



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

GROSS ACREAGE:
 SITE = 34,520 SQUARE FEET OR 0.8 ACRES

EXISTING ZONING / SPECIFIC PLAN:
 INSTITUTIONAL / RECREATIONAL

EXISTING USE:
 COSTA MESA FIRE STATION NO.2

PROPERTY OWNER:
 CITY OF COSTA MESA
 77 FAIR DRIVE, COSTA MESA, CA, 92626

PROPERTY ADDRESS:
 800 BAKER STREET, COSTA MESA, CA, 92626

PROPOSED (SITE) LOT COVERAGE
 BUILDINGS (USABLE SQUARE FEET): 8,630 S.F. (25%)
 LANDSCAPING: 2,000 S.F. (6%)
 PAVED AREA: 23,890 S.F. (69%)
 TOTAL: 34,520 S.F. (100%)

PROPOSED BUILDING (USABLE SQUARE FOOTAGE)
 APPARATUS BAY: 3,725 S.F. (43%)
 LIVING SPACE: 4,905 S.F. (57%)
 TOTAL: 8,630 S.F. (100%)

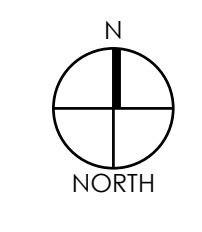
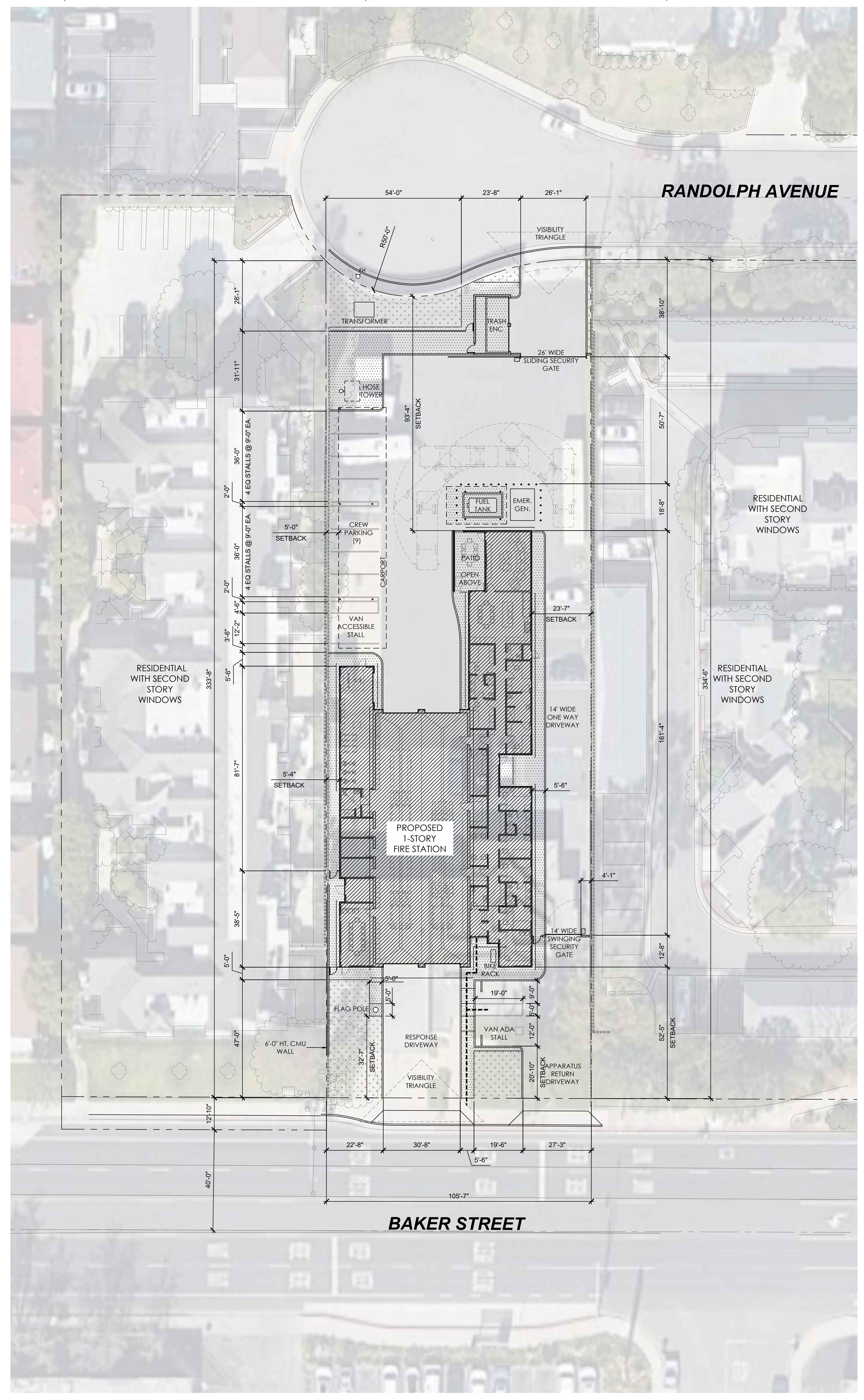
SITE INFORMATION 1

TYPE OF PARKING SPACE	QUANTITY
STANDARD - CREW	8
STANDARD - VISITOR	1
ACCESSIBLE / VAN ACCESSIBLE	2
TOTAL	10
ACCESSIBLE PARKING SPACES REQUIRED (CBC 2022)	1

PARKING SUMMARY 2

	XERISCAPE (DROUGHT TOLERANT)
	CONCRETE VEHICULAR PAVING
	CONCRETE SIDE WALK
	BUILDING
	(E) FIRE HYDRANT, SEE CIVIL DRAWINGS
	(E) CMU WALLS W/ VINYL FENCE
	ACCESSIBLE PATH OF TRAVEL: NO ABRUPT CHANGES IN ELEVATION ALONG PATH OF TRAVEL
	PROPERTY LINE

