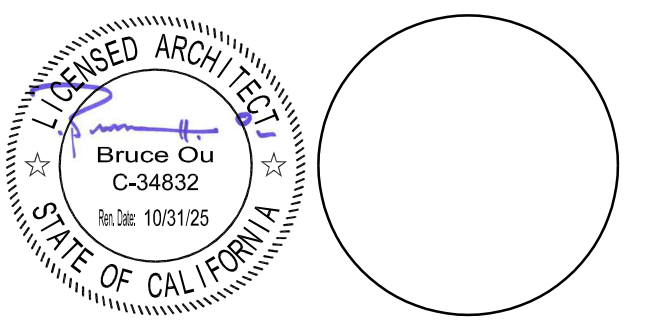


**COSTA MESA FIRE STATION NO. 2**  
 COSTA MESA FIRE & RESCUE DEPARTMENT  
 800 BAKER STREET, COSTA MESA CA. 92626



CONSULTANT

REVISIONS

NO	DATE	BY	DESCRIPTION

NO	DATE	BY	DESCRIPTION

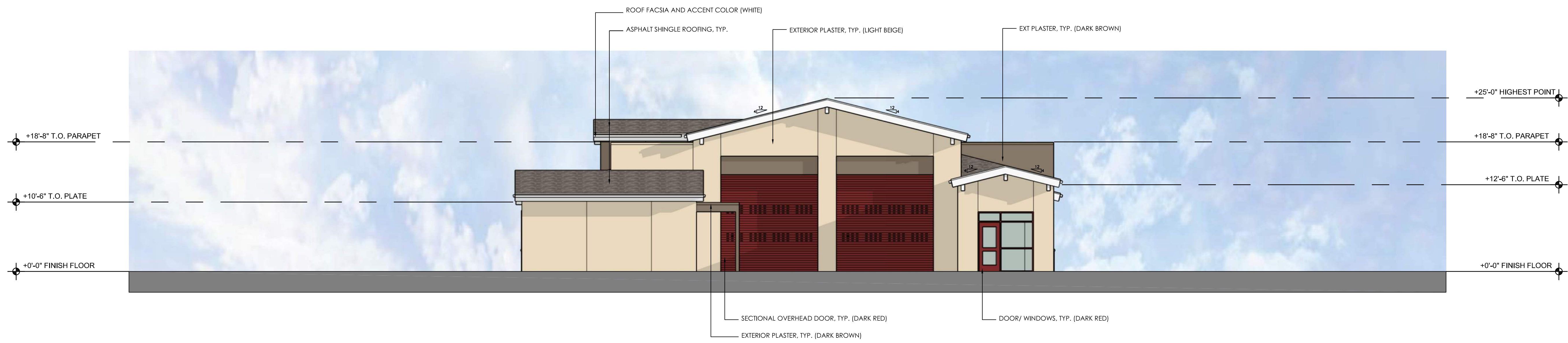
DRAWN: SC      CHECKED:      DATE: 09/20/2024      SCALE: AS NOTED

PROJECT NUMBER: W2109300AR

**EXTERIOR ELEVATION**

DRAWING NUMBER: **A3.1**

PLANNING DEPARTMENT SUBMITTAL 01.PRT



**NORTH ELEVATION**

1/8" = 1'-0"

