Community Development cityofirvine.gov
City of Irvine, 1 Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

November 4, 2026

Mr. Kory Lynch **Sent Via Email**
Five Point Community Management, Inc.
2000 Fivepoint, 4th Floor
Irvine, CA 92618

Subject: Approval of Playground Plan 00989202-PPA for Private Neighborhood Park 1 within Vesting Tentative Tract Map No. 19403 in District 2 of Great Park Neighborhoods, Planning Area 51 (Great Park)

Dear Mr. Lynch:

Community Development Department staff has reviewed the application for Playground Plan 00989202-PPA for Private Neighborhood Park 1 within the boundaries of Vesting Tentative Tract Map (VTTM) No. 19403, which is located within District 2 of Great Park Neighborhoods in Planning Area 51 (Great Park) (Enclosure 1).

On November 6, 2025, the Planning Commission approved VTTM No. 19403 (File No. 00956308-PTT), Master Plan 00956311-PMP, and Park Plan 00956398-PPP allowing the subdivision of 56.6-gross-acres for the development of 474 residential condominium units and 3.72-acres of private park land distributed between three neighborhood parks. On June 24, 2026, the Community Development Director approved Park Design 00982761-PPD for private neighborhood Parks 1 and 2 (Enclosure 2). Park 1 is 1.78 acres in size and contains a tot lot/playground area. Specifically, the playground area is located north of the community building and swimming pool within an area bounded by Curtis, Honeycomb, and Teaberry streets.

The project proposes a 7,370-square-foot playground containing separate play areas designed for children ages two to five years old, and five to 12 years old. The playground will include various play structures with integrated shade, and safety-first playground resilient surfacing.

The City's playground consultant confirmed that the proposed playground features conform to the applicable Playground Design Standards outlined in Section VII-B of the City of Irvine Parks and Park Facilities Standards Manual. Therefore, the proposed playground plan is hereby approved, subject to Standard Condition 4.2 (Playground Inspection) of underlying Park Design 00982761-PPD.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period, ending at 5 p.m. Thursday, November 12, 2026, this approval shall become effective

Friday, November 13, 2026. The stamped-approved plans for Playground Plan 00989202-PPA are being transmitted electronically along with this letter. Please incorporate the stamped copy of the playground plan into the applicable grading/building plans for the project site.

Additionally, please note that permits cannot be issued until all fees associated with this application are paid in full.

Should you have any questions regarding this approval, please contact Associate Planner Michael O'Toole at 949-724-6102 or by email at motoole@cityofirvine.org.

Sincerely,

Stephanie Frady, AICP
Director of Community Development

Enclosures:
1. Approved Playground Plans
2. Approved Park Design 00982761-PPD - Approval Letter and Plans

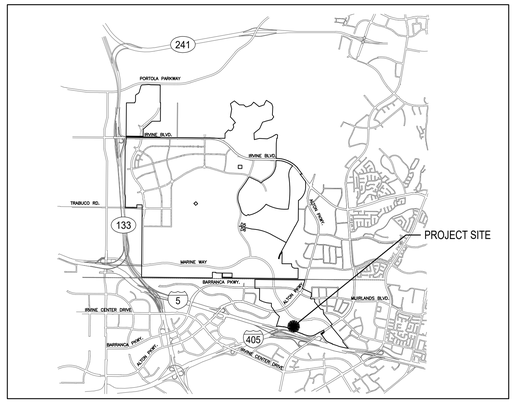
ec: Bill Patterson, Hunsaker & Associates
Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
Files: 00989202-PPA; 00982761-PPD; 00956398-PPP

THE CITY OF IRVINE

PLAYGROUND PLANS

HERITAGE FIELDS EL TORO, LLC
PLANNING AREA 51 - DISTRICT 2 NORTH
PRIVATE PARK NEIGHBORHOOD - PARK 1
VTTM 19403, LOTS 22

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00989202-PPA
DATE November 4, 2026



VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION:
PARK 1 : TEABERRY AND HONEYCOMB

LEGAL DESCRIPTION FOR NEW TRACTS: **DISTRICT 2 - PLANNING AREA 51**
PRIVATE NEIGHBORHOOD - PARK 1
VTTM 19403. LOTS 22

PROJECT DESCRIPTION
PRIVATE NEIGHBORHOOD PARK 1 WITH LARGE PLAYGROUND AREA. PLAYGROUND CONSISTS OF TWO AGE GROUP AREAS WITH MULTIPLE PLAY EQUIPMENTS.

REFERENCE APPROVED PARK DESIGN : PARK DESIGN 0092761-PPD

SEE SHEET (L0.005, SEPARATE LANDSCAPE PLAN SUBMITTAL) UNDER THE HEADING LAND USE CONDITIONS OF APPROVAL FOR COMPLETE CONDITIONS OF APPROVAL.

USE(S), OCCUPANCY (IES), AND FLOOR AREAS(S)

NUMBER OF STORIES N/A

MEZZANINES N/A

TYPE OF CONSTRUCTION N/A

FIRE PARTITION WALLS N/A

FIRE BARRIER WALLS N/A

FIRE WALL N/A

SMOKE BARRIER WALLS N/A

SEE SHEET(S) N/A FOR WALL ASSEMBLY LEGEND, PROVIDING UNIQUE SYMBOLS FOR EACH RATED WALL TYPE/RATING AND CALL-OUTS TO CONSTRUCTION DETAILS DEMONSTRATING COMPLIANCE WITH ASSEMBLY LISTINGS.

HORIZONTAL ASSEMBLIES N/A

SPRINKLERS N/A

AN N/A AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED UNDER SEPARATE APPROVAL THROUGH THE ORANGE COUNTY FIRE AUTHORITY. SPRINKLERS ARE PROVIDED

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET.

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET, AND AS SUBSTITUTION FOR RATED CONSTRUCTION.

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET, AND TO JUSTIFY AN INCREASE IN HEIGHT /OR AREA (SEE ANALYSIS BELOW)

PROVIDE ALTERNATE EXPLANATION INCLUDING ALL RELEVANT CODE REFERENCES

*SPECIAL NOTE: FOR 13D SYSTEMS, IE THOSE SYSTEMS WHICH ARE SUPPLIED BY THE BUILDING WATER MAIN, NO PLUMBING GROUNDWORK MAY BE INSPECTED WITHOUT SEPARATE OCFA APPROVED FIRE SPRINKLER PLANS TO VERIFY SIZING REQUIREMENTS.

ALLOW HEIGHT AND AREA ANALYSIS PER CBC SECTION 503: N/A

PARKING SUMMARY

PARKING REQUIRED: N/A
(PARK, POOL AND BUILDING)

PARKING PROVIDED: N/A

ACCESSIBLE PARKING

TOTAL REQUIRED: N/A
TOTAL PROVIDED: N/A

ELECTRIC VEHICLE (EV) PARKING

TOTAL REQUIRED: N/A
EV READY: N/A
EV CAPABLE: N/A
EV CHARGERS: N/A

TOTAL PROVIDED: N/A
ACCESSIBLE EV SPACES: N/A

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS)

CALIFORNIA BUILDING CODE	**2022**
CALIFORNIA RESIDENTIAL CODE	**2022**
CALIFORNIA GREEN BUILDING STANDARDS CODE	**2022**
CALIFORNIA MECHANICAL CODE	**2022**
CALIFORNIA ELECTRICAL CODE	**2022**
CALIFORNIA PLUMBING CODE	**2022**
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	**2022**

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL NEW RESIDENTIAL BUILDINGS (INCLUDING HOTELS AND MOTELS) AND ALL NEW NON-RESIDENTIAL BUILDINGS.

SEE SHEET N/A FOR COMPLETED CITY OF IRVINE GREEN BUILDING STANDARDS NOTES.

CALIFORNIA ENERGY CODE

PROVISIONS OF THE CALIFORNIA ENERGY CODE (CEnC) APPLY TO THIS PROJECT.
SEE SHEET N/A FOR COMPLETE COMPLIANCE DOCUMENTATION.

INSTALLATION OF ON-SITE RENEWABLE ENERGY GENERATION IN THE FORM OF PHOTOVOLTAIC (PV) SYSTEMS ARE PROVIDED IN ACCORDANCE WITH SECTION 140.1(b) OR 150.1(b)1. OR 170.1(b). SEE SHEET(S) N/A FOR SOLAR ROOFING, PV, AND BATTERY SYSTEM CONSTRUCTION PLANS.

SOLAR READY MANDATORY SOLAR READY REQUIREMENTS OF SECTION 110.10:

DO NOT APPLY TO THIS PROJECT BECAUSE N/A
OTHERWISE, COMPLIANCE IS ACHIEVED AS FOLLOWS:

SOLAR ZONE N/A

SOLAR ZONE ORIENTATION: N/A

STRUCTURAL DESIGN LIVE AND DEAD LOADS FOR THE SOLAR ZONE ARE N/A RESPECTIVELY

INTERCONNECTION PATHWAYS

LOCATION FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY FOR ROUTING OF CONDUIT FROM THE SOLAR ZONE TO THE POINT OF INTERCONNECTION WITH THE MAIN ELECTRICAL SERVICE PANEL ARE SHOWN ON N/A.

PATHWAYS FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM ARE SHOWN ON N/A

MAIN ELECTRICAL SERVICE PANEL (SINGLE-FAMILY RESIDENCES ONLY)

THE MAIN ELECTRICAL SERVICE PANEL SHALL:

- HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
- HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION, POSITIONED AT THE OPPOSITE END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION, AND MARKED AS "FOR FUTURE SOLAR ELECTRIC."

ENERGY STORAGE SYSTEM READY (SINGLE FAMILY PROJECTS)

COMPLIANCE IS ACHIEVED IN ACCORDANCE WITH CEnC SECTION 150.0 (s). SEE SHEET N/A FOR REQUIRED INFORMATION.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

THIS PROJECT IS SUBJECT TO BOTH SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION PER CALIFORNIA BUILDING CODE (CBC) CHAPTER 17 AND SHALL FOLLOW THE REQUIREMENTS AS DEFINED IN CITY OF IRVINE INFORMATION BULLETINS NO. 278 AND 251.

SEE SHEET N/A FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL INSPECTION PROGRAM FORM.

SEE SHEET N/A FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL OBSERVATION PROGRAM FORM.

CITY OF IRVINE MUNICIPAL CODE

NOTE: COMPLETE IMC TEXT IS AVAILABLE ON THE INTERNET AT WWW.MUNICODE.COM]
THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE IRVINE MUNICIPAL CODE PROVISIONS INCLUDING BUT NOT LIMITED TO:

CONSTRUCTION WORK HOURS [IMC SECT. 6-8-205]
MON-FRI 7 AM TO 7 PM
SAT 9 AM TO 6 PM
NO WORK ON SUNDAYS OR FEDERAL HOLIDAYS

SECURITY DESIGN STANDARDS [IMC SECT. 5-9-501 THROUGH 5-9-520]
SEE SHEET L0.003 (SEPARATE SUBMITTAL) FOR APPLICABLE COMPLETED SECURITY CODE PROVISIONS.

ROOFING [IMC 5-9-401 H. & 5-9-402 O.]

ROOF COVERING CLASSIFICATION SHALL MEET MINIMUM CLASS A.

ATTIC AND UNDERFLOOR VENT COVERS [IMC 5-9-401 G. & 5-9-402 M. & N.]

ROOF AND UNDERFLOOR VENT OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE, CORROSION RESISTANT, METAL WIRE MESH OR OTHER MATERIALS HAVING OPENINGS OF 1/16 INCH MINIMUM TO 1/8 INCH MAXIMUM. SEE DETAIL N/A

OFF-SITE FABRICATION

ALL OFF-SITE FABRICATION OF STRUCTURAL STEEL COMPONENTS INCLUDING STEEL STAIRS AND PRE-CAST CONCRETE SHALL BE DONE IN AN APPROVED FABRICATOR SHOP AS REQUIRED BY CITY OF IRVINE INFORMATION BULLETIN NO. 311. SEE BULLETIN FOR DETAILS AND REQUIRED DOCUMENTATION REQUIRED AT THE RECEIPT OF ANY SHIPMENT OF OFF-SITE FABRICATED ITEMS.

FIRE RESISTIVE CONSTRUCTION

THE DESIGN, CONSTRUCTION AND INSPECTION OF FIRE RESISTIVE CONSTRUCTION (TYPE VA, TYPE IIIA AND B, TYPE IIA, TYPE IA AND B) SHALL CONFORM TO CITY OF IRVINE INFORMATION BULLETIN NO. 323 SEE BULLETIN FOR DETAILS.

PRE-CONSTRUCTION MEETING REQUIREMENT [IMC 5-9-209A.]

ALL CONSTRUCTION PROJECTS INVOLVING NEW STRUCTURES AND THOSE INVOLVING ADDITIONS TO NON-RESIDENTIAL STRUCTURES OR TENANT IMPROVEMENTS EXCEEDING 5,000 SQUARE FEET OR INVOLVING A NEW RESTAURANT ESTABLISHMENT SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION MEETING HAS BEEN HELD. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT EITHER JOEL LYLES, NON-RESIDENTIAL INSPECTIONS SUPERVISOR AT (949)724-6139 OR RESIDENTIAL INSPECTION SUPERVISOR GINA MAURO AT (949)724-6546

CONSTRUCTION SITE SECURITY REQUIREMENTS [IMC SECT 5-9-521]

GENERAL REQUIREMENTS MUNICIPAL CODE SECTIONS 5-9-521.B

FOR THE GENERAL REQUIREMENTS CHECKLIST FOR CONSTRUCTION SITE SECURITY PER THE CITY OF IRVINE CONSTRUCTION SITE SECURITY ORDINANCE, SEE L0.003 (SEPARATE SUBMITTAL)

FOR RESIDENTIAL PROJECTS WITH 25 DWELLING UNITS OR MORE OR NON-RESIDENTIAL PROJECTS WITH 50,000 SQUARE FEET OR MORE, A SECURITY PLAN IS ALSO REQUIRED IN ADDITION TO THESE GENERAL REQUIREMENTS (MUNICIPAL CODE SECTION 5-9-521.C) A SEPARATE GUIDELINE IS AVAILABLE OUTLINING SECURITY PLAN REQUIREMENTS.

SEE SHEET L0.003 (SEPARATE SUBMITTAL) FOR SITE SPECIFIC CONSTRUCTION SITE SECURITY PLAN.

ACOUSTICAL REPORT: N/A

REPORT NO.:
PREPARED BY:
DATE:
BUILDING FEATURES RECOMMENDATIONS: N/A

DEFERRED SUBMITTALS
THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY THE CITY SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH THE CITY.

LANDSCAPE PLANS
POOLS
SHADE STRUCTURES
TRASH ENCLOSURE
ARCHITECTURAL BUILDINGS

SHEET INDEX:

SEE SHEET L0.000 FOR SHEET INDEX.

SOUTHERN CALIFORNIA AIR QUALITY MANAGEMENT DISTRICT:

BE ADVISED, SOUTHERN CALIFORNIA AIR QUALITY MANAGEMENT (SCAQMD) RULE 1403 GOVERNS WORK PRACTICE REQUIREMENTS FOR ASBESTOS IN ALL RENOVATION AND DEMOLITION ACTIVITIES. PLEASE REFER TO RULE 1403 (http://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1403.pdf) FOR ALL CURRENT REQUIREMENTS.

CALIFORNIA HEALTH AND SAFETY CODE 19827.5 REQUIRES THAT EVIDENCE OF DEMOLITION NOTIFICATION SUBMITTED TO THE SOUTH COAST AQMD BE PROVIDED TO CITY OF IRVINE BUILDING AND SAFETY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT INCLUDING DEMOLITION WORK.

RELATED CASES:

PRECISE GRADING PLAN: XXXXXXXXXX-GPRE

PARK DESIGN: 00982761-PPD

PARK PLAN: 00956398-PPP

SITE IMPROVEMENTS PLAN: XXXXXXXXXXXXX-PARK

Know what's below. Call 811 before you dig.

CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

This set of plans & specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the City of Irvine Community Development Department. The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any City Ordinance or State Law.

ENCLOSURE 1

PROJECT DIRECTORY

CONSULTANTS

LANDSCAPE ARCHITECT
LANDSCAPE CRAFT STUDIO
17853 SANTIAGO BLVD. STE. 107-483
VILLA PARK, CA 92861-4199
(949) 514-7906
CONTACT: JERICO FARFAN
JERICOFARFAN@
LANDSCAPECRAFTSTUDIO.COM

CIVIL ENGINEER
PROACTIVE ENGINEERING CONSULTANTS
27042 TOWNE CENTRE DRIVE, SUITE 100
FOOTHILL RANCH, CA 92610
(949) 716-7460
CONTACT: JEFF LANGDON

ARCHITECT
CGA STUDIO

(714) 357-6649
CONTACT: CRAIG GAMBILL

SITE STRUCTURAL ENGINEER
KPFF
18400 VON KARMAN AVENUE, SUITE 600
IRVINE, CA 92612
(949) 252-1022
CONTACT: WILLIAM THORPE

ELECTRICAL ENGINEER
CANDELA
27201 CALLE JUANITA
DANA POINT, CA 92624
(949) 201-1333
CONTACT: DON DIDOMIZIO

DRY UTILITY
MORAN UTILITY SERVICES, INC.
4168 AVENIDA DE LA PLATA, SUITE 103
OCEANSIDE, CA 92056
(661) 674-8087
CONTACT: CHRISTY CORTES

POOL CONSULTANT
AQUATIC TECHNOLOGIES
32232 PASEO ADELANTO
SAN JUAN, CA 92675
(949) 493-9548
CONTACT: DAVE HART

DEVELOPER

HERITAGE FIELDS EL TORO, LLC
2000 FIVEPOINT | 4TH FLOOR
IRVINE, CA 92618
(949) 349-1000
CONTACT: KORY LYNCH

SHEET INDEX

SHEET NUMBER	SHEET NAME
LPP0.000	CITY COVER SHEET
LPP0.001	CITY COVER SHEET
LPP1.001	OVERALL PLAN
LPP2.000	PLAYGROUND LEGEND
LPP2.101	PLAYGROUND CONSTRUCTION PLAN
LPP2.201	PLAYGROUND SURFACING PLAN
LPP2.401	PLAYGROUND CONSTRUCTION DETAILS
LPP2.402	PLAYGROUND CUT SHEETS
LPP2.403	PLAYGROUND CUT SHEETS
LPP2.404	PLAYGROUND CUT SHEETS
LPP5.501	PLAYGROUND SHADE STUDY
	STRUCTURAL ENGINEERING
SCS	STRUCTURAL COVER SHEET AND NOTES
S1	FOUNDATION PLAN
SD1	STRUCTURAL FOUNDATION DETAILS

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		

DESIGNED: TZ
DRAWN: PQ,TO
CHECKED: PQ, DS
DATE:
SCALE:

DEVELOPER:
HERITAGE FIELDS EL TORO, LLC

SOILS ENGINEER:
ENGEO INCORPORATED
REPORT # 8506.055.002

DATE 03/23/2023

PLANS PREPARED BY:
J. S.
LANDSCAPE ARCHITECT

PLANNING AREA 51 - DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1
VTTM 19403, LOTS 22
IRVINE, CALIFORNIA

CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN CHECK : 00982761-PPD
00989202-PPA
PERMIT :

CITY COVER SHEET

LPP0.00

PC# 00982761-PPD 00989202-PPA
PLAYGROUND PLAN AGENCY SUBMITTAL #2 10/02/2026

THE CITY OF IRVINE

PLAYGROUND PLANS

HERITAGE FIELDS EL TORO, LLC
PLANNING AREA 51 - DISTRICT 2 NORTH
PRIVATE PARK NEIGHBORHOOD - PARK 1
VTTM 19403, LOTS 22

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00989202-PPA
DATE November 4, 2026

SPECIAL VERY HIGH FIRE HAZARD SEVERITY ZONE (CBC CHAPTER 7A AND CRC SECTION R337)

THE FOLLOWING REQUIREMENTS APPLY AS INDICATED BY THE APPROVED FIRE PROTECTIONS PLAN

SEE **F-1 & F-2 (SEPARATE SUBMITTAL)**

ROOFING

1. PROVIDE MINIMUM 72 POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 OVER COMBUSTIBLE ROOF DECKING WHERE SPACES OCCUR BETWEEN ROOF COVERING AND ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. CAP SHEET IS NOT REQUIRED WHEN 1 INCH MIN. MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING AND WOOD FRAMING OR DECK. (CBC 705.2 AND CRC R337.5.2).

   OR SPECIFY A CLASS A FIRE RATED ROOF UNDERLAYMENT TESTED IN ACCORDANCE WITH ASTM E108, BIRD STOPS SHALL BE USE AT THE EAVES WHEN THE PROFILE FITS TO PREVENT DEBRIS AT THE EAVES.HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.

2. WHERE INSTALLED VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NUMBER 26 GAGE GALVANIZED SHEET) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36 INCHES WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 RUNNING THE FULL LENGTH OF THE VALLEY. (CBC 705A.3 AND CRC R337.5.3)

3. WHERE PROVIDED ROOF GUTTERS SHALL BE CONSTRUCTED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (CBC 705A.4 AND CRC R337.5.4)

VENTS (CBC 706A AND CRC R337.6)
VENTILATION OPENINGS FOR ENCLOSED ATTICS, GABLE ENDS, RIDGE ENDS, UNDER EAVES AND CORNICES, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFER SPACES, OR ANY OTHER OPENING INTENDED TO PERMIT VENTILATIONS IN A HORIZONTAL OR VERTICAL PLANE SEE N/A.

EXTERIOR COVERING (CBC 707A, 709A, AND CRC R337)

1. FOR EXTERIOR WALL CONSTRUCTION SEE
   N/A
2. FOR ROOF EAVE CONSTRUCTION SEE
   N/A
3. FOR EXTERIOR PORCH CEILING CONSTRUCTION SEE
   N/A
4. FOR FLOOR PROJECTION CONSTRUCTION SEE
   N/A
5. FOR WALKING SURFACES OF DECKS, BALCONIES, AND EXTERIOR STAIRS SEE
   N/A

EXTERIOR WINDOWS AND DOORS (CBC 708A, CRC R337)

1. EXTERIOR WINDOWS SHALL **N/A**

   SEE **N/A**
2. EXTERIOR GLAZED DOORS SHALL **N/A**

   SEE **N/A**
3. EXTERIOR DOORS SHALL **N/A**

   SEE **N/A**
4. GLAZING IN HINGED DOORS SHALL **N/A**

   SEE **N/A**
5. GLAZING IN GARAGE DOORS SHALL **N/A**

   SEE **N/A**

ACCESSORY STRUCTURES (CBC 710A, CRC R337.10)

ACCESSORY STRUCTURES SHALL **N/A**

SEE **N/A**

OUTDOOR COOKING APPLIANCE

REFER TO CALIFORNIA MECHANICAL CODE SECTION 924.0 FOR OUTDOOR COOKING APPLIANCES.
924.1 LISTED UNITS: LISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTION (NFPA 54:10.20.1)
924.2 UNLISTED UNITS: UNLISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED OUTDOORS WITH CLEARANCES TO COMBUSTIBLE MATERIALS OF NOT LESS THAN 36 INCHES AT THE SIDES AND BACK AND NOT LESS THAN 48 INCHES AT THE FRONT. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION (NFPA 54:10.20.2).

OUTDOOR DECORATIVE APPLIANCES

REFER TO CALIFORNIA MECHANICAL CODE SECTION 933.0 FOR OUTDOOR OPEN FLAME DECORATIVE APPLIANCES.
933.1.1 LISTED UNITS: LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION (NFPA 54:10.32.1)
933.1.2 UNLISTED UNITS: UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION AND CLEARANCES TO COMBUSTIBLE MATERIALS OR NOT LESS THAN 36 INCHES FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. (NFPA 54:10.32.2).

