

GRADING NOTES

- All work shall be in accordance with the Grading-Code of the County of Orange and any special requirements of the permit. A copy of the Grading Code and any special requirements of the job site while work is in progress. When referenced on the plans, a copy of RDMD Standard Plans shall also be retained on the site.
- Grading shall not be started without first notifying the District Grading Inspector. A pre-grading meeting on the site is required before start of grading with the following people present: Owner, Grading Contractor, Design Civil Engineer, Soil Engineer, Engineering Geologist, District Grading Inspector and when required the Archaeologist and Paleontologist. The required inspections for grading will be explained at this meeting.
- Issuance of a grading permit does not eliminate the need for permits from other agencies with regulatory responsibilities for construction activities associated with the work authorized on this plan.
- The Grading Permit and an approved copy of the Grading Plan shall be on the permitted site while work is in progress.
- Preliminary soil and geology reports and all subsequent reports as approved by PDSD, Grading Section, are considered a part of the approved grading plan.
- The Soil Engineer and Engineering Geologist shall perform sufficient inspections and be available during grading and construction to verify compliance with the plans, specifications and the code within their purview.
- The Civil Engineer shall be available during grading to verify compliance with the plans, specifications, code and any special conditions of the permit within their purview.
- The Soil Engineer and Engineering Geologist shall, after clearing and prior to the placement of fill in canyons, inspect each, canyon for areas of adverse stability and to determine the presence or absence of subsurface water or springs flow. If needed, sub drains will be designed and constructed prior to the placement of fill in each respective canyon.
- Subdrain outlets shall be completed at the beginning of the subdrain construction.
- The exact location of the sub drains shall be surveyed in the field for line/grade and shown on as-graded plans.
- Areas to receive fill shall be properly prepared and approved in writing by the Soil Engineer and the Building official prior to placing fill.
- Fills shall be benched into competent material per RDMD Standard Plan No. 1322.
- All existing fills shall be approved by the Building official or removed prior to placing additional fills.
- Fills shall be compacted throughout to a minimum of 90% relative compaction. Aggregate base for asphaltic areas shall be compacted to a minimum of 95% relative compaction. Maximum density shall be determined by Uniform Building Code Standard No. 70-1 or approved equivalent and field density by Uniform Building Code Standard No. 70-2 or approved equivalent.
- Cut and fill slopes shall be no steeper than 2-foot horizontal to 1-foot vertical (2:1) except where specifically approved otherwise.
- All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any exists. Should excavation disclose any geologic hazards or potential geological hazards, the Engineering Geologist shall submit recommended treatment to the Building Official for approval.
- Where support or buttressing of cut and natural slopes is determined to be necessary by the Engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations and calculations to the Building official prior to construction. The Engineering Geologist and Soil Engineer shall inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.
- When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed.
- All trench backfill shall be tested and approved by the Soil Engineer per the Grading Code.
- Any existing irrigation lines and cisterns shall be removed or crushed in place and approved by the Building Official and Soil Engineer.
- Any existing cesspools and septic tanks shall be abandoned in compliance with the specifications approved by Orange County, Health Care Agency, and Division of Environmental Health.
- Any existing cesspools and septic tanks shall be abandoned in compliance with the Uniform Plumbing Code to the approval of PDSD/Building Inspection.
- Stockpiling of excess material shall be approved by the Building official prior to excavation.
- Export soil must be transported to a legal dump or to a permitted site by the District Grading Inspector.
- The permittee shall comply with the Grading Code requirements for haul routes when an excess of 5,000 cubic yards of earth is transported to or from a permitted site on public roadways.
- The permittee is responsible for dust control measures.
- The permittee shall give reasonable notice to the owner of adjoining lands and buildings prior to beginning excavations, which may affect the lateral and subjacent support of the adjoining property. The notice shall state the intended depth of excavation and when the excavation will commence. The adjoining owner shall be allowed at least 30 days and reasonable access on the permitted property to protect his structure, if he so desires, unless otherwise protected by law.
- All concrete structures that come in contact with the on-site soils shall be constructed with Type V cement, unless deemed unnecessary by soluble sulfate-content tests conducted by the Soil Engineer.
- Slopes exceeding 5 feet in height shall be planted with an approved plant material. In addition, slopes exceeding 15 feet in height shall be provided with, an approved irrigation system, unless otherwise approved by the Building Official.
- All existing drainage courses through this-site shall remain open until facilities to handle stormwater are approved and functional; however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.
- Sanitary facilities shall be maintained on the site.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.
- Grading operations including maintenance of equipment within one-half mile of a human occupancy shall not be conducted between the hours of 8 p.m. and 7 a.m. daily, on Sunday or on a Federal Holiday.

- All construction vehicles or equipment fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers.
 - All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
 - Stockpiling and/or vehicle staging areas shall be located as far a practicable from dwellings and within the limits of grading permit
- Grading and excavation shall be halted during periods of high winds. According to AQMD Measure F-4, high winds are defined as 30 MPH or greater. This level occurs only under unusually extreme conditions, such as Santa Ana Wind conditions.
 - Asphalt sections must be per Code: Parking stalls = 3" A/C over 6" A/B, Drives 3" A/C over 10" (Comm.) 12" (Industrial). Or prior to rough grade release for Building Permits by the District Grading Inspector, the Soil Engineer shall submit for approval, pavement section recommendations based on "R" Value analysis of the sub-grade soils, and expected traffic indices.
 - Asphalt concrete shall be constructed per the requirements of RDMD standard Plan No.1805.
 - Aggregate base section shall be constructed per RDMD Standard No.1804.
 - Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes.
 - The Civil Engineer, as a condition of rough grade approval, shall provide a blue top with accompanying witness stake, set at the center of each pad reflecting the pad elevation for precise permits and a blue top with witness stake set at the drainage swale high-point reflecting the high point elevation for Preliminary Permits.
 - Prior to final approval, the Civil Engineer shall certify to, the Building Official the amount of earth moved during the grading operation
 - The Engineering Geologist shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 - The Grading Contractor shall submit a statement of compliance to the approved Grading Plan prior to final approval.
 - The compaction report and approval from the Soil Engineer shall indicate the type of field testing performed. The method of obtaining the in-place density shall be identified whether sand cone, drive ring, or nuclear, and shall be noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the Field Technician.
 - In the event that soil contamination is discovered during excavation and removal of an existing tank, work shall be stopped until a site assessment and mitigation plan has been prepared, submitted and approved by HCA/Environmental Health and PDSD/Grading.

EROSION CONTROL NOTES

- In the case of emergency, call _____ at 24-HR Phone # _____, TO BE COMPLETED BY CONTRACTOR.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- Erosion control devices shall not be moved or modified without the approval of the Building Official.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
- After a rainstorm, all silt and debris shall be removed from streets, check berms and basins.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.

ENVIRONMENTAL NOTES

- The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Permittee shall maintain construction site in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, point flakes or slocco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical die greasing and superchlorinated potable water line flushings.
- During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Permittee may discharge material other than stormwater only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- SPECIAL NOTE:
"Survey monuments shall be preserved and referenced before construction and replaced after construction pursuant to Section 8771 of the Business and Professional Code."

DUST CONTROL NOTES

- MOISTEN SOIL PRIOR TO GRADING.
- WATER EXPOSED SURFACES AT LEAST TWICE A DAY UNDER CALM CONDITIONS AND AS OFTEN AS NEEDED ON WINDY DAYS WHEN WINDS ARE LESS THAN 25 MILES PER DAY OR DURING VERY DRY WEATHER IN ORDER TO MAINTAIN A SURFACE CRUST AND PREVENT THE RELEASE OF VISIBLE EMISSIONS FROM THE CONSTRUCTION SITE.
- TREAT ANY AREA THAT WILL BE EXPOSED FOR EXTENDED PERIODS WITH A SOIL CONDITIONER TO STABILIZE SOIL OR TEMPORARILY PLANT WITH VEGETATION.
- WASH MUD-COVERED TIRES AND UNDER-CARRIAGES OF TRUCKS LEAVING CONSTRUCTION SITES.
- PROVIDE FOR STREET SWEEPING, AS NEEDED, ON ADJACENT ROADWAYS TO REMOVE DIRT DROPPED BY CONSTRUCTION VEHICLES OR MUD WHICH WOULD OTHERWISE BE CARRIED OFF BY TRUCKS DEPARTING PROJECT SITES.
- SECURELY COVER LOADS OF DIRT WITH A TIGHT FITTING TARP ON ANY TRUCK LEAVING THE CONSTRUCTION SITES TO DISPOSE OF EXCAVATED SOIL.
- CEASE GRADING DURING PERIODS WHEN WINDS EXCEED 25 MILES PER HOUR.
- PROVIDE FOR PERMANENT SEALING OF ALL GRADED AREAS, AS APPLICABLE, AT THE EARLIEST PRACTICABLE TIME AFTER SOIL DISTURBANCE.

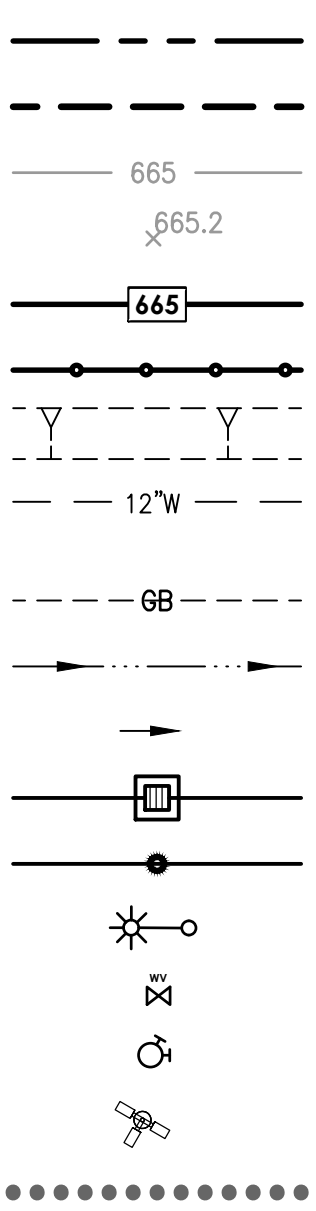
OWNER

CITY OF COSTA MESA
77 FAIR DR.
COSTA MESA, CA 92626
CONTACT: SEUNG YANG
PH: 714-754-5323

SOIL ENGINEER

LEIGHTON CONSULTING, INC.
10532 ACACIA STREET, SUITE B-6
RANCHO CUCAMONGA, CA 91730
CONTACT: JASON HERTZBERG
PH: 866-LEIGHTON

LEGEND



ARCHITECT

PBK
2400 E. KATELLA AVE., SUITE 950
ANAHEIM, CA 92806
CONTACT: BRUCE OU
PH: 949-548-5000

B.O.W. BLDG.	BACK OF WALK
C.B.	BUILDING
C.L.F.	CATCH BASIN
C&G	CHAIN LINK FENCE
C.L.	CURB & GUTTER
C.O.	CENTERLINE
CONC.	CLEANOUT
D.G.	CONCRETE
D.W.Y.	DECOMPOSED GRANITE
D.F.	DRIVEWAY
ELEC.	DRINKING FOUNTAIN
F.F.	ELECTRIC
F.H.	EDGE OF PAVEMENT
F.L.	FINISHED FLOOR
F.S.	FIRE HYDRANT
G.B.	FLOWLINE
H.C.	FINISHED SURFACE
H.P.	GRADE BREAK
INV.	HANDICAP
IRR. OR IRRIG.	HIGH POINT
M.H.	INVERT
P/A	IRIGATION
P.O.C.	LOW POINT
R.D.	MANHOLE
S.D.	PLANTER AREA
R.O.W.	POWER POLE
ST.	POINT OF CONNECTION
T.C.	ROOF DRAIN
T.D.	RIGHT OF WAY
TEL.	STORM DRAIN
T.G.	STREET
T.F.	TOP OF CURB
T.O.S.	TOP OF DECK
T.W.	TELEPHONE
W.	TOP OF GRATE
W.I.F.	TOP OF FOOTING
W.M.	TOP OF SUBGRADE
W.V.	TOP OF WALL
	SANITARY SEWER
	WATER
	WROUGHT IRON FENCE
	WATER METER
	WATER VALVE

DIG ALERT NOTICE TO CONTRACTOR:

DIG, ALERT (811) IS TO BE CONTACTED AND THAT COMPLIANCE WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216 WILL BE FOLLOWED PRIOR TO ANY EXCAVATION TAKING PLACE.

ACKNOWLEDGED:

RECOMMEND FOR APPROVAL
CITY OF COSTA MESA
SCOTT FAZEKAS & ASSOCIATES, INC.
BY: Kyle Tonokawa DATE: 06/03/2026
Issuance of a building permit is pending approval of all applicable City Agencies.

NOTICE TO CONTRACTOR:

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING, AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ANY NECESSARY ADJUSTMENTS TO ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PREVENT DAMAGE TO ANY UTILITY FACILITIES SHOWN AND ANY OTHER FACILITIES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON THESE PLANS AGREE THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THEY WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THIS INCLUDES PROVIDING FOR THE SAFETY OF ALL PERSONS AND PROPERTY AND SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTORS AND SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND DESIGN PROFESSIONAL FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE DESIGN PROFESSIONAL.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS. LOCATE ALL UTILITIES BEFORE CONSTRUCTION.

BENCHMARK

COUNTY OF ORANGE BENCH MARK NO. "1E-97-72"

ELEV.: 39.783' (NAVDB8, 2010 LEVELED)

DESCRIBED BY OCS 2001 - FOUND 3.31' AT OCS ALUMINUM BENCHMARK DISK STAMPED "1E-97-72", SET IN THE SOUTHEAST CORNER OF AN 8 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF BRISTOL AND BAKER STREET, 58 FT. NORTHERLY OF THE CENTERLINE OF BAKER AND 50 FT. WESTERLY OF THE CENTERLINE OF BRISTOL. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF RUDOLPH AVE. HAVING A BEARING OF N 00°02'25" W. PER TRACT MAP NO. 11606, RECORDED IN BOOK 509, PAGES 29 AND 30, OFFICIAL RECORDS OF COUNTY OF ORANGE.

LEGAL DESCRIPTION

THE EAST 105.60 FEET OF THAT PORTION OF LOT 6 IN BLOCK E OF THE BERRY TRACT, IN THE CITY OF COSTA MESA, AS PER MAP RECORDED IN BOOK 30, PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF BAKER STREET, AS SHOWN ON SAID MAP, AND THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 6, THENCE NORTH ALONG SAID PROLONGATION AND THE WEST LINE 412.5 FEET; THENCE EAST PARALLEL TO SAID CENTER LINE OF BAKER STREET, 211.2 FEET; THENCE SOUTH PARALLEL TO SAID WEST LINE OF LOT 6 AND ITS SOUTHERLY PROLONGATION 412.5 FEET TO THE CENTER LINE OF BAKER STREET; THENCE WEST ALONG SAID CENTER LINE 211.2 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 40 FEET CONVEYED TO THE COUNTY OF ORANGE FOR BAKER STREET BY DEED RECORDED FEBRUARY 15, 1948 IN BOOK 1181, PAGE 157 OF OFFICIAL RECORDS.

APN: 418-121-29

SITE PREPARATION RECOMMENDATIONS FROM GEOTECHNICAL INVESTIGATION

SEE SHEET C-0.03

FLOOD ZONE:	SOUTHERLY TWO-THIRDS: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN) NORTHERN ONE-THIRD: ZONE X (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 267 OF 539 MAP NO. 06059C0267J, DATED DECEMBER 3, 2009
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EARTHWORK

AREA DISTURBED:	0.792	ACRES
RAW CUT	125	CUBIC YARDS
SHRINKAGE (5%) *	(5)	CUBIC YARDS
FILL	1,350	CUBIC YARDS
SHRINKAGE - O/E (5%) *	180	CUBIC YARDS
SUBSIDENCE (0.1-FOOT) *	130	CUBIC YARDS
IMPORT **	1,540	CUBIC YARDS
OVER-EXCAVATION *	3,600	CUBIC YARDS

* THE ABOVE CUT/FILL QUANTITIES ARE FOR PERMIT PURPOSES ONLY. THIS CALCULATION DOES NOT INCLUDE SOILS FROM BUILDING OR WALL FOOTINGS, NOR ANY UTILITY TRENCHING, NOR ANY SPOILS FROM ANY PROPOSED UNDERGROUND STORAGE TANKS, BMPs, ETC. THIS CALCULATION ACCOUNTS FOR 5% SHRINKAGE AND 0.1-FOOT OF SUBSIDENCE (TO BE CONFIRMED BY THE SOILS ENGINEER). REMOVALS PER THE SOILS REPORT INCLUDE 5- FEET BELOW THE BUILDING PADS TO AND EXTENT HORIZONTALLY 5- FEET AND 2- FEET BELOW PAVEMENT. CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR STATEMENTS CONCERNING GRADING REQUIREMENTS.

** NOTICE TO THE CONTRACTOR

THE ESTIMATES OF IMPROVEMENT AND GRADING QUANTITIES AS SHOWN HEREON ARE PROVIDED FOR SATISFYING PLAN CHECK INFORMATION REQUIREMENTS ONLY. THE CONTRACTOR SHALL PERFORM AN INDEPENDENT ESTIMATE OF ALL IMPROVEMENT QUANTITIES INCLUDING GRADING QUANTITIES, AND SHALL USE SAME AS A BASIS FOR HIS BID(S) AND CONTRACT(S).

THE GRADING CONTRACTOR SHALL BE RESPONSIBLE AND ACCOUNT FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING THE SITE TO DESIGN GRADE.