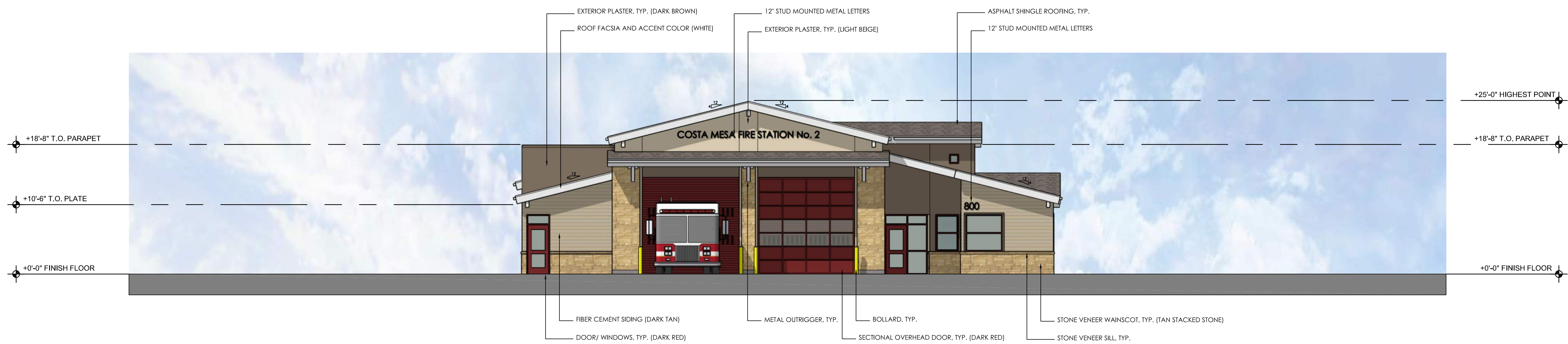
5



**EAST ELEVATION**

1/8" = 1'-0"

6



**SOUTH ELEVATION**

1/8" = 1'-0"

7



**WEST ELEVATION**

1/8" = 1'-0"