EROSION AND SEDIMENT CONTROL

AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED AT ALL TIMES. **REFER TO PROJECT GRADING PLANS UNDER SEPARATE PERMIT FOR COMPLETE DETAILS.**

STORM WATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF IRVINE WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3. WATER, OF DIVISION 8 OF TITLE 6 OF THE IRVINE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

1. AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
2. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
6. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

FIRE DEPARTMENT NOTES

1. FOR ASSISTANCE WITH FIRE-RELATED PLAN REVIEW ISSUES OR TECHNICAL QUESTIONS, PLEASE CALL (714) 573-6108. FOR FIRE-RELATED INSPECTION QUESTIONS OR ISSUES, PLEASE CONTACT YOUR OCFA INSPECTOR DIRECTLY OR OCFA INSPECTION SCHEDULING AT (714) 573-6150 FOR ASSISTANCE.
2. THE PROJECT SHALL COMPLY WITH THE CURRENTLY ADOPTED CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE, AND OTHER CODES, STANDARDS, REGULATIONS AND REQUIREMENTS AS ENFORCED BY THE ORANGE COUNTY FIRE AUTHORITY. APPROVAL OF THESE PLANS SHALL NOT PERMIT THE VIOLATION OF ANY CODE OR LAW.
3. FOR PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS TO EXISTING STRUCTURES, INSTALLATION OF GATES/WALLS/FENCES, OR ALTERATION OF VEHICULAR ACCESS, A FIRE MASTER PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE OCFA PRIOR TO SUBMITTAL OF ARCHITECTURAL PLANS. AN APPROVED FIRE MASTER PLAN SHALL BE SUBMITTED WITH THE ARCHITECTURAL PLANS.
4. ALL WEATHER FIRE ACCESS ROADS SHALL BE APPROVED BY THE OCFA AND BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE. ACCESS ROADS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS DURING AND AFTER CONSTRUCTION.
5. ADDRESS NUMBERS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS, BE A MINIMUM SIX INCHES HIGH, CONTRAST WITH THEIR BACKGROUND, AND BE PLAINLY VISIBLE FROM THE ROADWAY THE BUILDING IS ADDRESSED ON OR AS OTHERWISE ALLOWED BY OCFA GUIDELINE B-09.
6. BUILDINGS UNDER CONSTRUCTION OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. NO SMOKING OR COOKING IS ALLOWED IN STRUCTURES WHERE COMBUSTIBLE MATERIALS ARE EXPOSED OR WITHIN 25' OF COMBUSTIBLE MATERIALS STORAGE AREAS. CUTTING, WELDING, OR OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
7. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC AND CCR TITLE 19. AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED DURING CONSTRUCTION ON EACH FLOOR AT EACH STAIRWAY, IN EACH STORAGE AND CONSTRUCTION SHED, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, OR WHERE SIMILAR HAZARDS ARE PRESENT. BEFORE FINAL OCCUPANCY, AT LEAST ONE 2A:10B:C EXTINGUISHER SHALL BE PROVIDED SO THAT NO POINT IS MORE THAN 75' TRAVEL DISTANCE FROM THE EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE PATH OF EGRESS TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4" ABOVE THE FLOOR. ADDITIONAL EXTINGUISHERS MAY BE REQUIRED BY THE INSPECTOR AND FINAL PLACEMENT IS SUBJECT TO APPROVAL.
8. WALL, FLOOR AND CEILING FINISHES AND DECORATIVE MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC/CFC CHAPTER 8. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL. SUCH ITEMS SHALL BE APPROVED AND INSPECTED PRIOR TO INSTALLATION.
9. KNOX BOXES/KEY CABINETS SHALL BE PROVIDED FOR ALL POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE IMMEDIATE ACCESS IS REQUIRED OR IS UNDULY DIFFICULT.
10. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
11. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN AISLES.
12. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. RATED DOORS SHALL BE SELF-CLOSING AND LATCHING; SUCH DOORS SHALL NOT BE EQUIPPED WITH DOOR STOPS OR OTHERWISE PROPPED OPEN.
13. SPRINKLER AND ALARM SYSTEMS SHALL BE PROVIDED WHEN REQUIRED BY CBC/CFC CHAPTER 9 AND LOCAL ORDINANCE. IN STRUCTURES OF UNDETERMINED USE, THE MINIMUM FIRE SPRINKLER DESIGN DENSITY REQUIRED SHALL BE ORDINARY HAZARD (GROUP 2) WITH A DESIGN AREA OF 3000 SQUARE FEET.
14. EXISTING SPRINKLER AND ALARM SYSTEMS IN SPACES UNDERGOING REMODELING SHALL BE EVALUATED BY A LICENSED CONTRACTOR KNOWLEDGEABLE IN SUCH SYSTEMS TO DETERMINE WHETHER CHANGES WILL BE NECESSARY TO MAINTAIN THESE SYSTEMS IN CONFORMANCE WITH APPLICABLE STANDARDS. IF MODIFICATIONS ARE NECESSARY, PLANS SHALL BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL PRIOR TO MODIFICATION OF THE SYSTEM. SPRINKLER AND ALARM SYSTEMS SHALL BE SUPERVISED BY A UL-LISTED CENTRAL ALARM STATION.
15. WHERE COMMERCIAL-TYPE FOOD HEATING OR COOKING EQUIPMENT THAT PRODUCES GREASE-LADEN VAPORS IS PRESENT, AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED AND SHALL COMPLY WITH CFC, CMC, AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN BY THE OCFA IS REQUIRED PRIOR TO INSTALLATION, MODIFICATION, REARRANGEMENT, OR USE OF COOKING EQUIPMENT.
16. HAZARDOUS MATERIALS EQUIPMENT, PROCESSES, STORAGE, DISPENSING, OR USE SHALL COMPLY WITH CBC AND CFC REGULATIONS AND SHALL BE REVIEWED AND APPROVED BY THE OCFA PRIOR TO SUCH MATERIALS OR EQUIPMENT BEING BROUGHT ON SITE.
17. STORAGE AREAS GREATER THAN 500 SQ.FT. WITH HIGH HAZARD MATERIALS STORED HIGHER THAN SIX FEET AND OTHER MATERIALS STORED HIGHER THAN TWELVE FEET ARE NOT PERMITTED WITHOUT FIRST SUBMITTING PLANS TO AND OBTAINING APPROVAL FROM THE OCFA.
18. A NEW HVAC UNIT EXCEEDING A 2,000 CFM CAPACITY SHALL BE PROVIDED WITH A DUCT SMOKE DETECTOR. THIS DETECTOR SHALL SHUT DOWN ONLY THE AFFECTED INDIVIDUAL HVAC UNIT UPON SMOKE DETECTION. THIS DETECTOR MUST ALSO BE INTERFACED TO AN EXISTING FIRE ALARM SYSTEM. THE DETECTOR SHALL ONLY PROVIDE A SUPERVISORY SIGNAL AT THE FIRE ALARM PANEL UPON SMOKE DETECTION.

EMERGENCY RESPONDER RADIO SYSTEM

N/A TO THIS SUBMITTAL. REFER TO ARCHITECTURAL PLANS PER SEPARATE SUBMITTAL

PLAYGROUND NOTES

1. ALL SAFETY SURFACING IN PLAYGROUNDS SHALL COMPLY WITH THE MINIMUM SAFETY STANDARDS IN ASTM F 1292-96 "STANDARD SPECIFICATION FOR IMPACT ATTENUATION OF SURFACE SYSTEMS UNDER AND AROUND PLAYGROUND EQUIPMENT"
2. IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE ADA ACCESSIBILITY GUIDELINES (ADAAG), ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.
3. DEPTH OF TOT-LOT SURFACING PER MANUFACTURER'S SPECIFICATIONS.
4. ACCESSIBLE SAFETY SHALL COMPLY WITH THE MINIMUM ACCESSIBILITY STANDARDS ASTM F 1951-99 "STANDARD SPECIFICATION FOR DETERMINATION OF ACCESSIBILITY OF SURFACE SYSTEMS UNDER AND AROUND PLAYGROUND EQUIPMENT." TESTING INFORMATION MAY BE REQUESTED.
5. PRIOR TO THE ISSUANCE OF CERTIFICATE OF USE AND OCCUPANCY FOR OF THE PLAYGROUND, THE APPLICANT SHALL SUBMIT TO THE CHIEF BUILDING OFFICIAL A LETTER STATING THAT THE PLAY EQUIPMENT INSTALLATION HAS BEEN INSPECTED BY A PERSON AUTHORIZED BY THE MANUFACTURER, THAT THE EQUIPMENT INSTALLATION HAS BEEN INSPECTED BY A PERSON AUTHORIZED BY THE THE MANUFACTURER, THAT THE EQUIPMENT HAS BEEN INSTALLED PER MANUFACTURER'S SPECIFICATIONS, AND THAT IT COMPLIES WITH THE MINIMUM PLAYGROUND SAFETY REGULATIONS ADOPTED BY THE STATE OF CALIFORNIA (CALIFORNIA HEALTH CODE, TITLE 22, DIVISION 4, CHAPTER 22 " SAFETY REGULATIONS FOR PLAYGROUNDS," ARTICLES 1-4).
6. PLAYGROUND PLANS DEMONSTRATING COMPLIANCE WITH THE ACCESSIBILITY STANDARDS OF THE CALIFORNIA BUILDING CODE SHALL BE INCORPORATED INTO THE PROJECT PRECISE GRADING PLANS.
7. ACCESSIBLE ROUTE SHALL COMPLY WITH THE FOLLOWING:
   A. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE PLAY AREA. THE ACCESSIBLE ROUTE SHALL CONNECT GROUND LEVEL PLAY COMPONENTS REQUIRED TO COMPLY WITH CBC 11B-240.2.1 AND ELEVATED PLAY COMPONENTS REQUIRED TO COMPLY WITH CBC 11B-240.2.2, INCLUDING ENTRY AND EXIT POINTS OF THE PLAY COMPONENTS.
   B. ACCESSIBLE ROUTES CONNECTING PLAY COMPONENTS SHALL PROVIDE A CLEAR WIDTH COMPLYING WITH CBC 11B-1008.2.4. AT GROUND LEVEL, THE CLEAR WIDTH OF ACCESSIBLE ROUTES SHALL BE 60 INCHES MINIMUM. CBC 11B-1008.2.4.
   C. THE CLEAR WIDTH OF ACCESSIBLE ROUTES CONNECTING ELEVATED PLAY COMPONENTS SHALL BE 36 INCHES MINIMUM. CBC 11B-1008.2.4.2.
   D. ACCESSIBLE ROUTES SERVING GROUND LEVEL PLAY COMPONENTS AND ELEVATED PLAY COMPONENTS SHALL BE PERMITTED TO USE THE EXCEPTIONS IN CBC 11B-1008.2.1.
   E. RAMP RUNS CONNECTING GROUND LEVEL PLAY COMPONENTS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:16. THE RISE FOR ANY RAMP RUN CONNECTING ELEVATED PLAY COMPONENTS SHALL BE 12 INCHES MAXIMUM. CBC 11B-1008.2.5
   F. WHERE 20 OR MORE ELEVATED PLAY COMPONENTS ARE PROVIDED NO MORE THAN 25% OF THE ELEVATED PLAY COMPONENTS SHALL BE PERMITTED TO BE CONNECTED BY TRANSFER SYSTEMS PER CBC 11B-1008.3. THE OTHER 25% SHALL BE CONNECTED BY A RAMP. CBC 11B-1008.2.1, EXCEPTION 1.
   G. IDENTIFY ALL TRANSFER STEPS AND TRANSFER PLATFORMS WHERE REQUIRED.
   H. ACCESSIBLE ROUTE CANNOT BE INTERRUPTED BY STEPS, CURBS AND PLANTERS.
8. GROUND LEVEL AND ELEVATED LEVEL PLAY COMPONENTS SHALL COMPLY WITH CBC 11B-1008.4.
   A. AT LEAST ONE TURNING SPACE COMPLYING WITH CBC 11B-304 (TURNING SPACE) SHALL BE PROVIDED ON THE SAME LEVEL AS PLAY COMPONENTS. WHERE SWINGS ARE PROVIDED, THE TURNING SPACE SHALL BE LOCATED IMMEDIATELY ADJACENT TO THE SWING.
   B. ENTRY POINTS AND SEATS PER CBC 11B-1008.4.4.
   C. TRANSFER SUPPORT PER CBC 11B-1008.4.5.
8. DRINKING FOUNTAIN, WHERE PROVIDED, SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH CBC 11B-305 (30"X48" CLEAR FLOOR OR GROUND SPACE) POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH CBC 11B-306 (KNEE AND TOE CLEARANCE) SHALL BE PROVIDED. CBC 11B-602.2.2.
9. DRINKING FOUNTAIN SHALL COMPLY WITH THE FOLLOWING (SHOW ELEVATION AND DIMENSIONS ON PLANS PER CBC 11B-602):
   A. SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
   B. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND FIVE INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.
   C. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
   D. THE SPOUT SHALL PROVIDE A FLOW OF WATER FOUR INCHES HIGH MINIMUM AND SHALL BE LOCATED FIVE INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN THREE INCHES OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN THREE INCHES AND FIVE INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.
11. PLAY AREAS SHALL BE ACCESSIBLE PER CBC 11B-206.2.17 & 11B-240.
12. WHERE PICNIC TABLES ARE PROVIDED, AT LEAST ONE PICNIC TABLE, AND ONE ADDITIONAL TABLE FOR EACH 20 TABLES OR FRACTION THEREOF, SHALL BE ACCESSIBLE AND COMPLY WITH SECTION CBC 11B-902. CBC 11B-246.5.
13. ACCESSIBLE ROUTES SHALL BE PROVIDED TO ALL PLAYGROUND AREAS.
14. PERMIT AND INSPECTION SHALL BE PER THE APPROVED PRECISE GRADING PLAN.
15. PLAYGROUND PLANS DEMONSTRATING COMPLIANCE WITH THE ACCESSIBILITY STANDARDS OF THE CALIFORNIA BUILDING CODE SHALL BE INCORPORATED INTO THE PROJECT PRECISE GRADING PLANS.
16. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT TO THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL, A PLAYGROUND PLAN THAT INCLUDES DETAILED PLAYGROUND SPECIFICATION FOR MANUFACTURED PLAY EQUIPMENT. THE PLAN SHALL DEPICT SAFETY FALL ZONES, SAFETY SUFACING MATERIALS AND CONSTRUCTION SPECIFICATIONS, THE MANUFACTURER AND MODEL NUMBERS OF EQUIPMENT AND EQUIPMENT DECK HEIGHTS.

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

DESIGNED: TZ
DRAWN: PQ,TO
CHECKED: PQ, DS
DATE:
SCALE:
DATE 03/23/2023

DEVELOPER:
HERITAGE FIELDS EL TORO, LLC

SOILS ENGINEER:
ENGEO INCORPORATED
REPORT # 8506.055.002

PLANS PREPARED BY:

J.S.
LANDSCAPE ARCHITECT:

PLANNING AREA 51 - DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1
VTTM 19403, LOTS 22
IRVINE, CALIFORNIA

CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN CHECK : 00982761-PPD
00989202-PPA
PERMIT :

CITY COVER SHEET

LPP0.01

PC# 00982761-PPD 00989202-PPA

PLAYGROUND PLAN AGENCY SUBMITTAL #2 10/02/2026



OVERALL SITE PLAN - ACCESSIBILITY PATH OF TRAVEL FROM NEAREST ADA STALL

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00989202-PPA

DATE November 4, 2026

ACCESSIBLE PATH OF TRAVEL • • • •

ACCESSIBLE PATH OF TRAVEL DOES NOT EXCEED 4.95% IN THE DIRECTION OF TRAVEL AND 1.95% CROSS SLOPE

NOTES:
1. ALL ACCESSIBLE PATHS OF TRAVEL AND GATHERING SPACES ARE TO HAVE A MAX. LONGITUDINAL SLOPE OF 4.95% AND A MAX. CROSS SLOPE OF 1.9%. REFER TO CIVIL ENGINEERS PRECISE GRADING PLANS FOR ELEVATIONS.

2. ALL WALKWAYS SHALL BE A MINIMUM OF 5'-0".

3. A VARIETY OF PLAY EXPERIENCES AND GRADUATED PLAY CHALLENGES ARE PROVIDED, INCLUDING CRAWLING, PULLING/PUSHING, BALANCING, SWINGING, CLIMBING, SPINNING, SLIDING AND FANTASY/SOCIAL PLAY OPPORTUNITIES. IT IS A GOAL THAT AS MANY MOVEMENT OPPORTUNITIES BE PROVIDED WITHIN THE AVAILABLE SPACE AS POSSIBLE.

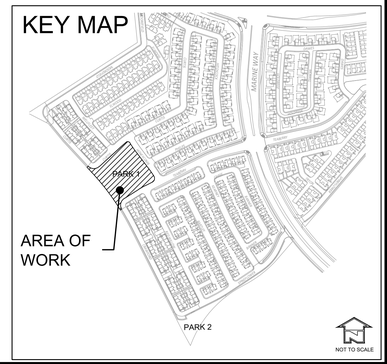
4. ALL PUBLIC PLAY EQUIPMENT SHALL BE OF HIGH-QUALITY MATERIALS DESIGNED TO BE VANDAL RESISTANT AND SHALL HAVE A DEMONSTRATED RECORD OF DURABILITY AND AVAILABILITY OF PARTS.

PLAYGROUND AREA SUMMARY:

2-5 PLAYGROUND AREA:	1,680 SF
5-12 PLAYGROUND AREA:	5,690 SF
TOTAL PLAYGROUND AREA:	7,370 SF

SCALE: 1" = 20'-0"

KEY MAP



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PLAN REVISION DESCRIPTION
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Know what's below. Call 811 before you dig.

REFER TO THE SHEET INDEX ON SHEET L-000 FOR A COMPLETE LIST OF DRAWINGS.

CASE # 00989202-PPA
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1
VTTM 19403 LOT 22
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

PPA AGENCY SUBMITTAL #2 10/02/2026

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/26	PLAYGROUND PLAN SUBMITTAL #01
B	10/02/26	PLAYGROUND PLAN SUBMITTAL #02

LCS JOB NUMBER:	2025047
DRAWN BY:	KY
PLAN CHECK NO:	00982761-PPD
	00989202-PPA

SHEET TITLE

OVERALL PLAN

SHEET NUMBER

LPP1.001

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L:\2025047 GPN P7-PARK1-PARK2-PARK3\06-CAD\03-DD-CD\02-PLAYGROUND-PARK1\25047-P1-LPP1.001-OVERALL PLAN WITH ENLARGEMENT.DWG

10/2/2026 4:22 PM

PAVING LEGEND

CODE	DESCRIPTION	DETAIL	MANUFACTURER	PRODUCT / MATERIAL	COLOR / MODEL	PATTERN / FINISH	REQUIRED SAMPLE / MOCKUP	COMMENTS
P-01	RESILIENT SURFACING	A LPP2.401	SPECTRA TURF	SPECTRA POUR SUPREME	SEE PLAY SURFACING LEGEND FOR PATTERN, COLOR AND FINISH		PROVIDE SAMPLE FOR APPROVAL	USE ALIPHATIC UV RESISTANT BINDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS
P-02	CONCRETE THICKENED EDGE FOR RESILIENT SURFACING ATTACHMENT.	B LPP2.401	N/A	POURED-IN-PLACE CONCRETE	NATURAL GRAY - LIGHT WASH FINISH	LIGHT ETCH FINISH OR EQUIVALENT	PROVIDE 4' LENGTH MOCK UP FOR APPROVAL	SAWCUT JOINTS PER PLAN PROVIDE SAW CUT SHOP DRAWINGS FOR APPROVAL
P-03	6" DEEPENED CONCRETE CURB	A LPP2.401	N/A	POURED-IN-PLACE CONCRETE	NATURAL GRAY - LIGHT WASH FINISH	LIGHT ETCH FINISH OR EQUIVALENT	PROVIDE 4' LENGTH MOCK UP FOR APPROVAL	SAWCUT JOINTS PER PLAN PROVIDE SAW CUT SHOP DRAWINGS FOR APPROVAL
P-04	CONCRETE PAVING	C LPP2.401	N/A	POURED-IN-PLACE CONCRETE	NATURAL GREY - LIGHT WASH FINISH	LIGHT BROOM FINISH	PROVIDE 4' LENGTH MOCK UP FOR APPROVAL	SAWCUT JOINTS PER PLAN PROVIDE SAW CUT SHOP DRAWINGS FOR APPROVAL
SITE ELEMENT LEGEND								
S-01	BENCH	N/A	QCP PRODUCTS	Q2-C272SB	CAPRI BLUE	POWDER COATED METAL	N/A	SECURE TO PAVING PER MANUFACTURER'S RECOMMENDATIONS. PROVIDED SHOP CUT SHEETS FOR APPROVAL
S-02	TRASH CANS	N/A	LANDSCAPE FORMS	CENTRAL PARK CONSERVANCY - 12" OPENING	METALLIC - MERCURY	METALIC	PROVIDE CUT SHEET FOR APPROVAL	SECURE TO PAVING PER MANUFACTURER'S RECOMMENDATIONS. PROVIDED SHOP CUT SHEETS FOR APPROVAL
S-03	BIKE RACKS	N/A	LANDSCAPE FORMS	RING BIKE RACK	STAINLESS STEEL	STAINLESS STEEL	N/A	SECURE TO PAVING PER MANUFACTURER'S RECOMMENDATIONS. PROVIDED SHOP CUT SHEETS FOR APPROVAL
S-04	DRINKING FOUTAIN	E LPP2.401	MURDOCK	DRINKING FOUNTAIN	GRM45	STAINLESS STEEL	PROVIDE CUT SHEET FOR APPROVAL	SURFACE MOUNTED ON CONCRETE PER MANUFACTURER'S RECOMMENDATIONS

PLAY EQUIPMENT LEGEND

CODE	SYMBOL	DETAIL/ CUT SHEET	AGE RANGE	DESCRIPTION	FINISH/COLOR	MANUFACTURER	COMMENTS
PE-01		A LPP2.402 A LPP2.403	5 TO 12	PLAYBOOSTER WITH INTEGRATED SHADE	PALETTE BU	LANDSCAPE STRUCTURES	COAST RECREATION INC. CONTACT: ALLISON HEPBURN 714-619-0100
PE-02		A LPP2.402 B LPP2.403	2 TO 5 & 5 TO 12	3 BAY SWINGS WITH INTEGRATED SHADE	PALETTE BU	LANDSCAPE STRUCTURES	COAST RECREATION INC. CONTACT: ALLISON HEPBURN 714-619-0100
PE-03		A LPP2.402 C LPP2.403	2 TO 5	PLAYBOOSTER WITH INTEGRATED SHADE	PALETTE BU	LANDSCAPE STRUCTURES	COAST RECREATION INC. CONTACT: ALLISON HEPBURN 714-619-0100
PE-04		A LPP2.402 D LPP2.403	2 TO 12	SENSORY PLAY STATION	PALETTE BU	LANDSCAPE STRUCTURES	COAST RECREATION INC. CONTACT: ALLISON HEPBURN 714-619-0100
PE-05		A LPP2.402 E LPP2.404	2 TO 5	SADDLE SPINNER	PALETTE BU	LANDSCAPE STRUCTURES	COAST RECREATION INC. CONTACT: ALLISON HEPBURN 714-619-0100
PE-06		A LPP2.402 F LPP2.404	5 TO 12	CHILL SPINNER	PALETTE BU	LANDSCAPE STRUCTURES	COAST RECREATION INC. CONTACT: ALLISON HEPBURN 714-619-0100

PLAY SURFACING LEGEND

HATCH	NAME	DETAIL/ CUT SHEET	COLOR	COMMENTS
	RESILIENT SURFACE #1	A LPP2.401	20% - BLUE 50% - SKY BLUE 30% - GRAY	SPECTRA TURF CONTACT: KASSI HOVE (714) 814-7594 ADDRESS: 555 S PROMENADE AVE., SUITE 103, CORONA, CA, 92879
	RESILIENT SURFACE #2	A LPP2.401	50% - BLUE 50% - SKY BLUE	SPECTRA TURF CONTACT: KASSI HOVE (714) 814-7594 ADDRESS: 555 S PROMENADE AVE., SUITE 103, CORONA, CA, 92879
	RESILIENT SURFACE #3	A LPP2.401	35% - ARMY GREEN 50% - BRIGHT GREEN 15% - GREEN	SPECTRA TURF CONTACT: KASSI HOVE (714) 814-7594 ADDRESS: 555 S PROMENADE AVE., SUITE 103, CORONA, CA, 92879
	RESILIENT SURFACE #4	A LPP2.401	40% - SNOW WHITE 40% - ASH GREY 20% - BLACK	SPECTRA TURF CONTACT: KASSI HOVE (714) 814-7594 ADDRESS: 555 S PROMENADE AVE., SUITE 103, CORONA, CA, 92879

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00989202-PPA
DATE November 4, 2026

ACCESSIBILITY MATRIX 5-12

PROJECT NAME: DISTRICT 2 - PARK 1 & 2		
PROJECT LOCATION: TEABERRY AND HONEYCOMB, SPINEFLOWER AND CRAWFORD IRVINE, CA 92618		
NUMBER OF ELEVATED PLAY COMPONENTS	31	
	REQ'D	**ACTUAL**
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	08	10
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	08	13
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	10	12
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	05	05

TABLE 240.2.1.2 (ACCESS-BOARD.GOV)

NUMBER OF ELEVATED PLAY COMPONENTS PROVIDED	MINIMUM NUMBER OF GROUND-LEVEL PLAY COMPONENTS REQUIRED TO BE ON ACCESSIBLE ROUTE	MINIMUM NUMBER OF DIFFERENT TYPES OF GROUND-LEVEL PLAY COMPONENTS REQUIRED TO BE ON ACCESSIBLE ROUTE
[ ] 0	NOT APPLICABLE	NOT APPLICABLE
[ ] 1	NOT APPLICABLE	NOT APPLICABLE
[ ] 2 TO 4	1	1
[ ] 5 TO 7	2	2
[ ] 8 TO 10	3	3
[ ] 11 TO 13	4	3
[ ] 14 TO 16	5	3
[ ] 17 TO 19	6	3
[ ] 20 TO 22	7	4
[ ] 23 TO 25	8	4
[X] MORE THAN 25	**8 PLUS 1 FOR EACH ADDITIONAL 3 OVER 25 OR FRACTION THERE OF**	5

ACCESSIBILITY MATRIX 2-5

PROJECT NAME: DISTRICT 2 - PARK 1 & 2		
PROJECT LOCATION: TEABERRY AND HONEYCOMB, SPINEFLOWER AND CRAWFORD IRVINE, CA 92618		
NUMBER OF ELEVATED PLAY COMPONENTS	8	
	REQ'D	**ACTUAL**
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	04	08
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	03	07
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	06	06

TABLE 240.2.1.2 (ACCESS-BOARD.GOV)

NUMBER OF ELEVATED PLAY COMPONENTS PROVIDED	MINIMUM NUMBER OF GROUND-LEVEL PLAY COMPONENTS REQUIRED TO BE ON ACCESSIBLE ROUTE	MINIMUM NUMBER OF DIFFERENT TYPES OF GROUND-LEVEL PLAY COMPONENTS REQUIRED TO BE ON ACCESSIBLE ROUTE
[ ] 0	NOT APPLICABLE	NOT APPLICABLE
[ ] 1	NOT APPLICABLE	NOT APPLICABLE
[ ] 2 TO 4	1	1
[ ] 5 TO 7	2	2
[X] 8 TO 10	3	3
[ ] 11 TO 13	4	3
[ ] 14 TO 16	5	3
[ ] 17 TO 19	6	3
[ ] 20 TO 22	7	4
[ ] 23 TO 25	8	4
[ ] MORE THAN 25	**8 PLUS 1 FOR EACH ADDITIONAL 3 OVER 25 OR FRACTION THERE OF**	5

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PLAN REVISION DESCRIPTION

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811 Know what's below. Call 811 before you dig.