MATERIAL LEGEND & NOTES 3

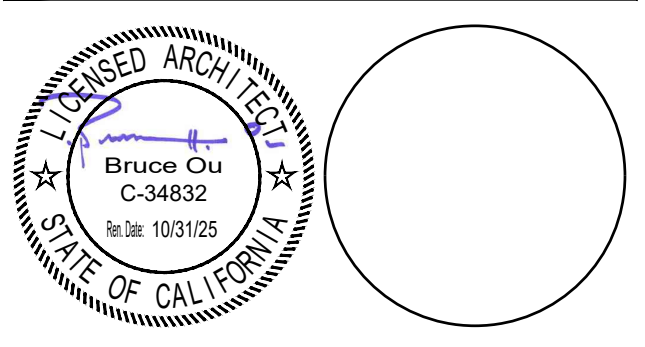


1" = 20'-0" 8

VICINITY MAP NTS 4

SITE PLAN

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



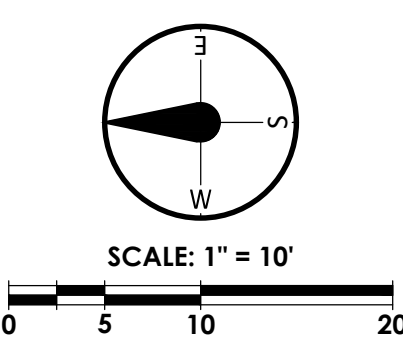
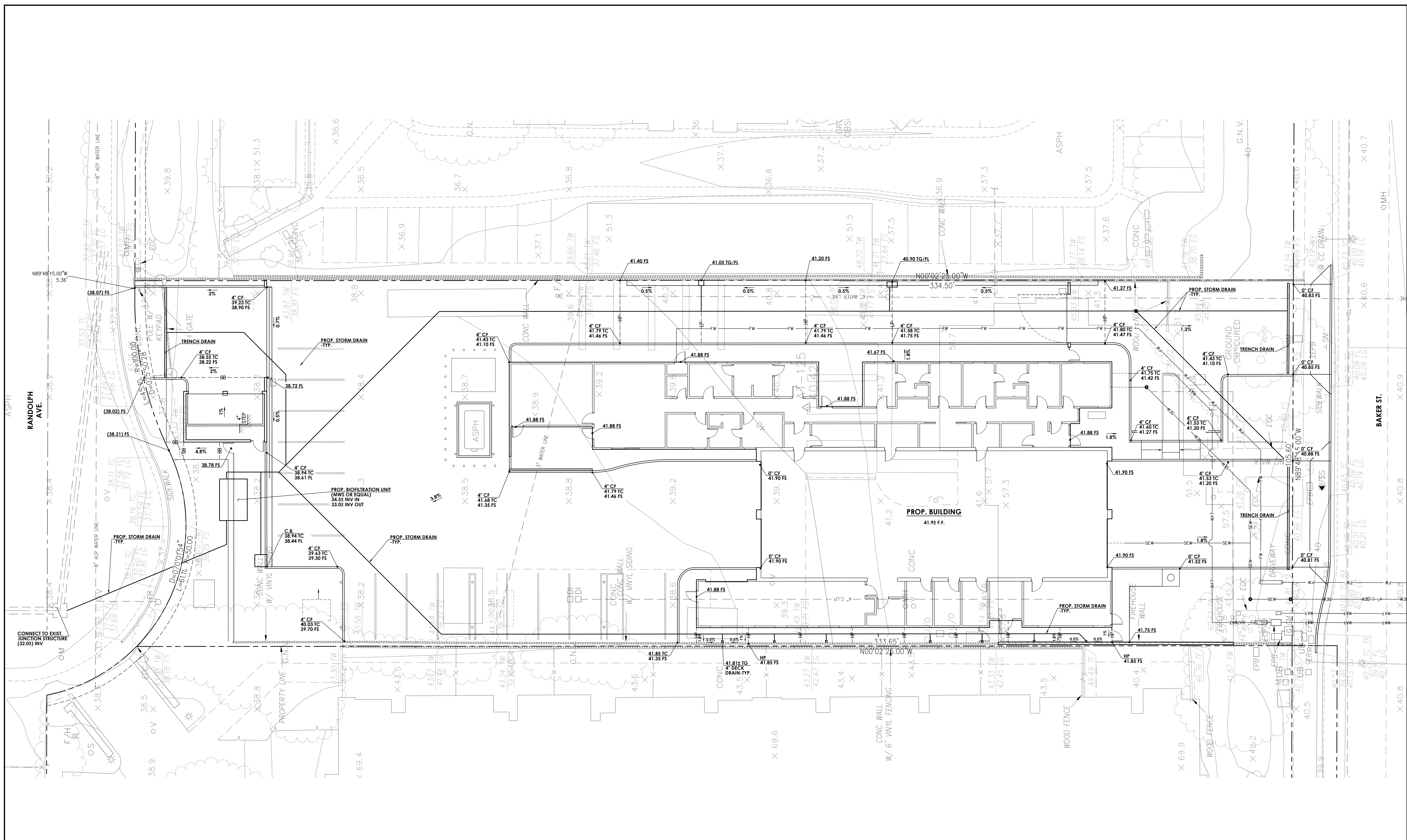
CONSULTANT

NO	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN: SC	CHECKED:
DATE: 09/20/2024	SCALE: AS NOTED
PROJECT NUMBER: W2109300AR	