8



VIEW FROM SOUTHEAST CORNER



VIEW FROM SOUTHWEST CORNER



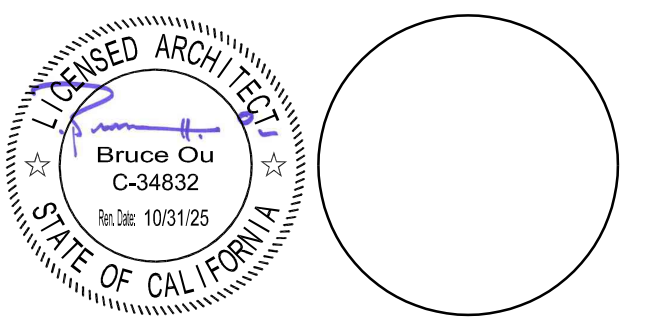
VIEW FROM SOUTH- BAKER STREET



VIEW FROM AERIAL SOUTHEAST

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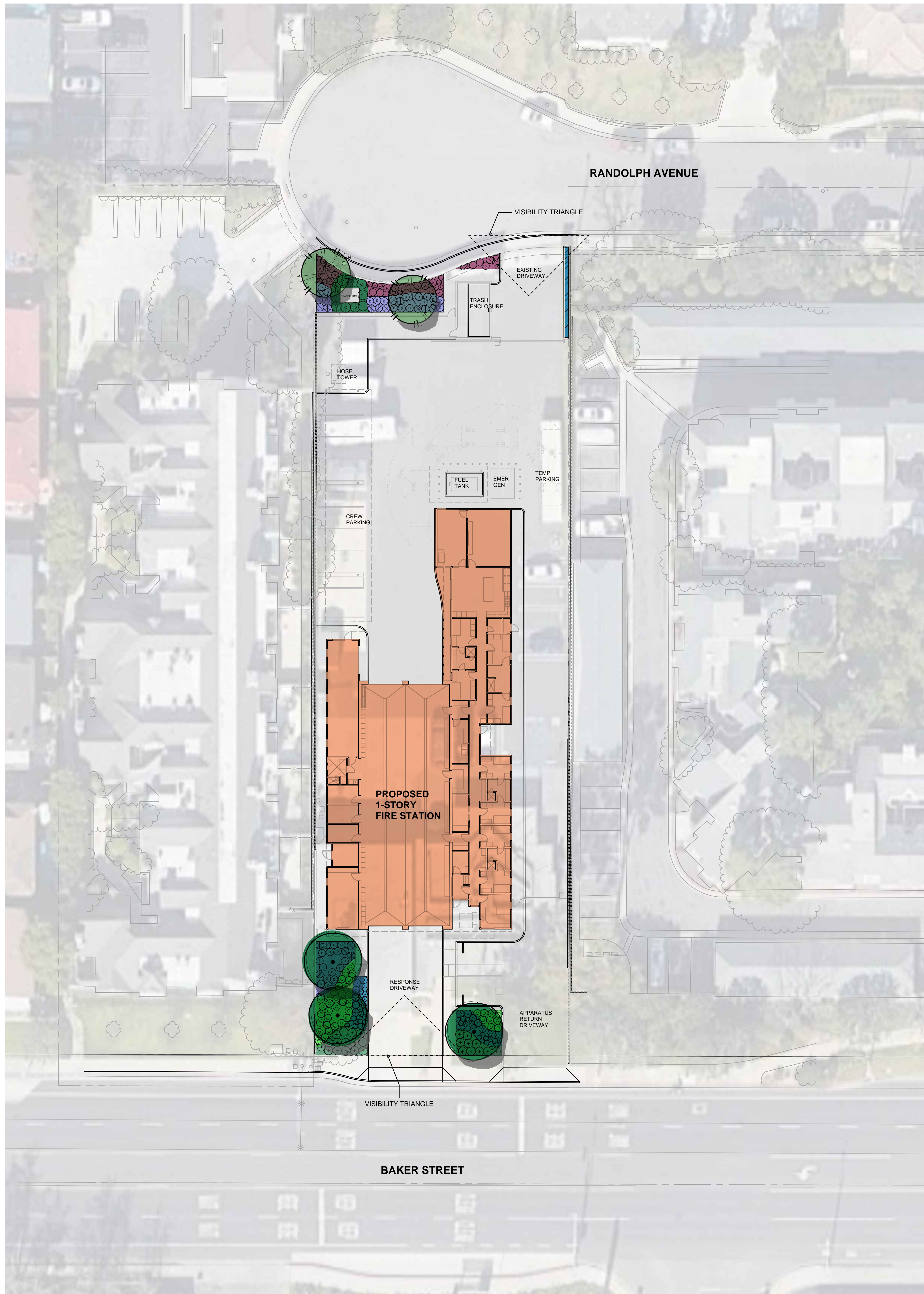
DRAWN: SC CHECKED:

DATE: 09/20/2024 SCALE:

PROJECT NUMBER: W2109300AR

**FIRE STATION PERSPECTIVES**

DRAWING NUMBER: **A3.2**



**PLANTING LEGEND**

TREES	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
T-1	PLANTANUS RACEMOSA	WESTERN SYCAMORE	3	36" BOX
T-2	LAGERSTROEMIA FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE TREE	2	36" BOX

**SHRUBS & GROUNDCOVERS**

S-1	CARISSA M. 'GREEN CARPET'	GREEN CARPET NATAL PLUM	25 @42" O.C.	5 GAL
S-2	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	13 @3' O.C.	5 GAL
S-3	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	43 @2' O.C.	5 GAL
S-4	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	19 @2' O.C.	5 GAL
S-5	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	40 @3' O.C.	5 GAL
S-6	MUHLENBERGIA RIGENS	DEERGRASS	29 @3' O.C.	5 GAL
S-7	SALVIA CLEVELANDII	CLEVELAND SAGE	20 @3' O.C.	5 GAL
S-8	LIGUSTRUM 'TAXANUM'	WAXLEAF PRIVET	10 @4' O.C.	5 GAL
S-9	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	25 @42" O.C.	5 GAL
S-10	ARTEMISIA 'MONTARA'	MONTARA SAGEBRUSH	15 @3' O.C.	5 GAL
S-11	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	4 @3' O.C.	5 GAL