REFER TO THE SHEET INDEX ON SHEET L1.000 FOR A COMPLETE LIST OF DRAWINGS.

CASE # 00989202-PPA
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1
VTTM 19403 LOT 22
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

10/02/2026

PPA AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/26	PLAYGROUND PLAN SUBMITTAL #01
B	10/02/26	PLAYGROUND PLAN SUBMITTAL #02

LCS JOB NUMBER: 2025047
DRAWN BY: KY
PLAN CHECK NO: 00982761-PPD
00989202-PPA

SHEET TITLE
PLAYGROUND LEGEND

SHEET NUMBER
LPP2.000

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L:\2025047 GPN P7-PARK1-PARK2-PARK3\06-CAD\03-DD-CD\02-PLAYGROUND-PARK1\5047-P1-LPP2.000-PLAYGROUND LEGEND.DWG

10/2/2026 4:19 PM



SCALE: 1/8" = 1'-0"

PAVING LEGEND		
CODE	DESCRIPTION	DETAIL
P-01	RESILIENT SURFACING	A LPP2.401
P-02	CONCRETE THICKENED EDGE FOR RESILIENT SURFACING ATTACHMENT.	B LPP2.401
P-03	6" DEEPENED CONCRETE CURB	A LPP2.401
P-04	CONCRETE PAVING	C LPP2.401
SITE ELEMENT LEGEND		
S-01	BENCH	N/A
S-02	TRASH CANS	N/A
S-03	BIKE RACKS	N/A
S-04	DRINKING FOUTAIN	E LPP2.401

PLAY EQUIPMENT LEGEND				
CODE	SYMBOL	DETAIL/ CUT SHEET	AGE RANGE	DESCRIPTION
PE-01		A LPP2.402 A LPP2.403	5 TO 12	PLAYBOOSTER WITH INTEGRATED SHADE
PE-02		A LPP2.402 B LPP2.403	2 TO 5 & 5 TO 12	3 BAY SWINGS WITH INTEGRATED SHADE
PE-03		A LPP2.402 C LPP2.403	2 TO 5	PLAYBOOSTER WITH INTEGRATED SHADE
PE-04		A LPP2.402 D LPP2.403	2 TO 12	SENSORY PLAY STATION
PE-05		A LPP2.402 E LPP2.404	2 TO 5	SADDLE SPINNER
PE-06		A LPP2.402 F LPP2.404	5 TO 12	CHILL SPINNER

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00989202-PPA
DATE November 4, 2026

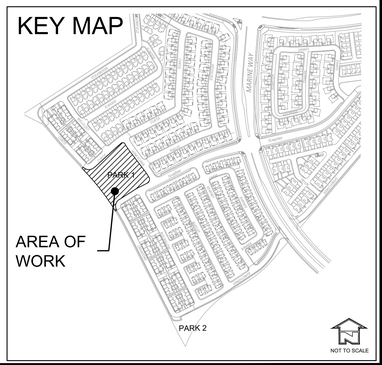
PLAYGROUND NOTES:

1. A 60" ACCESSIBLE ROUTE SHALL BE PROVIDED PER CBC SECTION 11B-1008.2.4
2. ALL PATH OF TRAVEL AND GATHERING SPACES ARE TO HAVE A MAX. LONGITUDINAL SLOPE OF 4.95% AND A MAX. CROSS SLOPE OF 1.9%.
3. REFER TO PRECISE GRADING PLAN PACKAGE, FOR ALL GRADING INFORMATION.
4. RESILIENT SURFACING WILL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. RESILIENT SURFACING SHALL HAVE A 5 YEAR WARRANTY BY THE MANUFACTURE. PROVIDE DOCUMENTATION TO THE OWNER DURING THE SUBMITTAL PROCESS FOR APPROVAL PRIOR TO ORDERING MATERIAL.
6. ALL SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH C.B.C. 11B 302.1 REQUIREMENTS.
7. THE ACCESSIBLE PLAYGROUND SHALL COMPLY WITH ASTM F1951 PER C.B.C. SECTION 11B-1008.2.6.1.
8. PROPOSED TREES AT THE TOT LOT WILL PROVIDE SHADE COVERAGE, SEE SHADE STUDY IN THIS PACKAGE FOR REFERENCE.

CONSTRUCTION NOTES:

1. REFER TO PLANTING AND IRRIGATION SHEETS AS PART OF THIS SUBMITTAL
2. HORIZONTAL AND VERTICAL CONTROL PER A SEPARATE PERMIT. SEE THE CIVIL ENGINEERS PRECISE GRADING PLANS. ALL GRADES AND UNDERGROUND DRAINAGE ARE PER THE CIVIL ENGINEERS PRECISE GRADING PLAN.
3. ALL CALLOUTS AND DIMENSIONS ARE ONCE TYPICAL PER SHEET.
4. ALL LIGHTING IS PER A SEPARATE PERMIT.
5. ALL FORMS BY LANDSCAPE ARCHITECT SHALL BE REVIEWED BY GENERAL CONTRACTOR & LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

KEY MAP



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PLAN REVISION DESCRIPTION

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CASE # 00989202-PPA
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1
VTTM 19403 LOT 22
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

PPA AGENCY SUBMITTAL #2 10/02/2026

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/26	PLAYGROUND PLAN SUBMITTAL #01
B	10/02/26	PLAYGROUND PLAN SUBMITTAL #02

LCS JOB NUMBER: 2025047
DRAWN BY: KY
PLAN CHECK NO: 00982761-PPD
00989202-PPA

SHEET TITLE
CONSTRUCTION PLAN

SHEET NUMBER
LPP2.101

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SCALE: 1/8" = 1'-0"

PLAY SURFACING LEGEND

HATCH	NAME	DETAIL/ CUT SHEET	COLOR	COMMENTS
	RESILIENT SURFACE #1	A LPP2.401	20% - BLUE 50% - SKY BLUE 30% - GRAY	SPECTRA TURF CONTACT: KASSI HOVE (714) 814-7594 ADDRESS: 555 S PROMENADE AVE., SUITE 103, CORONA, CA, 92879
	RESILIENT SURFACE #2	A LPP2.401	50% - BLUE 50% - SKY BLUE	SPECTRA TURF CONTACT: KASSI HOVE (714) 814-7594 ADDRESS: 555 S PROMENADE AVE., SUITE 103, CORONA, CA, 92879
	RESILIENT SURFACE #3	A LPP2.401	35% - ARMY GREEN 50% - BRIGHT GREEN 15% - GREEN	SPECTRA TURF CONTACT: KASSI HOVE (714) 814-7594 ADDRESS: 555 S PROMENADE AVE., SUITE 103, CORONA, CA, 92879
	RESILIENT SURFACE #4	A LPP2.401	40% - SNOW WHITE 40% - ASH GREY 20% - BLACK	SPECTRA TURF CONTACT: KASSI HOVE (714) 814-7594 ADDRESS: 555 S PROMENADE AVE., SUITE 103, CORONA, CA, 92879

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00989202-PPA
DATE November 4, 2026

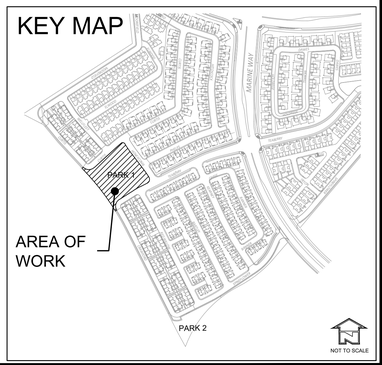
CONSTRUCTION NOTES:

1. PLANTING AND IRRIGATION PER SEPARATE PERMIT. SEE LANDSCAPE PLANS
2. HORIZONTAL AND VERTICAL CONTROL PER A SEPARATE PERMIT. SEE THE CIVIL ENGINEERS PRECISE GRADING PLANS #00781557-GPRE. ALL GRADES AND UNDERGROUND DRAINAGE ARE PER THE CIVIL ENGINEERS PRECISE GRADING PLAN.
3. ALL CALLOUTS AND DIMENSIONS ARE ONCE TYPICAL PER SHEET.
4. ALL LIGHTING IS PER A SEPARATE PERMIT. REFER TO SITE IMPROVEMENT PLANS
5. ALL FORMS BY LANDSCAPE ARCHITECT SHALL BE REVIEWED BY GENERAL CONTRACTOR & LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLAYGROUND NOTES:

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7. THE ACCESSIBLE PLAYGROUND SHALL COMPLY WITH ASTM F1951 PER C.B.C. SECTION 11B-1008.2.6.1.
8. PROPOSED TREES AT THE TOT LOT WILL PROVIDE SHADE COVERAGE, SEE SHADE STUDY IN THIS PACKAGE FOR REFERENCE.

KEY MAP



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PLAN REVISION DESCRIPTION

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CASE # 00989202-PPA
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1
VTTM 19403 LOT 22
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

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PPA AGENCY SUBMITTAL #2 10/02/2026

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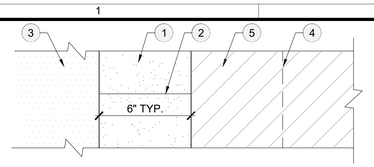
SHEET TITLE
CONSTRUCTION SURFACING PLAN

SHEET NUMBER
LPP2.201

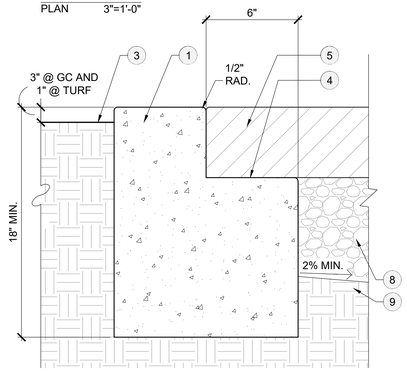
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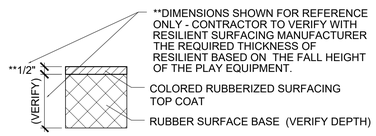
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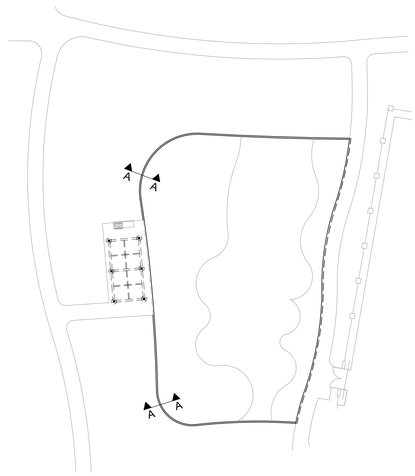
PLAN 3"=1'-0"



AA - PLANTING & RESILIENT SURFACING EDGE
SECTION N.T.S.



C
RESILIENT SURFACING SECTION NTS



PLAN NTS

LEGEND

1. 18" DEEPENED CONCRETE CURB WITH 1/2" EDGES AS SHOWN. REFER TO CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
2. SAW CUT JOINT AT 3' OC TYPICAL MAX;EQUALLY SPACED AND EXTEND ON ALL VERTICAL EDGES
3. ADJACENT PLANTING AREA FINISH GRADE PER CIVIL ENGINEER PLANS
4. CURB EXTENSION TO SUPPORT/ CONNECT TO RESILIENT SURFACE. DASHED LINE BELOW GRADE
5. ADJACENT RESILIENT SURFACING. SEE RESILIENT SURFACE SECTION
6. ADJACENT CONCRETE PAVING WITH DEEPENED EDGING
7. FILTER FABRIC PER GEOTECHNICAL RECOMMENDATIONS
8. COMPACTED AGGREGATE BASE; SLOPE SUBGRADE TO AREA DRAINAGE SYSTEM
9. COMPACTED SUBGRADE AND OR AGGREGATE BASE PER GEOTECHNICAL REPORT.

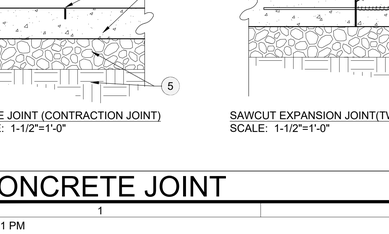
NOTES

A. NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR CURB STEEL REINFORCING. ALL LANDSCAPE CONSTRUCTION DETAILS REFERENCE DESIGN INTENT, MATERIALS, COLOR AND FINISHES ONLY.

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00989202-PPA
DATE November 4, 2026

A RESILIENT SURFACING AND DEEPENED CURB EDGE AT PLAYGROUND

3" = 1'-0"

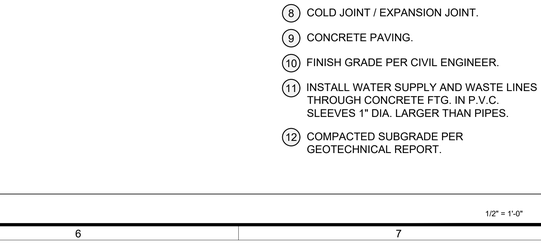


B
SECTION 1"=1'-0"

KEY MAP NTS

LEGEND

1. COMPACTED SUBGRADE PER GEOTECHICAL REPORT.
2. RESILIENT ADJ. TO FLATWORK, JOIN SURFACES FLUSH DIFFERENCE IN ELEVATION IS NOT TO EXCEED 1/2". WHERE RESILIENT IS ADJ. TO LANDSCAPE CONDITION.
3. ADJACENT CONCRETE WALK. REINFORCEMENT PER CIVIL PLAN PER SEPARATE SUBMITTAL.
4. 4" DIA. PERFORATED BURRITO DRAIN- WRAP IN FILTER FABRIC. TIE DRAIN LINE TO CIVIL ENGINEERS STUBS.
5. COMPACTED CLASS 2 PERMEABLE BASE MATERIAL - MINIMUM 4" THICKNESS WITH 2% MINIMUM SLOPE TO DRAIN OR PER GEOTECHNICAL REPORT.



A
SECTION NTS

LEGEND

1. CONCRETE PAVING; POUR AGAINST FIRM COMPACT SOIL
2. SCORE JOINT; REFER TO TYPICAL SCORE JOINT DETAIL
3. APPLY 1/4" RADIUS NOSE ALL EXPOSED EDGES CONTINUOUS, TYPICAL
4. FINISH GRADE. 2" @ P.A. AND 1" @ TURF AREAS, TYP.
5. COMPACTED BASE/ NATIVE SOIL AND/ OR RECOMPACTED SUB GRADE MATERIAL

NOTES

A. (**) REFER TO THE GEOTECHNICAL REPORT AND CIVIL ENG. PLANS FOR THICKNESS, SUB GRADE BASE AND STRUCTURAL RECOMMENDATIONS. LANDSCAPE CONSTRUCTION PLANS AND DETAILS REFERENCE DESIGN INTENT ONLY (IE. SCORING). REFER TO THE CONSTRUCTION LEGEND FOR MATERIALS, COLORS AND FINISHES.

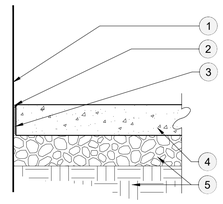
B. POUR CONCRETE AGAINST FIRM UNDISTURBED SOIL OR PROPERLY COMPACTED FILL AND SOIL PRE-SATURATION PER GEOTECHNICAL REPORT.

C. FINISH GRADE IN "PA" EDGE FROM PAVING SHALL BE 2" BELOW WHEN DEEPENED EDGE NOT SHOWN.

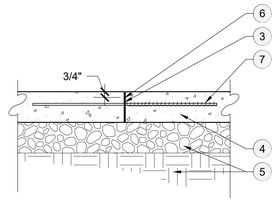
D. SEE LANDSCAPE CONSTRUCTION PLANS FOR SCORE JOINT LAYOUT AND SEPARATE DETAIL FOR SPECIFIC CONCRETE JOINTS.

B CONCRETE PAVING TO RESILIENT

1" = 1'-0"

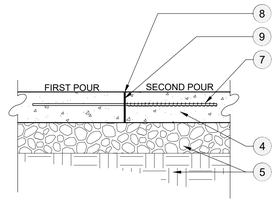


ISOLATION JOINT (COLD JOINT)
SCALE: 1-1/2"=1'-0"



EXPANSION JOINT(COLD JOINT)
SCALE: 1-1/2"=1'-0"

SCORE JOINT (CONTRACTION JOINT)
SCALE: 1-1/2"=1'-0"



SAWCUT EXPANSION JOINT(TWO POUR)
SCALE: 1-1/2"=1'-0"

LEGEND

1. HARDSCAPE VERTICAL SURFACE
2. 1/4" WIDE POLYURETHANE JOINT FILLER AND 2-PART POLYETHYLENE SEALANT TOPPED WITH SILICA 60 SAND
3. 1/2" THICK ASPHALTIC FELT/ "ISO-STRIP-OFF" OR APPROVED EQUAL
4. CONCRETE PAVING, SEE SEPARATE DETAIL AND GEOTECHNICAL REPORT
5. COMPACTED BASE / RECOMPACTED SUB GRADE/ NATIVE SOIL PER GEOTECHNICAL REPORT
6. $\frac{1}{4}$" TOOLED AND/ OR $\frac{3}{16}$" WIDE SAW-CUT JOINT, 1/3 THE THICKNESS OF PAVING
7. #3 BAR X 12" LENGTH DOWEL AT 16" ON CENTER; CONFIRM AND COMPLY WITH ALL GEOTECHNICAL SOILS REPORT RECOMMENDATIONS
8. TOOLED EDGE TO BE FOLLOWED WITH A $\frac{3}{16}$" SAWCUT SCORE JOINT, 1/3 DEPTH OF SLAB
9. COMPRESSIVE POLYURETHANE JOINT SEALANT

CONCRETE SCORING / JOINT NOTES:

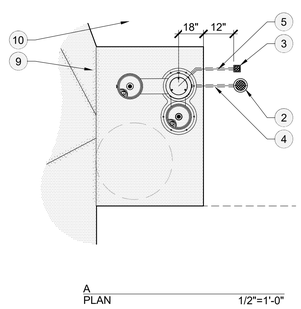
THE JOINTS GRAPHICALLY SHOWN ON THIS PLAN INCLUDE ALL THREE TYPES OF JOINTS DESCRIBED BELOW:

A. **EXPANSION JOINTS** - THESE JOINTS SHALL BE PLACED AT THE JUNCTURE OF TWO DIFFERENT PAVING TYPES. ADDITIONALLY, THIS JOINT WILL OCCUR WITHIN A SINGULAR PAVING TYPE AT THE LIMITS OF A CONCRETE POUR. THESE JOINTS REQUIRE DOWELS.

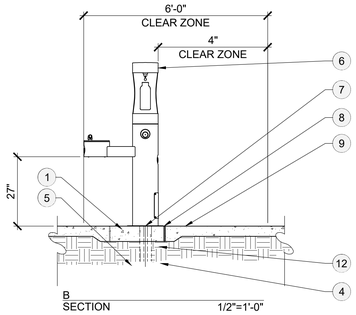
B. **ISOLATION JOINTS** - THESE JOINTS SEPARATE THE CONCRETE PAVEMENT FROM FIXED VERTICAL OBJECTS OR STRUCTURES. THESE FEATURES SUCH AS BUILDINGS, WALLS, COLUMNS, EMBEDDED SITE FURNISHINGS; LIGHT FIXTURES; STEPS AND ALL OTHER FIXED OBSTRUCTIONS.

C. **SCORE JOINTS** - THESE JOINTS ARE TO BE SAWCUT OR TOOLED AS NOTED ON PLANS AND CONSTRUCTION LEGEND. TOOLED JOINTS TO BE $\frac{1}{4}$" RADIUS. SAWCUT JOINTS TO BE $\frac{3}{16}$" WIDE. JOINT TO REMAIN CONSTANT AND A MINIMUM DEPTH OF 1/3 THE THICKNESS OF THE CONCRETE SLAB.

C CONCRETE PAVING



A
PLAN 1/2"=1'-0"



B
SECTION 1/2"=1'-0"

NOTES

A. CONTRACTOR SHALL ENSURE THE FOUNTAIN INSTALLATION IS IN COMPLIANCE WITH ALL ADA REQUIREMENTS.
B. INSTALL "P" TRAP ON WASTE LINE AS REQUIRED PER CODE.
C. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR ADDITIONAL INFORMATION PRIOR TO INSTALLATION.
D. PROVIDE SAND TRAP PER MANUFACTURER'S RECOMMENDATIONS.
E. REFER TO CIVIL PLANS FOR DOMESTIC WATER & SEWER CONNECTIONS.
F. ARMOR ACCESS BOXES 1.800.222.7558
G. REFER TO STRUCTURAL ENGINEERING PLANS FOR STRUCTURAL DESIGN OF STEEL FABRICATION, FOOTINGS, ATTACHMENTS, AND REINFORCING. ALL LANDSCAPE CONSTRUCTION DETAILS REFERENCE DESIGN INTENT, MATERIALS, COLOR AND FINISHES ONLY.

LEGEND

1. FOOTING FOR DRINKING FOUNTAIN; REFER TO STRUCTURAL.
2. SUPPLY LINE GATE VALVE INSTALLED IN ROUND ACCESS BOX WITH GREEN TURF LID - BOX AVAILABLE FROM: 'ARMOR ACCESS BOXES'.
3. SEWER CLEANOUT - REFER TO CIVIL ENGINEER'S PLAN.
4. POTABLE WATER WATER SUPPLY LINE - REFER TO CIVIL ENGINEER'S PLANS FOR CONNECTION TO SUPPLY LINE.
5. WASTE LINES TO SEWER - REFER TO CIVIL ENGINEER'S PLANS FOR CONNECTION TO DRAIN LINE.
6. DRINKING FOUNTAIN, REFER TO CONST. MATERIALS LEGEND FOR MODEL, COLOR AND FINISH.
7. EMBEDMENT BASE/POST ASSEMBLY - ATTACH PER MANUFACTURER RECOMMENDATIONS.
8. COLD JOINT / EXPANSION JOINT.
9. CONCRETE PAVING.
10. FINISH GRADE PER CIVIL ENGINEER.
11. INSTALL WATER SUPPLY AND WASTE LINES THROUGH CONCRETE FTG. IN P.V.C. SLEEVES 1" DIA. LARGER THAN PIPES.
12. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.

D CONCRETE JOINT

E DRINKING FOUNTAIN

1/2" = 1'-0"

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DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1
VTTM 19403 LOT 22
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

PPA AGENCY SUBMITTAL #2 10/02/2026

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CONSTRUCTION DETAILS

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LPP2.401

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L:\2025047 GPN P7-PARK1-PARK2-PARK3\06-CAD\03-DD-CD\02-PLAYGROUND-PARK1\25047-P1-LPP2.400-CONSTRUCTION DETAILS.DWG

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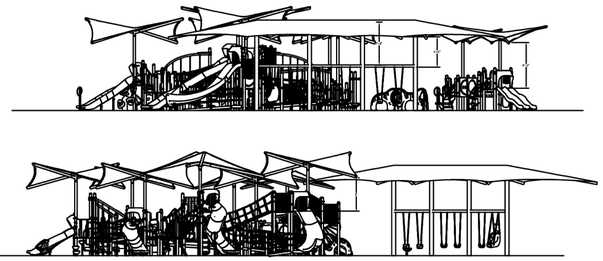
City of Irvine

APPROVED

BY Director of Community Development

CASE # 00989202-PPA

DATE November 4, 2026



NOTES:

TO MEET CBC (California Building Code 11B-240, 240.1, 240.2), CONTRASTING STRIPES MUST BE PROVIDED BETWEEN TRANSFER STEPS.
IT IS THE MANUFACTURES OPINION THAT THIS WILL MEET THE California Building Code 11B-240, 240.1, 240.2, AFTER STRIPING HAS BEEN ADDED

IT IS LANDSCAPE STRUCTURES OPINION THAT THE TRANSFER PLATFORM CONFORMS TO THE REQUIREMENTS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE CALIFORNIA BUILDING CODE (CBC).