SITE PLAN

DRAWING NUMBER: **A1.1**

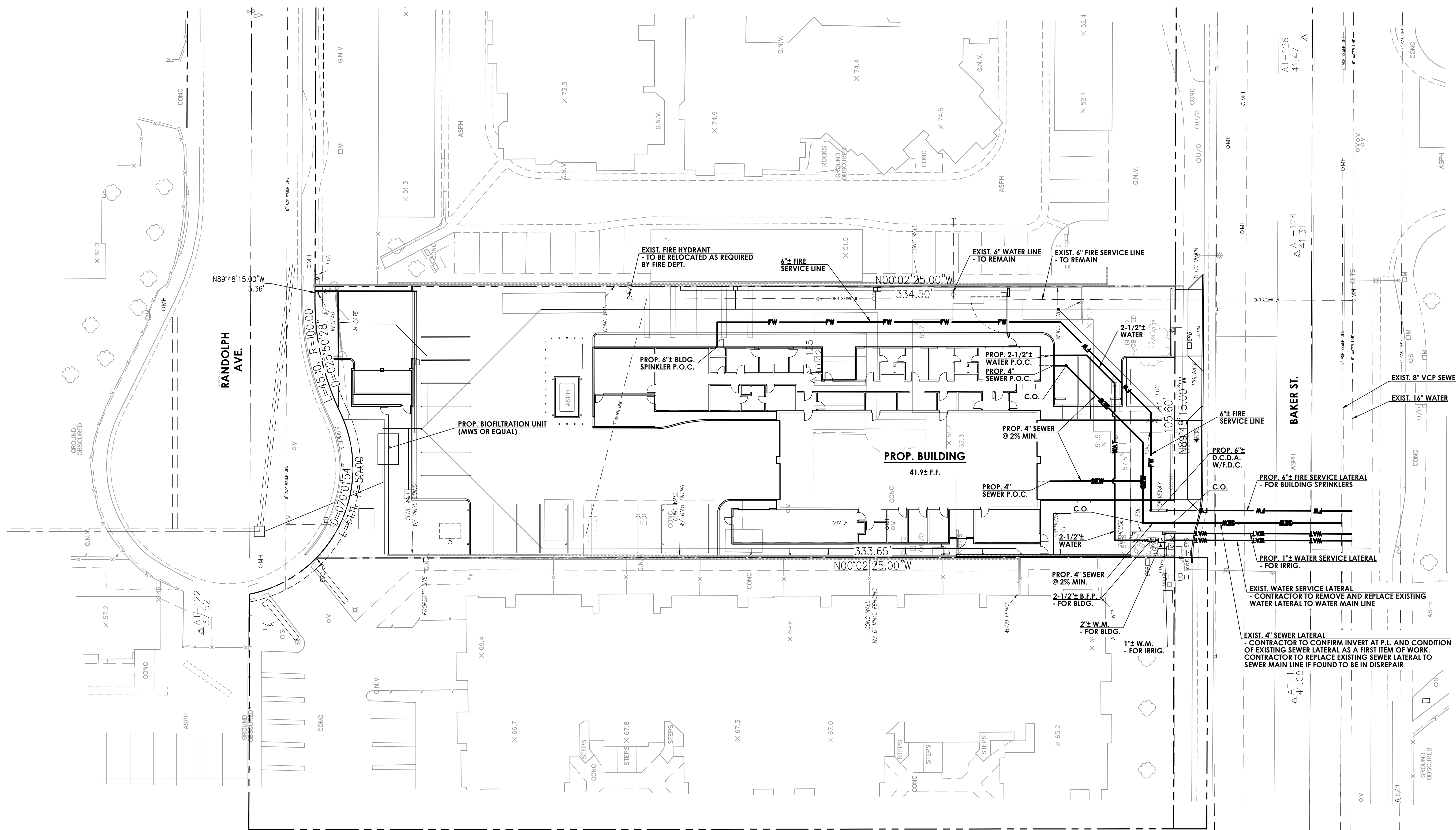


NO.	DATE	DESCRIPTION	BY

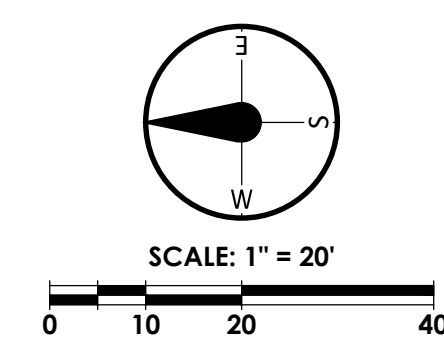
PREPARED BY:	PER PLAN
DATE:	9/9/24
DRAWN BY:	STAFF
CHECKED BY:	TEC
PLOT DATE:	9/9/24

CONCEPTUAL GRADING PLAN
 BAKER FIRE STATION 2
 800 BAKER STREET
 COSTA MESA, CA

DRAWING NUMBER:
DDGP-1.1
 SHEET 1 OF 2
 JN 170.01



Compiled by Arrowhead Mapping Corporation



NO.	DATE	DESCRIPTION	BY
REVISIONS			

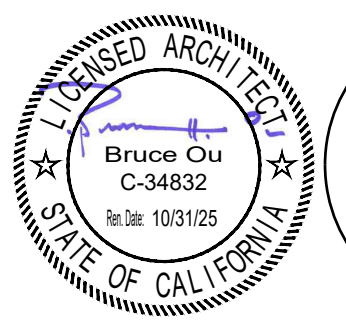
PREPARED BY:
CIVITEC CIVIL ENGINEERING CONSULTING
 999 CORPORATE DR., #100
 LADERA RANCH, CA 92694
 P: 714.463.8832
 E: tec@civitec.net

SCALE:	PER PLAN
DATE:	9/9/24
DRAWN BY:	STAFF
CHECKED BY:	TEC
PLOT DATE:	9/9/24

CONCEPTUAL WATER / SEWER PLAN
 BAKER FIRE STATION 2
 800 BAKER STREET
 COSTA MESA, CA

DRAWING NUMBER:
DDWS-1.1
 SHEET 2 OF 2
 JN 170.01

COSTA MESA FIRE STATION NO. 2
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CONSULTANT

