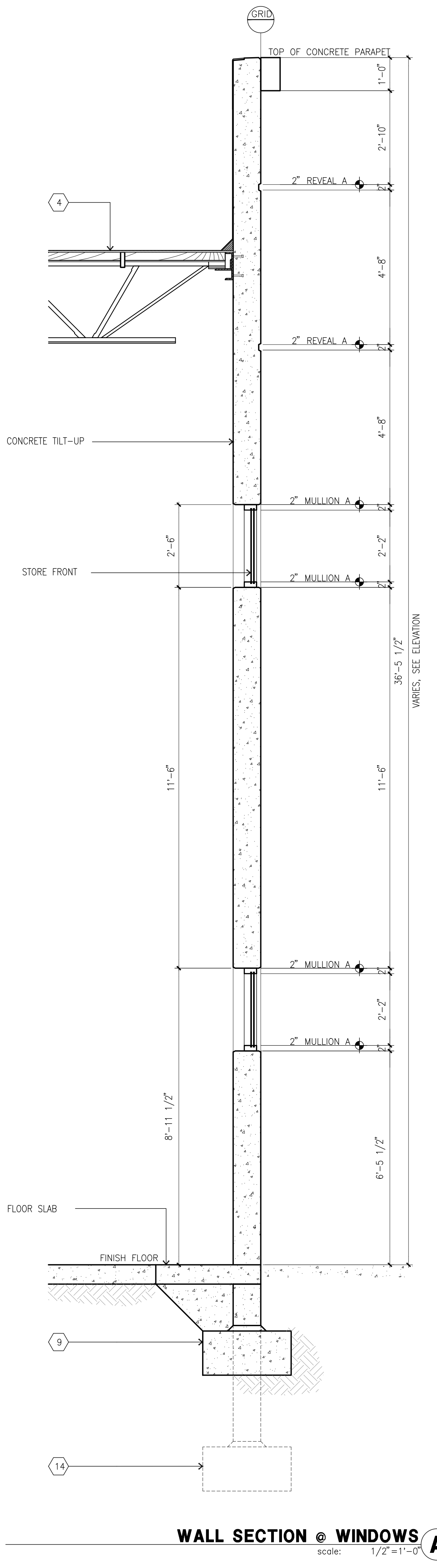
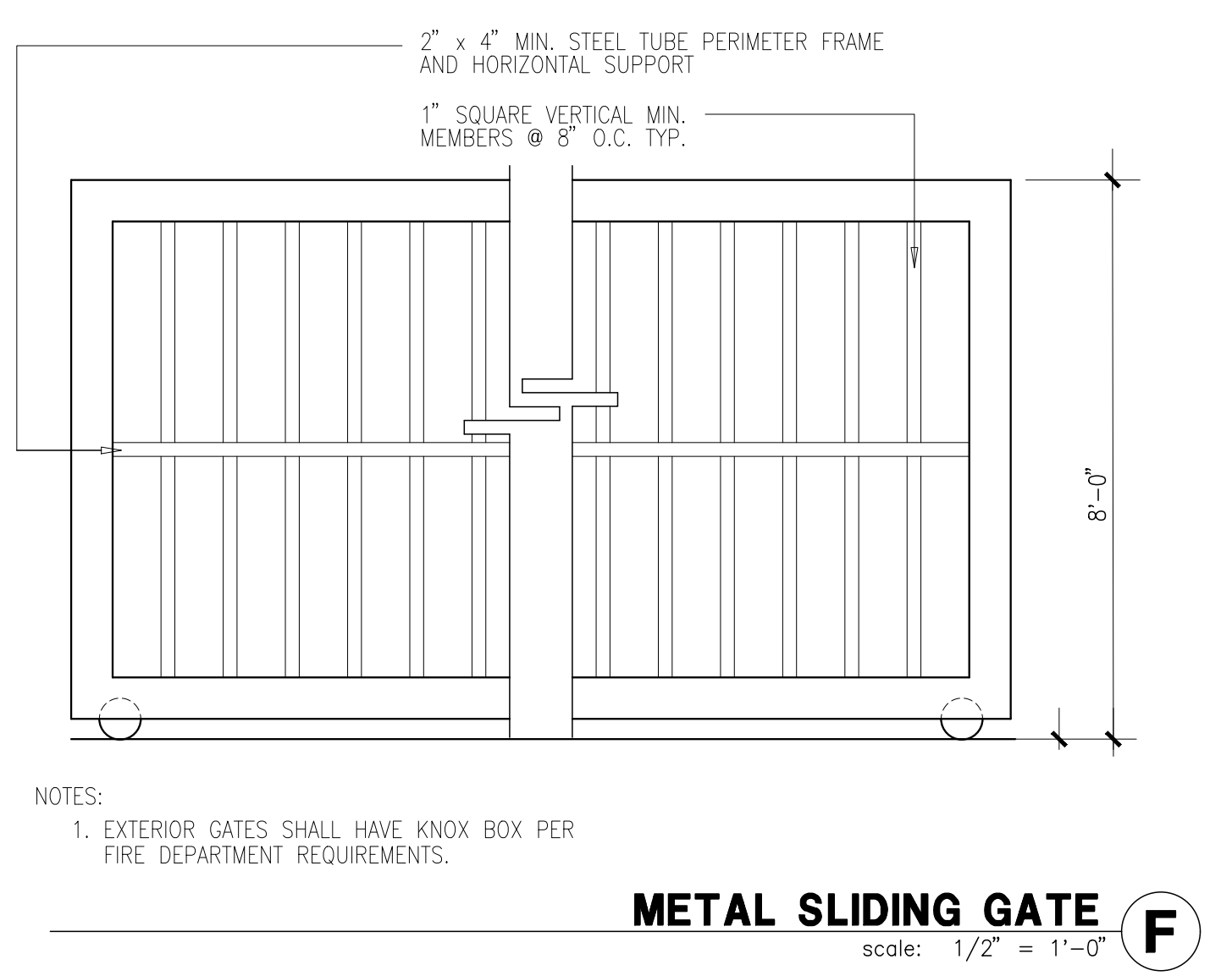