- THE TRANSFER PLATFORM IS A LEVEL SURFACE MEASURING A MINIMUM OF 14 INCHES DEEP AND 24 INCHES WIDE PER ADA SECTION 1008.3.1.1 AND CBC 11B-1008.3.1.1.
- THE HEIGHT OF THE TRANSFER PLATFORM IS DESIGNED TO BE 16 INCHES ABOVE THE PROTECTIVE SURFACE, WHICH IS WITHIN THE 11 TO 18 INCH RANGE PER ADA SECTION 1008.3.1.2 AND CBC 11B-1008.3.1.2.
- THERE IS A CLEAR TRANSFER SPACE ADJACENT TO THE TRANSFER PLATFORM. THIS TRANSFER SPACE IS UNOBSTRUCTED, CENTERED, AND PARALLEL TO THE SIDE OF THE TRANSFER PLATFORM PER ADA SECTION 1008.3.1.3 AND CBC 11B-1008.3.1.3.

(E) = ELEVATED EVENT, ACCESSIBLE BY TRANSFER
(G) = ACCESSIBLE GROUND LEVEL EVENT
= ACCESSIBLE ROUTE TO ACCESSIBLE ELEVATED EVENTS.
= ACCESSIBLE ROUTE TO ACCESSIBLE GROUND LEVEL EVENTS.

5-12 ACCESSIBLE ELEVATED COMPONENTS:
1. IMAGE REACH PANEL
2. 42" SLACK LINE
3. 42" SLACK LINE
4. MATCH 3 REACH PANEL
5. 42" SLACK LINE
6. 42" SLACK LINE
7. E-POD/POD/CABLE CLIMBER
8. FLOWWINDER SLIDE
9. POD CLIMBER
10. SPIRAL CLIMBER
11. CANYON CLIMBER
12. GEOPLEX CLIMBER
13. FLOWWINDER SLIDE
14. LOTUS CLIMBER
15. FIREPOLE
16. CROSSBAR CLIMBER

5-12 ACCESSIBLE GROUND LEVEL COMPONENTS:
1. CHILL SPINNER
2. CHILL SPINNER
3. SWIGGLEKNOTS BRIDGE
4. CROSSBAR BRIDGE
5. E-POD
6. LOLLILADDER W/E-PODS
7. PENTAGON BRIDGE
8. BELT SWING SEAT
9. BELT SWING SEAT
10. BELT SWING SEAT
11. MOLDED SWING SEAT W/HARNESS.

TYPES:
1. SPINNING
2. CLIMBING
3. BALANCE
4. SWINGING
5. UPPER BODY

2-5 ACCESSIBLE ELEVATED COMPONENTS:
1. POD CLIMBER W/HANDLOOP & HANDRAIL
2. FINGER MAZE PANEL
3. 30" TUNNEL
4. DRIVER PANEL
5. COLOR SPLASH PANEL
6. LOOP ARCH
7. MATCH 4 PANEL
8. DOUBLE WAVE SLIDE

2-5 ACCESSIBLE GROUND LEVEL COMPONENTS:
1. HOLE PANEL
2. ALPHAMAZE & LABYRINTH PANEL
3. FUN MIRROR PANEL
4. IMAGINATION PANEL
5. SADDLE SPINNER
6. FULL BUCKET SWING SEAT
7. FULL BUCKET SWING SEAT

TYPES:
1. CRAWLING
2. SPINNING
3. SWINGING
4. SOCIAL
5. INTERACTIVE
6. INTERACTIVE

= Turning Space (ADA Requirement – 60" Diameter)
= Parking/Clear Ground Space (ADA Requirement – 30" x 48" parallel and centered on transfer point opening)
= Transfer Space (ADA requirement – 24" wide by 14" deep)
8 = Transfer Step (Continuation of accessible route from grade to transfer point) (ADA requirement – 8" high by 24" wide by 14" deep)
16 = Transfer Point Height (ADA Requirement 11-18")
24+ = Transfer Steps (Continuation of accessible route from transfer point to deck) (ADA requirement – 8" high by 24" wide by 14" deep)



landscape structures

IPEMA CERTIFIED ASTM F1487

The play components identified on this plan are IPEMA certified. (Unless model number is preceded with *) The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES **5-12 YEARS** UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US PRIOR TO CONSTRUCTION. DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION). THE SUBSURFACE MUST BE WELL DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

AREA OF ACCESSIBLE/PROTECTIVE SURFACING (POURED-IN-PLACE SUGGESTED)

DESIGNED BY:
KAP

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LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH – P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials
9/25/26	1206143-01-04	KAP
7/2/26	1206143-01-03	KAP
4/22/26	1206143-01-02	KAP

PlayBooster (5-12 years) Max Fall Height: 96 inches — **Parts (5-12 years) Max Fall Height: 96 inches**

TOTAL ELEVATED PLAY COMPONENTS	31		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	9	REQUIRED	9
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	7	REQUIRED	7
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	11	REQUIRED	10
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	5	REQUIRED	5

PlayBooster (2-5 years) Max Fall Height: 48 inches

TOTAL ELEVATED PLAY COMPONENTS	8		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	8	REQUIRED	4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	7	REQUIRED	3
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	6	REQUIRED	6

SCALE IN FEET: 0' 5' 10' 20' 40'

N

Park 1 – District 2 North
Irvine, CA

Coast Recreation, Inc.
Allison Hepburn

SYSTEM TYPE:
PB / Freestanding

DRAWING #:
1206143-01-05

ISO 14001:2015 CERTIFIED

ISO 9001:2015 Certified

A SITE PLAN / PLAY COMPONENTS SUMMARY

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PLAN REVISION DESCRIPTION

Know what's below. Call 811 before you dig.

REFER TO THE SHEET INDEX ON SHEET L1.00 FOR A COMPLETE LIST OF DRAWINGS.

CASE # 00989202-PPA
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1
VTTM 19403 LOT 22
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

PPA AGENCY SUBMITTAL #2 10/02/2026

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/26	PLAYGROUND PLAN SUBMITTAL #01
B	10/02/26	PLAYGROUND PLAN SUBMITTAL #02

LCS JOB NUMBER: 2025047
DRAWN BY: KY
PLAN CHECK NO: 00982761-PPD
00989202-PPA

SHEET TITLE
PLAYGROUND CUT SHEETS

SHEET NUMBER
LPP2.402

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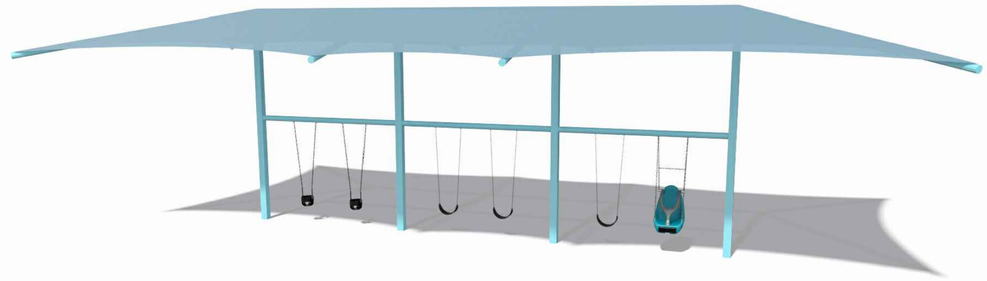
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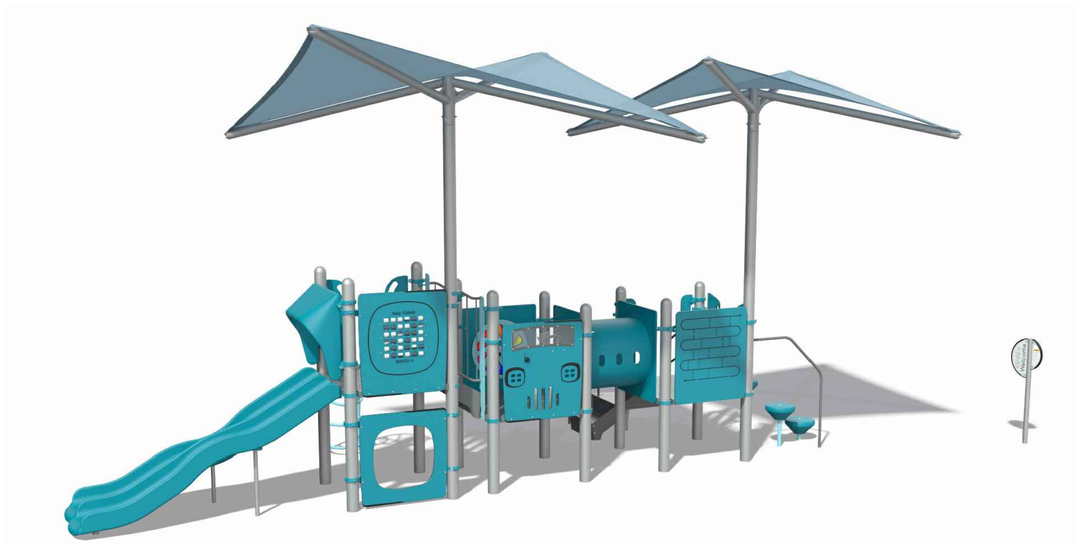
ABOVE IMAGE IS A GENERAL PRODUCT RENDERING.
REFER TO LPP 2.000 FOR COLOR DETAILS.

A | 5 TO 12 PLAYBOOSTER WITH INTEGRATED SHADE



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CASE # 00989202-PPA
DATE November 4, 2026

B | 3 BAY SWINGS WITH INTEGRATED SHADE



NOTES:

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C | 2 TO 5 PLAYBOOSTER WITH INTEGRATED SHADE



D | SENSORY PLAY STATION

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PLAN REVISION DESCRIPTION

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REFER TO THE SHEET INDEX ON SHEET L-000 FOR A COMPLETE LIST OF DRAWINGS.

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DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1
VTTM 19403 LOT 22
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

PPA AGENCY SUBMITTAL #2 10/02/2026

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
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DRAWN BY: KY
PLAN CHECK NO: 00982761-PPD
00989202-PPA

SHEET TITLE
PLAYGROUND CUT SHEETS

SHEET NUMBER
LPP2.403

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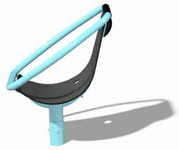
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NOTES:

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REFER TO LPP 2.000 FOR COLOR DETAILS.

E SADDLE SPINNER





F CHILL SPINNER

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00989202-PPA

DATE November 4, 2026

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PLAN REVISION DESCRIPTION
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REFER TO THE SHEET T.INDEX ON SHEET 1.000 FOR A COMPLETE LIST OF DRAWINGS.

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PPA AGENCY SUBMITTAL #2 10/02/2026

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00989202-PPA

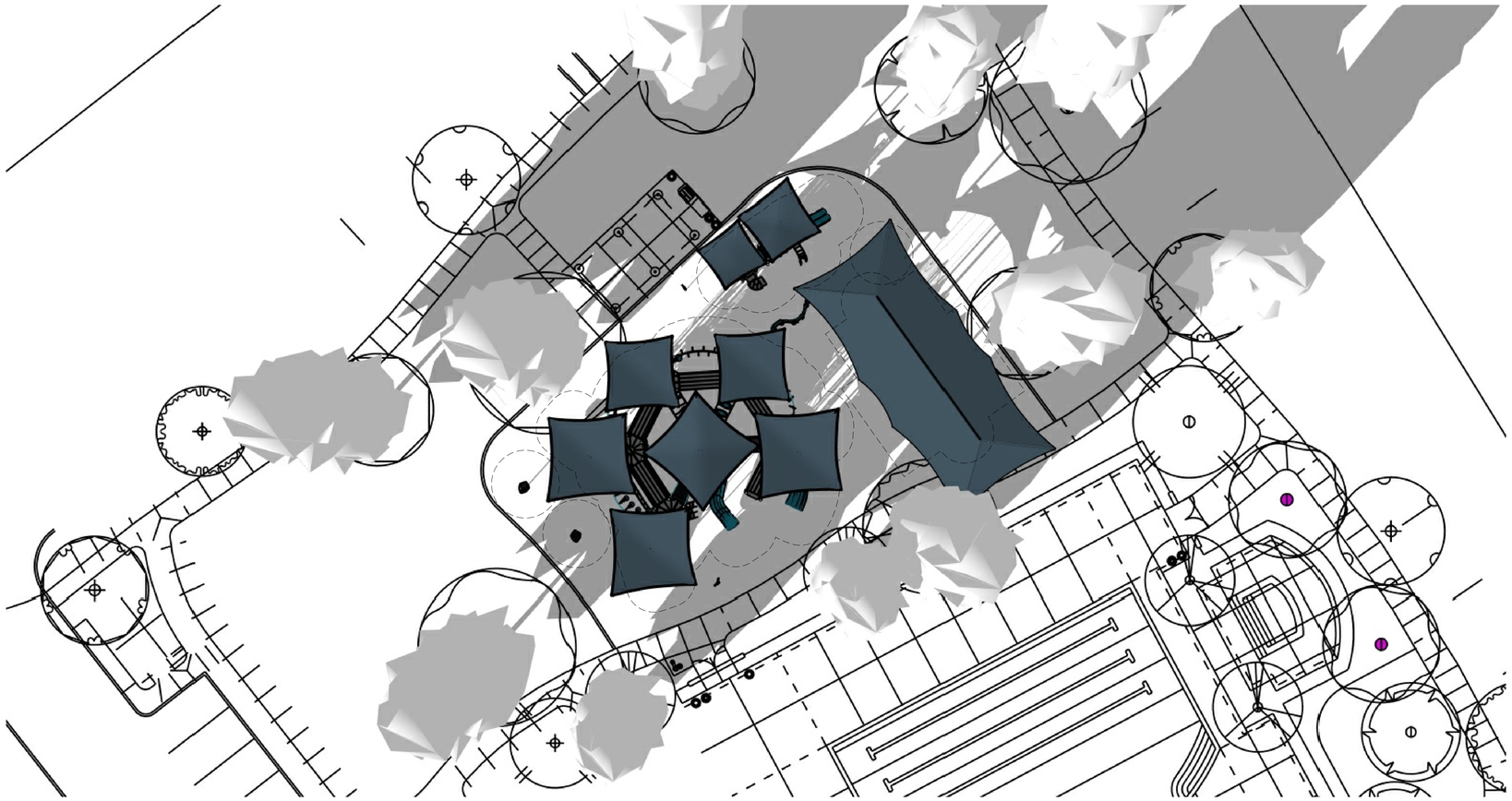
SHEET TITLE
PLAYGROUND CUT SHEETS

SHEET NUMBER
LPP2.404

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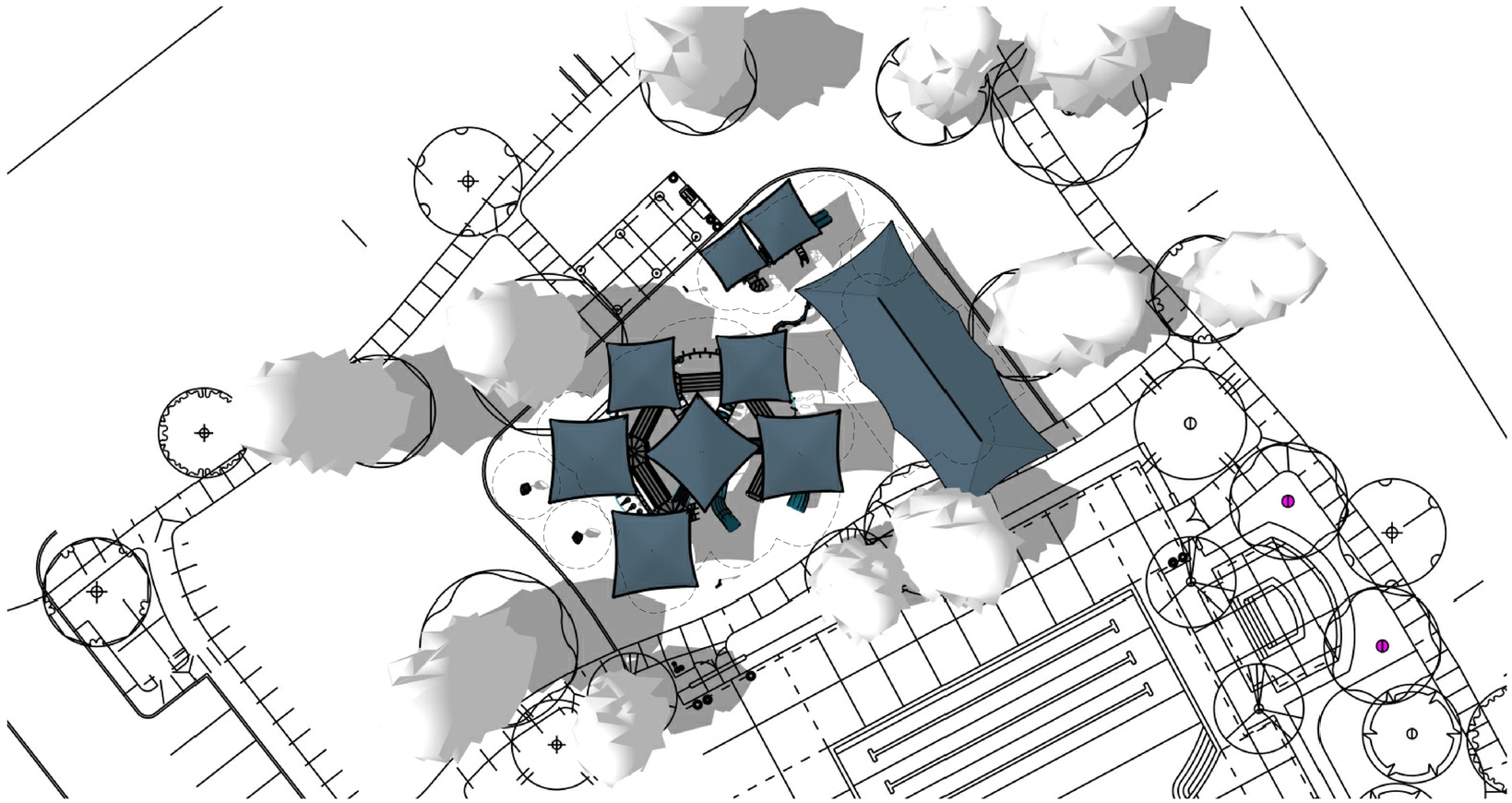
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PLAY EQUIPMENT PLAY AREA: 5,020 SQ. FT.
BUILT IN CANOPY: 3,100 SQ. FT.
62% OF SHADE PROVIDED BY BUILT IN SHADE CANVAS CANOPIES.
ADDITIONAL SHADE PROVIDED BY TREES

SHADE STUDY - DECEMBER 21ST @ 2:00PM



SHADE STUDY - JUNE 21ST @ 2:00PM

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00989202-PPA
DATE November 4, 2026

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PRIVATE NEIGHBORHOOD - PARK 1
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LCS JOB NUMBER:	2025047
DRAWN BY:	KY
PLAN CHECK NO:	00982761-PPD 00989202-PPA

SHEET TITLE
PLAYGROUND SHADE STUDY

SHEET NUMBER
LPP5.501

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REINFORCING STEEL

1. REINFORCING STEEL:
   A. ALL BARS, U.N.O.: ASTM A615, GRADE 60
   B. BARS TO BE WELDED: ASTM A706, GRADE 60
   C. ADDITIONAL REQUIREMENTS FOR BARS, EXCLUDING TIES, IN DUCTILE MOMENT RESISTING FRAMES AND BOUNDARY ELEMENTS IN SHEAR WALLS: NO ADDITIONAL REQUIREMENTS IF ASTM A706, GRADE 60 BARS USED. ASTM615, GRADE 60 BARS ARE PERMITTED PROVIDED ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI (RETESTS SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI) AND RATIO OF ACTUAL ULTIMATE TENSILE STRESS TO ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25.

2. WIRE AND SPIRAL REINFORCING:
   A. SMOOTH WELDED WIRE FABRIC (W.W.F.): ASTM A185, FY=65 KSI, FLAT SHEETS ONLY. DO NOT USE ROLLED MESH. LAP SPACES 1 FOOT MINIMUM. OFFSET LAPS IN ADJACENT SHEETS TO AVOID CONTINUOUS LAPS.
   B. DEFORMED WIRE STIRRUPS, D4 AND LARGER ONLY: ASTM A497, FY=65 KSI.
   C. SPIRAL REINFORCING: ASTM A82, GRADE 60

3. SHOP DRAWINGS: ACI 315, PART B. SHOW REINFORCING STEEL PLACEMENT INCLUDING SIZES, QUANTITIES, SPACING, CLEARANCES, SPLICE LOCATIONS, LAP LENGTHS, AND CONCRETE COVERAGE AND SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER). PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS IF INSUFFICIENT CLEAR DISTANCES BETWEEN REINFORCING STEEL AND OTHER CONGESTION IS ENCOUNTERED. NOTIFY SPECIAL INSPECTOR OF ADJUSTMENTS MADE FORM APPROVED CONTRACT DOCUMENTS WHICH ARE INDICATED ON ACCEPTED SHOP DRAWINGS THAT FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.

4. SPLICE LOCATIONS: SPLICE #5 BARS AND LARGER ONLY AT LOCATIONS INDICATED. IF ADDITIONAL SPLICE LOCATIONS ARE PROPOSED, PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS.
   A. SPLICES IN WALLS: LOCATE SPLICES IN HORIZONTAL BARS AT WELL-STAGGERED LOCATIONS. DO NOT SPLICE VERTICAL BARS EXCEPT AT HORIZONTAL SUPPORTS SUCH AS FLOOR AND ROOF DIAPHRAGMS.

5. MINIMUM CLEARANCES BETWEEN PARALLEL REINFORCING STEEL INCLUDING DISTANCE BETWEEN SETS OF SPLICED BARS: 1" OR 1 db, WHICHEVER IS GREATER. 1 ½" OR 1½ db WHICHEVER IS GREATER, AT COLUMNS, PIERS, AND PILASTERS ONLY. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.

7. DOWELS AT CONSTRUCTION JOINTS: PROVIDE DOWELS MATCHING SIZE AND QUANTITY OF REINFORCING STEEL INTERRUPTED AT CONSTRUCTION JOINTS, UNLESS DETAILED OTHERWISE.

8. PLACEMENT OF BARS IN WALLS: PLACE VERTICAL BARS CLOSEST TO WALL SURFACES AT CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE. IN CURTAINS WHICH VERTICAL AND HORIZONTAL BARS ARE OF DIFFERENT SIZES OR SPACING, PLACE LAYER WITH MOST STEEL AREA CLOSEST TO NEAR WALL SURFACE.

9. BARS TERMINATING AT WALLS, COLUMNS, BEAMS, AND FOUNDATIONS: EXTEND BARS TO WITHIN 2" (3" AT CONCRETE POURED AGAINST EARTH) OF FAR FACE OF WALL, COLUMN, BEAM OR FOUNDATION AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.

10. BARS INTERRUPTED BY STRUCTURAL STEEL: EXTEND BARS TO WITHIN 2" OF STEEL FACE AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.

11. WELDING: AWS D1.4, EXCEPT AS MODIFIED BY APPLICABLE CODE STANDARD 19-1. SEE RGA #3-77 OF CITY OF LOS ANGELES "R" BOOK FOR ADDITIONAL REQUIREMENTS IF GOVERNING CODE AUTHORITY IS CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.
   A. ACCEPTABLE REINFORCING STEEL FOR WELDING ASTM A706: IF WELDING OF REINFORCING STEEL OTHER THAN A706 IS DESIRED, SUBMIT PROPOSED PROCEDURE, INDICATING CONFORMANCE TO APPLICABLE CODE AND REQUIREMENTS OF GOVERNING CODE AUTHORITY, TO ARCHITECT (STRUCTURAL ENGINEER) FOR ACCEPTANCE AND TO GOVERNING CODE AUTHORITY FOR APPROVAL PRIOR TO EXECUTION.
   B. WELDER CERTIFICATION: GOVERNING CODE AUTHORITY.

12. BENDING: BEND COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER). DO NOT FIELD-BEND REINFORCING STEEL BARS EMBEDDED IN CONCRETE UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER).