NOTE TO CONTRACTOR:

ALL GRADING AND EARTHWORK IS TO BE DONE IN ACCORDANCE WITH THE EARTHWORK SPECIFICATION AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

SITE IMPROVEMENT PLANS FOR COSTA MESA FIRE STATION NO. 2 COSTA MESA FIRE DEPARTMENT

800 BAKER STREET

COSTA MESA, CA 92626

COUNTY OF ORANGE
STATE OF CALIFORNIA

CONSTRUCTION NOTES/ESTIMATE OF QUANTITIES

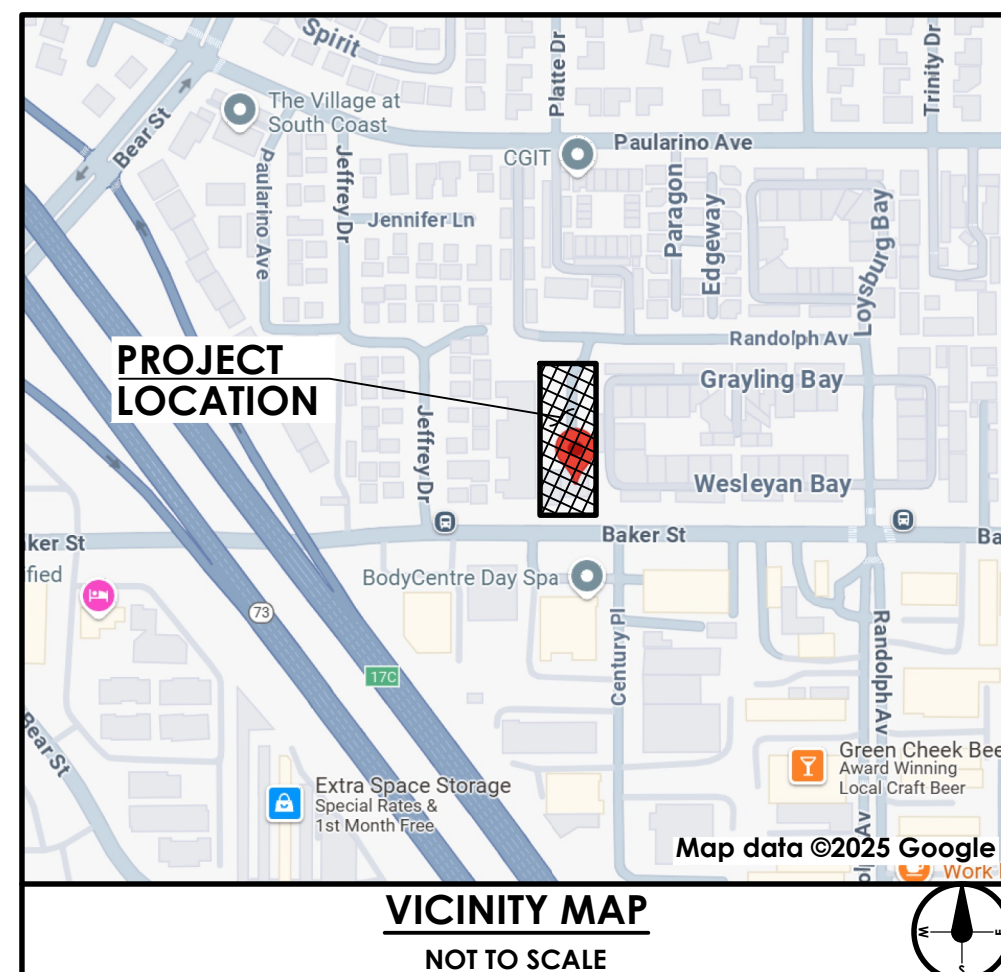
NO.	DESCRIPTION	QUANTITY	
		BUILD-OUT	TEMP. FACILITY
FINAL PHASE DEMOLITION NOTES			
AA	REMOVE EXISTING CATCH BASINS AND PIPE (COMPLETE) AND DISPOSE	LS	-
BB	REMOVE EXISTING A.C./A.B. PAVEMENT (COMPLETE) AND DISPOSE	LS	-
CC	REMOVE EXISTING WALL (COMPLETE) AND DISPOSE	LS	-
DD	CONFIRM REMOVAL OF EXIST. MISCELLANEOUS ITEM (COMPLETE) AND DISPOSE ACCORDINGLY	LS	-
EE	REMOVE EXISTING FENCE, POSTS, AND FOUNDATIONS (COMPLETE) AND DISPOSE	LS	-
GENERAL CONSTRUCTION NOTES			
1A	CONSTRUCT 8" REINF. CONC. / 8" A.B. / 95% COMPACTED SUBGRADE PAVING PER ARCHITECT PLANS	14,920 SF	3,220 SF
1B	CONSTRUCT 6" REINF. CONC. / 8" A.B. / 95% COMPACTED SUBGRADE PAVING PER ARCHITECT PLANS	2,325 SF	-
1C	CONSTRUCT CONC. WALK PER ARCHITECT PLANS	-	-
1D	GRIND MIN. 2-INCHES (MIN. 2' WIDE) AND OVERLAY PER SPWWC SECTION 400, TYPE III C3 TO JOIN EXIST. PAVEMENT	-	1,150 SF
2	CONSTRUCT CURB & GUTTER TYPE 'C-6' PER CITY OF COSTA MESA STD. DWG. NO. 312, C.F. PER PLAN	130 LF	-
3	CONSTRUCT CURB TYPE "A" PER CITY OF COSTA MESA STD. DWG. NO. 311, C.F. PER PLAN	395 LF	-
4	CONSTRUCT CATCH BASIN & GRATE PER DETAIL 1, SHEET C-0.02	2 EA	1 EA
5	CONSTRUCT DECK DRAIN PER DETAIL 2, SHEET C-0.02	8 EA	-
6	CONSTRUCT ACO KLASIKDRAIN K100 WITH ADA-COMPLIANT AND LOAD CLASS E GRATE	62 LF	26 LF
7	CONSTRUCT CURB OPENING CATCH BASIN PER S.P.P.W.C. STD. PLAN 300-4, W = 3.5', V PER PLAN	1 EA	-
8	CONSTRUCT LOCAL DEPRESSION PER S.P.P.W.C. STD. PLAN 313-4, CASE E	1 EA	-
9	CONSTRUCT MODULAR WETLAND SYSTEM UNIT (MWS) OR EQUAL	1 EA	-
10	PROTECT IN PLACE	-	-
11	CONSTRUCT STORM DRAIN CLEAN OUT PER DETAIL 3, SHEET C-0.02	1 EA	1 EA
12	CONSTRUCT 6" PVC (SCH 80) STORM DRAIN PIPE, BEDDING PER CITY OF COSTA MESA STD. DWG. 813	350 LF	135 LF
13	CONSTRUCT 8" PVC (SCH 80) STORM DRAIN PIPE, BEDDING PER CITY OF COSTA MESA STD. DWG. 813	240 LF	70 LF
14	CONSTRUCT 12" PVC (SCH 80) STORM DRAIN PIPE, BEDDING PER CITY OF COSTA MESA STD. DWG. 813	-	90 LF
15	CORE INTO EXISTING JUNCTION STRUCTURE AND CONNECT - WATERPROOF CONNECTION WITH GROUT	-	1 EA
16	CONNECT TO BUILDING ROOF DRAIN	4 EA	-
17	CONNECT TO TRENCH DRAIN	2 EA	1 EA
18	CONSTRUCT CURB FACE TRANSITION PER DETAIL 4, SHEET C-0.02	65 LF	-
19	CONSTRUCT CURB RAMP PER CITY OF COSTA MESA STD. DWG. NO. 416, CASE PER PLAN - SEE ARCHITECT PLANS FOR MODIFICATIONS	4 EA	-
20	CONSTRUCT TRENCH REPLACEMENT PER CITY OF COSTA MESA STD. DWG. NO. 813	-	80 SF
20A	ADJUST UTILITY BOX/VAULT/LID TO GRADE	4 EA	1 EA
21	CAP STORM DRAIN FOR FUTURE CONNECTION	-	1 EA
21A	CONNECT TO EXISTING STORM DRAIN WITH FITTING	5 EA	-
22	CONSTRUCT TEMPORARY A.C. WALK	-	1 EA
23	CONSTRUCT 2" PVC (SCH 80) STORM DRAIN PIPE	12 LF	-
24	CONNECT STORM DRAIN TO RECESSED FLOOR MAT - SEE ARCHITECT PLANS	1 EA	-
25	OUTLET 2" STORM DRAIN THROUGH CURB FACE	1 EA	-
BAKER RIGHT-OF-WAY CONSTRUCTION NOTES			
26	CONSTRUCT DRIVEWAY TYPE II PER CITY OF COSTA MESA STD. DWG. NO. 514	2 EA	-
27	CONSTRUCT CURB & GUTTER, TYPE 'C-8' PER CITY OF COSTA MESA STD. DWG. NO. 312	20 LF	-
28	CONSTRUCT SIDEWALK PER CITY OF COSTA MESA STD. DWG. NO. 412	155 SF	-
29	CONSTRUCT DEEPLIFT PAVEMENT PER DETAIL 7, SHEET C-0.02	120 LF	-
29A	CONSTRUCT CURB DRAIN PER S.P.P.W.C. STD. PLAN 150-4 - MATCH SIZE OF EXIST. AND JOIN EXIST. AT BACK OF WALK	1 EA	-
RANDOLPH AVE. RIGHT-OF-WAY CONSTRUCTION NOTES			
29B	RECONSTRUCT LID OF EXISTING CURB INLET CATCH BASIN FLUSH WITH EXISTING SIDEWALK S.P.P.W.C. STD. PLAN 300-4	1 EA	-
SEE SHEET D-1.01 FOR DEMOLITION CONSTRUCTION NOTES			
SEE SHEET C-2.01 AND C-2.02 FOR WATER/SEWER CONSTRUCTION NOTES			
SEE SHEET C-3.01 FOR EROSION CONTROL CONSTRUCTION NOTES			
SEE SHEET C-4.01 FOR HORIZONTAL CONTROL / STRIPING CONSTRUCTION NOTES			

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SHEET INDEX

TITLE SHEET	NUMBER
DETAIL SHEET	C-0.01
DEMOLITION PLAN	C-0.02 TO C-0.03
PRECISE GRADING PLAN - TEMPORARY FACILITY	D-1.01
PRECISE GRADING PLAN	C-1.01
WATER PLAN - TEMPORARY FACILITY	C-1.02
WATER/SEWER PLAN	C-2.01
EROSION CONTROL PLAN	C-2.02
HORIZONTAL CONTROL PLAN	C-3.01
SURVEY MAP	C-4.01
WQMP SITE MAP	SM-1.01
	WQ-1



VICINITY MAP
NOT TO SCALE

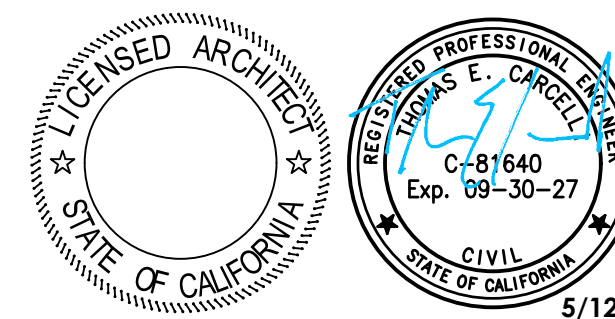
SOUTHERN CALIFORNIA
8163 ROCHESTER AVENUE, SUITE 100
RANCHO CUCAMONGA
CALIFORNIA 91730-0729
TEL: 909-987-0909
www.pbk.com

COSTA MESA FIRE STATION No. 2

RECONSTRUCTION

COSTA MESA FIRE & RESCUE DEPARTMENT

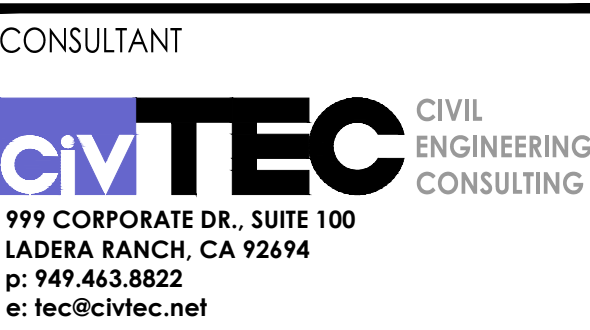
800 BAKER STREET
COSTA MESA, CA 92626



CONSULTANT

GVTEC CIVIL ENGINEERING CONSULTING
999 CORPORATE DR., SUITE 100
LADERA RANCH, CA 92654

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

[illegible]

DETAIL SHEET

DRAWING NUMBER: **C-0.02**

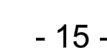
NOTE:

- GRATES LOCATED IN ACCESSIBLE AREA ARE TO HAVE ADA COMPLIANT OPENINGS.
- USE 3,250 p.s.i, TYPE II/V CONCRETE

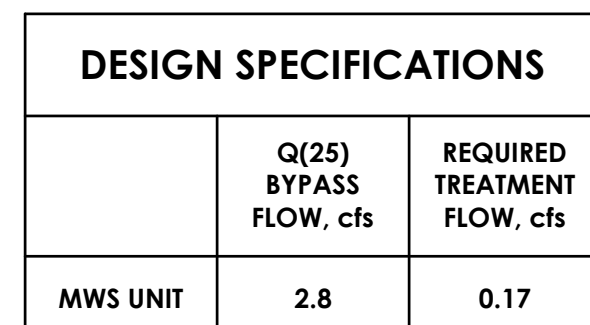
COSTA MESA FIRE STATION No. 2
RECONSTRUCTION
COSTA MESA FIRE & RESCUE DEPARTMENT
800 BAKER STREET
COSTA MESA, CA 92626

038.000002447:

should be removed from soils prior to placement as compacted fill

[illegible]

DRAWN:	STAFF	CHECKED:	TEC
DATE:	5/12/2026	SCALE:	PER PLAN
PROJECT NUMBER:		170.01	

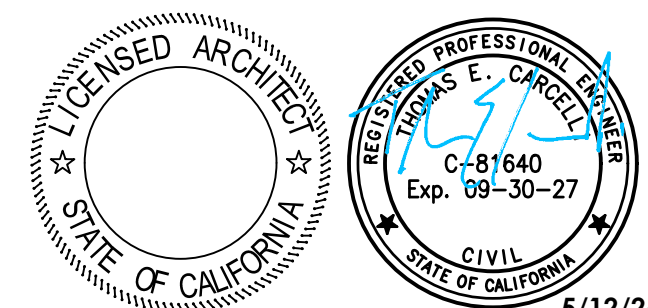
DRAWING NUMBER: **C-0.03**

1	STORM WATER BIOFILTRATION SYSTEM - MODULAR WETLAND SYSTEM #2
---	--

SCALE:
NTS

COSTA MESA FIRE STATION No. 2 RECONSTRUCTION

COSTA MESA FIRE & RESCUE DEPARTMENT

800 BAKER STREET
COSTA MESA, CA 92626

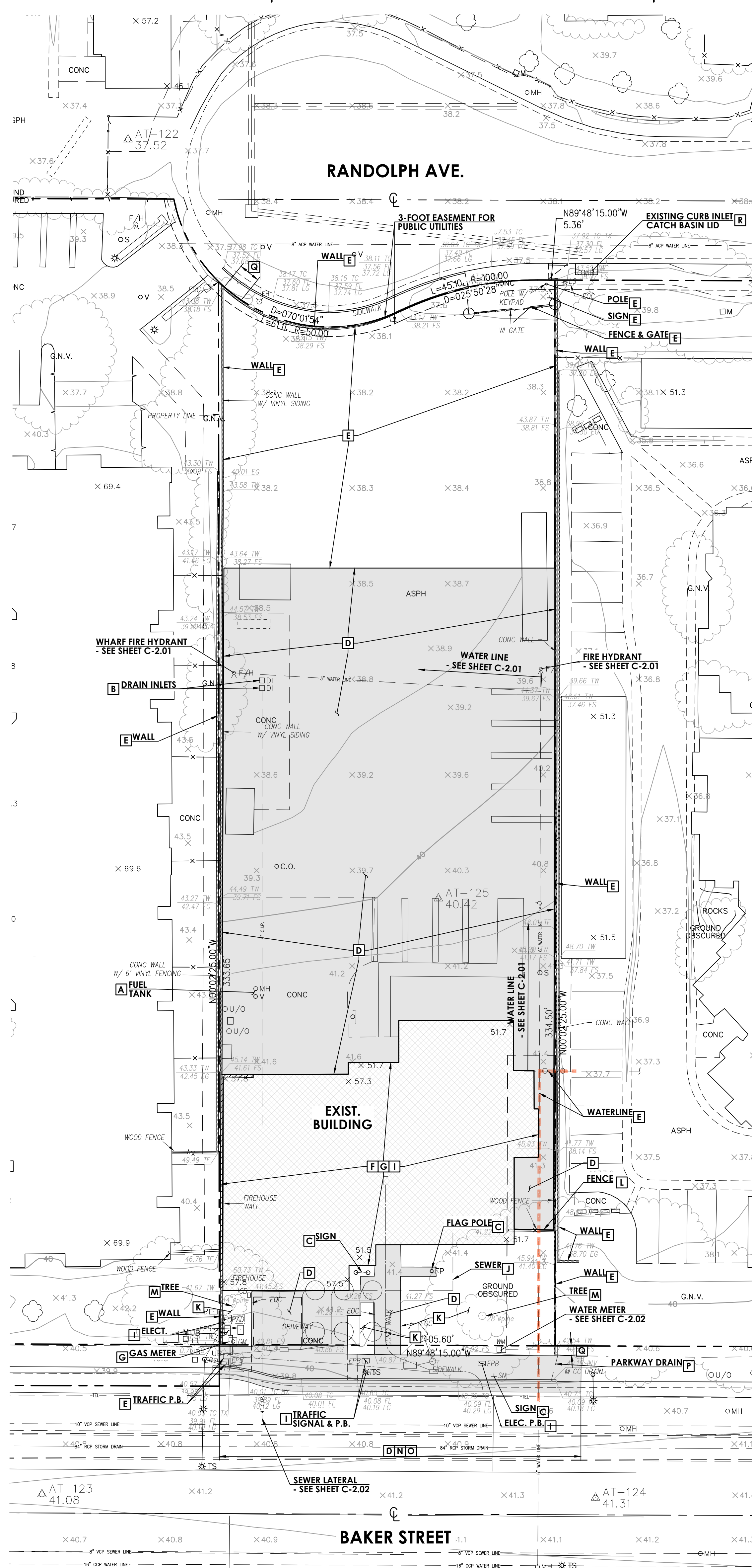
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NO	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN: STAFF CHECKED: TEC
DATE: 5/12/2026 SCALE: PER PLAN
PROJECT NUMBER: 170.01