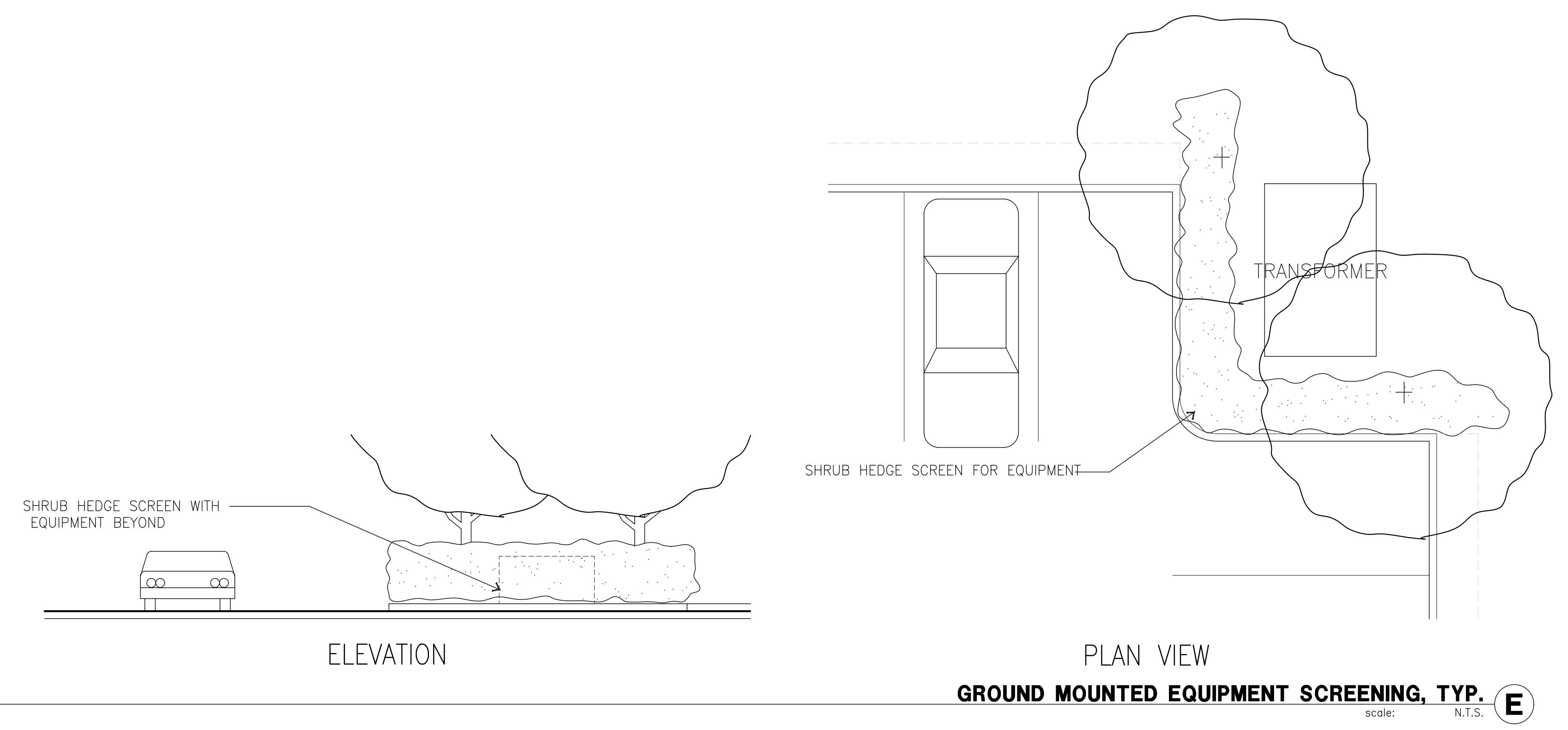
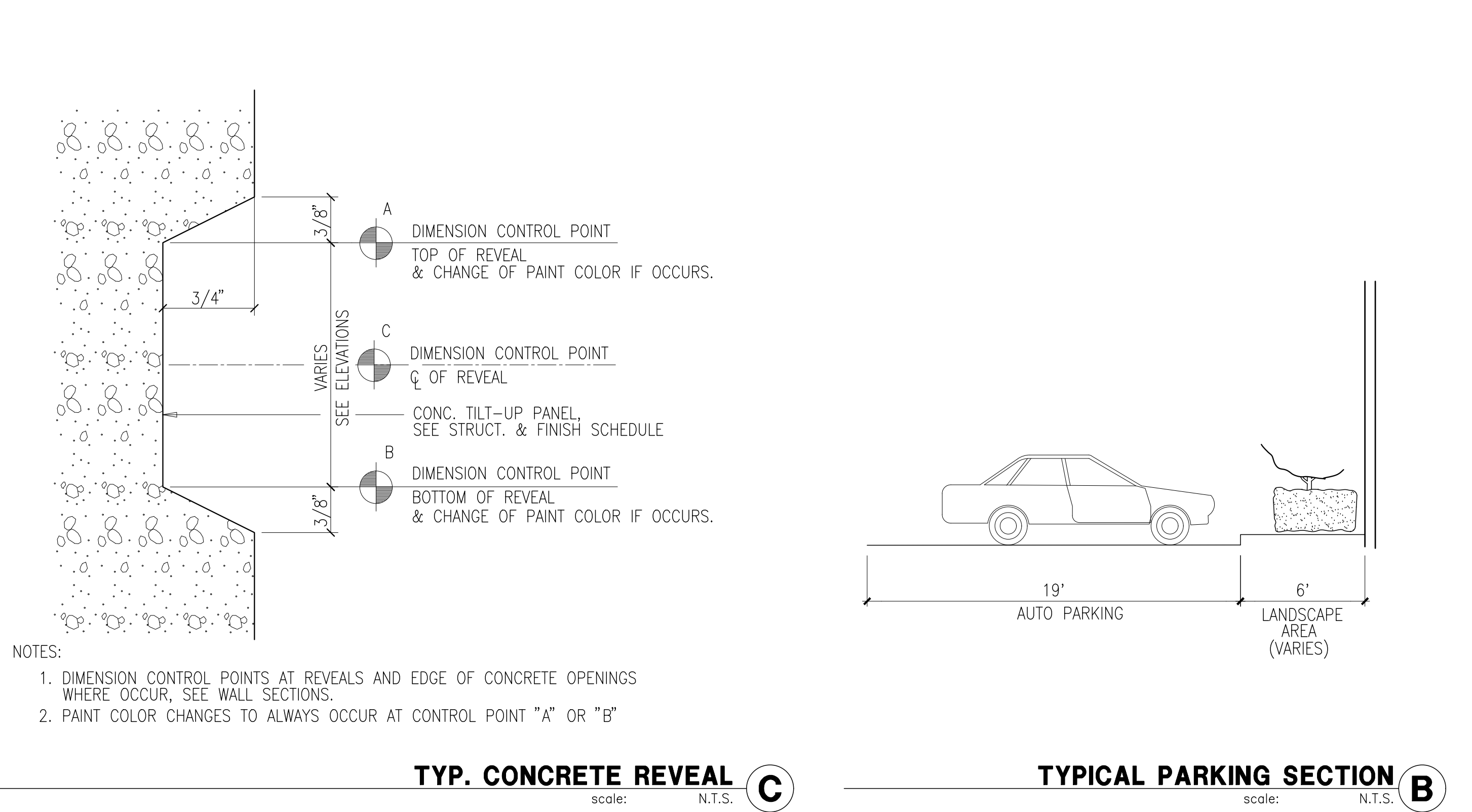