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REVISIONS			

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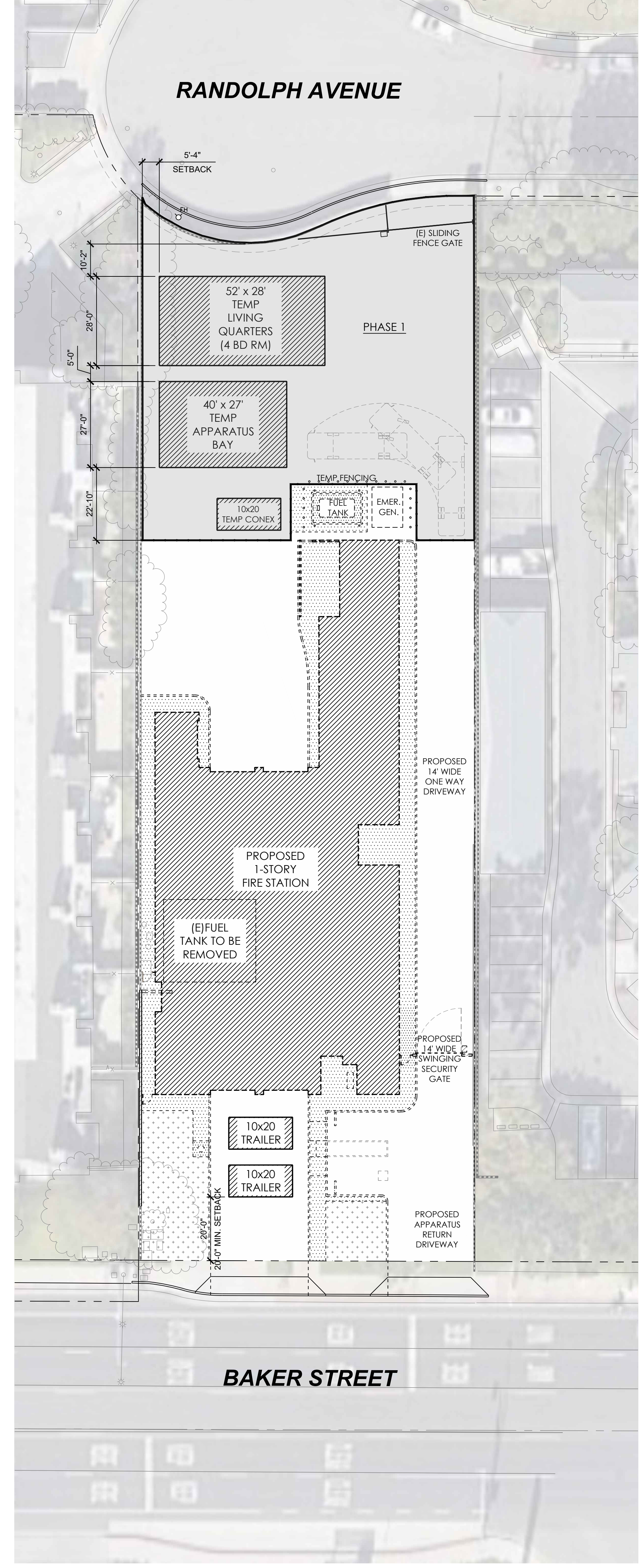
CONSTRUCTION PHASING

DRAWING NUMBER: **A1.2**

PLANNING DEPARTMENT SUBMITTAL 01.R1

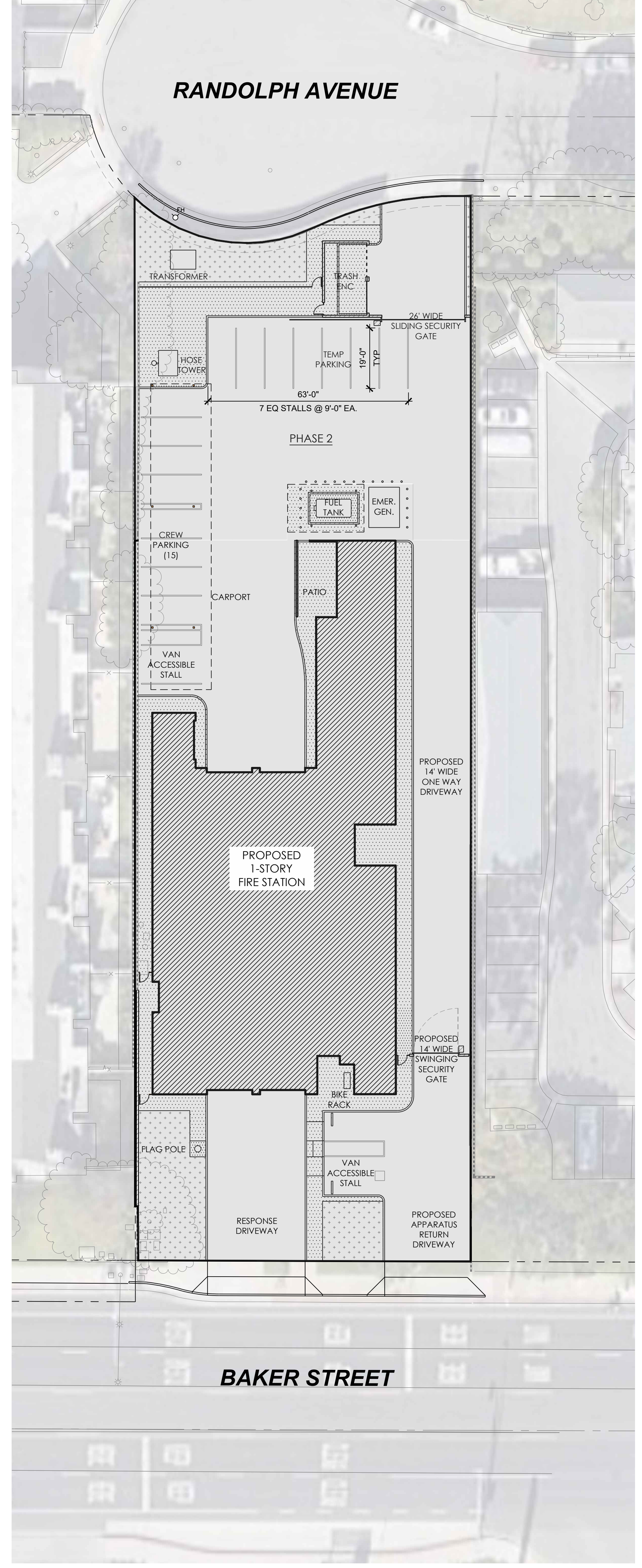
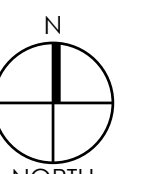
LEGEND