DEMOLITION PLAN

DRAWING NUMBER: **D-1.01**

DEMOLITION NOTES

- A** REMOVE EXIST. 1,000 GAL. DOUBLE-WALLED FUEL TANK AND ALL ACCESSORIES AND FUEL (COMPLETE) AND DISPOSE - UNDER SEPARATE PERMIT - SEE NOTE TO CONTRACTOR REGARDING FUEL TANK REMOVAL; BELOW AND BACKFILL PER THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL'S CLEAN IMPORTED FILL MATERIAL GUIDANCE AND PER THE SOILS ENGINEER. REMOVALS SHALL INCLUDE A MINIMUM OF 12-INCHES BELOW TANK OR AS REQUIRED TO MEET PERMIT REQUIREMENTS, WHICHEVER IS GREATER.
 - SEE ARCHITECTURAL SHEET A1.0.A FOR MORE INFORMATION
- B** REMOVE EXIST. CATCH BASIN AND STORM DRAIN (COMPLETE) AND DISPOSE
- C** CONFIRM REMOVAL OF EXIST. MISCELLANEOUS ITEM (COMPLETE) AND DISPOSE ACCORDINGLY
- D** SAWCUT AND REMOVE EXISTING CONCRETE CONCRETE, A.C./A.B., STAIRS OR PAD (COMPLETE) AND DISPOSE ****
- E** PROTECT IN PLACE - POTHOLE AND LOCATE EXISTING UNDERGROUND UTILITY LINES TO PROTECT AS REQUIRED
- F** DEMOLISH/REMOVE EXISTING BUILDING/STRUCTURE/FOUNDATION/SUBTERRANEAN PITS AND DISPOSE ****
- G** EXISTING GAS LINE AND/OR APPURTENANCE - COORD. REMOVAL WITH THE GAS COMPANY
- H** SAWCUT AND REMOVE EXISTING CURB OR CURB & GUTTER AND DISPOSE
- I** EXIST. ELECTRICAL/CATV/TELECOM. LINE OR DEVICE - SEE ELECTRICAL PLANS FOR CONDUIT CAPPING/REROUTING *
- J** REMOVE EXISTING SEWER LINE
- K** REMOVE EXISTING LANDSCAPING AND IRRIGATION (COMPLETE) AND DISPOSE - SEE IRRIGATION PLANS
- L** REMOVE EXISTING FENCE, POSTS, AND FOUNDATIONS (COMPLETE) AND DISPOSE
- M** REMOVE EXISTING TREE AND ROOTBALL (COMPLETE) AND DISPOSE - CONFIRM TREE DISPOSITION WITH THE CITY PRIOR TO DEMOLITION
- N** SAWCUT AND REMOVE EXISTING CURB & GUTTER (COMPLETE) AND DISPOSE
- O** SAWCUT AND REMOVE EXISTING DRIVEWAY OR SIDEWALK (COMPLETE) AND DISPOSE
- P** REMOVE EXISTING PARKWAY DRAIN TO BACK OF EXISTING WALK (COMPLETE) AND DISPOSE - SEE SHEET C-1.02 FOR NEW CONSTRUCTION
- Q** REMOVE EXISTING WALL AND FOUNDATION (COMPLETE) AND DISPOSE - SEE ARCHITECT DRAWINGS FOR MORE INFORMATION
- R** REMOVE EXISTING LID OF EXISTING CATCH BASIN - SEE SHEET C-1.02 FOR RECONSTRUCTION

* CONDUIT RE-ROUTING/CAPPING AS REQUIRED

 *** ALL UTILITIES SHOULD BE SHUT OFF AND CAPPED PER UTILITY COMPANY REQUIREMENTS.
 CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY PRIOR TO COMMENCEMENT OF WORK.

**** SEE SOILS REPORT FOR ADDITIONAL DEMOLITION REQUIREMENTS

LEGEND

- LIMITS OF DEMOLITION
- REMOVAL OF EXISTING BUILDING (COMPLETE)
- PROTECT EXISTING UTILITY IN PLACE

NOTE TO CONTRACTOR REGARDING FUEL TANK REMOVAL:

A SEPARATE PERMIT WILL BE APPLIED FOR AND APPROVED THROUGH THE COUNTY OF ORANGE FOR THE FUEL TANK REMOVAL. PLEASE CONTACT THE ARCHITECT AND CITY FOR COMPLETION OF THE PERMIT AND REQUIREMENTS FOR REMOVAL PRIOR TO START OF WORK. PLEASE NOTE THE PERMIT WILL REQUIRE, AMONG OTHER REQUIREMENTS, THE FOLLOWING (PLEASE NOTE THIS IS A PARTIAL LIST):

- NOTIFICATION AND SCHEDULING OF THE FIELD WORK, AS WELL AS COMPLIANCE WITH AND SOIL SAMPLING AS DESCRIBED IN SECTION #7 OF THE OCHCA (ORANGE COUNTY HEALTH CARE AGENCY) TANK REMOVAL GUIDELINES.
- THE DTSC (DEPARTMENT OF TOXIC SUBSTANCES CONTROL) GUIDANCE MUST BE FOLLOWED IN REGARDS TO BACKFILLING. IN ADVANCE OF THE TANK REMOVAL, THIS AGENCY NEEDS TO BE INFORMED OF THE SOURCE FOR THE BACKFILL MATERIAL. IF THE SOURCE OF THE BACKFILL MATERIAL IS A QUARRY, A RECEIPT OF THE MATERIAL MUST BE PROVIDED PRIOR TO THE START OF THE PROJECT. IN ADDITION, LABORATORY ANALYSIS FOR THE BACKFILL MATERIAL IS REQUIRED - AT A MINIMUM, WE REQUIRE ANALYSIS FOR HEAVY METALS (EPA METHODS 6010B AND 7471A), ASBESTOS (POLARIZED LIGHT MICROSCOPY), AND PH.

SEE ARCHITECTURAL SHEET A1.0.A FOR MORE INFORMATION

NOTE TO CONTRACTOR:

CONTRACTOR TO SCHEDULE A SITE WALK WITH THE CITY AND/OR FIRE DEPT. PRIOR TO START OF DEMOLITION TO VERIFY ALL ITEMS TO BE DEMOLISHED.

NOTE TO CONTRACTOR:

SEE ARCHITECT SET FOR THE PHASING OF THE DEMOLITION SCOPE OF WORK.

NOTE TO CONTRACTOR:

ALL UTILITIES SHOULD BE SHUT OFF AND CAPPED PER UTILITY COMPANY REQUIREMENTS.
 CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY PRIOR TO COMMENCEMENT OF WORK.

NOTE TO CONTRACTOR:

INSTALL 8-FOOT CHAIN LINK FENCE WITH WINDSCREEN AND GATES, WHERE NECESSARY, ALONG THE PERIMETER OF THE SITE AS NEEDED. CONTRACTOR SHALL PROTECT THESE FENCES AND KEEP AREA FULLY SECURE DURING DEMOLITION. PLEASE SEE ARCHITECT PLANS FOR REMOVALS AND INSTALLATION OF FENCE AND GATE FOR PHASING.

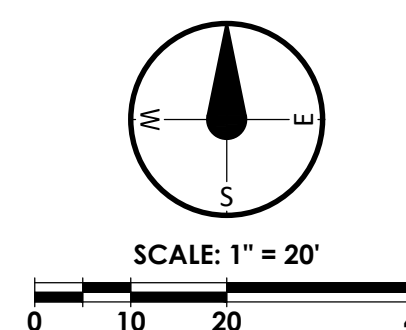
NOTE TO CONTRACTOR:

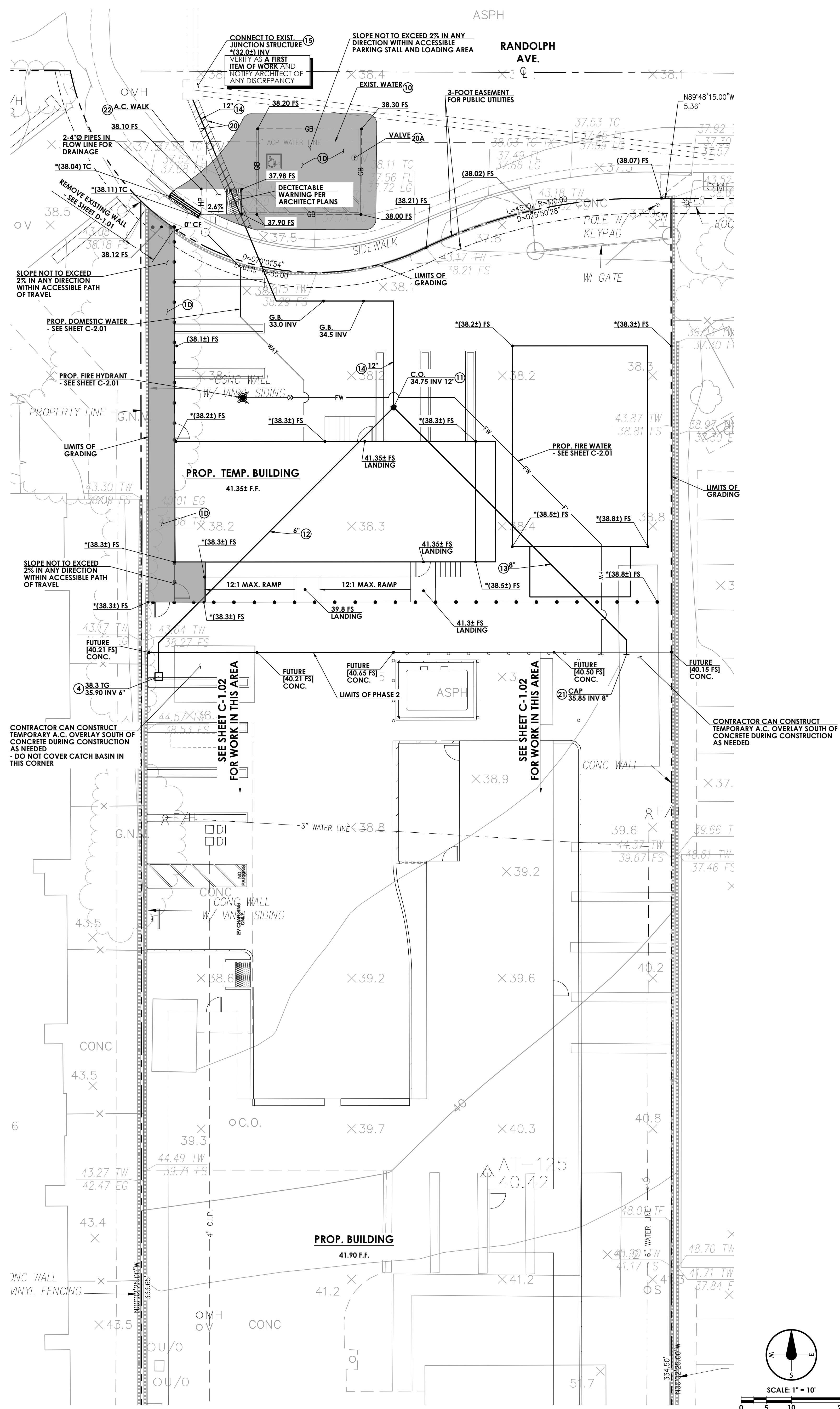
- LOCATION OF EXISTING FACILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY PERFORMED BY GVTec, INC., DATED MARCH 2022, FIELD OBSERVATION AND A SEARCH OF AVAILABLE RECORDS AND MAY NOT REPRESENT ACTUAL CONDITIONS.
- CONTRACTOR MUST FIELD LOCATE ALL UTILITIES (LOCATION AND DEPTH) WITHIN WORK AREA AS A FIRST ITEM OF WORK AND VERIFY PROPOSED DESIGN IS VALID.
- CONTRACTOR SHALL PROTECT IN PLACE THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITY LINES.
- CONTRACTOR TO VERIFY AND INFORM THE CITY OF ANY FACILITIES ENCOUNTERED IN THE FIELD WHICH IS NOT SHOWN ON THIS PLAN, OR DIFFERS IN LOCATION OR SIZE, PRIOR TO REMOVAL.

NOTE TO CONTRACTOR:

EXACT LOCATION OF EXISTING UNDERGROUND UTILITY LINES ON-SITE ARE UNKNOWN. CONTRACTOR SHALL:

- VERIFY LOCATION, SIZE, ELEVATIONS OF EXISTING UTILITIES AND VERIFY DESIGN AS A FIRST ITEM OF WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY REQUIRED CHANGE IN DESIGN.
- CAP EXISTING UTILITIES AT DEMOLITION LIMITS - NOTIFY CITY OF ALL LOCATIONS, SIZES AND INVERT ELEVATIONS AT COMPLETION OF DEMOLITION.
- IF INLET PIPES ARE FOUND CONNECTING TO EXISTING GRATES THAT ARE REMOVED DURING THE CONSTRUCTION OF THIS PROJECT (OR PIPES ARE DAMAGED OR REMOVED DURING CONSTRUCTION) THAT RUN OUTSIDE OF DEMOLITION LIMITS, NOTIFY ENGINEER IMMEDIATELY OF THE LOCATION AND SIZE TO INSURE CONTINUITY OF DRAINAGE UPSTREAM.





GENERAL CONSTRUCTION NOTES

- 1A CONSTRUCT 8" REINF. CONC. / 8" A.B. / 95% COMPACTED SUBGRADE PAVING PER ARCHITECT PLANS
- 1B CONSTRUCT 6" REINF. CONC. / 8" A.B. / 95% COMPACTED SUBGRADE PAVING PER ARCHITECT PLANS
- 1C CONSTRUCT CONC. WALK PER ARCHITECT PLANS
- 1D GRIND MIN. 2-INCHES (MIN. 2' WIDE) AND OVERLAY PER SPWVC SECTION 400, TYPE III C3 TO JOIN EXIST. PAVEMENT *
- 2 CONSTRUCT CURB & GUTTER TYPE "C-6" PER CITY OF COSTA MESA STD. DWG. NO. 312, C.F. PER PLAN
- 3 CONSTRUCT CURB TYPE "A" PER CITY OF COSTA MESA STD. DWG. NO. 311, C.F. PER PLAN
- 4 CONSTRUCT CATCH BASIN & GRATE PER DETAIL 1, SHEET C-0.02
- 5 CONSTRUCT DECK DRAIN PER DETAIL 2, SHEET C-0.02
- 6 CONSTRUCT ACO KLASSIKDRAIN K100 WITH ADA-COMPLIANT AND LOAD CLASS E GRATE
- 7 CONSTRUCT CURB OPENING CATCH BASIN PER S.P.P.W.C. STD. PLAN 300-4, W = 3.5', V PER PLAN
- 8 CONSTRUCT LOCAL DEPRESSION PER S.P.P.W.C. STD. PLAN 313-4, CASE E
- 9 CONSTRUCT MODULAR WETLAND SYSTEM UNIT (MWS) OR EQUAL WITH TRASH CAPTURE SCREEN PER DETAIL 1, SHEET C-0.03
- 10 PROTECT IN PLACE
- 11 CONSTRUCT STORM DRAIN CLEAN OUT PER DETAIL 3, SHEET C-0.02
- 12 CONSTRUCT 6" PVC (SCH 80) STORM DRAIN PIPE, BEDDING PER CITY OF COSTA MESA STD. DWG. 813
- 13 CONSTRUCT 8" PVC (SCH 80) STORM DRAIN PIPE, BEDDING PER CITY OF COSTA MESA STD. DWG. 813
- 14 CONSTRUCT 12" PVC (SCH 80) STORM DRAIN PIPE, BEDDING PER CITY OF COSTA MESA STD. DWG. 813
- 15 CORE INTO EXISTING JUNCTION STRUCTURE AND CONNECT - WATERPROOF CONNECTION WITH GROUT
- 16 CONNECT TO BUILDING ROOF DRAIN
- 17 CONNECT TO TRENCH DRAIN
- 18 CONSTRUCT CURB FACE TRANSITION PER DETAIL 4, SHEET C-0.02
- 19 CONSTRUCT CURB RAMP PER CITY OF COSTA MESA STD. DWG. NO. 416, CASE PER PLAN - SEE ARCHITECT PLANS FOR MODIFICATIONS
- 20 CONSTRUCT TRENCH REPLACEMENT PER CITY OF COSTA MESA STD. DWG. NO. 813
- 20A ADJUST UTILITY BOX/VAULT/LID TO GRADE
- 21 CAP STORM DRAIN FOR FUTURE CONNECTION
- 21A CONNECT TO EXISTING STORM DRAIN WITH FITTING
- 22 CONSTRUCT TEMPORARY A.C. WALK
- 23 CONSTRUCT 2" PVC (SCH 80) STORM DRAIN PIPE
- 24 CONNECT STORM DRAIN TO RECESSED FLOOR MAT - SEE ARCHITECT PLANS
- 25 OUTLET 2" STORM DRAIN THROUGH CURB FACE

DIG ALERT NOTE TO CONTRACTOR:

CONTRACTOR'S SURVEYOR SHALL MONUMENT PROPERTY CORNER BEFORE STARTING GRADING, EITHER WITH PERMANENT MONUMENTS OR TEMPORARY 1FT. LONG 1/2" DIAMETER METAL RODS DRIVEN INTO THE GROUND TO NEAR FLUSH AND MARKED WITH PAINT.

