

# SOUTH COAST TECHNOLOGY CENTER

3100 Lake Center Drive, Santa Ana, California



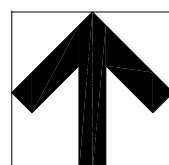
## SHEET INDEX:

T-1	Title Sheet	C-2.0	Existing Conditions Key Plan
T-2	Notes	C-2.1	Existing Conditions Plan
		C-2.2	Existing Conditions Plan
A-1.1	Overall Existing Site Plan	C-2.3	Existing Conditions Plan
A-1.2	Overall Fire Access & Accessible Path of Travel Site Plan	C-2.4	Existing Conditions Plan
A-1.3	Overall Trash Collection Site Plan	C-2.5	Existing Conditions Plan
		C-2.6	Existing Conditions Plan
A-1.4	Building 1 - Enlarged Site Plan	C-2.7	Existing Major Street Cross-Section
A-1.5	Buildings 2 & 3 - Enlarged Site Plan		
A-1.5A	Building 3 Site Plan - 40' & 60' Yards	C-3.1	Grading Plan
		C-3.2	Grading Plan
A-1.6	Overall WB-67 Truck Access-In Site Plan	C-3.3	Grading Plan
A-1.7	Overall WB-67 Truck Access-Out Site Plan	C-3.4	Offsite Improvement Plan
A-1.8	Trash Enclosure Enlarge Plan & Details	C-3.5	Offsite Improvement Plan
		C-3.6	Offsite Improvement Plan

## Site Plan Review

### 3rd Submittal (Includes Bldg. 3 Slip Sheets)

## VICINITY MAP:



L-1	Overall Landscape Concept Plan
L-2	Building 1 Landscape Concept Plan
L-3	Building 2 & 3 Landscape Concept Plan
L-4	Park Plaza & Corner Landscape Concept Enlargement Plan
L-5	Building Entry & Patio Landscape Concept Enlargement Plan
A-2.1	Building 1 - 1st Floor Plan
A-2.2	Building 2 - 1st Floor Plan
A-2.3	Building 3 - 1st Floor Plan
A-3.1	Renderings Building 2
A-3.2	Renderings Building 2
A-3.3	Renderings Building 1
A-3.4	Renderings Building 2 & 3
A-3.5	Renderings Park
A-4.1	Building 1 Exterior Elevations
A-4.2	Building 1 Exterior Elevations & Section
A-4.3	Building 2 Exterior Elevations
A-4.4	Building 2 Exterior Elevations & Section
A-4.5	Building 3 Exterior Elevations
A-4.6	Building 3 Exterior Elevations & Section

OWNER/ APPLICANT:	C.J. SEGERSTROM & SONS a California general partnership 3315 FAIRVIEW ROAD COSTA MESA, CA 92626 CONTACT: JEFF REESE - E: reesej@southcoastplaza.com C: (714) 949.438.3250	ARCHITECT:	DRA ARCHITECTS 32 EXECUTIVE PARK, SUITE 100 IRVINE, CA 92614 CONTACT: CARRIE HOSHINO - E: CHOSHINO@DRA-ARCHITECTS.COM C: 949.280.8307
LANDSCAPE ARCHITECT:	CDPC - Conceptual Design & Planning a California general partnership 3195-C AIRPORT LOOP DRIVE   STUDIO ONE COSTA MESA, CA 92626 CONTACT: ERIK PETERSON - E: epeterson@cdpcinc.com P: (949) 399.0870	CIVIL ENGINEER:	INCLEDON CONSULTING GROUP 1570 CORPORATE DRIVE, SUITE A, COSTA MESA, CA 92626 CONTACT: KEVIN HADLEY - E: khadley@icgcivil.com C: 909.915.4976

## SITE TABULATION:

### OVERALL TABULATIONS BUILDINGS 1 - 3

TYPE OF BUILDING CONSTRUCTION							TYPE III-B YES	
AUTOMATIC FIRE SPRINKLERS							SD - SPECIFIC DEVELOPMENT	
ZONING DISTRICT							LAKE CENTER DEV	
LAND USE							0.72	
FAR ALLOWED							414-261-01, 414-272-09, 414-272-10	
APN(S)							S-1, F-1 AND B	
BUILDING OCCUPANCY							Concrete Tilt-Up Walls	
WALL CONSTRUCTION							Parapet, 4-Ply "Flat-Roof"	
ROOF CONSTRUCTION							YES	
FIRE SPRINKLERED BUILDINGS								
			BLDG. 1 TOTAL			BLDG. 2 TOTAL	BLDG. 3 TOTAL	TOTALS
BUILDING NO.	BLDG. 1A	BLDG. 1B		BLDG. 2A	BLDG. 2B			
SITE AREA AC			5.58			5.76	4.49	15.8 AC
SITE AREA SF			243,212			250,690	195,408	689,310 SF
EXISTING BUILDING SF TO BE DEMOLISHED			0			117,564	60,462	178,026 SF
TOTAL PROPOSED BUILDING AREA	56,615	56,115	112,230	60,823	60,823	121,645	79,369	313,244 SF
YARD AREA			4-UNLIMITED			4-UNLIMITED	4-UNLIMITED	
COVERAGE			44.1%			44.5%	37.0%	42.3%
FAR - CITY WHICH EXCLUDES MEZZANINES			44.1%			44.5%	37.0%	42.3%
FAR - INCLUDES MEZZANINES			46.1%			48.5%	40.6%	45.4%
TOTAL PARKING REQUIRED			164			177	153	494 STALLS
TOTAL PARKING PROVIDED			164			178	155	497 STALLS
PARKING RATIO PROVIDED			1.46			1.46	1.95	1.59 RATIO
OUTDOOR COVERED PATIO AREA			1,210			707	895	2,812 SF
			9,915			9,915	9,915	
1ST FLOOR	53,615	53,615	107,230	55,823	55,823	111,645	72,369	291,244 SF
Office	2,500	2,500	5,000	5,000	5,000	10,000	7,000	22,000 SF
Manufacturing	23,615	23,615	47,230	23,323	23,323	46,645	60,369	154,244 SF
Warehouse	27,500	27,500	55,000	27,500	27,500	55,000	5,000	115,000 SF
MEZZ FLOOR - Office (includes stairs and 2-story volume lobby)	3,000	0	5,000	5,000	5,000	10,000	7,000	22,000 SF
TOTAL	56,615	53,615	112,230	60,823	60,823	121,645	79,369	313,244 SF
PARKING REQUIRED								
% OF OFFICE IN BUILDING			8.91%			16.44%	17.64%	
OFFICE MAY USE MANUFACTURING PARKING RATIO (2/1000), IF LESS THAN 30% OFFICE			9			18	26	53 STALLS
OFFICE MAY USE WAREHOUSE PARKING RATIO (1/1000), IF LESS THAN 30% OFFICE			5			11	1	17 STALLS
MANUFACTURING @ 2/1000			94			93	121	308 STALLS
WAREHOUSE @ 1/1000			55			55	5	115 STALLS
TOTAL REQUIRED PARKING			164			177	153	494 STALLS
PARKING PROVIDED								
STANDARD STALL (8'-6"w. X 18'd.)			146			158	138	442 STALLS
VAN ACCESSIBLE STALL (9'w. X 18'd. + 8'w. aisle)			3			2	1	6 STALLS
STANDARD ACCESS STALL (9'w. X 18'd. + 5'w. aisle)			3			6	5	14 STALLS
ELECTRIC VEHICLE (EV) (6%)								
EV STANDARD STALL			10			10	9	29 STALLS
EV VAN ACCESSIBLE STALL (12'w. X 18'd. + 5'w. aisle)			1			1	1	3 STALLS
EV STANDARD ACCESS STALL (9'w. X 18'd. + 5'w. aisle)			1			1	1	3 STALLS
TOTAL PROVIDED PARKING			164			178	155	497 STALLS
REQ' LONG TERM BIKE PARKING (5%)			8			9	8	25
REQ' SHORT TERM BIKE PARKING (5%)			8			9	8	25
PROVIDED LONG TERM BIKE PARKING			9			10	8	27
PROVIDED SHORT TERM BIKE PARKING			9			10	8	27
CLEAR UNDER BEAM HEIGHT			36'			36'	32'	

2024-04-17\_cmh

**DRA**  
ARCHITECTS

32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR DISTRIBUTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THESE SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:

**C.J. SEGERSTROM  
& SONS**

C.J. Segerstrom & Sons  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME

**TITLE  
SHEET**

NO.	DATE:	DESCRIPTION:
	2023-08-21	1st Submittal Site Plan Review
	2024-01-22	2nd Submittal Site Plan Review
	2024-03-08	Mtg. City - Bldg. 1 Fire Access & Bldg. 2 & 3 Unlimited Area
	2024-04-08	3rd Submittal Site Plan Review
	2024-04-23	Slip Sheet Changes for Bldg. 3

JOB NO:	22020
DATE ISSUED:	2023-08-21
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:

**T-1**



PLANNING DEPT. NOTES:

- I. **Prior to submittal into Building Division plan check, address the following items:**
- A) **Planning Division:**
- 1) All site plan review issues must be resolved and your site plan stamped by the City's Development Review Committee.
  - 2) Any required discretionary actions (i.e., specific development amendment) and CEQA documents must be approved.
  - 3) Submit an addressing plan, including labeled unit floor plans and an excel list of all addresses, for review and approval.
  - 4) Submit a landscape plan, application, and required fee for review and approval.
  - 5) Material samples of all proposed exterior facades will be required to be submitted for review and approval.

- II. **Prior to issuance of any required building permits, address the following items:**
- A) **Planning Division:**
- 1) All outstanding site plan issues must be resolved.
  - 2) All required discretionary action applications shall be approved and in effect.
  - 3) Any required landscape plan must be approved.
  - 4) Submit details on proposed signage for review by the Planning Department.
  - 5) The addressing plan must be approved.

- III. **Prior to release of utilities or a certificate of occupancy, address the following items:**
- A) **Planning Division:**
- 1) The applicant shall contact the case planner to set up a final field inspection appointment. A three-day notice is required. The project must be completed before final approval can be given. The case planner must sign the building permit field card before the Building Division will finalize any project.
  - 2) The required landscaping shall be installed and irrigated, and any hardscape installed.

**Planning Division:**

- 2) Please note that the discretionary review and approval requires compliance with the California Environmental Quality Act (CEQA). Staff will be able to determine the environmental document required once the scope and site plan of the project is finalized. If the project cannot be categorically exempt under CEQA the project will require preparation of an Initial Study (IS) to determine the appropriate environmental document for the project. The City will engage the services of a qualified environmental consultant from the City's pre-approved list of consultants, at the applicant's expense, including an additional administrative fee amounting to fifteen (15) percent of the firm's costs for preparing the CEQA document.
- 3) Development Project Review is valid for one year. Any submittal after the one-year time period, or the submittal of a different project at any time, requires the payment of new fees.

BUILDING DEPT. NOTES:

- I. **PLANCHECK SUBMITTAL - BUILDING SAFETY DIVISION**
- A. **Building Safety Division:**

The following are general requirements. Drawings and supporting documentation submitted into Building Safety Division Plan Check must show compliance.

- 1. Project shall comply with the current state building codes adopted by the City of Santa Ana at the time of permit application submittal. Currently they are the 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, 2022 California Energy Code, 2022 California Green Standards Code (CALGreen) and the Santa Ana Municipal Code (SAMC). Compliance to all applicable state and local codes shall be required prior to issuance of building permits.
- 2. The Building Safety Division should be consulted for plan check design and submittal requirements. Electrical, plumbing, mechanical, fire sprinkler systems, and grading work requires separate plans, applications, fees and permits. Compliance shall be made with the California Code of Regulations, Title 24, Part 6 requirements for energy conservation. For submittal requirements, please call (714) 647-5800 and ask for a Permit Technician. Appointments can be made between 8 a.m. and 12 noon to submit plans.
- 3. This review is primarily for site related issues only.
- 4. A separate grading permit shall be required for this project. The project applicant should contact the Public Works Agency at (714) 647-5039 for grading plan submittal and processing requirements.
- 5. A geotechnical report shall be required for this project. The report must address the potential for seismically induced soil liquefaction and soil instability.

BUILDING CODE ANALYSIS

**BUILDING #1:**

- Single Story Building with Office Mezzanine
- Maximum Building Height – +48'-6"
- 1<sup>st</sup> Floor Use – B, F-1 & S-1 Occupancies
- Mezz. Floor Use – B Occupancy only
- Building Area:
  - 1<sup>st</sup> Floor Office 5,000 s.f.
  - 1<sup>st</sup> Floor Manufacturing 47,230 s.f.
  - 1<sup>st</sup> Warehouse 55,000 s.f.
  - Mezz. Floor Office 5,000 s.f.
  - Total Building Area 112,230 s.f.**
- Occupancy Type:
  - o Office Area - B Occupancy per **Section 304**
  - o Manufacturing - F Occupancy per **Section 306**
  - o Warehouse - S Occupancy per **Section 311**
- Allowable Building Height:
  - o 75' maximum for B, F, & S Occupancy – per **Table 504.3**
- Maximum Number of Stories:
  - o B Occupancy – 4 Stories maximum – per **Table 504.4**
  - o F-1 Occupancy – 3 Stories maximum – per **Table 504.4**
  - o S-1 Occupancy – 3 Stories maximum – per **Table 504.4**
- Type of Construction:
  - o Type IIIB, Sprinklered, Single Story - **Section 602.3**
- Basic Allowable Floor Area - per **Table 506.2**
  - o B Occupancy - 76,000 s.f.
  - o F-1 Occupancy - 48,000 s.f.
  - o S-1 Occupancy - 70,000 s.f.
- Fire Sprinklers used for Unlimited Floor Area – per **Section 507.4**
  - o Fire Sprinklers designed per NFPA 13
- Unlimited Floor Area Square Footage for B, F, M and S Occupancy - per **Section 507.2 / 507.4**
  - o Limited to one-story above finish grade
  - o 60' min side yards provided on all 4 sides of the building
    - North, South, East and West

**BUILDING #2:**

- Single Story Building with Office Mezzanine
- Maximum Building Height – +48'-6"
- 1<sup>st</sup> Floor Use – B, F-1 & S-1 Occupancies
- Mezz. Floor Use – B Occupancy only
- Building Area:
  - 1<sup>st</sup> Floor Office 10,000 s.f.
  - 1<sup>st</sup> Floor Manufacturing 46,645 s.f.
  - 1<sup>st</sup> Warehouse 55,000 s.f.
  - Mezz. Floor Office 10,000 s.f.
  - Total Building Area 121,645 s.f.**
- Occupancy Type:
  - o Office Area - B Occupancy per **Section 304**
  - o Manufacturing - F Occupancy per **Section 306**
  - o Warehouse - S Occupancy per **Section 311**
- Allowable Building Height:
  - o 75' maximum for B, F, & S Occupancy – per **Table 504.3**
- Maximum Number of Stories:
  - o B Occupancy – 4 Stories maximum – per **Table 504.4**
  - o F-1 Occupancy – 3 Stories maximum – per **Table 504.4**
  - o S-1 Occupancy – 3 Stories maximum – per **Table 504.4**
- Type of Construction:
  - o Type IIIB, Sprinklered, Single Story - **Section 602.3**
- Basic Allowable Floor Area - per **Table 506.2**
  - o B Occupancy - 76,000 s.f.
  - o F-1 Occupancy - 48,000 s.f.
  - o S-1 Occupancy - 70,000 s.f.
- Fire Sprinklers used for Unlimited Floor Area – per **Section 507.4**
  - o Fire Sprinklers designed per NFPA 13
- Unlimited Floor Area Square Footage for B, F, M and S Occupancy - per **Section 507.2 / 507.4**
  - o Limited to one-story above finish grade
  - o 60' min side yards provided on all 4 sides of the building
    - North, South, and East sides only
    - West side will require a "No-Build / Shared Assessment Easement" that will be shared with Building #3 to maintain a 60' side yard.
      - Per Sections 1.8.6.1, Section 1.8.6.2, 1.8.7.1, 1.8.7.2 and 1.8.7.3

**BUILDING #3:**

- Single Story Building with Office Mezzanine
- Maximum Building Height – +48'-6"
- 1<sup>st</sup> Floor Use – B, F-1 & S-1 Occupancies
- Mezz. Floor Use – B Occupancy only
- Building Area:
  - 1<sup>st</sup> Floor Office 7,000 s.f.
  - 1<sup>st</sup> Floor Manufacturing 60,369 s.f.
  - 1<sup>st</sup> Warehouse 5,000 s.f.
  - Mezz. Floor Office 7,000 s.f.
  - Total Building Area 79,369 s.f.**
- Occupancy Type:
  - o Office Area - B Occupancy per **Section 304**
  - o Manufacturing - F Occupancy per **Section 306**
  - o Warehouse - S Occupancy per **Section 311**
- Allowable Building Height:
  - o 75' maximum for B, F, & S Occupancy – per **Table 504.3**
- Maximum Number of Stories:
  - o B Occupancy – 4 Stories maximum – per **Table 504.4**
  - o F-1 Occupancy – 3 Stories maximum – per **Table 504.4**
  - o S-1 Occupancy – 3 Stories maximum – per **Table 504.4**
- Type of Construction:
  - o Type IIIB, Sprinklered, Single Story - **Section 602.3**
- Basic Allowable Floor Area - per **Table 506.2**
  - o B Occupancy - 76,000 s.f.
  - o F-1 Occupancy - 48,000 s.f.
  - o S-1 Occupancy - 70,000 s.f.
- Fire Sprinklers used for Unlimited Floor Area – per **Section 507.4**
  - o Fire Sprinklers designed per NFPA 13, Moderate Hazard
- Unlimited Floor Area Square Footage for B, F, M and S Occupancy - per **Section 507.2 / 507.4**
  - o Limited to one-story above finish grade
  - o Required min. 60' side yards provided on all 4 sides of the building.
    - 60' min. side yards per **Section 507.4**
      - South, Partial North, Partial East and Partial West sides of the Building
    - Reduce to 40' min. yard - per **Section 507.2.1**
    - Exterior walls are required to be 3-hour fire rated
    - Allowed exterior openings are required to be protected not less than 3-hours
      - o 67' of the North side on the North/East Corner
      - o 101' of the East side on the North/East Corner
      - o 18' of the West Side at the North/West Corner