- PHASING
- XERISCAPE
- CONCRETE VEHICULAR PAVING
- CONCRETE SIDE WALK
- BUILDING
- (E) FIRE HYDRANT, SEE CIVIL DRAWINGS
- (E) CMU WALLS W/ VINYL FENCE
- PROPERTY LINE
- PROPOSED PHASE CONSTRUCTION



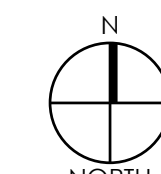
CONSTRUCTION PHASE 1

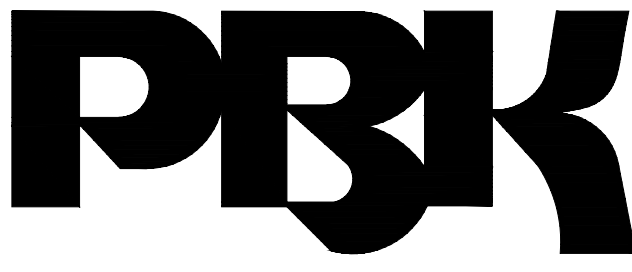
1" = 20'-0" 16



CONSTRUCTION PHASE 2

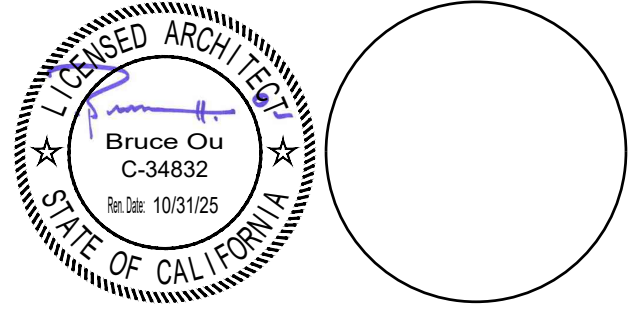
1" = 20'-0" 8





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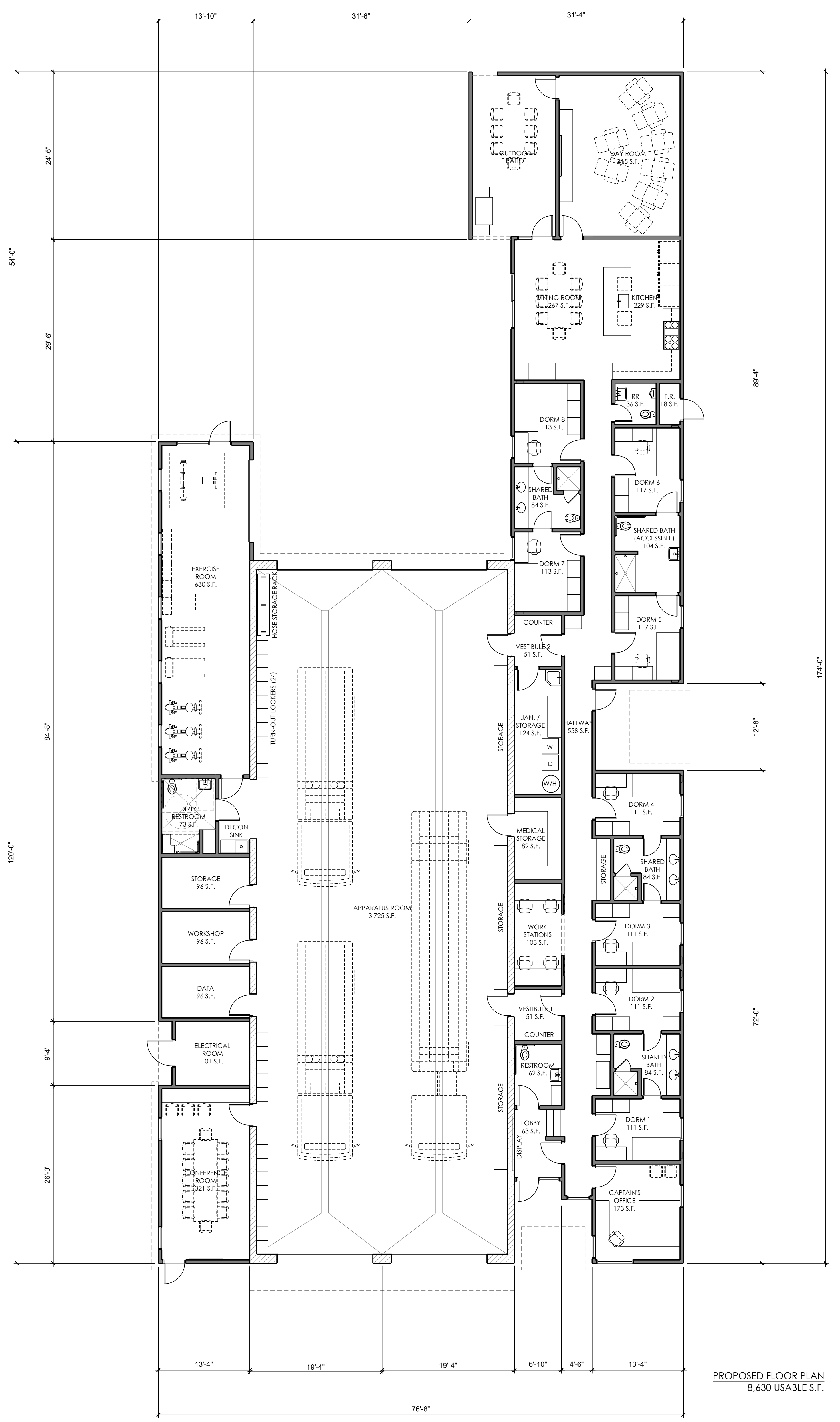
DRAWN: UQ CHECKED:
 DATE: 09/20/2024 SCALE: AS NOTED
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FIRST FLOOR PLAN