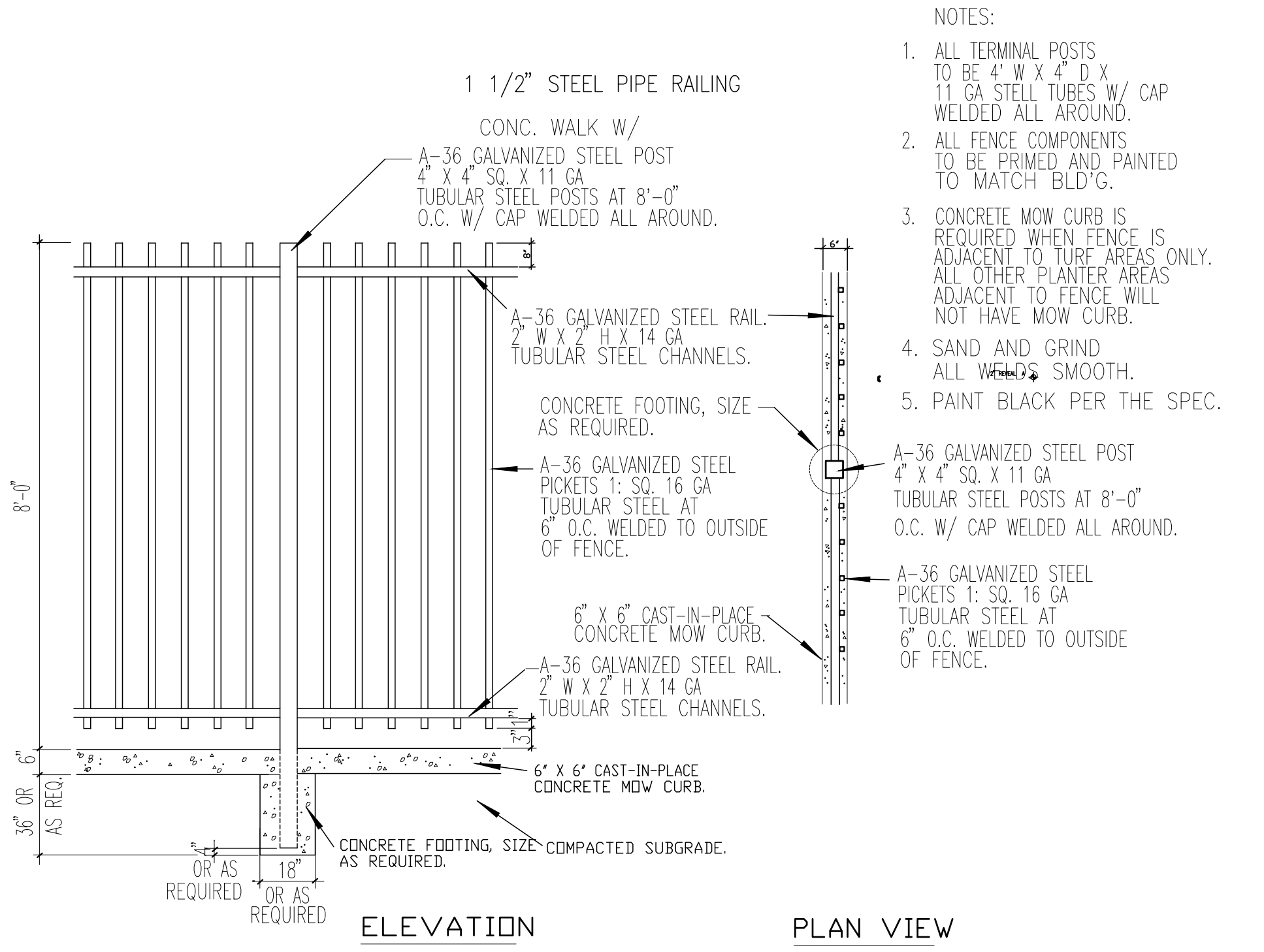
Date: 7/12/21