32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 • F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR REVISION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FIDAE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:

**C.J. SEGERSTROM  
& SONS**

**C.J. Segerstrom & Sons**  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME

NOTES

NO:	DATE:	DESCRIPTION:
	2023-08-21	1st Submittal Site Plan Review
	2024-01-22	2nd Submittal Site Plan Review
	2024-03-08	Mtg. City - Bldg. 1 Fire Access & Bldgs 2 & 3 Unlimited Area
	2024-04-08	3rd Submittal Site Plan Review
	2024-04-23	Slip Sheet Changes for Bldg. 3

JOB NO: 22020  
DATE ISSUED: 2023-08-21  
DRAWN BY: CMH  
CHECK BY: CMH

SHEET NO:

T-2



CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

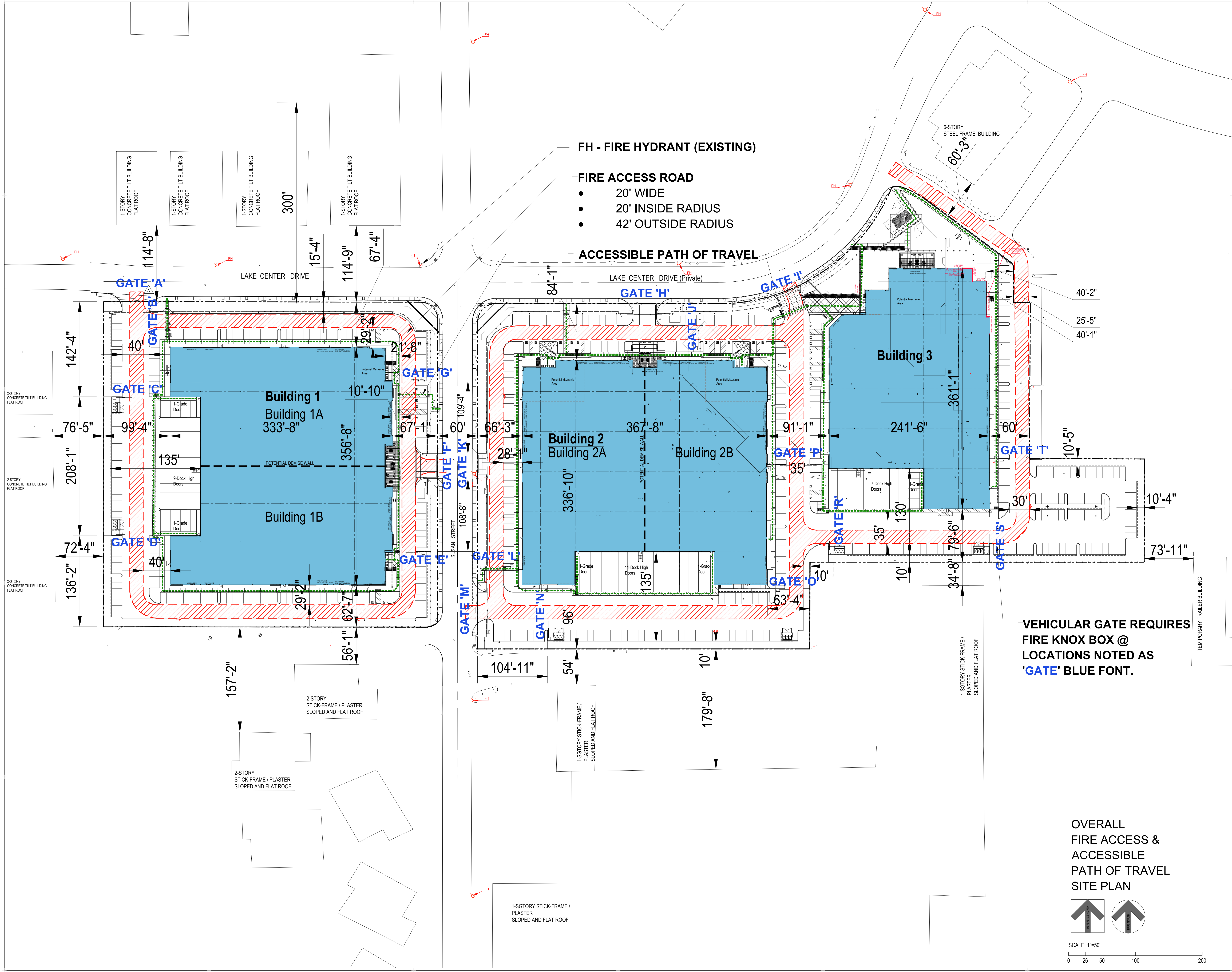
OWNER/ APPLICANT:  
**C.J. SEGERSTROM  
& SONS**  
C.J. Segerstrom & Sons  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME  
OVERALL  
FIRE ACCESS &  
ACCESSIBLE  
PATH OF TRAVEL  
SITE PLAN

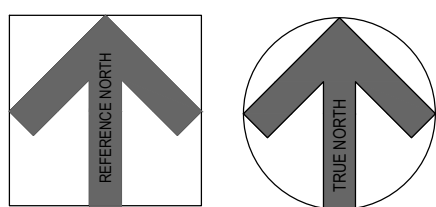
NO.	DATE:	DESCRIPTION:
	2023-08-21	1st Submittal Site Plan Review
	2024-01-22	2nd Submittal Site Plan Review
A	2024-02-08	Misc. Corrections to 2nd Entitlement Submittal
	2024-03-08	Mtg. City - Bldg. 1 Fire Access & Bldg. 2 & 3 Unlimited Area
	2024-04-08	3rd Submittal Site Plan Review
	2024-04-23	Slip Sheet Changes for Bldg. 3

JOB NO:	22020
DATE ISSUED:	2023-08-21
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:  
**A-1.2**

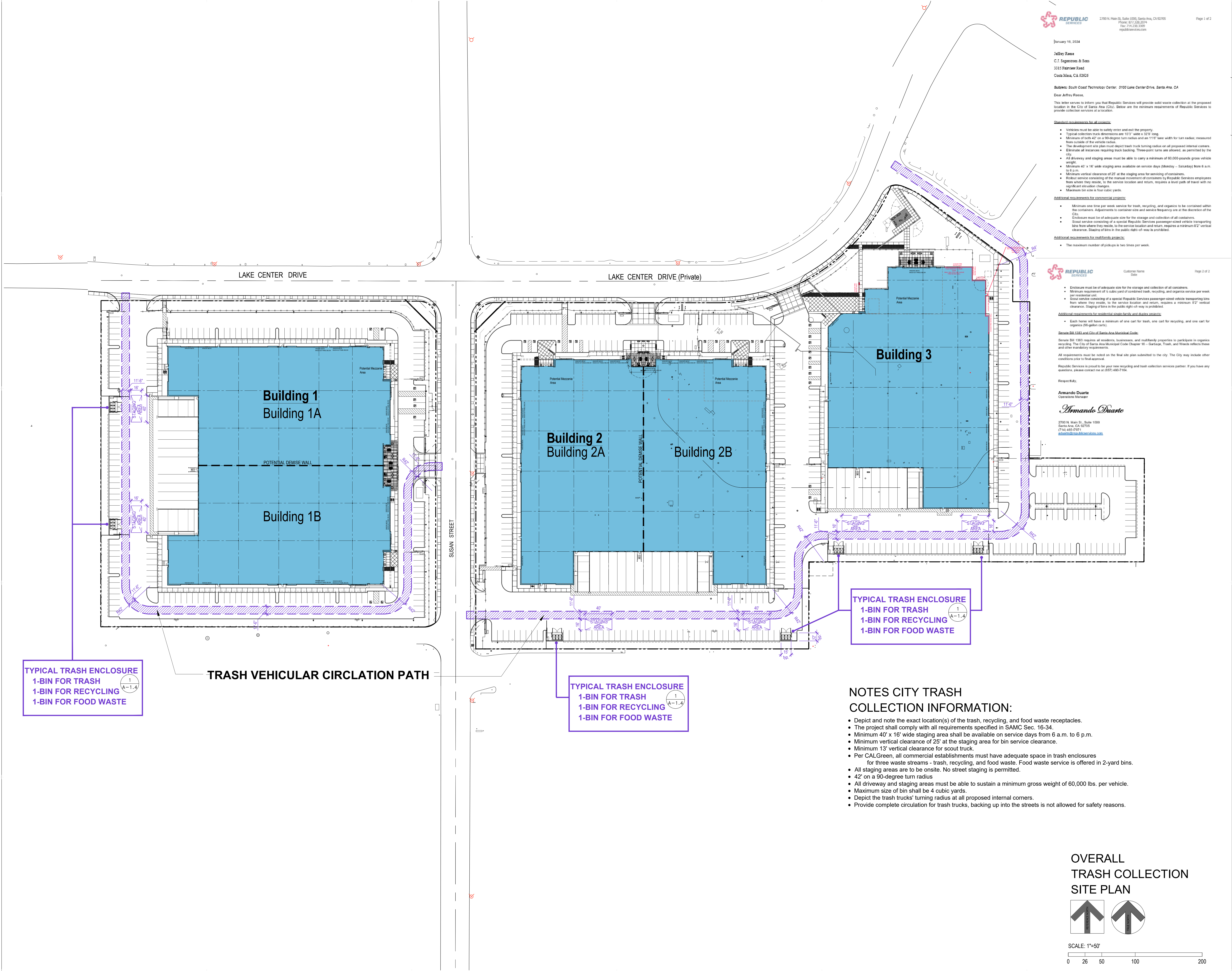


OVERALL  
FIRE ACCESS &  
ACCESSIBLE  
PATH OF TRAVEL  
SITE PLAN



SCALE: 1"=50'  
0 25 50 100 200





32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE BY ANY METHOD, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT, TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**South Coast Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:

**C.J. SEGERSTROM & SONS**

C.J. Segerstrom & Sons  
a California general partnership

3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME

OVERALL TRASH COLLECTION SITE PLAN

NO.	DATE:	DESCRIPTION:
	2023-08-21	1st Submittal Site Plan Review
	2024-01-22	2nd Submittal Site Plan Review
	2024-03-08	Mtg. City - Bldg. 1 Fire Access & Bldg. 2 & 3 Unlimited Area
	2024-04-08	3rd Submittal Site Plan Review
	2024-04-23	Slip Sheet Changes for Bldg. 3

JOB NO:	22020
DATE ISSUED:	2023-08-21
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:  
**A-1.3**

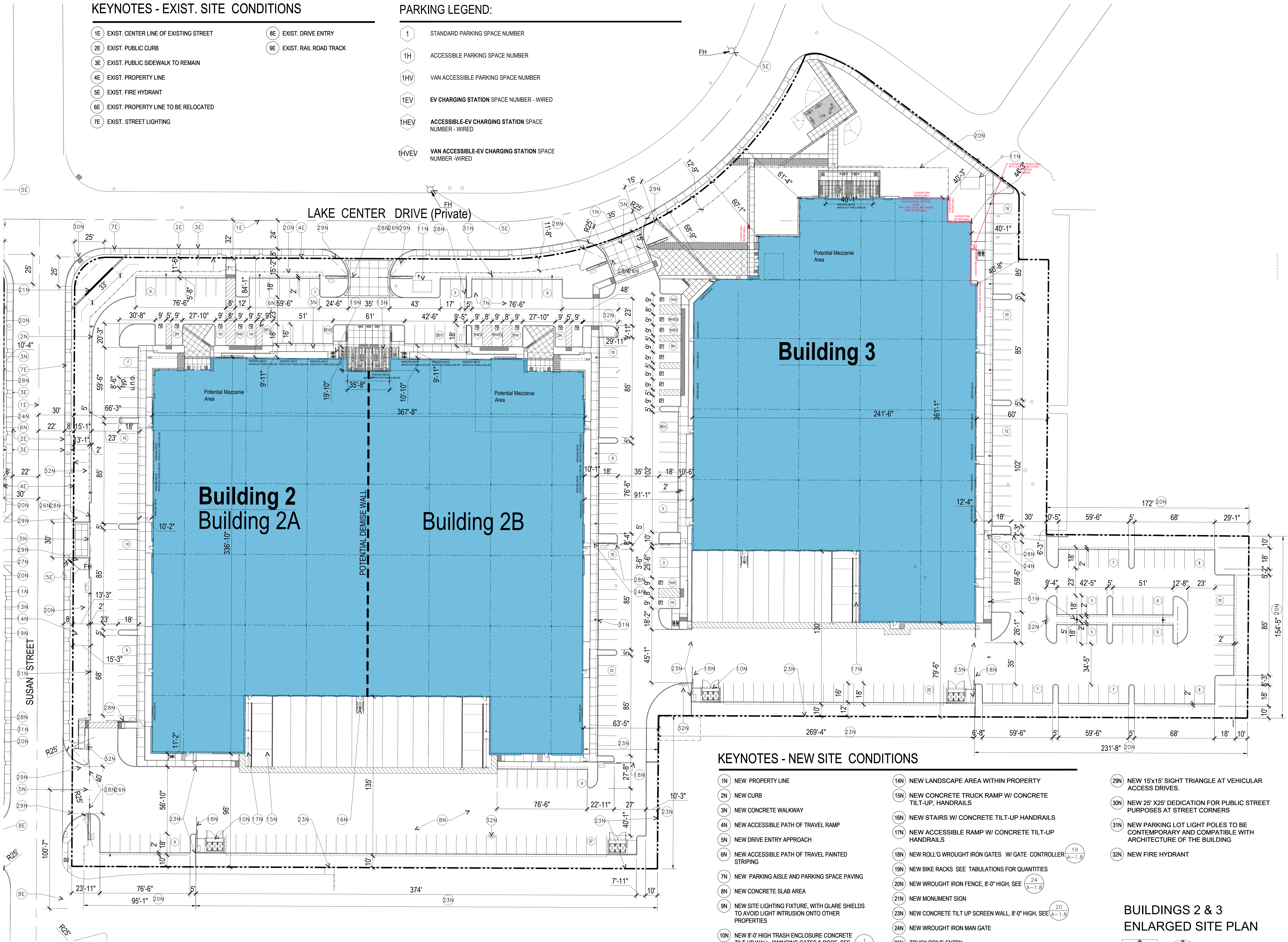


KEYNOTES - EXIST. SITE CONDITIONS

- 1E) EXIST. CENTER LINE OF EXISTING STREET
- 2E) EXIST. PUBLIC CURB
- 3E) EXIST. PUBLIC SIDEWALK TO REMAIN
- 4E) EXIST. PROPERTY LINE
- 5E) EXIST. FIRE HYDRANT
- 6E) EXIST. PROPERTY LINE TO BE RELOCATED
- 7E) EXIST. STREET LIGHTING
- 8E) EXIST. DRIVE ENTRY
- 9E) EXIST. RAIL ROAD TRACK

PARKING LEGEND:

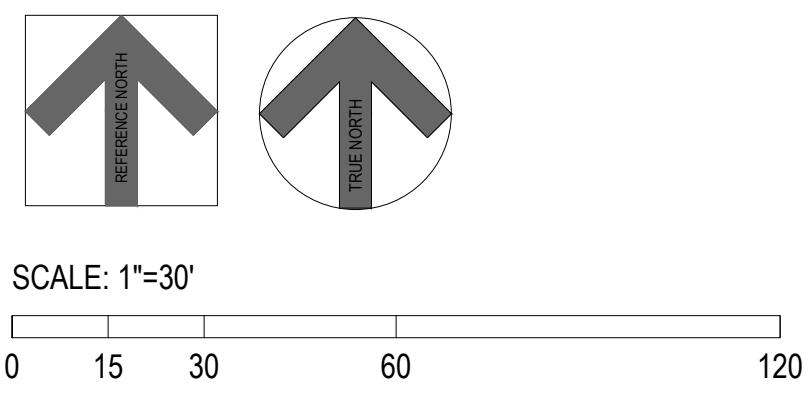
- 1 STANDARD PARKING SPACE NUMBER
- 1H ACCESSIBLE PARKING SPACE NUMBER
- 1HV VAN ACCESSIBLE PARKING SPACE NUMBER
- 1EV EV CHARGING STATION SPACE NUMBER - WIRED
- 1HEV ACCESSIBLE-EV CHARGING STATION SPACE NUMBER - WIRED
- 1HVEV VAN ACCESSIBLE-EV CHARGING STATION SPACE NUMBER - WIRED



