



CITY OF COSTA MESA

P.O. BOX 12000 77 FAIR DRIVE CALIFORNIA 92628-1200

FROM THE PUBLIC WORKS DEPARTMENT / ENGINEERING DIVISION

DATE: SEPTEMBER 15, 2026

TO: ALL PROSPECTIVE BIDDERS

SUBJECT: FIRE STATION NO. 2 RECONSTRUCTION, CITY PROJECT NO. 26-05 - ADDENDUM NO. 1

Please forward this addendum to the appropriate individual as soon as possible. The bidder shall individually identify and acknowledge receipt of **ALL** addenda by signing and enclosing each form in his/her bid package submittal. Failure to do so may result in a disqualification of his/her bid. **A COPY WILL NOT BE SENT BY MAIL.**

Received by: _____

Company: _____

All bidders shall register with *PlanetBids* in order to retrieve the addendum. It is the responsibility of each prospective bidder to check *PlanetBids* on a DAILY basis through the close of bids for any applicable addendums or updates.

This addendum, effective on this date, addresses the following items:

BID OPENING DATE: NO CHANGE

BID OPENING TIME: NO CHANGE

BID OPENING PLACE: NO CHANGE

ADDED / REVISED DOCUMENTS ATTACHED:

- Added Pre-Bid Requests for Information Questions and Answers
- Added PBK Addendum letter dated September 15, 2026
- Revised drawings, specifications, and reference documents

The contents of this bid addendum shall have precedence over all related provisions within the contract documents. It is the intent of the City of Costa Mesa to clarify the items to all bidders.

Number	Question	Answer
1	Per drawing A5.1, Window Types C and C1 are shown with Glazing Type F (fire rated safety glass); however, the required fire rating duration for these window assemblies is not indicated. Please confirm the fire rating applicable to Window C and Window C1.	The Window Schedule on Sheet A5.1 has been updated to indicate that Window Type C has a 60-minute rating with Type F glazing. Window Type C1 on the same schedule has been updated to receive Type A glazing and is non-rated.
2	The door schedule on Sheet A5.1 lists Door #129A as 45 minute fire rated, but also shows Glazing Type C, which is ½" non rated clear tempered glass. Please confirm whether fire rated glazing is required for Door 129A.	The Door Schedule on Sheet A5.1 has been updated to indicate that Door 129A has Type F glazing.
3	While looking over the documents, we noticed that there is a need for AV Cabling, but not the actual hardware/installation for these AV systems. Will the AV be bid out as its own separate project?	The AV equipment shown on plan is for the interconnection of TV's and laptops. Detail sheet E3.1, detail numbers 12, 13, and 14 indicate equipment and connections to be provided and installed.
4	Please confirm that the "Subcontractors" portion of the ebid submission on PlanetBids does not have to be filled out and that the "Designation of Subcontractors" form that is to be submitted on bid day will suffice. If the "Subcontractors" portion does need to be added on bid day please advise what is needed as I have not seen this required on a ebid submission in PlanetBids before.	Confirmed.
5	Sheet A1.0_B Phasing Demolition/New Plans Shows a Temporary Apparatus Bay with dimension of 27'x40'. On the other hand, spec section 11 90 00 list ShelterLogic Sheltertech SP Series Shelter with dimension of 26'x40'19' round roof with a 14' high minimum door opening. Please confirm the required clear width, overall size, height, door opening requirements are correct.	Specification 11 90 00 is correct. Keynote 1168 on Sheet A1.0_B has been updated to reflect the size indicated in the specifications: 26' x 40'.
6	Details 3 & 4 on Sheet A1.5 call for Standing Seam Metal Roofing Panel, but current specs only have Asphalt Shingle Roof and Modified Bitumen Roof. Please provide the Metal Roof Spec section for the project.	Specification Section 07 61 00 - Sheet Metal Roofing has been added.
7	Please confirm that all known/report-listed abatement is to be included in the Base Bid (Outside of Allowance #1) and that the allowance applies only to concealed/unforeseen material.	Confirmed.
8	Note on Sheet ET0.1, "Fire Alarm System Deferred Approval Note," states that the Contractor shall obtain approval from the City of Ontario Fire Department. Please confirm that this reference is correct and that approval is not required from the City of Costa Mesa.	Approval is required from the City of Costa Mesa.
9	Sheet M0.2 schedules an LG VRF heat-recovery system utilizing R-32 refrigerant, LG branch selector units, LG fan coils, and LGRED controls. However, Specification Section 23 81 29 contains detailed requirements based primarily on Daikin VRV IV equipment utilizing R-410A, including Daikin branch selector units and controls. Please confirm that the LG equipment and R-32 refrigerant scheduled on Sheet M0.2 govern. Additionally, confirm that the Daikin-specific equipment, component, and control requirements in Section 23 81 29 are not applicable when furnishing the scheduled LG system.	Equipment specified on the M0.2 schedules, including associated components and control requirements, takes precedence over Specification Section 23 81 29.
10	Reference Note 0978 on Detail 2 of A7.3 calls for Gypsum Board Reveal per Detail 13/A8.4. Please confirm Reveal Detail should be 14/A8.4 and not 13/A8.4	Confirmed. The correct detail callout for Keynote 0978 should be 14/A8.4.
11	Please confirm that all HCD plan review, permitting, inspection, and related fees associated with the Temporary Living Quarters are to be included in the Contractor's Base Bid.	Confirmed.
12	Please confirm whether the temporary electrical service shown on Sheet A1.0_B is adequate to serve both the Temporary Living Quarters (WillScot or equal) and Temporary Apparatus Bay (ShelterLogic ShelterTech SP Series or equal), as specified. If not, please identify any additional electrical equipment or service upgrades required to support these temporary facilities.	Refer to the residential calculations provided on the approved plans, which include the residential appliances factored into the calculations. Based on these calculations, the designed temporary electrical service is sufficient to energize the living quarters and temporary apparatus bay.
13	Sheet C-0.03 identifies the Modular Wetland System detail as "Reference Only – Not for Construction" and requires manufacturer shop drawings for approval. Please confirm the required manufacturer/unit and whether the Contractor is responsible for final sizing, engineering, and shop drawings for the Modular Wetland System.	The design specifications are shown in the detail. Shop drawings should be obtained from the manufacturer and must adhere to the design provided in the construction documents.
14	The floor plan calls out a glass markerboard in Room 116. However, the glass markerboard is not shown in Detail 6 on Sheet A7.2. Please confirm whether a glass markerboard is required in Room 116.	Confirmed. A glass board is required in Room 116. The board shall be 4'-0" x 4'-0", with the top of the board located 7'-4" above the finished floor. See Detail 14/A6.1.
15	Detail 21/A1.5 is titled "Site Gate G4 & G7 Elevation," but Gate G4 is not shown on the site plans or listed in the Site Gates schedule on Sheet A5.1. Please confirm whether Gate G4 is required. If required, provide its location and applicable gate detail/schedule information. If not required, confirm the G4 reference in Detail 21/A1.5 may be disregarded.	Confirmed. There is no Gate G4 in the project.
16	The temporary fire station single-line diagram shows various electrical equipment, some with dashed lines. Please confirm whether the Electrical Contractor is to furnish and install all equipment shown, including the TPP, ATS, transformer, panels, and associated distribution equipment, or identify any equipment that is existing or furnished by others.	All equipment shall be provided and installed by the contractor.
18	The hose tower is identified as a deferred approval item, with drawings and calculations to be provided after award. The specifications indicate the hose tower size is to be verified with the Architect. Please confirm the required hose tower size/model for bidding purposes.	The hose tower size to be medium.
19	Per notice inviting bids, the prevailing wage rates follow DIR. However, part 4/ Miscellaneous contract documents indicate Davis-Bacon. Please confirm whether the wage rate shall follow state (DIR) or federal (Davis-bacon) or both.	DIR.
20	Section 3280000/ 2.1N indicates the size of the air relief valve to be 3/4". However, legend shows the model as ARV050, which is a 1/2" size. Clarify which one governs.	1/2" size, per detail L/L1.2.
21	The legend for the drip remote control valve and remote-control valve indicates to include a sch80 ball valve. However, detail D/ L1.2 and F/L1.2 do not indicate a ball valve. Please clarify.	Ball Valve not needed.

22	The master valve size callout on Sheet L1.1 indicates a 1" valve. However, the specified model, NETAFIM LHM15TG1-ML, corresponds to a 1.5" valve. Clarify the correct size.	Match mainline size of 1-1/2".
23	Per detail I/ L1.2, the conduit material shown to be sch40 PVC. However, section 328000/ 3.2H indicates sch40 galvanized steel. Clarify the correct material.	For 120V AC power, use Sch 40 galvanized steel. For low voltage control wires, use Sch 40 PVC sweep ells.
24	Please confirm If the control wires for the irrigation system shall be installed in the conduit, as indicated 328000/ 3.2H.	Low voltage control wires can be installed directly without PVC conduits. Lay wires next to mainlines and bundle and tape at ten foot intervals.
25	Please provide the trenching detail for the sleeve installation for the irrigation system.	Refer to added detail A/L1.3.
26	Legend for sleeve on sheet L1.1 indicates the material to be sch40. However, section 328000/ 3.2C indicates sch80. Please clarify the correct sleeve material.	Sleeve to be Sch 40 PVC, 2x the diameter of carried pipe.
27	Per section 328000/ 3.2C, the clearances between pipe are 8" minimum. However, detail E/L1.2 indicates the clearance to be 6". Please clarify the correct clearance.	6-inches of clearance is sufficient.
28	Please provide the drip tubing layout detail for irrigation system as indicated on sheet L1.1.	Refer to added detail B/L1.3.
29	Detail D/ L2.2 and section 329300/ 3.7D indicate two different tablet application rates. Clarify which one takes precedence.	Use Detail D/L2.2.
30	Legend 11 in Detail A/L2.2 indicates the installation of a perforated pipe extending beyond the planting pit. However, no specific dimension is provided for the pipe extension. Please provide the required extension length and diameter and clarify whether the 3/4" gravel is intended to fill the perforated portion of the pipe only.	Perforated pipe min. 12" below the planting pit (bottom of the rootball) as shown on the deail A/L2.2. Fill the perforated pipe with clean, washed 3/4" gravel.
31	Please confirm that the mulch material for cover planting areas shall be type 5 organic soil amendment, as indicated in section 329300/ 2.1C.	Use organic mulch. "Forest Blend" by Southern California Mulch Inc. or approved equal.
32	Plan sheet C-2.01 note 66 and C-2.02 note 40 calls for 1" and 2" PVC C900 Class 200. However, AWWA C900 standards strictly limit pipe diameters to a minimum of 4 inches. Please clarify the intended pipe material standard and dimension ratio (DR) for these smaller lines	Sch 80 pipe can be used for sizes below 4-inches.
33	Please see the attached substitution request for the glass marker board.	Substitution approved. Proposed substitution will be accepted as an acceptable manufacturer.
34	The geotechnical report lists SD1 = 0.570g and the structural design criteria list SD1 = 0.582g. Please confirm which value governs the design of this Risk Category IV facility, and confirm whether the difference is site-specific ground motion or a code default. Reference: Leighton Consulting Report 038.0000024475 dated 07/25/2024, seismic design parameters section; Sheet S0.1 seismic criteria table; Sheets C-0.04 and C-0.05 Soils Report Excerpt.	The values are based on mapped values derived on a user selected longitude and latitude coordinate system from the Seismic Design Map website(https://www.seismicmaps.org). Based on our review, design loads listed under the Structural Plan Sheet S0.1 (dated June 3, 2025) have matching values of SD1=0.570g.
35	The civil flood note places the 500-year flood zone over the southerly two-thirds of the site; the geotechnical report places it over the northerly portion. Please confirm which portion is affected and confirm that finish floor elevation 41.90 satisfies the freeboard requirement for an essential facility. Sheet C-1.02 flood note, FIRM Panel 267 of 539, FF elev. 41.90; Leighton Consulting Report flood hazard section.	The FIRM Map (as stated on sheet C-0.01) shows the southerly two -thirds of the site outside the 500-year flood plain. The proposed station is within this southerly two-thirds of the site. Confirmed. The finish floor elevation 41.90 satisfies the freeboard requirement for an essential facility.
36	Minimum resistivity is 1,620 ohm-cm with pH 9.1, 120 ppm chloride and 99 ppm sulfate. Please confirm the required corrosion protection for buried metallic piping, fittings and appurtenances, and confirm whether Type V cement or supplementary cementitious materials are required for buried concrete. Reference: Leighton Consulting Report corrosivity section; Spec 33 10 00; Division 22 Art. 2.4 Corrosion Protection; Spec 03 30 00.	The soil is considered corrosive to burried metals. For concrete, soil sulfate values, based on testing presented in our referenced report, were within levels of Exposure Category S0 based on ACI 318-19. Exposure Category S0 has no restricton on cement type. The geotechnical report suggests replacement of ferrous pipe with high-density polyethylene (HDPE) or other non-ferrous pipe when possible. Or ferrous pipe may be protected by polyethylene bags, tap or coatings, di-electric fittings or other means to separate the pipe from on-site earth materials. All proposed site piping for water, sewer, and storm drain is PVC. As for the specs. see 33 10 00 Section 3.3.H for ferrous material installation and specs. section 22.13.16 part 2.4 Corrosion Protection.
37	Please confirm the allowable bearing pressures used in the structural design (2,000 psf, plus 250 psf per foot of embedment, 3,000 psf maximum) and confirm the minimum footing widths and embedment depths shown on the structural drawings match the geotechnical recommendations. Reference: Leighton Consulting Report foundation recommendations; Sheets C-0.04 and C-0.05; Sheet S0.1.	Based on the geotechnical engineer's review of the provided structural plans, the design values listed on Sheet S0.1 dated June 3, 2025 meet the minimum design recommendations presented in our referenced geotechnical report. The foundation schedule listed on Sheet S1.1 identify footing dimensions to meet the minimum recommendations presented in the report.
39	Spec 26 31 00 specifies a 13.2 kW STC array producing 18,828 to 19,663 kWh per year, while the structural calculations carry PV at approximately 50 percent roof coverage. Please confirm the array size, panel count, layout and roof attachment method, and confirm that attachments are compatible with the roofing warranty. Reference: Spec 26 31 00 Art. 1.01, 1.02(B), 1.04(B), 3.09; Sheets A2.3, E 2.6, E 0.2; Sheet T1 deferred approval list; Miyamoto International structural calculations; Spec 07 52 00.	PV is a deferred approval. PV design including array size, panel count, layout and connection to roof is to be coordinated by the Contractor. PV system specs only provides the performance parameters for the PV system. The actual PV design and installation is to be done by the Contractor.
40	Spec 26 31 00 Art. 1.01(A) requires battery storage as part of a single-source PV package, but no capacity is given anywhere in the documents. Please provide the required usable capacity in kWh, continuous and peak output in kW, required backup duration, battery chemistry, and the specific loads to be backed up, and confirm the interaction with the emergency generator. Reference: Spec 26 31 00 Art. 1.01(A), 1.02(B), 1.04(B)(8) and (9); Sheets E 0.2 and E 0.3; Sheet T1 Risk Category IV designation.	Battery storage is not required. A revised specification Section 26 31 00 will be provided.
41	The temporary living and operating quarters must obtain a Certificate of Occupancy within 120 calendar days of NTP and will remain in service for the balance of the 730-day contract. Please confirm whether the units are to be rented or purchased, who owns them at completion, who removes them, and confirm the monthly rental basis in the event the duration extends. Confirm septic pumping twice weekly, contractor payment of all utilities, and who obtains the septic and temporary power permits. Reference: Spec 01 33 00 Art. 1.14(A)(6), (A)(7)(c)(d)(f), Art. 1.02(G); Spec 01 50 00; Sheets A1.0_A through A1.0_F, C-1.01, C-2.01, WD0.2, WD0.4, ET0.1 through ET3.1, AST0.1 through AST4.5; Volume 1 General Conditions Section 6-7 (120-day C of O); Volume 1 Notice Inviting Bids Section 2, Scope of Work.	Units can be rented or purchased at contractor's discretion. Contractor owns them at completion. Contractor removes them. Contractor pays for all utilities. Contractor obtains septic and temporary power permits.

42	Spec 01 11 00 Art. 1.4(B)(1) requires the contractor to remove the existing Westnet equipment and turn possession over to the Owner, while the temporary station alerting sheets show a complete system with no stated source of equipment. Please confirm whether existing equipment is reused at the temporary station, who provides any new equipment, and who provides temporary alerting coverage during the transition. Reference: Spec 01 11 00 Art. 1.4(B)(1); Spec 27 51 30; Sheets AS0.1 through AS4.5, AST0.1 through AST4.5, E 2.5; Sheet T1 (Westnet).	Contractor to provide new equipment for each facility.
43	Spec 08 35 00 Art. 1.7 provides a one-year warranty on the apparatus bay doors, which is the shortest warranty on any mission-critical assembly in the project. Please confirm whether an extended warranty is required, and confirm the required cycle rating, opening speed and backup operation on generator power. Reference: Spec 08 35 00 Art. 1.7 and Art. 2.1; Spec 01 77 00; Sheet A5.1 door schedule.	Provide a five year warranty. Opening time shall be a maximum of seven seconds total for doors to completely open.
44	Please confirm the correct designations for the following: the table of contents lists "31 20 12 Earth Moving" while the section header reads "31 20 00"; Spec 02 41 16 refers to "02 80 00 Facility Remediation" while the document is titled "Hazardous Material Remediation"; and Spec 26 31 00 Art. 1.04(A) references "Divisions 1 and 16" though the manual uses the 50-division format. Reference: Volume 2 table of contents versus issued section headers; Spec 02 41 16; Spec 26 31 00 Art. 1.04(A).	Pertaining Specification Section updated to read "31 20 00 - Earth Moving". Revised Specification 26 31 00, Part 1.04.A. to read Divisions 1 and 26.
45	Spec 07 52 00 Art. 1.13(B) limits warranty coverage to windstorms less than or equal to 64 mph, while the structural design criteria are 106 mph ultimate, Exposure C. Please confirm whether the 64 mph cap is acceptable on a Risk Category IV essential facility or whether an enhanced wind rider is required, and state the required speed. Confirm also whether the 20-year NDL and 2-year installer terms apply to the asphalt shingle roof. Reference: Spec 07 52 00 Art. 1.13(A) through (D); Spec 07 31 13; Sheet T1 wind design criteria (106 mph ultimate, Exposure C, qz 22.73 psf).	Manufacturer's Warranty: No Dollar Limit Warranty covering roof membrane, base flashings, and workmanship equivalent to Peak Advantage Guarantee offered by the Johns Manville Corporation. The warranty shall include repair of roof membrane damage caused by windstorms. A wind rider add-on from the manufacturer is required to increase the guaranteed wind-speed protection 101-110 mph. "Confirm also whether the 20-year NDL and 2-year installer terms apply to the asphalt shingle roof." Response: Refer to its pertaining warranty section.
46	Spec 21 13 13 limits the contractor's sprinkler scope to inside the building within five feet, while the underground fire line, PIV and FDC are a separate deferred approval item. Please confirm which section covers the piping between them. Please also provide the fire hydrant flow test data required for the hydraulic calculations, confirm whether a fire pump is required if flow is inadequate, and confirm whether the temporary living quarters sprinkler system is designed under this section. Reference: Spec 21 13 13 hazard classification and density articles (OH-1 at 0.15 gpm over 1,500 SF; 250 gpm hose stream) and delegated design submittal article; Spec 01 33 00 Art. 1.14(A)(3) and (A)(7)(c).	Flow test from the Water District has been provided. Refer to contract documents for other information already contained.
47	Spec 28 31 00 makes the fire alarm the sole responsibility of the contractor to design and submit to the Costa Mesa Fire Department, yet prescribes an FACP with "a minimum of 50.5 total amps via bus connected expander modules." Please identify the basis-of-design manufacturer, confirm the central station monitoring company and who pays for connection and first-year service, state the required standby and alarm battery duration, confirm the Fire Department review duration to be carried in the schedule, and confirm the interfaces with the alerting system, apparatus doors and generator. Reference: Spec 28 31 00 paragraphs (E), (G) and (H) and the FACP requirements article; Spec 01 33 00 Art. 1.14(A)(2); Spec 01 25 13 Art. 1.3(C).	Fire alarm is a deferred approval and a complete design is to be provided by the Contractor. Specification is a basis of design which includes FACP model number in Part 1.1.(A). Central monitoring to be provided and coordinated by the Contractor.
48	Spec 32 93 00 refers throughout to an establishment period but never states its duration. Please state the establishment and maintenance period in calendar days, when it begins relative to Substantial Completion, the plant guarantee term, and whether irrigation water during that period is Owner-paid. Confirm also whether Sheet WD0.4 or Spec 32 80 00 governs irrigation, who obtains MWEL0 approval, and the basis for the square-inch valuation of damaged existing plant material. Reference: Spec 32 93 00 Art. 1.3 and Art. 3.9; Spec 32 80 00; Sheet WD0.4; landscape water budget EAWU 14,537 versus MAWA 28,446.	The plant establishment period is 90 calendar days following acceptance of Substantial Completion, or once all items identified on the punch list have been addressed and corrected. Refer to the approved MWEL0 calculations on Sheets WD0.4 and L1.1. The Contractor shall retain an irrigation auditor to perform the irrigation audit and submit the irrigation audit report with the Certificate of Completion.
49	Spec 09 90 00 permits certain products under SCAQMD Rule 1113 despite VOC contents higher than the specified limits, while Spec 01 81 13 imposes LEED v4 low-emitting materials thresholds. Please confirm the controlling limit for each coating category and the required submittal documentation, and confirm whether mock-ups are required and how many. Reference: Spec 09 90 00 VOC, minimum coats and submittal articles; SCAQMD Rule 1113; Spec 01 81 13.	We will need the manufacturer's cutsheets showing the VOC content, the certificates showing that the targeted products are tested in accordance to California Department of Public Health (CDPH) Standard Method v1.2, and the volume and/or cost (as applicable) for each product. The VOC contents and counts will be included as part of Addendum 1.
50	The VRF Heat Recovery Unit Schedule lists HRU-1 as LG ARUM241BTE5 (20 tons, R-32, 66.7 lb) and HRU-2 as AAON CFA-003 (3 tons, R-454B, 6.6 lb). The branch selectors are LG (PRHR series) and the fan coils FC-1 through FC-16 are LG except FC-12, which is AAON H3-ARB-10461C serving outside air. Please confirm the AAON HRU-2/FC-12 pair is a standalone dedicated outside-air system with no shared refrigerant piping with the LG system, confirm controls-integration responsibility between the AAON units and the LG (LGRED) control network, and confirm the branch selector model assignments (BS-1 is listed at 3 ports and BS-2 at 8 ports under what appears to be the same model number). Reference: Sheet M0.2 VRF Branch Selector, Heat Recovery Unit, and Fan Coil Unit schedules; Spec 23 81 29.	The AAON pair is standalone system and does not share refrigerant piping with the LG VRF system. It does not use a Branch Selector and Controls Integration between the AAON system and the LG VRF system will be performed by LG Controls. Branch Selector BS-1 is a PRHR033A 3-port and BS-2 is a PRHR083A 8-port, per the schedule on sheet M0.2. This is confirmed on the refrigerant piping branch and sizing schematic shown on detail #4 on sheet M5.2. Contractor to confirm refrigerant field-routing and pipe size with manufacturer prior to ordering.
51	Spec 11 90 00 leaves three items unresolved: item H (Trash Cans, Uline/Rubbermaid H-3493, 40 gallon) directs "Verify quantity with Architect"; item FF (Solatube 750 DS-C daylighting systems, three required) directs "Verify size with Architect"; and item GG (Viking E-1600-RDA-EWP emergency phone) directs "Verify quantity with Architect" and "Verify location with Architect." Please state the required quantity, size and location for each so bidders can price them without qualification. Reference: Spec 11 90 00 Part 2 items H, FF and GG; Sheets A2.1 and A6.1.	Specifications, section 11 90 00 have been updated with specific quantities and locations.
52	Interior elevations mark multiple casework and shelving runs "V.I.F." (including 24-inch-deep V.I.F. and 15-inch-deep V.I.F. in the 401/402/222 room areas). This is new construction with no existing condition to verify. Please provide the intended dimensions, or confirm the measurement basis and a pricing allowance if dimensions are to be field-determined. Reference: Sheets A6.1 and A7.1 through A7.4 enlarged plans and interior elevations (V.I.F. callouts); Sheet A8.3 Casework Materials Schedule; Spec 06 41 16.	Sheets A7.1, A7.2, A7.3, and A7.4 have been updated to state "V.I.F." (verify in field) at casework areas contractors are to verify dimensions.

53	The E0.3 panel schedule feeds "ROLL-UP DOOR RUD-1" and "RUD-2" and "BI-FOLD DOOR #1" and "#2"; Spec 08 35 00 specifies Four-Fold Doors at the apparatus bay; Spec 08 33 23 covers Overhead Coiling Doors; a general plan note addresses "ROLL-UP, SECTIONAL, BI-FOLD, ETC." door installation; and the door schedule indicates coiling doors at Rooms 129B, 134 and 135. Please reconcile door types, counts and locations across the documents, identify which doors are motorized and their electrical requirements, and confirm the apparatus bay door type and count. Reference: Sheet E0.3 Panel "LC"; Sheet A5.1 Door Schedule and Notes; plan note 9 (roll-up/sectional/bi-fold installation); Specs 08 35 00 and 08 33 23; Sheet A2.1 Floor Plan.	All power requirements for motorized doors are reflected on sheet E2.4. Typo on identification of motorized doors as there are coiling doors and four-fold doors. Refer to Architectural sheet A5.1 door schedule for types of doors to be provided and installed in apparatus bay.
54	Panel LA on Sheet E0.3 carries a breaker labeled "EMS CONTROLS," and the commissioning sections reference a Building Automation System — but the VRF controls are LG (LGRED) per Sheet M0.2 and no BAS/EMS section exists (no 23 09 xx or Division 25). Please confirm what system the "EMS CONTROLS" circuit feeds, whether a building automation or energy management system beyond the VRF controls is required, and provide its specification if so. Reference: Sheet E0.3 Panel "LA"; Sheet M0.2 Fan Coil Unit Schedule notes; Specs 01 91 13 and 23 08 00 (Building Automation System references); Volume 2 (no BAS/EMS section).	A full EMS system is not being provided but a central controller is. Panel LA, circuit #42 is dedicated to energize the central controller.
55	The demolition plans require removal of the existing 1,000-gallon double-walled fuel tank "UNDER SEPARATE PERMIT" with compliance to the OCHCA Tank Removal Guidelines, including soil sampling per Section 7 and advance agency notification of the backfill source — but no specification section covers the removal and no bid item identifies it. Please confirm: (a) who obtains and holds the OCHCA closure permit and whether the agency application lead time fits within the Phase 01 duration; (b) that the contractor is not assigned responsible-party status or any post-closure monitoring obligation; (c) the required backfill laboratory testing scope, and whether quarry-sourced material with supplier certification is exempt under current OCHCA guidance; (d) how contaminated soil discovered at the tank pit is paid (Allowance Nos. 01/02 or unit prices); and (e) the license classification required of the tank-removal subcontractor. Reference: Sheet D-1.01 tank-removal keynote and "NOTE TO CONTRACTOR REGARDING FUEL TANK REMOVAL" (OCHCA Tank Removal Guidelines, Section 7); Sheet A1.0_A Phase 01; Volume 1 Article SP-06 Allowance Nos. 01-03; Volume 1 Notice Inviting Bids (Class B license); Volume 1 Article SP-11.	Contractor shall obtain and hold all permits. Contractor is responsible for all requirements identified in the OCHCA tank removal guidelines.
56	Sheet A8.7 references membrane roofing; however, no standalone Section 07 50 00 is included in the Project Manual. Please confirm whether these conditions are governed by Section 07 52 00 SBS Modified Bituminous Roofing, Section 07 13 53 Elastomeric Sheet Waterproofing, or another roofing/waterproofing system. Provide the required manufacturer, product, membrane thickness, number of plies, attachment/application method, flashing, terminations and warranty. References: Division 07 Table of Contents; Sheet A8.7; Sections 07 13 53 and 07 52 00.	Specification Sections 07 52 00 and 07 13 53 are to be used in conjunction as required.
58	Sheet A2.3 identifies GAF Timberline HDZ Reflector Series, color Aged Chestnut, while Section 07 31 13 permits multiple Timberline-family products. Please confirm the exact asphalt-shingle product that governs the base bid and confirm the final required color. References: Sheet A2.3; Section 07 31 13.	Aged Chestnut is the basis of design. To maintain the LEED credits awarded during the design phase, the selected roofing product for the asphalt shingle roof must have a minimum 3-year aged SRI of 16 and the modified bitumen roof must have a minimum 3-year aged SRI of 85.
59	Please provide a responsibility matrix for AV conduit, sleeves, pull strings, outlet/backboxes, floor boxes and junction boxes. Clarify which components are furnished and installed by the AV contractor and which are furnished and installed under Division 26 Electrical. References: Sheet E2.3; Sections 27 05 23 and 26 00 00.	All scopes of work are the responsibility of the general contractor and their subcontractors as determined by the general contractor.
60	Please identify the incoming television/CATV service provider and demarcation point and confirm the required pathway to Data Room 133, head-end connection, system activation and responsibility for service charges necessary to test and commission the AV/TV system. References: Sheet E2.3; Section 27 05 23.	AT&T. Refer to sheet E1.2 for conduit sizes to be provided to the Data room. General contractor is responsible for all scope related to an operational system.
61	S4.1 Details E & C call the high-roof overhang to Detail 12/S0.8. 12/S0.8 is drawn for 2x10 rafters notched at the wall. High roof on S3.2 is 14" Red-I65 I-joists (RJ-14), not 2x10s. You can't notch an I-joist like a 2x10. Please give us a detail like 12/S0.8 that works for the 14" Red-I65 tail / overhang. Need to know: • How the I-joist sits on the wall • How far it hangs out • How we cut the tail • How fascia and soffit attach • What hardware to use Reference: Sheets: S4.1, S0.8, S3.2	Detail 12/S0.8 and Sections C & E on S4.1 are updated to show I-Joist overhand and fascia attachment.
62	Phasing Demolition / New Plans sheet A1.0_D shows at Baker Street side at existing Fire Station driveway, one Contractor Trailer CFCI and one CM Trailer CFCI. Will be acceptable for GC to lease an office space across the street and have that space shared as GC office and CM office?	Yes, as long as the offices are within half a mile of the project site, the GC and CM offices are separated by a full height wall, and all provisions and amenities of the specifications are provided.
63	Please confirm the alerting system by Westnet needs to be carried by the GC.	Confirmed.
64	Other than adding a labor agreement, has the scope of work changed in any manner between the first time this project was posted and this second time?	Refer to the posted contract documents.
65	If we were in attendance at the mandatory job walk during the first time this project was posted, are we required to attend the job walk again?	Yes.
66	Will there be a need for Temporary HVAC rental for the temporary station?	Refer to the contract documents.
67	Please confirm whether the Community Workforce Agreement Letter of Assent is required to be submitted at time of bid. If required, please clarify whether separate Letters of Assent must be submitted at bid time by: The prime contractor only; or The prime contractor and all listed subcontractors.	To be submitted by the prime contractor after bid, and prior to commencing work.
68	Is this a single or multi-prime project?	Single.
69	Please confirm: does the District require contractors to be formally prequalified in advance to bid—i.e., a District-run prequalification via District forms or platforms like PQBids/QualityBidders, separate from the pre-bid conference/job walk and standard bid forms? If yes, what is the prequalification deadline?	No



September 15, 2026

TO : All Bidders
FROM : PBK
PROJECT : Costa Mesa Station No. 2 / City Project No. 26-05
PROJECT # : W2109300AR
SUBJECT : Addendum 1

The following changes, omissions, and/or additions to the Project Manual and/or Drawings shall apply to proposals made for and to the execution of the various parts of the work affected thereby, and all other conditions shall remain the same.