TOTAL LANDSCAPE AREA: 2,000 SF

**PLANTING NOTES :**

- WORK SHALL MEET THE REQUIREMENTS OF ALL LOCAL, STATE, AND FEDERAL GOVERNING CODES, ORDINANCES, LAWS, REGULATIONS, SAFETY ORDERS AND DIRECTIVES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF/HERSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR MUST CHECK ALL SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED. WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY OF COSTA MESA. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- ALL PLANT QUANTITIES ARE IDENTIFIED BY TYPICAL SYMBOLS. REFER TO PLANT LEGEND FOR QUANTITIES. PLANT QUANTITIES ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL PLANT QUANTITIES PRIOR TO BIDDING. IN THE EVENT OF DISCREPANCIES IN PLANT COUNT, QUANTITIES INDICATED BY PLANT SYMBOLS SHALL PREVAIL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE OF PESTS OR DISEASE.
- ALL PLANT MATERIAL DELIVERED TO THE SITE SHALL BE APPROVED BY THE CITY OF COSTA MESA PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL BE SET OUT AS SHOWN ON PLAN. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF COSTA MESA.
- ALL SHRUB AREAS NOT PLANTED IN TURF AND LESS THAN 4:1 SLOPE SHALL BE COVERED WITH 3" ORGANIC MULCH. SUBMIT 1 CU. FT. SAMPLE PRIOR TO APPLICATION.
- ANY TREE SHOWN ON PLAN TO BE INSTALLED LESS THAN 3' (THREE FEET) CLEAR DISTANCE FROM CENTERLINE OF TRUNK TO ANY CURB, WALKWAY, OR FOUNDATION. SHALL BE INSTALLED IN A ROOT CONTROL BARRIER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- MINIMUM 3 SOIL SAMPLES SHALL BE TAKEN BY CONTRACTOR AFTER GRADING OPERATIONS ARE COMPLETED FOR SOIL FERTILITY AND AGRICULTURAL SUITABILITY BY AN APPROVED LABORATORY. SEE SPECIFICATIONS FOR SOIL AMENDMENTS SPECIFIED FOR BIDDING PURPOSES ONLY. SUBMIT SOIL REPORT TO THE CITY OF COSTA MESA. SOIL AMENDMENTS SHALL BE AS PER RECOMMENDATIONS IN SOILS REPORT.
- CONTRACTOR SHALL NOTIFY THE CITY OF COSTA MESA 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATION OPERATIONS.
- THE CITY OF COSTA MESA SHALL BE THE SOLE JUDGE AS TO WHEN THE MAINTENANCE PERIOD BEGINS.



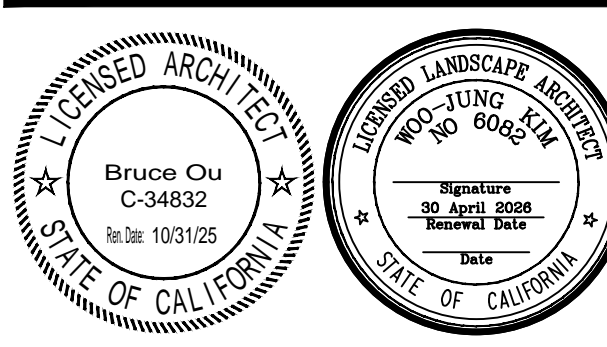
SCALE: 1" = 20'-0"



**RANCHO CUCAMONGA**  
8163 ROCHESTER AVENUE, SUITE 100  
RANCHO CUCAMONGA, CA 91730  
909-987-0909 P

**COSTA MESA FIRE STATION NO. 2**

**COSTA MESA FIRE & RESCUE DEPARTMENT**  
800 BAKER STREET, COSTA MESA CA. 92626



**CONSULTANT**  
**CORNERSTONE STUDIOS, INC.**  
951 E Santa Ana Blvd, Suite 100, Santa Ana, CA 92701  
714.973.2200  
LANDSCAPE ARCHITECTURE URBAN DESIGN PLANNING RESOURCE ANALYSIS

NO	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN: JL      CHECKED: JK  
DATE: 09/10/2024      SCALE: AS NOTED  
PROJECT NUMBER: W2109300AR

**LANDSCAPE PLAN**

DRAWING NUMBER: **L2.1**

PLANNING DEPARTMENT SUBMITTAL 01