KEYNOTES - NEW SITE CONDITIONS

- 1N NEW PROPERTY LINE
- 2N NEW CURB
- 3N NEW CONCRETE WALKWAY
- 4N NEW ACCESSIBLE PATH OF TRAVEL RAMP
- 5N NEW DRIVE ENTRY APPROACH
- 6N NEW ACCESSIBLE PATH OF TRAVEL PAINTED STRIPING
- 7N NEW PARKING AISLE AND PARKING SPACE PAVING
- 8N NEW CONCRETE SLAB AREA
- 9N NEW SITE LIGHTING FIXTURE, WITH GLARE SHIELDS TO AVOID LIGHT INTRUSION ONTO OTHER PROPERTIES
- 10N NEW 8'-0" HIGH TRASH ENCLOSURE CONCRETE TILT-UP WALL; SWINGING GATES & ROOF, SEE 1 A-1.5
- 11N NEW TRANSFORMER
- 12N NEW CONCRETE WHEEL STOP
- 13N NEW CONCRETE OUTDOOR PATIO AREA  
-BLDG. 1 = 1,210 SF  
-BLDG. 2 = 707 SF  
-BLDG. 3 = 895 SF
- 14N NEW LANDSCAPE AREA WITHIN PROPERTY
- 15N NEW CONCRETE TRUCK RAMP W/ CONCRETE TILT-UP, HANDRAILS
- 16N NEW STAIRS W/ CONCRETE TILT-UP HANDRAILS
- 17N NEW ACCESSIBLE RAMP W/ CONCRETE TILT-UP HANDRAILS
- 18N NEW ROLL-G WROUGHT IRON GATES W/ GATE CONTROLLER 19 A-1.5
- 19N NEW BIKE RACKS SEE TABULATIONS FOR QUANTITIES
- 20N NEW WROUGHT IRON FENCE, 8'-0" HIGH, SEE 24 A-1.5
- 21N NEW MONUMENT SIGN
- 23N NEW CONCRETE TILT UP SCREEN WALL, 8'-0" HIGH, SEE 20 A-1.5
- 24N NEW WROUGHT IRON MAN GATE
- 25N TRUCK DRIVE ENTRY
- 26N WROUGHT IRON GATES TO REMAIN OPEN DURING BUSINESS HOURS
- 27N VISITOR DRIVE ENTRY
- 28N NEW ROLL-G WROUGHT IRON (CURVED SPIKE) GATES W/ GATE CONTROLLER 24 A-1.5
- 29N NEW 15'x15' SIGHT TRIANGLE AT VEHICULAR ACCESS DRIVES.
- 30N NEW 25' X25' DEDICATION FOR PUBLIC STREET PURPOSES AT STREET CORNERS
- 31N NEW PARKING LOT LIGHT POLES TO BE CONTEMPORARY AND COMPATIBLE WITH ARCHITECTURE OF THE BUILDING
- 32N NEW FIRE HYDRANT

BUILDINGS 2 & 3  
ENLARGED SITE PLAN



32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FIDIA EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:

**C.J. SEGERSTROM  
& SONS**

C.J. Segerstrom & Sons  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

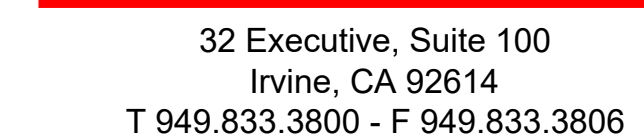
SHEET NAME  
**BUILDINGS 2 & 3  
ENLARGED  
SITE PLAN**

NO.	DATE:	DESCRIPTION:
	2023-08-21	1st Submittal Site Plan Review
	2024-01-22	2nd Submittal Site Plan Review
	2024-03-08	Mtg. City - Bldg. 1 Fire Access & Bldg. 2 & 3 Unlimited Area
	2024-04-08	3rd Submittal Site Plan Review
	2024-04-23	Slip Sheet Changes for Bldg. 3

JOB NO:	22020
DATE ISSUED:	2023-08-21
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:  
**A-1.5**





THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AND INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE PROJECT AND THE SITE FOR WHICH THEY WERE PREPARED. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS AND SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE TO ANY RIGHTS OR INTERESTS OF THE ARCHITECT. ANY REPRODUCTION AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

PROFESSIONAL SEAL:

3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:

**C.J. Segerstrom & Son**  
a California general partnership

3315 Fairview Road  
Costa Mesa, California 92626

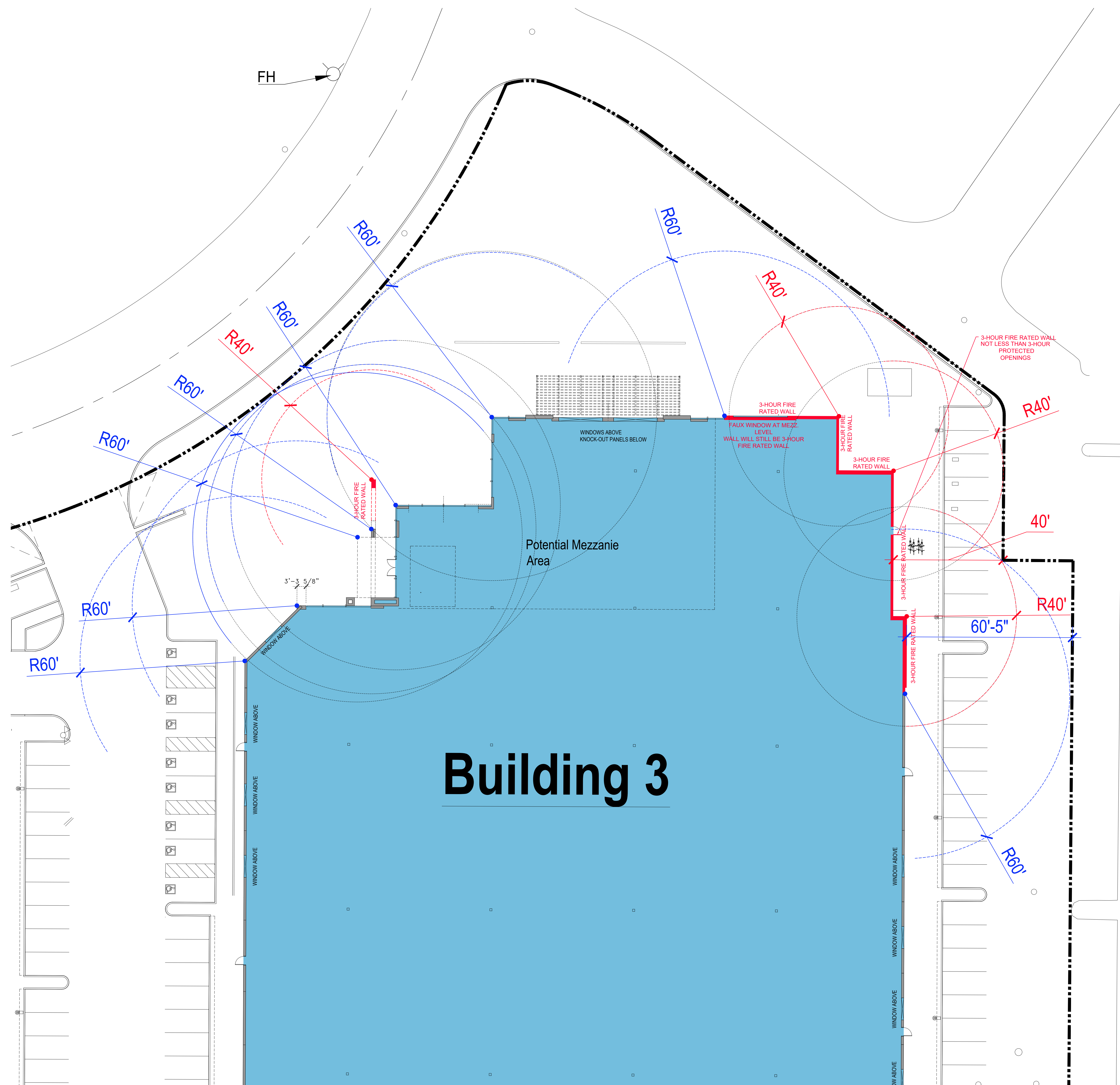
NO:	DATE:	DESCRIPTION:
-----	-------	--------------

Item	Date	Description
	2023-08-21	1st Submittal Site Plan Review
	2024-01-22	2nd Submittal Site Plan Review
	2024-03-08	Mtg City - Bldg. 1 Fire Access Bldgs 2 & 3 Unlimited Area
	2024-04-08	3rd Submittal Site Plan Review
	2024-04-23	Slip Sheet Changes for Bldg. 3

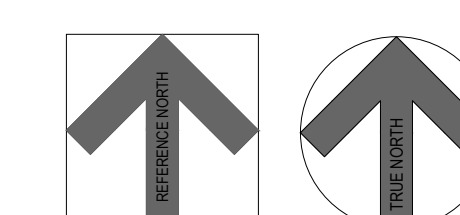
JOB NO:	22020
DATE ISSUED:	2023-08-21
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:

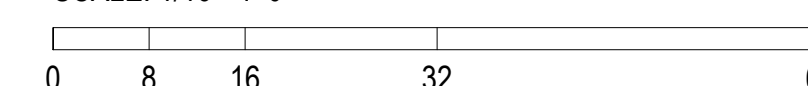
**A-1.5A**



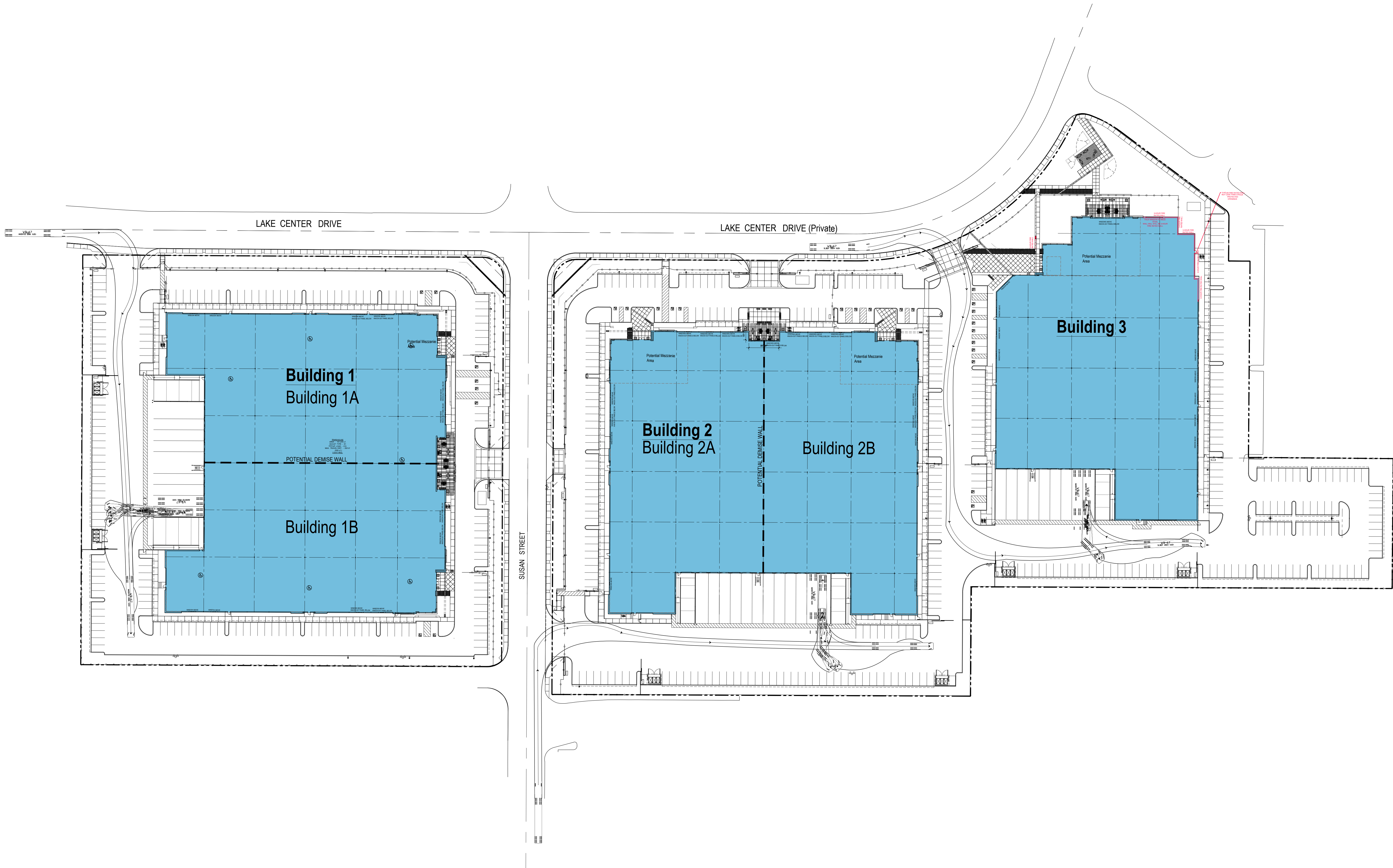
BUILDING 2  
SITE PLAN - 60' & 40' YARDS



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







CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:  
**C.J. SEGERSTROM  
& SONS**  
C.J. Segerstrom & Sons  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME  
**OVERALL  
WB-67  
TRUCK ACCESS- IN  
SITE PLAN**

NO.	DATE:	DESCRIPTION:
	2023-08-21	1st Submittal Site Plan Review
	2024-01-22	2nd Submittal Site Plan Review
	2024-03-08	Mtg. City - Bldg. 1 Fire Access & Bldgs 2 & 3 Unlimited Area
	2024-04-08	3rd Submittal Site Plan Review
	2024-04-23	Slip Sheet Changes for Bldg. 3

JOB NO:	22020
DATE ISSUED:	2023-08-21
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:  
**A-1.6**



CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:  
**C.J. SEGERSTROM  
& SONS**  
C.J. Segerstrom & Sons  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME  
**OVERALL  
WB-67  
TRUCK ACCESS- OUT  
SITE PLAN**

NO.	DATE:	DESCRIPTION:
	2023-08-21	1st Submittal Site Plan Review
	2024-01-22	2nd Submittal Site Plan Review
	2024-03-08	Mtg. City - Bldg. 1 Fire Access & Bldgs 2 & 3 Unlimited Area
	2024-04-08	3rd Submittal Site Plan Review
	2024-04-23	Slip Sheet Changes for Bldg. 3

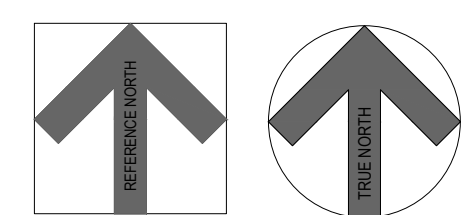
JOB NO:	22020
DATE ISSUED:	2023-08-21
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:  
**A-1.7**



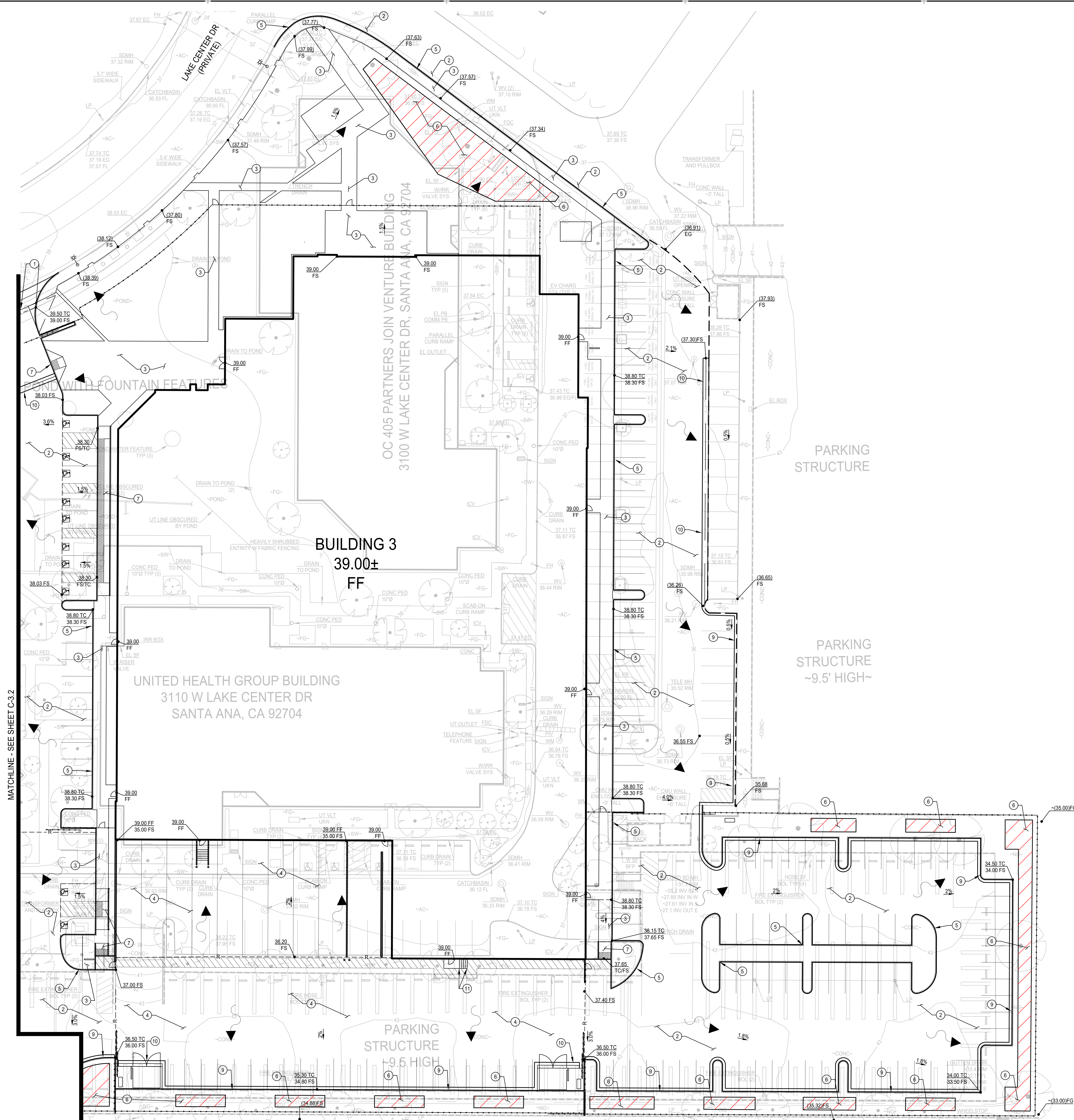
**NOTE:**  
MOST DIFFICULT/ WORSE CASE SCENARIO  
SHOWN FOR TRUCK PATH OUT. FOR ALL  
OTHER DOCK POSITIONS, THE TRUCK PATH  
OUT, ONLY BECOMES EASIER

**OVERALL WB-67  
TRUCK ACCESS-OUT  
SITE PLAN**



SCALE: 1"=50'  
0 26 50 100 200





CONSTRUCTION NOTES

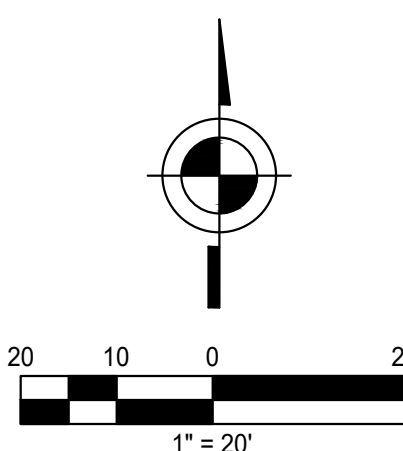
1. INSTALL CONCRETE DRIVEWAY.
2. INSTALL AC PAVEMENT.
3. INSTALL PEDESTRIAN PCC PAVEMENT.
4. INSTALL VEHICULAR PCC PAVEMENT.
5. INSTALL 6" CURB.
6. INSTALL BIOTENTION WITH UNDERDRAIN BMP (BIO-1) OR EQUIVALENTLY SIZED FLOW BASED PROPRIETY BIOTREATMENT DEVICE.
7. INSTALL ADA COMPLIANT CURB RAMP WITH TRUNCATED DOMES.
8. INSTALL ADA RAMP WITH HAND RAILS.
9. INSTALL CURB AND GUTTER. INCLUDE CURB CUTS WHERE NECESSARY FOR BMP CONNECTION.
10. INSTALL CONCRETE RIBBON GUTTER.
11. INSTALL STAIR WITH 6" RISER AND RAILING.