Revision:

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DAB-A3.2

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Owner:



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CERRITOS, CA 90703
tel: 562.345.9237

Project:

ORANGE STRUCK ST

534 W. STRUCK STREET
ORANGE, CA

Consultants:

Civil:	-
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	-
Fire Protection:	-
Soils Engineer:	-

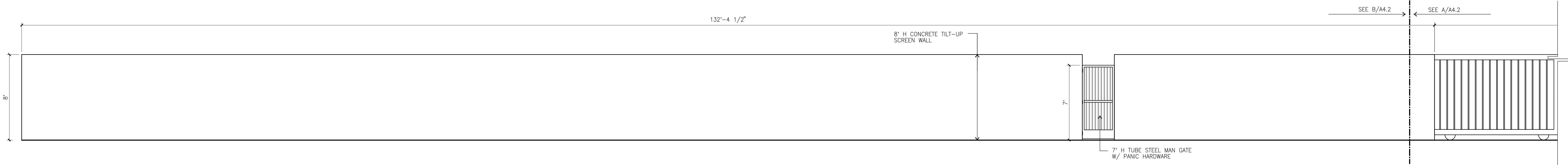
Title: SECTIONS

Project Number: 15175
Drawn by: J.C.
Date: 7/12/21
Revision:

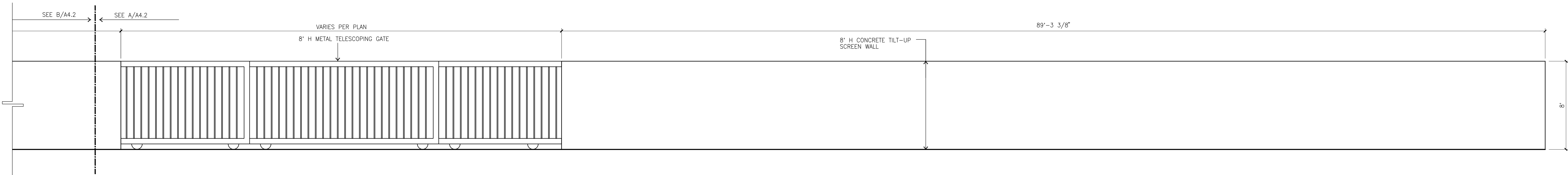
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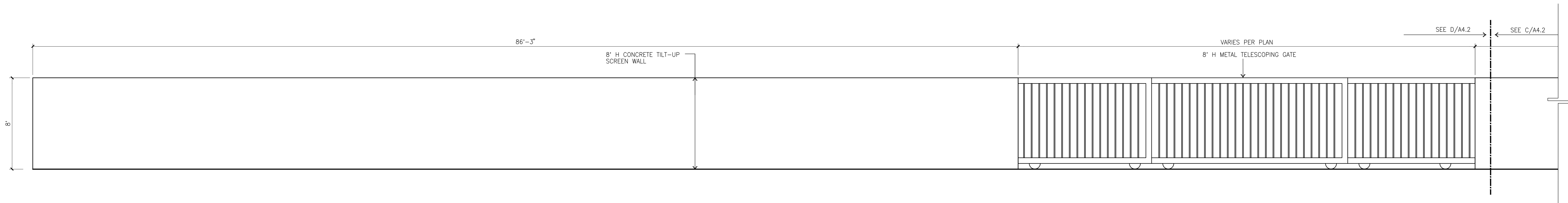
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EAST SCREEN WALL AND GATE ELEVATION A
scale: 1/4" = 1'-0"

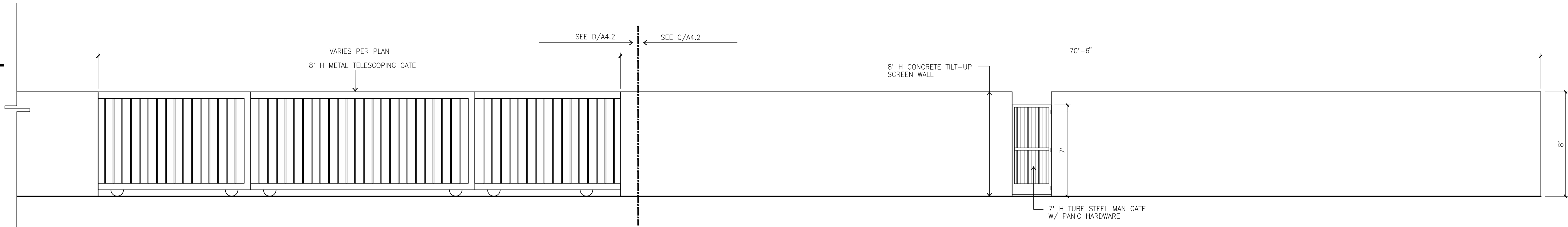


EAST SCREEN WALL AND GATE ELEVATION B
scale: 1/4" = 1'-0"



WEST SCREEN WALL AND GATE ELEVATION C
scale: 1/4" = 1'-0"

GATE NOTE:
VEHICULAR GATES AND NORTH PERIMETER FENCE SHALL BE OPEN FACE MATERIAL.



WEST SCREEN WALL AND GATE ELEVATION D
scale: 1/4" = 1'-0"



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Owner:



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CERRITOS, CA 90703
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Project:

ORANGE
STRUCK ST

534 W. STRUCK STREET
ORANGE, CA

Consultants:

- | | |
|------------------|---|
| Civil: | - |
| Structural: | - |
| Mechanical: | - |
| Plumbing: | - |
| Electrical: | - |
| Landscape: | - |
| Fire Protection: | - |
| Soils Engineer: | - |