* NOTE TO CONTRACTOR:

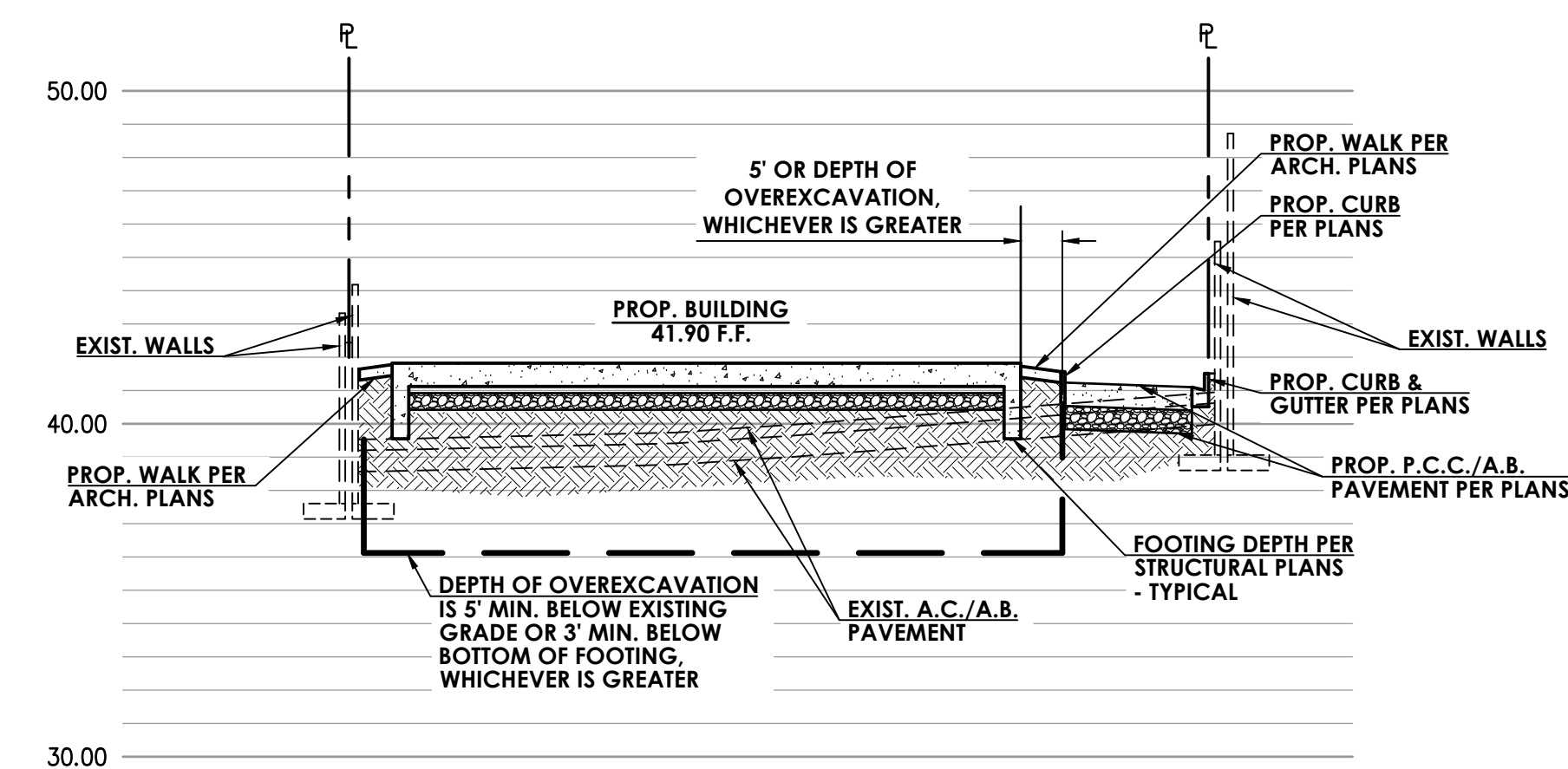
CONTRACTOR TO VERIFY EXISTING ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCY.

NOTE TO CONTRACTOR:

LOCATE ALL EXISTING UTILITIES AS A FIRST ITEM OF WORK AND PROTECT THEM IN PLACE AS REQUIRED.

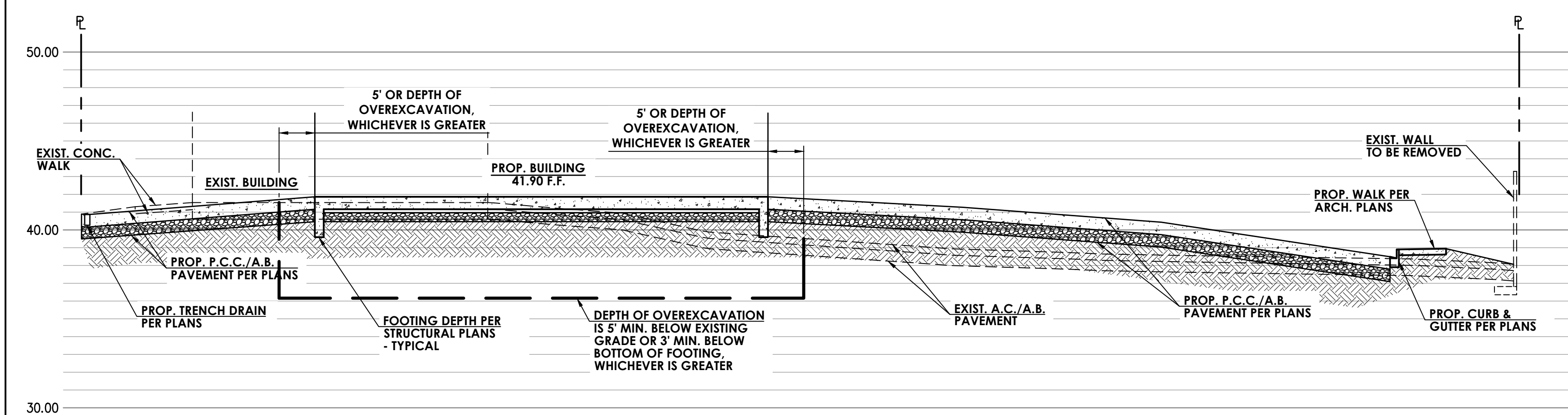
NOTE TO CONTRACTOR:

ALL GRADING AND EARTHWORK IS TO BE DONE IN ACCORDANCE WITH THE EARTHWORK SPECIFICATION AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.



SECTION A-A

SCALE:
HORIZ. 1" = 20'
VERT. 1" = 5'



SECTION B-B

NOT TO SCALE

SITE SECTIONS

SEE SHEET C-1.02



SOUTHERN CALIFORNIA

8163 ROCHESTER AVENUE, SUITE 100
RANCHO CUCAMONGA
CALIFORNIA 91730-0729

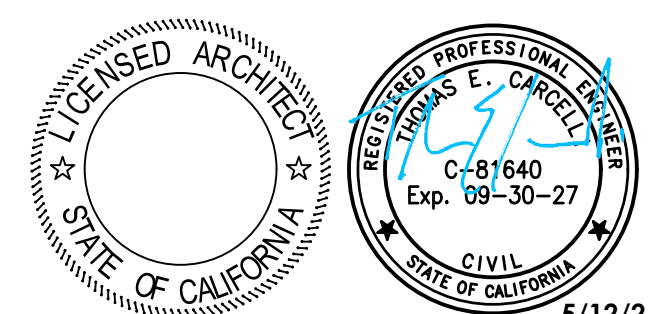
TEL: 909-987-0909

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COSTA MESA FIRE STATION No. 2
RECONSTRUCTION

COSTA MESA FIRE & RESCUE DEPARTMENT

800 BAKER STREET
COSTA MESA, CA 92626



CONSULTANT

GIVTEC CIVIL ENGINEERING
CONSULTING
999 CORPORATE DR., SUITE 100
LADERA RANCH, CA 92694
P: 949.443.8822
E: tec@givtec.net

NO	DATE	BY	DESCRIPTION

REVISIONS

DRAWN:	STAFF	CHECKED:	TEC
DATE:	5/12/2026	SCALE:	PER PLAN
PROJECT NUMBER:	170.01		

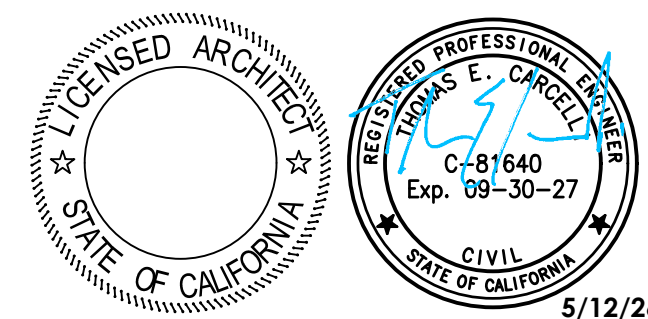
PRECISE
GRADING PLAN
- TEMPORARY
FACILITY

DRAWING
NUMBER: **C-1.01**

SOUTHERN CALIFORNIA
8163 ROCHESTER AVENUE, SUITE 100
RANCHO CUCAMONGA
CALIFORNIA 91730-0729
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COSTA MESA FIRE STATION No. 2 RECONSTRUCTION

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



CONSULTANT

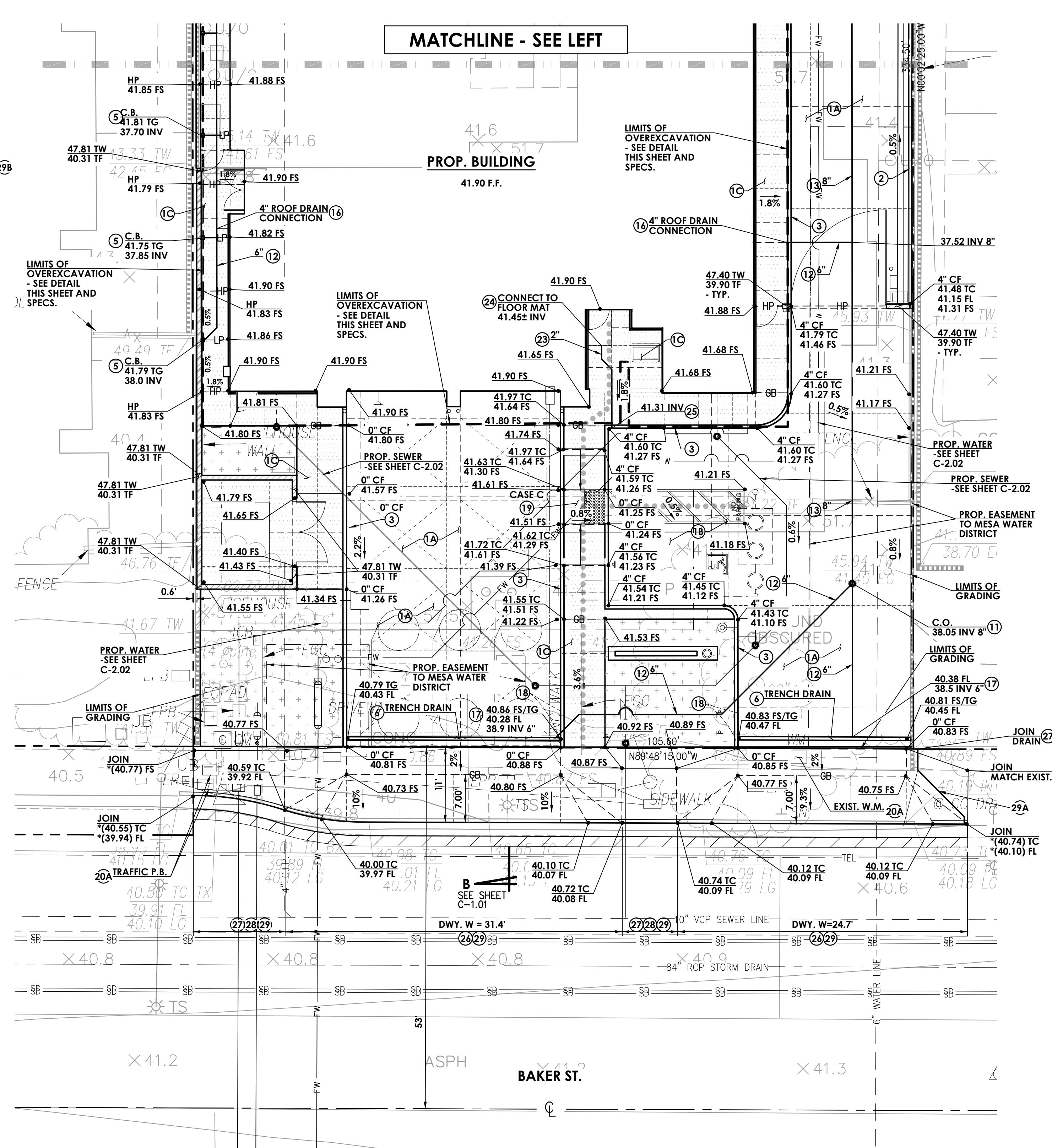
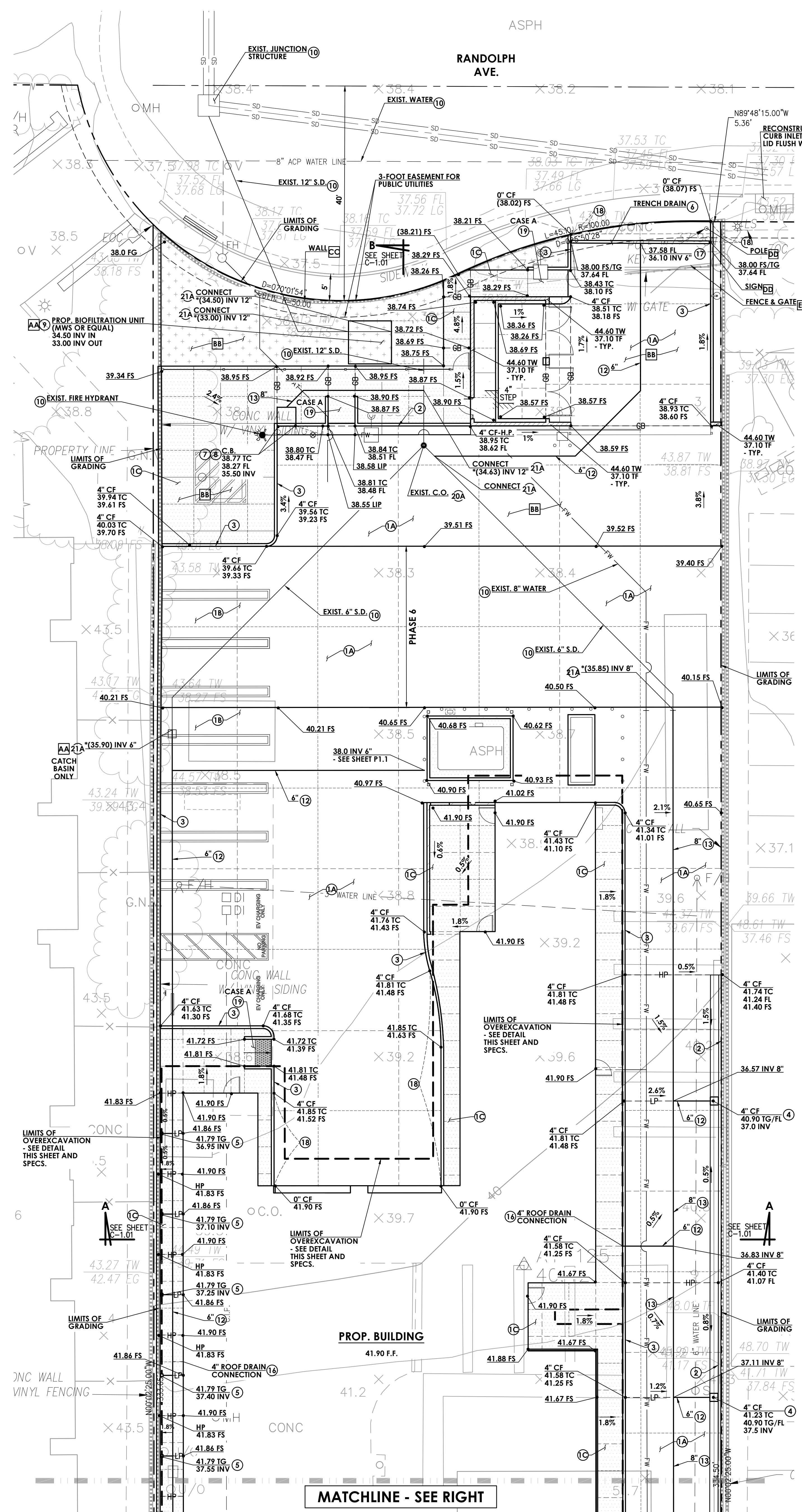
CiV TEC CIVIL
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PROJECT NUMBER:		170.01	

PRECISE GRADING PLAN

DRAWING NUMBER: **C-1.02**

FINAL PHASE DEMOLITION NOTES

- | | |
|-----------|---|
| AA | REMOVE EXISTING CATCH BASINS AND PIPE (COMPLETE) AND DISPOSE |
| BB | REMOVE EXISTING A.C./A.B. PAVEMENT (COMPLETE) AND DISPOSE |
| CC | REMOVE EXISTING WALL (COMPLETE) AND DISPOSE |
| DD | CONFIRM REMOVAL OF EXIST. MISCELLANEOUS ITEM (COMPLETE) AND DISPOSE ACCORDINGLY |
| EE | REMOVE EXISTING FENCE, POSTS, AND FOUNDATIONS (COMPLETE) AND DISPOSE |