GENERAL NOTES

1. THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT).
2. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY, THE APPLICANT IS TO 1) SUBMIT AND HAVE APPROVED DESIGN PLAN FOR THE CONSTRUCTION/RELOCATION OF ANY PUBLIC UTILITIES (I.E. WATER, FIRE, SEWER, STORM, ETC.), 2) OBTAIN A STREET WORK PERMIT, 3) CONSTRUCT ALL AFOREMENTIONED IMPROVEMENTS, AND 4) HAVE THE IMPROVEMENTS ACCEPTED BY THE CITY ENGINEER AND/OR HIS REPRESENTATIVE PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY, UNLESS RELEASE IS APPROVED BY CITY OF SANTA ANA VIA OTHER MEANS.
3. PENDING FINAL DESIGN, CROSS-LOT DRAINAGE WILL REQUIRE THE RECORDING OF A COVENANT AND/OR CROSS-LOT RECIPROCAL DRAINAGE EASEMENT, REVIEWED AND APPROVED BY THE CITY OF SANTA ANA.
4. ALL TRAFFIC IMPROVEMENTS WILL BE COMPLETED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.

MAP LEGEND:

- BMP AREA
- FLOW DIRECTION
- RIDGE LINE
- JOIN LINE



**DRA**  
ARCHITECTS

32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 • F 949.833.3806

THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND REPRODUCTION IN WHOLE OR IN PART IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THESE SHALL CONSTITUTE PRIMA FIDE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

**INCLEDON**  
CONSULTING GROUP  
Civil Engineering • Surveying • Planning  
1570 Corporate Drive, Suite A, Costa Mesa, CA 92626  
P: 657.622.2121 / www.igcivl.com

PROFESSIONAL SEAL:



**PROJECT TITLE**  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:

**C.J. SEGERSTROM  
& SONS**

C.J. Segerstrom & Sons  
a California general partnership

3315 Fairview Road  
Costa Mesa, California 92626

**SHEET NAME**

**GRADING PLAN**

NO.	DATE:	DESCRIPTION:
2023-08-21	1st	1st Submittal Site Plan Review
2024-01-22	2nd	2nd Submittal Site Plan Review
2024-02-08	Misc.	Corrections to 2nd Entitlement Submittal
2024-03-08	Mfg. City - Bldg.	1 Fire Access & Bldg 2 & 3 Unlimited Area
2024-04-08	3rd	3rd Submittal Site Plan Review
2024-04-23	Slip Sheet	Changes for Bldg. 3

JOB NO:	22020
DATE ISSUED:	2024-04-23
DRAWN BY:	JB
CHECK BY:	MI

SHEET NO:  
**C-3.3**



CONSULTANT:

**INCLEDON**  
CONSULTING GROUP  
Civil Engineering • Surveying • Planning  
1570 Corporate Drive, Suite A, Costa Mesa, CA 92626  
P: 657.622.2121 / www.igcivil.com

PROFESSIONAL SEAL:



## PROJECT TITLE

**South Coast  
Technology Center**3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:

**C.J. SEGERSTROM  
& SONS**C.J. Segerstrom & Sons  
a California general partnership3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME

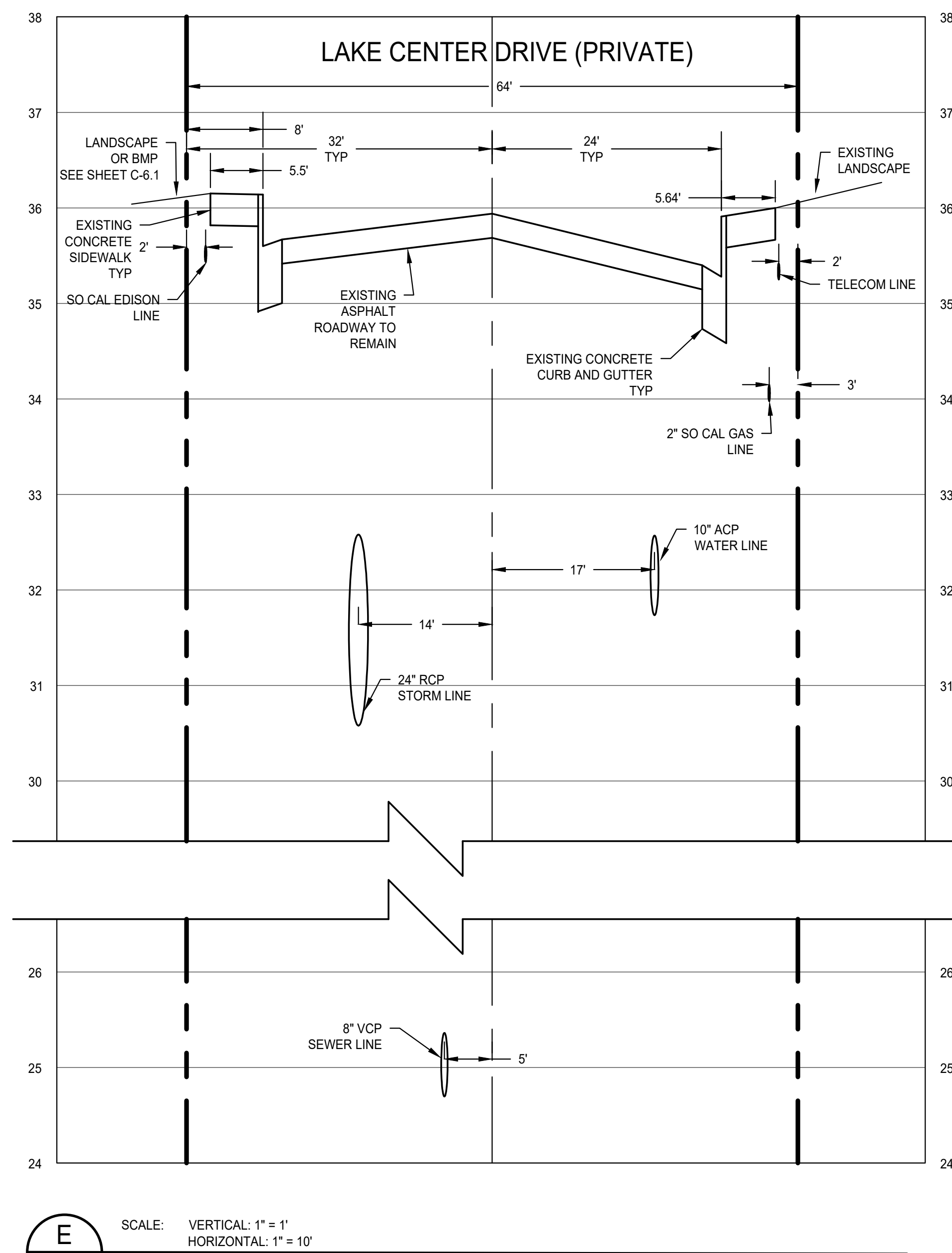
**OFFSITE  
IMPROVEMENT  
PLAN**

NO. DATE: DESCRIPTION:

2023-08-21	1st Submittal Site Plan Review
2024-01-22	2nd Submittal Site Plan Review
2024-02-08	Misc. Corrections to 2nd Entitlement Submittal
2024-03-08	Mfg. City - Bldg. 1 Fire Access & Bldg. 2 & 3 Unlimited Area
2024-04-08	3rd Submittal Site Plan Review
2024-04-23	Slip Sheet Changes for Bldg. 3

JOB NO: 22020  
DATE ISSUED: 2024-04-23  
DRAWN BY: JB  
CHECK BY: MI

SHEET NO:

**C-3.5**

## UTILITIES

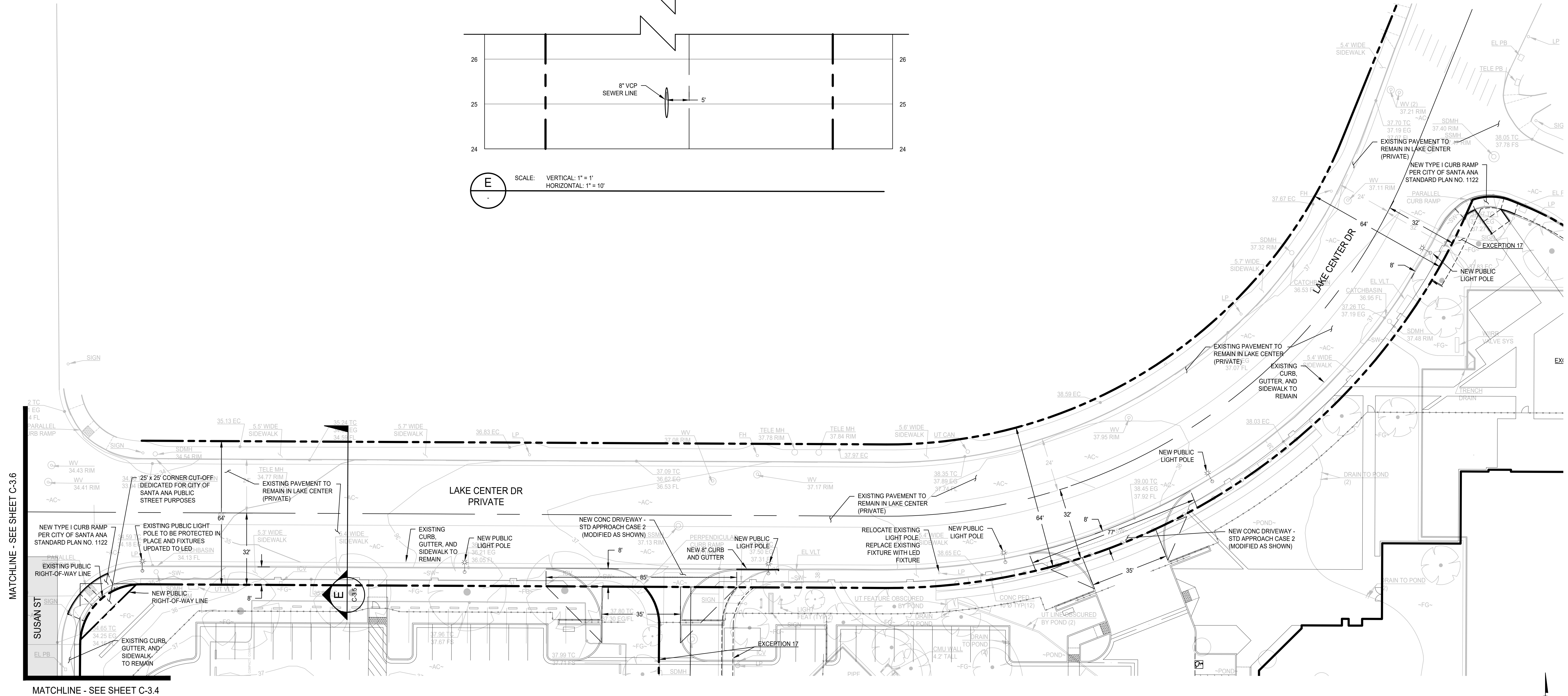
UNDERGROUND UTILITIES ARE SHOWN FOR REFERENCE ONLY. LACKING EXCAVATION AND SOURCE INFORMATION, THE EXACT LOCATION AND DEPTHS OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. UTILITIES ARE DRAWN PER RECORD DOCUMENTATION PROVIDED BY THE CITY OF SANTA ANA.

## LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING CENTER LINE
---	HARDSCAPE
---	LANDSCAPE
---	2" GRIND AND OVERLAY ASPHALT REPLACEMENT
---	ASPHALT REPLACEMENT PER PAVEMENT CONSULTANT RECOMMENDATIONS

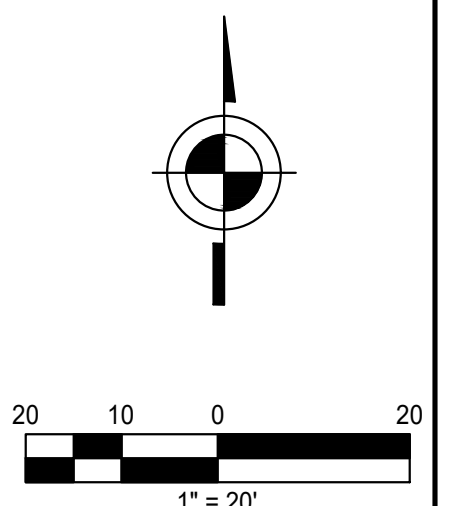
## GENERAL NOTES

- THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT).
- PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY, THE APPLICANT IS TO: 1) SUBMIT AND HAVE APPROVED DESIGN PLAN FOR THE CONSTRUCTION/RELOCATION OF ANY PUBLIC UTILITIES (I.E. WATER, FIRE, SEWER, STORM, ETC.); 2) OBTAIN A STREET WORK PERMIT; 3) CONSTRUCT ALL AFOREMENTIONED IMPROVEMENTS, AND 4) HAVE THE IMPROVEMENTS ACCEPTED BY THE CITY ENGINEER AND/OR HIS REPRESENTATIVE PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. UNLESS RELEASE IS APPROVED BY THE CITY OF SANTA ANA VIA OTHER MEANS.
- PENDING FINAL DESIGN, CROSS-LOT DRAINAGE WILL REQUIRE THE RECORDING OF A COVENANT AND/OR CROSS-LOT RECIPROCAL DRAINAGE EASEMENT, REVIEWED AND APPROVED BY THE CITY OF SANTA ANA.
- ALL TRAFFIC IMPROVEMENTS WILL BE COMPLETED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.
- STRIPING TO BE REPLACED IN KIND.

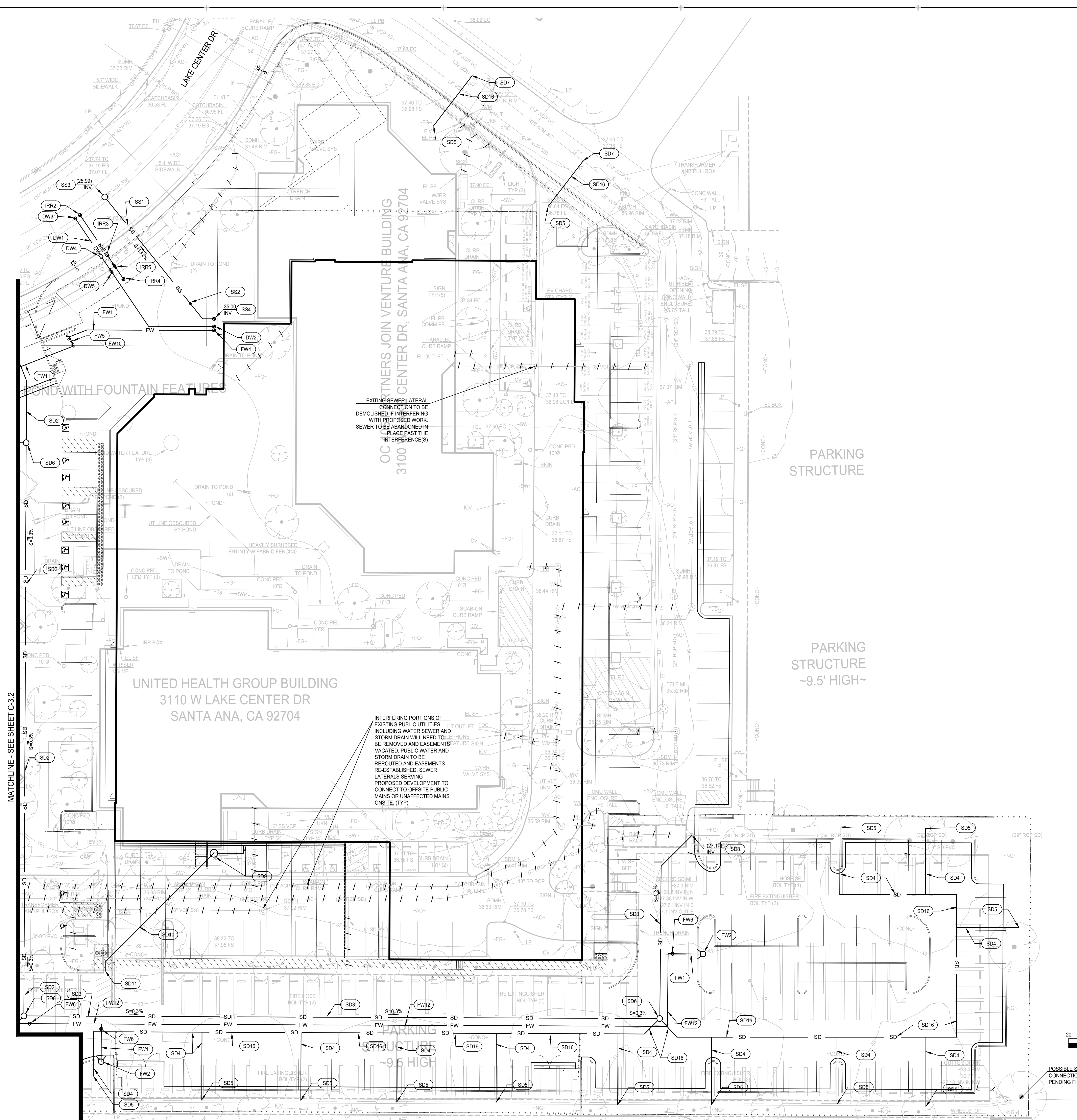


MATCHLINE - SEE SHEET C-3.6

MATCHLINE - SEE SHEET C-3.4







#### IRRIGATION NOTES

- IRR1 INSTALL 1 1/2" IRRIGATION SERVICE LINE.
- IRR2 CONNECT IRRIGATION SERVICE TO EXISTING WATER MAIN WITH REDUCING TEE OR HOT TAP.
- IRR3 INSTALL 1 1/2" WATER METER.
- IRR4 SEE LANDSCAPE PLANS FOR CONTINUATION.
- IRR5 INSTALL LEAD FREE 1 1/2" ZURN BACKFLOW PREVENTOR.