DRAWING NUMBER: **A2.1**

ROOM #	ROOM NAME	ROOM #	ROOM NAME
101	LOBBY	119	DORM 8
102	CAPTAIN'S OFFICE	120	SHARED BATH
103	DORM 1	121	DORM 7
104	SHARED BATH 1	122	VESTIBULE 2
105	DORM 2	123	JANITOR STORAGE
106	DORM 3	124	MEDICAL STORAGE
107	SHARED BATH 2	125	WORK STATIONS
108	DORM 4	126	VESTIBULE 1
109	HALLWAY	127	RESTROOM
110	DORM 5	128	APPARATUS ROOM
111	ACC. SHARED BATH 3	129	CONFERENCE ROOM
112	DORM 6	130	ELECTRICAL ROOM
113	RESTROOM	131	DATA
114	F.R.	132	WORKSHOP
115	KITCHEN	133	STORAGE
116	DAY ROOM	134	DECON SINK
117	OUTDOOR PATIO	135	DIRTY RESTROOM
118	DINING ROOM	136	EXERCISE ROOM

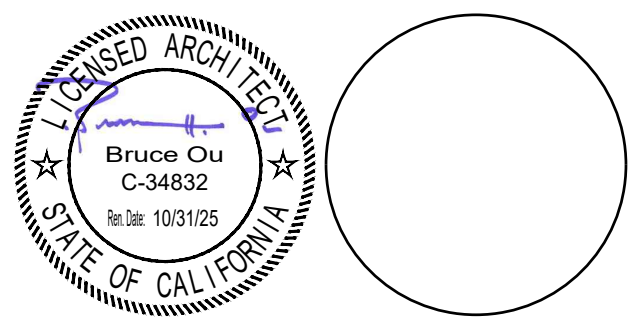
ROOM LEGEND



PROPOSED FLOOR PLAN
 8,630 USABLE S.F.



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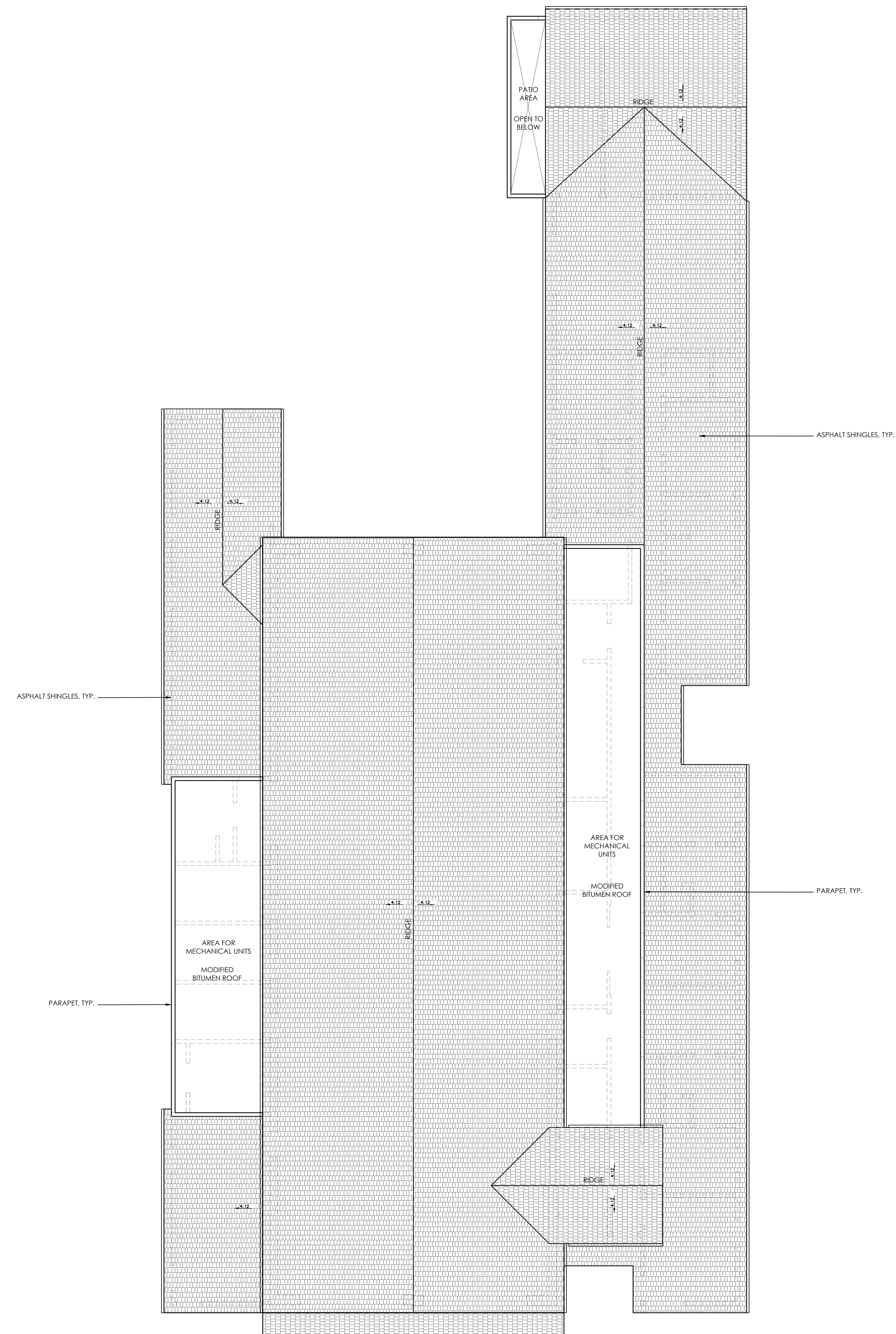
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REVISIONS