GENERAL CONSTRUCTION NOTES

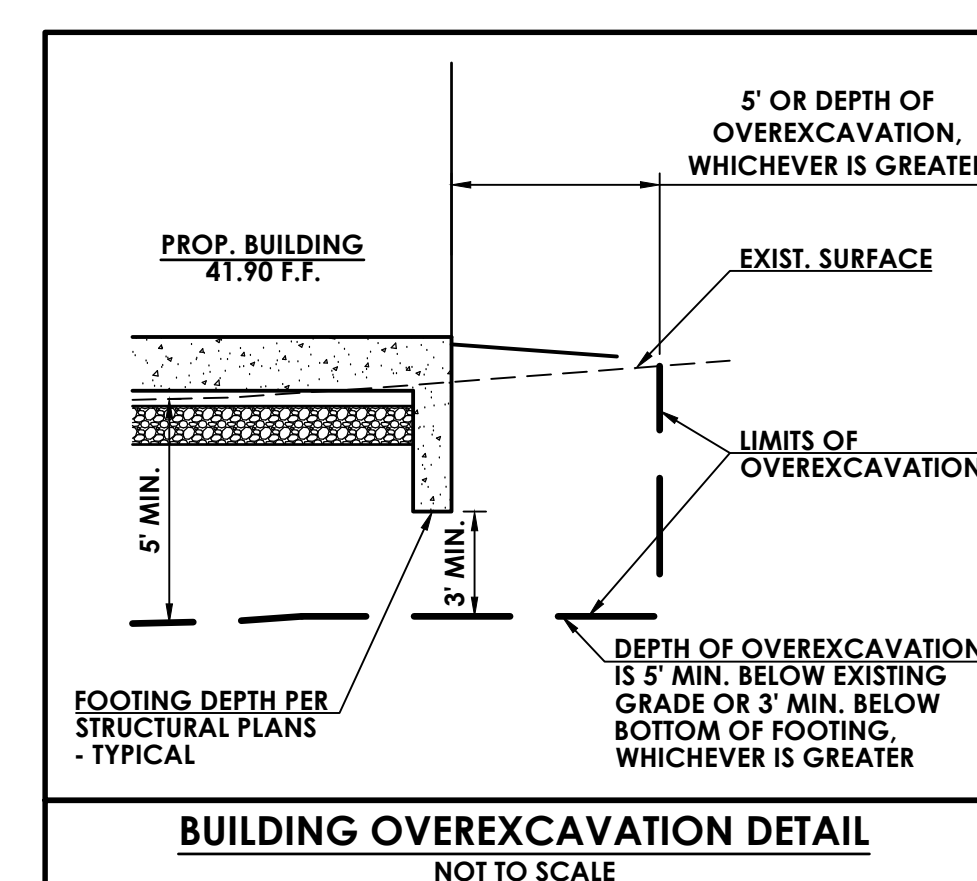
- 18 CONSTRUCT 8" REINF. CONC. / 8" A.B. / 95% COMPACTED SUBGRADE PAVING PER ARCHITECT PLANS
- 19 CONSTRUCT 6" REINF. CONC. / 8" A.B. / 95% COMPACTED SUBGRADE PAVING PER ARCHITECT PLANS
- 20 CONSTRUCT CONC. WALK PER ARCHITECT PLANS
- 21 GRIND MIN. 2-INCHES (MIN. 2' WIDE) AND OVERLAY PER SPWPC SECTION 400. TYPE III C3 TO JOIN EXIST. PAVEMENT
- 22 CONSTRUCT CURB & GUTTER TYPE 'C-6' PER CITY OF COSTA MESA STD. DWG. NO. 312. C.F. PER PLAN
- 23 CONSTRUCT CURB TYPE "A" PER CITY OF COSTA MESA STD. DWG. NO. 311. C.F. PER PLAN
- 24 CONSTRUCT CATCH BASIN & GRATE PER DETAIL 1, SHEET C-002
- 25 CONSTRUCT DECK DRAIN PER DETAIL 2, SHEET C-002
- 26 CONSTRUCT ACO KLASSIKDRAIN K100 WITH ADA-COMPLIANT AND LOAD CLASS E GRATE
- 27 CONSTRUCT CURB OPENING CATCH BASIN PER S.P.P.W.C. STD. PLAN 300-4, W = 3.5', V PER PLAN
- 28 CONSTRUCT LOCAL DEPRESSION PER S.P.P.W.C. STD. PLAN 313-4, CASE E
- 29 CONSTRUCT MODULAR WETLAND SYSTEM UNIT (MWS) OR EQUAL
- 30 PROTECT IN PLACE
- 31 CONSTRUCT STORM DRAIN CLEAN OUT PER DETAIL 3, SHEET C-002
- 32 CONSTRUCT 6" PVC (SCH 80) STORM DRAIN PIPE, BEDDING PER CITY OF COSTA MESA STD. DWG. 813
- 33 CONSTRUCT 8" PVC (SCH 80) STORM DRAIN PIPE, BEDDING PER CITY OF COSTA MESA STD. DWG. 813
- 34 CONSTRUCT 12" PVC (SCH 80) STORM DRAIN PIPE, BEDDING PER CITY OF COSTA MESA STD. DWG. 813
- 35 CORE INTO EXISTING JUNCTION STRUCTURE AND CONNECT - WATERPROOF CONNECTION WITH GROUT
- 36 CONNECT TO BUILDING ROOF DRAIN
- 37 CONNECT TO TRENCH DRAIN
- 38 CONSTRUCT CURB FACE TRANSITION PER DETAIL 4, SHEET C-002
- 39 CONSTRUCT CURB RAMP PER CITY OF COSTA MESA STD. DWG. NO. 416, CASE PER PLAN - SEE ARCHITECT PLANS FOR MODIFICATIONS
- 40 CONSTRUCT TRENCH REPLACEMENT PER CITY OF COSTA MESA STD. DWG. NO. 813
- 41A ADJUST UTILITY BOX/VAULT/LID TO GRADE
- 42 CAP STORM DRAIN FOR FUTURE CONNECTION
- 42A CONNECT TO EXISTING STORM DRAIN WITH FITTING
- 43 CONSTRUCT TEMPORARY A.C. WALK
- 44 CONSTRUCT 2" PVC (SCH 80) STORM DRAIN PIPE
- 45 CONNECT STORM DRAIN TO RECESSED FLOOR MAT - SEE ARCHITECT PLANS
- 46 OUTLET 2" STORM DRAIN THROUGH CURB FACE

BAKER RIGHT-OF-WAY CONSTRUCTION NOTES

- 26 CONSTRUCT DRIVEWAY TYPE II PER CITY OF COSTA MESA STD. DWG. NO. 514
- 27 CONSTRUCT CURB & GUTTER, TYPE 'C-8' PER CITY OF COSTA MESA STD. DWG. NO. 312
- 28 CONSTRUCT SIDEWALK PER CITY OF COSTA MESA STD. DWG. NO. 412
- 29 CONSTRUCT DEEPLIFT PAVEMENT PER DETAIL 7, SHEET C-0.02
- 29A CONSTRUCT CURB DRAIN PER S.P.P.W.C. STD. PLAN 150-4 - MATCH SIDE OF EXIST. AND JOIN EXIST. A
BACK OF WALK
- RANDOLPH AVE. RIGHT-OF-WAY CONSTRUCTION NOTES**
- 29B RECONSTRUCT ID OF EXISTING CURB INLET CATCH BASIN FLUSH WITH EXISTING SIDEWALK S.P.P.W.C.
STD. PLAN 300-4

PUBLIC WORKS GENERAL NOTES

1. PUBLIC WORKS INSPECTIONS IS REQUIRED PRIOR TO ISSUANCE OF BUILDING FINAL. AT THE TIME OF INSPECTION, IF ANY OF EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CURB & GUTTER AND STREET PAVEMENT WILL BE REQUIRED.
2. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY FROM PUBLIC WORKS.
3. CONTRACTOR TO PREPARE AND PROVIDE CITY A TRAFFIC CONTROL PLAN FOR APPROVAL FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY PRIOR TO START



* NOTE TO CONTRACTOR:

CONTRACTOR TO VERIFY EXISTING ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCY.

**** NOTE TO CONTRACTOR:**

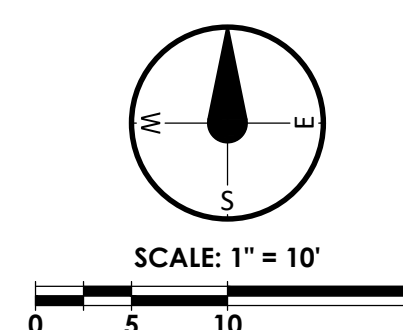
VERIFY STRUCT. SLAB SECTION [ASSUMED 5" PCC / VAPOR BARRIER / 2" SAND / 4" CLASS II A.B. / COMPACTED FILL AND AT APPARATUS BAY 8" PCC / VAPOR BARRIER / 2" SAND / 6" TO 8" CLASS II A.B. / COMPACTED FILL] W/STRUCTURAL DRAWINGS AND SOILS ENGINEER'S REPORT PRIOR TO CONSTRUCTION AND NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCY.

NOTE TO CONTRACTOR:

LOCATE ALL EXISTING UTILITIES AS A FIRST ITEM OF WORK AND PROTECT THEM IN PLACE AS REQUIRED.

NOTE TO CONTRACTOR:

ALL GRADING AND EARTHWORK IS TO BE DONE IN ACCORDANCE WITH THE EARTHWORK SPECIFICATION AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

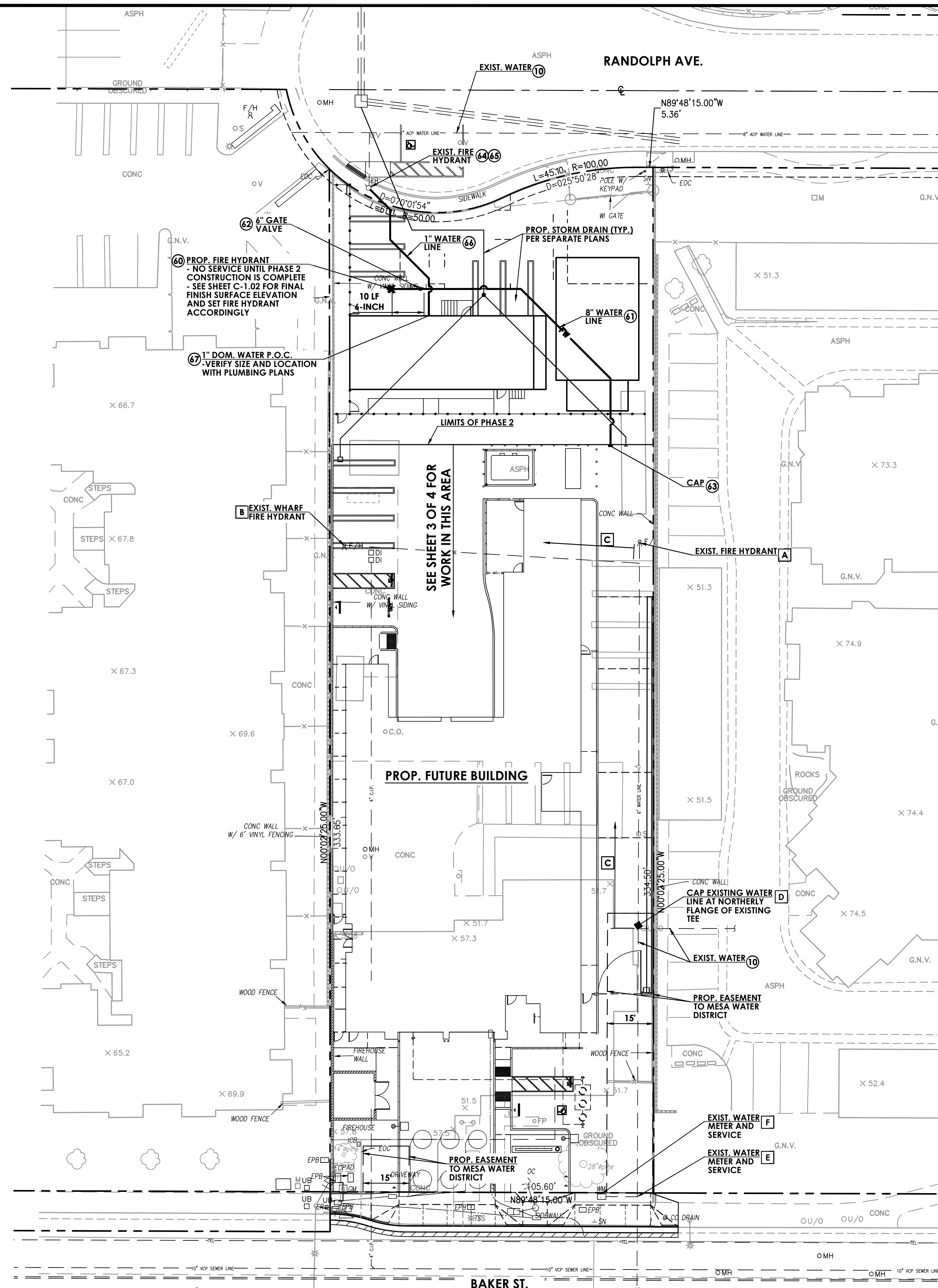


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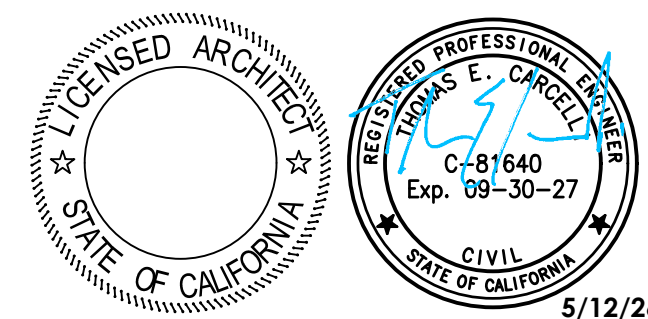
OF 4 SHEETS	PROJECT NUMBER: 170.0
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E: tec@gvtec.net

NO	DATE	BY	DESCRIPTION
1			REVISIONS

DRAWN: STAFF CHECKED: TEC
DATE: 5/12/2026 SCALE: PER PLAN
PROJECT NUMBER: 170.01

WATER/SEWER PLAN

DRAWING NUMBER: **C-2.02**

CONSTRUCTION KEY NOTES/ESTIMATE OF QUANTITIES

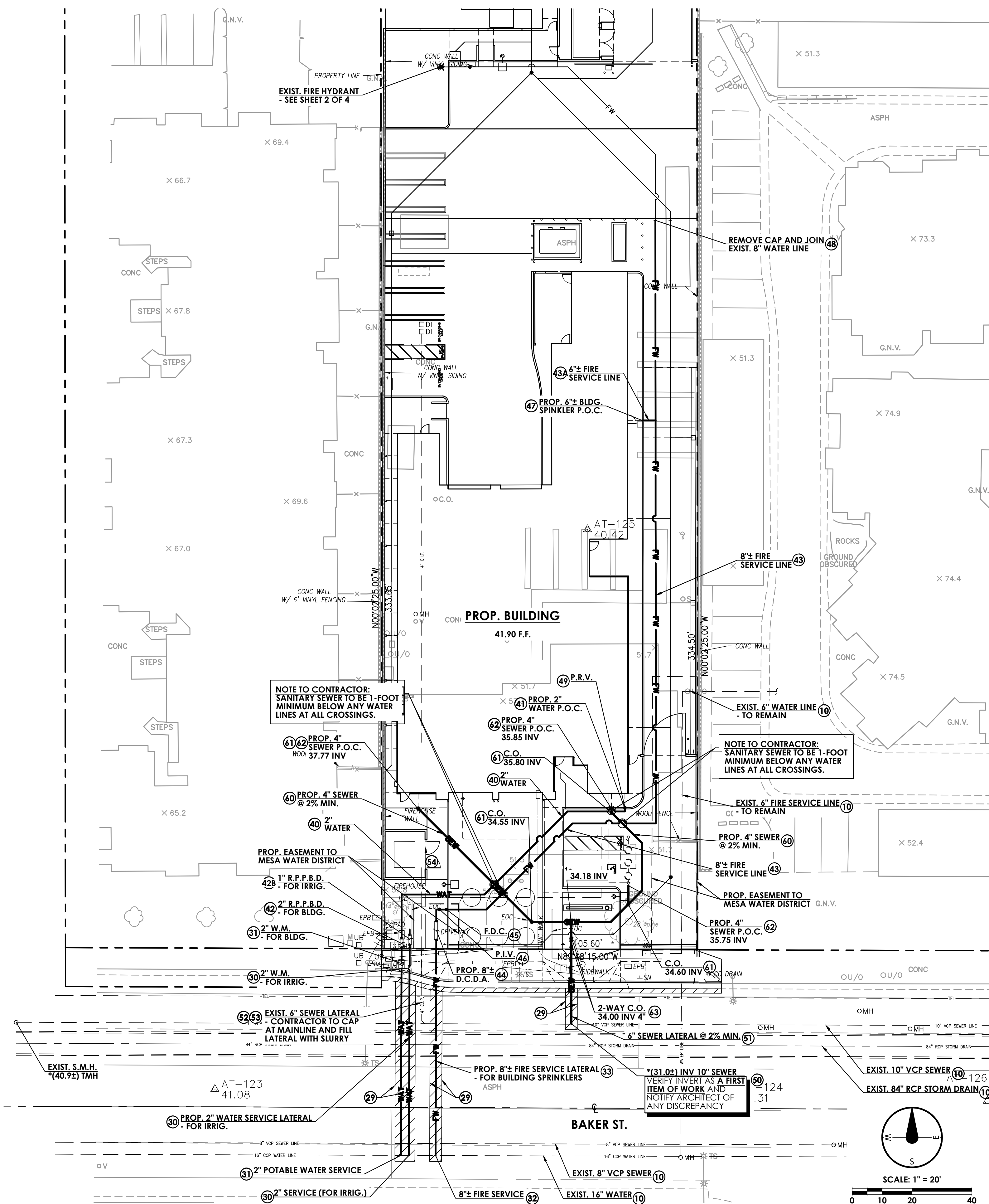
NO.	DESCRIPTION	QUANTITY
GENERAL CONSTRUCTION NOTES		
10	PROTECT IN PLACE	-
29	CONSTRUCT TRENCH REPLACEMENT PER CITY OF COSTA MESA STD. DWG. NO. 813	700 SF
PUBLIC WATER CONSTRUCTION NOTES		
30	CONSTRUCT 2" SERVICE ASSEMBLY (FOR IRRIG.) WITH 1-INCH BADGER HR-E RADIO READ METER PER MESA WATER DISTRICT STD. DWG. 2, 3, 5, 18, AND 19	1 EA
31	CONSTRUCT 2" SERVICE ASSEMBLY WITH 2-INCH METER FOR BUILDING ONLY PER MESA WATER DISTRICT STD. DWG. 2, 3, 5, 18, AND 19	1 EA
32	** HOT TAP EXIST. 16" CML&C WATER PIPE PER MESA WATER DISTRICT STD. DWG. 5, 12, 18, AND 19	1 EA
33	** CONSTRUCT 8" PVC, C-900, DR14, WATER LINE, BEDDING PER MESA WATER DISTRICT STD. DWG. 12, 18, AND 19	70 LF
34	NOT USED	-
PRIVATE WATER CONSTRUCTION NOTES		
40	CONSTRUCT 2" PVC, C-900, CLASS 200 WATER LINE PER MESA WATER DISTRICT STD. DWG. 18 AND 19	92 LF
41	CONNECT WATER LINE TO BUILDING WATER LINE - VERIFY LOCATION WITH PLUMBING PLANS	1 EA
42	CONSTRUCT 2" LEAD FREE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR (RPD) PER MESA WATER DISTRICT STD. DWG. 23 - FOR BUILDING ONLY	1 EA
43	CONSTRUCT 1" LEAD FREE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR (RPD) PER MESA WATER DISTRICT STD. DWG. 23 - FOR IRRIGATION ONLY	1 EA
43A	** CONSTRUCT 8" PVC, C-900, DR14, WATER LINE PER MESA WATER DISTRICT STD. DWG. 18 AND 19	290 LF
43A	** CONSTRUCT 6" PVC, C-900, DR14, WATER LINE PER MESA WATER DISTRICT STD. DWG. 18 AND 19	10 LF
44	** CONSTRUCT 8" DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) WITH 5/8-INCH TATTLE METER PER MESA WATER DISTRICT STD. DWG. 17	1 EA
45	** INSTALL FIRE DEPARTMENT CONNECTION (F.D.C.) PER LOCAL FIRE DEPT. STANDARDS AND NFPA 13 & 24 SPECS.	1 EA
46	** INSTALL POST INDICATOR VALVE (P.I.V.) PER LOCAL FIRE DEPT. STANDARDS AND NFPA 13 & 24 SPECS.	1 EA
47	** CONNECT FIRE WATER LINE TO BLDG. FIRE WATER LINE - SEE SPRINKLER PLANS	1 EA
48	REMOVE EXISTING CAP AND JOIN EXISTING WATER LINE	1 EA
49	INSTALL 2" PRESSURE REDUCING VALVE (PRV) - WILKINS NO. 500XSR-HR, 75 PSI TO 125 PSI REDUCED PRESSURE RANGE, FACTORY SET AT 85 PSI, FIELD RESET TO 78 PSI, COMPLETE WITH BRONZE "Y" STRAINER, GATE VALVES AND UNIONS	1 EA
PUBLIC SEWER CONSTRUCTION NOTES		
50	CONNECT TO EXIST. SEWER LINE WITH CUT-IN WYE	1 EA
51	CONSTRUCT 6" PVC SEWER LINE (SDR 24) PER C.M.S.D. DRAWING NO. S-104-A (MODIFIED)	25 LF
52	CAP EXIST. SEWER LATERAL AT MAINLINE	1 EA
53	FILL EXIST. SEWER LATERAL WITH SLURRY IN PUBLIC RIGHT-OF-WAY	25 LF
54	REMOVE EXIST. SEWER LATERAL (COMPLETE) ON SITE	1S
PRIVATE SEWER CONSTRUCTION NOTES		
60	CONSTRUCT 4" PVC SEWER LINE (SDR 35), BEDDING PER DETAIL 5, SHEET C-0.02	140 LF
61	CONSTRUCT SEWER CLEANOUT PER DETAIL 6, SHEET C-0.02	4 EA
62	CONNECT PRIVATE SEWER LINE TO BUILDING SEWER LINE - VERIFY LOCATION WITH BLDG. PLUMBING PLANS	3 EA
63	CONSTRUCT 2-WAY SEWER CLEANOUT PER C.M.S.D. DRAWING NO. S-107A	1 EA