#### GENERAL NOTES

- A 20' WIDE EASEMENT IS TO BE GRANTED TO THE CITY OF SANTA ANA FOR THE PURPOSE OF PERFORMING STORM DRAIN REROUTES AND MAINTAINING REROUTED INFRASTRUCTURE.
- ELECTRICAL, GAS, TELECOMMUNICATION, AND COMMUNICATION PER OTHERS.
- ONSITE IRRIGATION DESIGN PER OTHERS.
- ABOVE GROUND WATER SYSTEM APPURTENANCES SUCH AS FIRE HYDRANTS, BACKFLOW PREVENTION DEVICES, FIRE CONNECTION STANDPIPES AND ABOVE GROUND METERS SHALL BE PAINTED AS FOLLOWS:  
A. PUBLIC FIRE HYDRANTS - WHITE  
B. PRIVATE FIRE APPURTENANCE - RED  
C. IRRIGATION APPURTENANCES - GREEN  
D. DOMESTIC APPURTENANCES - BLUE
- APPROPRIATE PRIVATE BACKFLOW PREVENTION DEVICES ARE REQUIRED FOR ALL FIRE SERVICE, DOMESTIC AND LANDSCAPE WATER METER PER THE GRADING AND STREET IMPROVEMENT PLANS.
- AVAILABILITY OF RECLAIMED WATER TO BE EVALUATED IN FINAL DESIGN.
- ALL UTILITY SIZES TO BE CONFIRMED IN FINAL DESIGN.

#### STORM DRAIN NOTES

- SD1 INSTALL 18" N-12 STORM DRAIN PIPE.
- SD2 INSTALL 24" RCP STORM DRAIN PIPE.
- SD3 INSTALL 27" RCP STORM DRAIN PIPE.
- SD4 INSTALL 12" N-12 STORM DRAIN PIPE.
- SD5 CONNECT TO BMP CATCH BASIN OR UNDERDRAIN.
- SD6 INSTALL MANHOLE PER SPPWC STANDARD PLAN 321-2.
- SD7 CONNECT TO EXISTING STORM DRAIN LINE.
- SD8 CONNECT TO EXISTING STORM DRAIN MANHOLE.
- SD9 INSTALL SUMP PUMP AND CONNECT TO TRUCK DOCK TRENCH DRAIN W/ 8" N-12 STORM DRAIN PIPE AT MIN 2.0%.
- SD10 INSTALL 3" PVC PIPE SCHEDULE 80.
- SD11 PENETRATE 3" PVC PIPE INTO CURB FACE.
- SD12 INSTALL LIFT STATION.
- SD13 INSTALL MANHOLE AT POINT OF CONNECTION TO EXISTING PIPE.
- SD14 INSTALL 21" N-12 STORM DRAIN PIPE.
- SD15 24" WIDE UNDER SIDEWALK CULVERT. FINAL LOCATIONS AND QUANTITY TO BE CONFIRMED IN FINAL DESIGN.
- SD16 INSTALL 15" N-12 STORM DRAIN PIPE.

#### FIRE WATER NOTES

- FW1 INSTALL 6" C900 CLASS 305 PVC FIRE WATER PIPE. INSTALL DUCTILE IRON FITTINGS AND THRUST BLOCKS. ALL FERROUS METAL FITTINGS SHALL BE WRAPPED WITH 10MM VISQUEEN MINIMUM.
- FW2 INSTALL FIRE HYDRANT PER DETAIL 4, SHEET C5.4.
- FW3 CONNECT FIRE WATER LINE TO EXISTING WATER MAIN WITH REDUCING TEE OR HOT TAP.
- FW4 POINT OF CONNECTION. SEE FIRE SPRINKLER PLANS FOR CONTINUATION. FIRE SPRINKLER SIZE TO BE CONFIRMED BY FIRE SPRINKLER DESIGNER.
- FW5 INSTALL FDC AND CHECK VALVE.
- FW6 INSTALL RUBBER-SEATED GATE VALVE BOX.
- FW7 INSTALL LEAD FREE 10" FEPBO DOUBLE DETECTOR CHECK ASSEMBLY.
- FW8 INSTALL BOLLARD TO PROTECT FIRE HYDRANT.
- FW9 RELOCATE EXISTING HYDRANT.
- FW10 INSTALL PIV.
- FW11 INSTALL 10" C900 CLASS 305 PVC WATER PIPE. INSTALL DUCTILE IRON FITTINGS AND THRUST BLOCKS. ALL FERROUS METAL FITTINGS SHALL BE WRAPPED WITH 10MM VISQUEEN MINIMUM.
- FW12 INSTALL 8" C900 CLASS 305 PVC WATER PIPE. INSTALL DUCTILE IRON FITTINGS AND THRUST BLOCKS. ALL FERROUS METAL FITTINGS SHALL BE WRAPPED WITH 10MM VISQUEEN MINIMUM.

#### DOMESTIC WATER NOTES

- DW1 INSTALL 2" SCHEDULE 80 PVC DOMESTIC WATER PIPE.
- DW2 POINT OF CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- DW3 CONNECT DOMESTIC WATER LINE TO EXISTING WATER MAIN WITH REDUCING TEE OR HOT TAP.
- DW4 INSTALL 2" WATER METER PER CITY OF SANTA ANA STANDARD DETAILS.
- DW5 INSTALL LEAD FREE 2" ZURN BACKFLOW PREVENTOR.

#### SANITARY SEWER NOTES

- SS1 INSTALL 8" SDR 35 PVC SANITARY SEWER PIPE PER TYPICAL TRENCH DETAIL 1, SHEET C4.3.
- SS2 INSTALL SANITARY SEWER CLEANOUT.
- SS3 INSTALL MANHOLE AT POINT OF CONNECTION TO EXISTING SEWER LINE.
- SS4 POINT OF CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- SS5 POINT OF CONNECTION TO EXISTING 8" VCP SEWER LINE. REMOVE CAP OF EXISTING LINE.

#### LINE/TYPE LEGEND

- |     |                                      |
|-----|--------------------------------------|
| --- | EXISTING ELECTRICAL LINE             |
| --- | EXISTING GAS LINE                    |
| --- | EXISTING SANITARY SEWER LINE         |
| --- | EXISTING STORM DRAIN LINE            |
| --- | EXISTING TELECOMMUNICATION LINE      |
| --- | EXISTING WATER LINE                  |
| --- | EXISTING RECLAIMED TRANSMISSION LINE |
| --- | PROPOSED SANITARY SEWER LINE         |
| --- | PROPOSED STORM DRAIN LINE            |
| --- | PROPOSED DOMESTIC WATER LINE         |
| --- | PROPOSED FIRE WATER LINE             |
| --- | PROPOSED IRRIGATION LINE             |



32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 • F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR MODIFICATION BY ANY MEANS IN ANY MANNER IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THESE SHALL CONSTITUTE PRIMA FIDAE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

#### CONSULTANT:



#### PROFESSIONAL SEAL:



#### PROJECT TITLE

### South Coast Technology Center

3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

#### OWNER/ APPLICANT:

### C.J. SEGERSTROM & SONS

C.J. Segerstrom & Sons  
a California general partnership

3315 Fairview Road  
Costa Mesa, California 92626

#### SHEET NAME

### UTILITY PLAN

NO.	DATE:	DESCRIPTION:
2023-08-21	1st	1st Submittal Site Plan Review
2024-01-22	2nd	2nd Submittal Site Plan Review
2024-02-08	Misc.	Corrections to 2nd Entitlement Submittal
2024-03-08	Mfg. City - Bldg.	1 Fire Access & Bldg 2 & 3 Unlimited Area
2024-04-08	3rd	3rd Submittal Site Plan Review
2024-04-23	Slip Sheet	Changes for Bldg. 3

JOB NO:	22020
DATE ISSUED:	2024-04-23
DRAWN BY:	JB
CHECK BY:	MI

SHEET NO:  
**C-4.3**





## OCFA WATER AVAILABILITY FORM

### SECTION A: To be completed by customer

Project Name: \_\_\_\_\_ OCFA SR #: \_\_\_\_\_  
Project Address: 3120 W Lake Center Dr City: Santa Ana  
Applicant Phone #: ( ) Fax #: ( )  
Area of largest building \_\_\_\_\_ ft<sup>2</sup> Construction type? (check one) ☐ IA ☐ IIA ☐ IIB ☐ IIC ☐ IIV ☐ VA ☐ VB  
Is this building sprinklered throughout? (check one) ☒ X ☐ Y

### SECTION B: To be completed by local water department/district Customer to provide results to OCFA

Water Department/District: City of Santa Ana Public Works Agency  
Test location (indicate address or cross-streets & provide reference map): See SoCal Flow Testing report on 01/18/24  
Hydrant number(s) (if applicable): Test: 4002 Flow: 4005  
Elevation of test hydrant: \_\_\_\_\_ feet above sea level  
Date of Test: 01/18/24 Time of test: 08:30 09:00  
Test to be performed as close as possible to the time that the lowest flows and pressures are expected (e.g., M-F, 8:00 - 9:00 am and 5:00 - 9:00 pm)

FLOW TEST RESULTS	
TEST INFORMATION IS VALID FOR 6 MONTHS FROM DATE TEST IS PERFORMED	
Static pressure: 74 psi	Residual pressure: 72 psi
Observed flow: 60 psi @ 1300 gpm	Flow calc'd at 20 psi: 9135 gpm
<input type="checkbox"/> Check the box if the test information above was obtained in a manner other than an actual flow test (i.e. by computer modeling).	

Based on fluctuations known to exist at the site of the test, provide estimated values for the following:	
Maximum static pressure	psi
Minimum static pressure	psi
Minimum residual pressure	psi
Minimum residual flow	gpm

I have witnessed and/or reviewed this water flow information and by personal knowledge and/or on-site observation certify that the above information is correct.  
Name: Itzel Ocampo Company/Agency: PWA, City of Santa Ana  
Signature: \_\_\_\_\_ Title: Water Services Quality Inspector  
Date: 01/18/24

SoCal Flow Testing  
3741 Rose Dr, Yorba Linda, CA 92886  
714-261-5716  
email: info@socalflowtest.com

### Hydrant Flow Test Report

Project: \_\_\_\_\_ Test date: 1/18/24  
Address: 3120 W Lake Center Dr Test time: 09:00  
City: Santa Ana State: CA File no. \_\_\_\_\_

Test hydrant location: 1<sup>st</sup> hydrant east of Susan St on north side of Lake Center Dr  
Hydr # 4002 Elev (ft +/-) \_\_\_\_\_ Grade \_\_\_\_\_  
Flow hydrant location: 2<sup>nd</sup> hydrant east of Susan St on northwest side of Lake Center Dr  
Hydr # 4005 Elev (ft +/-) \_\_\_\_\_ Grade \_\_\_\_\_

Static Pressure: 94 PSI Report Date: 1/18/24

Outlet	C-value	Diam	Pilot	Volume
A	0.9	2.0	0 PSI	0 GPM
B	0.9	2.5	60 PSI	1300 GPM
C	0.9	3.0	0 PSI	0 GPM
D	0.83	4.0	0 PSI	0 GPM

Residual Pressure: 92 PSI at an observed volume of 1300 GPM

Projected Pressure: 20 PSI calculates to a volume of 9135 GPM

Although the results are accurate for the date and time given, they may not accurately reflect higher or lower readings which vary due to seasonal conditions and time of day.  
Per NFPA 24-10, Table C.4.10.1(a), note 1,  $Q_p = 29.84 \times C(d)^2 (p)^{0.5}$   
Per NFPA 24-10, Paragraph C.4.10.1.2,  $Q_p = Q_a \times (\eta_h/\eta_a)^{0.54}$   
Test by: Hildebrandt  
Witness: Itzel Ocampo  
Water Conservation Rep.  
Santa Ana Public Works  
Client: Glen Allen  
Newport Real Estate Services  
cc: backflow@santa-ana.org  
iocampo@santa-ana.org  
gallen@nres.net  
Reese.J@southcoastplaza.com

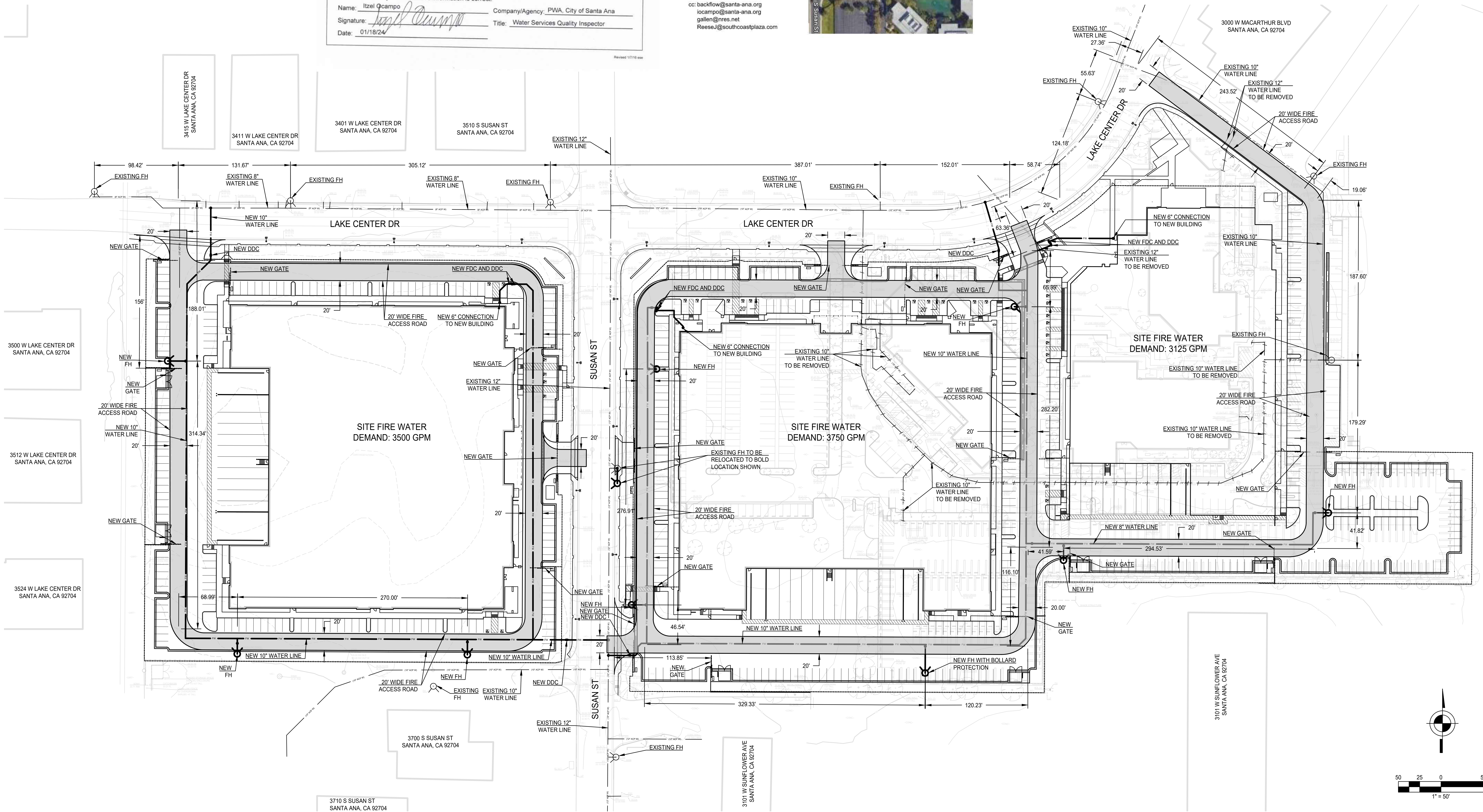


### GENERAL NOTE:

EASEMENT TO BE PREPARED FOR DESIGNATED FIRE LANES, AND SHALL ACCOUNT FOR RECIPROCAL AND EMERGENCY ACCESS TO THE BENEFIT OF THE CITY OF SANTA ANA