Careful note of the Addendum shall be taken by all parties of interest so that the proper considerations may be made in strict accordance with the Addendum, and that all trades shall be fully advised in the performance of the work which will be required of them.

Bidder shall acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

In case of conflict between Drawings, Project Manual, and this Addendum, this Addendum shall govern.

PROJECT MANUAL

1.1 TABLE OF CONTENTS

A. DIVISION 07 THERMAL AND MOISTURE PROTECTION

1. ADD: "07 61 00 – Sheet Metal Roofing"

B. DIVISION 31 EARTHWORK

1. REVISE: Name to "31 20 00 – Earth Moving"

1.2 SECTION 01 33 00 – SUBMITTAL PROCEDURES

A. 1.14 DEFERRED APPROVAL REQUIREMENTS

1. ADD: "A.9. Package PV Systems (Drawings and Calcs)."

1.3 SECTION 02 41 16 – BUILDING DEMOLITION

A. 1.6 PROJECT CONDITIONS

1. REVISE: "F.1. Hazardous materials remediation is specified in Section 02 80 00 – Hazardous Material Remediation."

1.4 SECTION 07 52 00 - MODIFIED BITUMINOUS MEMBRANE ROOFING

A. REVISE: "Provide five-year warranty under provisions of Section 01 77 00."

1. REVISE: "Manufacturer's Warranty: No Dollar Limit Warranty covering roof membrane, base flashings, and workmanship equivalent to Peak Advantage Guarantee offered by the Johns Manville Corporation. The warranty shall include repair of roof membrane damage caused by windstorms. A wind rider add-on from the manufacturer is required to increase the guaranteed wind-speed protection 101-110 mph."

1.5 SECTION 07 61 00 – SHEET METAL ROOFING

A. ADD: The attached Section 07 61 00 in its entirety.

1.6 SECTION 08 35 00 – FOUR-FOLD DOORS

A. 1.7 WARRANTY

1. REVISE: Provide a five-year warranty under provisions of Section 01 77 00."

B. 2.4 OPERATOR

1. ADD: "D.14. Opening Time: Shall be a maximum of seven seconds total for doors to completely open."

1.7 SECTION 10 11 17 – GLASS MARKERBOARDS

A. 2.1 ACCEPTABLE MANUFACTURERS

1. ADD: "Nelson Adams, <https://nelsonadamsnaco.com/>."

1.8 SECTION 11 90 00 – MISCELLANEOUS EQUIPMENT

A. 2.1 PRODUCTS

1. REVISE: "H. Trash Can: Uline, www.uline.com. Model #H-3493, Square Brute Trash Cans, Rubbermaid; 40 gallon. Color to be selected from manufacturer's complete range by Architect. One (1) required in Room 116."
2. REVISE: "DD. Hose Tower: Tiger Hose Towers, www.tigerhose tower.com. Size: Medium. Color to be selected from manufacturer's complete range by Architect. One (1) required, location as indicated in drawings."
3. OMIT: Item "FF. Solatube" in its entirety.
4. REVISE: "GG. Phone Line Powered: Viking Electronics, www.vikingelectronics.com/. Model #E-1600-RDA-EWP, Compact emergency phone with enhanced weather protection. Color to be selected from manufacturer's complete range by Architect. One (1) required at the exterior of the building outside of Room 101."
5. REVISE: "HH. VoIP Emergency Phone: Viking Electronics, www.vikingelectronics.com/. Model #E-1600-RD-IPEWP, Compact emergency phone with enhanced weather protection. Color to be selected from manufacturer's complete range by Architect. One (1) required at the exterior of the building outside of Room 101."

1.9 SECTION 26 31 00 – PACKAGED PV SYSTEM

- A. REPLACE: The attached Section 26 31 00 in its entirety.

1.10 SECTION 26 32 13 – EMERGENCY ENGINE GENERATOR

A. 2.1 MANUFACTURERS

1. REVISE: "A. Basis-of-Design Product: Subject to compliance with requirements, provide MTU Onsite Energy Corporation; 6R0113 DS200 or approved equal by the Engineer of Record:"

B. 2.3 ENGINE GENERATOR ASSEMBLY DESCRIPTION

1. REVISE: "D. Generator Set Rating: 200 kW."

C. 2.6 OUTDOOR ENGINE GENERATOR ENCLOSURE

1. REVISE: "J. Overall Package dimensions should not exceed 190"L x 56"W x 105"H (Overall height includes height of diesel particulate filter), No Exceptions."

1.11 SECTION 28 31 00 – FIRE ALARM SYSTEM

A. PART 1.1 SCOPE

1. REVISE: "H. The Fire Alarm submittal to the Costa Mesa Fire Department shall bear the stamp and signature of a professional engineer registered in the State of California."

1.12 SECTION 32 80 00 – IRRIGATION SYSTEM

- A. CLARIFICATION: Part 3.2.C.1. 6-inches of clearance is sufficient.
- B. CLARIFICATION: Part 3.2.C.8. Sleeve to be Schedule 40 PVC, 2x (times) the diameter of carried pipe.
- C. CLARIFICATION: For 120V AC power, use Schedule 40 galvanized steel conduit. For low-voltage control wiring, use Schedule 40 PVC sweep ells.
- D. CLARIFICATION: Part 3.2.H. Low voltage control wires can be installed directly without PVC conduits. Lay wires next to mainlines and bundle and tape at ten-foot intervals.

1.13 SECTION 32 93 00 – LANDSCAPE PLANTING

- A. CLARIFICATION: Part 2.1.C.6.c. Use organic mulch. "Forest Blend" by Southern California Mulch Inc. or approved equal.
- B. CLARIFICATION: Detail D/L2.2 takes precedence over Specifications, Section 32 93 00, Part 3.7.D.

DRAWINGS

TITLE

1.14 SHEET T1 TITLE SHEET

- A. REPLACE: Sheet in its entirety with the attached T1. Revisions clouded.

ARCHITECTURAL

- 1.15 SHEET A1.0_B PHASING DEMOLITION/ NEW PLANS
 - A. REPLACE: Sheet in its entirety with the attached A1.0_B. Revisions clouded.
- 1.16 SHEET A1.5 SITE DETAILS
 - A. REPLACE: Sheet in its entirety with the attached A1.5. Revisions clouded.
- 1.17 SHEET A5.1 DOOR, WINDOW, AND FINISH SCHEDULE
 - A. REPLACE: Sheet in its entirety with the attached A5.1. Revisions clouded.
- 1.18 SHEET 6.1 ENLARGED PLANS
 - A. REPLACE: Sheet in its entirety with the attached A6.1. Revisions clouded.
- 1.19 SHEET 7.1 INTERIOR ELEVATIONS
 - A. REPLACE: Sheet in its entirety with the attached A7.1. Revisions clouded.
- 1.20 SHEET 7.2 INTERIOR ELEVATIONS
 - A. REPLACE: Sheet in its entirety with the attached A7.2. Revisions clouded.
- 1.21 SHEET 7.3 INTERIOR ELEVATIONS
 - A. REPLACE: Sheet in its entirety with the attached A7.3. Revisions clouded.
- 1.22 SHEET 7.4 INTERIOR ELEVATIONS
 - A. REPLACE: Sheet in its entirety with the attached A7.4. Revisions clouded.
- 1.23 SHEET 8.7 ROOF DETAILS
 - A. REPLACE: Sheet in its entirety with the attached A8.7. Revisions clouded.

STRUCTURAL

- 1.24 SHEET S0.8 ROOF DETAILS
 - A. REPLACE: Sheet in its entirety with the attached S0.8. Revisions clouded.

1.25 SHEET S4.1 WALL SECTIONS

- A. REPLACE: Sheet in its entirety with the attached S4.1. Revisions clouded.

MECHANICAL

1.26 SHEET M0.2

- A. CLARIFICATION: Equipment specified on the M0.2 schedules, including associated components and control requirements, takes precedence over Specifications, Section 23 81 29.

ELECTRICAL

1.27 SHEET E0.3 PANEL SCHEDULES

- A. REPLACE: Sheet in its entirety with the attached E0.3. Revisions clouded.

1.28 SHEET E1.2 SITE POWER PLAN

- A. REPLACE: Sheet in its entirety with the attached E1.2. Revisions clouded.

1.29 SHEET E2.4 MECHANICAL POWER FLOOR PLAN

- A. REPLACE: Sheet in its entirety with the attached E2.4. Revisions clouded.

1.30 SHEET E3.3 ELECTRICAL DETAILS

- A. REPLACE: Sheet in its entirety with the attached E3.3. Revisions clouded.

LANDSCAPE

1.31 SHEET L1.1 IRRIGATION PLAN

- A. REVISE: Sheet in its entirety with the attached L1.1. Revisions clouded.

1.32 SHEET L1.2 IRRIGATION DETAILS

- A. CLARIFICATION: 1/2" size, per detail L/L1.2 takes precedence over Specifications, Section 32 80 00, Part 2.1.N.B.
- B. CLARIFICATION: For 120V AC power, use Schedule 40 galvanized steel conduit. For low-voltage control wiring, use Schedule 40 PVC sweep ells. In relationship to the Specifications, Section 32 80 00, Part 3.2.H.

Addendum 1
Costa Mesa Fire Station No. 2 / City Project No. 26-05
W2109300AR
September 15, 2026
Page 7

1.33 SHEET L1.3 IRRIGATION DETAILS

A. ADD: Sheet in its entirety with the attached L1.3. Revisions clouded.

MISCELLANEOUS

MESA WATER DISTRICT

1.34 STATIC PRESSURE FORM

GREEN DINOSAUR

1.35 VOC AND FORMALDEHYDE LIMITS – 2019 Calgreen Building Code

END OF ADDENDUM 1

Submitted by,



JAIME MORENO
Associate Principal, Client Executive

Attachments:

Specifications:

07 61 00 – Sheet Metal Roofing
26 31 00 – Packaged PV System

Drawings:

Title Sheets: T1
Architectural Drawings: A1.0_B, A1.5, A5.1, A6.1, A7.1, A7.2, A7.3, A7.4, A8.7
Structural Drawings: S0.8, S4.1
Electrical Drawings: E0.3, E1.2, E2.4, E3.3
Landscape Drawings: L1.1, L1.3

Miscellaneous:

Static Pressure Form
VOC AND FORMALDEHYDE LIMITS – 2019 Calgreen Building Code

SECTION 07 61 00

SHEET METAL ROOFING

1. PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Precoated galvanized steel roofing and associated flashings.
- B. Counterflashings.
- C. Underlayments.
- D. Clips, fasteners, closures, and accessories.

1.2 REFERENCES

- A. ASTM B209-10 - Standard Specification for Aluminum and Aluminum-Alloy Sheet Plate.
- B. ASTM A792 - Steel Sheet, Aluminum - Zinc Alloy. Coated by the Hot-Dip Process, General Requirements.
- C. ASTM A924 - General Requirements for Steel Sheet, Zinc-Coated (Galvanized) by the Hot-Dip Process.
- D. ASTM D4586 - Asphalt Roof Cement, Asbestos Free.
- E. ASTM E283 - Determining the Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.
- F. ASTM E331 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
- G. ASTM E408 – Standard Test Methods for Total Normal Emittance of Surfaces Using Inspection – Meter Techniques.
- H. ASTM E903 – Standard Test Method for Solar Absorption, Reflectance, and Transmittance of Materials Using Inspection-Meter Techniques.
- I. CBC – California Building Code, (CBC) California Code of Regulations, Title 24, Part 6.
- J. CRRC – Cool Roof Rating Council – Product Rating Program CRRC-1.
- K. SMACNA - Architectural Sheet Metal Manual.
- L. UL (Underwriters Laboratories) - Wind Resistance Classification.

1.3 REGULATORY REQUIREMENTS

- A. Conform to CBC – California Building Code, (CCR) California Code of Regulations, Title 24, Part 6 requirements for a Cool Roof under the Product Rating Program CRRC-1 of the Cool Roof Rating Council.

1.4 SUBMITTALS

- A. Submit shop drawings under provisions of Section 01 33 00.
- B. Indicate on shop drawings, material profile, jointing pattern, jointing details, fastening methods, and installation details.
- C. Submit samples under provisions of Section 01 33 00.
- D. Submit two samples 24 x 24 inch in size of metal roofing mounted on plywood backing and illustrating typical batten seam, underlayment material, and finish.

- E. Submit specified association installation instructions under provisions of Section 01 33 00.

1.5 SYSTEM DESCRIPTION

- A. Provide UL 90 rated roofing system that has been tested in accordance with UL 580 test procedures.
- B. Resistance to Air Infiltration: 0.014 cfm per lineal foot of joint when tested in accordance with ASTM E283 at static test pressure differential of 20 psf.
- C. Resistance to Water Infiltration: No leakage through panel joints when tested in accordance with ASTM E331 at static test pressure differential of 20 psf.
- D. Solar Reflectance (albedo x100): Minimum 0.29 percent when tested according to ASTM E903.
- E. Emissivity: Minimum 0.90 percent when tested according to ASTM E408.

1.6 QUALITY ASSURANCE

- A. Installer: Company specializing in sheet metal roof installations with five years documented experience.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store and protect products under provisions of Section 01 61 00.
- B. Stack preformed and prefinished material to prevent twisting, bending, or abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.
- C. Prevent contact with materials during storage which may cause discoloration or staining.

1.8 WARRANTY

- A. Provide warranty under provisions of Section 01 77 00.
- B. Include 2-year warranty coverage for degradation of water tightness and integrity of seals.
- C. Include 20-year warranty coverage for metal finish from all defects.

2. PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. ATAS International, Field-Lok System, 1" seam FLL 175, 17-1/2" panel width with stiffening ribs. CRRC ID No. 0638, custom color, www.atas.com.
- B. Pac-Clad, Tite-Loc Plus, 2" seam, 16" panel, www.pac-clad.com.
- C. Substitutions: Under provisions of Section 01 25 13.

2.2 SHEET MATERIALS

- A. Galvanized Steel: 22 gauge, ASTM A792, Grade 50, A255 aluminum zinc coating.

2.3 ACCESSORIES

- A. Exposed Fasteners: Galvanized steel or stainless steel with neoprene washers. Finish exposed fasteners same as flashing metal.
- B. Concealed Fasteners: Galvanized steel pancake head phillips drive screws. Self-drilling, self-tapping as required by substrate.
- C. Clip Assemblies: Manufacturers standard clip, 0.0478 inch thick galvanized steel, 33 ksi yield strength, 3-1/2 inch long double fastener type.

- D. Fire-Resistant Roof Deck Protection: "Versashield" by GAF, www.gaf.com.
- E. Underlayment: Spunbound reinforced polypropylene coated fabric sheet.
 - 1. Grace Ice and Water Shield as manufactured by GCP Applied Technologies, www.gcpat.com.
 - 2. Substitutions: Under provisions of Section 01 25 13.
- F. Sealant: As specified in Section 07 92 00.
- G. Plastic Cement: ASTM D4586, Type I.
- H. Gutters and Downspouts: As specified in Section 07 71 23.

2.4 FABRICATION

- A. Roll form sections true to shape, accurate in size, square, and free from distortion or defects.
- B. Fabricate cleats and starter strips of same material as sheet, interlockable with sheet.
- C. Form pieces in longest practical lengths continuous from ridge to eave.
- D. Hem exposed edges on underside 1/2 inch; miter and seam corners.
- E. Form material with batten seams.
- F. Fabricate vertical faces with bottom edge formed outward 1/4 inch and hemmed to form drip.
- G. Fabricate flashings to allow toe to extend 2 inches over roofing. Return and brake edges.

2.5 FINISHING

- A. Kynar 500 or Hylar 5000 factory finish with 0.2 mil baked-on primer and 0.8 mil baked-on topcoat for a 1.0 mil dry film thickness.
- B. Color to be selected by Architect from manufacturer's entire range of standard and premium colors, or custom color.

3. PART 3 EXECUTION

3.1 EXAMINATION

- A. Inspect roof deck to verify deck is clean and smooth, free of depressions, waves, or projections, properly sloped to drains, valley or eaves.
- B. Verify roof openings, curbs, pipes, sleeves, ducts, or vents through roof are solidly set, cant strips and reglets are in place, and nailing strips located.
- C. Verify roofing membrane termination and base flashings are in place, sealed, and secure.
- D. Beginning of installation means acceptance of existing conditions.

3.2 PREPARATION

- A. Field measure site conditions prior to fabricating work.
- B. Install starter and edge strips, and cleats before starting installation.

3.3 INSTALLATION

- A. Install a 12 inch wide strip of underlayment over all seismic strips and plates.

- B. Apply underlayment in single layer and two layers of fire resistant roof deck protection over underlayment, laid perpendicular to slope; weather lap horizontal edges 4 inches, vertical edges 6 inches and nail or staple in place. Minimize attachment quantity.
- C. Cleat and seam all joints.
- D. Stagger transverse joints of roofing and slip sheets.

3.4 FLASHINGS

- A. Conform to SMACNA details and manufacturer's details and standards.
- B. Secure flashings in place using concealed fasteners.
- C. Cleat and seam all joints.
- D. Apply plastic cement compound between metal flashings and felt flashings.
- E. Fit flashings tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.
- F. Seal metal joints watertight.

3.5 FIELD QUALITY CONTROL

- A. Field inspection will be performed under provisions of Section 01 45 29.
- B. Inspection will involve surveillance of Work during installation to ascertain compliance with specified requirements.
- C. Visible "oil canning" when viewed at a distance of no less than 20'-0" will be cause for rejection of metal roof panel installation. Installation shall be repaired or replaced to an acceptable condition as determined by Architect.

3.6 PROTECTION OF FINISHED WORK

- A. Protect finished work under provisions of Section 01 61 00.
- B. Do not permit traffic over unprotected roof surfaces.

END OF SECTION

SECTION 26 31 00
PACKAGED PV SYSTEM

PART 1 - GENERAL

1.01 SCOPE OF WORK

- A. This section shall consist of providing a Design-Build packaged PV system with all accessories as specified and required by the 2022 California Energy Commission Title 24. The equipment supplier must be the authorized distributor for each component of the products specified herein. The work includes the furnishing of all labor, materials, equipment, test, and training to provide a complete and workable solar power generating system, including the PV modules, inverters, system monitoring, PV module support system and interconnecting conduit/wire, and specified herein. It is the intent of these specifications to have a single source responsibility for the PV modules, inverter, battery storage and support structure.
- B. Any and all exceptions to the published specifications shall be subject to the approval of the engineer.
- C. The power generating system shall be furnished by a solar integrator (contractor) who shall be responsible for the installation, coordination, and testing of the complete system. The contractor shall have documentary proof of being in business for ten (10) years and installed a minimum of ten (10) systems of equal or greater size. The entire system shall be installed as shown on the plans, drawings, and specifications herein.
- D. The equipment shall be produced by a manufacturer who has produced this type of equipment for a period of at least 10 years and who maintains a service organization available twenty-four hours a day throughout the year.
- E. The equipment shall be produced by a manufacturer who is ISO 9001 certified for the design, development, production, installation, and service of the complete product line.
- F. Complete and submit utility company interconnect agreement and required documentation (plans, diagrams, specifications and equipment data sheets) to the serving utility company for approval.
- G. Secure and pay for required permits and approvals from the serving utility company.
- H. Complete and submit utility company, State and local incentive/rebate program applications.
- I. The PV system is the sole responsibility of the contractor. The PV contractor shall submit plans, equipment data sheets, wiring diagrams and calculations to the authority having jurisdiction (AHJ) for review and approval. The PV system submittal to the AHJ shall bear the stamp and signature of a professional engineer registered in the State of California.
- J. Installation of the PV system shall commence upon approval of the PV plans by the AHJ.

1.02 GENERAL REQUIREMENTS

- A. It is the intent of this specification to secure an electrical power generating system that has been tested during design verification, production and at the final job site. All finished equipment shall be of the latest commercial design and will be complete with all of the necessary accessories for complete installation as shown on the plans, drawings, and specifications herein. The equipment supplied and installed shall meet the requirements of the 2022 California Electrical Code, along with all applicable local codes and regulations. All equipment shall be new and of current production of a national firm that manufactures PV modules, inverters and assembles them as a complete and coordinated system. There will

be one source responsibility for warranty, parts, and service through a local representative with factory-trained servicemen.

- B. The electrical power generating system shall be rated 13.2 kW (STC). System output may range between 18,828 kWh and 19,663 kWh per year.
- C. Refer to Section 260000 for Submittal requirements.

1.03 RELATED DOCUMENTS

- A. The following specification section apply to all work herein:
 - 1. Section 260000 – General Electrical Requirements.

1.04 SUBMITTAL AND MANUALS

- A. Comply with all requirements of the General Conditions, Supplementary Conditions and applicable sections of Divisions 1 and 26 of these specifications.
- B. Additional requirements of this section are:
 - 1. Within thirty-five (35) calendar days after the date of award of the Contract, the Contractor shall submit to the Architect for review, eight copies of a complete submission.
 - 2. The submission shall consist of five major sections with each section separated with index tabs. Each page in the submission shall be numbered chronologically and shall be summarized in the index.
 - 3. The first section shall be the "Index" which shall include the project title and address, name of the firm submitting the proposal and name of the Architect.
 - 4. The second section shall include a copy of the Installing Contractors valid C-10 California State Contractors License, letters of factory authorization and guaranteed service, list of 10 projects of equal scope and list of proposed instrumentation to be used by the Contractor.
 - 5. The third section shall contain the comparative specification listing, including a complete listing of the characteristics of the equipment to be furnished next to all of the specified equipment's features and functions as stated in the specifications and data sheets.
 - 6. The fourth section shall contain an original factory data sheet for every piece of equipment in the specifications.
 - 7. The fifth section shall contain a wiring designation schedule for each circuit leaving each piece of equipment and drawings showing system wiring plans.
 - 8. The submittal shall also include, but not be limited to, a site plan indicating site distribution of system wire/cable, floor plans indicating location of equipment, system devices, required wire/cable between equipment and devices, site specific wiring/connection diagrams, system three-line diagram, equipment elevations indicating dimensions and the arrangement/placement of all wall/floor mounted equipment. Calculations for the PV system kW size, annual kWh production.
 - 9. Submit installation details and structural calculations for the attachment of the roof mounted PV support system, PV module attachment to the support system, inverter and battery cabinet.

- C. The Contractor shall provide two copies of an "Operating and Servicing Manual" for the system. The manuals shall be bound in flexible binders. All data shall be printed material or typewritten. Each manual shall include the following: Instructions necessary for the proper operation and servicing of the system; complete as-built installation drawings of the system; a wiring destination schedule for each circuit leaving for each piece of equipment; a schematic diagram of major components with all transistor and IC complements and replacement number.

PART 2 - PRODUCTS

2.01 INVERTER:

- A. 208V. 3 phase, transformerless, string inverter with integral AC and DC disconnect switches, DC arc-fault protection, integrated DC fused string combiner, and 96.5% CEC efficiency.

2.02 PV MODULES

- A. Modules shall be as manufactured by Phono Solar, 550W Twinplus Module, or approved equal by the project Electrical Engineer.
- B. Module shall meet UL 61730 requirements, shall carry the CE mark and meet IEC 61215 and IEC 61730 standards.
- C. Module shall have a 25 year power performance warranty for 80% of warranted minimum power.
- D. Construction:
 - I. Front – Solar glass with anti-reflective surface treatment, 3.2mm (0.13”).
 - II. Back Sheet – Highly resistant polymer (black).
 - III. Frame – 1.5 mm Anodized aluminum (black).
- E. The terminal box shall have integral built-in bypass diode protection (to preserve array output power during periods of local shading). The junction box shall be weather resistant, watertight, UV and microbe resistant and meet IEC 61215 edition 2 design. The junction box will have positive and negative, 12 AWG, dual insulated cables with UL listed polarized weatherproof connectors. Connectors will be IP65 designed and meet 2022 CEC standards.
- F. The module manufacturer shall have been in business for more than 20 years with modules operating in the field for more than 20 years.

2.03 SUPPORT SYSTEM:

- A. PV panels are to be mounted on the roof.
- B. Roof support system shall be as manufactured by Unirac or approved equal. Contractor shall submit the design of the support system and structural calculations to the project/building Structural Engineer of Record (SEOR) for review. Contractor shall make revisions to the support system as required by the SEOR.
- C. Contractor shall coordinate the placement and attachment of the support system with the general contractor and the roof contractor.

2.04 METERING, MONITORING SYSTEM:

- A. A data acquisition system (DAS) shall be provided as part of the PV system. The DAS shall include instrumentation that allows the measurement of
 - 1. Ambient temperature.
 - 2. PV module temperature.

3. Wind speed.
 4. Plane of array solar irradiation.
 5. DC system voltage.
 6. DC system current.
 7. AC system power output.
 8. Overall facility energy use in 15 minute increments whether the energy is from solar or the utility – in essence a utility company “shadow” meter.
- B. The DAS shall include a data-logger, network interface device for data retrieval, Nema 4 enclosure, dry bulb temperature measuring device with radiation shield, anemometer, and solar sensor.
- C. The DAS shall be certified by the California Solar Initiative and shall be listed on the Go solar California website.
- D. The data acquisition system shall include 5-years of monitoring and hosting service on a secure website – per the minimum requirements of the California Solar Initiative.
- E. Meters shall be provided and installed per the California Solar Initiative program and shall provide revenue grade interval data recording (IDR) meter complete with industry standard telemetry for communication with ethernet services. The contractor shall also provide a connection to the building's energy management system (EMS) for the purpose of metering, monitoring and data collection of solar production. Meters must connect to a monitoring/data collection recording solar production through Time of Use (TOU) increments applicable to the local utility standards, with a minimum 15 minute intervals.
- F. System shall include the DAS and weather station.

PART 3 - EXECUTION

- 3.01 Coordinate the placement and attachment of the PV modules to the support system with the support system installer.
- 3.02 Coordinate the placement and attachment of the solar support system to the roof with the general contractor and the roof contractor.
- 3.03 Coordinate the location of the DAS in the Comm Room 133 to ensure required clearances are maintained. Route required communications conduit and wire between the DAS and the MDF and between the DAS and the inverter.
- 3.04 Coordinate the location of the weather station to ensure optimum performance.
- 3.05 Replace damaged PV modules and modules that are not performing to the manufacturer's specifications with new modules.
- 3.06 Test inverter for compliance with the manufacturer's specifications. Replace damaged or non-performing inverter with new inverter.
- 3.07 Clean all module and inverter surfaces at completion of the project.
- 3.08 Refer to Architectural roof plan for the solar ready areas and Electrical plans for preferred PV system equipment locations.
- 3.09 Coordinate routing of PV conduit, equipment locations and connections to the facility power distribution system with the General Contractor and Electrical Contractor prior to rough-in.