NOTICE TO THE CONTRACTOR:

THE ESTIMATES OF IMPROVEMENT AND GRADING QUANTITIES AS SHOWN HEREON ARE PROVIDED FOR SATISFYING PLAN CHECK INFORMATION REQUIREMENTS ONLY. THE CONTRACTOR SHALL PERFORM AN INDEPENDENT ESTIMATE OF ALL IMPROVEMENT QUANTITIES INCLUDING GRADING QUANTITIES, AND SHALL USE SAME AS A BASIS FOR THEIR BID(S) AND CONTRACT(S).

**** NOTE TO CONTRACTOR:**

NOTES WITH AN "*" ARE FOR REFERENCE ONLY. CONTRACTOR SHALL PROVIDE FOR SEPARATE DETAILED PLANS AND UNDERGROUND SHOP DRAWINGS FOR THE FIRE SYSTEM TO BE PREPARED BY A DESIGN/BUILD CONTRACTOR AND SUBMITTED TO THE JURISDICTIONS HAVING AUTHORITY (JHA) FOR APPROVAL FOR ALL BUILDING AND SITE FIRE PROTECTION SYSTEMS.



*** NOTE TO CONTRACTOR:**

CONTRACTOR TO VERIFY EXISTING ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY CITY AND CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCY.

NOTE TO CONTRACTOR:

VERIFY EXACT SIZE AND LOCATION OF BUILDING WATER P.O.C. WITH PLUMBING DRAWINGS PRIOR TO CONSTRUCTION AND COORDINATE INSTALLATION.

NOTE TO CONTRACTOR:

LOCATE ALL EXISTING UTILITIES AS A FIRST ITEM OF WORK AND PROTECT THEM IN PLACE AS REQUIRED.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS. LOCATE ALL UTILITIES BEFORE CONSTRUCTION.

NOTICE TO CONTRACTOR:

CONTRACTOR TO VERIFY BY POT-HOLING THE EXISTING ELEVATION AND HORIZONTAL LOCATION OF ALL POINTS OF CONNECTIONS AND CROSSINGS PRIOR TO CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCY IMMEDIATELY.

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE QUANTITY ESTIMATE SHOWN HEREON IS FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNTS AND/OR FEES AND IS NOT TO BE USED FOR BID PURPOSES.

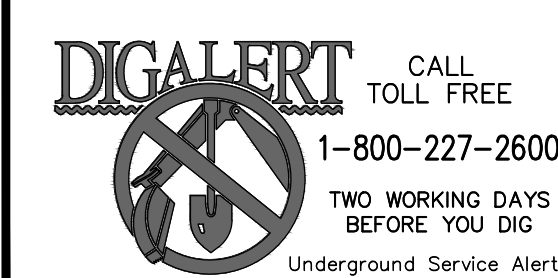
**MESA WATER DISTRICT
STANDARD WATER CONSTRUCTION NOTES**

SEE SHEET 2 OF 4

**COSTA MESA SANITARY DISTRICT
STANDARD SEWER NOTES**

- THE SEWER SYSTEM SHALL CONFORM TO THE STANDARDS OF THE COSTA MESA SANITARY DISTRICT.
- CONTRACTOR SHALL REQUEST INSPECTION 48 HOURS PRIOR TO COMMENCEMENT OF WORK. PLEASE CONTACT CMSD FRONT DESK AT 949-645-8400 FOR SCHEDULING.
- ANY WORK PERFORMED WITHOUT INSPECTION FROM THE DISTRICT SHALL BE CONSIDERED UNACCEPTABLE.
- CONTRACTOR SHALL OBTAIN CMSD SEWER PERMIT PRIOR TO COMMENCEMENT OF WORK FROM THE COSTA MESA SANITARY DISTRICT, 290 PAULARINO AVE., COSTA MESA, CA 92626. 949/645-8400 EXT. 229.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT MAY BE REQUIRED BY THE LOCAL GOVERNING AGENCY.
- CONTRACTOR TO HAVE A COPY OF APPROVED SEWER PLAN AND CMSD STANDARD PLANS AND SPECIFICATIONS ON JOB SITE AT ALL TIMES.
- CLAY PIPE JOINTS SHALL BE TYPE "G" MECHANICAL COMPRESSION JOINTS FOR MAIN LINE SEWER. TYPE "SD" JOINTS, BAND SEAL OR APPROVED EQUAL, ARE APPROVED FOR LATERALS AND REPAIR WORK ONLY.
- 6" LATERALS SHALL BE CONSTRUCTED FROM THE SEWER MAIN TO EVERY LOT.
- ALL LATERALS SHALL BE PLACED PRIOR TO SURFACING OF STREETS.
- STAMP "S" ON CURB AT SEWER LATERAL LOCATIONS.
- SEWER MAIN SHALL BE AIR OR WATER TESTED MEETING DISTRICT ENGINEER'S APPROVAL.
- PRIOR TO ASPHALT CONCRETE PAVING, MANHOLE FRAMES AND COVERS SHALL BE LEFT 6" BELOW FINISH GRADE. AFTER STREET SURFACING IS COMPLETED, FRAMES AND COVERS SHALL BE RAISED TO GRADE PER STD. DWG. NO. S-106.
- SEWER MANHOLE FRAME AND COVER SHALL BE ALHAMBRA FOUNDRY A-1270, OR APPROVED EQUAL. COVER TO BE STAMPED 'SEWER'.
- SEWER MAIN SHALL BE BALLED AFTER ALL MANHOLE FRAMES AND COVERS HAVE BEEN RAISED TO GRADE.
- PVC PIPE MAY BE USED ONLY WITH PRIOR APPROVAL FROM THE DISTRICT ENGINEER.
- IF MINIMUM SEPARATION DISTANCE BETWEEN SEWER AND WATER MAIN IS NOT MET, SPECIAL CONSTRUCTION REQUIREMENTS ARE TO BE USED PER STD. DWG. NO. S-110-A OR S-110-B.
- DEVELOPER IS RESPONSIBLE FOR REPLACING ANY EXISTING LATERALS NOT FOUND IN FIELD OR FOUND TO BE DEFECTIVE.
- ALL TRENCH EXCAVATION AND PIPE BEDDING SHALL BE CONSTRUCTED PER STD. DWG. NO. S-112.
- CONTRACTOR TO EITHER REPLACE EXISTING 6" VCP LATERAL IN STREET RIGHT OF WAY W/NEW LATERAL PER CMSD STD S-104-A OR PERFORM CITY OF EXISTING LATERAL AND PROVIDE VIDEO TO THE COSTA MESA SANITARY DISTRICT. DAMAGED PORTIONS OF EXISTING LATERAL SHALL BE REPAIRED (IF ANY).

PREPARED BY:
GVTEC CIVIL ENGINEERING CONSULTING
999 CORPORATE DR., SUITE 100
LADERA RANCH, CA 92694
P: 949.463.8822
E: tec@gvtec.net
5/12/26



REV.	DATE	BY	DESCRIPTION	APPROVED	DATE

PROJECT INFORMATION
DATE: 5/6/26
DESIGN: TEC
FILE NO.: 170.01
DRAWN: STAFF
DRAWING NO.: PH1-WS-1.1
CHECKED: TEC

MESA WATER DISTRICT
C0013-25-04

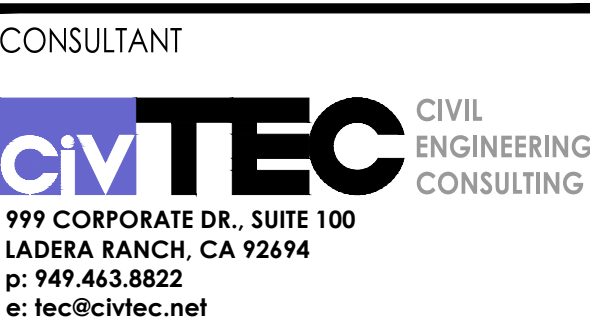
N. Bortone
DISTRICT ENGINEER
05/08/2026
DATE



civTEC
800 BAKER ST., COSTA MESA, CA 92626 - NEW FACILITY
COSTA MESA FIRE & RESCUE DEPARTMENT

SHEET
3
OF 4 SHEETS

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



EROSION CONTROL PLAN

DRAWING
NUMBER: **C-3.01**

GENERAL NOTES

1. EROSION CONTROL SHALL BE REQUIRED FOR GRADING OPERATIONS DURING THE RAINY SEASON FROM OCTOBER 15TH THROUGH APRIL 15TH.
2. SLOPES CONSTRUCTED PRIOR TO OCTOBER 1ST SHALL BE TREATED FOR EROSION CONTROL PRIOR TO OCTOBER 15TH. SLOPES CONSTRUCTED AFTER OCTOBER 1ST SHALL BE TREATED FOR EROSION CONTROL AS CONSTRUCTION PROGRESSES.
3. THE DESIGN CIVIL ENGINEER SHALL SUPERVISE AND ASSURE EROSION CONTROL WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
4. IN CASE OF EMERGENCY, CALL:

(RESPONSIBLE PERSON)
(FIRM NAME)
(24 HOUR TELEPHONE)

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL PREVENT THE TRESPASS OF IMPOUND WATER ON PUBLIC AREAS OR THE CREATION OF HAZARDOUS CONDITIONS.
2. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO THAT RUNOFF IS CONTAINED WITHIN THE PROJECT AREA OR CHANNELLED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE PROJECT AREA. STORM RUNOFF SHALL NOT BE ALLOWED TO FLOW TO ANY OTHER AREA.
3. NO CHANGES TO EXISTING OR NATURAL DRAINAGE COURSES SHALL BE PERMITTED DURING THE RAINY SEASON UNLESS THE APPROVED DRAINAGE FACILITIES HAVE BEEN COMPLETED.
4. CLEARING AND GRUBBING SHALL BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES SHALL BE REQUIRED AND MAY INCLUDE: GRADED DITCHES, BRUSH BARRIERS, AND SILT FENCING. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND THE LIMITS OF GRADING.
5. DESILTING BASINS SHALL BE CONSTRUCTED AS INDIVIDUAL ROUGH GRADING AREAS ARE COMPLETED.
6. GRADED AREAS AROUND THE TRACT PERIMETER SHALL DRAIN AWAY FROM THE TOE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.
7. TEMPORARY EROSION PROTECTION SHALL BE REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.
8. DURING THE PERIOD OF COMPLETION PRIOR TO FINAL GRADE, SLOPE SHALL BE PROTECTED TO LIMIT EROSION AND THE SITUATION OF DOWNSTREAM PROPERTY. PROTECTION MEASURES MAY INCLUDE TEMPORARY DRAIN DRAINS USING PIPES OR PAVED DITCHES WITH PROTECTED OUTFALL AREAS, DESILTING POND, CHECK DAMS, AND BAG PROTECTED INLETS NOT YET BUILT TO GRADE AND APPROPRIATE CHANNEL GRADING TO DIRECT RUNOFF AWAY FROM AREAS WHERE EROSION IS LIKELY TO OCCUR.
9. PROJECT AREAS AS WELL AS NEIGHBORING PROPERTY AREAS SHALL RETAIN FIRE ACCESS AT ALL TIMES.
10. EQUIPMENT AND PERSONNEL FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT.
11. REMOVABLE PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 PERCENT.
12. DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT APPROVAL FROM THE CITY ENGINEER OR THE CITY WORKS INSPECTOR.
13. AFTER A RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, SILT FENCES AND OTHER IMPACTED AREAS.
14. AN UPDATED COPY OF THIS PLAN SHALL BE KEPT AVAILABLE TO THE CITY AT THE PROJECT LOCATION.
15. INFORMATION ON THIS PLAN IS FOR CITY ENGINEER CONTROL ONLY. THE CITY ENGINEER MAY MODIFY THIS PLAN AS NECESSARY.
16. APPROVAL OF THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OR RESPONSIBILITIES TO HIS CITY OR ADJACENT PROPERTY OWNERS FOR EROSION CONTROL SHALL INCLUDE: CONSTRUCTION MEASURES NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC OR PRIVATE PROPERTY IMPACTED BY HIS CONSTRUCTION ACTIVITIES.
17. APPROVAL OF THIS PLAN SHALL NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED REVISIONS SHALL BE SUBMITTED FOR APPROVAL.

GRAVELBAGS:

1. **GENERAL:** GRAVELBAG SHALL INCLUDE PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT TO FABRICATE AND INSTALL GRAVELBAGS AS REQUIRED TO FACILITATE THE CONTROL OF EROSION.
2. **LOCATION:** GRAVELBAGS SHALL BE PLACED PER PLAN, AND IN LOCATIONS SPECIFIED BY THE CITY, AND IN LOCATIONS DEEMED NECESSARY BY THE CONTRACTOR.
3. **FABRICATION:** GRAVELBAG SHALL BE FABRICATED USING FACTORY SEWN OR SEALED BAGS OF WOVEN POLYPROPYLENE, TREATED TO RESIST DEGRADATION BY ULTRAVIOLET LIGHT AND HAVING SUFFICIENT RESISTANCE TO TEARING TO ALLOW RELOCATION OF BAGS WITHIN SIX MONTHS OF INITIAL PLACEMENT WITH A LOSS OF NOT MORE THAN FIVE PERCENT OF THE BAGS. THE BAGS SHALL BE FILLED WITH SUBGRADED UNBOUND GRAVEL LESS THAN 3/4-INCH IN DIAMETER, WITH LESS THAN FIVE PERCENT OF MATERIAL PASSING A NO. 30 SIEVE. THE FILLED BAGS SHALL HAVE THE OPEN ENDS SECURELY FASTENED PRIOR TO DELIVERY TO THE SITE.
4. **INSTALLATION:** GRAVELBAGS SHALL BE INSTALLED IN A SIDE BY SIDE MANNER TO ENTER SILT AND MUD, AND TO DIVERT THE FLOW OF WATER, NOTWITHSTANDING THE OTHER REQUIREMENTS OF THIS SPECIFICATION. FAILURE OF THE BAGS TO PERFORM THIS FUNCTION SHALL BE REASON TO REJECT THEIR INSTALLATION.