### OCFA FIRE HYDRANT PARAMETERS

FLOW REQUIREMENT	MINIMUM NUMBER OF HYDRANTS PER BUILDING	MAXIMUM DISTANCE TO A HYDRANT (THRU ROAD)	MAXIMUM DISTANCE BETWEEN HYDRANTS (THRU ROAD)	AVERAGE DISTANCE BETWEEN HYDRANTS (THRU ROAD)
3001-4000 GPM	4	210 FEET	420 FEET	350 FEET



# DRA

## ARCHITECTS

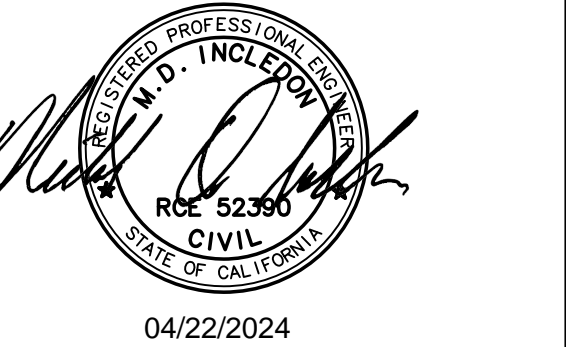
32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE, AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FIDAE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

### CONSULTANT:

**INCLEDON**  
CONSULTING GROUP  
Civil Engineering • Surveying • Planning  
1570 Corporate Drive, Suite A, Costa Mesa, CA 92626  
P: 657.622.2121 / www.igovm.com

### PROFESSIONAL SEAL:



### PROJECT TITLE

## South Coast Technology Center

3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

### OWNER/APPLICANT:

**C.J. SEGERSTROM & SONS**

C.J. Segerstrom & Sons  
a California general partnership

3315 Fairview Road  
Costa Mesa, California 92626

### SHEET NAME

## FIRE ACCESS AND HYDRANT PLAN

NO.	DATE	DESCRIPTION
2023-08-21	1st	1st Submittal Site Plan Review
2024-01-22	2nd	2nd Submittal Site Plan Review
2024-02-08	Misc.	Corrections to 2nd Entitlement Submittal
2024-03-08	Mfg. City - Bldg.	1 Fire Access & Bldg 2 & 3 Unlimited Area
2024-04-08	3rd	3rd Submittal Site Plan Review
2024-04-23	Slip Sheet	Changes for Bldg. 3

JOB NO: 22020  
DATE ISSUED: 2024-04-23  
DRAWN BY: JB  
CHECK BY: MI

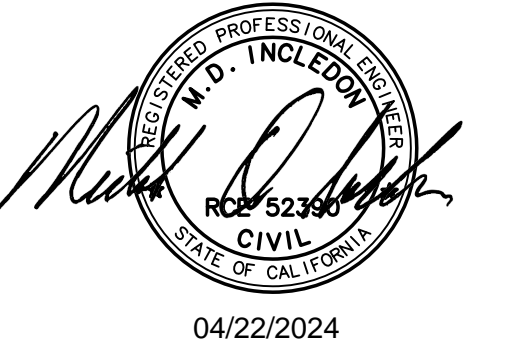
SHEET NO:  
**C-5.1**



CONSULTANT:

**INCLEDON**  
CONSULTING GROUP  
Civil Engineering • Surveying • Planning  
1570 Corporate Drive, Suite A, Costa Mesa, CA 92626  
P: 657.622.2121 / www.icgcnv.com

PROFESSIONAL SEAL:



PROJECT TITLE

**South Coast  
Technology Center**3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:

**C.J. SEGERSTROM  
& SONS**C.J. Segerstrom & Sons  
a California general partnership3315 Fairview Road  
Costa Mesa, California 92626

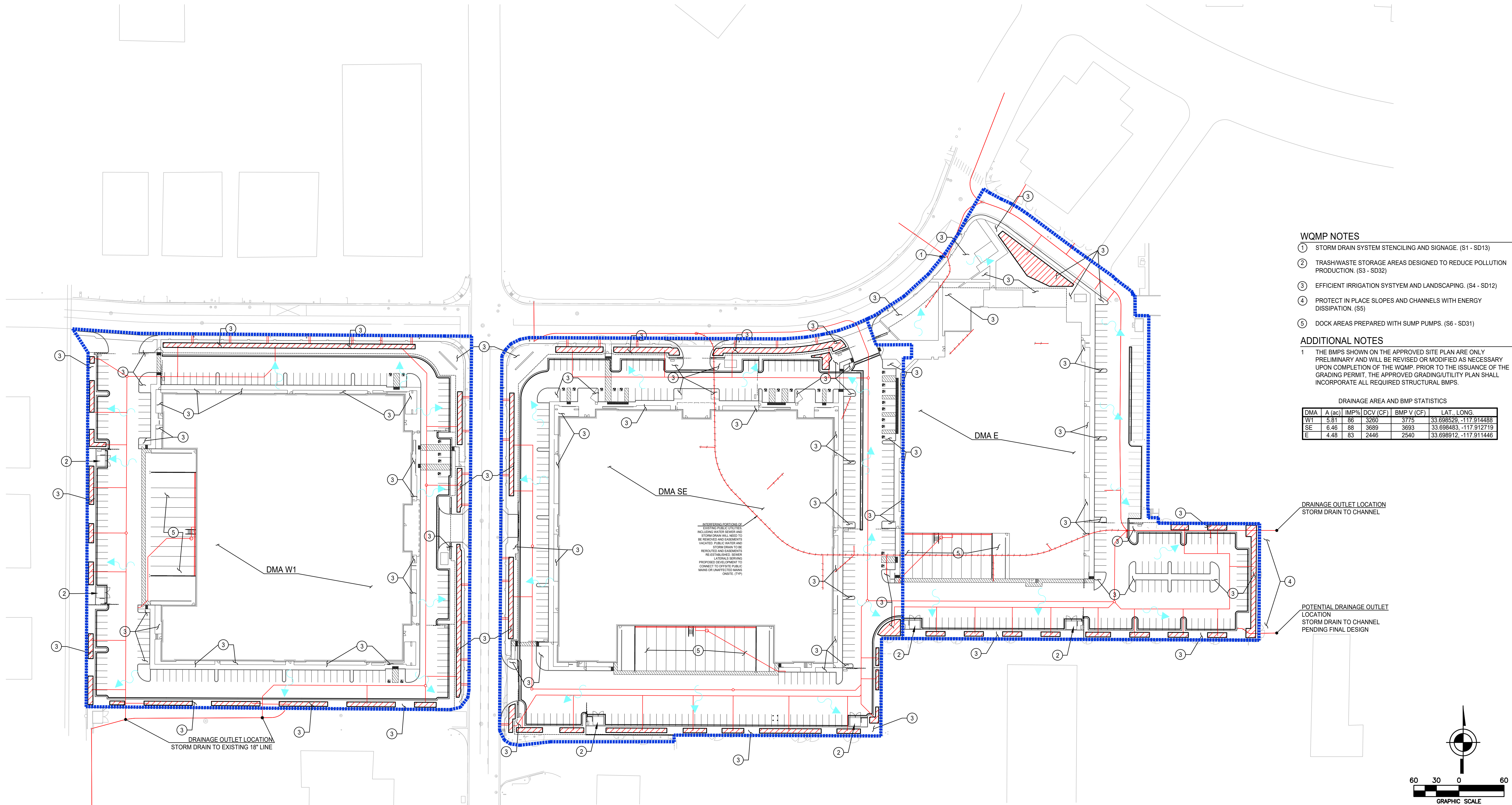
SHEET NAME

**BMP EXHIBIT**

NO.	DATE:	DESCRIPTION:
2023-08-21	1st Submittal Site Plan Review	
2024-01-22	2nd Submittal Site Plan Review	
2024-02-08	Misc. Corrections to 2nd Entitlement Submittal	
2024-03-08	Mfg. City - Bldg. 1 Fire Access & Bldg. 2 & 3 Unlimited Area	
2024-04-08	3rd Submittal Site Plan Review	
2024-04-23	Slip Sheet Changes for Bldg. 3	

JOB NO:	22020
DATE ISSUED:	2024-04-23
DRAWN BY:	JB
CHECK BY:	MI

SHEET NO:

**C-6.1**

## WQMP NOTES

- STORM DRAIN SYSTEM STENCILING AND SIGNAGE. (S1 - SD13)
- TRASH/WASTE STORAGE AREAS DESIGNED TO REDUCE POLLUTION PRODUCTION. (S3 - SD32)
- EFFICIENT IRRIGATION SYSTEM AND LANDSCAPING. (S4 - SD12)
- PROTECT IN PLACE SLOPES AND CHANNELS WITH ENERGY DISSIPATION. (S5)
- DOCK AREAS PREPARED WITH SUMP PUMPS. (S6 - SD31)

## ADDITIONAL NOTES

- THE BMPs SHOWN ON THE APPROVED SITE PLAN ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WQMP. PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, THE APPROVED GRADING/UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURAL BMPs.

## DRAINAGE AREA AND BMP STATISTICS

DMA	A (ac)	IMP%	DCV (CF)	BMP V (CF)	LAT.	LONG.
WT	5.81	86	3280	3775	33.698529	-117.914485
SE	6.46	88	3689	3693	33.698483	-117.912719
E	4.48	83	2446	2540	33.698912	-117.911446

STORM DRAIN SYSTEM SHALL BE DESIGNED TO MAINTAIN THE EXISTING GROUND SURFACE AND TO BE PROTECTED AND MAINTAINED. VARIATIONS SHALL BE NOTED AND MAINTAINED. RE-DESIGNED SYSTEMS SHALL BE NOTED AND MAINTAINED. RE-DESIGNED SYSTEMS SHALL BE NOTED AND MAINTAINED. RE-DESIGNED SYSTEMS SHALL BE NOTED AND MAINTAINED.

DRAINAGE OUTLET LOCATION

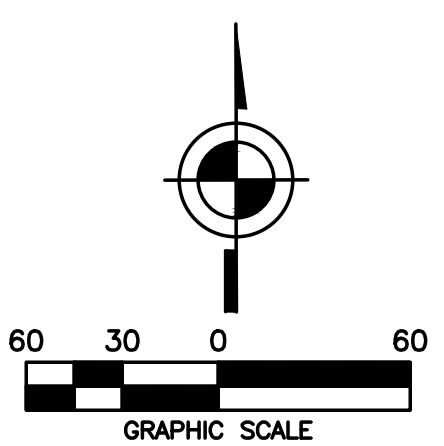
STORM DRAIN TO CHANNEL

POTENTIAL DRAINAGE OUTLET

LOCATION

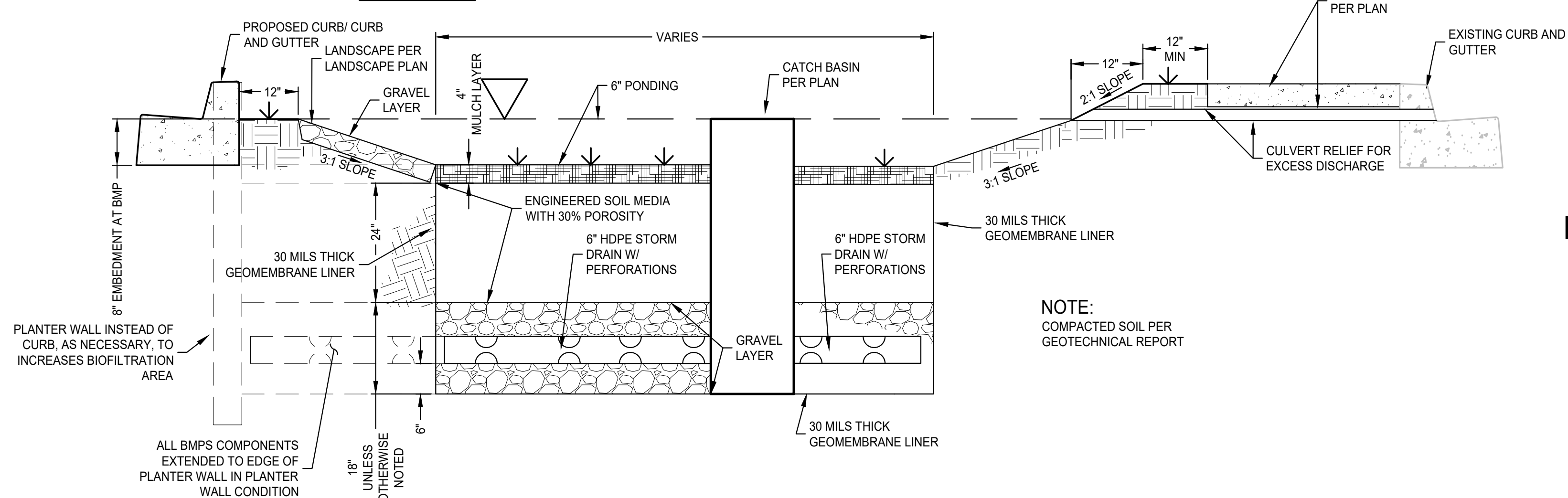
STORM DRAIN TO CHANNEL

PENDING FINAL DESIGN



## SLOPED SIDE

## SIDEWALK SIDE



## TYPICAL BMP DETAILS\*

\*PENDING FINAL DESIGN, EQUIVALENTLY SIZED FLOW BASED PROPRIETARY BIOTREATMENT DEVICE MAY BE REQUIRED.

## PROJECT INFORMATION:

SITE ADDRESS: 3100 LAKE CENTER DRIVE, SANTA ANA, CA 92704  
TRACT / LOT NUMBERS: TR11420 / 1 ; TR11420 / 1,2,3,4,5,10,34,A  
SITE CONSTRAINTS: GROUNDWATER DEPTH (~5'-10') SEE GEOTECH REPORT  
LAND USE: SPECIAL DEVELOPMENT - INDUSTRIAL  
LAND COVER: ASPHALT, CONCRETE, LANDSCAPING (TREES, GRASS, BUSHES, ETC.)

## MAP LEGEND:

- DRAINAGE MANAGEMENT/ SITE BOUNDARY
- STORM DRAIN CONVEANCE
- FLOW PATH WITH DIRECTION
- BMP AREA
- DEMO/ABANDONED STORM DRAIN LINE

WQMP NUMBER: TBD  
PERMIT NUMBERS: TBD









PLANT PALETTE

(Sunset Zone 18)

Symbol	Botanical Name	Common Name	WUCOLS (Region 3)	Sizing	Quantity
TREES					
	Chilopsis l. 'Bubba'	Desert Willow	Low	24" box	9
	Lophostemon confertus	Brisbane Box	Mod	36" box	58
	Metrosideros excelsa	New Zealand Christmas Tree	Mod	24" box	17
	Olea europea 'Wilsonii'	Fruitless Olive	Low	72" box	6
	Podocarpus gracilior	Fern Pine	Low	36" box	28
	Pyrus c. 'Capitol'	Capitol Pear	Mod	36" box	50
	Schinus molle	California pepper tree	Low	60" box	10
	Ulmus parvifolia 'Drake'	Evergreen Chinese Elm	Mod	36" box	94

Symbol	Botanical Name	Common Name	WUCOLS (Region 3)
SHRUBS/ GROUNDCOVERS			
	Agave desmettiana 'Variegata'	Variegated Smooth Agave	Low
	Aloe 'Blue Elf'	Blue Elf Aloe	Low
	Aloe 'Moonglow'	'Moonglow Aloe	Low
	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	Low
	Callistemon 'Little John'	Little John bottlebrush	Low
	Carissa grandiflora 'Green Carpet'	Dwarf Natal Plum	Low
	Cordylina 'Jureed'	Festival Grass Cordylina	Low
	Dianella 'Variegata'	Variegated Flax Lily	Low
	Eremophila 'Mingenew Gold'	Gold Emu bush	Low
	Furcraea f. 'Mediopicta'	Mauritius Hemp	Low
	Lavandula allardii 'Meerlo'	Meerlo English Lavender	Low
	Mahonia 'Soft Caress'	Soft Caress Mahonia	Low
	Phormium x. 'Yellow Wave'	Hybrid New Zealand Flax	Low
	Senecio mandraliscae	Blue Chalksticks	Low
	Tradescantia pallida 'Purpurea'	Purple Heart	Low
	Westringia f. 'Mundi'	Mundi Coast Rosemary	Low

BMP LANDSCAPE AREA			
	Eleagnus pungens	Silverberry	Low
	Lomandra 'Platinum Beauty'	Platinum Beauty	Low
	Muhlenbergia capilaris	Pink Muhly	Low

SCREEN SHRUBS			
	Podocarpus e. 'Icee Blue'	Icee Blue Yellowwood	Low
	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	Low
	Decorative Rock/ Cobble		

NOTES:

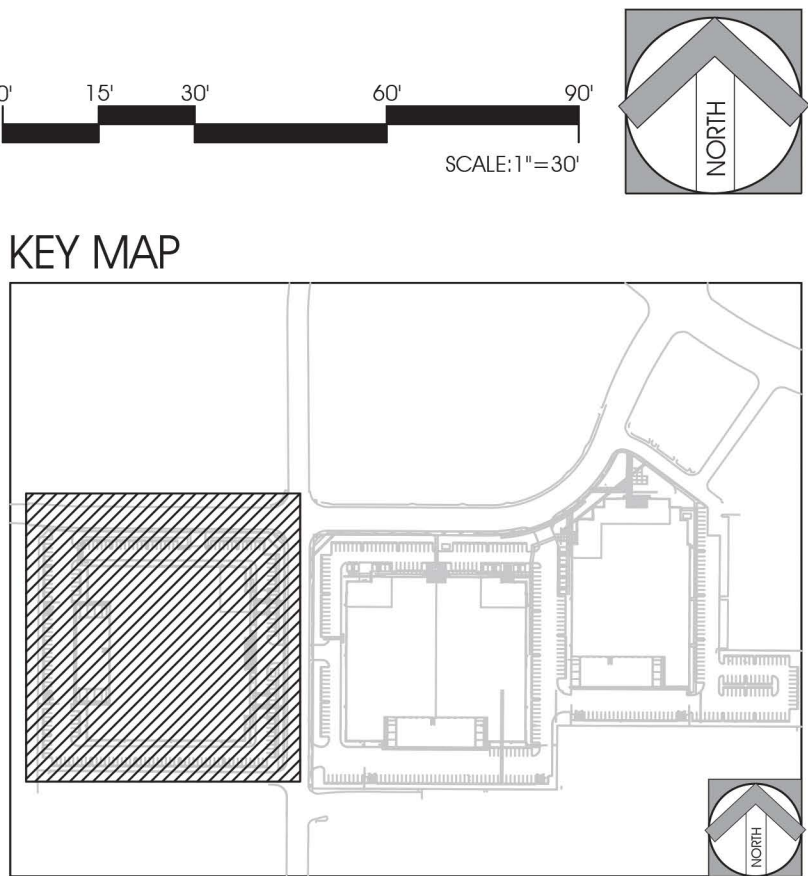
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

INSTALL 24" BOX STREET TREES AND TREE WELLS PER THE CITY STANDARDS AND APPROVED PLAN, AS NEEDED



DRA  
ARCHITECTS

32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

conceptual design & planning company

11000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
T 310.274.1100  
www.cdpc.com

COSTA MESA • ANACARDERO • LAS VEGAS

PROFESSIONAL SEAL:

REGISTERED LANDSCAPE ARCHITECT  
JAMES E. BALDWIN  
Signature  
July 31, 2025  
Exp. 12/31/26  
LCS  
STATE OF CALIFORNIA

PROJECT TITLE

South Coast  
Technology Center

3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:

C.J. SEGERSTROM  
& SONS

C.J. Segerstrom & Sons  
a California general partnership

3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME

BUILDING 1  
LANDSCAPE  
CONCEPT PLAN

NO.	DATE:	DESCRIPTION:

CDPG JOB NO:	23093
DATE ISSUED:	2024-04-19
DRAWN BY:	EP/ME
CHECK BY:	EP

SHEET NO:

L-2





**DRA**  
ARCHITECTS

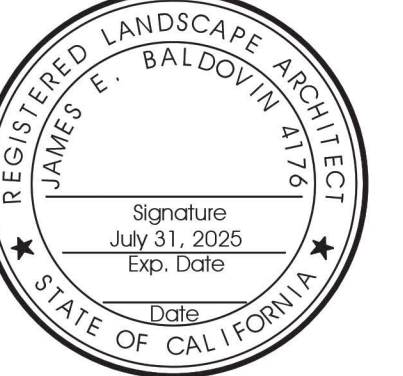
32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

conceptual design & planning company  
11000 Wilshire Blvd, Suite 1000  
Beverly Hills, CA 90210  
T 310.274.1100  
www.cdpc.com

PROFESSIONAL SEAL:



PROJECT TITLE

**South Coast  
Technology Center**

3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:

**C.J. SEGERSTROM  
& SONS**

C.J. Segerstrom & Sons  
a California general partnership

3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME

**BUILDING 2 & 3  
LANDSCAPE  
CONCEPT PLAN**

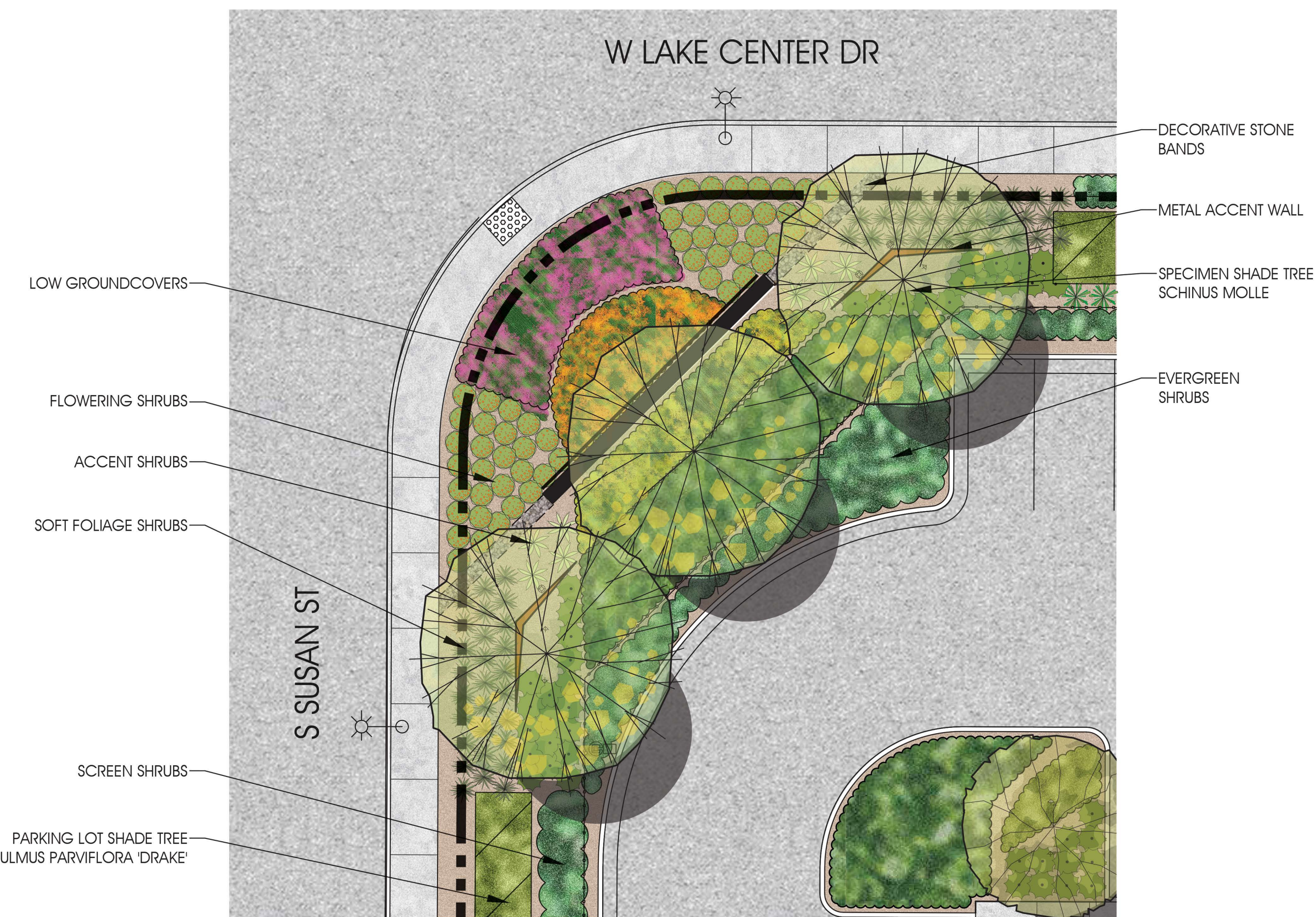
NO. DATE DESCRIPTION


CDPG JOB NO: 23093  
DATE ISSUED: 2024-04-19  
DRAWN BY: EP/ME  
CHECK BY: EP

SHEET NO:

**L-3**





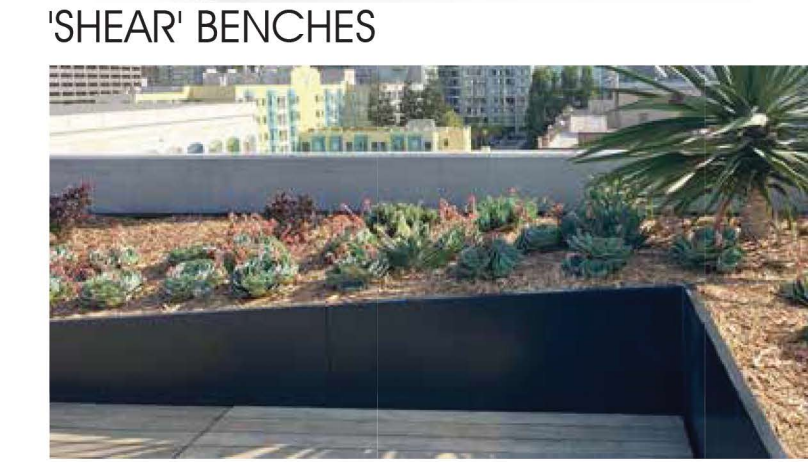
'BOX' TABLE & SEATING



'GROOVE' PICNIC TABLE



'ORION' BENCH



'SHEAR' BENCHES



'UNITY' MODULAR PLANTERS



'LEVUS & TUMBLER' PLANTER



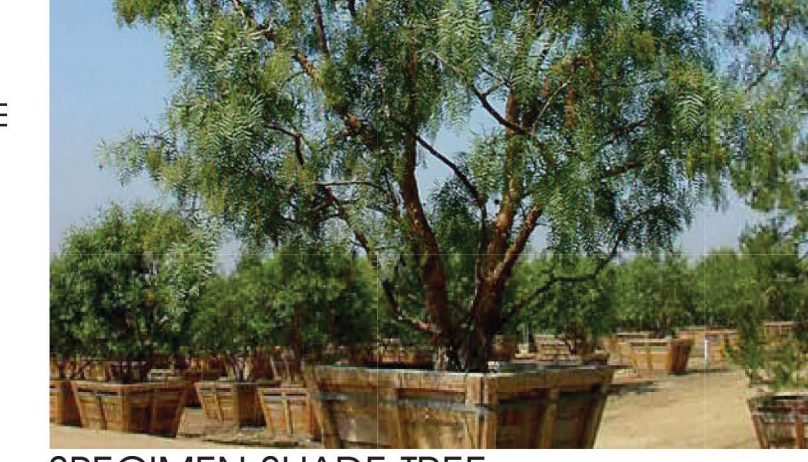
METAL ACCENT WALL



DECORATIVE STONE BANDS



D.G. PAVING



SPECIMEN SHADE TREE



FLOWERING ACCENT TREE



BUILDING PERIMETER TREES



LAKE CENTER STREET TREE



SUSAN STREET TREE



LOW GROUNDCOVERS



FLOWERING SHRUBS



FLOWERING SHRUBS



ACCENT SHRUBS



SOFT FOLIAGE SHRUBS



SOFT FOLIAGE SHRUBS



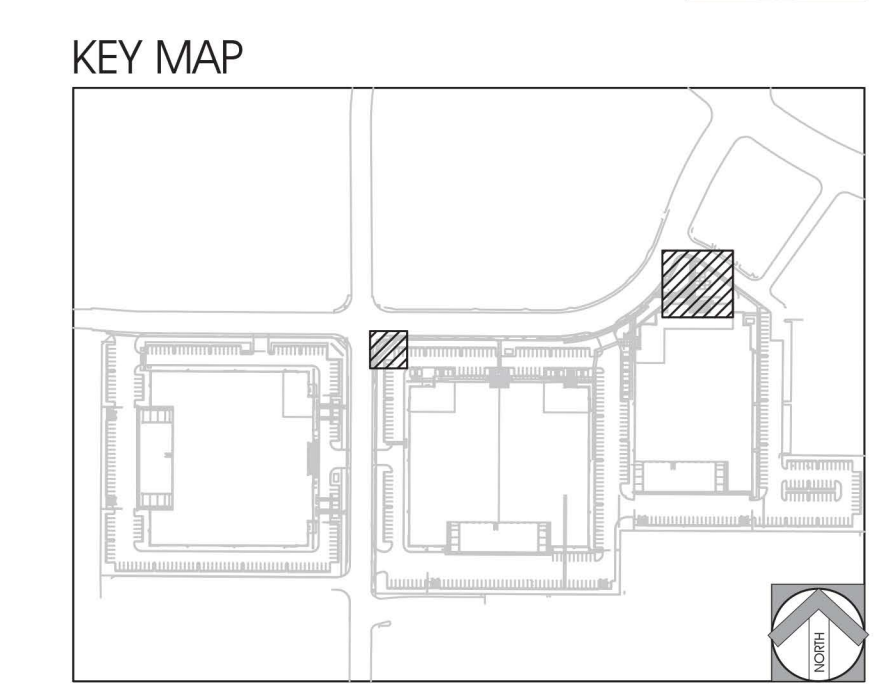
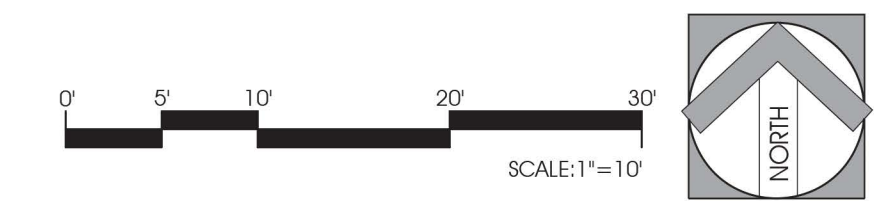
SCREEN SHRUBS



EVERGREEN SHRUBS



EVERGREEN SHRUBS



**DRA**  
ARCHITECTS

32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION IN ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE SUBJECT TO LEGAL ACTION WITHOUT PREJUDICE AND WITHOUT CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:  
conceptual design & planning company  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90212  
T 310.274.1111  
www.cdpc.com

PROFESSIONAL SEAL:  
REGISTERED LANDSCAPE ARCHITECT  
JAMES E. BALDWIN  
Signature  
July 31, 2025  
Exp. 12/31/26  
LCS  
STATE OF CALIFORNIA

PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:  
**C.J. SEGERSTROM  
& SONS**

C.J. Segerstrom & Sons  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME  
**PARK PLAZA & CORNER  
LANDSCAPE CONCEPT  
ENLARGEMENT PLAN**

NO.	DATE:	DESCRIPTION:

CDPG JOB NO:	23093
DATE ISSUED:	2024-04-19
DRAWN BY:	EP/ME
CHECK BY:	EP

SHEET NO:  
**L-4**





'GROOVE' PICNIC TABLE



'CHELSEA' TABLE



'SHEAR' BENCHES



CONCRETE ACCENT WALL



LIGHT BOLLARDS



BIKE RACKS



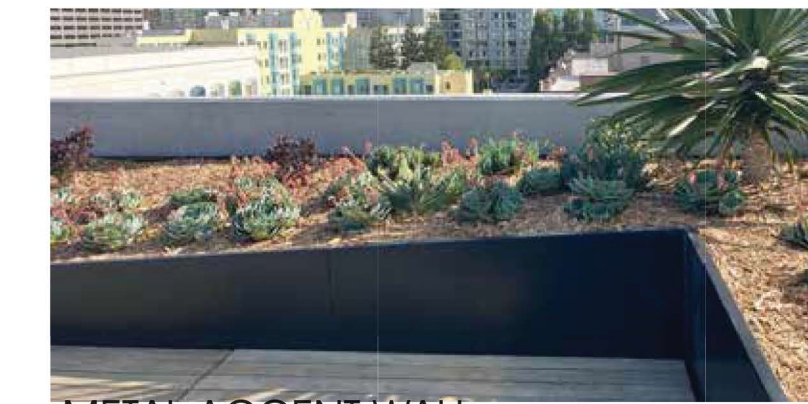
SPECIMEN SHADE TREE



PARKING LOT SHADE TREE



'BOX' TABLE & SEATING



METAL ACCENT WALL



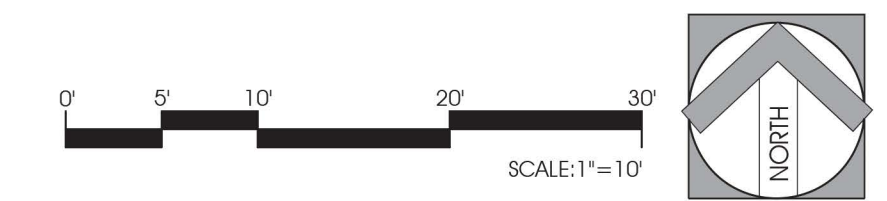
LINEAR PAVERS



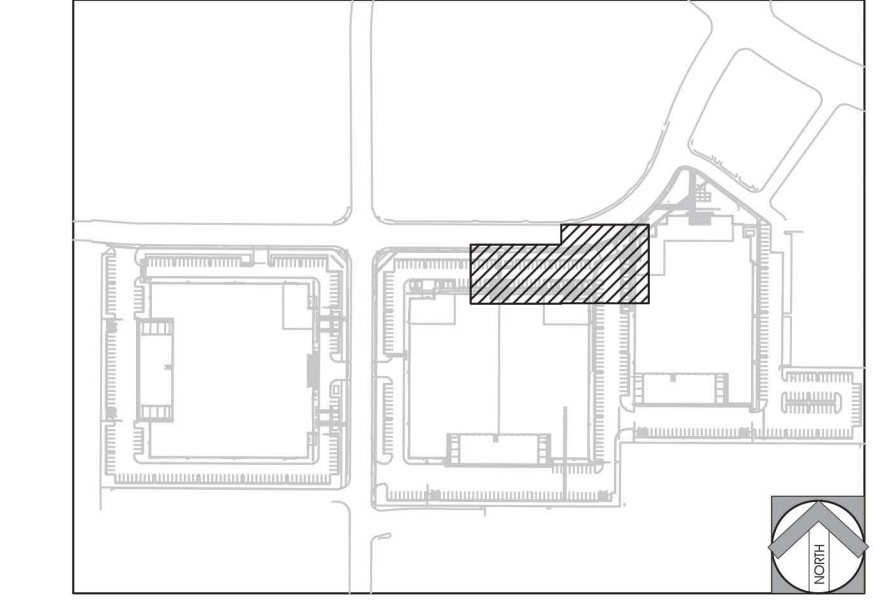
'LEVUS' & 'TUMBLER' PLANTER



D.G. PAVING



KEY MAP

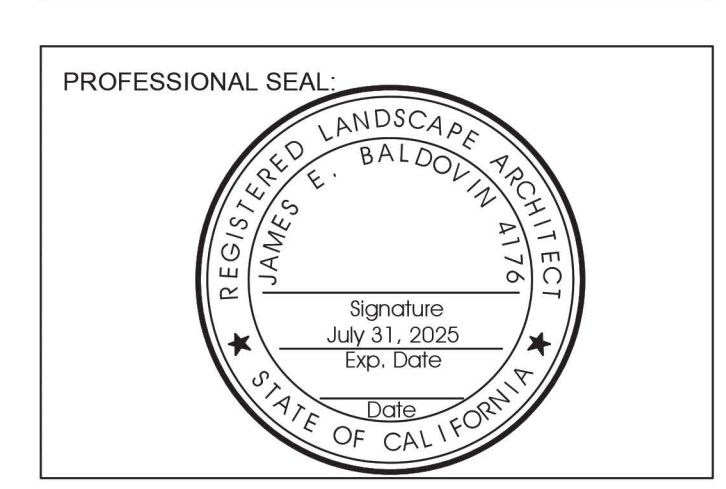


**DRA**  
ARCHITECTS

32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT. AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION IN ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT SHALL BE PROHIBITED. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:  
  
conceptual design & planning company  
10000 Wilshire Blvd, Suite 1000  
Beverly Hills, CA 90210  
T 310.274.1111  
COSTA MESA • ANACAPERO • LAS VEGAS



PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:  
**C.J. SEGERSTROM  
& SONS**  
C.J. Segerstrom & Sons  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

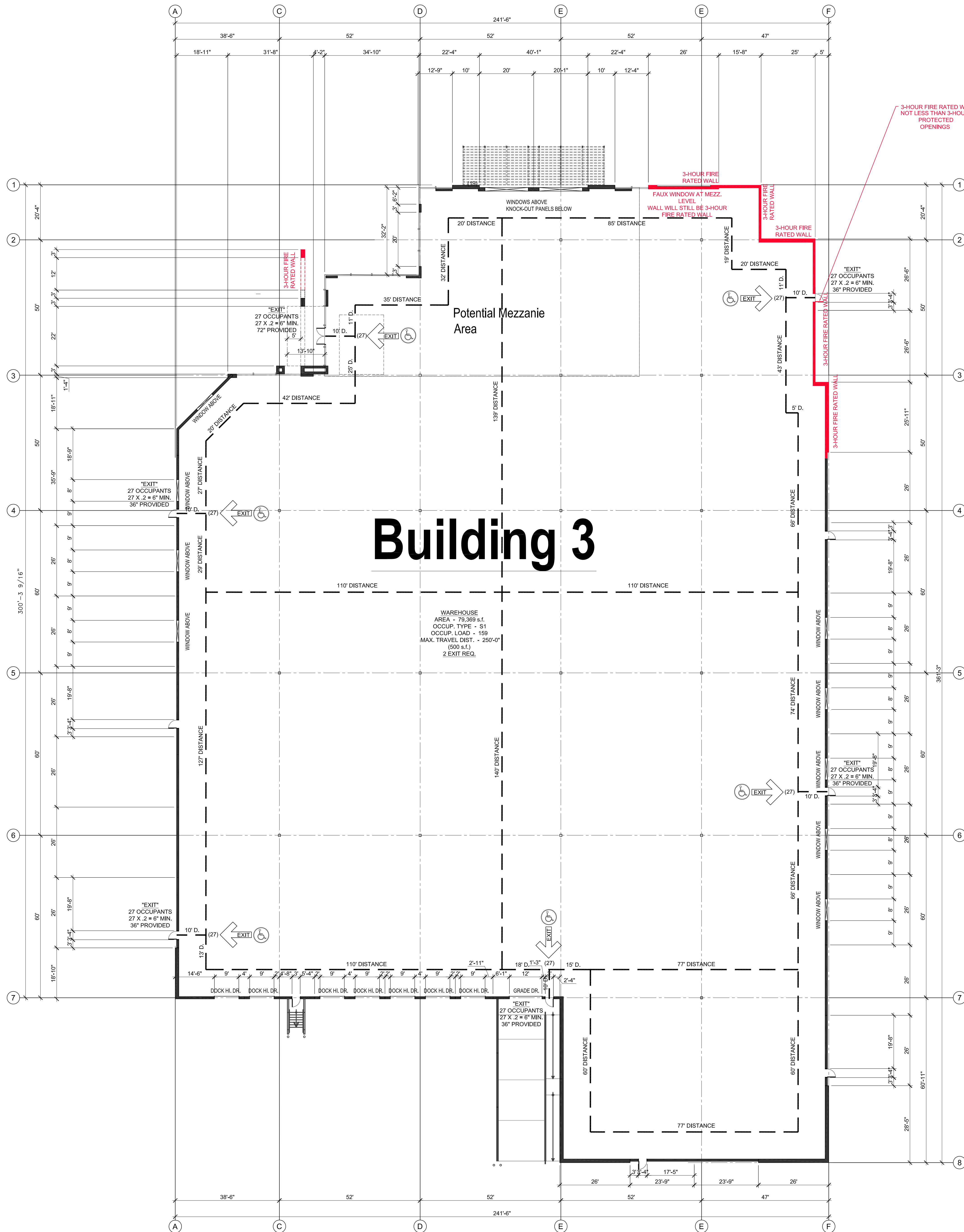
SHEET NAME  
**BUILDING ENTRY & PATIO  
LANDSCAPE CONCEPT  
ENLARGEMENT PLAN**

NO.	DATE:	DESCRIPTION:

CDPG JOB NO: 23093  
DATE ISSUED: 2024-04-19  
DRAWN BY: EP/ME  
CHECK BY: EP

SHEET NO:  
**L-5**





BUILDING 3  
FIRST FLOOR PLAN

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

0 8 16 32 64



32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE PROJECT AND SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT, TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THESE SHALL CONSTITUTE PRIMA FIDAE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:

**C.J. SEGERSTROM  
& SONS**

C.J. Segerstrom & Sons  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME  
**BUILDING 3  
FIRST FLOOR PLAN**

NO.	DATE:	DESCRIPTION:
1	2023-08-21	1st Submittal Site Plan Review
2	2024-01-22	2nd Submittal Site Plan Review
3	2024-03-08	Mtg. City - Bldg. 1 Fire Access & Bldgs 2 & 3 Unlimited Area
4	2024-04-08	3rd Submittal Site Plan Review
5	2024-04-23	Slip Sheet Changes for Bldg. 3
6		
7		
8		

JOB NO:	22020
DATE ISSUED:	2023-08-21
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:  
**A-2.3**





BUILDING 3- WEST ELEVATION (BEYOND) - LAKE CENTER DRIVE



BUILDING 2 NORTH ELEVATION -LAKE CENTER DRIVE



BUILDING 3 NORTH-WEST CORNER - LAKE CENTER DRIVE

**DRA**  
ARCHITECTS

32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:

**C.J. SEGERSTROM  
& SONS**

C.J. Segerstrom & Sons  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME  
**RENDERINGS  
BUILDINGS 2 & 3**

NO.	DATE:	DESCRIPTION:
2023-08-21	1st Submittal Site Plan Review	
2024-01-22	2nd Submittal Site Plan Review	
2024-03-08	Mtg. City - Bldg. 1 Fire Access & Bldg. 2 & 3 Unlimited Area	
2024-04-08	3rd Submittal Site Plan Review	
2024-04-23	Slip Sheet Changes for Bldg. 3	

JOB NO:	22020
DATE ISSUED:	2023-08-21
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:

**A-3.4**





BUILDING 3- AERIAL OVERALL PARK NIGHT VIEW



BUILDING 3 - PARK CLOSE UP NIGHT VIEW



BUILDING 3 - PARK CLOSE UP DAY TIME

**DRA**  
ARCHITECTS

32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:  
**C.J. SEGERSTROM  
& SONS**

C.J. Segerstrom & Sons  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

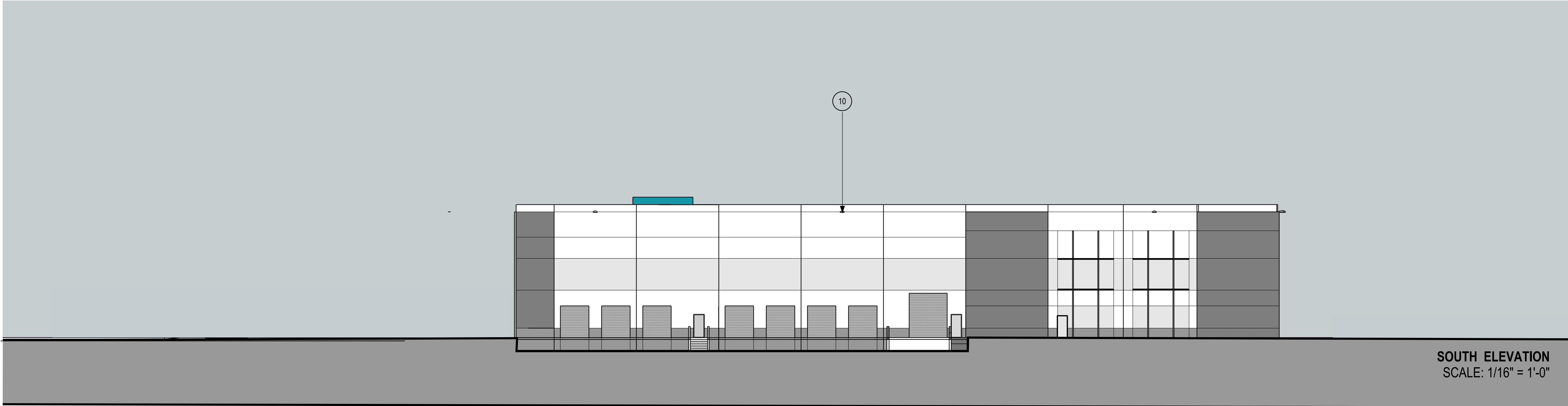
SHEET NAME  
**RENDERINGS  
PARK**

NO.	DATE:	DESCRIPTION:
	2023-08-21	1st Submittal Site Plan Review
	2024-01-22	2nd Submittal Site Plan Review
	2024-03-08	Mtg. City - Bldg. 1 Fire Access & Bldg. 2 & 3 Unlimited Area
	2024-04-08	3rd Submittal Site Plan Review
	2024-04-23	Slip Sheet Changes for Bldg. 3

JOB NO: 22020  
DATE ISSUED: 2023-08-21  
DRAWN BY: CMH  
CHECK BY: CMH

SHEET NO:  
**A-3.5**



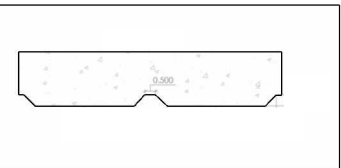


KEYNOTES:

- 1 CONCRETE TILT-UP WALL
- 2 CONCRETE "V" GROOVES
- 3 CONCRETE PANEL JOINT PAINTED
- 4 DUAL GLAZED, SOLARBAN 90 (2) CLEAR + CLEAR INSULATING GLASS UNIT, CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
- 5 GLASS ENTRY DOORS
- 6 HORIZONTAL AND VERTICAL ALUMINUM ACCENTS
- 7 METAL PANEL CANOPY
- 8 EXTERIOR BALCONY WITH GLASS GUARDRAIL
- 9 OUT DOOR PATIO WITH WITH TRELLIS ABOVE
- 10 EXTERIOR WALL LIGHT FOR PARKING LOT LIGHTING

MATERIAL LEGEND:

- FIELD PAINT - A WHITE
- ACCENT PAINT - B LIGHT GRAY
- ACCENT PAINT - C MEDIUM GRAY
- ACCENT PAINT - D DARK GRAY
- ACCENT PAINT - E BLACK
- ACCENT PAINT - F BLUE-GREEN
- METAL PANELS
- CONCRETE FORM LINER



CONCRETE FORM LINER PROFILE  
4.5" HORIZONTAL PLANKS WITH 1" WIDE  
X .5" DEEP REVEALS



32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806  
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. FILE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE, AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE FRAUD FROM EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:  
**C.J. SEGERSTROM  
& SONS**  
C.J. Segerstrom & Sons  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

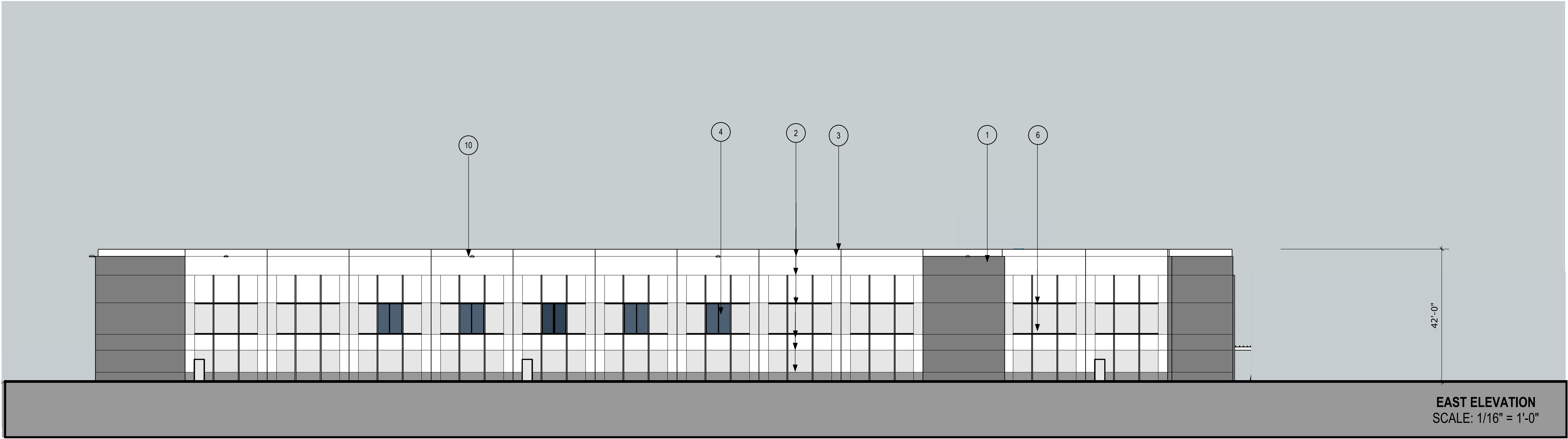
SHEET NAME  
**BUILDING 3  
EXTERIOR  
ELEVATIONS**

NO:	DATE:	DESCRIPTION:
2023-08-21	1st Submittal Site Plan Review	
2024-01-22	2nd Submittal Site Plan Review	
2024-03-08	Mtg, City - Bldg, 1 Fire Access & Bldgs 2 & 3 Unlimited Area	
2024-04-08	3rd Submittal Site Plan Review	
2024-04-23	Slip Sheet Changes for Bldg. 3	

JOB NO:	22020
DATE ISSUED:	2023-08-21
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:  
**A-4.5**





EAST ELEVATION  
SCALE: 1/16" = 1'-0"

BUILDING 3



BUILDING NORTH SOUTH CROSS SECTION  
SCALE: 1/16" = 1'-0"

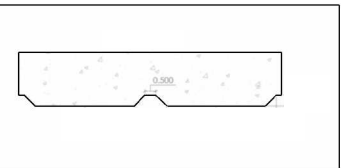
BUILDING 3

KEYNOTES:

- 1 CONCRETE TILT-UP WALL
- 2 CONCRETE "V" GROOVES
- 3 CONCRETE PANEL JOINT PAINTED
- 4 DUAL GLAZED, SOLARBAN 90 (2) CLEAR + CLEAR INSULATING GLASS UNIT, CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
- 5 GLASS ENTRY DOORS
- 6 HORIZONTAL AND VERTICAL ALUMINUM ACCENTS
- 7 METAL PANEL CANOPY
- 8 EXTERIOR BALCONY WITH GLASS GUARDRAIL
- 9 OUT DOOR PATIO WITH WITH TRELLIS ABOVE
- 10 EXTERIOR WALL LIGHT FOR PARKING LOT LIGHTING

MATERIAL LEGEND:

- FIELD PAINT - A WHITE
- ACCENT PAINT - B LIGHT GRAY
- ACCENT PAINT - C MEDIUM GRAY
- ACCENT PAINT - D DARK GRAY
- ACCENT PAINT - E BLACK
- ACCENT PAINT - F R111E.GDFFEN
- METAL PANELS
- CONCRETE FORM LINER



CONCRETE FORM LINER PROFILE  
4.5" HORIZONTAL PLANKS WITH 1" WIDE  
X .5" DEEP REVEALS



32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806  
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. FILE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE, AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE FIRM FROM EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**South Coast  
Technology Center**  
3100 Lake Center Drive  
Santa Ana, California  
APN: 414-261-01  
APN(S): 414-272-09; 414-272-10

OWNER/ APPLICANT:  
**C.J. SEGERSTROM  
& SONS**

C.J. Segerstrom & Sons  
a California general partnership  
3315 Fairview Road  
Costa Mesa, California 92626

SHEET NAME  
**BUILDING 3  
EXTERIOR  
ELEVATION &  
SECTION**

NO:	DATE:	DESCRIPTION:
2023-08-21	1st Submittal Site Plan Review	
2024-01-22	2nd Submittal Site Plan Review	
2024-03-08	Mtg. City - Bldg. 1 Fire Access & Bldgs 2 & 3 Unlimited Area	
2024-04-08	3rd Submittal Site Plan Review	
2024-04-23	Slip Sheet Changes for Bldg. 3	

JOB NO:	22020
DATE ISSUED:	2023-08-21
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:

A-4.6