END OF SECTION

800 BAKER STREET
COSTA MESA, CA 92626
APN: 418-121-29
CITY PROJECT No. 26-05

NOTE: APPROVAL APPLIES TO PLANS SUBMITTED AND FOR
CONSTRUCTION INDICATED THERON INSTALLATION
SUBJECT TO FINAL INSPECTION AND ACCEPTANCE

LANDSCAPE	
L 1.1	IRRIGATION PLAN
L 1.2	IRRIGATION DETAILS
L 1.3	IRRIGATION DETAILS
L 2.1	LANDSCAPE PLAN
L 2.2	LANDSCAPE DETAILS

CITY PERMIT REFERENCE NUMBERS:
 - _____ (BUILDING PERMIT)
 - _____ (PRECISE GRADING PERMIT)



GENERAL NOTES

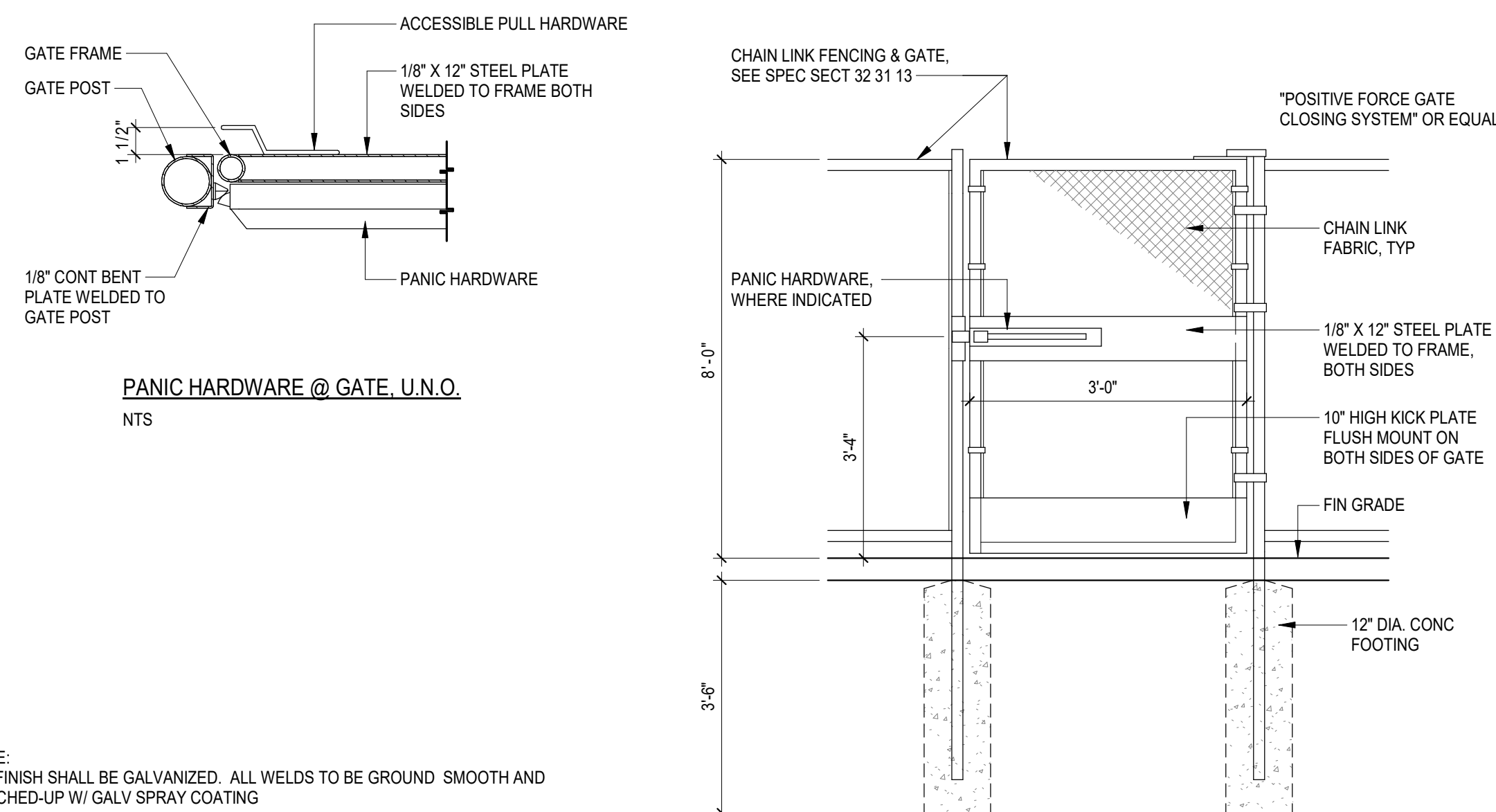
SCOPE OF WORK



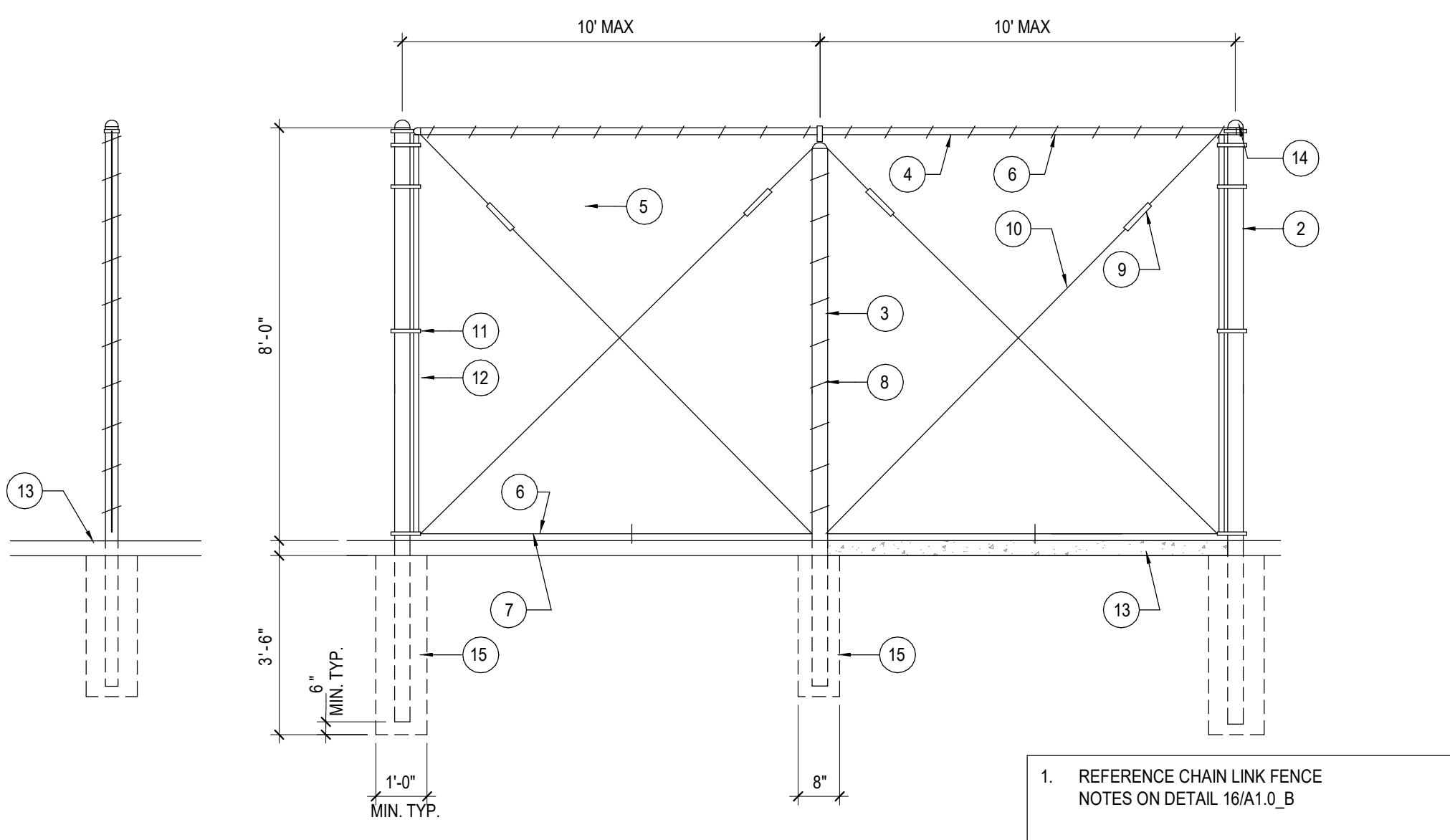
KEYNOTES FOR CHAIN LINK FENCE DETAILS:

- 3/8" X 3" GALVANIZED STEEL ANCHOR BOLT EMBEDDED INTO CONCRETE MIDWAY BETWEEN POST
- 2-7/8" O.D. GALV. FENCE POST (5.70 LB/FT.) END, ANGLE & CORNER POST, TYP.
- 2-3/8" O.D. GALVANIZED STEEL LINE POST AND HORIZONTAL (3.65 LB/FT.) TYP.
- 1-5/8" O.D. GALVANIZED STEEL HORIZONTAL RAIL (2.75 LB/FT.) TYP.
- 2" X 2" MESH X 9GA. GALVANIZED FENCE FABRIC WITH KNUCKLED TOP AND BOTTOM SELVAGE FENCE FABRIC TO BE GALANIZED BEFORE WESAIVING (G.B.W.), TYP.
- 9 GA. (0.148 DIA.) GALVANIZED STEEL WIRES OR HOG RINGS AT 15" O.C. MAX. SPACING. MINIMUM OF 8 TIE WIRES PER EA. 10' HORIZONTAL RAIL, TYP.
- 7 GA. (0.177 DIA.) GALVANIZED STEEL TENSION WIRE, TYP.
- 6 GA. (0.912 DIA.) GALVANIZED STEEL POST CLIPS AT 14" MAX. SPACING, MIN. OF 5 POST CLIPS FOR 8 POSTS, MIN. OF 10 POSTS CLIPS FOR 10' POST, TYP.
- GALVANIZED ADJUSTABLE TURNBUCKLE FOR 3/8" DIA. TRUSS ROD, TYP.
- 3/8" GALV. STEEL ADJUSTABLE TRUSS ROD. TRUSS RODS ARE REQUIRED FOR ALL GATE POST PANELS AND END OF CORNER POST PANELS, TYP.
- GALVANIZED STRETCHER BAR TENSION BAND AT 12" MAX. SPACING, MIN. OF 6 TENSION BANDS FOR 6 POSTS AND 20 TENSION BANDS FOR 20' POSTS, TYP.
- 1/4" X 6" GALVANIZED STEEL STRETCHER BAR, TYP.
- EXISTING PAVING. PATCH AND REPAIR AS REQUIRED TO MATCH ADJACENT CONDITION
- GALV. RAINPROOF CAP, TYP.
- CONCRETE FOOTING, TYP.
- NOT USED.
- 2" O.D. GALV. STEEL PERIMETER GATE FRAME (2.72 LB/FT)
- 1-7/8" O.D. GALV. STEEL INTERMEDIATE GATE SUPPORT (2.72 LB/FT)
- 1-7/8" O.D. GALV. PIPE RAIL
- NOT USED.

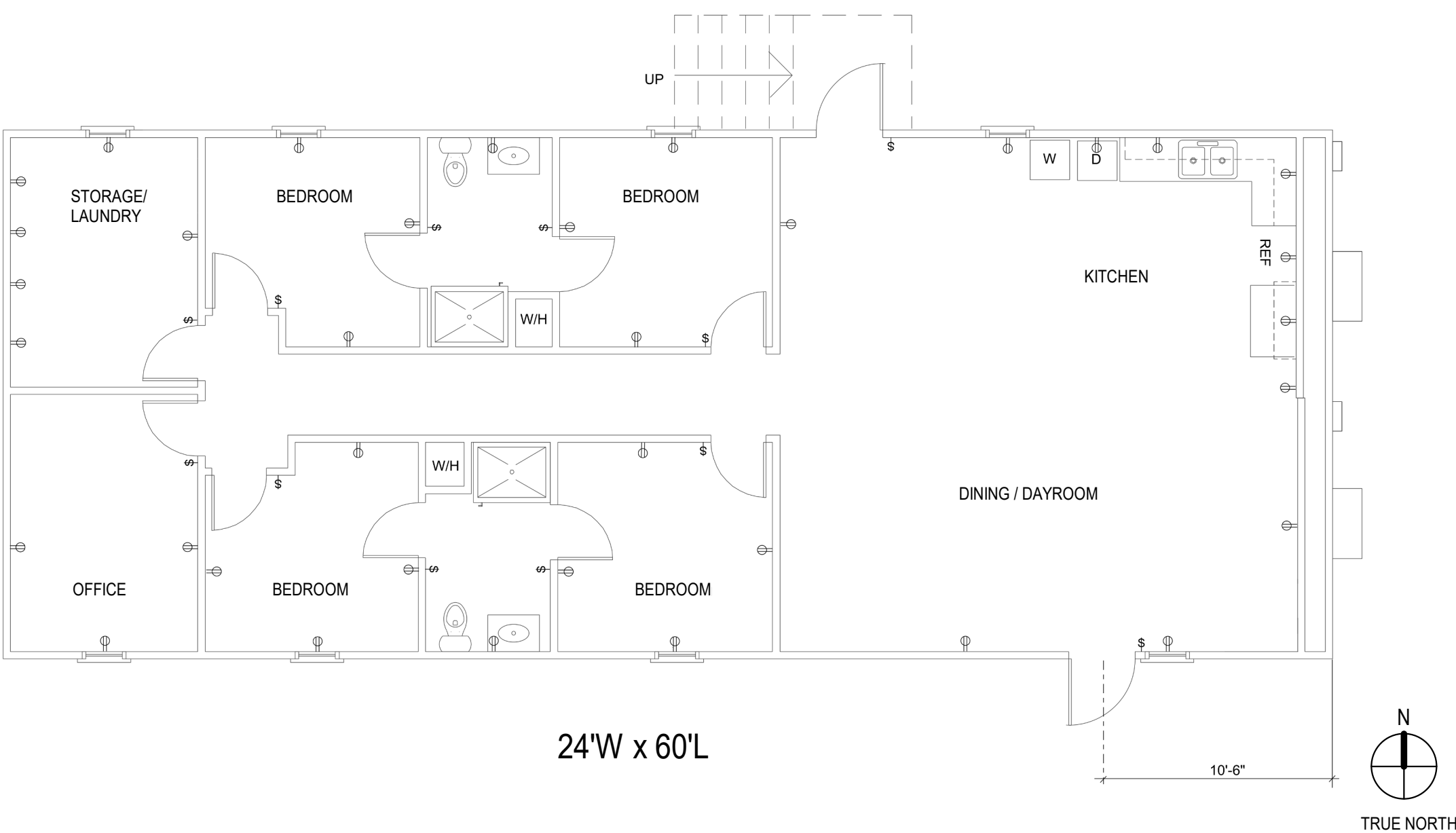
CHAIN LINK FENCING KEYNOTES 16



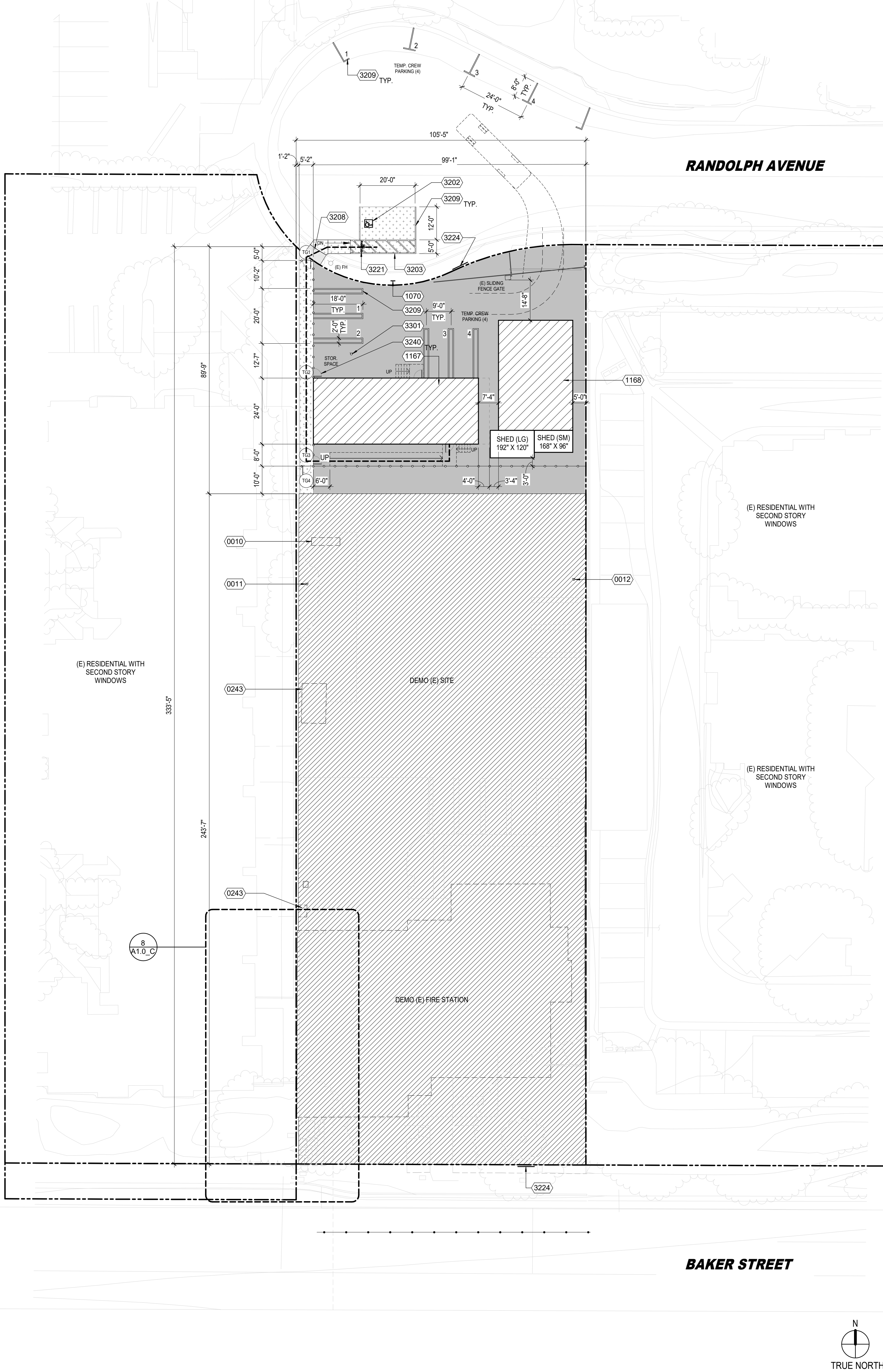
CHAINLINK GATE W/ PANIC HARDWARE 17



CHAINLINK FENCING 18



TEMPORARY LIVING QUARTERS - BASIS OF DESIGN (REFERENCE ONLY) 19



PHASE 02 / PHASE 03 8

REFERENCE NOTES 4

- PHASE 02**
- (E) ASPHALT & CONCRETE PAVING. PROTECT IN PLACE.
- NOTE: THE EXISTING FIRE STATION IS TO REMAIN FULLY OPERATIONAL WHILE PHASE 02 IS UNDERWAY. COORDINATE WITH THE FIRE DEPARTMENT.
- PHASE 02 CONSTRUCTION AREA**
- (N) ASPHALT, REF. CIVIL DRAWINGS
- PHASE 02**
- TEMPORARY BUILDINGS, CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI).
- RELOCATED (E) SHED, OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI).
- PHASE 03 DEMOLITION AREA**
- (E) ASPHALT/PLANTER/GRAVEL AREA, CONCRETE PAVERS, & STRUCTURES. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
- NOTE: PHASE 03 IS TO START ONLY AFTER THE PHASE 02 TEMPORARY STATION IS FULLY OPERABLE. COORDINATE WITH THE FIRE DEPARTMENT.
- PHASE 03**
- (E) STRUCTURES TO BE REMOVED
- (E) CONCRETE MASONRY PERIMETER, RETAINING WALL, OR ENCLOSURE WALL TO BE PROTECTED IN PLACE. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING OR FUTURE DAMAGE. EXISTING CONDITIONS MUST BE DOCUMENTED DURING THE MANDATORY PRE-BID WALK. REFER TO CIVIL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION. ANCHORS AND BOLTS ON (E) WALL TO BE PROTECT-IN-PLACE.
- CHAIN LINK FENCE AND GATES, 8'-0" HIGH MIN., REF DETAILS 16, 17, AND 18/A1.0_B
- NOTE: FENCE AND GATES ARE TO GO UP AT THE BEGINNING OF PHASE 02 AND STAY UNTIL THE COMPLETION OF PHASE 05. COORDINATE FURTHER WITH THE CITY/FIRE DEPARTMENT.
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL: NO ABRUPT CHANGES IN ELEVATION ALONG PATH OF TRAVEL
- SEE CIVIL AND ELECTRICAL PLANS FOR LOCATION OF ADDITIONAL SITE ITEMS.
 - SITE FULLY COMPIES WITH T-24, ACCESSIBILITY STANDARDS, AND SUBJECT TO FIELD VERIFICATION.
 - CONTRACTOR TO MAINTAIN FIRE DEPARTMENT ACCESS FROM RANDOLPH AVE. TO THE EXISTING STATION AT ALL TIMES DURING ESTABLISHMENT OF THE TEMPORARY ACCOMMODATIONS, COORDINATE WITH THE FIRE DEPARTMENT.
 - SITE MUST BE SECURE AT ALL TIMES, WITH FULL PERIMETER ENCLOSURE. THE EXISTING BLOCK WALLS IN CONNECTION WITH CONTRACTOR FURNISHED AND INSTALLED 8' TALL CHAIN LINK FENCING WITH PRIVACY/DUST SCREENING SHALL BE PROVIDED AT ALL TIMES FOR PUBLIC SAFETY AND SECURITY.
 - THE CONTRACTOR SHALL RELOCATE ALL BEDS, DRESSERS, DINING TABLES, CHAIRS, GYM EQUIPMENT, OFFICE FURNITURE, AND OTHER RELATED ITEMS FROM THE EXISTING STATION TO THE TEMPORARY STATION ONCE THE CERTIFICATE OF OCCUPANCY HAS BEEN OBTAINED AND ALL OPERATIONAL FUNCTIONS ARE IN PLACE.
 - THE NEAREST VAULT / TRANSFORMER BANK AVAILABLE TO BE USED BY THE CONTRACTOR / LIVING QUARTERS FOR TEMPORARY POWER CAN ONLY SERVICE THE FOLLOWING TWO VOLTAGES: 120/240V 1P 3W OR 120/208V 3P 4W.
 - THE SITE MUST BE SECURE AT ALL TIMES, WITH FULL PERIMETER ENCLOSURE. THE EXISTING BLOCK WALLS IN CONNECTIONS WITH CONTRACTOR FURNISHED AND INSTALLED 8' TALL CHAIN LINK FENCING WITH PRIVACY/DUST SCREENING SHALL BE PROVIDED AT ALL TIMES FOR PUBLIC SAFETY AND SECURITY.
 - FENCING AT THE SOUTH PERIMETER ALONG BAKER STREET AND AT THE TCE'S SHALL BE INSTALLED AT THE BEGINNING OF PHASE 03 AND REMOVED AT THE END OF PHASE 04.

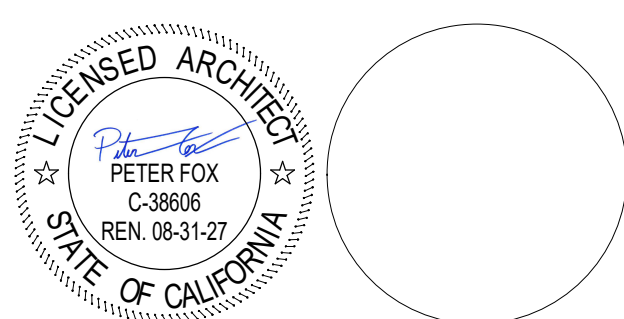
MATERIAL LEGEND AND NOTES 3

- (0010) REMOVE (E) HOSE DRYING TOWER
- (0011) REMOVE (E) WHARF HYDRANT
- (0012) CAP (E) FIRE HYDRANT. SEE CIVIL DRAWINGS.
- (0243) (E) STRUCTURE TO BE RELOCATED. COORDINATE WITH FIRE DEPARTMENT.
- (1070) VAN ACCESSIBLE PARKING SIGN, SURFACE MOUNTED, SEE 16/A1.3.
- (1167) 24'-0" x 8'-0" TEMPORARY LIVING QUARTERS, CFCI. SEE DETAIL 18/A1.0_B.
- (1168) 26'-0" x 10'-0" TEMPORARY APPARATUS BAY, CFCI
- (3202) PAINTED ISA SYMBOL, TYP. SEE 18/A1.3
- (3203) 4" WIDE BLUE TRAFFIC PAINT STRIPING AT 36" O.C., TYP.
- (3208) TRUNCATED DOMES AND GROOVED BORDER, TYP. SEE 24/A1.3
- (3209) 4" STRIPED TRAFFIC PAINT AT PARKING STALL, TYP.
- (3221) 12" HIGH LETTERS IN WHITE TRAFFIC PAINT, TYP.
- (3224) PROJECT CONSTRUCTION SIGN, COORDINATE WITH CITY.
- (3240) 3'-0" WIDE CHAIN LINK MAN GATE, SEE 17/A1.0_B
- (3301) FIRE HYDRANT, SEE CIVIL DRAWINGS

**COSTA MESA FIRE STATION No. 2
RECONSTRUCTION**

COSTA MESA FIRE & RESCUE DEPARTMENT

800 BAKER STREET
COSTA MESA, CA 92626



CONSULTANT

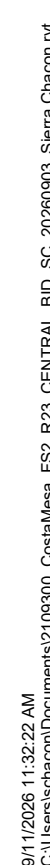
NO	DATE	BY	DESCRIPTION
1	06/30/2026	SC	ADDITIONAL 1

DRAWN: SC	CHECKED: JM
DATE: 06/30/2026	SCALE: AS NOTED
PROJECT NUMBER: 2109300	

**PHASING
DEMOLITION /
NEW PLANS**

DRAWING NUMBER: **A1.0_B**

DRAWN: SC	CHECKED: JM
DATE: 06/30/2026	SCALE: AS NOTED
PROJECT NUMBER: 2109300	



ROOM SCHEDULE													
#	ROOM NAME	BASE	FLOOR	WAINSCOT				WALLS				INTERIOR ELEVATION SHEET	REMARKS
				NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST		
101	LOBBY	RES	PC	-	-	-	-	-	-	-	-	13/A7.1	POLISHED CONCRETE, COLORED
102	RESTROOM	POR	POR	-	-	-	-	POR	POR	POR	POR	4/A7.1	DEPRESS CONCRETE SLAB 2-1/2"
103	HALLWAY	RES	CPT	-	-	-	-	GYP	GYP	GYP	GYP	5/A7.1	-
104	CAPTAIN'S OFFICE	RES	CPT	-	-	-	-	GYP	GYP	GYP	GYP	6/A7.1	-
105	SLEEPING QUARTER 1	RES	CPT	-	-	-	-	AEG	AEG	AEG	AEG	15/A7.1	-
106	SHARED BATH 1	POR	POR	-	-	-	-	AEG/POR	AEG/POR	AEG/POR	AEG/POR	16/A7.1	DEPRESS CONCRETE SLAB 2-1/2"
107	SLEEPING QUARTER 2	RES	CPT	-	-	-	-	AEG	AEG	AEG	AEG	15/A7.1	-
108	SLEEPING QUARTER 3	RES	CPT	-	-	-	-	AEG	AEG	AEG	AEG	15/A7.1	-
109	SHARED BATH 2	POR	POR	-	-	-	-	AEG/POR	AEG/POR	AEG/POR	AEG/POR	16/A7.1	DEPRESS CONCRETE SLAB 2-1/2"
110	SLEEPING QUARTER 4	RES	CPT	-	-	-	-	AEG	AEG	AEG	AEG	15/A7.1	-
111	SLEEPING QUARTER 5	RES	CPT	-	-	-	-	AEG	AEG	AEG	AEG	3/A7.2	-
112	ACC. SHARED BATH 3	POR	POR	-	-	-	-	AEG/POR	AEG/POR	AEG/POR	AEG/POR	4/A7.2	DEPRESS CONCRETE SLAB 2-1/2"
113	SLEEPING QUARTER 6	RES	CPT	-	-	-	-	AEG	AEG	AEG	AEG	3/A7.2	-
114	RESTROOM	POR	POR	-	-	-	-	AEG/POR	AEG/POR	AEG/POR	AEG/POR	19/A7.2	DEPRESS CONCRETE SLAB 2-1/2"
115	FIRE RISER ROOM	CONC	CONC	-	-	-	-	GYP	GYP	GYP	GYP	-	-
116	KITCHEN	RES	PC	-	-	-	-	GYP	GYP	GYP	GYP	6/A7.2	POLISHED CONCRETE, COLORED
117	DAY ROOM	RES	CPT	-	-	-	-	GYP	GYP	GYP	GYP	17/A7.2	-
118	DINING ROOM	RES	PC	-	-	-	-	GYP	GYP	GYP	GYP	6/A7.2	POLISHED CONCRETE, COLORED
119	SLEEPING QUARTER 7	RES	CPT	-	-	-	-	AEG	AEG	AEG	AEG	16/A7.2	-
120	SHARED BATH 4	POR	POR	-	-	-	-	AEG/POR	AEG/POR	AEG/POR	AEG/POR	16/A7.1	DEPRESS CONCRETE SLAB 2-1/2"
121	SLEEPING QUARTER 8	RES	CPT	-	-	-	-	AEG	AEG	AEG	AEG	16/A7.2	-
122	VESTIBULE 2	RES	PC	-	-	-	-	IRG	GYP	GYP	GYP	5/A7.3	POLISHED CONCRETE, COLORED
123	CUSTODIAN STORAGE	RES	CONC	-	-	CER	CER	IRG	IRG	IRG	IRG	5/A7.2	-
124	MEDICAL STORAGE	RES	CONC	-	-	-	-	GYP	GYP	GYP	GYP	7/A7.2	-
125	WORKSTATIONS	RES	PC	-	-	-	-	GYP	GYP	GYP	GYP	6/A7.4	POLISHED CONCRETE, COLORED
126	VESTIBULE 1	RES	PC	-	-	-	-	GYP	GYP	GYP	GYP	6/A7.3	POLISHED CONCRETE, COLORED
127	APPARATUS ROOM	CONC	CONC	-	-	-	-	IRG	IRG	IRG	IRG	4/A7.3	-
128	DECON SINK	RES	CONC	-	-	-	-	IRG	IRG	IRG	IRG	-	-
129	EXERCISE ROOM	ALT	ATL	ATL	ATL	ATL	ATL	IRG	IRG	IRG	IRG	10/A7.3	-
130	DIRTY RESTOOM	POR	POR	-	-	-	-	POR	POR	POR	POR	5/A7.4	DEPRESS CONCRETE SLAB 2-1/2"
131	STORAGE	RES	CONC	-	-	-	-	IRG	IRG	IRG	IRG	-	-
132	WORKSHOP	RES	CONC	-	-	-	-	IRG	IRG	IRG	IRG	6/A7.4	-
133	DATA	RES	CONC	-	-	-	-	GYP	GYP	GYP	GYP	-	-
134	ELECTRICAL ROOM	RES	CONC	-	-	-	-	GYP	GYP	GYP	GYP	-	-
135	CONFERENCE ROOM	RES	CPT	-	-	-	-	GYP	GYP	GYP	GYP	7/A7.4	-
136	OUTDOOR PATIO	-	-	-	-	-	-	-	-	-	-	-	-