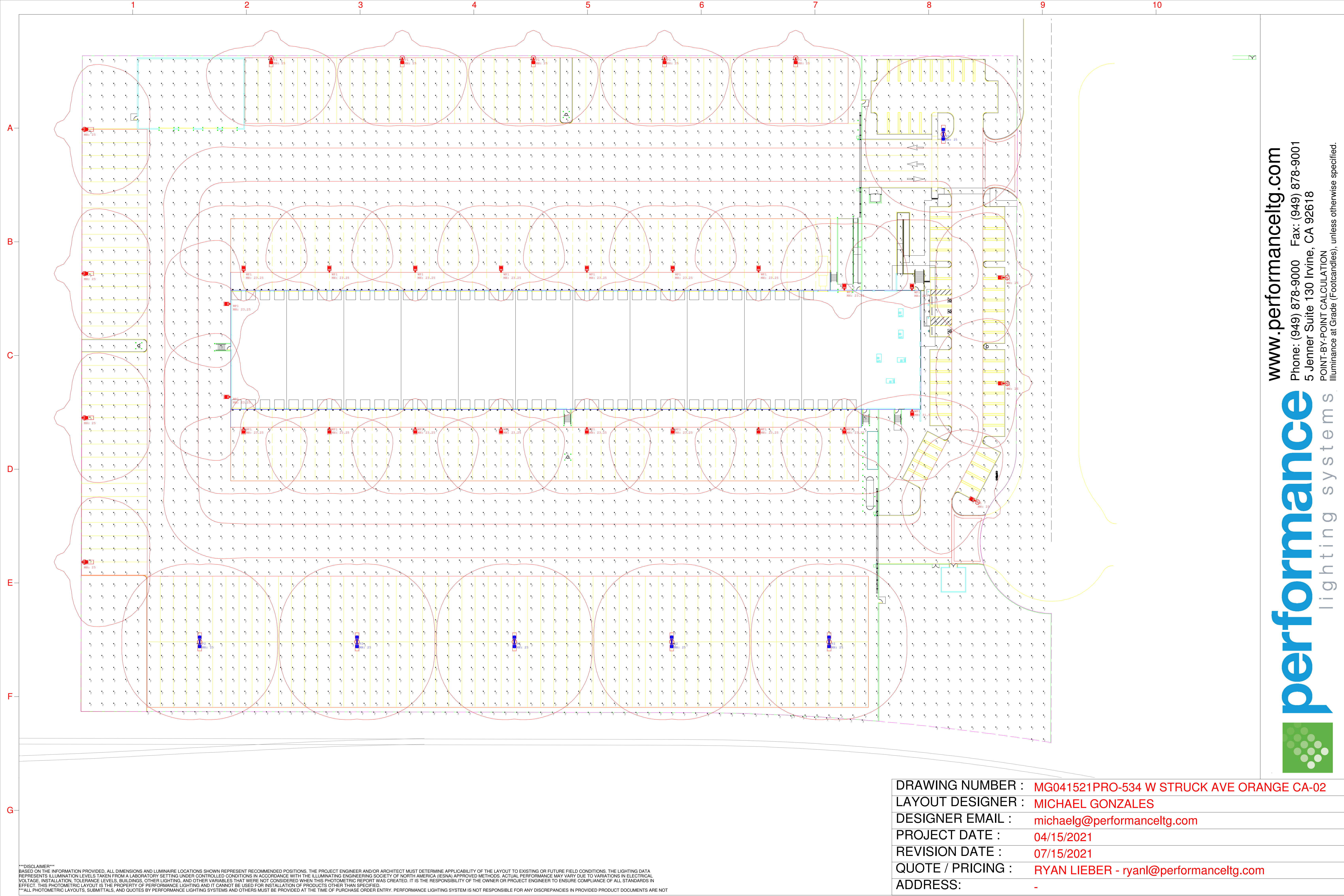
Title: SECTIONS

Project Number: 15175
Drawn by: J.C.
Date: 7/12/21
Revision:

Sheet:

DAB-A4.2

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DRAWING NUMBER :	MG041521PRO-534 W STRUCK AVE ORANGE CA-02
LAYOUT DESIGNER :	MICHAEL GONZALES
DESIGNER EMAIL :	michaelg@performanceltg.com
PROJECT DATE :	04/15/2021
REVISION DATE :	07/15/2021
QUOTE / PRICING :	RYAN LIEBER - ryanl@performanceltg.com
ADDRESS:	-



performance

lighting systems

www.performanceltg.com

Phone: (949) 878-9000 Fax: (949) 878-9001

5 Jenner Suite 130 Irvine, CA 92618

POINT-BY-POINT CALCULATION

Illuminance at Grade (Footcandles), unless otherwise specified.

12345678910

A

B

C

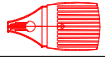
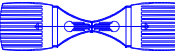
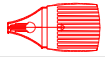
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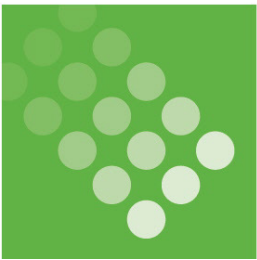
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F

G

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC AREA	Illuminance	Fc	?	?	?	N.A.	N.A.
EAST PROPERTY LINE	Illuminance	Fc	?	?	?	N.A.	N.A.
EAST DOCK AREA	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
EAST TRUCK PARKING STALLS	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SOUTH TRUCK PARKING STALLS	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
WEST DOCK AREA	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
WEST TRUCK PARKING STALLS	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	BUG Rating	Lum. Watts
	12	P1	SINGLE	N.A.	0.900	RSX2 LED P2 40K R4	B2-U0-G3	114.071
	6	P2	2 @ 180 DEGREES	N.A.	0.900	RSX2 LED P2 40K R5	B5-U0-G3	114.071
	20	WP1	SINGLE	N.A.	0.900	RSX2 LED P2 40K R4	B2-U0-G3	114.071

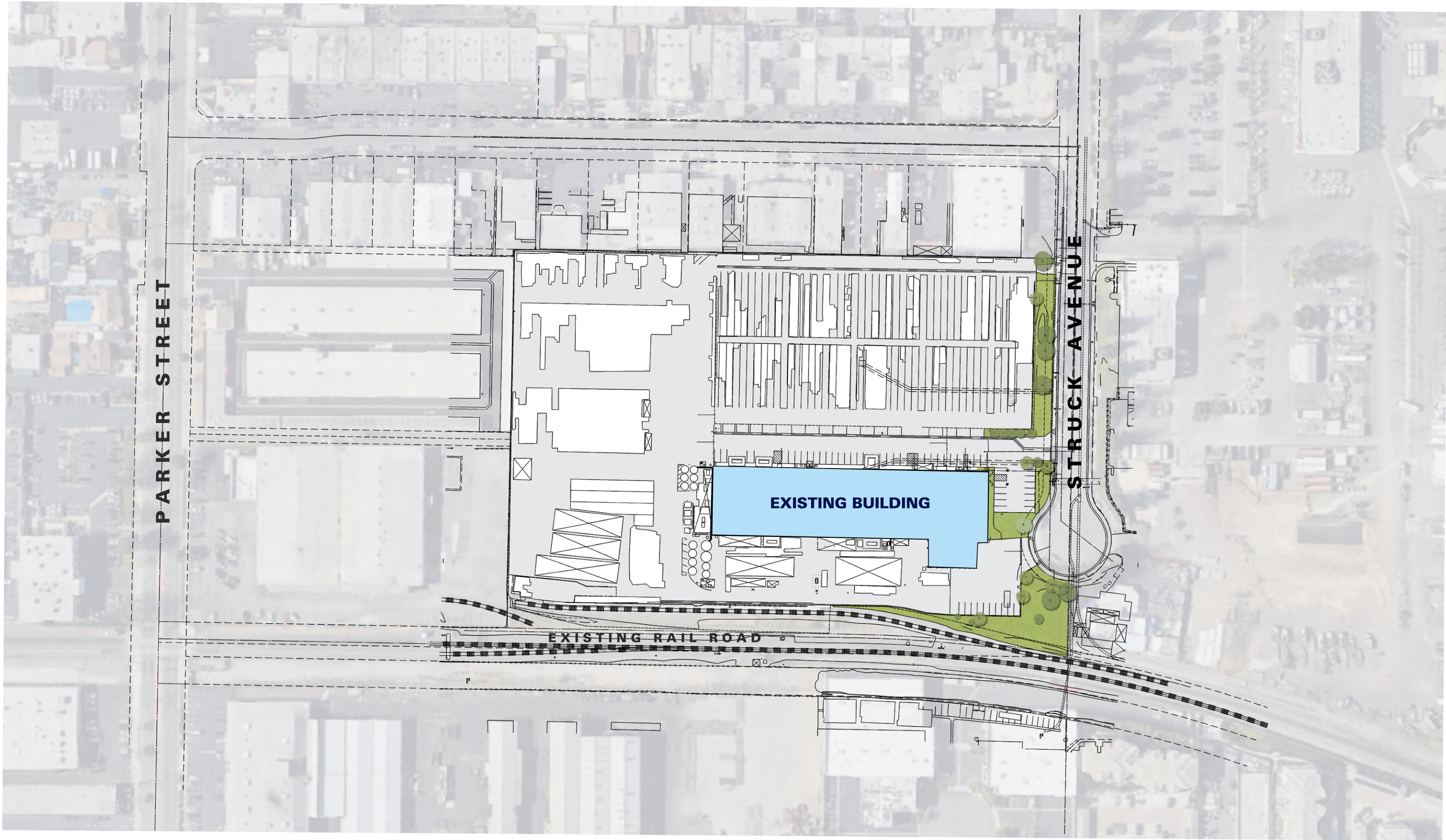


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LAYOUT DESIGNER :	MICHAEL GONZALES
DESIGNER EMAIL :	michaelg@performanceltg.com
PROJECT DATE :	04/15/2021
REVISION DATE :	07/15/2021
QUOTE / PRICING :	RYAN LIEBER - ryanl@performanceltg.com
ADDRESS:	-