GRAVELBAGS SHALL BE INSTALLED WITH THE WIDEST FACE AGAINST THE GROUND SURFACE OR THE UNDERLIEGE OF BAGS, AND PRESSED IN PLACE TO CONFORM TO THE UNDERLIEGE SURFACE. THE BAGS SHALL BE PLACED WITH THE TIED ENDS IN THE "UPHILL" OR "UPSTREAM" DIRECTION, BEGINNING AT THE LOWEST OR MOST DOWNSTREAM BAG, TIED ENDS WILL BE TUCKED UNDER BAG. SUBSEQUENT BAGS WITHIN ONE COURSE OF BAGS SHALL BE PLACED SO AS TO REST UPON THE TIED END OF THE PREVIOUSLY PLACED BAG, WITH NOT LESS THAN 10 PERCENT OF THE BAG IN CONTACT WITH THE PREVIOUS BAG, AND NOT MORE THAN 20 PERCENT IN CONTACT.

SUBSEQUENT COURSES OF BAGS SHALL BE PLACED AS DESCRIBED PREVIOUSLY, WITH THE MID-POINT OF THE BAGS STRADDLING THE JOINTS OF BAGS IN THE UNDERLYING ROW.

CONSTRUCTION OF A GRAVELBAG BERM PERPENDICULAR TO THE DIRECTION OF FLOW SHALL INCORPORATE BAGS PLACED IN A "PYRAMID" CONFIGURATION, WITH ALL INDIVIDUAL BAGS ORIENTED PERPENDICULAR TO THE DIRECTION OF FLOW. THE BERM SHALL BE CONSTRUCTED WITH A SPECIFIED NUMBER OF ROWS AT THE BOTTOM (IN CONTACT WITH THE GROUND), WITH SUCCESSIVELY FEWER ROWS IN EACH OVERLYING COURSE. THE UPSTREAM AND DOWNSTREAM FACES OF THE BERM SHALL BE NO STEEPER THAN 1-1/2 FEET HORIZONTAL TO 1 VERTICAL.

DAMAGE WHICH COULD FORESEEABLY BE PREVENTED BY PROPER GRAVELBAG INSTALLATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

EROSION CONTROL NOTES

1. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES WHEN RAIN IS IMMINENT.
2. DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
3. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEED 40 PERCENT.

AFTER A RAINFALL, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERM AND DRAINAGE BASINS. AT THE BASIN PREPARED BY ANY GRADED SLOPE SURFACE PROTECTION MEASURES DAMAGED DURING A RAINFALL SHALL ALSO BE IMMEDIATELY REPAIRED.
5. FILL SLOPES AT THE CONSTRUCTION AREA PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICES EXCEEDS TWO FEET.
7. DURING GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
8. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION.

EROSION CONTROL CONSTRUCTION NOTES

- 90 INSTALL GRAVEL BAGS (SE-8)
- 91 INSTALL STORM DRAIN INLET PROTECTION (SE-10)
- 92 APPLY SOIL BINDERS TO DISTURBED INACTIVE AREAS (EC-5) - APPLIES TO ENTIRE SITE
- 93 IMPLEMENT STREET SWEEPING AND VACUUMING (SE-7)
- 94 INSTALL STABILIZED CONSTRUCTION ENTRANCE (TC-1)

LEGEND

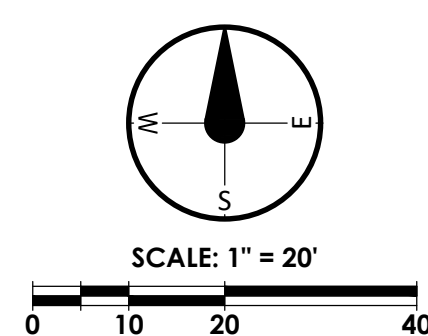
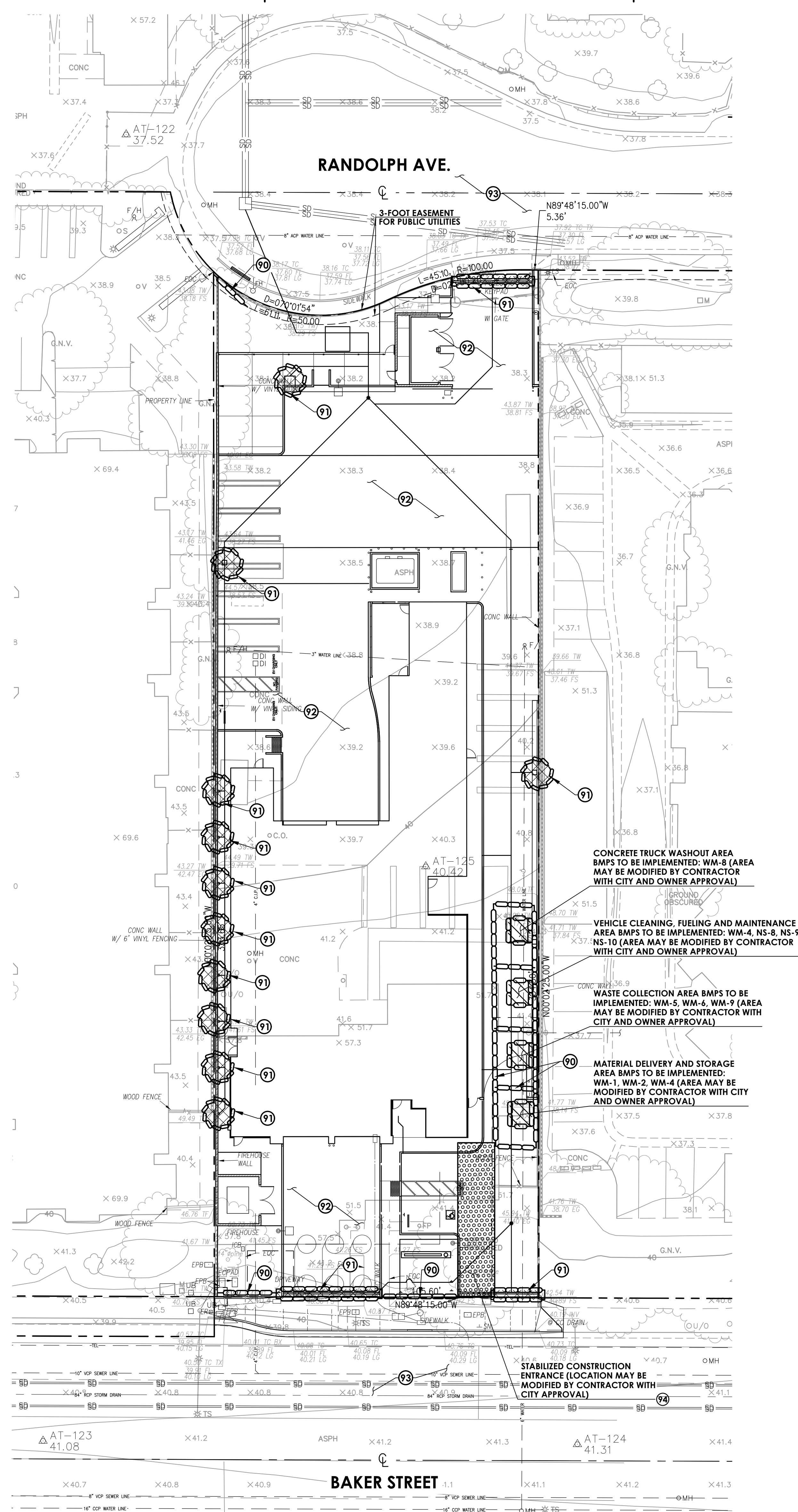
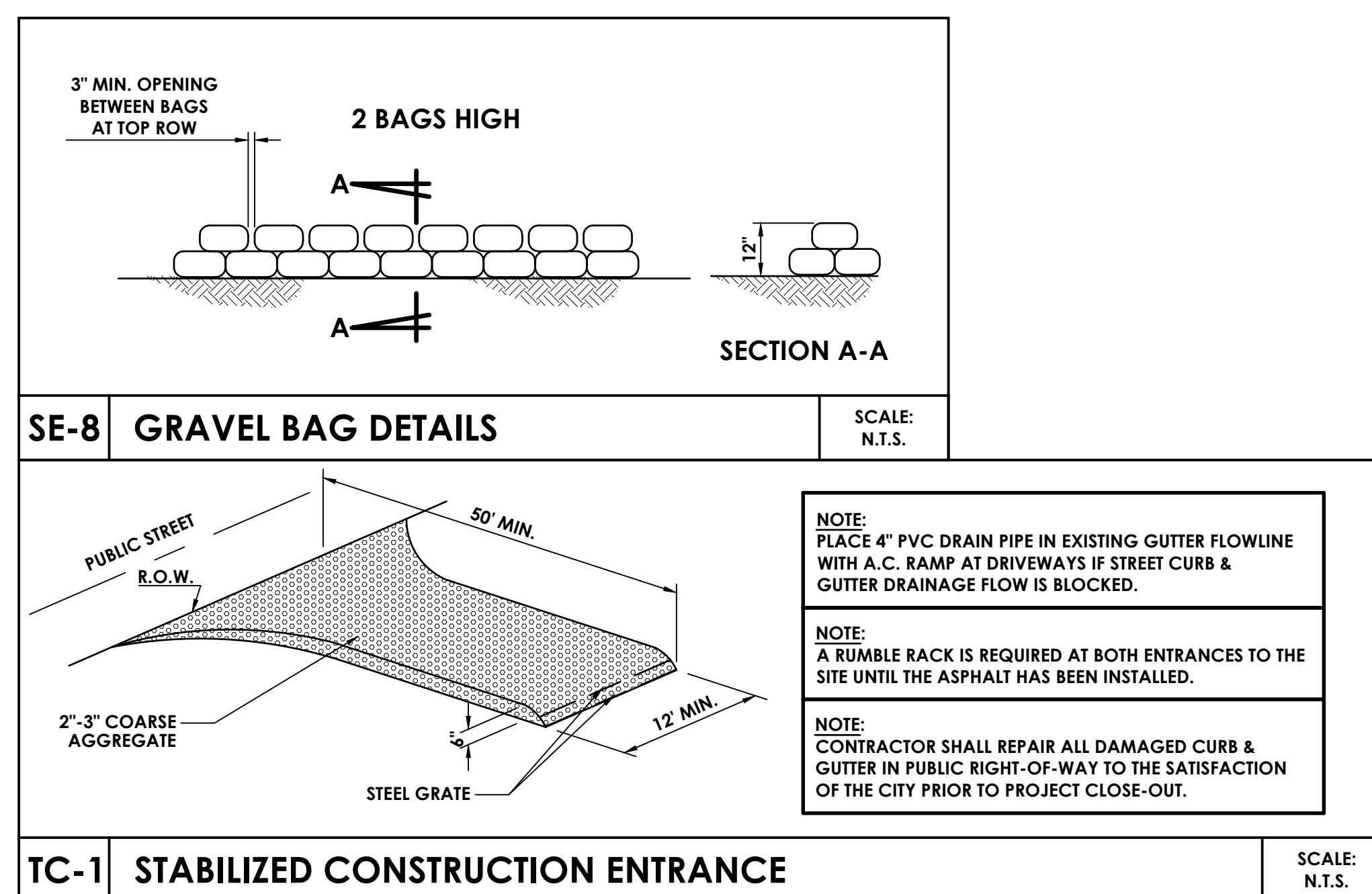
-  GRAVEL BAGS (SE-8)
-  STORM DRAIN INLET PROTECTION (SE-10)

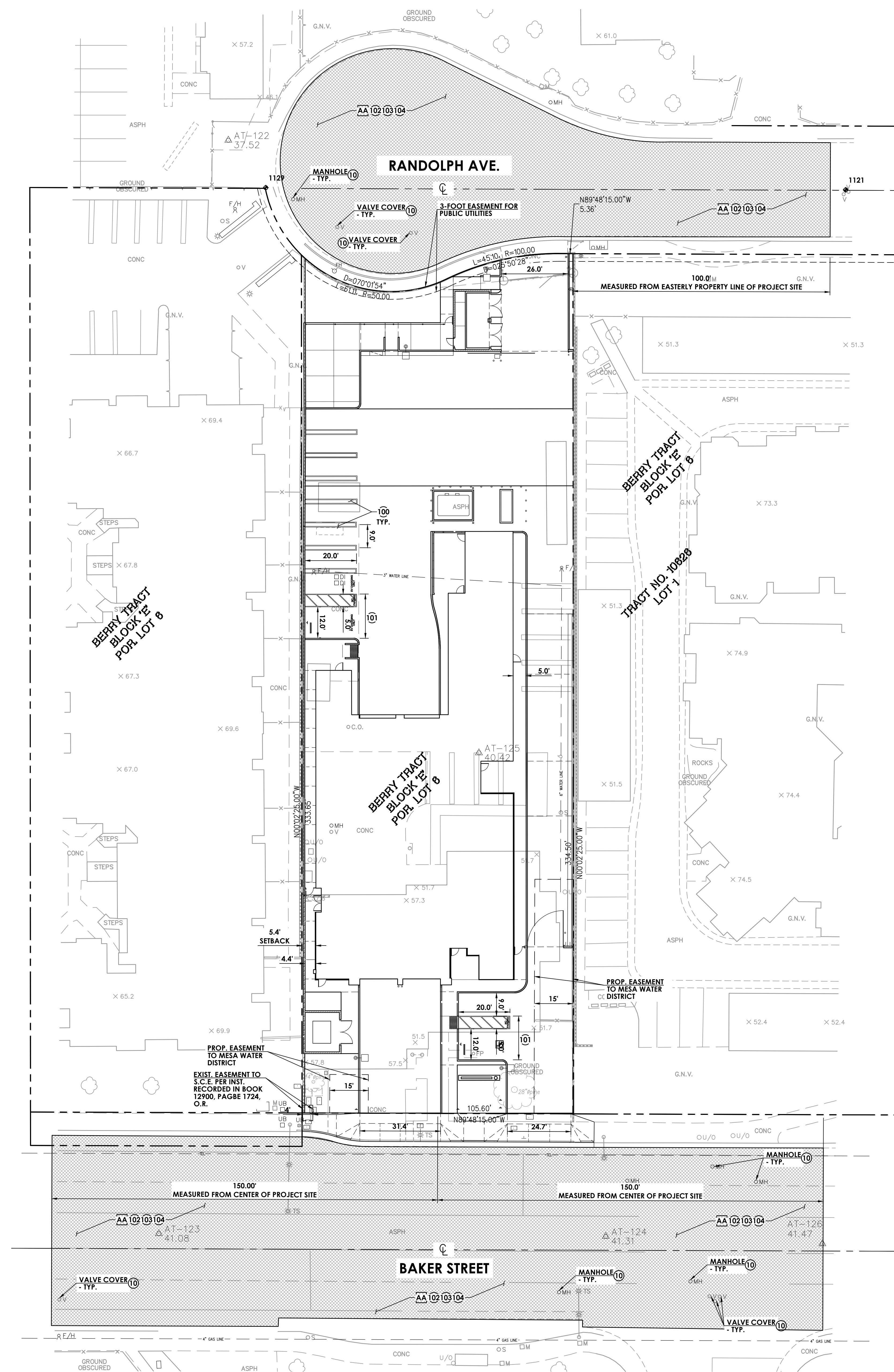
CONSTRUCTION STORMWATER MITIGATION MEASURES (BMPs)

THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 2024, OR THE LATEST REVISED EDITION, APPLY DURING THE CONSTRUCTION OF THIS PROJECT. (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS)

- | | |
|---|--|
| NS-1 WATER CONSERVATION PRACTICES * | WE-1 WIND EROSION CONTROL |
| NS-2 DEWATERING OPERATIONS * | TC-1 STABILIZED CONSTRUCTION ENTRANCE * |
| NS-3 PAVING OPERATIONS * | TC-3 CONCRETE OUTLET TIRE WASH * |
| NS-7 POTABLE WATER/IRRIGATION * | SE-5 SILT FENCE |
| WM-1 MATERIAL DELIVERY AND STORAGE * | SE-8 CHECK DAMS |
| WM-2 MATERIAL USE | SE-5 FIBER ROLLS |
| WM-3 STOCKPILE MANAGEMENT * | SE-6 GRAVEL BAG BERM |
| WM-4 SPILL PREVENTION AND CONTROL * | SE-7 STEEL DRAINING AND VACUUMING |
| WM-5 SOIL WASTE MANAGEMENT * | SE-9 STRAW BALE BARRIERS |
| WM-6 HAZARDOUS WASTE MANAGEMENT * | SE-10 STORM SWEEP INLET PROTECTION |
| WM-7 CONTAMINATED SOIL MANAGEMENT * | EC-1 SCHEDULING |
| WM-8 CONCRETE WASTE MANAGEMENT * | EC-2 PRESERVATION OF EXISTING VEGETATION |
| WM-9 SANITARY-SEPTIC WASTE MANAGEMENT * | EC-5 SOIL BINDERS |
| NS-8 VEHICLE AND EQUIPMENT CLEANING * | |
| NS-9 VEHICLE AND EQUIPMENT FUELING * | |
| NS-10 VEHICLE AND EQUIPMENT MAINTENANCE * | |
| NS-12 CONCRETE CURING | |
| NS-13 CONCRETE FINISHING | |

NOTE:
* LOCATIONS TO BE DETERMINED BY CONTRACTOR AND APPROVED BY CITY INSPECTOR



**DIG ALERT NOTE TO CONTRACTOR:**

CONTRACTOR'S SURVEYOR SHALL MONUMENT PROPERTY CORNER BEFORE STARTING GRADING, EITHER WITH PERMANENT MONUMENTS OR TEMPORARY 1FT. LONG 1/2" DIAMETER METAL RODS DRIVEN INTO THE GROUND TO NEAR FLUSH AND MARKED WITH PAINT.