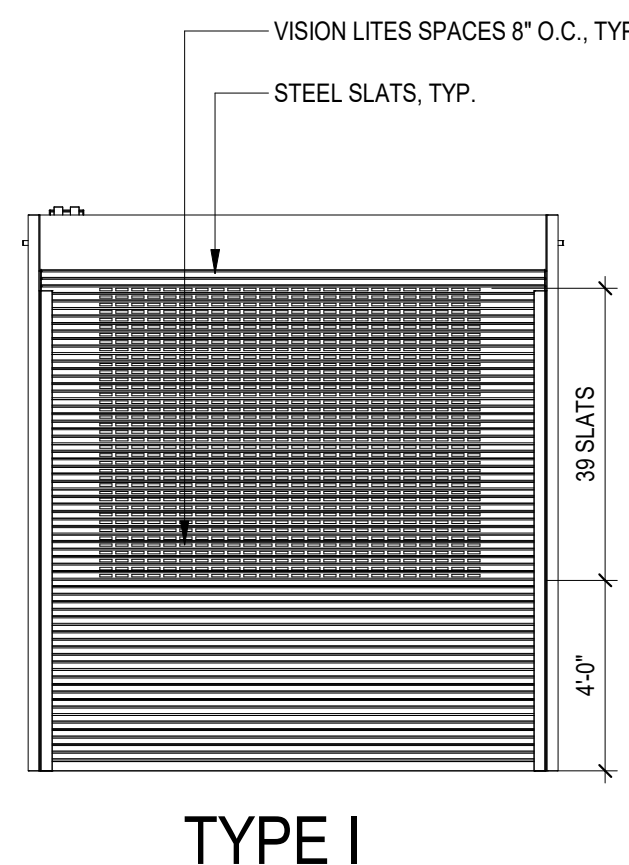
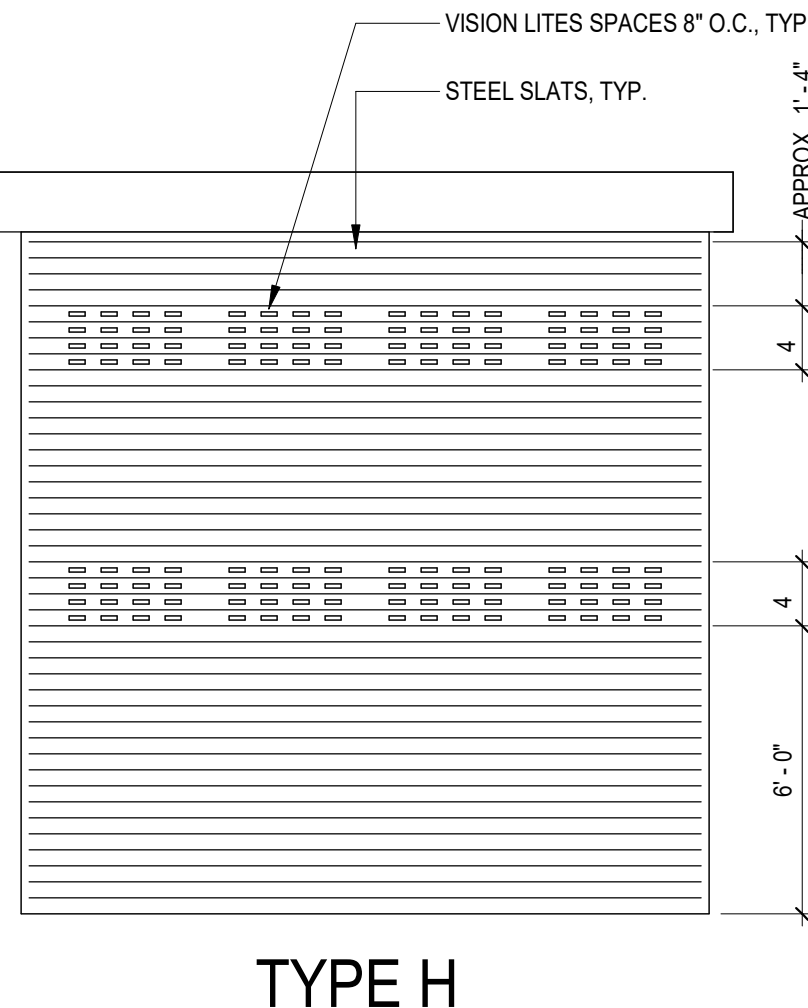
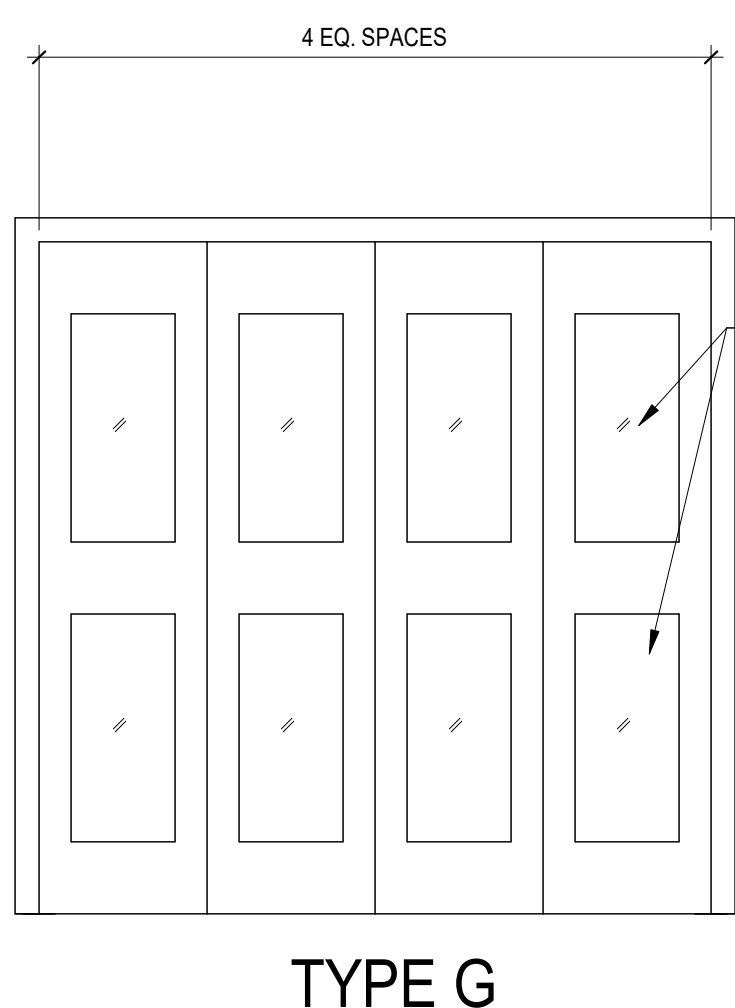
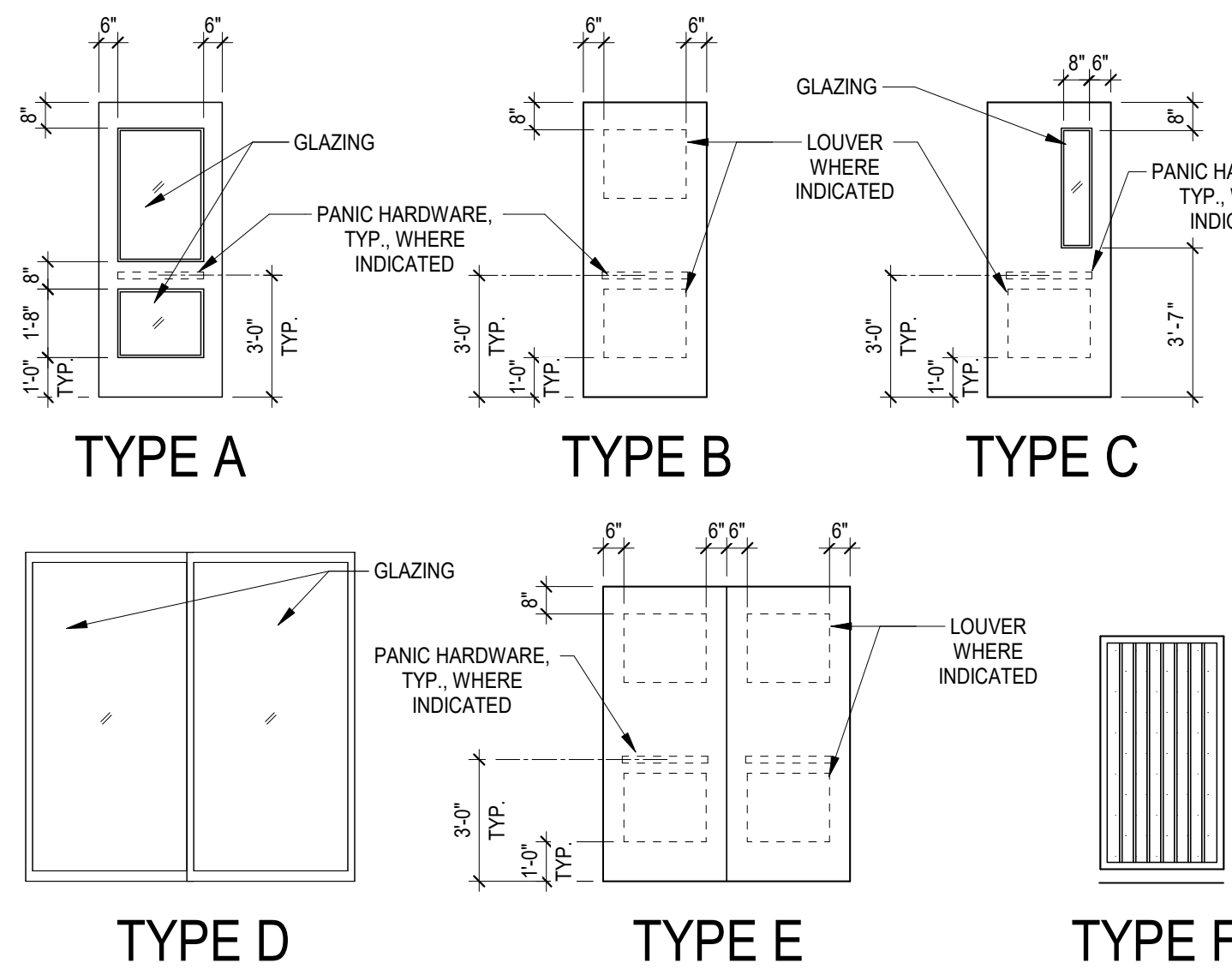
FINISH NOTES:

- ALL GYP. BOARD SURFACES TO BE PAINTED, TYP.
- WALL, FLOOR AND CEILING FINISHES SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN 2022 CBC TABLE 803.15.
- PROVIDE FULL HEIGHT FRP FINISH AT ALL MOP SINK LOCATIONS, U.N.O.
- FOR TYPICAL WALL BASE, SEE DETAIL 4/A8.2.
- FOR WALL BASE AT TILED LOCATION, SEE DETAIL 8/A8.2.
- ALL EXPOSED CONCRETE BASE TO HAVE 3/4" RADIUS COVE.
- FOR FLOOR TRANSITIONS, SEE DETAIL 2/A5.2.
- DEPRESS CONCRETE SLAB 2-1/2" WHERE PORCELAIN FLOOR FINISH IS SCHEDULED, U.N.O.
- VERIFY ALL FLOOR PATTERNS WITH ARCHITECT.
- PORCELAIN TILE TO BE OVER TYPE X TILE BACKER BOARD AT ALL WALL AND CEILING LOCATIONS, U.N.O.
- VERIFY ADA CLEARANCES ARE TO THE FINISH TILE.
- FOR TYPICAL WALL TILE PATTERN, SEE DETAIL 10/A8.2.
- FOR TYPICAL SHOWER STALL, SEE DETAIL 1/A8.2.
- FOR SECTION THROUGH CURB - TYPICAL SHOWER STALL, SEE DETAIL 3/A8.2, FOR NO CURB, WHERE OCCURS, SEE DETAIL 7/A8.2.
- 7/8" FURRING CHANNELS AT 16" O.C. SHALL BE USED ON ALL MASONRY SURFACES SCHEDULED TO RECEIVE GYPSUM BOARD FINISH AND 1-1/2" MIN. WHERE THERE IS CONDUIT, U.N.O.

MATERIAL LEGEND:

BASE	
CER CONC	CERAMIC TILE BASE
RES	EXPOSED CONCRETE CURB
EPXY	RESILIENT BASE
FLOOR	
ATL CONC	ATHLETIC FLOORING
CER CPT	EXPOSED CONCRETE, SEALED WITH ASHFORD FORMULA, AND UL-390 E-ZEE SEAL BY ALLIED INTERNATIONAL
EPXY LVT	CERAMIC TILE
PC	CARPET
POR	LUXURY VINYL TILE
RES	POLISHED CONCRETE
RUB	PORCELAIN TILE
WALL	
AEG CMU	ACOUSTICALLY ENHANCED GYPSUM BOARD
CONC	EXPOSED CONCRETE MASONRY
CER	EXPOSED CONCRETE
FRP	FIBERGLASS REINFORCED PANELS OVER GYPSUM BOARD
GYP	GYPSUM BOARD
IRG	IMPACT RESISTANT / ABUSE RESISTANT GYPSUM BOARD
MIR	MIRROR OVER IR GYPSUM BOARD
MRG	MOISTURE RESISTANT GYPSUM BOARD
POR	PORCELAIN TILE
PVC	PVC INTERLOCKING PANEL

FINISH SCHEDULE AND NOTES



- NOTES:
- ALL LOUVERS TO HAVE 50% FREE AREA.
 - FOR TYPICAL FRAME PROFILE, SEE DETAIL 5/A5.2.
 - FOR TYPICAL DOOR ANCHORAGE, SEE DETAIL 6/A5.2.
 - FOR PUSH PLATE AND KICK PLATE INFORMATION, SEE DETAIL 3/A5.2.
 - FOR TYPICAL FRAMING AT DOOR, SEE DETAIL 9/A5.2.

DOOR SCHEDULE AND NOTES

DOOR NOTES:

- ALL LANDINGS TO HAVE MAXIMUM 1:50 SLOPE (2% GRADIENT) IN ALL DIRECTIONS - ON EACH SIDE OF EACH DOOR. ALL THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT.
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. ALL DOORS MUST COMPLY WITH ACCESSIBILITY REQUIREMENTS.
- MAXIMUM FORCE TO OPERATE DOORS IS LIMITED TO 54.8 OF FORCE. EXCEPTION: REQUIRED FIRE DOORS MAY HAVE MIN. OPENING FORCE ALLOWED BY FIRE JURISDICTION, NOT TO EXCEED 154.8 OF FORCE.
- DOORS WITH CLOSERS SHALL HAVE SWEEP PERIOD OF MIN. 3 SECONDS FROM 70-DEGREE OPENING POSITION UNTIL LEADING EDGE OF DOOR IS WITHIN 3 INCHES OF LATCH.
- PROVIDE METAL TRIM NEAR BOTTOM OF DOOR JAMB AT ALL EXPOSED CONCRETE BASE (IE APPARATUS ROOM) TO MAKE UP DIFFERENCE BETWEEN GYPSUM BOARD THICKNESS AND BARE CONCRETE BASE.
- FIRE RATED GLAZING FOR FIRE RATED DOORS TO BE IN ACCORDANCE WITH CBC 2022, SECTION 716.2.5 AND TABLE 716.1(2).
- FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS. (OVERALL U-FACTOR 0.30, SHGC 0.25, AND VT 0.50).

DOOR REMARKS:

- PUSHBUTTON / KEYPAD ACCESS
- 18" X 12" BOTTOM DOOR LOUVER
- 24" X 18" TOP AND BOTTOM DOOR LOUVER
- 3/4" DOOR UNDERCUT ABOVE THRESHOLD, U.N.O.
- 24" X 18" BOTTOM DOOR LOUVER AT EACH DOOR
- 24" X 18" TOP AND BOTTOM DOOR LOUVER AT EACH DOOR
- PROVIDE EXIT SIGN, SEE 8/A6.5.
- PROVIDE EXIT ROUTE SIGN, SEE 8/A6.5.
- PROVIDE ACCESSIBILITY SIGN, SEE 13/A6.5.
- PROVIDE NO SMOKING SIGN, SEE 6/A6.5.
- PROVIDE UNISEX RESTROOM SIGNS, SEE 14/A6.5 AND 15/A6.5.
- PROVIDE WOMEN'S RESTROOM SIGNS, SEE 6/A6.5 AND 7/A6.5.
- PROVIDE MEN'S RESTROOM SIGNS, SEE 11/A6.5 AND 10/A6.5. (SIGNS SHALL BE MOUNTED PER DETAILS 2/A6.5 AND 3/A6.5.)
- PROVIDE FIRE RISER SIGN, SEE 16/A6.5.

SITE GATES

G1	14'-0"	HEIGHT	-	-	-	SG1	-	-	ST	ST	P	P	-	-	-	-	TOP TO MATCH TOP OF CMU CAP, SEE 7/A1.4
G2	3'-0"	HEIGHT	F	-	-	SG2	Y	-	-	-	P	P	-	-	-	-	TOP TO MATCH TOP OF CMU CAP, SEE 19/A1.5
G3	10'-0"	HEIGHT	-	-	-	SG3	-	-	ST	ST	P	P	-	-	-	-	TOP TO MATCH TOP OF CMU CAP, SEE 7/A1.5
G5	-	-	F	-	-	SG2	-	-	ST	ST	P	P	-	-	-	-	TOP TO MATCH TOP OF CMU CAP, SEE 17/A1.5
G6	3'-0"	HEIGHT	F	-	-	SG2	Y	-	ST	ST	P	P	-	-	-	-	TOP TO MATCH TOP OF CMU CAP, SEE 18/A1.5
G7	3'-0"	HEIGHT	F	-	-	SG4	Y	-	ST	ST	P	P	-	-	-	-	TOP TO MATCH TOP OF CMU CAP, SEE 21/A1.5
G8	10'-0"	HEIGHT	-	-	-	SG3	Y	-	ST	ST	P	P	-	-	-	-	TOP TO MATCH TOP OF CMU CAP, SEE 7/A1.5
G9	10'-0"	HEIGHT	-	-	-	SG3	Y	-	ST	ST	P	P	-	-	-	-	TOP TO MATCH TOP OF CMU CAP, SEE 7/A1.5
G10	26'-0"	HEIGHT	-	-	-	SG1	-	-	ST	ST	P	P	-	-	-	-	TOP TO MATCH TOP OF CMU CAP, SEE 6/A1.4
TG1	3'-0"	HEIGHT	-	-	-	SG5	Y	Y	CL	CL	CL	CL	-	-	-	-	FOR MORE INFO SEE 17/A1.0, B
TG2	3'-0"	HEIGHT	-	-	-	SG6	-	-	CL	CL	CL	CL	-	-	-	-	FOR MORE INFO SEE 17/A1.0, B
TG3	3'-0"	HEIGHT	-	-	-	SG5	Y	Y	CL	CL	CL	CL	-	-	-	-	FOR MORE INFO SEE 17/A1.0, B
TG4	3'-0"	HEIGHT	-	-	-	SG6	-	-	CL	CL	CL	CL	-	-	-	-	FOR MORE INFO SEE 17/A1.0, B

DOOR NOTES:

- ALL LANDINGS TO HAVE MAXIMUM 1:50 SLOPE (2% GRADIENT) IN ALL DIRECTIONS - ON EACH SIDE OF EACH DOOR. ALL THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT.
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- PROVIDE METAL TRIM NEAR BOTTOM OF DOOR JAMB AT ALL EXPOSED CONCRETE BASE (IE APPARATUS ROOM) TO MAKE UP DIFFERENCE BETWEEN GYPSUM BOARD THICKNESS AND BARE CONCRETE BASE.
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DOOR REMARKS:

- PUSHBUTTON / KEYPAD ACCESS
- 18" X 12" BOTTOM DOOR LOUVER
- 24" X 18" TOP AND BOTTOM DOOR LOUVER
- 3/4" DOOR UNDERCUT ABOVE THRESHOLD, U.N.O.
- 24" X 18" BOTTOM DOOR LOUVER AT EACH DOOR
- 24" X 18" TOP AND BOTTOM DOOR LOUVER AT EACH DOOR
- PROVIDE EXIT SIGN, SEE 8/A6.5.
- PROVIDE EXIT ROUTE SIGN, SEE 8/A6.5.
- PROVIDE ACCESSIBILITY SIGN, SEE 13/A6.5.
- PROVIDE NO SMOKING SIGN, SEE 6/A6.5.
- PROVIDE UNISEX RESTROOM SIGNS, SEE 14/A6.5 AND 15/A6.5.
- PROVIDE WOMEN'S RESTROOM SIGNS, SEE 6/A6.5 AND 7/A6.5.
- PROVIDE MEN'S RESTROOM SIGNS, SEE 11/A6.5 AND 10/A6.5. (SIGNS SHALL BE MOUNTED PER DETAILS 2/A6.5 AND 3/A6.5.)
- PROVIDE FIRE RISER SIGN, SEE 16/A6.5.

#	WINDOW SIZE	WIDTH	HEIGHT	TYPE	LABEL (MIN.)	GLAZING		FRAME	MATERIAL	FINISH	DETAILS				ROLLER SHADE TYPES	MATERIAL/FINISH ABBREVIATIONS:
						TYPE	THICKNESS				HEAD	JAMB	SILL	OTHER		
A	3'-4"	5'-4"	W3	-	A	A	1"	AL	FF		10,11	10,11	10,11	-	2	AL = ALUMINUM AN = ANODIZED FF = FACTORY FINISH HM = HOLLOW METAL P = PAINTED FINISH PL = PLASTIC LAMINATE ST = STEEL TG = TEMPERED GLAZING WV = WOOD VENEER WS = WOOD, SOLID CORE Y = YES
B	3'-4"	5'-4"	W2	-	A	A	1"	HM	P		6,7	6,7	6	-	1	REMARKS
C	3'-4"	1'-4"	W5	60	F	A	1"	HM	P		6,7	6,7	5,7	-	-	CLERESTORY WINDOW
C1	3'-4"	1'-4"	W5	-	A	A	1"	HM	P		6,7	6,7	5,7	-	-	CLERESTORY WINDOW
D	8'-0"	8'-8"	W1	-	A	A	1"	HM	P		7	1,2,7	3	-	1	
D1	6'-2"	8'-8"	W1	-	A	A	1"	HM	P		7	1,2,7	3	-	-	
D2	5'-4"	8'-8"	W1	-	A	A	1"	HM	P		7	1,2,7	3	-	-	
E	3'-4"	8'-8"	W6	-	A	A	1"	HM	P		6,7	6,7	-	-	-	
F	1'-4"	1'-4"	W4	-	A	A	1"	HM	P		8	7	7	-	-	CLERESTORY WINDOW
G	6'-0"	4'-0"	W7	60	F	A	1"	HM	P		9	9	9	-	1	FIRE RATED
H	5'-0"	5'-4"	W2	-	A	A	1"	HM	P		6	6	6	-	1	

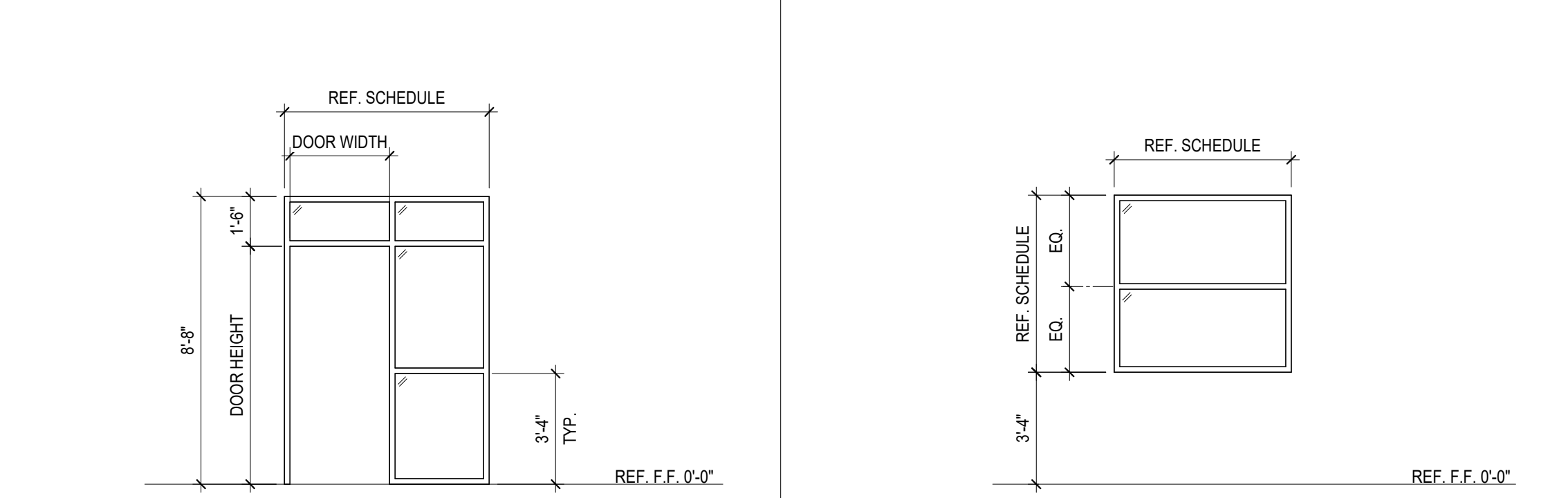
GLAZING TYPES:

- TYPE A: INSULATED, 1" THICK, TINTED TEMPERED OUTER PANE, CLEAR TEMPERED INNER PANE, LOW E COATING ON SURFACE 2
- TYPE AO: INSULATED, 1" THICK, TINTED TEMPERED OUTER PANE, OBSCURED TEMPERED INNER PANE, LOW E COATING ON SURFACE 2
- TYPE B: TEMPERED, TINTED, 1/4" THICK U.N.O.
- TYPE C: TEMPERED, CLEAR, 1/4" THICK U.N.O.
- TYPE D: POLYCARBONATE, 1/4" GLAZING
- TYPE F: FIRE RATED SAFETY GLASS
- WINDOW NOTES:
- FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS (OVERALL U-FACTOR 0.30, SHGC 0.25, AND VT 0.50).
 - FIRE RATED GLAZING FOR FIRE RATED DOORS TO BE IN ACCORDANCE WITH CBC 2022, SECTION 716.2.5 AND TABLE 716.1(2).

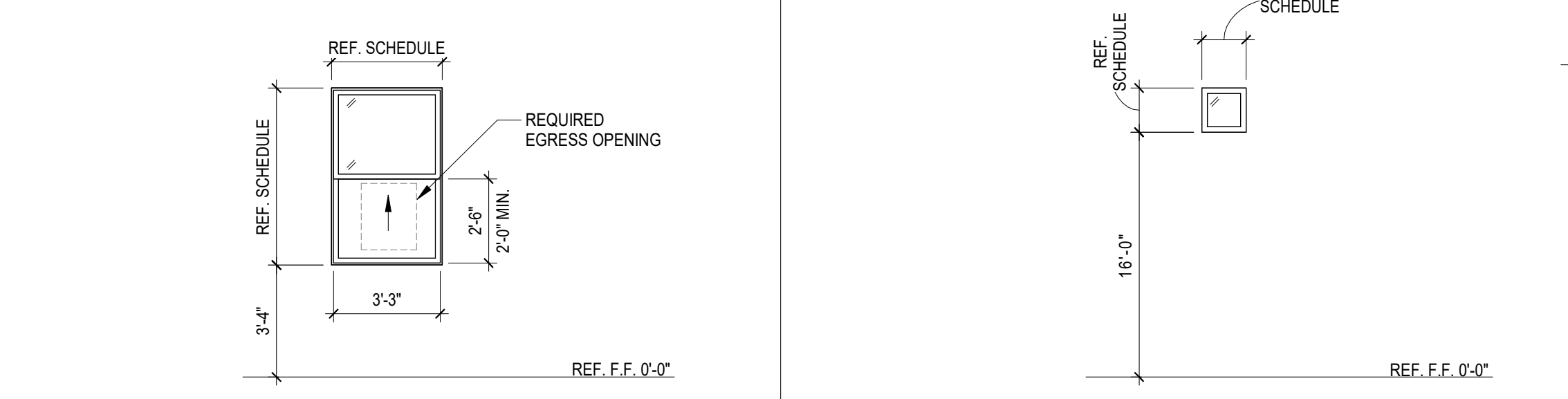
ROLLER SHADE TYPES:

- TYPE 1: MANUAL SINGLE SHADE
- TYPE 2: MANUAL DOUBLE SHADE (W/ BLACK-OUT SHADE @ ALL DORMITORIES)
- TYPE 3: MOTORIZED SINGLE SHADE
- NOTE: ROLLER SHADES SHALL COVER ALL GLAZING AREAS.