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534 W Struck Avenue Conceptual Site Plan

City of Orange, CA



PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Cinnamomum camphora Camphor Tree	24" Box	9	M	Standard
	Pinus canariensis Canary Island Pine	24" Box	3	L	Standard
	Podocarpus gracilior Fern Pine	24" Box	7	L	Standard
	Pyrus kawakami Ornamental Pear	36" Box 24" Box	4 7	L	Standard

SHRUBS				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	SPACING
	Acacia salicifolia Pineapple Guava	5 Gal	L	3' OC
	Bougainvillea spp. Bougainvillea	5 Gal	L	3' OC
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	L	3' OC
	Cistus 'Sunset Pink' Sunset Pink Rockrose	5 Gal	L	3' OC
	Elaeagnus pungens Silverberry	5 Gal	L	4' OC
	Ligustrum I. Texanum Texas Privet	5 Gal	M	3' OC
	Raphiolepis I. 'Springtime' Indian Hawthorn	5 Gal	L	3' OC
	Rosmarinus o. 'Tuscan Blue' Rosemary	5 Gal	L	3' OC
	Salvia greggii Autumn Sage	5 Gal	L	3' OC
	Salvia leucantha Mexican Sage	5 Gal	L	4' OC
	Westringia fruticosa Coast Rosemary	5 Gal	L	5' OC

ACCENTS			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS
	Agave 'Blue Flame' Blue Flame Agave	5 Gal	L
	Agave 'Blue Glow' Blue Glow Agave	5 Gal	L
	Agave victoria-reginae Agave	5 Gal	L
	Aloe striata Coral Aloe	1 Gal	L
	Dasylirion wheeleri Desert Spoon	5 Gal	L
	Echeveria 'Ruffles' Ruffles Echeveria	5 Gal	L
	Hesperaloe parviflora Red Yucca	5 Gal	L
	Phormium 'Bronze Baby' New Zealand Flax	5 Gal	L

GROUND COVER			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS
	Hemerocallis hybridus-Yellow Yellow Day Lily	1 Gal	24" O.C.
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.
	Muhlenbergia capillaris Pink Muhly	1 Gal	36" O.C.
	Rosa 'Flower Carpet'-Red Red Flower Carpet Rose	1 Gal	30" O.C.
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.
	Sesleria autumnalis Moor Grass	1 Gal	18" O.C.
	Trachelospermum jasminoides Star Jasmine	1 Gal	24" O.C.

GENERAL NOTES

A LANDSCAPE PLAN FOR ALL PROJECTS THAT INVOLVE NEW CONSTRUCTION OR BUILDING ADDITIONS MUST BE SUBMITTED FOR REVIEW AND APPROVAL (FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL PROJECTS, OVER 5,000 SQUARE FEET). IF YOUR PROJECT REQUIRES A WATER QUALITY MANAGEMENT PLAN (WQMP), PLEASE ENSURE YOUR LANDSCAPE ARCHITECT AND CIVIL ENGINEER COORDINATE PLANS. PLEASE CONTACT CITY'S SENIOR LANDSCAPE COORDINATOR IN THE COMMUNITY SERVICES DEPARTMENT AT (714) 532-9464 FOR FURTHER INFORMATION. LANDSCAPE WAS INCLUDED TO CONTROL ACCESS TO GRAFFITI PRONE WALLS. GRAFFITI RESISTANT SURFACES AND LANDSCAPING FOR EASY MAINTENANCE. WATER DIVISION SHALL APPROVE THE TYPE AND LOCATION OF LANDSCAPING AND FIRE SERVICE (BACKFLOW PREVENTION) DEVICE FOR PROPOSED CITY SERVICES. PRIOR TO CITY APPROVAL OF LANDSCAPE PLANS, THE APPLICANT SHALL REVIEW THE APPROVED WATER QUALITY MANAGEMENT PLAN AND ENSURE THE PROPOSED LANDSCAPE PLANS ARE CONSISTENT WITH THE PROJECT GRADING PLANS. THE PLANS MUST SHOW ANY PROPOSED STORM WATER TREATMENT BEST MANAGEMENT PRACTICES SUCH AS BIORETENTION PLANTERS, DRYWELLS, PERMEABLE PAVERS, OR ANY OTHER PROPOSED SURFACE WATER QUALITY BMPs.

ALL ABOVE GROUND EQUIPMENT IS TO BE SUFFICIENTLY SCREENED BY PLANT MATERIAL.
ALL PARKING VISIBLE TO PUBLIC SHALL BE SCREENED WITH 3' HIGH 5 GALLON SHRUBS AT 3' OC.

EXISTING TREES - all existing trees are to be removed due to proposed site conditions

#	Species	Trunk Diameter	Condition	#	Species	Trunk Diameter	Condition
1	Eucalyptus citriodora	3.5"	Healthy	26	Saygus romanzoffiana	15"	Healthy
2	Eucalyptus citriodora	3.5"	Healthy	27	Eucalyptus citriodora	3.5"	Healthy
3	Eucalyptus citriodora	3.5"	Healthy	28	Paidum guajava	10"	Healthy
4	Eucalyptus citriodora	3.5"	Healthy	29	Paidum guajava	10"	Healthy
5	Washingtonia robusta	40 bt	Healthy	30	Fraxinus spp	1.5"	Unhealthy
6	Avacado	2"	Healthy				
7	Cupaniopsis anacardioides	1.5"	Healthy				
8	Cupaniopsis anacardioides	1.5"	Healthy				
9	Cupaniopsis anacardioides	1.5"	Healthy				
10	Cupaniopsis anacardioides	1.5"	Healthy				
11	Cupaniopsis anacardioides	1.5"	Healthy				
12	Cupaniopsis anacardioides	1.5"	Healthy				
13	Cupaniopsis anacardioides	1.5"	Healthy				
14	Eriobotrya japonica	1.5"	Healthy				
15	Olea europaea	2.5"	Unhealthy				
16	Fraxinus spp	1.5"	Healthy				
17	Fraxinus spp	1.5"	Healthy				
18-23	Archontophoenix cunninghamiana	15"	Healthy				
24	Cupaniopsis anacardioides	1.5"	Healthy				
25	Archontophoenix cunninghamiana	15"	Healthy				