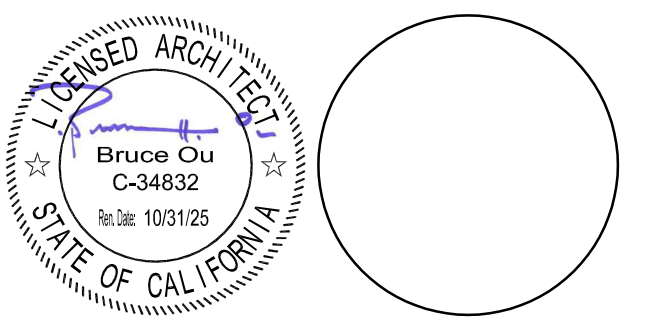
DRAWN: SC CHECKED: DATE: 09/20/2024 SCALE: AS NOTED PROJECT NUMBER: W2109300AR

ROOF PLAN

DRAWING NUMBER: **A2.2**



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REVISIONS

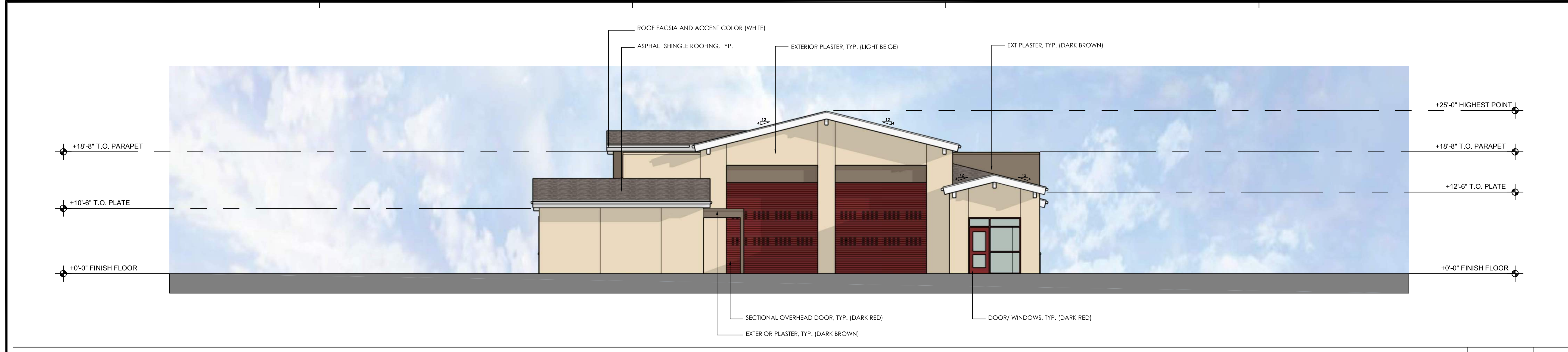
NO	DATE	BY	DESCRIPTION

NO	DATE	BY	DESCRIPTION

DRAWN: SC	CHECKED:
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PROJECT NUMBER: W2109300AR	