WINDOW SCHEDULE AND NOTES

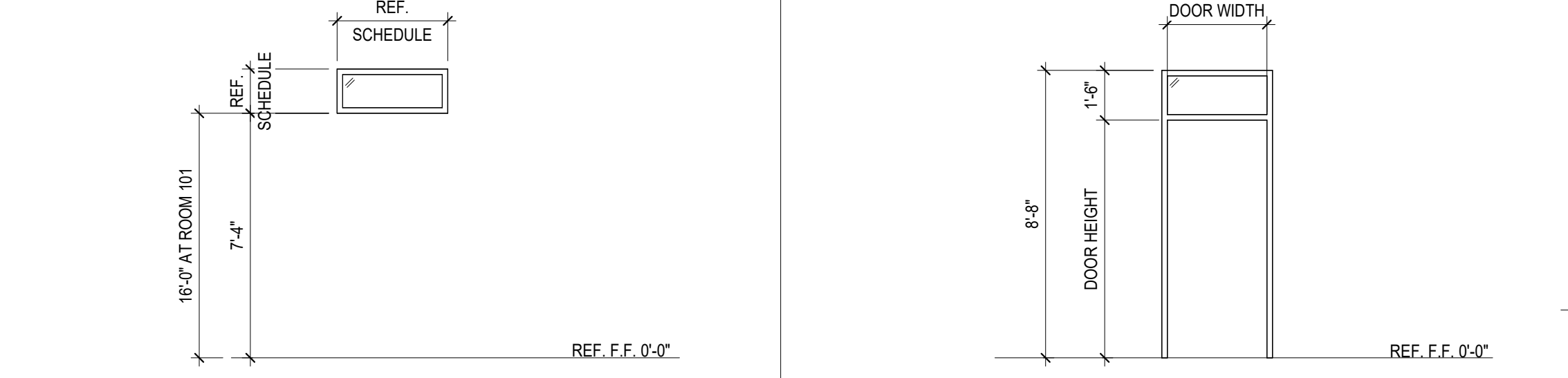


D	D1	D2	W1	B	H	W2
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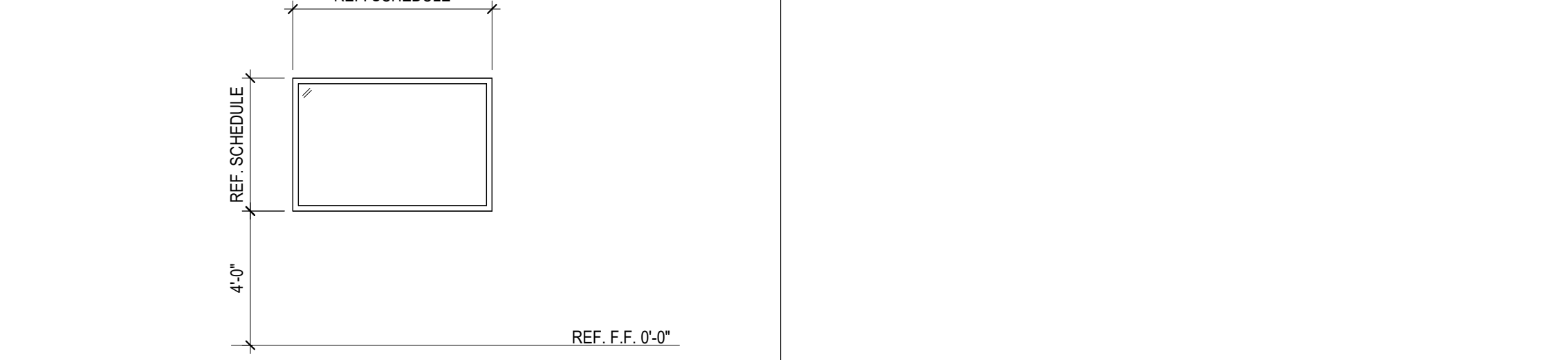


- NOTES:
- 1.44" MAX HEIGHT TO SILL
 - 2.57 SF. FT. MIN. NET CLEAR OPENING

A	W3	F	W4
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C	W5	E	W6
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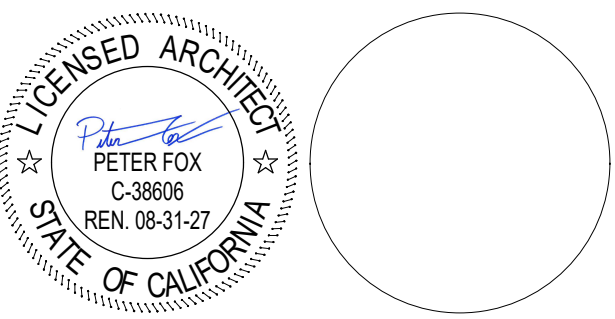


G	W7		
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WINDOW TYPES

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COSTA MESA, CA 92626



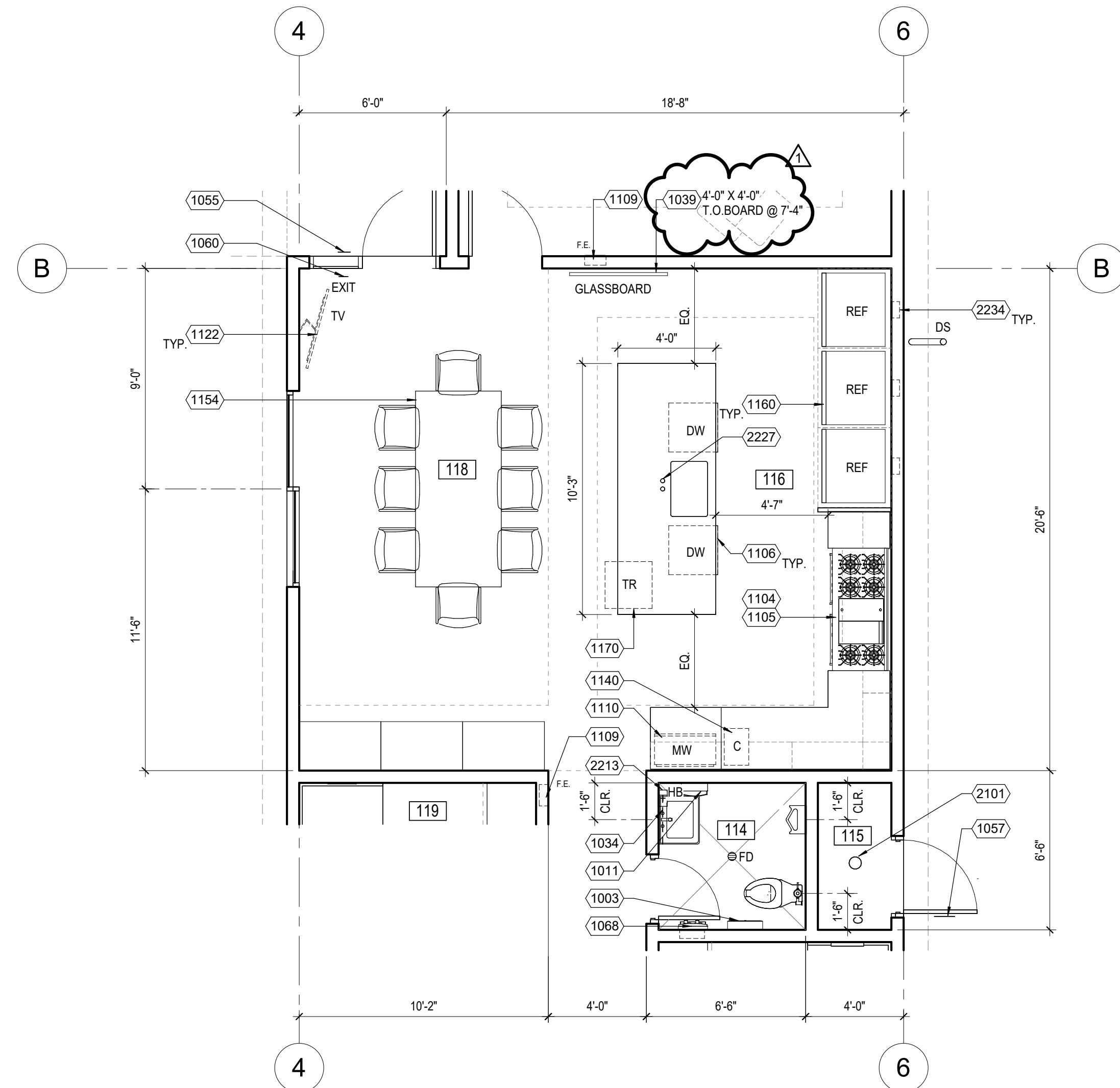
CONSULTANT

NO	DATE	BY	DESCRIPTION
1	09/10/2026		ADDENDUM 1

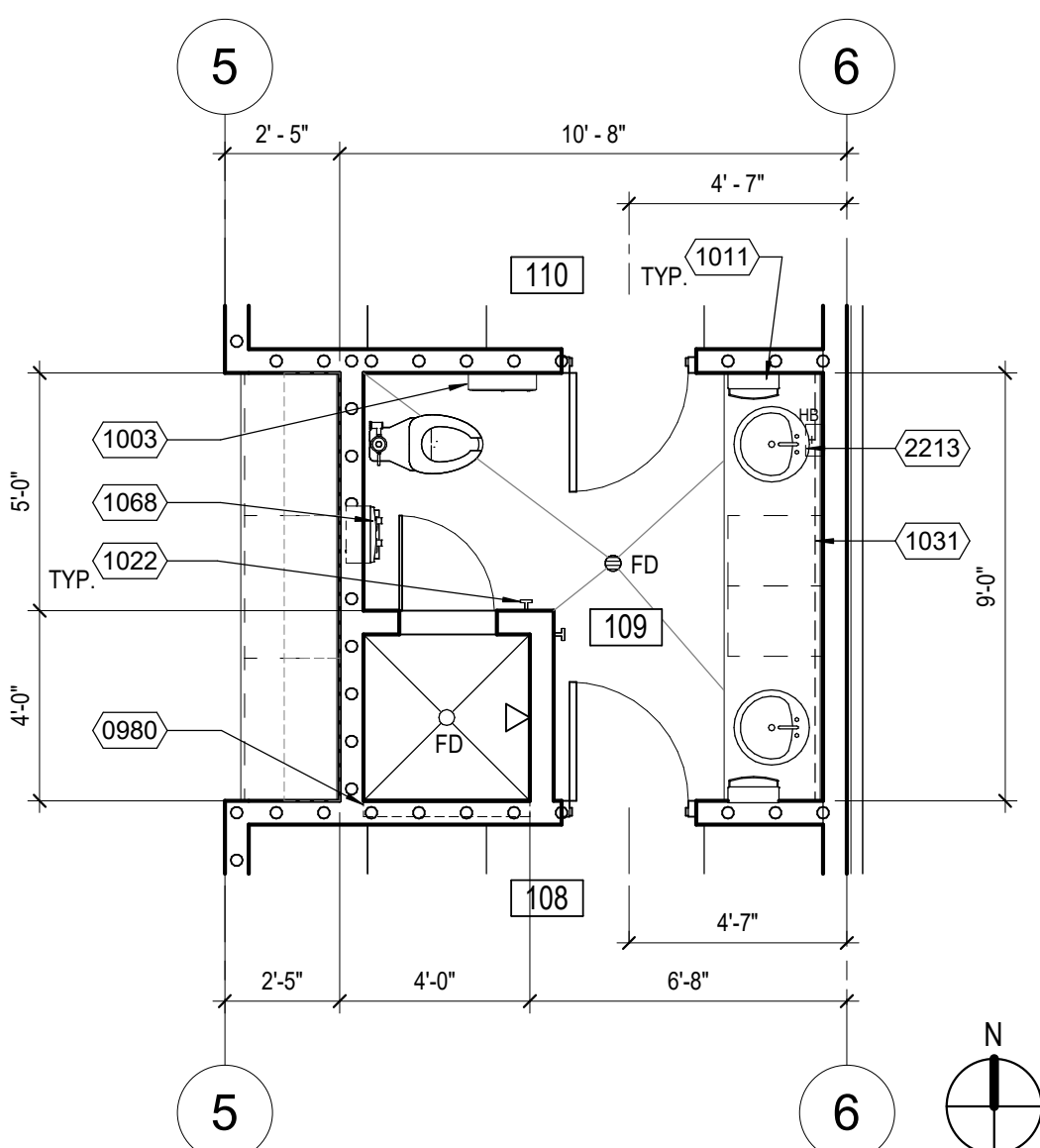
DRAWN: SC	CHECKED: JM
DATE: 06/30/2026	SCALE: AS NOTED
PROJECT NUMBER: 2109300	

**DOOR, WINDOW
AND FINISH
SCHEDULES**

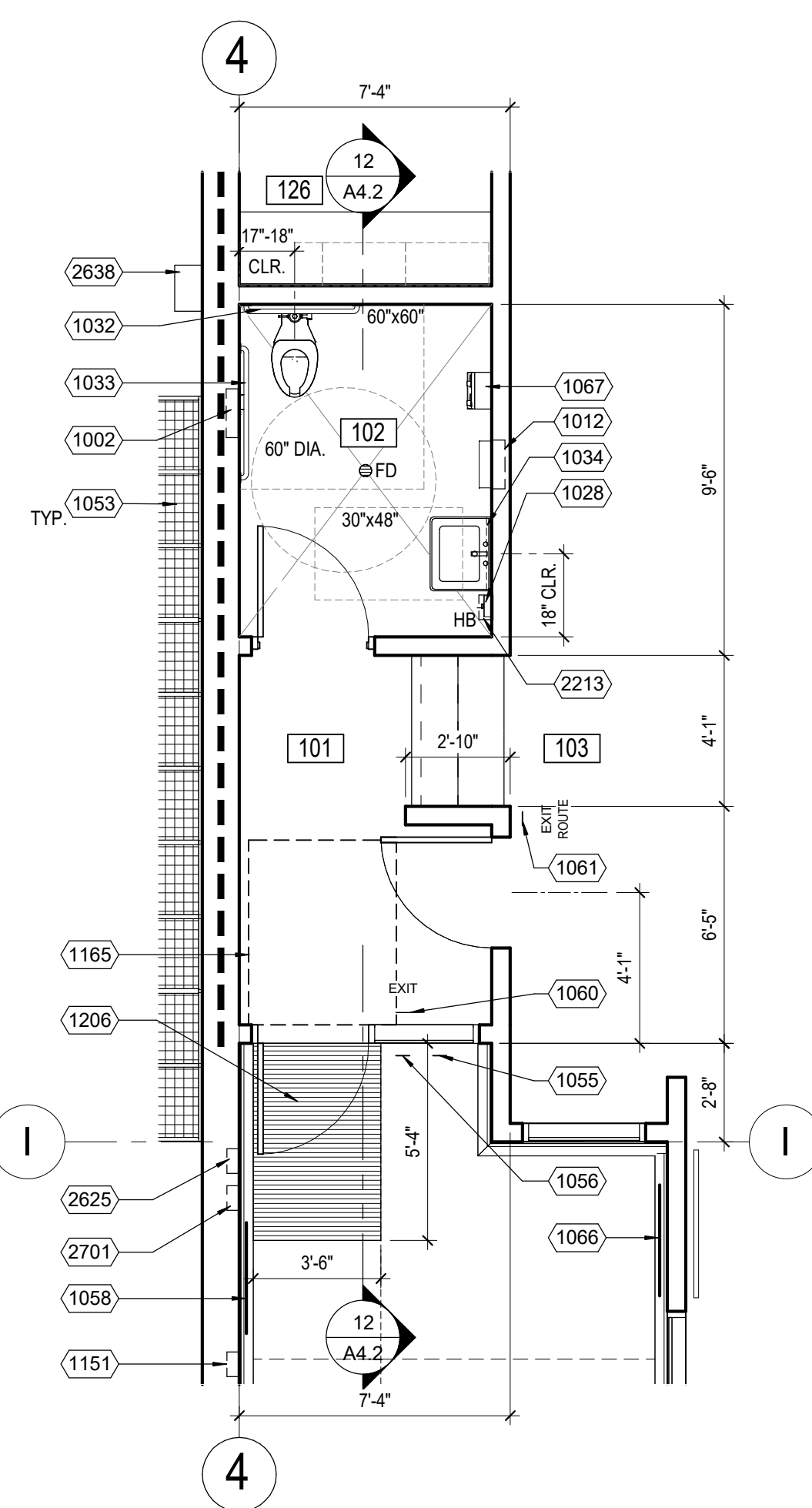
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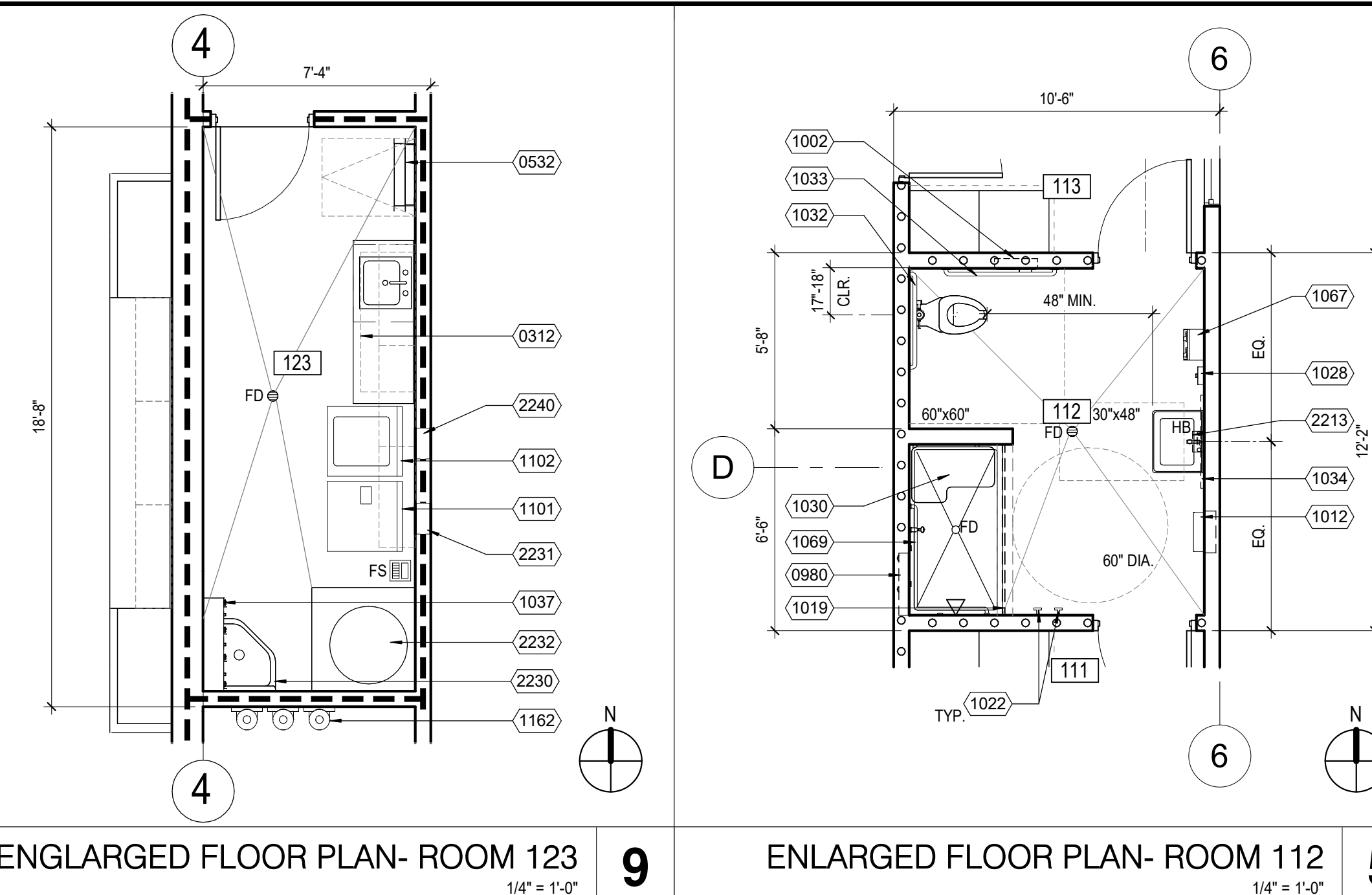
ENLARGED FLOOR PLAN- ROOMS 113, 114, 115, & 118
1/4" = 1'-0"



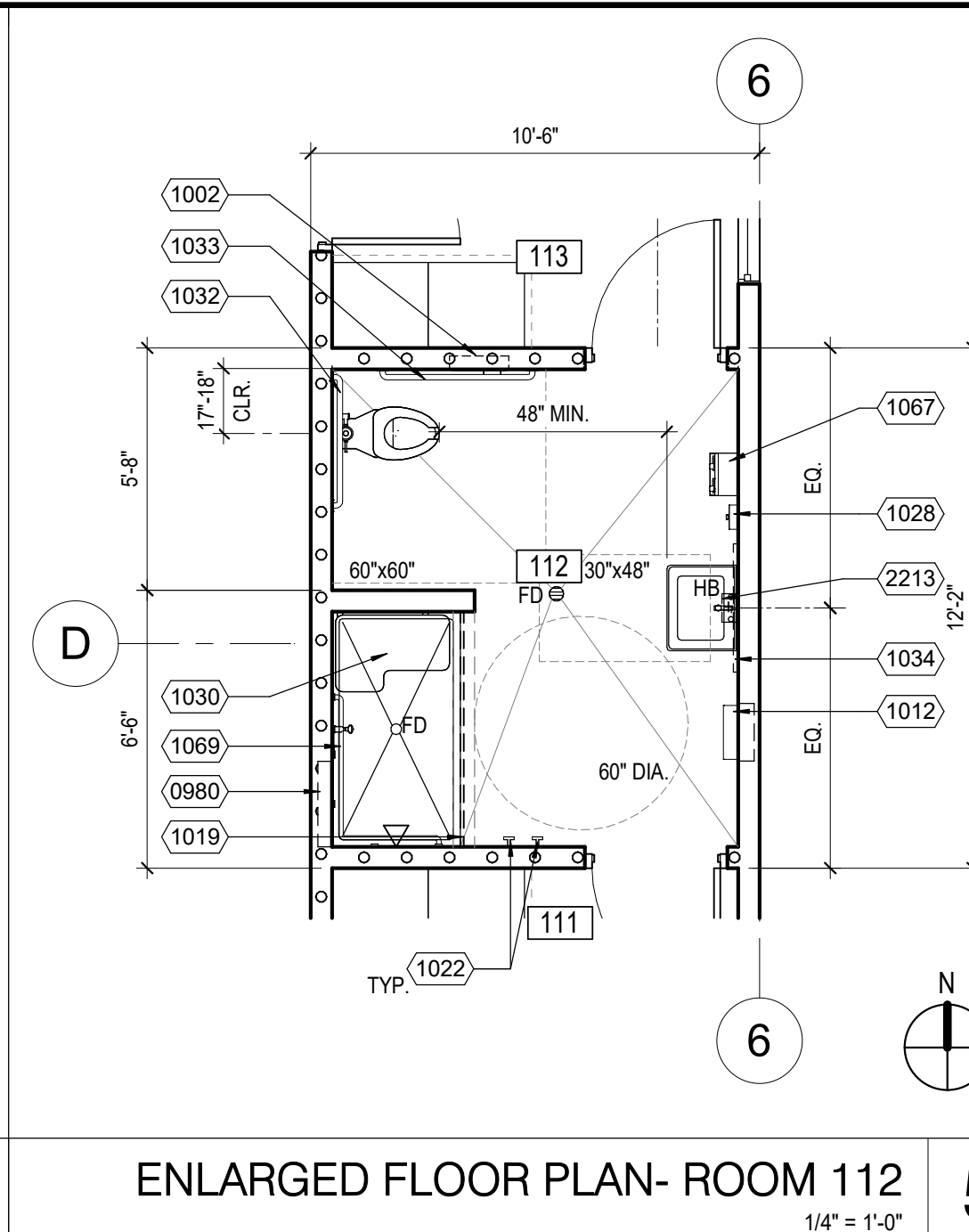
ENLARGED FP- ROOM 106, 109, & 120 SIM. **19**



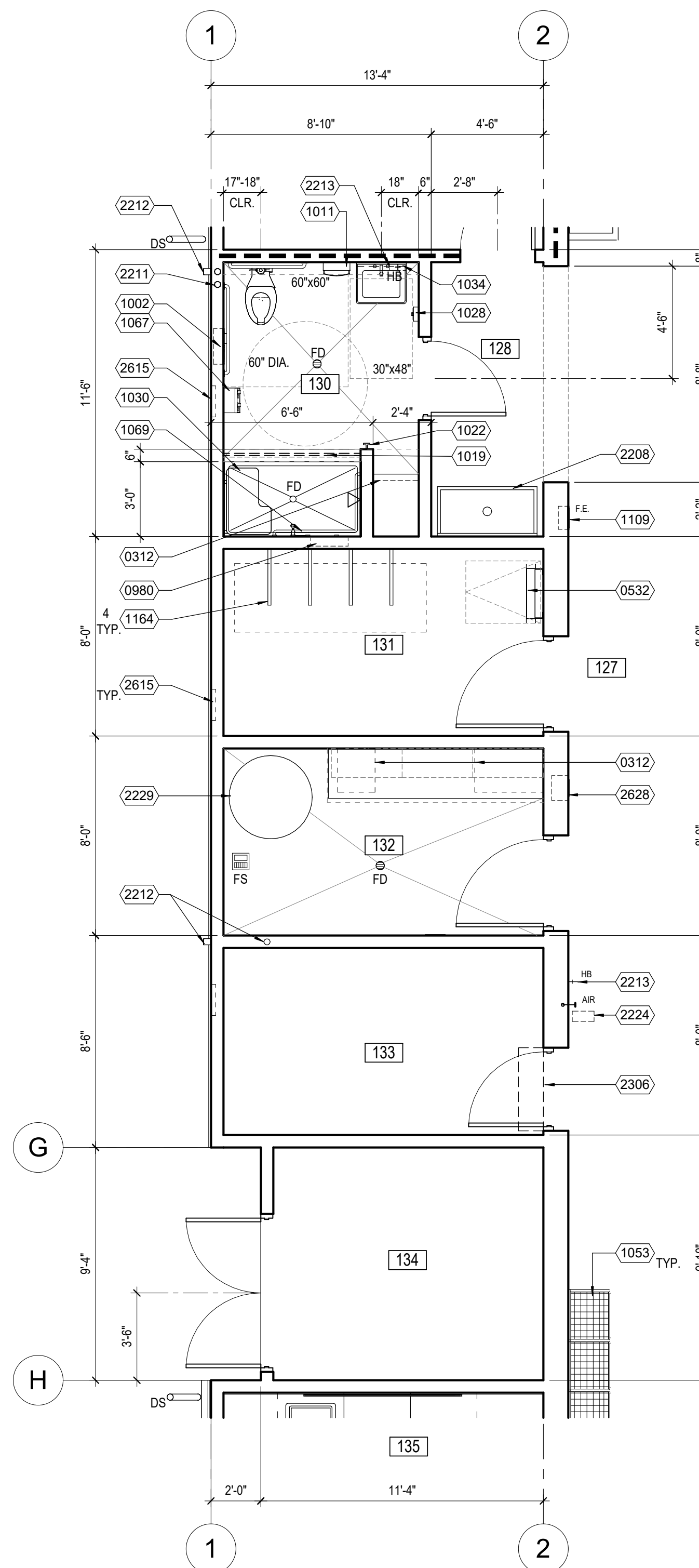
ENLARGED FLOOR PLAN- RMS 101 & 102
1/4" = 1'-0"



ENLARGED FLOOR PLAN- ROOM 123
1/4" = 1'-0"



ENLARGED FLOOR PLAN- ROOM 112
1/4" = 1'-0"



ENLARGED FLOOR PLAN- ROOMS 130, 131, 132, 133, 134, & 135
1/4" = 1'-0"

- | | |
|-------|---|
| 00312 | 4" HIGH CONCRETE PAD WITH SCHEDULED BASE |
| 00532 | ROOF ACCESS LADDER, SEE 6/A8.7 |
| 00900 | SHOWER NICHE, SEE 11/A8.2 |
| 10002 | REC. SEAT COVERTOILET TISSUE DISPENSER & NAPKIN DISPOSAL |
| 10003 | SURF. MNTD. SEAT COVERTOILET TISSUE DISP. & NAPKIN DISP. |
| 10111 | SURFACE MMTD. PAPER TOWEL DISPENSERWASTE RECEPTACLE, SMALL |
| 10112 | RECESSED PAPER TOWEL DISPENSERWASTE RECEPTACLE, LARGE |
| 10119 | SHOWER CURTAIN ROD |
| 10222 | ROBE HOOK |
| 10228 | SURFACE MMTD. SOAP DISPENSER |
| 10300 | ACCESSIBLE FOLDING SHOWER SEAT |
| 10311 | LRG. MIRROR W/ STAINLESS STEEL FRAME SIZED TO COUNTER WIDTH |
| 10322 | 36" LONG GRAB BAR, COORDINATE WITH FLUSH VALVE, SEE 5/A8.4 |
| 10333 | 42" LONG GRAB BAR, COORDINATE WITH FLUSH VALVE, SEE 5/A8.4 |
| 10344 | MIRROR WITH STAINLESS STEEL FRAME |
| 10377 | CUSTODIANS UTILITY SHELF |
| 10390 | GLASS BOARD, SEE 12/A8.2 |
| 10503 | METAL LOCKERS |
| 10555 | NO SMOKING SIGNAGE, SEE 9/A8.5 |
| 10556 | ACCESSIBLE BUILDING ENTRANCE SIGNAGE, SEE 13/A8.5 |
| 10577 | FIRE RISER ROOM SIGNAGE, SEE 16/A8.5 |
| 10598 | DEDICATION PLAQUE, SEE 18/A8.5 |
| 10600 | EXIT SIGN, SEE 9/A8.5 |
| 10611 | EXIT ROUTE SIGN, SEE 9/A8.5 |
| 10666 | 36" CUSTOM FD MALTESE CROSS MEMORIAL, SEE 20/A8.5 |
| 10687 | SURFACE MOUNTED NAPKIN-TAMPON DISPENSER, FREE OPERATION |
| 10688 | SEM-RECESSED NAPKIN-TAMPON DISPENSERS, FREE OPERATION |
| 10689 | 24"x36" SHOWER COMPARTMENT BAR, SEE 5/A8.4 |
| 11011 | WASHER |
| 11022 | DRYER |
| 11044 | RANGE |
| 11055 | RANGE HOOD |
| 11066 | DISHWASHER |
| 11090 | FIRE EXTINGUISHER IN RECESSED CABINET, SEE 6.7 /A8.4 |
| 11110 | MICROWAVE OVEN |
| 11222 | TV BRACKET & MEDIA BOX, SEE 24/A8.2, VERIFY FINAL LOCATION |
| 11400 | COFFEE MACHINE |
| 11511 | RECESSED KNOX BOX, 8'-0" A.F.F., SEE ELECTRICAL DRAWINGS |
| 11544 | DINING TABLE |
| 11600 | REFRIGERATOR WITH BOTTOM FREEZER |
| 11692 | OXYGEN TANK RACKS, TYP. COORDINATE LOCATION WITH THE FIRE DEPARTMENT |
| 11644 | WALL MOUNTED BICYCLE RACK |
| 11666 | 36" x 120" WALK OFF MAT |
| 11700 | WASTE CONTAINER |
| 12066 | 3'-6" x 5'-0" EXTERIOR RECESSED FLOOR MATS, REF 16/A1.5 AND CIVIL DRAWINGS. |
| 21011 | FIRE RISER, SEE PLUMBING DRAWINGS |
| 22008 | UTILITY SINK, SEE PLUMBING DRAWINGS |
| 22111 | ROOF DRAIN, SEE PLUMBING DRAWINGS |
| 22112 | OVERFLOW DRAIN THROUGH WALL, SEE PLUMBING DRAWINGS |
| 22113 | HOSE BIBB, SEE PLUMBING DRAWINGS |
| 22244 | QUICK CONNECT AIR LINE, TYP., SEE PLUMBING DRAWINGS |
| 22277 | FOOD DISPOSAL SINKTOP AIR SWITCH, SEE PLUMBING DRAWINGS |
| 22290 | COMPRESSOR, SEE PLUMBING DRAWINGS |
| 22300 | MOP SINK, SEE PLUMBING DRAWINGS |
| 22311 | RECESSED WASH BOX, SEE PLUMBING DRAWINGS |
| 22322 | WATER HEATER, SEE PLUMBING DRAWINGS |
| 22334 | RECESSED WATER VALVE BOX, SEE PLUMBING DRAWINGS |
| 22400 | RECESSED DRYER VENT/ GAS BOX, SEE PLUMB. & MECH. DRAWINGS |
| 23006 | WALL MOUNTED FAN COIL UNIT, SEE MECHANICAL DRAWINGS |
| 26115 | RECESSED LIGHT FIXTURE, TYP., SEE ELECTRICAL DRAWINGS |
| 26205 | DOORBELL, SEE ELECTRICAL DRAWINGS |
| 26228 | VEHICLE EXHAUST CONTROL PANEL, SEE 20/A8.2 AND ELECTRICAL DWGS. |
| 26306 | FUEL MONITORING PANEL, SEE ELECTRICAL AND PLUMBING DRAWINGS. |
| 27011 | 911 TELEPHONE, SEE ELECTRICAL DRAWINGS |

NOTES:

1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL MOUNTING HEIGHTS AND DIMENSIONS NOT INDICATED.
2. FOR TOILET ROOM ACCESSORIES, SEE 4/A.4.
3. RECESS SLAB IN ROOMS W/ TILE FLOOR TO RECEIVE FULL MORTAR BED SLOPED TO 2% MAX., SEE STRUCTURAL DRAWINGS.
4. SLOPE FINISH FLOOR TO FLOOR DRAINS W/ MIN. 2% SLOPE.