13. LAP SPLICES: PROVIDE CLASS B SPLICES UNLESS INDICATED OTHERWISE.

CONCRETE

1. CONCRETE COMPRESSIVE STRENGTH: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AS SHOWN IN THE CONCRETE STRENGTH TABLE BELOW AT 28 DAYS, U.N.O. ON PLANS. SEE ALSO SULFATE CONTENT NOTES.

2. AGGREGATES IN CONCRETE: SHALL BE NATURAL SAND AND ROCK (150 LB/CU. FT) CONFORMING TO ASTM C33. AGGREGATE SHALL HAVE PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.04% PER ASTM C-157 & ASTM C1293. DO NOT CHANGE SOURCE OF AGGREGATE DURING COURSE OF WORK WITHOUT WRITTEN CONSENT OF ENGINEER. MAX AGGREGATE SIZE SHALL BE USED WHENEVER POSSIBLE.
   2.1. 3/8" AGGREGATE MIX SHALL NOT BE USED IN CONCRETE MIX USED IN STRUCTURAL APPLICATIONS, EXCEPT IN SHOTCRETE MIX.

3. CEMENT: SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150. CEMENT SHALL BE TYPE II OR AS REQUIRED TO SATISFY SITE SOIL CONDITIONS. REFER TO TABLE 4 FOR CONCRETE CEMENT REQUIREMENTS ON SOIL CONTAINING SULFATE. REFER TO TABLE 2 FOR MAXIMUM WATER TO CEMENT RATIO.

4. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE ENGINEER. MIX DESIGN (TEST HISTORY OR TRIAL BATCH METHOD) IN ACCORDANCE WITH ACI 318 SHALL BE USED TO PROPORTION CONCRETE

CONCRETE STRENGTH

DESCRIPTION	MIN 28 DAY STRENGTH, f'c	W/C RATIO	MAX. SLUMP	DENSITY	COMMENTS
FOOTINGS	2,500 PSI	0.45	6"	145 PCF	

5. REBAR CLEAR COVER IN CONCRETE: THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:

REBAR CLEAR COVER FOR CAST-IN-PLACE CONCRETE MEMBERS

CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
SLAB ON GRADE	ALL	ALL	CENTER OF SLAB OR 2" MIN
CONCRETE AGAINST & PERMANENTLY IN CONTACT WITH GROUND:	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	No. 6 THROUGH No. 18 BARS	2"
		No. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS	No. 14 AND No. 18 BARS	1-1/2"
		No. 11 BAR AND SMALLER	¾"
	BEAMS, COLUMNS, PEDESTALS, AND TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1-1/2"

6. VIBRATION: VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH GENERAL PROVISIONS OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATION ST26.

7. CURING: CONCRETE SHALL BE MAINTAINED AT IN A MOIST CONDITION FOR A MINIMUM OF FIVE DAYS AFTER ITS PLACEMENT. FOR CONCRETE OTHER THAN SLAB ON GRADE, APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING. ONLY IF APPROVED BY THE ENGINEER OR ARCHITECT.

8. INSPECTIONS, TESTING & QUALITY ASSURANCE: REFER TO STRUCTURAL NOTE SHEETS FOR DEPUTY SPECIAL INSPECTION, TESTING & STRUCTURAL OBSERVATION REQUIREMENTS. A MINIMUM OF ONE COMPRESSION TEST AT 7 DAYS AND 2 TESTS AT 28 DAYS FOR ALL CONCRETE SAMPLES. TAKE TEST AT A FREQUENCY OF ONCE EVERY 150 CU. YDS OR 5,000 SQ. FT MINIMUM.

9. ANCHOR BOLTS, DOWELS, INSERTS: SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.

10. CONSTRUCTION AND POUR JOINTS: LOCATIONS SHALL BE APPROVED BY ENGINEER PRIOR TO POURING CONCRETE.

11. FLY ASH: SHALL BE LIMITED TO NO MORE THAN 30 PERCENT OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS IN THE CONCRETE , U.N.O., CONTRACTOR SHALL TAKE INTO EFFECT THE SLOWER CONCRETE CURING TIMES

12. FORMWORK: FORMWORK TOLERANCE SHALL IN ACCORDANCE WITH THE C.B.C. AND A.C.I. STANDARDS.

13. HOT AND COLD WEATHER CONCRETING:
   13.1. HOT WEATHER CONCRETING: WHEN AIR TEMPERATURE RISES ABOVE 80° F AND HUMIDITY FALLS BELOW 25, THE CONTRACTOR SHALL FOLLOW HOT WEATHER CONCRETING IN ACCORDANCE WITH ACI 305.1. CONTRACTOR SHALL BE PREPARED TO USE FOG SPRAY OR OTHER PRECAUTIONS ACCEPTABLE TO ARCHITECT WHEN RATE OF EVAPORATION EQUALS OR EXCEEDS 0.2 POUNDS PER SQUARE FOOT PER HOUR.
   13.2. COLD WEATHER CONCRETING: ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER. ALL CONCRETE MATERIALS AND ALL REINFORCEMENT, FORMS FILLERS AND GROUND WITH WHICH THE CONCRETE IS TO CONTACT SHALL BE FREE FROM FROST. FROZEN MATERIAL OR MATERIALS CONTAINING ICE SHALL NOT BE USED. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI 306 R. (LATEST EDITION)

14. PIPES IN CONCRETE: PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN THE STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED AND INDICATED ON THE CONSTRUCTION DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER. REINFORCING WHICH MAY CONFLICT SHALL NOT BE CUT UNLESS APPROVED IN WRITING BY THE ENGINEER.

15. EXPOSED CORNERS: PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS.

16. ARCHITECTURAL DETAILS: REFER TO ARCHITECTURAL DRAWINGS FOR REVEALS, AREAS OF TEXTURED CONCRETE OR SPECIAL FINISHES, ITEMS REQUIRED TO BE CAST INTO THE CONCRETE, CURBS AND SLAB DEPRESSIONS.

17. DRYPACK OR NON-SHRINK GROUT: SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI AND SHALL NOT BE LESS THAN THE CONCRETE STRENGTH. AND SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND. NON-SHRINK GROUT SHALL CONFORM TO ASTM C109

18. WHERE CONCRETE IS PLACED AGAINST EXISTING CONCRETE SURFACES. THE EXISTING CONCRETE SHALL BE THOROUGHLY CLEANED AND ROUGHED TO A MINIMUM AMPLITUDE OF 1/4" INCH. A CONCRETE BONDING AGENT SHALL BE APPLIED TO THE EXISTING CONCRETE SURFACE, U.N.O.

GENERAL NOTES

1. FIELD VERIFICATION: FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) IN CASE OF DISCREPANCIES.

2. DESIGN INTENT: CONTRACT DOCUMENTS INDICATE DESIGN INTENT FORE STRUCTURE IN ITS COMPLETED STATE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER), PRIOR TO PROCEEDING WITH WORK, IF DESIGN INTENT REQUIRES FURTHER CLARIFICATION.

3. DEVIATIONS, MODIFICATIONS AND SUBSTITUTIONS TO APPROVED STRUCTURAL DRAWINGS: MUST BE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER) AND APPROVED BY GOVERNING CODE AUTHORITY. NO DEVIATION, MODIFICATION OR SUBSTITUTION WILL BE ACCEPTED VIA SHOP DRAWING REVIEW.

4. PROCEDURES OF CONSTRUCTION: CONTRACTOR IS RESPONSIBLE FOR PROCEDURES OF CONSTRUCTION COMPLYING WITH NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. SITE VISITS (INCLUDING STRUCTURAL OBSERVATION) BY ARCHITECT (STRUCTURAL ENGINEER) DO NOT CONSTITUTE SUPERVISIONS OF METHODS OF CONSTRUCTION.
   A. PROTECTION OF UTILITIES: LOCATE EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN ON CONTRACT DOCUMENTS, AND PROTECT THEM FROM DAMAGE. CONTRACTOR BEARS EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES IN CONJUNCTION WITH EXECUTION OF WORK.
   B. EXCAVATIONS: PROTECT STRUCTURE, ADJACENT STRUCTURES, ADJACENT PROPERTIES, STREETS, AND UTILITIES DURING EXCAVATION UTILIZING LAGGING, SHORING, UNDERPINNING AT SIDES AND RELATED PROCEDURES AS MAY BE REQUIRED. PROVIDE NECESSARY SUPPORTS FOR SOIL EXCAVATIONS. CONTRACTOR AND AFFECTED TRADES SHALL REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
   C. PROTECTION OF STRUCTURE: PROVIDE NECESSARY MEASURES TO PROTECT STRUCTURE DURING EXECUTION OF WORK.
   D. CONTRACTOR PROPOSED REVISIONS: WHERE A REVISION OF STRUCTURAL DESIGN OR CONNECTION IS PROPOSED BY CONTRACTOR TO ACCOMMODATE CONSTRUCTION TOLERANCES, CONSTRUCTION SEQUENCE AND/OR DIMENSION MODIFICATIONS, CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED IN STATE OF CALIFORNIA TO PERFORM DESIGN. SUBMIT STAMPED AND SIGNED DESIGN DRAWINGS AND CALCULATIONS TO THE ARCHITECT (STRUCTURAL ENGINEER) FOR REVIEW AND THE GOVERNING CODE AUTHORITY FOR APPROVAL.
   E. ERECTION PLANS: DETERMINE PHASES OF WORK REQUIRING ERECTION PLANS ACCORDING TO APPLICABLE SAFETY REGULATIONS. MAINTAIN CERTIFIED COPIES OF ERECTION PLANS AT SITE DURING CONSTRUCTION.
   F. SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS: DESIGN AND ERECT SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH AND AS REQUIRED FOR SAFE ERECTION. ENSURE FLOOR, ROOF, AND WALL MEMBERS ARE SECURELY SHORED AND BRACED DURING CONSTRUCTION. PROVIDE SHORING AT ELEVATED BEAMS AND SLABS SUPPORTING CONCRETE ON MASONRY WALLS DURING AND AFTER WALL POUR UNTIL WALL ATTAINS DESIGN STRENGTH.
   G. TEMPORARY LOADING: ENSURE CONSTRUCTION LOADS DO NOT EXCEED INDICATED DESIGN LIVE LOAD VALUES. NOTIFY AFFECTED SUB-CONTRACTOR TRADES OF THESE DESIGN LOAD LIMITS.
   H. FABRICATION, SHIPMENT, AND ERECTION OF STRUCTURAL STEEL: ENSURE STRESSES OCCURRING DURING FABRICATION, SHIPMENT, AND ERECTION OF STRUCTURAL STEEL ARE TEMPORARY AND ARE LESS THAN DESIGN AND ALLOWABLE STRESS CAPACITIES OF INDIVIDUAL MEMBERS. DO NOT IMPAIR FULL DESIGN AND LOAD CARRYING CAPACITY OF MEMBERS DUE TO FABRICATION, SHIPMENT, OR ERECTION. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING ERECTION SEQUENCE, ERECTION PROCEDURE, TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE TO MINIMIZE RESIDUE STRESSES. PROVIDE ADDITIONAL MATERIALS FOR THE ERECTION OF STRUCTURAL STEEL SUCH AS TEMPORARY BRACING AND GUY CABLES AS MAY BE NECESSARY AT NO ADDITIONAL COST. REMOVE THESE MATERIALS UNLESS APPROVED IN WRITING BY OWNER. DO NOT TIGHTEN BOLTS IN TYPICAL BEAM TO COLUMN CONNECTIONS FOR ERECTION PURPOSES.
   I. SECURING REINFORCING STEEL, DOWELS, ANCHOR BOLTS AND EMBEDS: FIRMLY SUPPORT AND ACCURATELY PLACE COMPLYING WITH ACI STANDARDS PRIOR TO CASTING CONCRETE OR GROUT IN MASONRY WALLS. USE TIES AND SUPPORT BARS IN ADDITION TO REINFORCING STEEL SHOWN WHERE NECESSARY. NO WELDING OR REINFORCING STEEL, INCLUDING TACK WELDING, IS PERMITTED UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER). PROVIDE PLASTIC OR PLASTIC COATED CHAIRS AND SPACERS WHEN RESTING ON EXPOSED SURFACES.

5. COORDINATION RESPONSIBILITY: CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK INCLUDING THAT OF SUB-CONTRACTOR TRADES.

6. SUBMITTALS: SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER) AS INDICATED ON STRUCTURAL DRAWINGS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL REVIEW SUBMITTAL FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS PRIOR TO SUBMISSION.
   A. REQUEST FOR INFORMATION (RFI) SUBMITTALS: ACCOMPANY RFIS WITH PARTIAL STRUCTURAL FOUNDATION OR FRAMING PLANS SHOWING LOCATION IN QUESTION AND AFFECTED STRUCTURAL MEMBERS. COPY PARTIAL PLAN FROM STRUCTURAL DRAWINGS AND INDICATE GRID LINE LOCATIONS AND FLOOR LEVEL. ALSO PROVIDE PROPERLY DRAWN ENGINEERING SKETCHES ILLUSTRATING ISSUES AND CONTRACTORS PROPOSED SOLUTIONS. PHOTOGRAPHS ARE NOT ACCEPTABLE SUBSTITUTES TO ENGINEERING SKETCHES.

7. CONTRACT DOCUMENTS USE: REVIEW CONTRACT DOCUMENTS IN THEIR ENTIRETY BEFORE PERFORMING STRUCTURAL RELATED WORK AND BEFORE DEVELOPING SHOP DRAWINGS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF ARCHITECT (STRUCTURAL ENGINEER) BEFORE STARTING WORK.
   A. SCALING OF DRAWINGS: NOT PERMITTED.
   B. ADDITIONAL STRUCTURAL REQUIREMENTS: SEE SPECIFICATIONS.
   C. BUILDING GEOMETRY: SEE ARCHITECTURAL DRAWINGS FOR BUILDING GEOMETRY INCLUDING, BUT NOT LIMITED TO, TOP OF FLOOR AND ROOF ELEVATIONS; DEPRESSIONS; SLOPES; CURBS; DRAINS; TRENCHES; SLAB AND DECK EDGE LOCATIONS; WALL OVERALL DIMENSIONS; AND SIZE AND LOCATIONS OF OPENINGS IN FLOORS, ROOF AND WALLS.
   D. NON-STRUCTURAL ITEMS REQUIRING SPECIAL PROVISIONS: SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS REQUIRING SPECIAL PROVISIONS DURING CONSTRUCTION. THEY INCLUDE, BUT ARE NOT LIMITED TO, NON-STRUCTURAL WALLS; SIZE AND LOCATIONS OF OPENINGS AND SLEEVES PENETRATING STRUCTURE; SIZE AND LOCATION OF CONCRETE CURBS AND PADS; AND SIZE AND LOCATION OF PIPING, DUCTWORK, AND EQUIPMENT ANCHORAGES MOUNTED OR SUSPENDED FROM STRUCTURE. VERIFY EXACT SIZE AND LOCATION OF EQUIPMENT WITH EQUIPMENT MANUFACTURER.

8. MATERIALS: FURNISH AND INSTALL IN COMPLIANCE WITH LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING COUNTY AND LOCAL ORDINANCES AND SAFETY ORDERS OF STATE INDUSTRIAL ACCIDENT COMMISSION, OSHA.

9. PENETRATIONS, EMBEDMENT, AND OPENINGS IN STRUCTURAL MEMBERS: NO PENETRATION, EMBEDMENT, OPENING, SLEEVE, PIPE, OR CONDUIT SHALL OCCUR IN STRUCTURAL MEMBERS INCLUDING FOOTINGS, SLABS, WALLS, COLUMNS, AND BEAMS UNLESS SPECIFICALLY SHOWN OR INDICATED ON STRUCTURAL DRAWINGS.

10. TYPICAL DETAILS: DETAILS ON SD SERIES SHEETS ARE APPLICABLE THROUGHOUT PROJECT WHEREVER THE DESCRIBED CONDITION OCCURS AND MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON STRUCTURAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THESE DETAILS AND UNDERSTANDING EXTENT OF THEIR APPLICATION PRIOR TO PERFORMING WORK.

11. WATERPROOFING & DRAINAGE: WATERPROOFING AND DRAINAGE IS OUTSIDE THE STRUCTURAL ENGINEERS SCOPE, EXPERIENCE, AND PROFESSIONAL EXPERTISE. WE RECOMMEND THE OWNER HIRE A SEPARATE SPECIALIZED DESIGN PROFESSIONAL TO ADDRESS WATERPROOFING AND DRAINAGE REQUIREMENTS. IF A SPECIALIZED DESIGN PROFESSIONAL IS NOT HIRED, OWNER AND CONTRACTOR ASSUME RESPONSIBILITY OF ALL WATERPROOFING & DRAINAGE REQUIREMENTS.

EARTHWORK AND FOUNDATIONS

1. GEOTECHNICAL REPORT: PERFORM SOILS WORK COMPLYING WITH FOUNDATION DESIGN BASED ON RECOMMENDATIONS IN SOILS REPORT. SEE STRUCTURAL COVER SHEET FOR SOILS REPORT NUMBER AND DATE.

2. ALLOWABLE FOUNDATION DESIGN VALUES PER GEOTECHNICAL REPORT: VALUES BELOW MAY BE INCREASED 33 PERCENT FOR TRANSIENT LOADING.
   A. BEARING CAPACITY: SEE PROJECT DESIGN CRITERIA
   B. PASSIVE LATERAL BEARING PRESSURE: SEE PROJECT DESIGN CRITERIA
   C. COEFFICIENT OF FRICTION: SEE PROJECT DESIGN CRITERIA

3. GRADING, EXCAVATIONS, BACKFILL AND COMPACTION OF BACKFILL: COMPLY WITH GEOTECHNICAL REPORT AND REQUIREMENTS OF GOVERNING CODE AUTHORITY AND PERFORMED ONLY UNDER CONTINUOUS SPECIAL INSPECTION OF GEOTECHNICAL ENGINEER.

4. PREPARATION OF SOIL UNDER BUILDING PAD: SEE GEOTECHNICAL REPORT FOR OVER-EXCAVATION OF EXISTING SOIL AND INSTALLATION OF PROPERLY COMPACTED BACKFILL.

5. FOUNDATION EXCAVATIONS: FOUNDATIONS ARE TO BEAR ON FIRM EXISTING SOIL OR APPROVED COMPACTED FILL AS INDICATED IN GEOTECHNICAL REPORT. EXCAVATIONS ARE TO BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL AND FORMWORK. ENSURE EXCAVATIONS ARE CLEANS, DRY AND FREE OF DEBRIS OR LOOSE SOIL. SLOPE SIDES OF EXCAVATION NOT LESS THAN MINIMUM SLOPE INDICATED IN GEOTECHNICAL REPORT. CAST CONCRETE DIRECTLY AGAINST EXCAVATED SURFACES.

6. BACKFILLING OF RETAINING WALLS: PLACE AFTER COMPLETION AND INSPECTION OF WATERPROOFING. ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION. UNLESS ADEQUATELY SHORED, DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS (EXCLUDING SITE RETAINING WALLS) UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO WALLS ARE COMPLETELY POURED (IN AREA) AND HAVE CURED FOR AT LEAST 7 DAYS.

7. WATER EXPOSURE AT BUILDING PERIMETER FOOTINGS: AT AREAS WHERE SIDEWALKS OR PAVING DO NOT IMMEDIATELY ADJOIN STRUCTURE, PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AT BUILDING PERIMETER. LANDSCAPE IRRIGATION IS NOT PERMITTED WITHIN FIVE FEET OF BUILDING PERIMETER FOOTINGS EXCEPT WHEN ENCLOSED IN PROTECTED PLANTERS WITH DIRECT DRAINAGE AWAY FROM STRUCTURE OR WHICH COMPLIES WITH APPLICABLE CODE. DISCHARGE FROM DOWN SPOUTS, ROOF DRAINS AND SCUPPERS IS NOT PERMITTED ONTO UNPROTECTED SOILS WITHIN FIVE FEET OF BUILDING PERIMETER. REFER TO GEOTECHNICAL REPORT FOR COMPLETE REQUIREMENTS.

SHEET INDEX

SCS	STRUCTURAL COVER SHEET AND NOTES
S1	FOUNDATION PLAN
SD1	STRUCTURAL FOUNDATION DETAILS

SCOPE OF WORK

STRUCTURAL SCOPE OF WORK IS LIMITED TO THE DESIGN OF PLAYGROUND FOOTINGS.

PROJECT DESIGN CRITERIA	
BUILDING CODE:	2025 CBC
LOCATION (LATITUDE / LONGITUDE):	33.6749°N / 117.7291°W
GEOTECHNICAL PARAMETERS:	
SOILS ENGINEER:	ASSUMED CODE MINIMUM VALUES
REPORT NUMBER:	NOT APPLICABLE
DATE:	NOT APPLICABLE
ALLOWABLE SOIL BEARING PRESSURE:	1,500 PSF
ALLOWABLE PASSIVE PRESSURE:	200 PCF (INCLUDES 2X INCREASE FOR POLE FOOTINGS)
EXPANSION POTENTIAL:	NOT PROVIDED
PLASTICITY INDEX:	NOT PROVIDED
LIQUEFACTION POTENTIAL:	NOT-PROVIDED
TOTAL SETTLEMENT:	NOT-PROVIDED
DIFFERENTIAL SETTLEMENT POTENTIAL:	NOT-PROVIDED
CORROSIVITY:	NOT-PROVIDED
SULFATE CONTENT:	NOT-PROVIDED
CHLORIDE CONTENT:	NOT-PROVIDED
SEISMIC DESIGN PARAMETERS:	
RISK CATEGORY:	II
SITE CLASS:	D
SHORT PERIOD SPECTRAL ACCELERATION, S_s:	1.42
1s PERIOD SPECTRAL ACCELERATION, S_1:	0.45
SPECTRAL RESPONSE COEFFICIENT, S_{DS}:	0.75
SHORT PERIOD SPECTRAL RESPONSE, S_{DS}:	1.15
SEISMIC DESIGN CATEGORY:	D
SEISMIC IMPORTANCE FACTOR, I_e:	1.00
WIND DESIGN PARAMETERS:	
RISK CATEGORY:	II
WIND EXPOSURE CATEGORY:	C
ULTIMATE DESIGN WIND SPEED (3-SECOND GUST), V_{ULT}:	110 MPH
NOMINAL DESIGN WIND SPEED (3-SECOND GUST), V_{ASD}:	85 MPH
INTERNAL PRESSURE COEFFICIENT, GC_{pi}:	±0.18

GRAVITY DESIGN PARAMETERS: (PSF, SERVICE LOADS)

	DEAD	ROOF LIVE	SNOW	LIVE	TOTAL
PLAYGROUND:	SELF	-	-	100	100

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00989202-PPA
DATE November 4, 2026

ISE
STRUCTURAL ENGINEERS
27369 VIA INDUSTRIA
TEMECULA, CA 92590
TELE 951.600.0032
WWW.ISEENGINEERS.COM
SOCAL | NORCAL | COLORADO

TEAM CONTACT INFORMATION:

ISE PROJECT NO.: 8240.02

PROJECT MANAGER:
ERIC FERRER, PE
ERIC@ISEENGINEERS.COM

PROJECT INFORMATION:

PARK 1
DISTRICT 2
NORTH
IRVINE, CA

CONTACT INFORMATION:

CLIENT:
COAST RECREATION
14688 EL MOLINO ST.
FONTANA, CA 92335
714.619.0100
WWW.COASTRECREATION.NET

GOVERNING JURISDICTION:
CITY OF IRVINE BUILDING DEPARTMENT
1 CIVIC CENTER PLAZA
IRVINE, CA 92606
949.724.6470

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

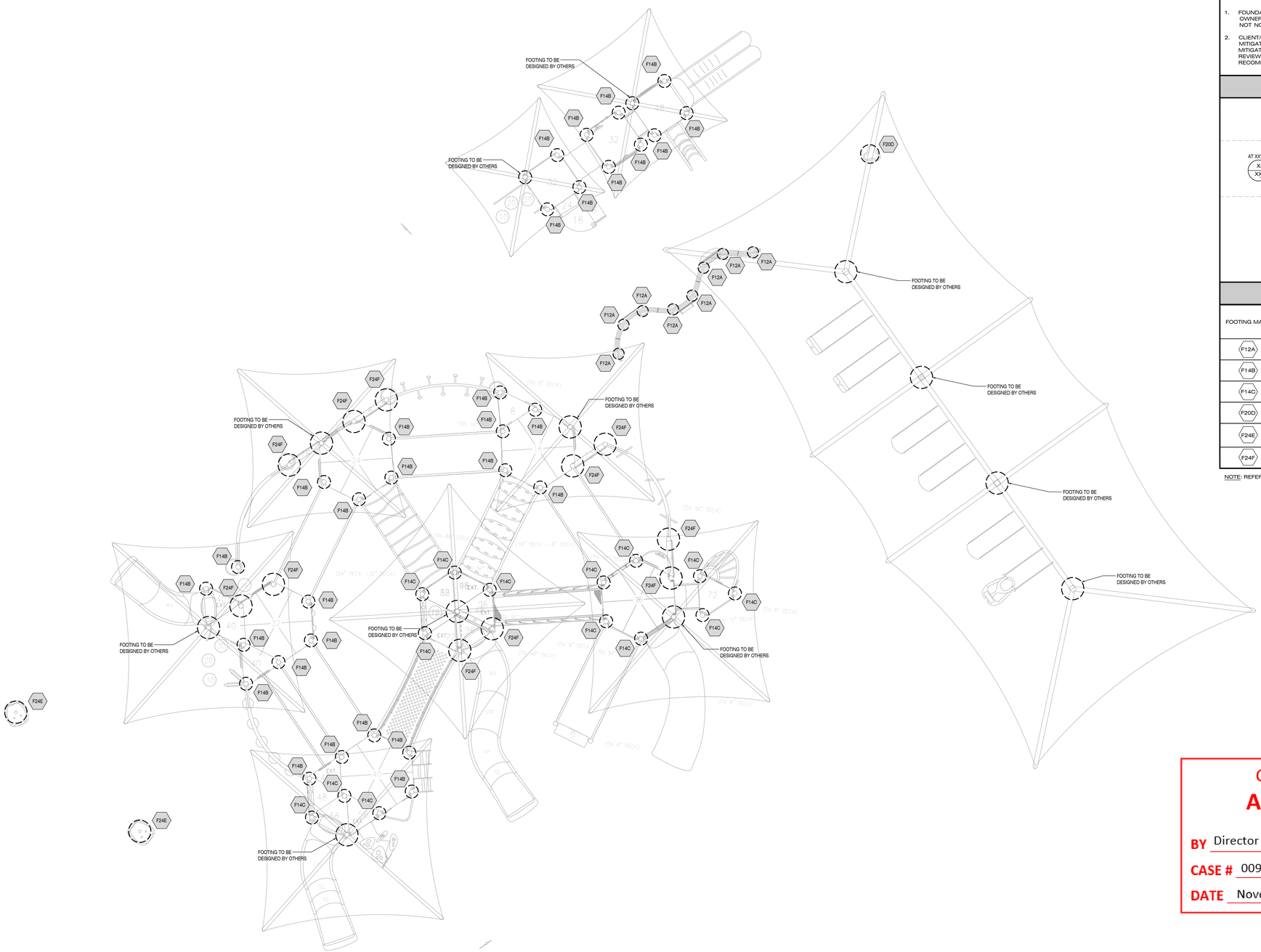
LICENSED PROFESSIONAL ENGINEER
ERIC V. FERRER
C 97020
CIVIL
STATE OF CALIFORNIA

DATE: 9/2/2026

SHEET TITLE:
STRUCTURAL COVER SHEET AND NOTES

SHEET NUMBER
SCS

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GEOTECHNICAL INFORMATION

1. REFER TO STRUCTURAL COVER SHEET (SCS) FOR ASSUMED SOIL VALUES OR VALUES BASED ON THE PROVIDED GEOTECHNICAL (SOILS) REPORT:
2. THE OWNER/DEVELOPER AND SUBCONTRACTORS ARE TO REVIEW THE SOILS REPORT PRIOR TO COMMENCING CONSTRUCTION AND VERIFY THE PLANS COMPLY WITH THE CURRENT SOILS REPORT RECOMMENDATIONS. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IF THE SOILS REPORT DATE SHOWN ON SHEET (SCS) DOES NOT MATCH THE CURRENT REPORT DATE. THE OWNER/DEVELOPER IS RESPONSIBLE FOR UPDATING THE STRUCTURAL ENGINEER WITH CURRENT GEOTECHNICAL ENGINEERING REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION SIZES, DEPTHS, AND REINFORCEMENT SHOULD BE COORDINATED WITH THE OWNER/DEVELOPER'S SOILS ENGINEERS REPORT. SOILS ENGINEER REPORT MAY REQUIRE ADDITIONAL ITEMS NOT NOTED ON THE STRUCTURAL PLANS.
2. CLIENT/OWNER SHALL ADDRESS CORROSIVE SOIL CONDITIONS. FOR HIGH SULFATE SOIL CONDITIONS, MITIGATE PER ACI TABLE 19.3.2.1, THE CLIENT/OWNER SHALL HAVE A CORROSION ENGINEER PROVIDE MITIGATION RECOMMENDATIONS FOR ALL OTHER CORROSIVE SOIL CONDITIONS. CLIENT IS RESPONSIBLE TO REVIEW STRUCTURAL PLANS AND DETAILS FOR COMPLIANCE TO CORROSION ENGINEERS RECOMMENDATIONS PRIOR TO CONSTRUCTION.

FOUNDATION LEGEND & SYMBOLS

CONCRETE FOOTING. FOOTING SIZE AND REINFORCING PER DETAIL SHEET SD1

AT XX' O.C. — ANCHOR /SPACING
X — DETAIL #
XX — SHEET #

INDICATES: DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

F#X — DETAIL # PER TABLE

INDICATES COLUMN AND FOOTING SIZE w/ REINFORCEMENT PER SCHEDULE BELOW

LABEL	DETAIL REF.	LABEL	DETAIL REF.	LABEL	DETAIL REF.
A	1/SD1	D	2/SD1	-	-
B	1/SD1	E	1/SD1	-	-
C	1/SD1	F	1/SD1	-	-

COLUMN AND FOOTING SCHEDULE

FOOTING MARK	COLUMN		CONCRETE FOOTING SIZE		STEEL REINFORCING
	SIZE	EMBEDMENT	DIAMETER OR WIDTH X LENGTH	DEPTH	
F12A	BY OTHERS	20" MIN.	12" DIA.	27" MIN.	N.A.
F14B	BY OTHERS	20" MIN.	14" DIA.	36" MIN.	N.A.
F14C	BY OTHERS	20" MIN.	14" DIA.	54" MIN.	N.A.
F20D	BY OTHERS	20" MIN.	20" DIA.	24" MIN.	N.A.
F24E	BY OTHERS	20" MIN.	24" DIA.	20" MIN.	N.A.
F24F	BY OTHERS	20" MIN.	24" DIA.	50" MIN.	N.A.

NOTE: REFER TO LSI/MANUFACTURERS RECOMMENDATIONS FOR FOOTINGS NOT SPECIFIED ON PLAN.

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00989202-PPA
DATE November 4, 2026

FOUNDATION PLAN

SCALE : 1/4" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

ISE STRUCTURAL ENGINEERS
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PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

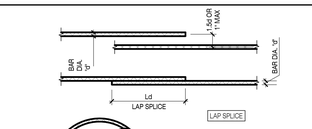
LICENSED PROFESSIONAL ENGINEER — ERIC J. FERRER — C 97020 — CIVIL — STATE OF CALIFORNIA

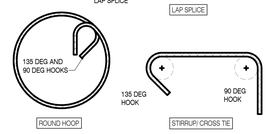
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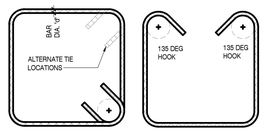
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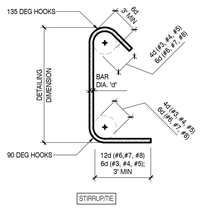
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Fc = 2,500 PSI		TENSION DEVELOPMENT (Ld) AND LAP SPLICE (Ls) LENGTH FOR BARS IN WALLS, SLABS, AND FOOTINGS							
BAR SIZE	LAP CLASS	COVER = 0.75" UNCOATED		COVER = 1.5" UNCOATED		COVER = 2" UNCOATED		COVER = 3" UNCOATED	
		TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	A	15"	12"	15"	15"	15"	15"	15"	15"
	B	19"	15"	19"	19"	19"	19"	19"	19"
#4	A	24"	18"	19"	19"	19"	19"	19"	19"
	B	31"	24"	25"	25"	25"	25"	25"	25"
#5	A	35"	27"	24"	24"	24"	24"	24"	24"
	B	45"	35"	31"	31"	31"	31"	31"	31"
#6	A	47"	36"	29"	29"	29"	29"	29"	29"
	B	61"	47"	37"	37"	37"	37"	37"	37"
#7	A	76"	59"	47"	36"	41"	32"	41"	32"
	B	99"	76"	61"	47"	54"	41"	54"	41"
#8	A	94"	72"	59"	45"	47"	36"	47"	36"
	B	122"	94"	77"	59"	48"	47"	61"	47"
#9	A	113"	87"	72"	56"	58"	45"	53"	41"
	B	147"	113"	94"	72"	76"	58"	69"	53"

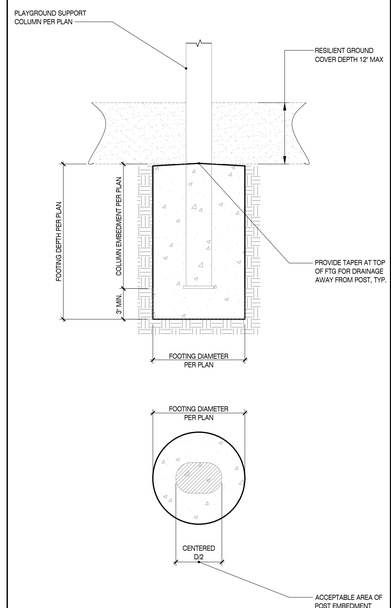
NOTES:
1. TABULATED VALUES ARE BASED ON A MINIMUM YIELD STRENGTH OF 60,000 PSI FOR ALL REINFORCING AND NORMAL WEIGHT CONCRETE.
2. SPACING OF REINFORCING BEING SPLICED SHALL BE GREATER THAN ONE BAR DIAMETER PLUS TWICE THE CONCRETE COVER.
3. "TOP" INDICATES A TOP BAR WHICH ARE DEFINED AS HORIZONTAL REINFORCING WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BAR.
4. LENGTHS ARE FOR UNCOATED BARS ONLY.
5. FOR LIGHTWEIGHT CONCRETE, DIVIDE THE CORRESPONDING TABULATED VALUE BY 0.75.

STANDARD HOOK DEVELOPMENT LENGTH (Ldh)	
BAR SIZE	fc= 2,500 psi
#3	9"
#4	12"
#5	15"
#6	18"
#7	21"
#8	24"
#9	27"

HOOKS & BENDS

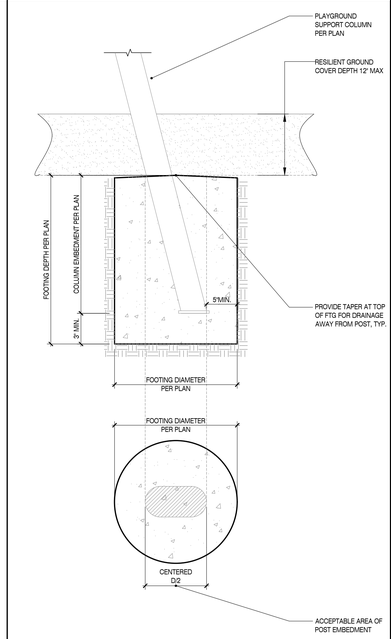
3 TYPICAL CONCRETE REINFORCING BAR DETAILS

SCALE: N.T.S.



1 TYPICAL FOOTING DETAIL

SCALE: N.T.S.



2 FOOTING AT SADDLE SPINNER

SCALE: N.T.S.

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00989202-PPA
DATE November 4, 2026

ISE
STRUCTURAL ENGINEERS
27369 VIA INDUSTRIA
TEMECULA, CA 92590
TELE 951.600.0032
WWW.ISEENGINEERS.COM
SOCAL | NORCAL | COLORADO

TEAM CONTACT INFORMATION:

ISE PROJECT NO.: 8240.02

PROJECT MANAGER:
ERIC FERRER, PE
ERIC@ISEENGINEERS.COM

PROJECT INFORMATION:

PARK 1
DISTRICT 2
NORTH
IRVINE, CA

CONTACT INFORMATION:

CLIENT:
COAST RECREATION
14688 EL MOLINO ST.
FONTANA, CA 92335
714.619.0100
WWW.COASTRECREATION.NET

GOVERNING JURISDICTION:
CITY OF IRVINE BUILDING DEPARTMENT
1 CIVIC CENTER PLAZA
IRVINE, CA 92606
949.724.6470

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

LICENSED PROFESSIONAL ENGINEER
ERIC J. FERRER
C 97020
CIVIL
STATE OF CALIFORNIA

DATE: 9/2/2026

SHEET TITLE:
STRUCTURAL FOUNDATION DETAILS

SHEET NUMBER
SD1

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Community Development cityofirvine.org
City of Irvine, 1 Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

June 24, 2026

Mr. Kory Lynch **Sent via Email**
Five Points Community Management, Inc.
2000 Fivepoint, 4th Floor
Irvine, CA 92618

Subject: Approval of Park Design 00982761-PPD for Private Neighborhood Parks 1 and 2 of Vesting Tentative Tract Map (VTTM) No. 19403 within District 2 of Great Park Neighborhoods in Planning Area 51 (Great Park)

Dear Mr. Lynch:

Staff reviewed the proposed park design for private park facilities within private neighborhood Park 1 and Park 2 for consistency with approved Park Plan 00956398-PPP. Parks 1 and 2 are located within the southern portion of VTTM No. 19403 in District 2 of the Great Park Neighborhoods.

On November 6, 2025, the Planning Commission approved VTTM No. 19403 (File No. 00956308-PTT), Master Plan 00956311-PMP, and Park Plan 00956398-PPP allowing the subdivision of 56.6 gross acres into 21 lots for 474 residential condominium units and 28 lots for private neighborhood park facilities, common area landscape/open space, and private streets. The approved park plan identified 3.72-acres of required private park land within three private neighborhood parks. The proposed park design is for private neighborhood Parks 1 and 2, which account for 2.35-acres of the 3.72-acres provided in the approved park plan.

Per the approved park plan, Park 1 is 1.78 acres in size and is located on Lot 22 within the southern portion of the project site. Approved amenities for Park 1 include a 1,500-square-foot swimming pool with a 4,500-square-foot pool deck, a 500-square-foot community building, natural turf area, two shade structures, a tot lot/playground area, and an off-street parking lot. Park 2 is 0.58-acre in size and is located on Lot 23 within the southeastern portion of the project site. Park 2 was approved as a passive recreation area with amenities including a natural turf area, shade structure, and off-street parking.

The proposed park design exceeds the park acreage and the recreational amenities approved for Park Plan 00956398-PPP. As shown in the proposed park design, Park 1 measures 1.78 acres in size (no increase in size) and includes the following amenities:

- 1,100-square-foot community building with approximately 570 square feet of assembly space;
- 3,500-square-foot swimming pool;
- 8,950-square-foot pool deck with a minimum of 20% of the deck shaded;
- 190-square-foot spa;
- Two shade structures;
- Tot lot/playground area;
- One bicycle rack;
- One pool equipment/restroom building; and
- Additional improvements including a seating area, natural turf areas, multiple barbeque areas, multiple drinking fountains, an on-site parking lot containing 16 parking spaces, eight on-street parking spaces located on the same site, and multiple trash and recycling receptacles.

Park 2 measures 0.60-acre in size (an increase of 0.02-acre) and includes the following amenities:

- One shade structure;
- Natural turf area;
- Multiple trash and recycling receptacles;
- One bicycle rack;
- Seating area; and
- On-site parking lot containing three parking spaces.

The proposed recreational amenities are intended exclusively for Great Park Neighborhoods residents and their guests. All private neighborhood parks will be owned, operated, and maintained by the applicable homeowners association.

The findings to approve Park Design 00982761-PPD, per Section 2-22-7(B) of the Irvine Zoning Ordinance, are hereby made as follows:

A. The proposed park design is consistent with the approved park plan.

The proposed park design is consistent with approved Park Plan 00956398-PPP as it exceeds the minimum park acreage requirement while providing enhanced recreational amenities. The applicant is satisfying the neighborhood park obligation through land dedication but will also provide recreational amenities in Parks 1 and 2. These amenities are in addition to the previously approved park plan and are not required to satisfy neighborhood park requirements. The approved park plan required 1.78 acres for Park 1 and the proposed park design provides 1.78 acres. For Park 2, the approved park plan required 0.58-acre and the proposed park design provides 0.60-acre, which amounts a 0.02-acre surplus of parkland over minimum requirements.

Additionally, certain amenities have been expanded in size for the proposed park design. For example, Park 1 includes a 1,100-square-foot community room, a 3,500-square-foot pool, a 190-square-foot spa, and the 8,950-square-foot pool deck with shade structure as opposed to a 500-square-foot community room, 1,500-square-foot pool, and a 4,500-square-foot pool deck that were contemplated in the approved park plan. Park 2 provides passive amenities consistent with the park plan approval, such as a shade structure, as seating area, and a turf area. Therefore, the proposed private neighborhood parks within the park design are consistent with the approved park plan.

B. For parks receiving park dedication credit, the proposed park design is consistent with the Park/Public Facility Standards.

The Irvine Parks and Park Facilities Standards Manual establishes design criteria for a variety of improvements for which park dedication amenity credit is granted. The applicant has not requested credit for private amenities within Parks 1 and 2. As such, the proposed park amenities are not required to be consistent with the standards set forth in the Manual; however, both private neighborhood parks, while not receiving park amenity credit, must still meet applicable accessibility requirements.

C. The proposed park design is in the best interests of public health, safety, and welfare.

The proposed park design and resulting recreation areas are in the best interests of public health, safety, and welfare as they provide diverse recreation opportunities within a walkable distance of the residential units they serve. The proposed park design supports active and passive recreation, and socialization among residents within the future residential neighborhood of VTTM No. 19403. Design of all improvements and facilities within Parks 1 and 2 will be in accordance with applicable building and safety codes and subject to City inspection. Therefore, it has been determined that the park design is in the best interests of public health, safety, and welfare.

Based on the findings above, Park Design 00982761-PPD, as depicted on the plan set enclosed with this letter, is hereby approved, subject to the following conditions:

PRIOR TO ISSUANCE OF GRADING PERMITS

Standard Condition 2.19 PARK PLAYGROUND

Prior to issuance of the first precise grading plan for any park that includes a playground, the applicant shall submit for review and obtain approval of a Playground Plan by the Director of Community Development for private parks. The Playground Plan shall include all information specified in Section VII-B.3.4 of the Irvine Parks and Park

Facilities Standards Manual. The Playground Plan shall also be included within the precise grading plan and provide sufficient plan and detail information to demonstrate compliance with the accessibility standards of the California Building Code.

Condition 2.39 PLAYGROUND PLAN DESIGN FEATURES

Prior to issuance of the first precise grading plan for any park that includes a playground within the boundaries of VTTM No. 19403, the applicant or responsible party shall incorporate the following design features into the Playground Plan submittal: 1) resilient surfacing suitable for tot-lot/playground areas; 2) increased shade coverage for tot-lot/playground areas; and 3) eco-friendly materials for tot-lot/playground equipment (no steel).

PRIOR TO ISSUANCE OF BUILDING PERMITS

Standard Condition 3.6 SITE LIGHTING

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall submit an Electrical (Photometric) Plan to the Irvine Police Department to demonstrate compliance with the Irvine Uniform Security Code requirements for lighting (Title 5, Division 9, Chapter 5 of the Irvine Municipal Code). This plan shall show light fixture locations, type of light fixture, height of light fixture, electrical service, lighting ratio, and point-by-point photometric lighting analysis (in foot-candle values) overlaid onto a tree landscape plan with a legend. Trees and landscaping shall not be planted to obscure required light levels. The photometric plan needs only to show those fixtures used to meet Irvine Uniform Security Code requirements.

Standard Condition 3.11 PARK DESIGN CONSISTENCY

Prior to the issuance of the first building permit for any park, the applicant shall demonstrate that all related construction plans are consistent with approved Park Design 00982761-PPD.

Standard Condition 3.12 PRIVATE PARK RESERVATION

Prior to the issuance of the first building permit on land required as a private park by local and/or state development standards, the applicant shall submit, and the Directors of Community Development and Community & Library Services shall have approved, an instrument reserving such required park land in perpetuity.

Standard Condition 3.17 EMERGENCY ACCESS PLAN

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall demonstrate compliance with the Irvine Uniform Security Code

(Sections 5-9-519, 5-9-520, and 5-9-523 of the Irvine Municipal Code), regarding Knox Boxes, Knox key switches, and Click2Enter radio access control by submitting an Emergency Access Plan to the Irvine Police Department for review and approval. Said plan shall be incorporated into the building permit plan set.

Standard Condition 3.36 PRIVATE PARK IDENTIFICATION

Prior to the issuance of the first building permit for a private park, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-520, Special Recreational Spaces Provisions), regarding private park identification signage by showing the sign design on the building permit plans submitted for the park.

Condition 3.49 PARK PLAN PHASING

Consistent with Planning Commission Resolution No. 25-4047, unless modified by Condition 6.40 (Modification of Park Phasing) below, the development shall have the following park phasing schedule: construction of Private Park 1 and 2 shall commence prior to the issuance of the first residential building permit, excepting model homes, west of Marine Way, within the boundaries of VTTM No. 19403.

PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.2 PLAYGROUND INSPECTION

Prior to authorization to use, occupy, and/or operate the playground, the applicant shall submit to the Chief Building Official a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with minimum playground safety regulations, adopted by the State of California (CA Code of Regulations, Title 22, Division 4, Chapter 22, Article 1-4).

Standard Condition 4.9 EMERGENCY ACCESS INSPECTION

Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and pass an inspection, to be performed by the Irvine Police Department and the Orange County Fire Authority, to ensure compliance with Emergency Access Plan requirements and to ensure that the access devices are operational.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.3 DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for a private park, the applicant shall provide proof that the permit for the subject improvement has been approved and finaled by the City. Submit one set of computerized data, which is compatible with the City DXF

(AutoCAD) system, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City. Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

Standard Condition 5.4 PRIVATE PARK RESERVATION

Prior to the exoneration of any security for a private park, the applicant shall submit to the Director of Community Development a copy of the recorded instrument reserving in perpetuity any private park.

MISCELLANEOUS

Standard Condition 6.1 DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2A LEGAL ACTION – HOLD HARMLESS

In the event of any Third-Party Legal Challenge to this map or its associated environmental approvals (“Third-Party Legal Challenge”), City shall have the right, but not the obligation, to defend such Third-Party Legal Challenge and Heritage Fields shall be responsible for the legal expenses incurred by City in connection therewith. Heritage Fields also shall have the right but not the obligation to defend any Third-Party Legal Challenge. If Heritage Fields defends any such Third-Party Legal Challenge, so long as Heritage Fields is not in default under the Amended and Restated Development Agreement (ARDA), City shall not allow any default or judgment to be taken against it or compromise the defense of the action without Heritage Field’s prior written approval. The Parties shall act jointly in filing motions, briefs, trial statements, and other appropriate court documents, and in approving settlement of such action. Nothing herein shall obligate the City or Heritage Fields to settle such Third-Party Legal Challenge on terms that would constitute an amendment or modification of the ARDA, or which would materially impact the beneficial uses of that party’s property.

In the event City elects to defend the Third-Party Legal Challenge, Heritage Fields shall indemnify and hold harmless City and its officials and employees from and against any claims, losses or liabilities, including any award of attorneys’ fees against the City, assessed or awarded against City by way of judgment, settlement or stipulation. If Heritage Fields defends any such Third-Party Legal Challenge, Heritage Fields shall indemnify and hold harmless City and its officials and employees from and against any

claims, losses or liabilities assessed or awarded, including any award of attorneys' fees, against City by way of judgment, settlement or stipulation.

Condition 6.40 MODIFICATION OF PARK PHASING

Phasing for parks, as set forth in Condition 3.49 of this resolution, may be modified at the applicant's request, subject to the written approval of the Director of Community Development.

Unless an appeal is filed prior to the five-business day appeal period ending at 5:30 p.m. Wednesday, July 1, 2026, this approval shall become effective Thursday, July 2, 2026.

The stamped-approved plans for Park Design 00982761-PPD are being transmitted electronically along with this letter. Please note that permits cannot be issued until all fees associated with this application are paid in full. Should you have any questions regarding this approval, please contact Senior Planner Hernan DeSantos at 949-724-6441 or via email at hdesantos@cityofirvine.org.