NOTE TO CONTRACTOR:

- A. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING COMPLETE, TIMELY AND ACCURATE FIELD LAYOUT OF THE PROPOSED SITE IMPROVEMENTS INCLUDING, BUT NOT NECESSARILY LIMITED TO, HORIZONTAL AND VERTICAL CONTROL AND DIMENSIONAL COORDINATION AS NECESSARY TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS SURVEY WORK SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR AND SHALL PROVIDE FOR THE SURVEY AND STAGING OF ALL CONSTRUCTION ELEMENTS INCLUDING BUT NOT LIMITED TO BUILDING LOCATIONS, PAVING EDGES/ALIGNMENT FENCING, WALLS, LIGHT FIXTURES, SIGNS, MOW CURBS, SEATING, SHADE STRUCTURES, PLAY FIELDS AND APPURTENANCES, CURB AND GUTTER ALIGNMENTS, CATCH BASINS, DRAINS, ETC.
- B. AN AUTOCAD-COMPATIBLE DWG FILE OF THE PROPOSED IMPROVEMENTS SHALL BE PROVIDED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION FOR HIS USE IN PREPARING THE NECESSARY FIELD SURVEYING / LAYOUT OF PROPOSED IMPROVEMENTS. THE USE OF THIS DIGITAL FILE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND IS INTENDED TO ASSIST THE SURVEYOR IN THE LAYOUT OF THE PROPOSED IMPROVEMENTS.

THESE ELECTRONIC FILES ARE NOT CONSTRUCTION DOCUMENTS. DIFFERENCES MAY EXIST BETWEEN THESE ELECTRONIC FILES AND CORRESPONDING HARD COPY CONSTRUCTION DOCUMENTS ISSUED FOR PUBLIC BID. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SIGNED OR SEALED HARD COPY CONSTRUCTION DOCUMENTS AND THE ELECTRONIC FILES, THE SIGNED OR SEALED HARD COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ANY CONFLICT EXISTS AND SHALL BRING ANY DISCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO ANY FIELD LAYOUT. BY THE CONTRACTOR'S USE OF THESE ELECTRONIC FILES, THEY ARE NOT RELIEVED OF THEIR DUTY TO FULLY COMPLY WITH THE CONTRACT DOCUMENTS, INCLUDING, AND WITHOUT LIMITATION, THE NEED TO CHECK, CONFIRM, AND COORDINATE ALL DIMENSIONS AND DETAILS, TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS, AND COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS FOR THE PROJECT.

THE DIGITAL INFORMATION PROVIDED BY CIVTEC SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN FOR THE PROJECT DESCRIBED ABOVE AND SHALL NOT BE RELEASED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF CIVTEC. THE INFORMATION CONTAINED ON THE ELECTRONIC MEDIA IS AN INSTRUMENT OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF CIVTEC.

GENERAL NOTES

- CONTRACTOR SHALL REFERENCE ARCHITECTURAL AND/OR LANDSCAPE PLANS FOR ADDITIONAL HARDSCAPE REQUIREMENTS AND DETAILS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING LANDSCAPE AND HARDSCAPE IMPROVEMENTS AS NECESSARY TO CONSTRUCT IMPROVEMENTS SHOWN HEREON.
- ALL SIDEWALKS, CURB RETURNS, AND ACCESS POINTS SHALL MEET TITLE 24 AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.

BENCHMARK

COUNTY OF ORANGE BENCH MARK NO. "1E-97-72"

ELEV.: 39.783' (NAVD88, 2010 LEVELED)

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1E-97-72", SET IN THE SOUTHEAST CORNER OF AN 8 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF BRISTOL AND BAKER STREET, 58 FT. NORTHERLY OF THE CENTERLINE OF BAKER AND 50 FT. WESTERLY OF THE CENTERLINE OF BRISTOL. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF RUDOLPH AVE. HAVING A BEARING OF N 00°02'25" W, PER TRACT MAP NO. 11606, RECORDED IN BOOK 509, PAGES 29 AND 30, OFFICIAL RECORDS OF COUNTY OF ORANGE.

SIGNING/STRIPING CONSTRUCTION NOTES & ESTIMATED QUANTITIES

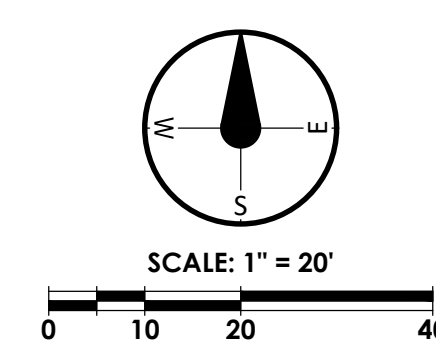
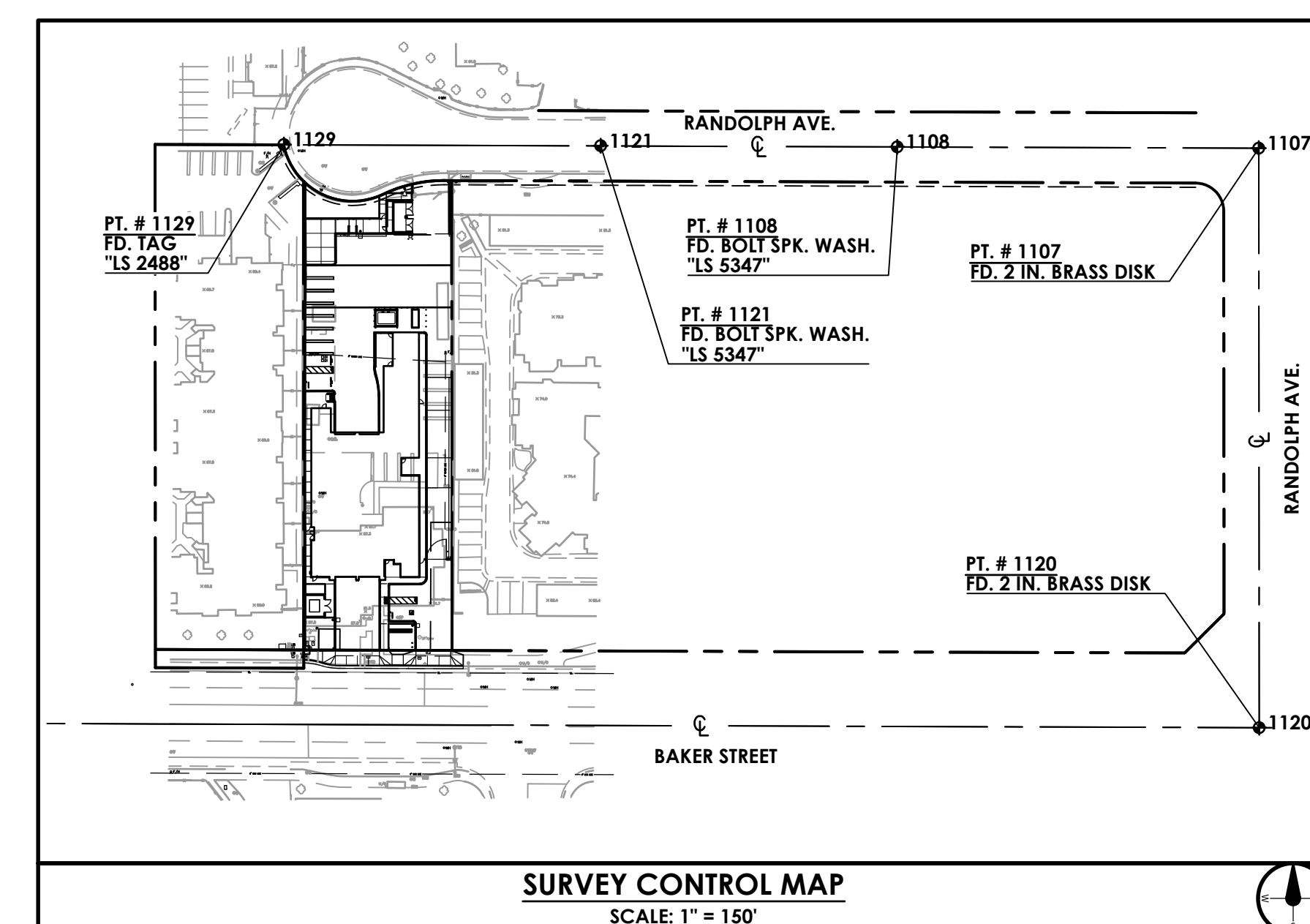
NO.	DESCRIPTION	QUANTITY
10	PROTECT IN PLACE	-
100	PAINT PARKING STRIPING PER ARCHITECT PLANS AND CITY OF COSTA MESA PARKING DESIGN STANDARDS ON DETAIL 8, SHEET C-0.02	LS
101	PAINT ACCESSIBLE PARKING STRIPING PER ARCHITECT PLANS	LS
AA	REMOVE EXISTING A.C. PAVEMENT BY COLD MILLING - DEPTH = 2 INCHES **	11,400 SF
102	CLEAN EXISTING MILLED PAVEMENT AND REPAIR CRACKS **	LS
103	CONSTRUCT 2 INCH ASPHALT OVERLAY WITH A.C. MIX = PG 70-10R0 (CITY SHALL APPROVE MIX DESIGN SUBMITTAL PRIOR TO START OF WORK) **	11,400 SF
104	REPLACE EXISTING STREET STRIPING AND MARKINGS IN KIND - REFER ALSO AND COORDINATE WITH MARKINGS AS SHOWN ON THE TRAFFIC SIGNAL MODIFICATION PLAN **	LS

** NOTE: CONTRACTOR SHALL COMPLETE THIS WORK FOLLOWING COMPLETION OF ALL UTILITY AND OTHER WORK WITHIN THE STREETS.

NOTICE TO THE CONTRACTOR

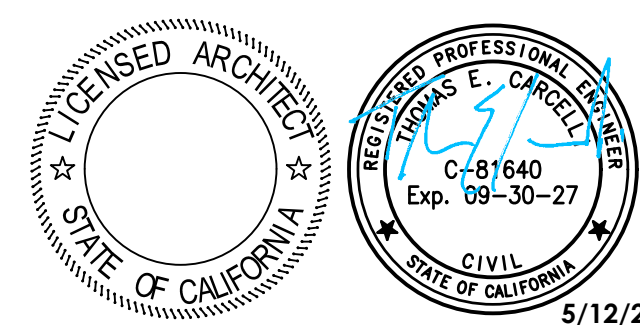
THE ESTIMATES OF IMPROVEMENT AND GRADING QUANTITIES AS SHOWN HEREON ARE PROVIDED FOR SATISFYING PLAN CHECK INFORMATION REQUIREMENTS ONLY. THE CONTRACTOR SHALL PERFORM AN INDEPENDENT ESTIMATE OF ALL IMPROVEMENT QUANTITIES INCLUDING GRADING QUANTITIES, AND SHALL USE SAME AS A BASIS FOR HIS BID(S) AND CONTRACT(S).

POINT #	NORTHING	EASTING
1107	5409.35	10927.29
1108	5410.25	10649.89
1120	4994.83	10927.58
1121	5411.11	10458.70
1129	5411.95	10233.14

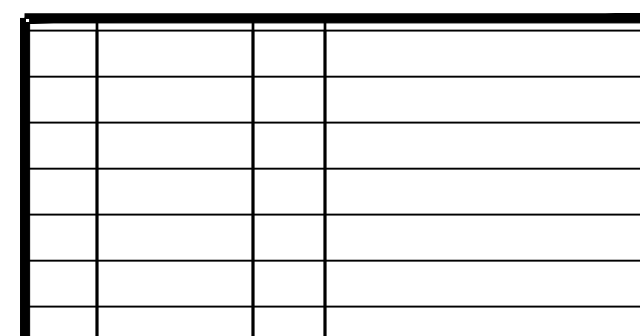


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**COSTA MESA FIRE STATION No. 2
RECONSTRUCTION**
COSTA MESA FIRE & RESCUE DEPARTMENT
800 BAKER STREET
COSTA MESA, CA 92626



CONSULTANT
CIVTEC CIVIL ENGINEERING CONSULTING
999 CORPORATE DR., SUITE 100
LADERA RANCH, CA 92694
P: 949.443.8822
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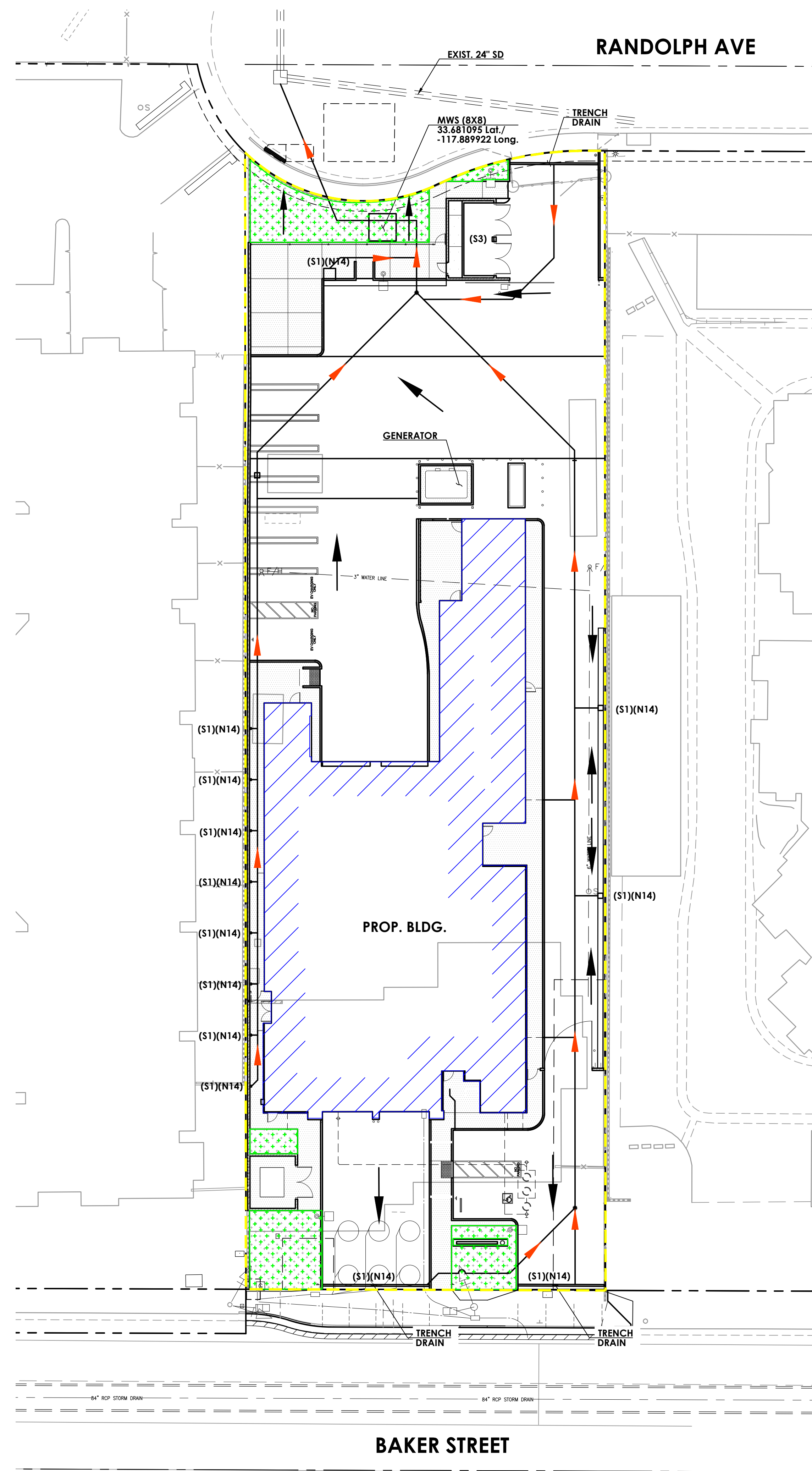


NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: STAFF CHECKED: TEC
DATE: 5/12/2026 SCALE: PER PLAN
PROJECT NUMBER: 170.01

**HORIZONTAL
CONTROL /
STRIPING
PLAN**

DRAWING
NUMBER: **C-4.01**



LEGEND

- | | |
|---|----------------------------|
|  | STORM DRAIN FLOW DIRECTION |
|  | SURFACE FLOW DIRECTION |
|  | LIMIT OF WORK/DMA BOUNDARY |
|  | PROP. BLDG. |
|  | LANDSCAPE AREAS (S4) |

SOURCE CONTROL BMP LEGEND

Structural BMPs

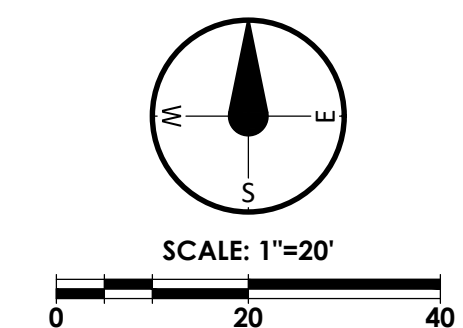
- (S1) Storm Drain Stenciling and Signage
(S3) Trash Enclosure
(S4) Efficient Irrigation

Non-Structural BMPS

- (N1) Education for Property Owners and Occupants
- (N2) Activity Restrictions
- (N3) Common Area Landscape Management
- (N4) BMP Maintenance.
- (N10) Uniform Fire Code Implementation
- (N11) Common Area Litter Control
- (N12) Employee Training
- (N14) Common Area Catch Basin Inspection
- (N15) Street Sweeping Private Streets and Parking Lots

BMP'S FOR ENTIRE SITE:
(N1) (N2) (N3) (N4) (N10)
(N11) (N12) (N15)

BMP SUMMARY TABLE							
DMA	TOTAL AREA	PERVIOUS AREA	IMPERVIOUS AREA	TREATMENT FLOWRATE	LID BMP	TREATMENT CAPACITY	GIS COORDINATE
A	34,520	1,810	32,710	0.1770	MWS L-8-8-V	0.2310	33.681095 LAT./-117.889922 LONG.



**COSTA MESA
FIRE STATION NO. 2**

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**800 BAKER STREET
COSTA MESA, CA 92626**



CONSULTANT

[illegible]

NO	DATE	BY	DESCRIPTION
	REVISIONS		

DRAWN: STAFF	CHECKED: TEC
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PROJECT NUMBER: 170.01	

WQMP SITE MAP

DRAWING NUMBER: **WQ-1**