534 W Struck Avenue

20-069
05.21.20 05.05.21
06.22.20 08.05.21
08.20.20 10.11.21

Prologis
City of Orange, California



HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

TREES



Cinnamomum camphora /
Camphor Tree



Pinus canariensis /
Canary Island Pine



Podocarpus gracillor /
Fern Pine



Pyrus kawakami /
Ornamental Pear

SHRUBS



Acca sellowiana /
Pineapple Guava



Bougainvillea spp./
Bougainvillea



Cistus 'Sunset Pink' /
Sunset Pin Rock Rose



Elaeagnus pungens /
Silverberry



Rhamphilepis i. 'Springtime' /
Indian Hawthorne



Rosemary o. 'Tuscan Blue' /
Rosemary



Salvia greggii /
Autumn Sage



Salvia leucantha /
Mexican Bush Sage

ACCENTS



Agave 'Blue Flame' /
Blue Flame Agave



Aloe striata /
Coral Aloe



Dasylirion wheeleri /
Desert Spoon

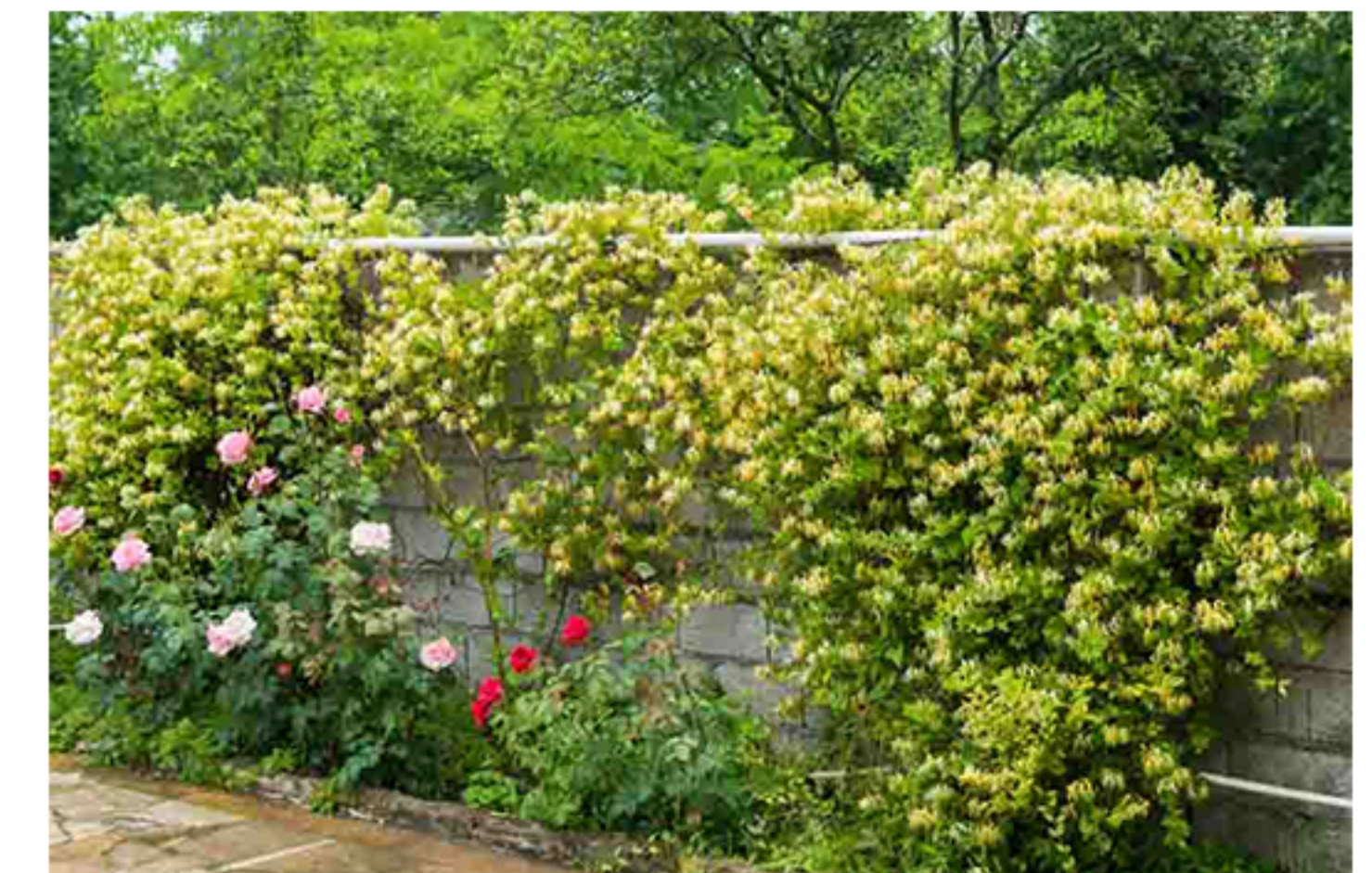


Echeveria 'Ruffles' /
Ruffles Echeveria

GROUNDCOVER



Hemerocallis hybridus - Yellow /
Yellow Day Lily



Lonicera j. 'halliana' /
Halls Honeysuckle



Muhlenbergia capillaris /
Pink Muhly



Rosemarinus o. 'Huntington Carpet' /
Prostrate Rosemary

Struck Avenue

Plant Palette Exhibit

City of Orange, California



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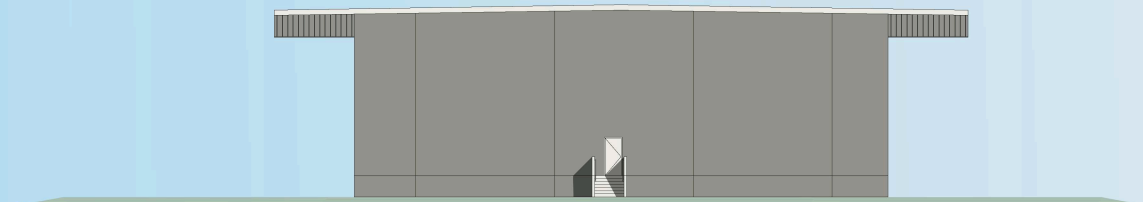
Perspective View at Struck Ave.
Orange, CA.