Sincerely,

Stephanie Frady, AICP
Director of Community Development

Enclosure: Stamped Approved Park Design 00982761-PPD for Private Neighborhood Parks 1 and 2 of VTTM No. 19403

ec: Bill Patterson, Hunsaker & Associates
Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
Files: 00982761-PPD; 00956398-PPP

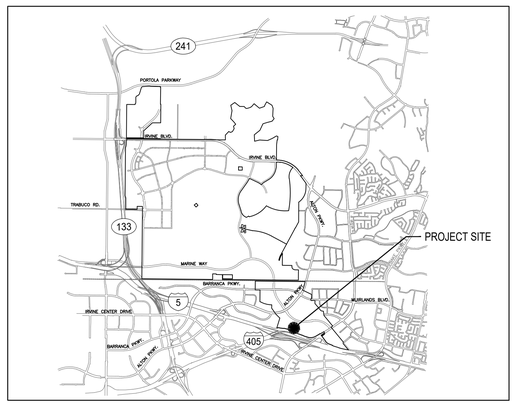
THE CITY OF IRVINE

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982761-PPD
DATE 6/24/2026

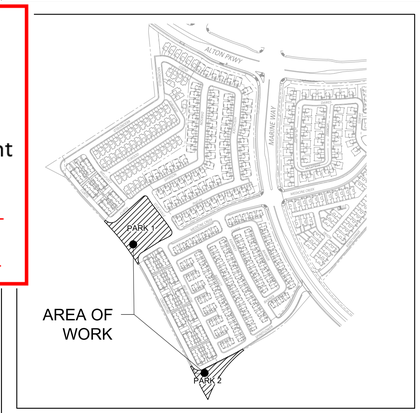
HERITAGE FIELDS EL TORO, LLC

PLANNING AREA 51 - DISTRICT 2 NORTH
PRIVATE PARK NEIGHBORHOOD - PARK 1 & 2
VTTM 19403, LOT 22 & 23

IRVINE, CALIFORNIA



VICINITY MAP NOT TO SCALE



LOCATION MAP NOT TO SCALE

PARK 1 PARKING SUMMARY CHART

LOT 22 ITEMS	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982761-PPD
1. PARK ACREAGE REQUIREMENT (5+1/ACRE OVER 2 ACRES)	5 (1.78 ACRES)	5 (1.78 ACRES)
2. COMMUNITY ROOM (1 STALL/100 SF OF ASSEMBLY AREA)	5 (500 SF)	6 (570 SF)
3. TOTAL WATER SURFACE (1 STALL/300 SF OF WATER SURFACE)	5 (1,500 SF)	13 (3,690 SF)
Pool	1,500 SF	3,500 SF
Spa	-	190 SF
	15	24
TOTAL PARKING SPACES	SHOWN IN PPP	PROVIDED IN PPD
• OFF-STREET	14	14
• ON-STREET	0	8
• ADA OFF-STREET	1	2
	15	24

PARK 2 PARKING SUMMARY CHART

LOT 23 ITEM	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982761-PPD
1. PARK ACREAGE REQUIREMENT (3 FOR PARKS LESS THAN 1 ACRE)	3 (0.58 ACRE)	3 (0.60 ACRE)
	3	3
TOTAL PARKING SPACES	SHOWN IN PPP	PROVIDED IN PPD
• OFF-STREET	2	2
• ON-STREET	0	0
• ADA OFF-STREET	1	1
	3	3

PARK 1 PROGRAM SUMMARY CHART

SYMBOL	AMENITY	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982761-PPD
1	COMMUNITY ROOM	500 SF	1,100 SF
2	POOL DECK	4,500 SF (20% SHADED)	8,950 SF (20% SHADED)
3	POOL	1,500 SF	3,500 SF
4	SPA	-	190 SF
5	SHADE STRUCTURE	2	2
6	NATURAL TURF	2	3
7	TOT LOT / PLAY AREA	1	1
8	POOL EQUIPMENT/ RESTROOM BUILDING	1	1
9	ON-SITE PARKING LOT	1	1
10	SEATING AREA	-	1
11	TRASH ENCLOSURE	-	1

PARK 2 PROGRAM SUMMARY CHART

SYMBOL	AMENITY	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982761-PPD
1	COMMUNITY ROOM	-	-
2	POOL DECK	-	-
3	POOL	-	-
4	SPA	-	-
5	SHADE STRUCTURE	1	1
6	NATURAL TURF	1	1
7	TOT LOT / PLAY AREA	-	-
8	POOL EQUIPMENT/ RESTROOM BUILDING	-	-
9	ON-SITE PARKING LOT	1	1
10	SEATING AREA	-	1

PARK INFORMATION

1. PARK NET ACREAGE: 2.35 ACRES
2. PRIVATE RECREATION AREA
3. MAINTAINED BY: MASTER HOA

TRACT NUMBER: 19403
5. LOT NUMBERS: 22 & 23

6. LOCATION: IRVINE, CALIFORNIA
PARK 1 : MEDICINE CREEK AND STOCKVILLE
PARK 2 : CORNER OF SPINEFLOWER AND CRAWFORD

PREVIOUS APPROVALS

CITY APPROVED PARK PLAN : 00956398-PPP

PLAN INDEX

INDEX OF DRAWINGS

SHEET	DESCRIPTION
PPD-00	COVER SHEET
PPD-01	SITE PLAN - PARK 1
PPD-02	SITE PLAN - PARK 2
PPD-03	LANDSCAPE PLAN - PARK 1
PPD-04	LANDSCAPE PLAN - PARK 2
PPD-05	SITE ELEVATIONS - PARK2
PPD-06	SITE ELEVATIONS - PARK 2
PPD-07	SITE DETAILS
PPD-08	COMMUINITY BUILDING - PARK 1
PPD-09	SHADE STRUCTURE - PARK 1
PPD-10	TRASH ENCLOSURE - PARK 1
PPD-11	PARK 1 PARKING PLAN
PPD-12	PARK 2 PARKING PLAN

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION:
PARK 1 : MEDICINE CREEK AND STOCKVILLE
PARK 2 : CORNER OF SPINEFLOWER AND CRAWFORD

LEGAL DESCRIPTION FOR NEW TRACTS: **DISTRICT 2 - PLANNING AREA 51**
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403. LOTS 22 & 23

CONSULTANTS

LANDSCAPE ARCHITECT
LANDSCAPE CRAFT STUDIO
17853 SANTIAGO BLVD. STE. 107-483
VILLA PARK, CA 92861-4199
(949) 514-7906
CONTACT: JERICO FARFAN
JERICOFARFAN@
LANDSCAPECRAFTSTUDIO.COM

ARCHITECT
CGA STUDIO

(714) 357-6649
CONTACT: CRAIG GAMBILL

CIVIL ENGINEER
PROACTIVE ENGINEERING CONSULTANTS
27042 TOWNE CENTRE DRIVE, SUITE 100
FOOTHILL RANCH, CA 92610
(949) 716-7460
CONTACT: JEFF LANGDON

DEVELOPER

HERITAGE FIELDS EL TORO, LLC
2000 FIVEPOINT
IRVINE, CA 92656
(949) 349-1000
CONTACT: KORY LYNCH

GENERAL NOTES

1. PARK HOURS OF OPERATION SHALL BE DETERMINED BY THE GREAT PARK NEIGHBORHOODS COMMUNITY ASSOCIATION. ALL PRIVATE PARKS WILL BE AVAILABLE TO ALL MEMBERS OF THE ASSOCIATION.
2. DISTRICT 5 AND 6 ARE TO BE CONSTRUCTED BY HERITAGE FIELDS LLC. AND MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION (HOA).
3. SHADE COVERAGE WILL BE A MINIMUM OF 50%. THE AREA OF THE SHADE STRUCTURE SHALL BE MEASURED TO EXTERIOR FACES OF THE SUPPORT BEAMS. SHADE COVERAGE SHALL BE CALCULATED BASED ON A PLAN VIEW WITH THE SUN AT MAXIMUM EXPOSURE. AREAS THAT PROVIDE LESS THAN 50% COVERAGE WILL NOT BE INCLUDED IN THE CALCULATION OF SQUARE FOOTAGE AS REQUIRED TO MEET THE PARK CREDIT.
4. 50% OF THE PICNIC TABLES WILL BE HANDICAP ACCESSIBLE AND MEET TITLE 24/ADA HEIGHT AND CLEARANCE REQUIREMENTS.
5. 50% OF THE BENCHES SHALL HAVE WHEELCHAIR COMPANION SEATING SPACE (MINIMUM 4' WIDE BY 5' DEEP PAD).
6. ALL SURFACES WITHIN ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH TITLE 24/ADA REQUIREMENTS AND CITY OF IRVINE STANDARDS.
7. THE PROPOSED PRIVATE PARK SHALL COMPLY WITH APPLICABLE IRVINE SECURITY CODE, SECTION 5-9-520 REQUIREMENTS.
8. ALL SIDEWALKS SHALL BE IN COMPLIANCE WITH CITY OF IRVINE STANDARD PLAN NO. 201. ALL CURB RETURNS AND RAMPS SHALL BE IN COMPLIANCE WITH CITY OF IRVINE STANDARD PLAN NO. 202. THE MAXIMUM SLOPE OF A HANDICAP LANDING SHALL BE 2%. ALL SIDEWALKS, RAMPS AND CURB RETURNS SHALL CONFORM TO TITLE 24/ADA REQUIREMENTS. ALL SURFACES WITHIN THE ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH ADA AND CITY OF IRVINE STANDARDS.
9. A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL SIGNS AND SHALL BE SUBJECT TO THE APPLICABLE GREAT PARK NEIGHBORHOODS SIGN PROGRAM (00634744-PPS) REQUIREMENTS.
10. THE PARK SIGN SPECIFICATION SHALL COMPLY WITH IRVINE UNIFORM SECURITY CODE, SECTION 5-9-520.E
11. A PUBLIC EASEMENT IS PROVIDED TO THE CITY OF IRVINE SIDEWALK AND ACCESS RAMPS OUTSIDE THE PUBLIC RIGHT OF WAY BY SEPARATE DOCUMENT.
12. PARKING STALLS SHALL COMPLY WITH THE CITY OF IRVINE STANDARDS, PLAN #411.
13. THERE SHALL BE A MINIMUM OF 15 FEET CLEAR OF PARALLEL PARKING ON BOTH SIDES OF FIRE HYDRANTS.
14. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT TO THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL, A PLAYGROUND PLAN THAT INCLUDES DETAILED PLAYGROUND SPECIFICATIONS WITH MANUFACTURED PLAY EQUIPMENT. THE PLAN SHALL DEPICT SAFETY FALL ZONES, SAFETY SURFACING MATERIALS AND CONSTRUCTION SPECIFICATIONS, MANUFACTURER AND MODEL NUMBERS OF EQUIPMENT AND EQUIPMENT DECK HEIGHTS.
15. KNOX BOXES ARE TO BE DUEL-KEYED TO THE POLICE AND FIRE DEPARTMENTS.
16. AMENITIES PROVIDED IN ADDITION TO THE AMOUNT REQUIRED PER THE APPROVED PARK PLAN MODIFICATION ARE NOT CONSIDERED COMPONENTS NECESSARY TO SATISFY CITY OF IRVINE NEIGHBORHOOD PARK REQUIREMENTS. THESE ADDITIONS MAY BE ADJUSTED IF NECESSARY. FURTHERMORE, THE ADDITION OF THESE AMENITIES IS UNIQUE TO THIS PARK AND SHOULD NOT BE ASSUMED FOR ANY OTHER NEIGHBORHOOD PARK WITHIN THE GREAT PARK NEIGHBORHOODS.
17. THE PROVIDED ADA PARKING STALL WILL BE MAINTAINED BY THE HOA
18. THE NUMBER OF EXITS AND SIZE OF EXITS SHALL COMPLY WITH APPLICABLE CODE REQUIREMENTS.
19. RESTROOM FIXTURES AND CLEARANCES SHALL COMPLY WITH APPLICABLE CODE REQUIREMENTS.

CASE # 00982761-PPD

Plan Set: A
Date: 05/18/2026

NO.	DATE	REVISIONS	APP.	DATE
5				
4				
3				
2				
1				

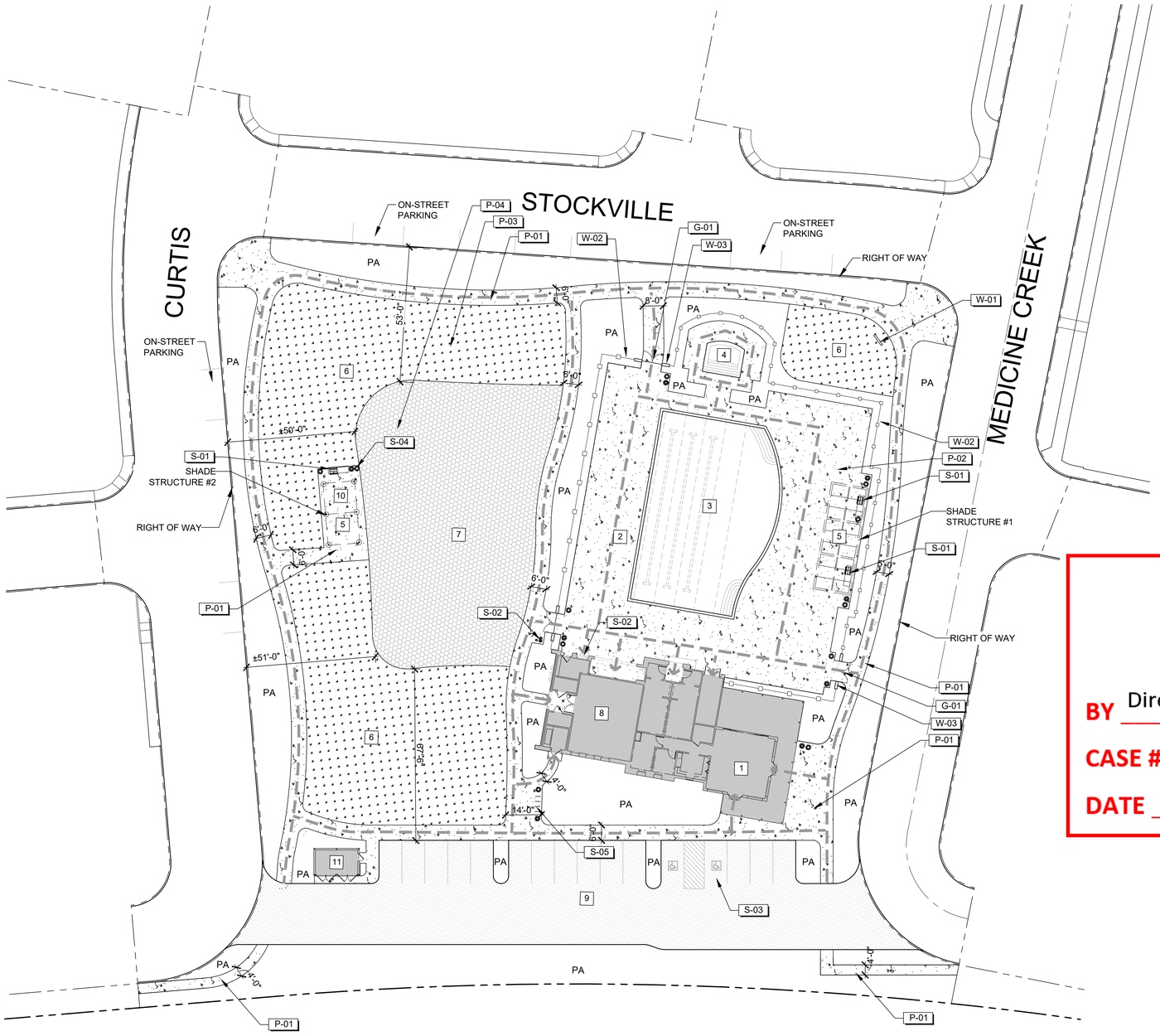
PLANS PREPARED BY:
LANDSCAPE CRAFT STUDIO inc.
17853 SANTIAGO BLVD.
STE. 107-483
VILLA PARK, CA 92861-4199

DRAWN BY: KY — DATE: 04/20/26
DESIGNED BY: JF — DATE: 04/20/26
CHECKED BY: — DATE:
RECOMMENDED BY: — DATE:

APPROVED BY: CITY OF IRVINE
LIC. NO. LIC. EXP. DATE DATE
APPROVED BY: DATE
APPROVED BY: DATE
APPROVED BY: DATE

PLANNING AREA- 51 - DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403 LOT 22 & 23

PARK PLAN #00956398-PPP
PARK DESIGN #00982761-PPD
JOB NO. 2025047
PLAN CONTROL
PPD-00



SCALE: 1" = 20'-0"

ACCESSIBLE PATH OF TRAVEL

PARK 1 PROGRAM SUMMARY CHART

SYMBOL	AMENITY	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982761-PPD
1	COMMUNITY ROOM	500 SF	1,100 SF
2	POOL DECK	4,500 SF (20% SHADED)	8,950 SF (20% SHADED)
3	POOL	1,500 SF	3,500 SF
4	SPA	-	190 SF
5	SHADE STRUCTURE	2	2
6	NATURAL TURF	2	3
7	TOT LOT / PLAY AREA	1	1
8	POOL EQUIPMENT/ RESTROOM BUILDING	1	1
9	ON-SITE PARKING LOT	1	1
10	SEATING AREA	-	1
11	TRASH ENCLOSURE	-	1

NOTE:
PARKING WILL NOT ENCROACH WITHIN 15 FEET OF A FIRE HYDRANT.

PLANTING NOTE

ABBREVIATION	DESCRIPTION
PA	PLANTING AREA

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982761-PPD
DATE 6/24/2026

NOTES:
1. ALL PARKING WILL BE PER CITY STANDARD PLANS 104 & 411.
2. REFER TO ARCHITECTURAL SHEETS FOR BUILDING / STRUCTURE SQUARE FOOTAGE, FLOOR PLAN & ELEVATION.
3. DRIVEWAYS SHALL CONFORM TO CITY STANDARD 204 PER CIVIL ENGINEER PLANS.
4. DISTRICT 2 SHALL BE MAINTAINED BY MASTER HOMEOWNER ASSOCIATION AND SUB ASSOCIATIONS
5. ALL WALKWAYS DO NOT EXCEED MAXIMUM ALLOWABLE SLOPES.
6. ADA PATH OF TRAVEL TO BE LESS THAN 5% SLOPE AND CROSS PITCH SLOPE NOT TO EXCEED 2%. MIN WIDTH TO BE 4'-0".
7. ADA ACCESSIBLE PARKING STALL WILL BE MAINTAINED BY HOA.
8. THE PLAYGROUND/TOT LOT AREA WILL HAVE AGE-SEPARATED PLAY EQUIPMENT AND SHADE OVER MINIMUM 50% OF PLAY EQUIPMENT. THE PLAYGROUND/TOT LOT WILL BE SUBMITTED WITH THE PLAYGROUND PLANS.

(1) AMENITIES IN ADDITION TO AMOUNT REQUIRED PER THE APPROVED PARK PLAN ARE NOT CONSIDERED COMPONENTS NECESSARY TO SATISFY CITY OF IRVINE NEIGHBORHOOD PARK REQUIREMENTS. THESE ADDITIONS MAY BE ADJUSTED IF NECESSARY. FURTHERMORE, THE ADDITION OF THESE AMENITIES IS UNIQUE TO THIS PARK AND SHOULD NOT BE ASSUMED FOR ANY OTHER NEIGHBORHOOD PARK WITHIN GREAT PARK NEIGHBORHOODS.

PAVING LEGEND

SYMBOL	CODE	DESCRIPTION	DETAIL
	P-01	HARDSCAPE PAVING- VARYING WIDTHS (ADA ACCESSIBLE)	-
	P-02	CONCRETE POOL DECK	-
	P-03	NATURAL TURF	-
	P-04	RESILIENT SURFACING	-

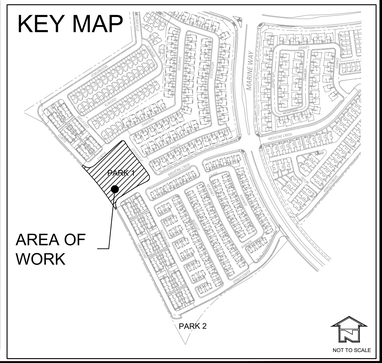
WALL LEGEND

SYMBOL	CODE	DESCRIPTION	DETAIL
	W-01	PARK MONUMENT SIGNAGE WALL	C PPD-07
	W-02	POOL FENCE (6'-0" MIN)	A PPD-07
	W-03	POOL ENTRY PILASTER	PPD-08
	G-01	POOL GATE	B PPD-07

SITE ELEMENT LEGEND

SYMBOL	CODE	DESCRIPTION	DETAIL
	S-01	BBQ	-
	S-02	DRINKING FOUNTAIN	-
	S-03	HANDICAP PARKING - OFF STREET	SHEET PPD-11 & 12
	S-04	TRASH AND RECYCLING RECEPTACLE	-
	S-05	BIKE RACK	-

KEY MAP



LANDSCAPE CRAFT STUDIO

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PLAN REVISION DESCRIPTION

Know what's below. Call 811 before you dig.

REFER TO THE SHEET INDEX ON SHEET L-000 FOR A COMPLETE LIST OF DRAWINGS.

CASE #00982761-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403 LOT 22 & 23
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

05/18/2026

AGENCY SUBMITTAL #2

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE

LCS JOB NUMBER: 2025047
DRAWN BY: KCY
PLAN CHECK NO: 00982761-PPD

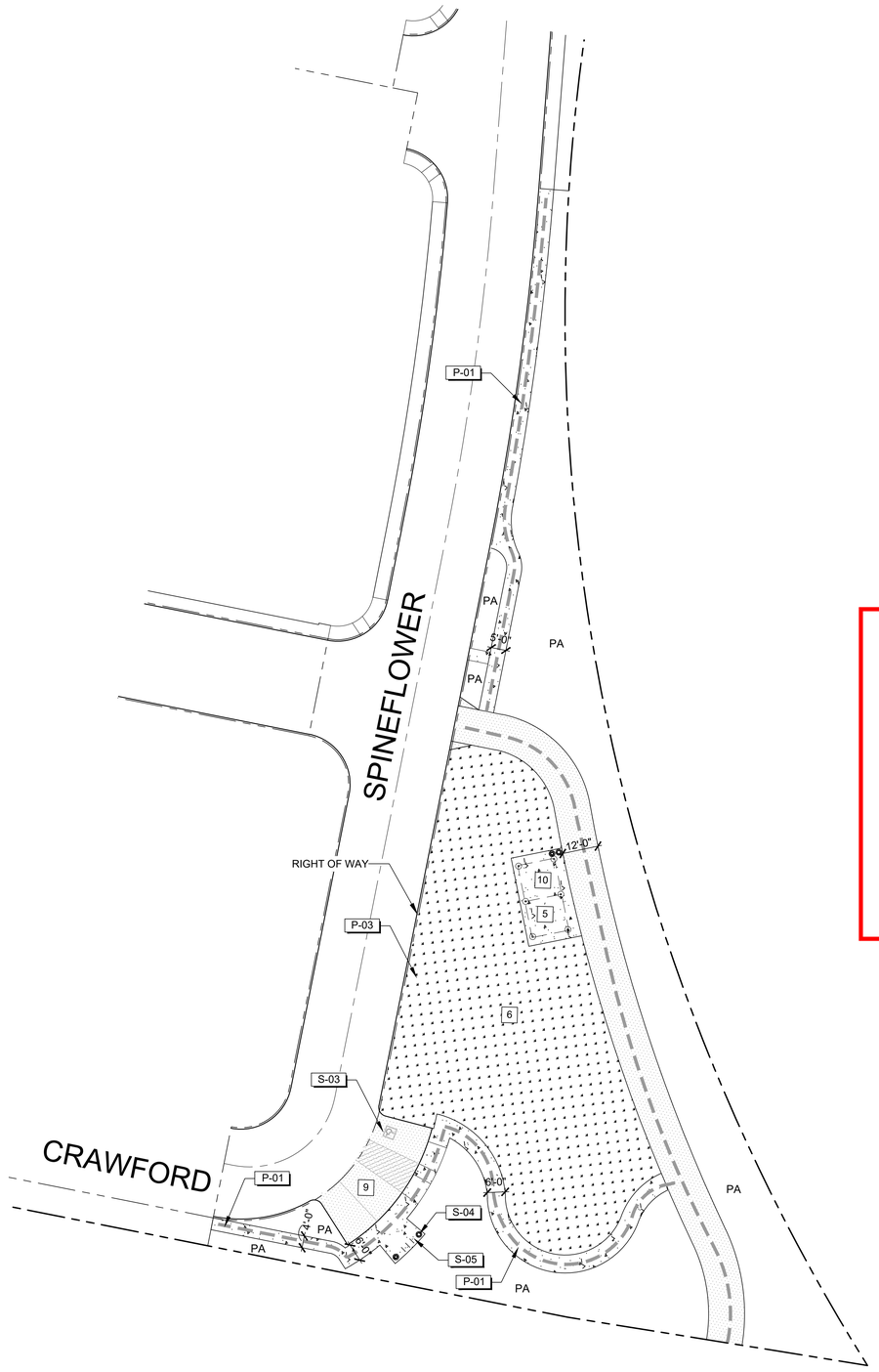
SHEET TITLE
SITE PLAN - PARK 1

SHEET NUMBER
PPD-01

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5/15/2026 5:23 PM



SCALE: 1" = 20'-0"

PARK 2 PROGRAM SUMMARY CHART

SYMBOL	AMENITY	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982761-PPD
1	COMMUNITY ROOM	-	-
2	POOL DECK	-	-
3	POOL	-	-
4	SPA	-	-
5	SHADE STRUCTURE	1	1
6	NATURAL TURF	1	1
7	TOT LOT / PLAY AREA	-	-
8	POOL EQUIPMENT/ RESTROOM BUILDING	-	-
9	ON-SITE PARKING LOT	1	1
10	SEATING AREA	-	1

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982761-PPD

DATE 6/24/2026

NOTE:
PARKING WILL NOT ENCROACH WITHIN 15 FEET OF A FIRE HYDRANT.