REFERENCE NOTES

4

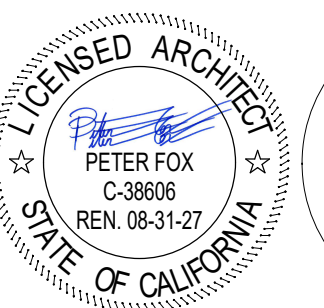


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[illegible]

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DATE: 06/30/2026	SCALE: AS NOTED
PROJECT NUMBER: 2109300	

ENLARGED FLOOR PLANS

DRAWING
NUMBER: **A6.1**

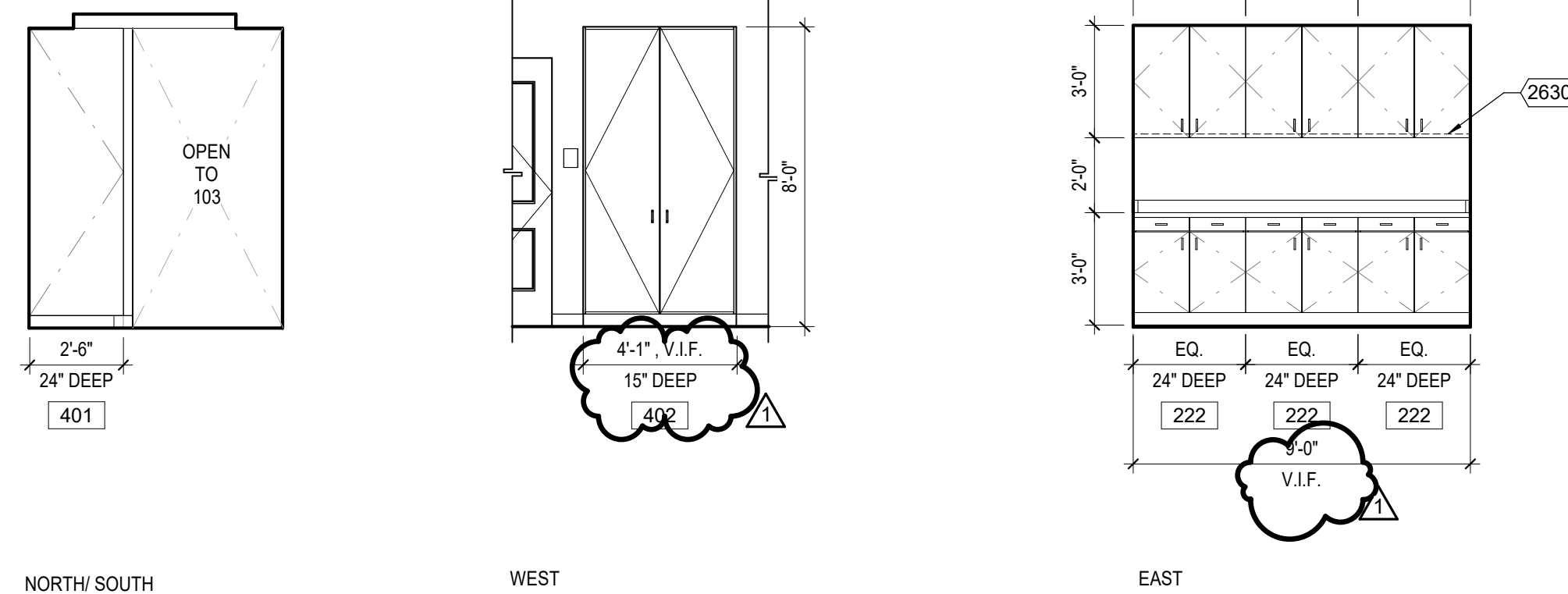


The seal is circular with a double-lined border. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The inner circle contains a blue ink signature, the name "PETER FOX", the license number "C-38806", and the renewal date "REN. 08-31-27".

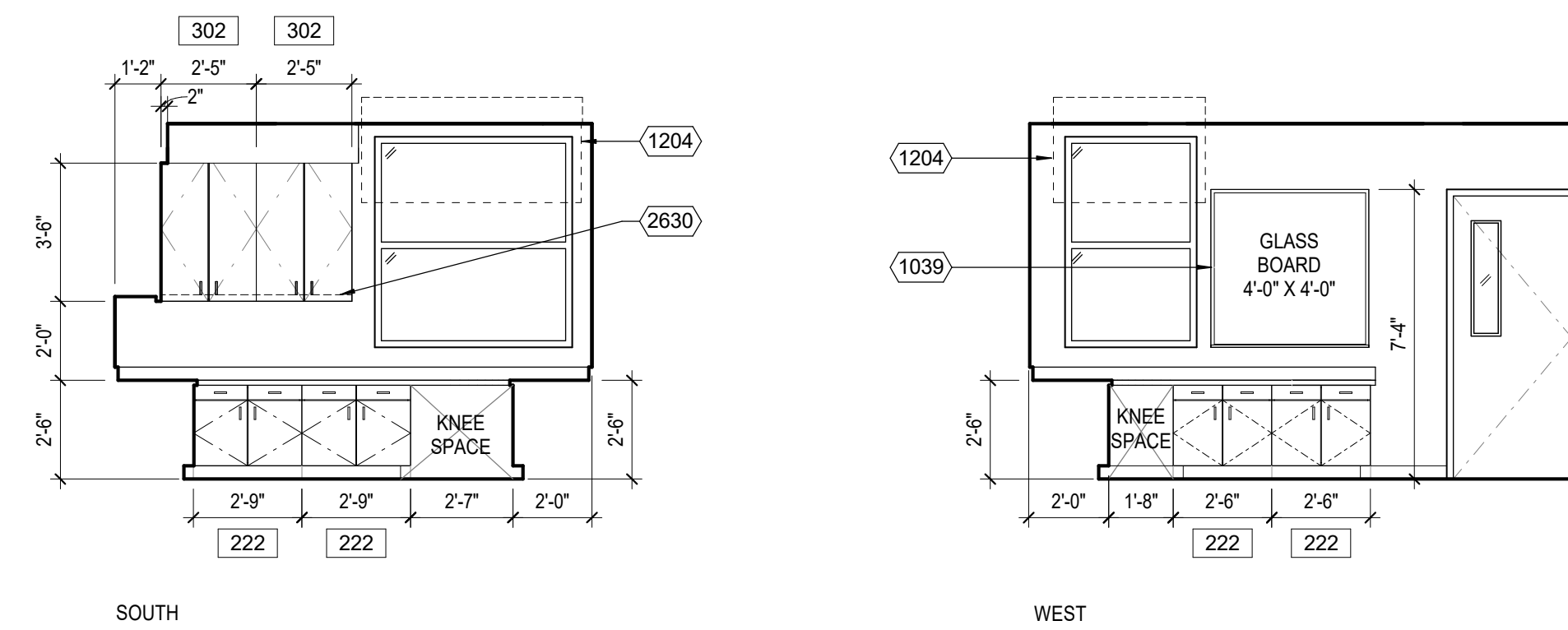
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DATE: 06/30/2026	SCALE: AS NOTED
PROJECT NUMBER: 2109300	

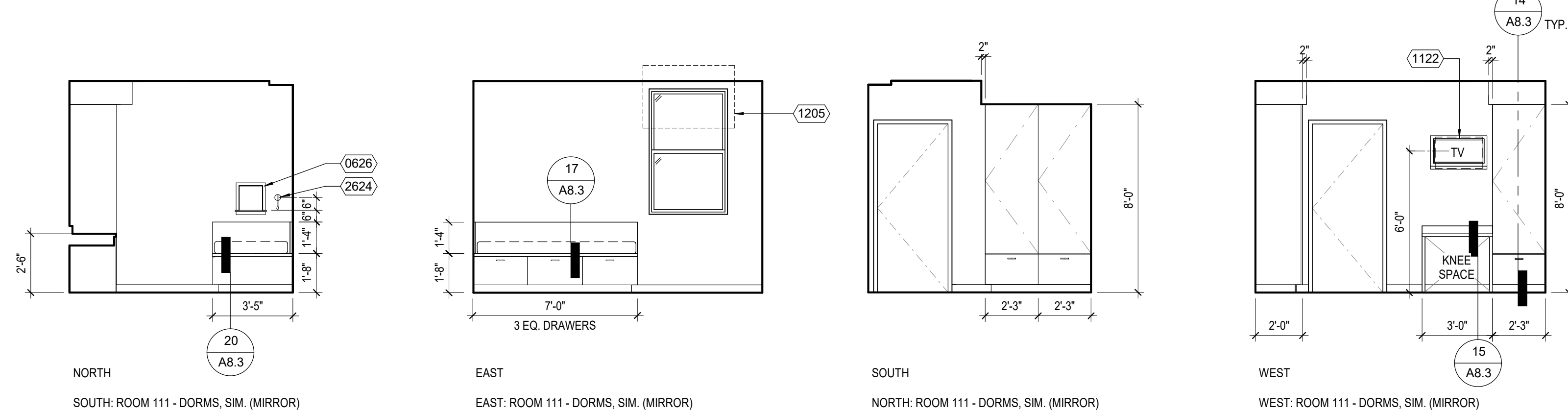
DRAWING NUMBER: **A7.1**



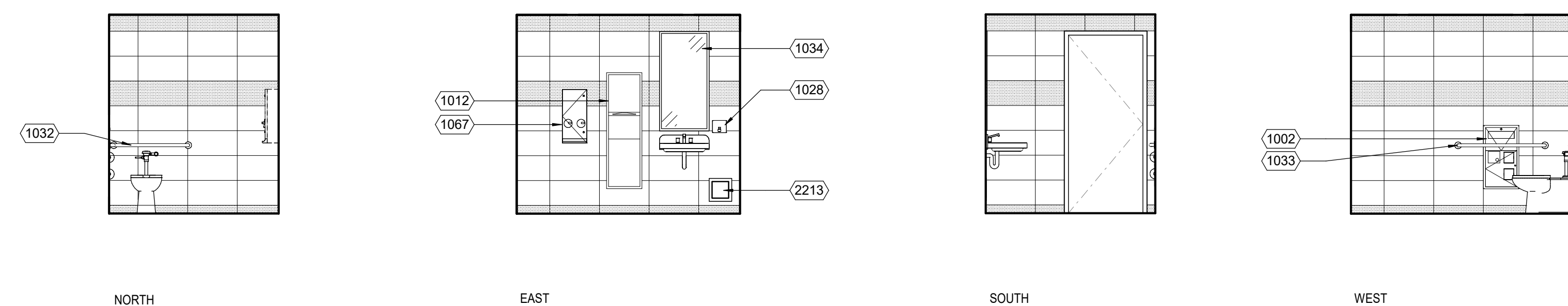
ROOM 103 - HALLWAY



REFERENCE NOTES	2
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ROOM 113 - DORM / ROOM 111 - DORM, SIM. (MIRROR) 3
1/4" = 1'-0"



ROOM 102 - RESTROOM



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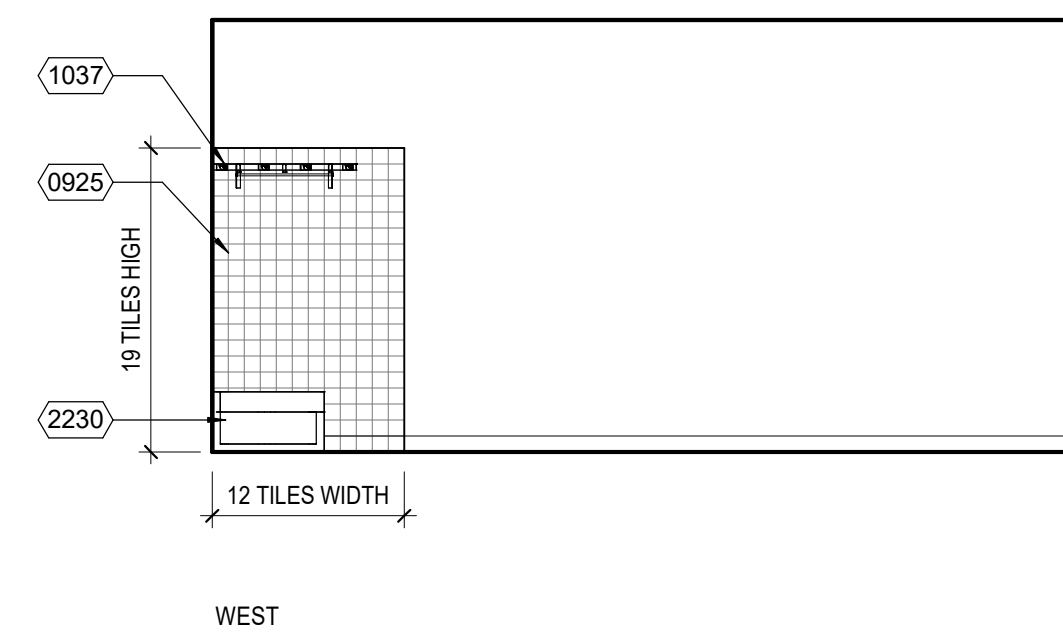
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DATE: 06/30/2026	SCALE: AS NOTED
PROJECT NUMBER: 2109300	

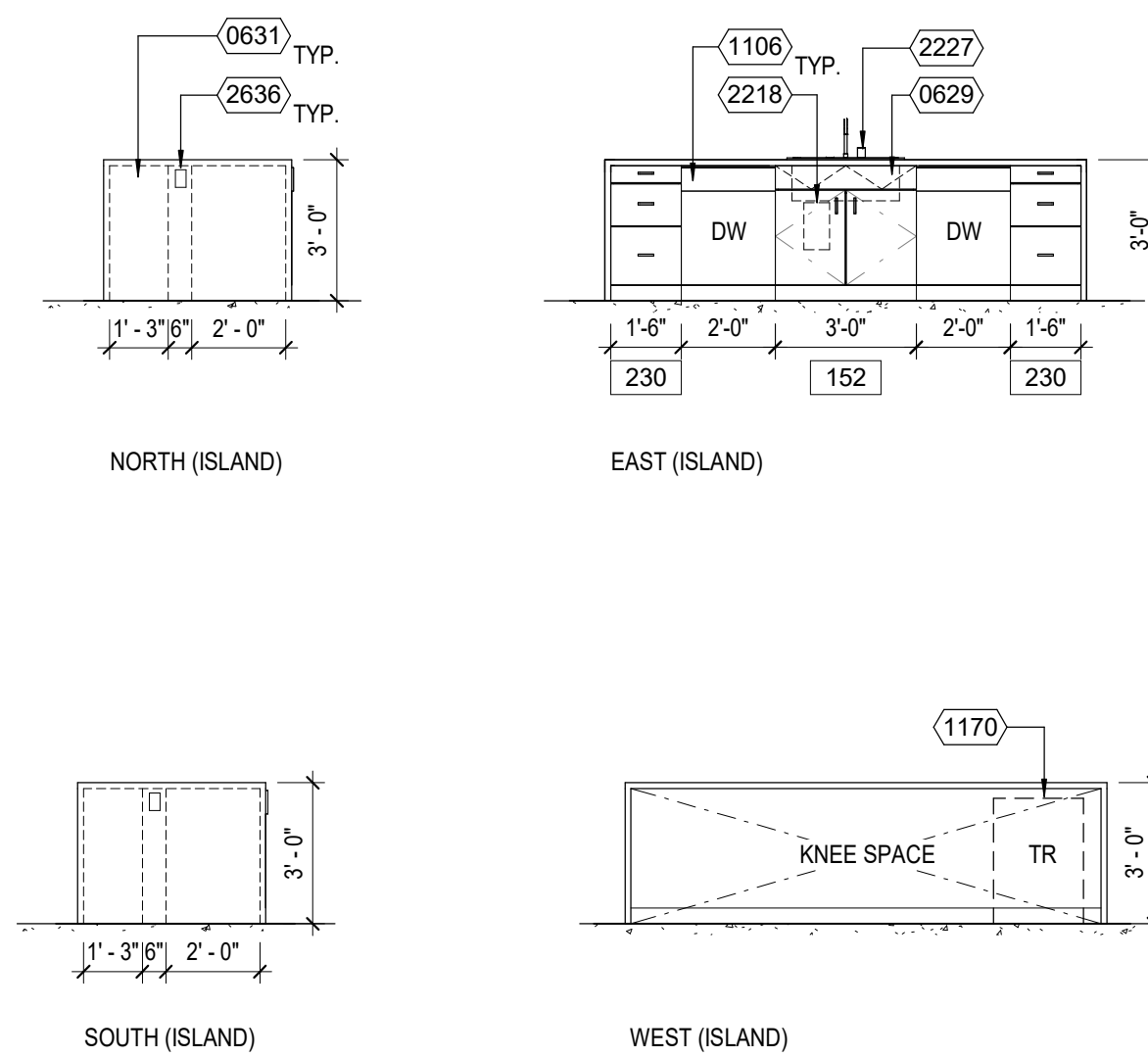
DRAWING
NUMBER:

A7.2

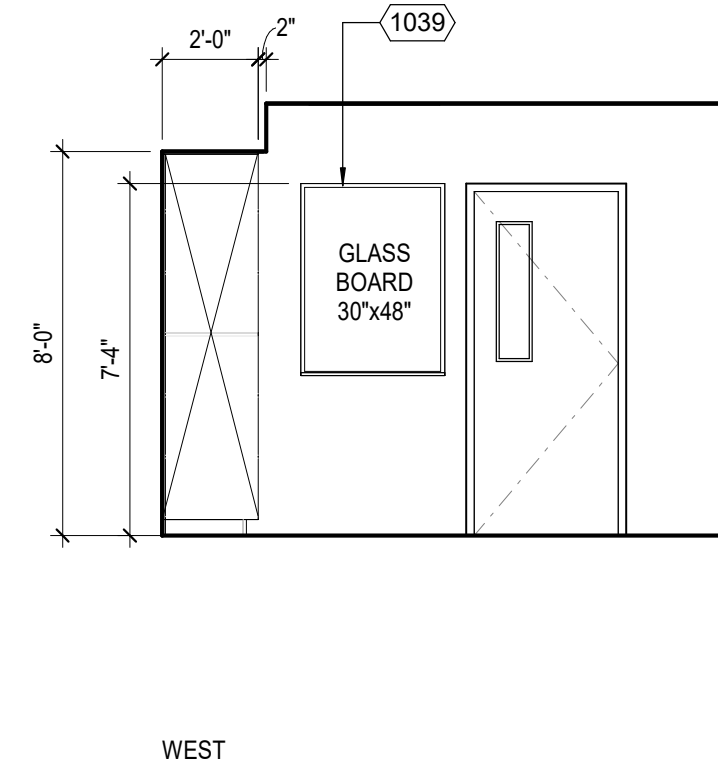


RM 117 - DAYROOM 1/4" = 1'-0"	17
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ROOM 123 - CUSTODIAN / STORAGE
1/4" = 1'-0"



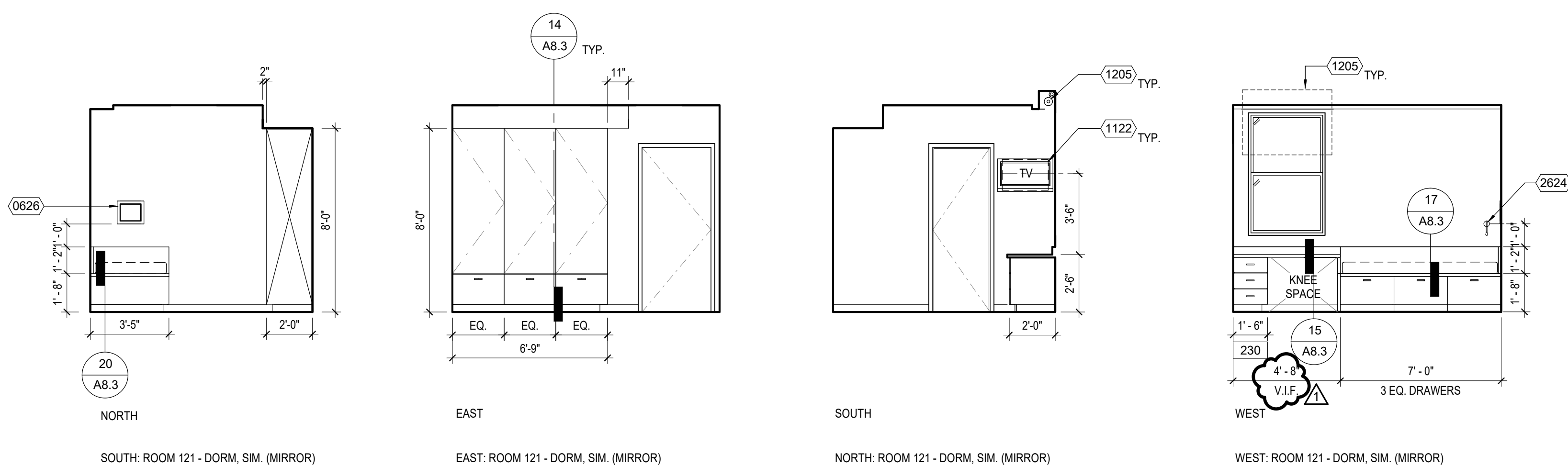
ROOMS 116 AND 118 - KITCHEN AND DINING ROOM



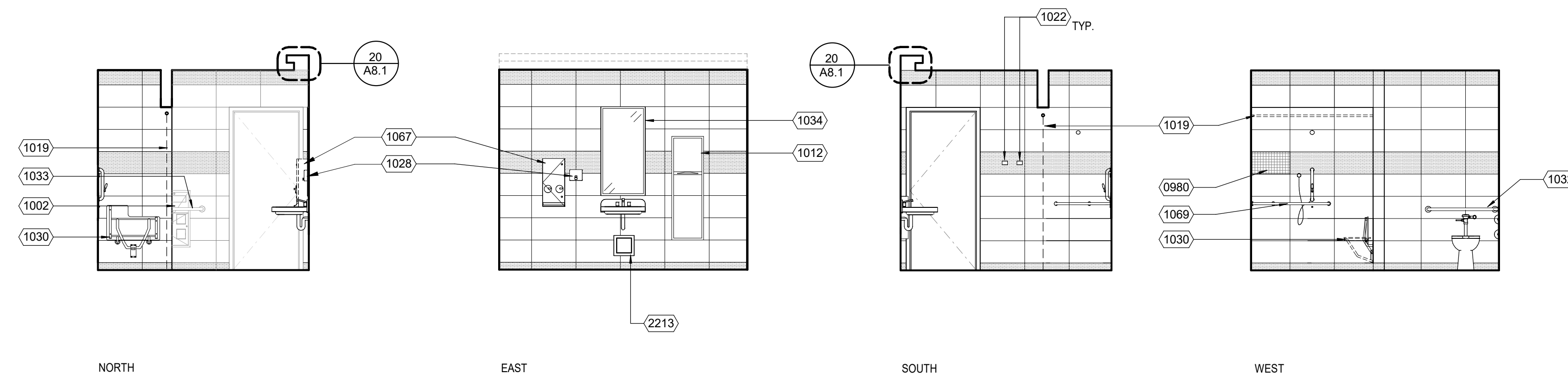
ROOM 114 - RESTROOM 19
1/4" = 1'-0"

ROOM 124 - MEDICAL STORAGE 7
1/4" = 1'-0"

REFERENCE NOTES



ROOM 119 - DORM / ROOM 121- DORM, SIM. (MIRROR) 16

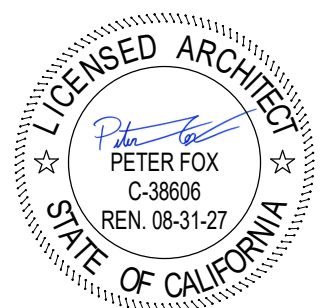


ROOM 112 - ACC. SHARED BATH 3
1/4" = 1'-0"



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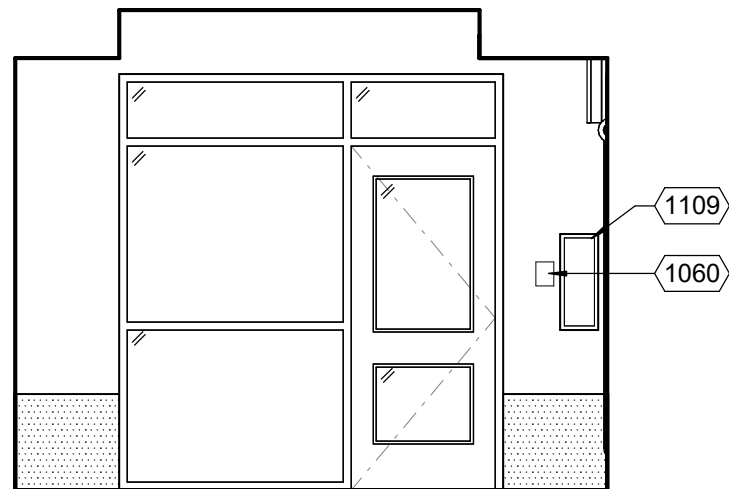
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1	06/10/2026		ADDENDUM 1
REVISIONS			

DRAWN: SC
DATE: 06/30/2026
PROJECT NUMBER: 2109300

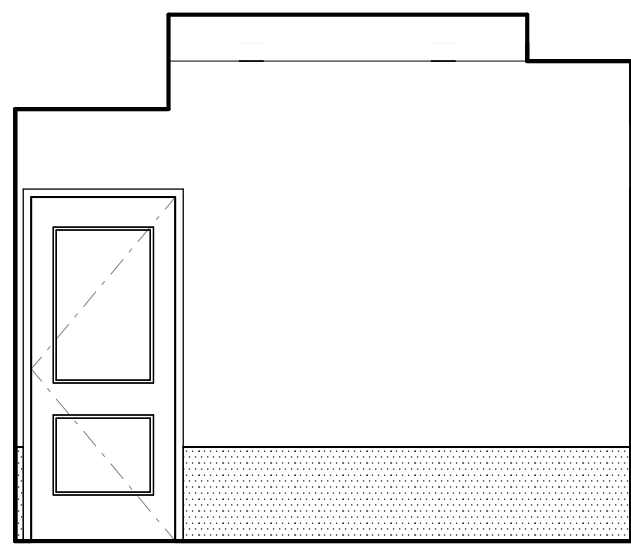
CHECKED: JM
SCALE: AS NOTED

INTERIOR ELEVATIONS

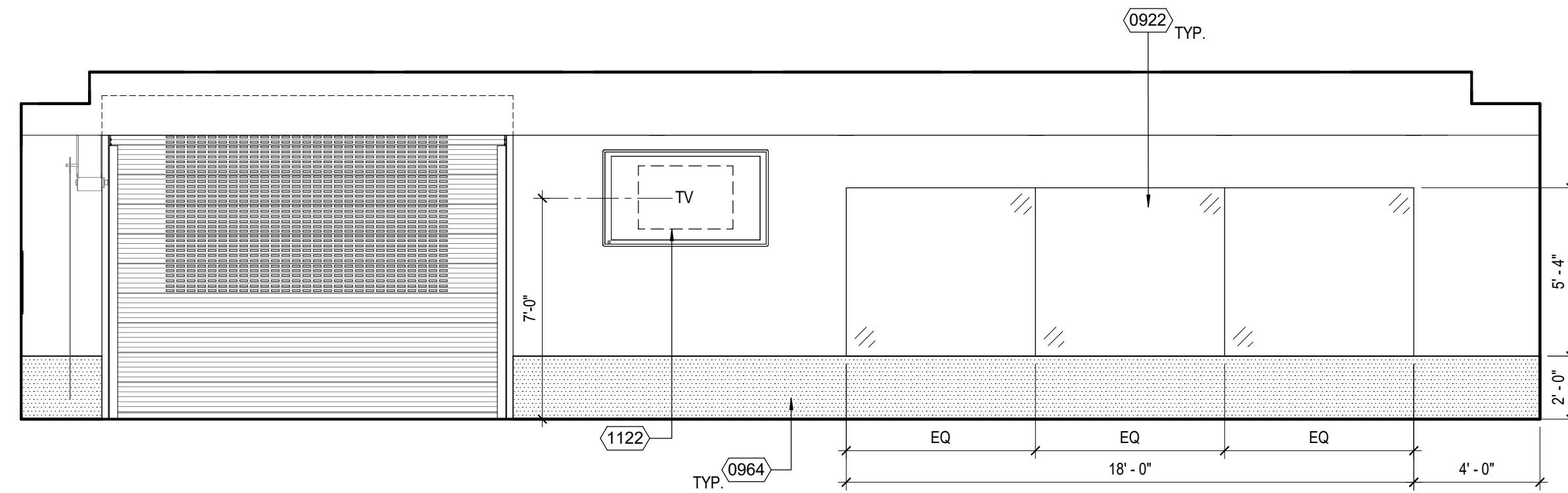
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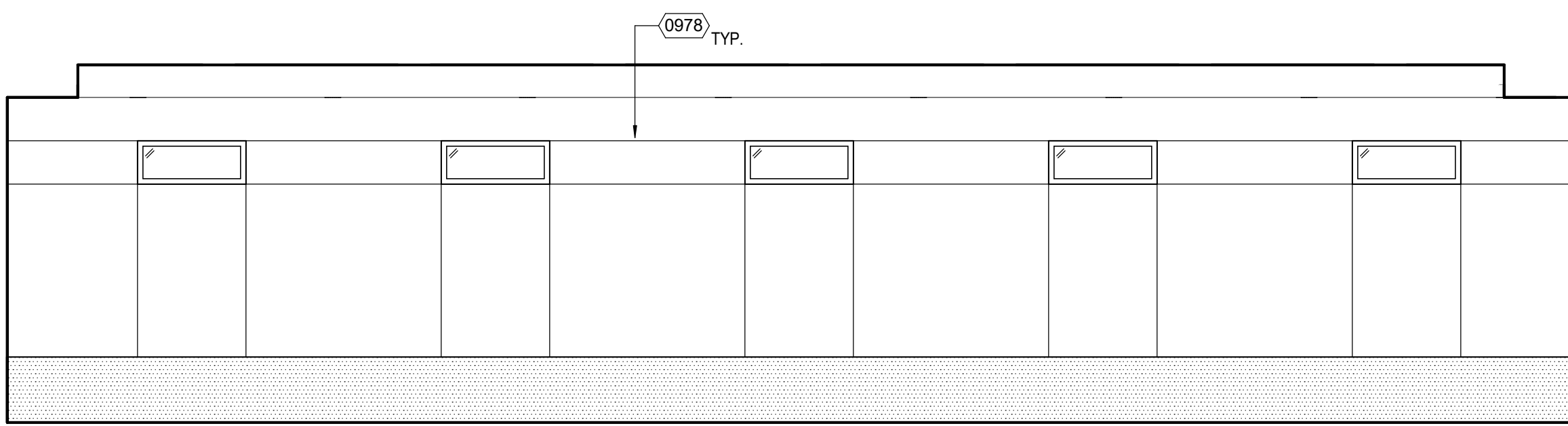
NORTH