EXTERIOR ELEVATION

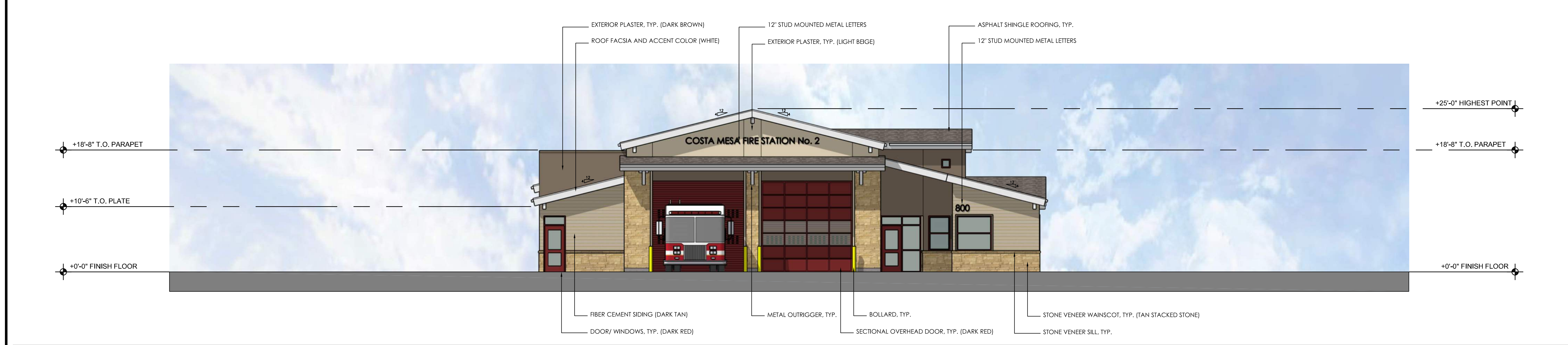
DRAWING NUMBER: **A3.1**



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



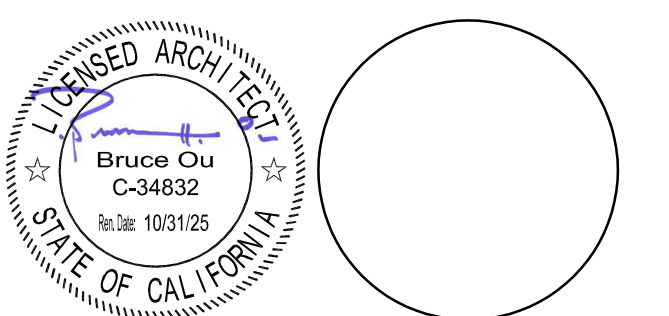
VIEW FROM SOUTH- BAKER STREET



VIEW FROM AERIAL SOUTHEAST

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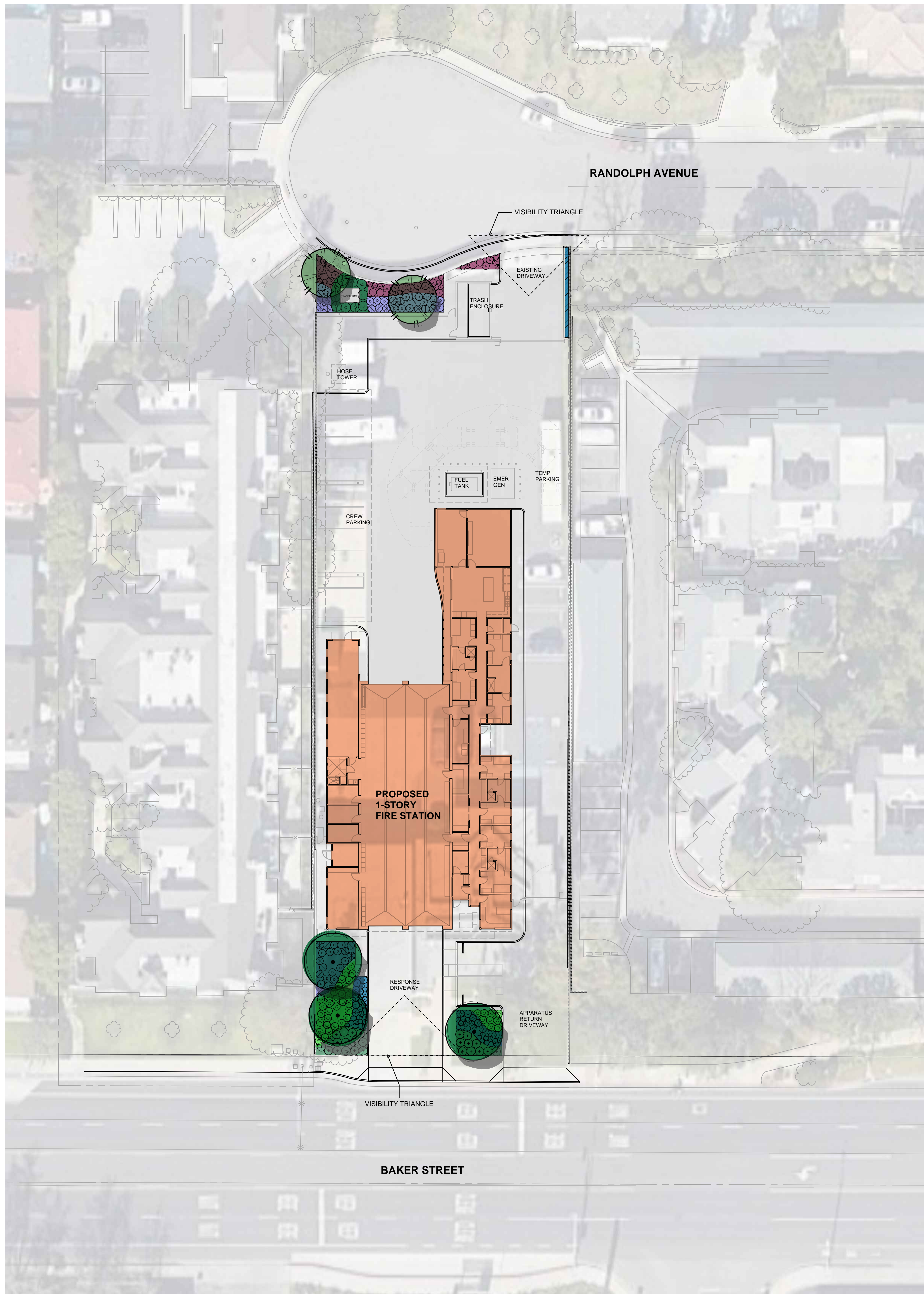
DRAWN: SC CHECKED:

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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

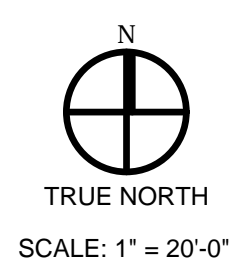
SHRUBS & GROUNDCOVERS

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 :

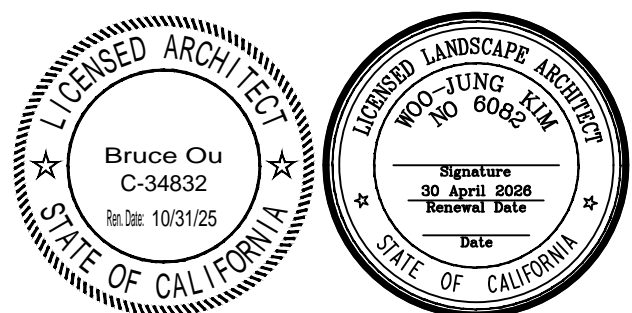
- WORK SHALL MEET THE REQUIREMENTS OF ALL LOCAL, STATE, AND FEDERAL GOVERNING CODES, ORDINANCES, LAWS, REGULATIONS, SAFETY ORDERS AND DIRECTIVES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF/HERSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY 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.



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COSTA MESA FIRE STATION NO. 2

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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**