North Elevation



West Elevation



South Elevation



East Elevation



534 W. STRUCK STREET

ORANGE, CALIFORNIA



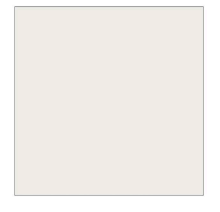
North Elevation



West Elevation

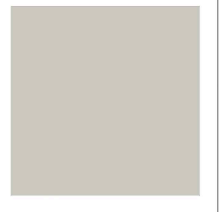


1



Prologis std. Grey-
PLD-9
Pure White
(RGB: 237, 236, 230)
A-100 Exterior Flat 5 Gallon Formula

2



Prologis std. Grey-
PLD-6
Sable
(RGB: 204, 201, 192)
A-100 Exterior Flat 5 Gallon Formula

3



Prologis std. Grey-
PLD-8
Drake
(RGB: 146, 148, 141)
A-100 Exterior Flat 5 Gallon Formula

4




Green Reflective
GLAZING

5

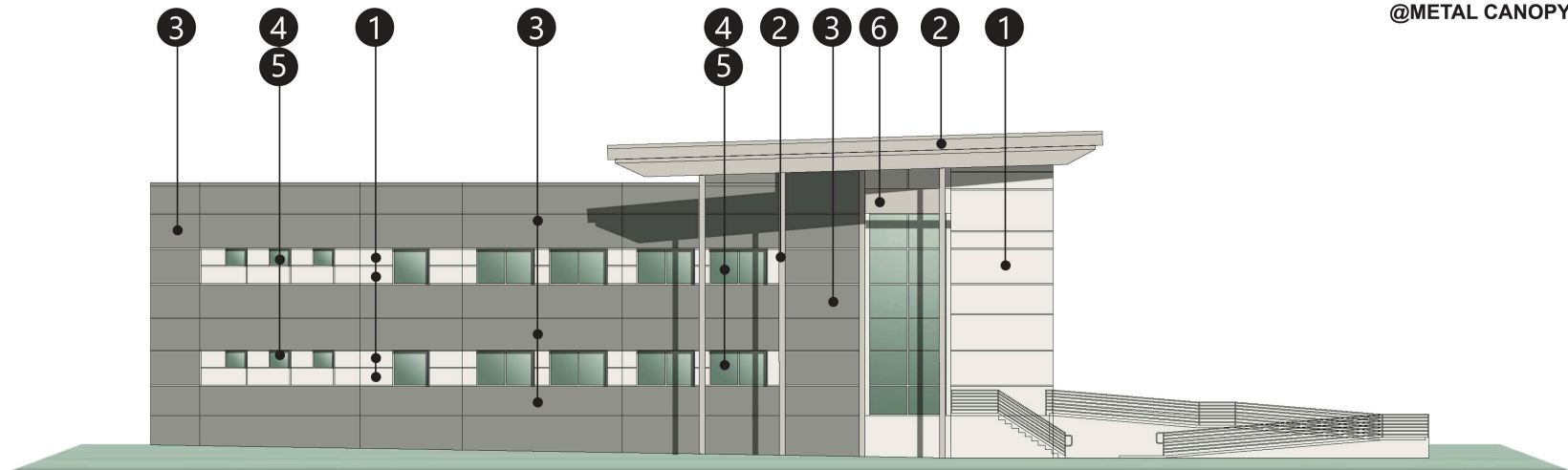


Clear Anodize
MULLIONS

6



Acrylic Latex Systems
High Gloss/High Performance
in Prologis std. Grey-
PLD-6
Sable
@METAL CANOPY



Enlarged View of North Elevation

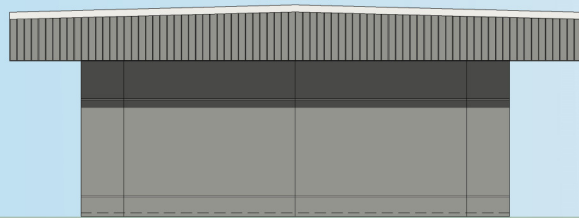


534 W. STRUCK STREET

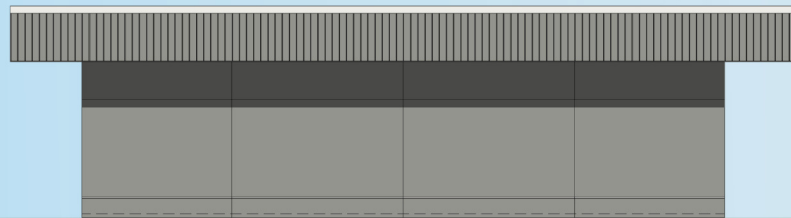
ORANGE, CALIFORNIA



North Elevation



West Elevation



South Elevation



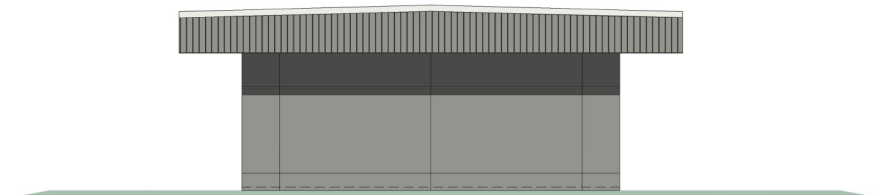
East Elevation



534 W. STRUCK STREET
ORANGE, CALIFORNIA



North Elevation



West Elevation



1

Prologis std. Grey-PLD-9
Pure White
(RGB: 237, 236, 230)
A-100 Exterior Flat 5 Gallon Formula

2

Prologis std. Grey-PLD-6
Sable
(RGB: 204, 201, 192)
A-100 Exterior Flat 5 Gallon Formula

3

Prologis std. Grey-PLD-8
Drake
(RGB: 146, 148, 141)
A-100 Exterior Flat 5 Gallon Formula

4

Prologis std. Grey-PLD-5
New Dark Green
(RGB: 1, 109, 96)
A-100 Exterior Flat 5 Gallon Formula

5

Green Reflective
GLAZING

6

Clear Anodize
MULLIONS

7

Acrylic Latex Systems
High Gloss/High Performance
in Prologis std. Grey-PLD-6
Sable
@METAL CANOPY



Enlarged View of North Elevation



534 W. STRUCK STREET

ORANGE, CALIFORNIA