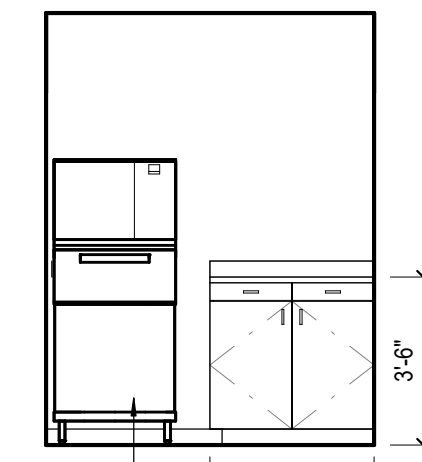
SOUTH



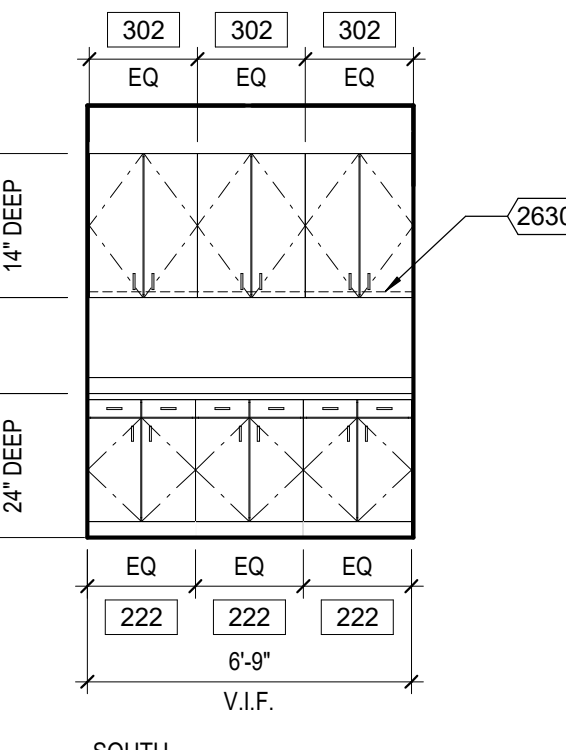
EAST



WEST



NORTH



SOUTH

ROOM 122 - VESTIBULE 2
1/4" = 1'-0"

5

- NOTES:
1. FOR TYPICAL WALL PATTERN, SEE 10/A8.2
 2. FOR SHOWER ELEVATIONS, SEE 11/A8.2
 3. FOR CASEWORK SCHEDULE, SEE 2/A8.3
 4. FOR CASEWORK ANCHORAGE DETAIL, SEE 4/A8.3
 5. FOR CASEWORK FACE PANEL DETAIL, SEE 9/A8.3
 6. FOR COUNTERTOP DETAILS, SEE 10/A8.3
 7. FOR LAVATORY COUNTERTOP, SEE 11/A8.3
 8. FOR UNDERCABINET LIGHT FIXTURE, SEE 12/A8.3
 9. FOR FIXTURE HEIGHT SCHEDULE, SEE 2/A8.4
 10. FOR TOILET ROOM ACCESSORIES, SEE 4/A8.4

ROOM 129 - EXERCISE ROOM
1/4" = 1'-0"

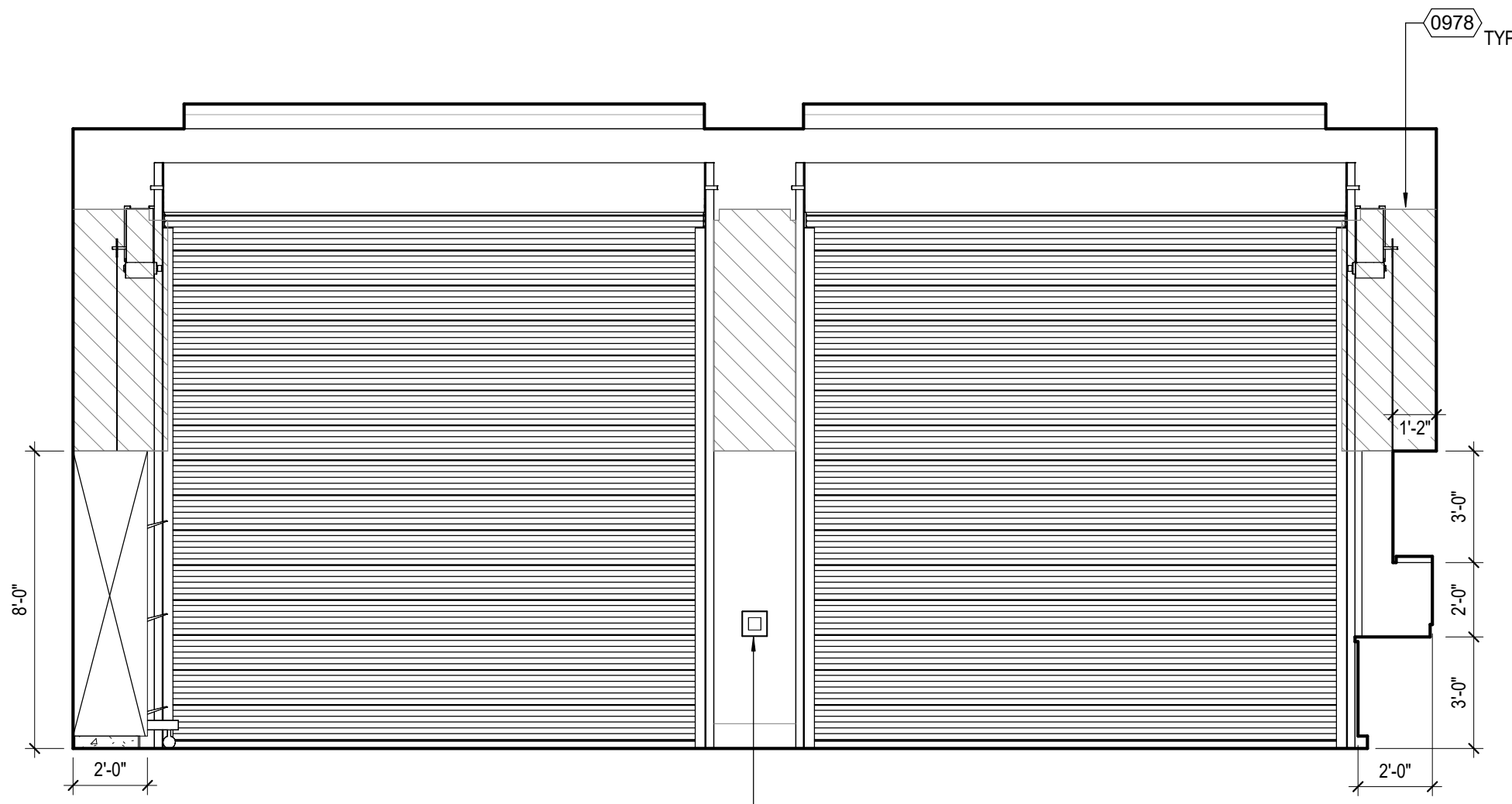
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ROOM 126 - VESTIBULE 1
1/4" = 1'-0"

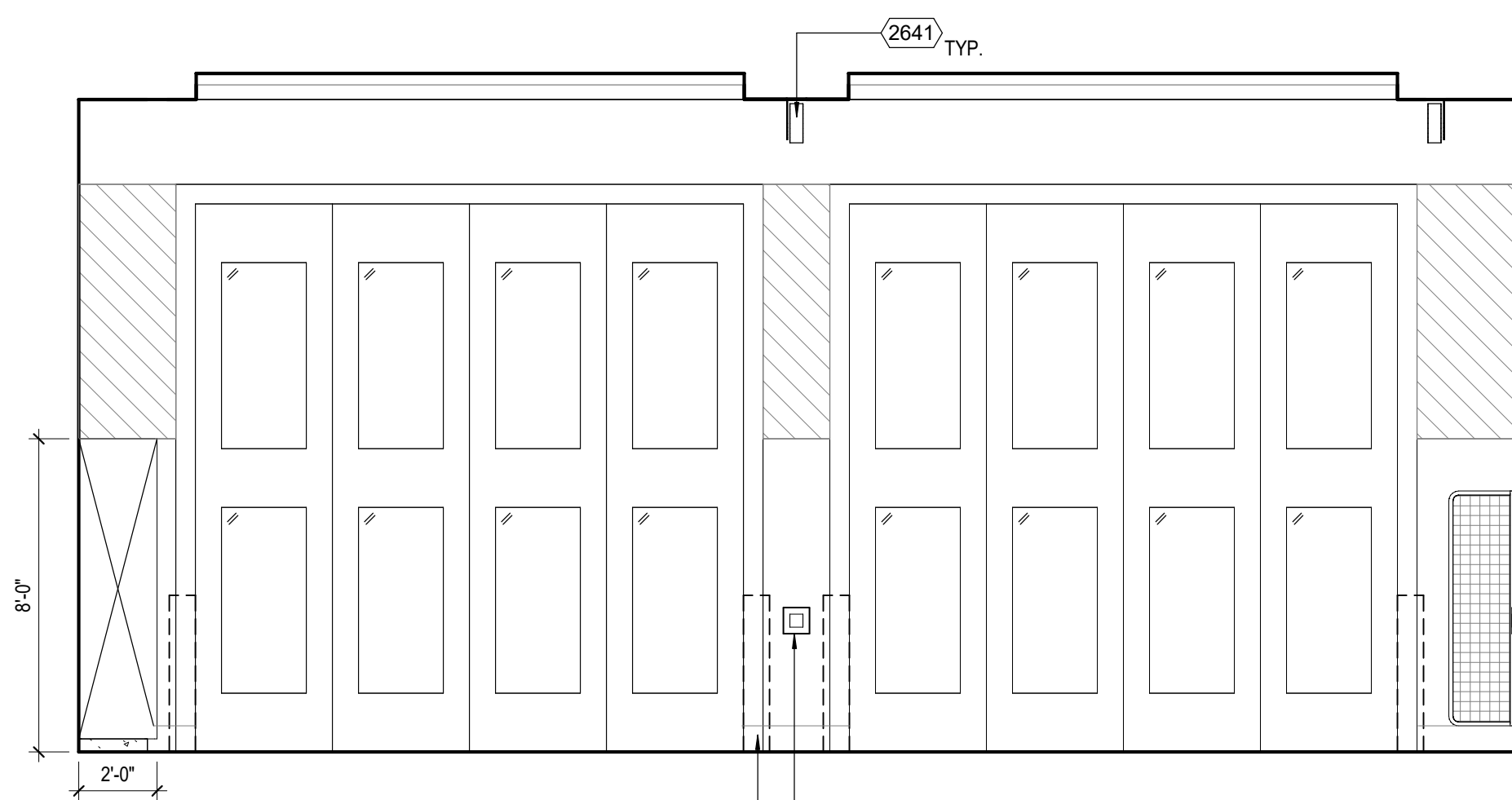
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REFERENCE NOTES

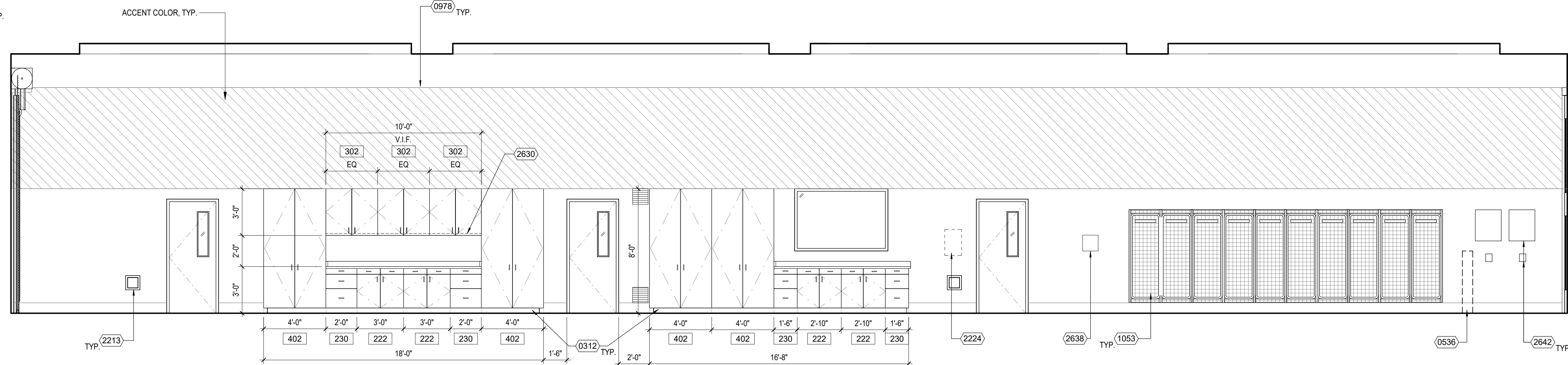
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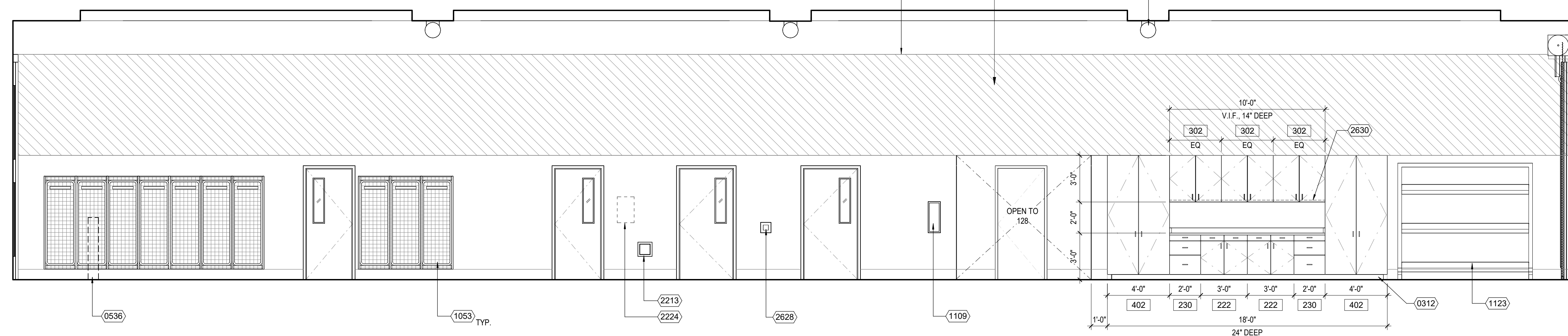
NORTH



SOUTH



EAST



WEST

ROOM 127 - APPARATUS BAY EAST
1/4" = 1'-0"

4



COSTA MESA FIRE & RESCUE DEPARTMENT

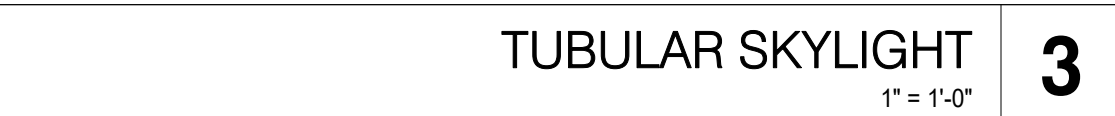
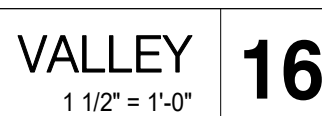
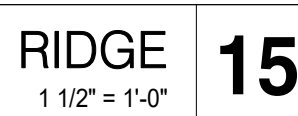
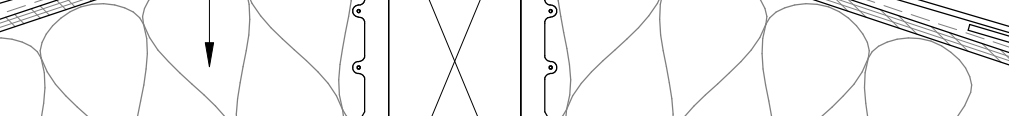
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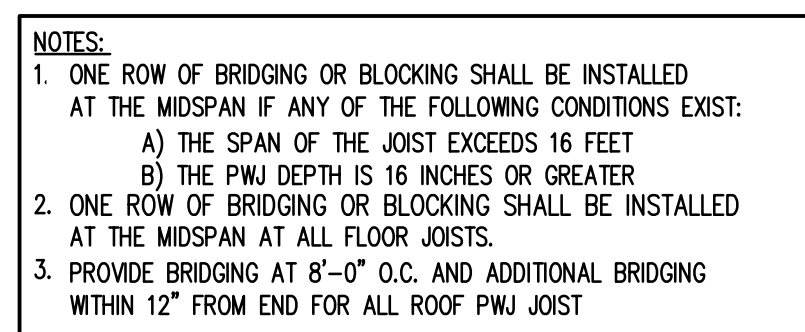


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PROJECT NUMBER: 2109300	

DRAWING NUMBER: **A8.7**

DRAWING NUMBER: **A8.7**





STRUT BEAM TO WALL
SCALE: N.T.S. 11



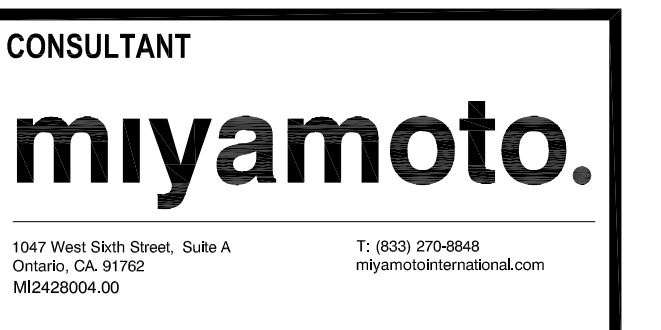


COSTA MESA FIRE STATION NO. 2

RECONSTRUCTION

COSIA MESA FIRE & RESCUE DEPARTMENT

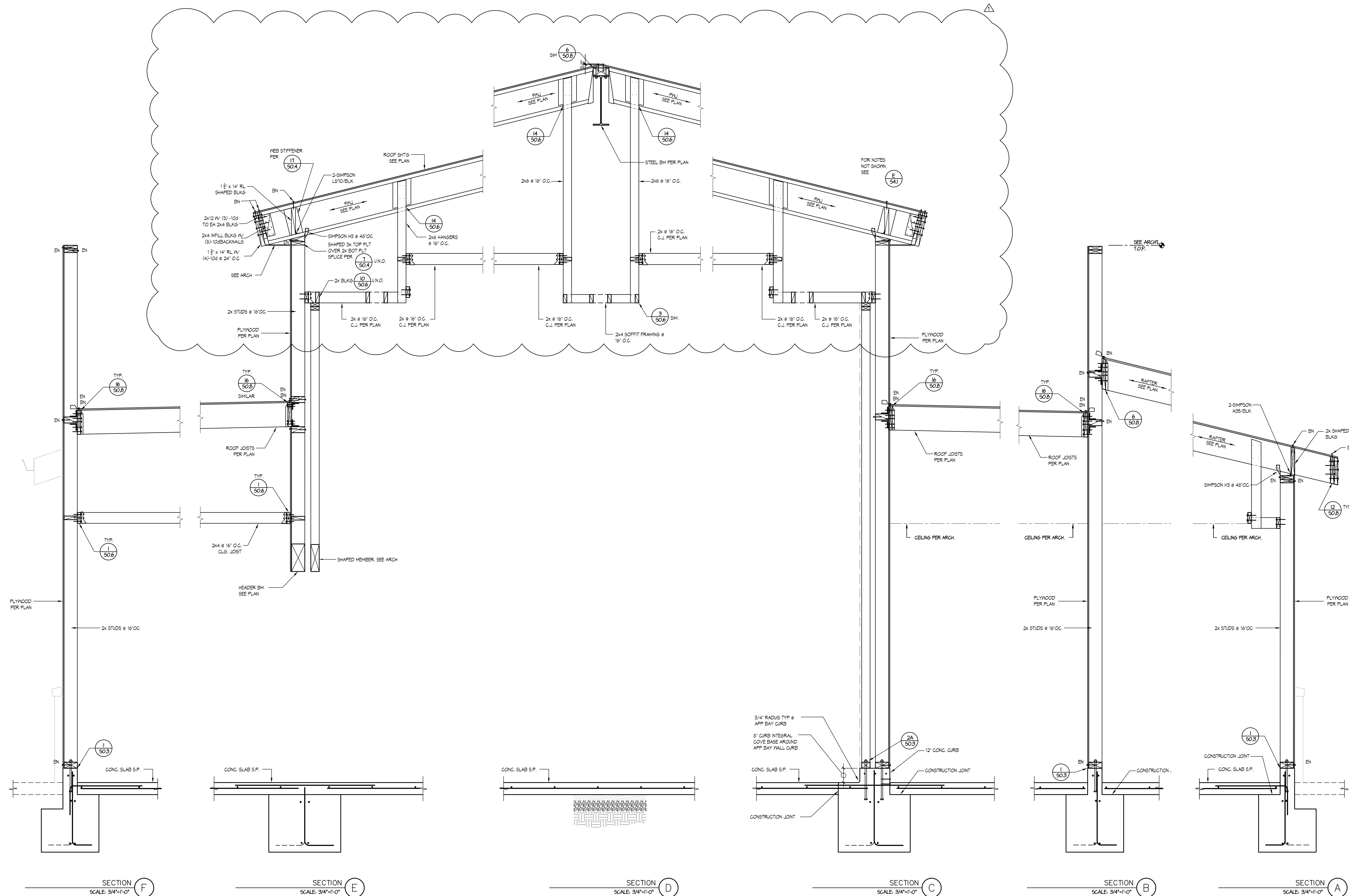
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[illegible]

DRAWN: DM	CHECKED: DR
DATE: 6/3/2025	SCALE: AS NOTED
PROJECT NUMBER: 2109300	

WALL SECTIONS

DRAWING NUMBER: S4.1



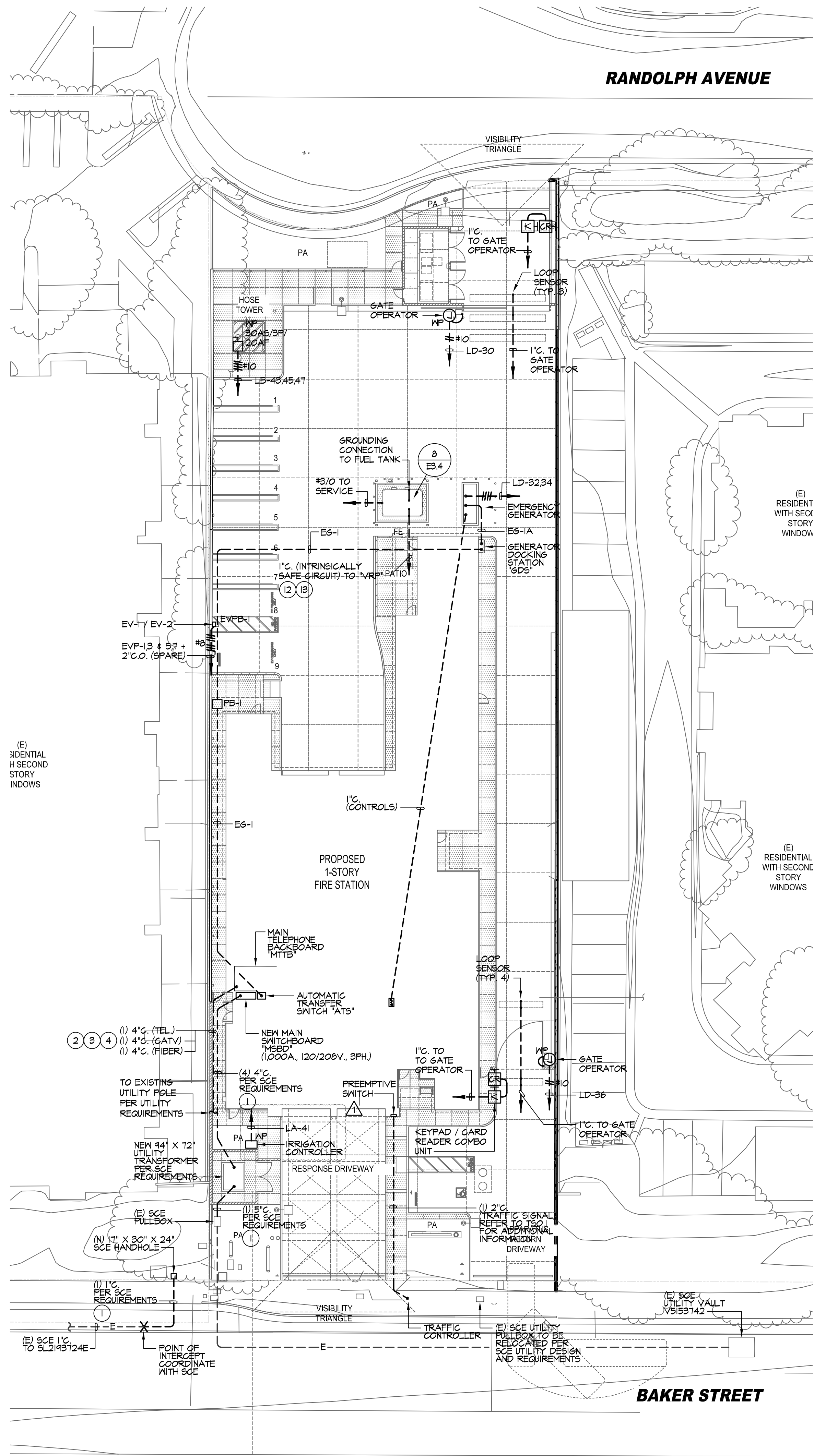
PANEL "LA"									
VOLTAGE: 208/120V-4-WIRE									
LOCATION: ELEC. ROOM 134									
DESCRIPTION	QKT	BRK/P	LTS	REC	MSC	MTR	A-VA	B-VA	C-VA
RMS 128, 132 RECEPTACLES	1	20	1	3			540		
RMS 130, 131, 132 RECEPT.	3	20	1	3			540		
RM 128 RECEPTACLES	5	20	1	4				720	
RM 129 RECEPTACLES	7	20	1	4			720		
RM 128 TV RECEPTACLE	9	20	1	1			360		
SPARE	11	20	1						
RM 135 CONTRL. REC.	13	20	1	5			900		
RM 135 RECEPTACLES	15	20	1	4			720		
RM 135 RECEPTACLES	17	20	1	3			540		
RM 135 U/C FRIDGE REC.	19	20	1	1			360		
RM 135 TV RECEPTACLE	21	20	1	1			360		
RM 127 RECEPTACLE	23	20	1	4			720		
RM 127 CORD REEL (SOUTH)	25	20	1	1			750		
RM 127 CORD REEL (SOUTH)	27	20	1	1			750		
RM 127 CORD REEL	29	20	1	1			750		
RM 127 CORD REEL (NORTH)	31	20	1	1			750		
RM 127 CORD REEL (NORTH)	33	20	1	1			750		
RM 127 CORD REEL (NORTH)	35	20	1	1			750		
SPARE	37	20	1						
IRRIGATION CONTROLLER	39	20	1	1			720		
SUB TOTAL VOLTIAMPS: 4098 3460 4208									
RM 133 RACK	2	30	1	1			2880		
RM 133 RACK	4	30	1	1			2880		
SPARE	6	20	1						
SPARE	8	20	1						
RM 133 RECEPTACLES	10	20	1	4			720		
RM 133 RECEPTACLE	12	30	1	1			2880		
RM 133 RECEPTACLES	14	20	1	4			720		
RM 133 RECEPTACLES	16	20	1	2			360		
RM 134 RECEPTACLE	18	20	1	1			180		
RM 133 ALERTING SYSTEM	20	20	1	1			500		
RM 135 COFFEE RECEPT.	22	20	1	1			1200		
ROOF RECEPTACLE	24	20	1	1			180		
RM 129 FLOOR RECEPT.	26	20	1	1			180		
RM 129 FLOOR RECEPT.	28	20	1	1			180		
CRAB RETURN RECEPT.	30	20	1	2			360		
SECURITY CNTRL. PNL "SEC"	32	20	1	1			500		
ACCESS CNTRL. PNL "OCP"	34	20	1	1			500		
FIRE ALARM PANEL "FACP"	36	20	1	1			500		
DAS (PV SYSTEM)	38	20	1	1			180		
RM 134 RECEPTACLE	40	20	1	1			1920		
EMS CONTROLS	42	20	1	1			500		
SUB TOTAL VOLTIAMPS: 4960 7760 4600									
PANEL SUB TOTAL VOLTIAMPS: 8980 11240 8800									
TOTAL LCPHASE: 0 0 0									
TOTAL VOLTIAMPS: 8980 11240 8800									
TOTAL AMPS/PHASE: 75 94 73									
CONNECTED: 29020 VA									
25% OF MTR: 0 VA									
25% OF LCL: 0 VA									
CALCULATED: 28020 VA = 80.55 AVERAGE AMPS									

PANEL "EV"									
VOLTAGE: 208/120V-4-WIRE									
LOCATION: ELEC. ROOM 134									
DESCRIPTION	QKT	BRK/P	LTS	REC	MSC	MTR	A-VA	B-VA	C-VA
EV CHARGER	1	40	2				3328		
WICKT. 1	3	—	—	—	—	—	3328		
EV CHARGER	5	40	2				3328		
WICKT. 5	7	—	—	—	—	—	3328		
EV CAPABLE SPACE	9	40	2				3328		
WICKT. 9	11	—	—	—	—	—	3328		
EV CAPABLE SPACE	13	40	2				3328		
WICKT. 13	15	—	—	—	—	—	3328		
SPACE	17	—	—	—	—	—			
SPACE	19	—	—	—	—	—			
SPACE	21	—	—	—	—	—			
SPACE	23	—	—	—	—	—			
SPACE	25	—	—	—	—	—			
SPACE	27	—	—	—	—	—			
SPACE	29	—	—	—	—	—			
SUB TOTAL VOLTIAMPS: 9984 9984 6656									
PANEL SUB TOTAL VOLTIAMPS: 9984 9984 6656									
TOTAL LCPHASE: 1664 1664 1664									
TOTAL VOLTIAMPS: 11648 11648 8320									
TOTAL AMPS/PHASE: 97 97 69									
CONNECTED: 26824 VA									
25% OF MTR: 0 VA									
25% OF LCL: 0 VA									
CALCULATED: 26824 VA = 73.90 AVERAGE AMPS									

PANEL "LB"				MAIN BREAKER: M.L.O.				SCA: 42 KAIC			
VOLTAGE: 208/120V-4-WIRE				BUS SIZE				MOUNT SURFACE			
LOCATION: ELEC. ROOM 134				COPPER, 252A.				ENTRY BOTTOM			
DESCRIPTION	QKT	BRK/P	LTS	REC	MSC	MTR	A-VA	B-VA	C-VA	AMPS	
RMS 129, 130, 131, 132, 133, 134, 135, 136	1	20	1	39			854				
RM, 127 LIGHTING	3	20	1	24				672			
RM, 127 LIGHTING	5	20	1	24					672		
SPARE	7	20	1								
SPARE	9	20	1								
NIGHT "ARP" (LCP)	11	20	1		1			500			
SPARE	13	20	1								
SPARE	15	20	1								
NIGHT "NECY"	17	20	1		1			500			
SUB TOTAL VOLTIAMPS							854	672	1672		
EXTERIOR BLDG. LTS. (WEST)	2	20	1	8			140				
PEDESTRIAN PATH LTS. (WEST)	4	20	1	8				144			
RESP. DRIVE/LOW LEVEL LTG	6	20	1	12					243		
EXTERIOR ADDRESS SIGN	8	20	1		1		1200				
EXTERIOR BUILDING SIGN	10	20	1				1200				
SPARE	12	20	1								
SPARE	14	20	1								
SPARE	16	20	1								
RESP. DRIVE LT. POLE REC.	18	20	1		2				360		
SUB TOTAL VOLTIAMPS							1340	1344	603		
PANEL SUB TOTAL VOLTIAMPS							2194	2016	2275		
TOTAL LCU/PHASE							549	504	479		
TOTAL VOLTIAMPS							2743	2520	2754		
TOTAL AMPS/PHASE							23	21	23		
CONNECTED: 6485 VA											
25% OF MTR: VA											
25% OF LCL: 1531 VA											
CALCULATED: 8016.25 VA = 22.25 AVERAGE AMPS											

FUTURE CT SECTION										
DESCRIPTION	QKT	BRK/P	LTS	REC	MSC	MTR	A-VA	B-VA	C-VA	AMPS
FC-1	19	15	2				302			
WICKT. 25	21	—	—	—	—	—		302		
FC-2	23	15	2			1			26	
W/CKT. 29	25	—	—	—	—	—	26			
FC-3	27	15	2					302		
WICKT. 33	29	—	—	—	—	—			302	
ES-1 / EF-2	31	15	1		2		360			
SCU-1 / SFC-1	33	20	2					1560		
WICKT. 39	35	—	—	—	—	—			1560	
AC COMPRESSOR	37	50	3		1		3036			
WICKT. 37	39	—	—	—	—	—		3036		
WICKT. 37	41	—	—	—	—	—			3036	
HOSE TOWER	43	20	3		1		1260			
WICKT. 43	45	—	—	—	—	—		1260		
WICKT. 43	47	—	—	—	—	—			1260	
AC COMPRESSOR RECEPT.	49	20	1		1		180			
SPARE	51	20	1							
EXERCISE RM. FANS	53	20	1		2				1000	
SUB TOTAL VOLTIAMPS							5164	6460	7184	
EXERCISE RM. AUTO-DOOR	20	20	1			1				
BS-1	22	15	2			1		30		
WICKT. 22	24	—	—	—	—	—			30	
SPARE	26	20	1							
SPARE	28	20	1							
SPARE	30	20	1							
SPARE	32	20	1							
SPARE	34	20	1							
SPARE	36	20	1							
SPARE	38	20	1							
SPARE	40	20	1							
SPARE	42	20	1							
SPARE	44	20	1							
SPARE	46	20	1							
SPARE	48	20	1							
SPARE	50	20	1							
SPARE	52	20	1							
SPARE	54	20	1							
SUB TOTAL VOLTIAMPS							1176	30	30	
PANEL SUB TOTAL VOLTIAMPS							6340	6490	7214	
TOTAL LCU/PHASE							0	0	0	
TOTAL VOLTIAMPS							6340	6490	7214	
TOTAL AMPS/PHASE							53	54	60	
CONNECTED: 20044 VA										
25% OF MTR: VA										
25% OF LCL: 1531 VA										
CALCULATED: 20004 VA = 55.64 AVERAGE AMPS										

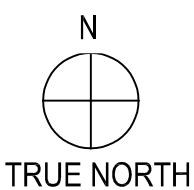
PANEL SUMMARY							
SECTION#1	6485 VA	TOTAL PANEL VOLTIAMPS	9083	9010	9968		
SECTION#2	20044 VA	TOTAL PANEL VOLTIAMPS	76	75	83		
25% OF LCL: 1531 VA							
CALCULATED: 28060 VA = 77.89 AVERAGE AMPS							



UNDERGROUND PULLBOX SCHEDULE

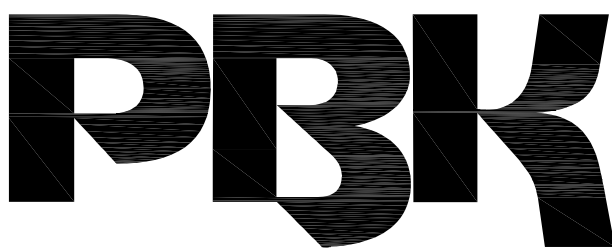
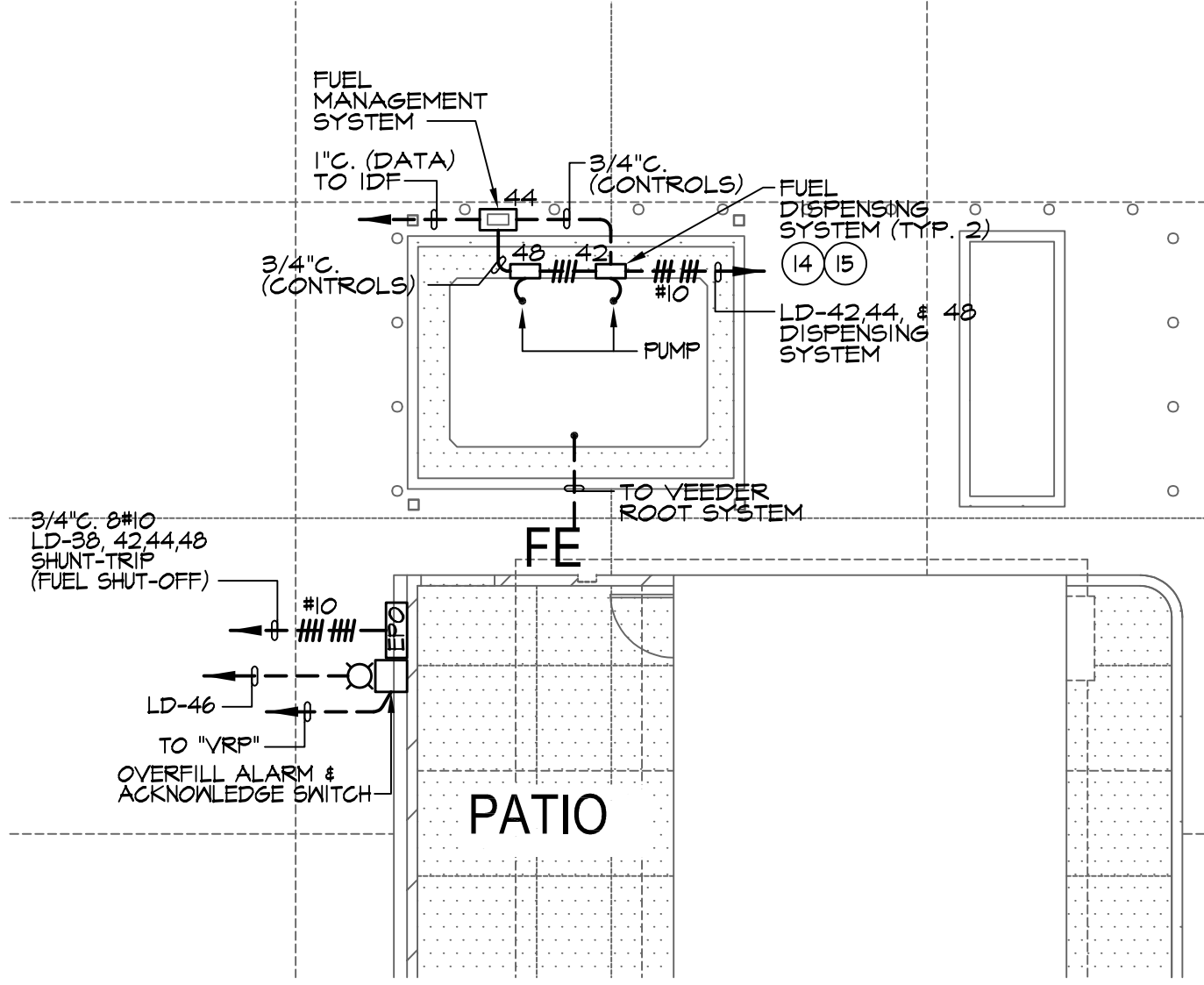
I.D.	SIZE	TYPE	COVER	COVER I.D.
PB-1	11" X 11"	CONCRETE	STEEL TRAFFIC COVER	POWER
EVPB-1 EVPB-2	11" X 11"	CONCRETE	STEEL TRAFFIC COVER	EV CHARGER

SCHEDULE NOTES:
1. 11" X 11" UNDERGROUND PULLBOXES SHALL BE BROOKS *36PB SERIES, OR APPROVED EQUAL. PROVIDE WITH BOLT-DOWN TRAFFIC COVERS.



PLAN NOTES:

- THE CONTRACTOR SHALL CONTACT THE ELECTRIC SERVICE PLANNER UPON AWARD OF CONTRACT AND OBTAIN A COPY OF THE ENGINEERING DRAWINGS PRIOR TO INSTALLING THE SERVICE CONDUIT, DUCTS, PAD MOUNT, RISERS, FULL BOXES, PROTECTIVE COVERING, ETC. INDICATED ON THIS PLAN. ALL WORK INDICATED ON THE UTILITY COMPANY ENGINEERING DRAWINGS WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL INSTALL THE SERVICE IN COMPLIANCE WITH THE SERVING UTILITY COMPANY REQUIREMENTS AND ALL UTILITY COMPANY WORK SHALL BE INSPECTED AND APPROVED BY THE SERVING UTILITY.
- THE CONTRACTOR SHALL CONTACT THE TELEPHONE ENGINEER PRIOR TO BID AND RECEIVE COMPLETE INFORMATION OF THEIR REQUIREMENTS AND INCLUDE ALL SERVICE COSTS ASSOCIATED WITH THE WORK SHOWN AND INDICATED ON THESE PLANS AND SPECIFICATION IN HIS BID. THE ACT OF SUBMITTING THE BID SHALL CONSTITUTE THE FULL RESPONSIBILITY OF THIS CONTRACTOR TO INSTALL SERVICE IN COMPLIANCE WITH THE SERVING UTILITY AND TO PAY ALL CHARGES LEVIED BY THE SERVING UTILITY.
- ALL TELEPHONE WORK SHALL BE IN COMPLIANCE WITH THESE DRAWINGS AND REQUIREMENTS OF THE TELEPHONE COMPANY. ALL ITEMS SHOWN ON THESE DRAWINGS AND TO THE DRAWINGS OF THE SERVING UTILITY SHALL BE PROVIDED AND/OR INSTALLED BY THIS CONTRACTOR AND SHALL BE VERIFIED WITH THE SERVING UTILITY COMPANY.
- CATV SERVICE:
THE CONTRACTOR SHALL CONTACT THE SPECTRUM CATV SERVICE PLANNER UPON AWARD OF CONTRACT AND OBTAIN A COPY OF THE SPECTRUM ENGINEERING DRAWINGS PRIOR TO INSTALLING THE SERVICE CONDUIT, DUCTS, RISERS, FULL BOXES, PROTECTIVE COVERING, ETC. INDICATED ON THIS PLAN. ALL WORK INDICATED ON THE UTILITY COMPANY ENGINEERING DRAWINGS WHETHER SHOWN ON THIS PLAN OR NOT SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL INSTALL THE SERVICE IN COMPLIANCE WITH THE SERVING UTILITY COMPANY REQUIREMENTS AND ALL UTILITY COMPANY WORK SHALL BE INSPECTED AND APPROVED BY THE SERVING UTILITY.
- UTILITY COMPANY ENGINEERING AND PERMIT FEES ASSOCIATED WITH THE WORK SHOWN AND INDICATED ON THE UTILITY COMPANY ENGINEERING DRAWINGS SHALL BE PAID BY THE CONTRACTOR AND REIMBURSED BY THE OWNER. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/OWNER OF ANY DISCREPANCIES BETWEEN THE UTILITY COMPANY ENGINEERING DRAWINGS AND THIS PLAN PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT THE CITY FIBER SERVICE PLANNER UPON AWARD OF CONTRACT AND OBTAIN A COPY OF THE FIBER DRAWINGS PRIOR TO INSTALLING THE SERVICE CONDUIT, DUCTS, RISERS, FULL BOXES, PROTECTIVE COVERING, ETC. INDICATED ON THIS PLAN. ALL WORK INDICATED ON THE CITY FIBER ENGINEERING DRAWINGS, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL INSTALL THE SERVICE IN COMPLIANCE WITH THE CITY FIBER COMPANY REQUIREMENTS AND ALL CITY FIBER WORK SHALL BE INSPECTED AND APPROVED BY THE CITY.
- ENGINEERING AND PERMIT FEES ASSOCIATED WITH THE WORK SHOWN AND INDICATED ON THE CITY FIBER ENGINEERING DRAWINGS SHALL BE PAID BY THE CONTRACTOR AND REIMBURSED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE ARCHITECT/OWNER OF ANY DISCREPANCIES BETWEEN THE UTILITY COMPANY ENGINEERING DRAWINGS AND THIS PLAN PRIOR TO PROCEEDING WITH THE WORK.
- REFER TO DRAWING E02, SINGLE LINE DIAGRAM, FOR POWER CONDUIT SIZE AND WIRE QUANTITIES.
- CONDUIT AND WIRE INDICATED ON THE SINGLE LINE DIAGRAM, WHETHER SHOWN ON THIS DRAWING OR NOT, SHALL BE A PART OF THIS CONTRACT AND THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE REQUIRED ROUTING TO MEET THE INTENT OF THESE PLANS AND SPECIFICATIONS.
- CONDUIT ROUTING INDICATED ON THESE PLANS IS DIAGRAMMATIC. ACTUAL ROUTING OF UNDERGROUND CONDUITS SHALL BE COORDINATED IN THE FIELD TO AVOID INTERFERENCE WITH OTHER UTILITIES AND TRADES.
- IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO MAINTAIN REQUIRED CLEARANCES BETWEEN UNDERGROUND ELECTRICAL CONDUITS AND FOOTINGS. CONDUIT STUB-UPS SHALL NOT BE INSTALLED IN FOOTINGS. EXACT METHOD FOR STUBBING-UP CONDUITS AT FOOTING LOCATIONS SHALL BE COORDINATED IN THE FIELD WITH THE GENERAL CONTRACTOR AND THE ARCHITECT.
- REFER TO DRAWING E01, GENERAL NOTES, FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR TO ROUTE DEDICATED CONDUITS FOR LINE AND LOW VOLTAGE.
- COORDINATE CONNECTIONS TO FUEL TANK WITH FUEL TANK SUPPLIER AND MAKE ALL REQUIRED CONNECTIONS AND ATTACHMENTS TO THE FUEL TANK AND FUEL MASTER FUEL DISPENSING MONITORING SYSTEM FOR A FULLY FUNCTIONAL FUEL DISPENSING AND MONITORING SYSTEM. REFER TO SPECIFICATIONS FOR COMPLETE REQUIREMENTS.
- INTRINSICALLY SAFE WIRING SYSTEM SHALL COMPLY WITH 2019 C.E.C. ART. 504.
- ALL CONDUIT / FITTINGS AND WIRING METHODS WITHIN THIS AREA SHALL BE IN COMPLIANCE WITH CLASS 1, DIVISION 2 INSTALLATION METHODS. PROVIDE CONDUIT SEALS PER C.E.C. ARTICLE 514.4.5.
- PROVIDE EMERGENCY SHUT-DOWN OF PRIME MOVER AND PROVIDE SIGNAGE PER NFPA 110 5.6.5 / NFPA 37 3.21 TO READ "EMERGENCY ENGINE SHUT-OFF" AND SHALL BE VISIBLE FROM 25'-0".



SOUTHERN CALIFORNIA
8163 ROCHESTER AVENUE, SUITE 100
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CALIFORNIA 91730-0729
TEL: 909-987-0909
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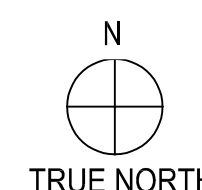
COSTA MESA FIRE STATION NO. 2
RECONSTRUCTION
COSTA MESA FIRE & RESCUE DEPARTMENT
800 BAKER STREET
COSTA MESA, CA 92626



CONSULTANT
A&F ENGINEERING GROUP, INC.
9030 BUCKINGHAM BL., SUITE 100, RANCHO CUCAMONGA, CA 91701
TEL: (909) 941-3006 FAX: (909) 941-8211

NO	DATE	BY	DESCRIPTION
1	09/15/2026		ADDENDUM 1
REVISIONS			
DRAWN: CBF CHECKED: RES			
DATE: 06/17/26 SCALE: AS NOTED			
PROJECT NUMBER: 2109300			

SITE POWER PLAN



(16) TO HRU-1, FC-14 THRU FC-17 (CONTROLS).

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



COSTA MESA FIRE & RESCUE DEPARTMENT

800 BAKER STREET
COSTA MESA, CA 92626

COSTA MESA FIRE STATION No. 2

RECONSTRUCTION

COSTA MESA FIRE & RESCUE DEPARTMENT

800 BAKER STREET
COSTA MESA, CA 92626

CONSULTANT

CORNERSTONE STUDIOS, INC.
251 E. Santa Ana Blvd. Santa Ana, CA 92701
714.973.2202 FAX 714.973.0203
LANDSCAPE ARCHITECTURE • URBAN DESIGN • PLANNING • RESOURCE ANALYSIS

NO	DATE	BY	DESCRIPTION
1	01/16/26	JL	ADDENDUM 1
REVISIONS			

DRAWN: JL CHECKED: JK
DATE: 01/16/26 SCALE: AS NOTED
PROJECT NUMBER: 2109300

IRRIGATION PLAN

DRAWING NUMBER: L1.1

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	PSI	GPM	RAD	MFGR/MODEL
●	BUBBLER HEAD (2 PER TREE)	30	0.5	--	RAIN BIRD RWS-B-C-1402
—	SUB SURFACE DRIPLINE, 18" SPACING, 18" O.C.	30	0.01	--	RAIN BIRD XFS-09-18
Ⓐ	DRIP IRRIGATION AIR/VACUUM RELIEF VALVE				RAIN BIRD ARV-050
Ⓕ	DRIP IRRIGATION FLUSH VALVE				RAIN BIRD FLUSH CAP
⓪	DRIP OPERATION INDICATOR				RAIN BIRD OPERIND
⓪	QUICK COUPLER VALVE				RAIN BIRD 44LRC W/ 44K KEY & SH-1 SWIVEL
ⓧ	MASTER SHUT-OFF GATE VALVE, LINE SIZE, W/ BRONZE CROSS HANDLE				NIBCO T-580
Ⓜ	WATER METER				1-INCH BADGER HR-E RADIO READ METER PER MESA WATER DISTRICT
Ⓜ	MASTER VALVE				RAIN BIRD EFB-CP SERIES BRASS VALVE
Ⓜ	REMOTE CONTROL VALVE				RAIN BIRD EFB-CP SERIES BRASS VALVE
Ⓜ	REMOTE CONTROL VALVE FOR DRIP SYSTEMS				RAIN BIRD PRBQKH100 PRESSURE REGULATING QUICK CHECK BASKET
Ⓜ					RAIN BIRD DRIP SYSTEM OPERATION INDICATOR KIT ON EACH DRIP STATION
Ⓜ					RAIN BIRD FS-100
Ⓜ	FLOW SENSOR				FEBCO LF825Y W/ WILKINS 500Y STRAINER
Ⓜ	REDUCED PRESSURE BACKFLOW PREVENTER (VERIFY CONDITION AND SUITABILITY OF EXISTING BACKFLOW FOR POSSIBLE RE-INSTALLATION)				RAINMASTER EAGLE PLUSB SA6-RM2-8/PMR CAC/10YR/GR-K-NFS W/ HUNTER MINI-CLIK SENSOR
Ⓜ	AUTOMATIC IRRIGATION CONTROLLER, 8 STATION, PEDESTAL MOUNTED, WITH RAIN SENSOR ON CABINET				
—	LATERAL (NON-PRESSURE) PIPING, SIZE AS SHOWN				SCH 40
—	MAIN LINE (PRESSURE) PIPING, SIZE AS SHOWN IN OVALS				SCH 80
—	SLEEVE, PER PLAN, 2x DIAM OF CARRYING PIPE, MIN.				SCH 40

11/2" MAINLINE SIZES

CONTROLLER	HZ 1	HYDROZONE
A-1	6	SEQUENCE NUMBER
1	1	VALVE SIZE, INCHES

HYDROZONES	DRIP
1 MIXED PLANTING	BUBBLER
2 TREE DEEP WATER	

MAWA = ETO - EFFECTIVE RAIN X IN TO GAL X (ET ADJ FACTOR X TOTAL AREA) + (SPECIAL AREA X 0.55)

ET DATA FROM: IRVINE					
ETO	EFFECTIVE PRECIP	IN TO GAL	ET ADJ FACTOR	TOTAL AREA	SPECIAL AREAS
49.9	0.00	0.620	0.45	1795	0
MAWA =	28.446	GAL/YEAR			

EAUWU		EAUWU = (ETO - EFFECTIVE RAIN) x IN TO GAL x (PF/IE x AREA)				
HYDRO	PLANT	IRRIGATION	ETAF	SQ FT	ETAF	EAUWU
ZONE	DESCRIPTION	WATER USE	FACTOR (PF)	METHOD	EFFICIENCY (IE) (PF/IE)	AREA (HA) x HA
1	MIXED	MED	0.20	DRIP	0.81	0.247 1795
2	TREE DEEP WATER	LOW	0.10	BUBBLER	0.75	0.133 200*
REGULAR AREA TOTAL						14.537
SPECIAL LANDSCAPE AREA TOTAL						0
TOTAL EAUWU						14.537
MAWA						28.446
DIFFERENCE						(13.909)

* NOTE: THE TREE HYDROZONE SHOWS ADDITIONAL SQUARE FOOTAGE TO ALLOW FOR DEEP WATERING OF THE TREES. ALL TREES ARE WITHIN THE MIXED HYDROZONE AREAS, SO THERE IS NO CHANGE TO THE TOTAL SQUARE FOOTAGE IRRIGATED.

IRRIGATION NOTES

- EXISTING UTILITIES AND CONDITIONS: PRIOR TO CUTTING INTO THE SOIL OR PAVING, LOCATE ALL CABLES, CONDUITS, AND OTHER UTILITIES THAT ARE COMMONLY FOUND UNDERGROUND, AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK, PROMPTLY NOTIFY OWNER WHO WILL ARRANGE FOR RELOCATIONS IF REQUIRED. PROCEED IN THE SAME MANNER IF ROCK LAYERS OR ANY OTHER CONDITIONS ENCOUNTERED UNDERGROUND MAKE CHANGES ADVISABLE.
- THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL CONFORM TO ALL APPLICABLE REGULATIONS AND CODES.
- THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. LOCATE ALL PIPING, HOSE, EQUIPMENT AND APPURTENANCES WITHIN PROPERTY LINE AND WITHIN THE PLANTING AREAS SHOWN UNLESS NOTED OR DIRECTED OTHERWISE. LOCATE ALL VALVES AND VALVE BOXES 6" MIN., 12" MAX FROM PAVING. LOCATE QUICK COUPLER VALVES AT THE EDGE OF PLANTING AREAS. LOCATE PRESSURE MAIN LINES WITHIN 18" OF EDGE OF PLANTING AREAS.
- ALL PIPE AND WIRING UNDER PAVING & ROADWAYS SHALL BE SLEEVED. COORDINATE SLEEVE INSTALLATION WITH OTHER TRADES TO ENSURE PROPER AND TIMELY INSTALLATION IN LOCATIONS REQUIRED. PIPES MAY BE SLEEVED TOGETHER IF AN EQUIVALENT INCREASE IN SLEEVE SIZE IS MADE.
- ALL BRASS PIPE AND FITTINGS TO BE IPS RED BRASS, STANDARD PIPE SIZE, SCHEDULE 40. ALL COPPER PIPE AND FITTINGS TO BE TYPE "K" COPPER. PROVIDE DIELECTRIC COUPLINGS BETWEEN DISSIMILAR METALS.
- USE THREE WRAPS OF TEFLON PIPE TAPE FOR ALL THREADED CONNECTIONS.
- SPLICES SHALL BE MADE ONLY IN PULL BOXES OR VALVE CONTROL BOXES.
- SYSTEM DESIGN IS BASED ON A DESIGN PRESSURE OF 50 PSI.
- WIRING IS BASED ON THE USE OF ONE 24 VOLT DC REMOTE CONTROL VALVE OPERATING AT ONE TIME. ALLOWANCE IS MADE FOR OPENING/CLOSING SEQUENCES.
- THE USE OF A MANUFACTURER'S NAME AND MODEL OR CATALOG NUMBER IS FOR THE PURPOSE OF ESTABLISHING THE STANDARD OF QUALITY AND CONFIGURATION DESIRED ONLY. DESIGN OF THIS IRRIGATION SYSTEM IS BASED ON MATERIALS SHOWN. IF OTHER EQUIPMENT IS SUBSTITUTED, WITH APPROVAL, DESIGN REQUIREMENTS ARE TO BE ADJUSTED ACCORDINGLY.
- UNLESS NOTED OTHERWISE ON PLANS, ALL LATERAL END RUNS ARE TO BE 3/4 INCH SIZE.
- ADJUST PLANT MATERIAL LOCATION TO AVOID BLOCKING IRRIGATION COVERAGE.
- POC IS TO EXISTING IRRIGATION SYSTEMS AND EQUIPMENT.
- FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH DISTRICT'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
- MAINLINE, GATE VALVES, QUICK COUPLER VALVES AND REMOTE CONTROL VALVES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE AND EQUIPMENT LOCATIONS ARE TO BE WITHIN PLANTING AREAS, A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES.
- LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL LOCATIONS ARE WITHIN PLANTING AREAS.
- BUBBLERS SHALL BE ALIGNED WITH TREES AT EDGE OF ROOTBALL AND EDGE OF PLANTING PIT, AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUTS IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
- TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION HEADS.
- ANTI-DRAIN VALVES OR CHECK VALVES ARE TO BE USED WHERE LOW POINT RUNOFF MAY OCCUR.
- ALL COMPONENTS TO BE OF LEAD FREE COMPOSITION.
- POTABLE WATER IS TO BE USED ON THIS SITE.



I HAVE COMPLIED WITH THE CRITERIA OF THE WATER USE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF MWLEO.

APPLICANT _____ DATE _____

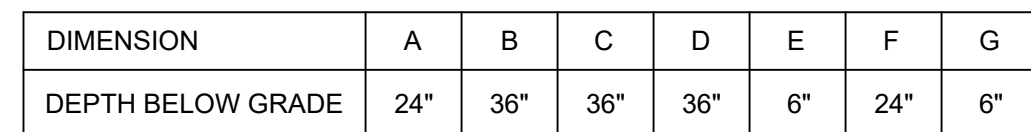
AUTOMATIC IRRIGATION CONTROLLER 'A', 8 STATIONS MINIMUM, PEDESTAL MOUNTED IN STAINLESS STEEL CABINET. CONNECT FLOW SENSOR AT THE POC AND RAIN SENSOR (ON CABINET) PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO ARRANGE FOR AND COORDINATE 120V 60HZ CONTINUOUSLY HOT POWER TO THIS LOCATION ON SEPARATE 15 AMP CIRCUIT SA6-RM2-8/PMR CAC/10YR/GR-K-NFS

1" REDUCED PRESSURE BACKFLOW PREVENTER, 1 1/2" MASTER VALVE AND 1" FLOW SENSOR. INSTALL ALL EQUIPMENT IN PLANTING AREA.

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

NOTES:

NO LANDSCAPE AROUND RPPD'S



SLEEVE TRENCHING



MAXIMUM LATENCY LENGTH (FEET)				PIPE SIZING FOR DRIP HEADER		
EMITTER FLOW RATE GPH				MAX GPMPSI LOSS		
12" SPACING 18"		SPACING 24"		SCHEDULE 40 PVC HEADER SIZE		
PSI	0.530 77	0.530 77	0.530 77			
25	13	136	246	12"	4.2 GPM 7.7 PSI	
30	240	187	341	266	1 1/2"	4.7 GPM 7.7 PSI
40	315	247	449	351	3/4"	8.3 GPM 6.9 PSI
50	380	302	520	1"	13.5 GPM 4.2 PSI	
60	436	348	578	1 1/2"	33.9 GPM 2.9 PSI	
				2"	52.4 GPM 1.9 PSI	
GRID PRECIPITATION RATES (IN/HR)				POLY PIPE HEADER SIZE		
EMITTER		EMITTER FLOW RATE		12"		
SPACING		LATERAL		3/4" <th data-kind="ghost"></th>		
12	12	0.53	0.77	12	12.5 GPM 4.2 PSI	
18	18	0.38	0.55	1 1/2"	31.8 GPM 2.9 PSI	
24	24	0.21	0.31	2"	52.4 GPM 1.9 PSI	
LATERAL FLOW PER 100 FT (GPM)						
EMITTER	12"	18"	24"			
FLOW	12.5 GPM	8.3 GPM	6.9 GPM			
0.77 GPH	1.28 GPM	0.86 GPM	0.64 GPM			

800 BAKER STREET
COSTA MESA, CA 92626





STATIC PRESSURE FORM

DATE: 1/15/2026

LOCATION: 800 Baker Street, Costa Mesa, CA 92626

STANDARD OPERATING PRESSURE RANGE: 85.1 – 90 psi

In providing information, documentation and/or estimates concerning water pressure within Mesa Water District's ("Mesa Water") water system, Mesa Water cannot, and does not, provide any warranty or guarantee of any particular water pressure at any point in time. While Mesa Water exceeds its regulatory requirements of 40 psi, events and circumstances beyond Mesa Water's control (including, but not limited to, water supply limitations, system demands and operational needs) may cause variations in water pressure outside of the stated parameters. Pressure will vary due to water system demands and operational needs. Mesa Water notes that the information provided in this document is drawn from a pre-existing hydraulic model.

Regards,

A handwritten signature in blue ink that reads 'Lauryn Dickinson'. The signature is fluid and cursive, with the first and last names being clearly legible.

Lauryn Dickinson
Department Assistant
laurynd@mesawater.org
949.207.5450

VOC AND FORMALDEHYDE LIMITS

2019 Calgreen Building Code

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3}

Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY ^{2,3}	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat-high gloss coatings	50
Specialty Coatings	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	50
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes	350
Japan	350
Trowel Applied Coatings	50
Fire resistive coatings	150
Floor coatings	50
Form-release compounds	100
Graphic arts coatings (sign paints)	200
High temperature coatings	420
Industrial maintenance coatings	100
Low solids coatings ¹	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Roof coatings, aluminum	100
Rust preventative coatings	100
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, Interior	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

¹ Grams of VOC per liter of coating, including water and including exempt compounds.

² The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.

³ Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS¹

Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

¹ Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.

² Thin medium density fiberboard has a maximum thickness of 5/16 inches (8 mm).

SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	50
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420

SEALANT PRIMERS

Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT ^{1,2}

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	100
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

¹ If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.

² For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, <http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF>.