PLANTING NOTE

ABBREVIATION	DESCRIPTION
PA	PLANTING AREA

NOTES:

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PAVING LEGEND

SYMBOL	CODE	DESCRIPTION	DETAIL
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	P-02	CONCRETE POOL DECK	-
	P-03	NATURAL TURF	-
	P-04	RESILIENT SURFACING	-

WALL LEGEND

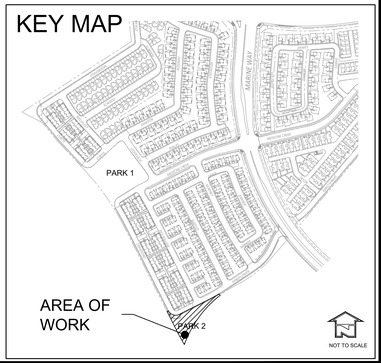
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	W-02	POOL FENCE (6'-0" MIN)	A PPD-07
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	G-01	POOL GATE	B PPD-07

SITE ELEMENT LEGEND

SYMBOL	CODE	DESCRIPTION	DETAIL
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	S-02	DRINKING FOUNTAIN	-
	S-03	HANDICAP PARKING - OFF STREET	SHEET PPD-11 & 12
	S-04	TRASH AND RECYCLING RECEPTACLE	-
	S-05	BIKE RACK	-

ACCESSIBLE PATH OF TRAVEL

KEY MAP



LANDSCAPE CRAFT STUDIO inc.

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PLAN REVISION DESCRIPTION

1	
2	
3	
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CASE #00982761-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403 LOT 22 & 23
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

05/18/2026

AGENCY SUBMITTAL #2

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE

LCS JOB NUMBER: 2025047
DRAWN BY: KCY
PLAN CHECK NO: 00982761-PPD

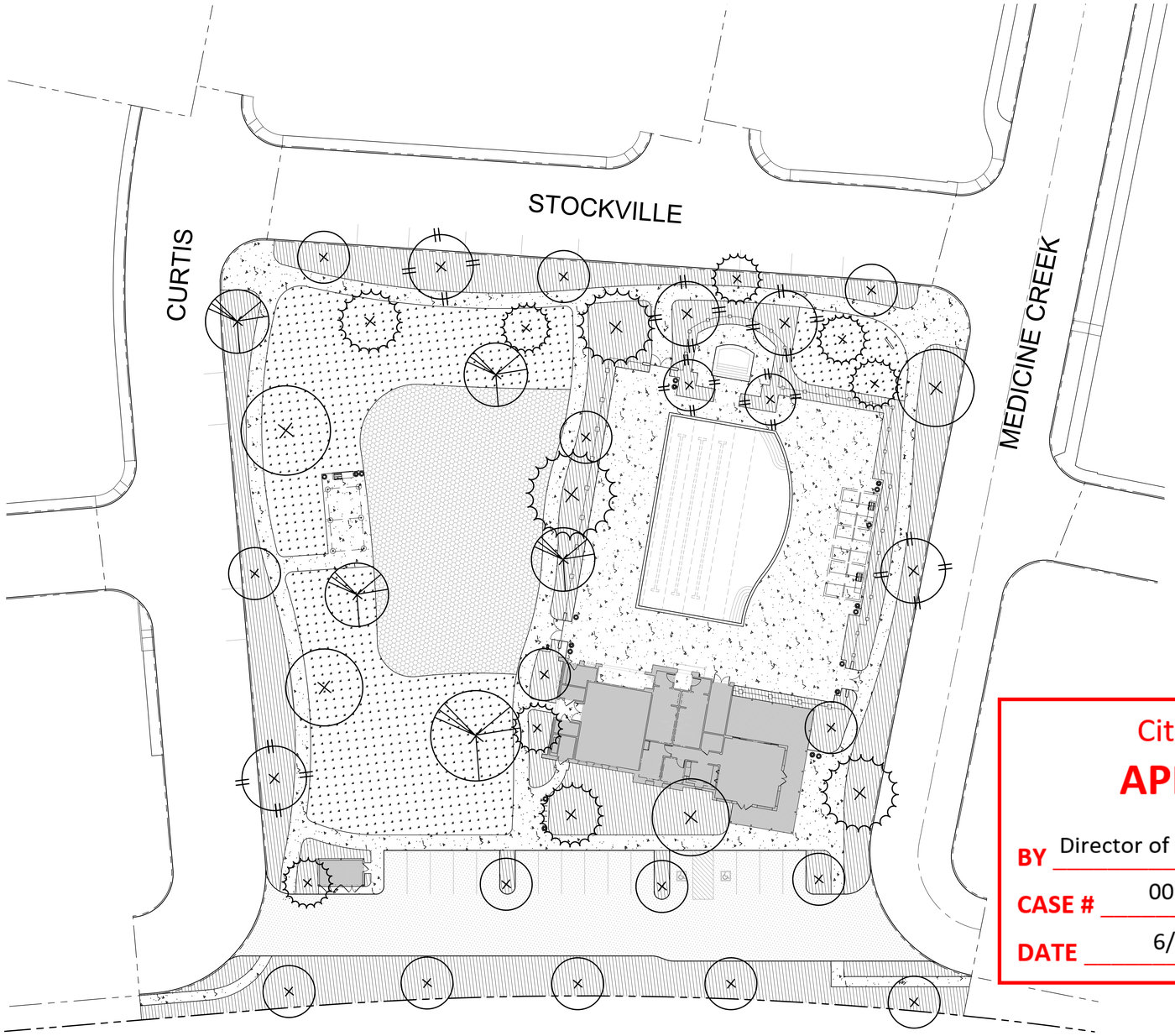
SHEET TITLE
SITE PLAN - PARK 2

SHEET NUMBER
PPD-02

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PLANTING LEGEND

SYMBOL	DESCRIPTION
	PLANTING AREA - SHRUBS
	NATURAL TURF AREA

TREE LEGEND

CANOPY TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS REGION: 3	FORM
	BRACHYCHITON POPULNEUS KURRAJONG BOTTLE TREE	24" BOX	L	STD
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	24" BOX	M	STD
	FRAXINUS VELUTINA VELVET ASH	24" BOX	M	STD
	GREVILLEA ROBUSTA SILK OAK	24" BOX	L	STD
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	24" BOX	L	STD
	PLATANUS RACEMOSA WESTERN SYCAMORE	24" BOX	M	STD
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	VL	STD
	QUERCUS ILEX HOLLY OAK	24" BOX	L	STD
	TIPUANA TIPU TIPU TREE	24" BOX	L	STD

EVERGREEN TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS REGION: 3	FORM
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	L	STD
	LAURUS NOBILIS BAY LAUREL	24" BOX	L	STD
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	M	STD
	PINUS CANARIENSIS CANARY ISLAND PINE	24" BOX	L	STD
	PINUS ELDARICA MONDELL PINE	24" BOX	L	STD
	PINUS HALEPENSIS ALEPPO PINE	24" BOX	L	STD
	RHUS LANCEA AGRICAN SUMAC	24" BOX	L	STD

ACCENT TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS REGION: 3	FORM
	ACACIA CULTRIFORMIS KNIFE ACACIA	24" BOX	L	STD
	ARBUTUS 'MARINA' STRAWBERRY TREE	24" BOX	L	STD
	CERCIS C. 'FOREST PANSY' FOREST PANSY REDBUD	24" BOX	M	STD
	DRACAENA DRACO DRAGON TREE	24" BOX	VL	STD
	JACARANDA MIMOSIFOLIA JACARANDA	24" BOX	M	STD
	LAGERSTROEMIA I. 'NATCHEZ' CRAPE MYRTLE NATCHEZ	24" BOX	M	STD
	PARKINSONIA X' DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	VL	STD
	PISTACIA C. 'KEITH DAVEY' CHINESE PISTACHE	24" BOX	M	STD
	GINGKO B. 'AUTUMN GOLD' MAIDENHAIR TREE	24" BOX	M	STD

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982761-PPD

DATE 6/24/2026

SCALE: 1" = 30'-0"

GENERAL PLANTING NOTES:

LANDSCAPING SHALL COMPLY WITH THE IRVINE UNIFORM SECURITY CODE, SECTION 5-9-520 (SPECIAL RECREATIONAL SPACES PROVISIONS).

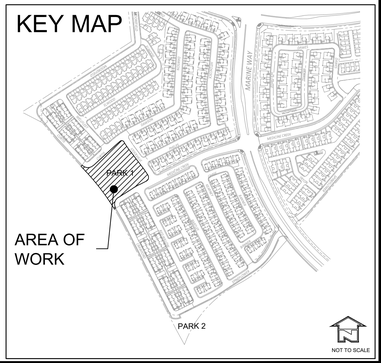
LANDSCAPE GUIDELINES ARE AS FOLLOWS:

A) PLANT MATERIALS UTILIZED SHALL TAKE INTO CONSIDERATION THE NEED FOR USERS OF THE SPACE TO EASILY VIEW THEIR SURROUNDINGS AS WELL AS POLICE PATROLS TO MONITOR THE AREA FROM ADJACENT STREETS.

B) TREES SHALL BE POSITIONED TO AVOID INTERFERING WITH REQUIRED LIGHTING LEVELS AND TAKE INTO CONSIDERATION THE HEIGHT OF CANOPIES FROM GROUND LEVEL REGARDING SURVEILLANCE OPPORTUNITIES BY USERS OF THE SPACE AND POLICE PATROLS.

C) PLANTING OF WIDE HEDGE ROWS AND NARROW VERTICAL PLANTS ADJACENT TO SOLID FENCES IS ENCOURAGED.

KEY MAP



LANDSCAPE CRAFT STUDIO

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PLAN REVISION DESCRIPTION

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811 Know what's below. Call 811 before you dig.

REFER TO THE SHEET INDEX ON SHEET L-1.00 FOR A COMPLETE LIST OF DRAWINGS.

CASE #00982761-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403 LOT 22 & 23
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

AGENCY SUBMITTAL #2 05/18/2026

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:

LCS JOB NUMBER:	2025047
DRAWN BY:	KCY
PLAN CHECK NO:	00982761-PPD

SHEET TITLE

LANDSCAPE PLAN - PARK 1

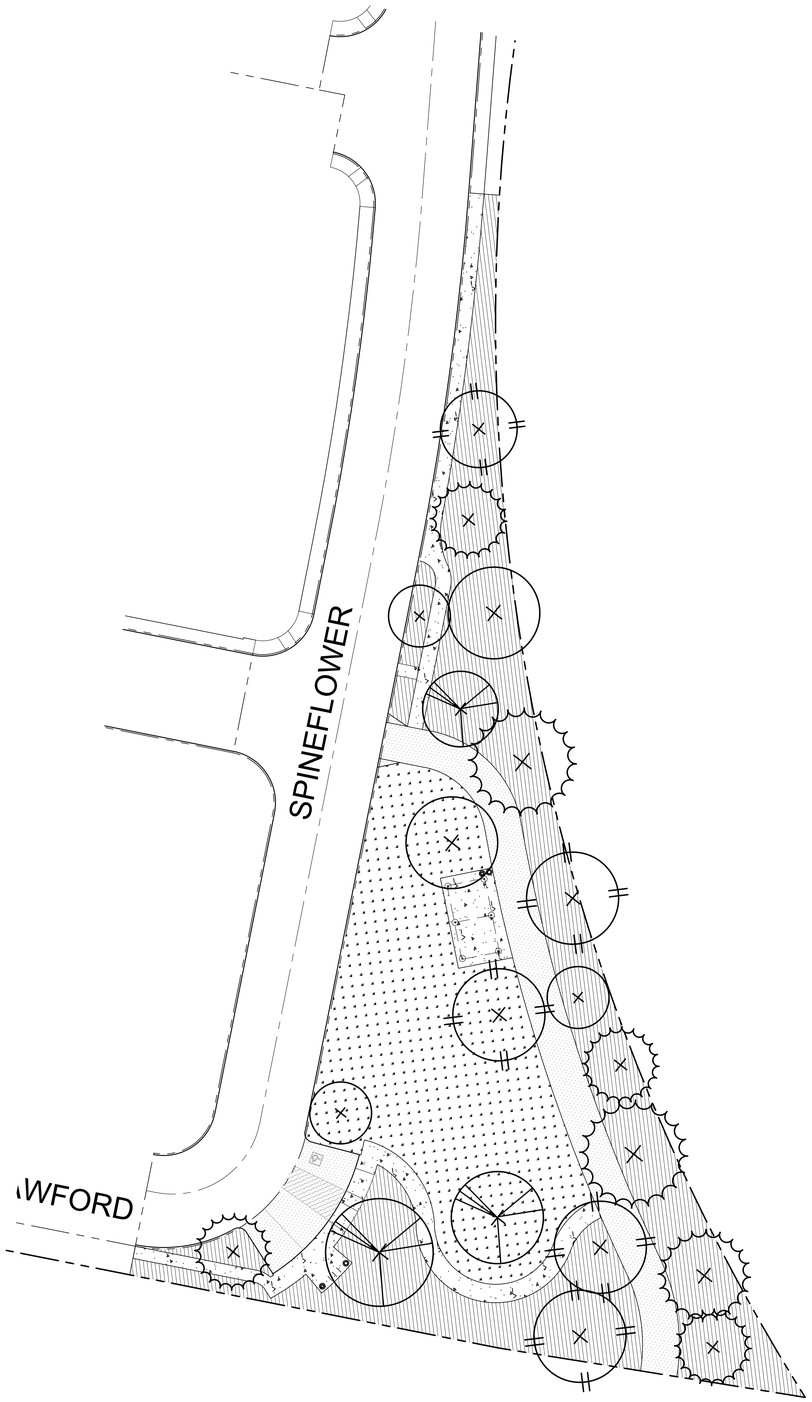
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PPD-03

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PLANTING LEGEND

SYMBOL	DESCRIPTION
	PLANTING AREA - SHRUBS
	NATURAL TURF AREA

TREE LEGEND

CANOPY TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS REGION: 3	FORM
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	GINGKO B. 'AUTUMN GOLD' MAIDENHAIR TREE	24" BOX	M	STD

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982761-PPD

DATE 6/24/2026

SCALE: 1" = 40'-0"

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LANDSCAPING SHALL COMPLY WITH THE IRVINE UNIFORM SECURITY CODE, SECTION 5-9-520 (SPECIAL RECREATIONAL SPACES PROVISIONS).

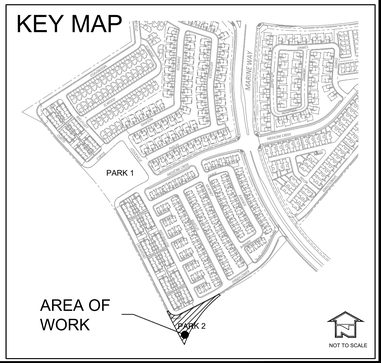
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KEY MAP



LANDSCAPE CRAFT STUDIO
CRAFT STUDIO inc.

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PLAN REVISION DESCRIPTION

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CASE #00982761-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403 LOT 22 & 23
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

05/18/2026

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:

LCS JOB NUMBER:	2025047
DRAWN BY:	KCY
PLAN CHECK NO:	00982761-PPD

SHEET TITLE

LANDSCAPE PLAN - PARK 2

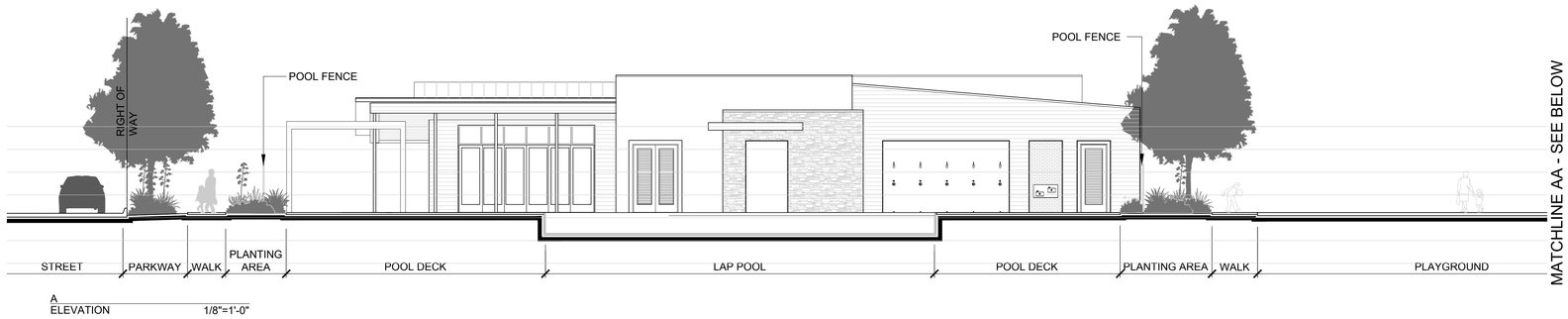
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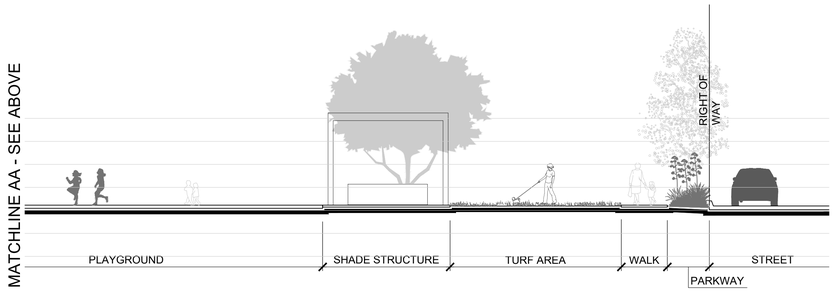
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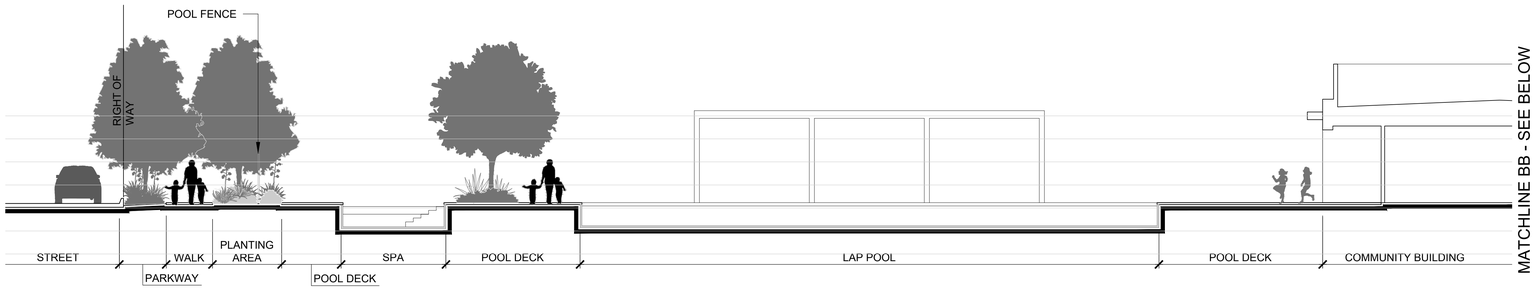
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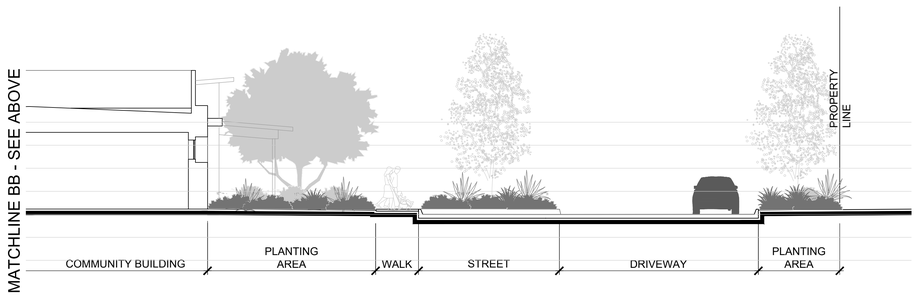


A
ELEVATION 1/8"=1'-0"





B
ELEVATION 1/8"=1'-0"



City of Irvine

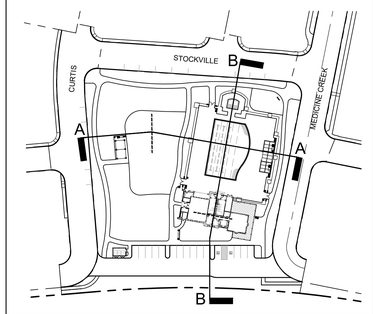
APPROVED

BY Director of Community Development

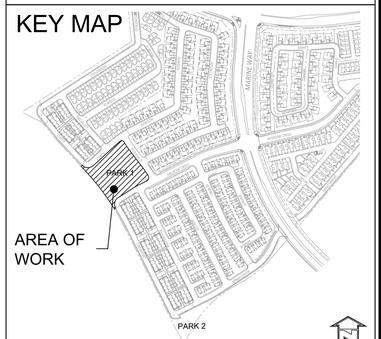
CASE # 00982761-PPD

DATE 6/24/2026

SECTION KEY MAP



KEY MAP



NOT TO SCALE

LANDSCAPE CRAFT STUDIO

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PLAN REVISION DESCRIPTION

1	
2	
3	
4	
5	

811 Know what's below. Call 811 before you dig.

REFER TO THE SHEET T INDEX ON SHEET L-000 FOR A COMPLETE LIST OF DRAWINGS.

CASE #00982761-PPD

DISTRICT 2 NORTH

PRIVATE NEIGHBORHOOD - PARK 1 & 2

VTTM 19403 LOT 22 & 23

IRVINE, CA

LANDSCAPE DEVELOPMENT PLANS

05/18/2026

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:

LCS JOB NUMBER:	2025047
DRAWN BY:	KCY
PLAN CHECK NO:	00982761-PPD

SHEET TITLE

SITE ELEVATIONS - PARK1

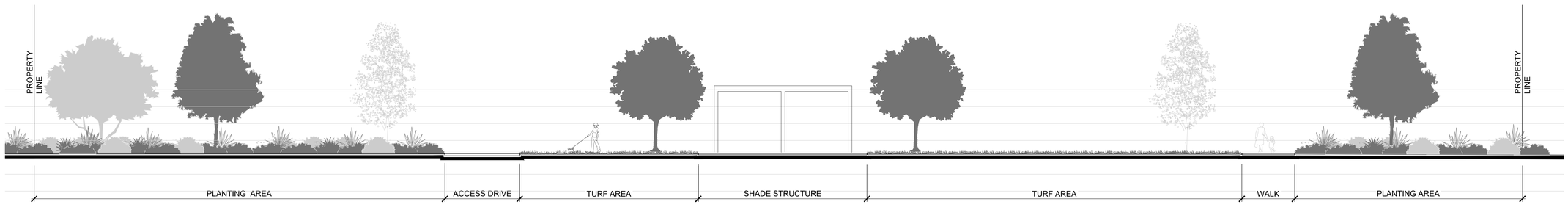
SHEET NUMBER

PPD-05

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L:\2025047 GPN P7-PARK1-PARK2-PARK3\06-CAD\02-PPD\02-SHEETS\5047-D2P7-PARK1-2-PPD-05-06-ELEVATIONS.DWG

5/15/2026 5:24 PM



A
ELEVATION 1/8"=1'-0"

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PLAN REVISION DESCRIPTION

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811 Know what's below. Call 811 before you dig.

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CASE #00982761-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403 LOT 22 & 23
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

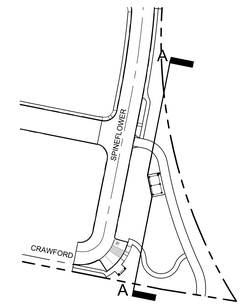
05/18/2026

AGENCY SUBMITTAL #2 05/18/2026

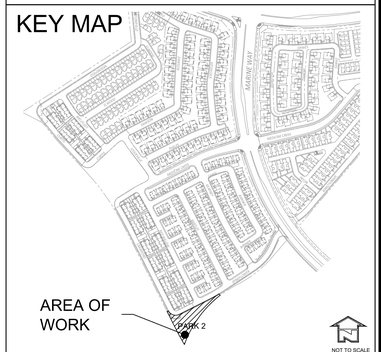
PLAN SET	ISSUE DATE	PROJECT STATUS LOG:

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982761-PPD
DATE 6/24/2026

SECTION KEY MAP



KEY MAP



LCS JOB NUMBER:	2025047
DRAWN BY:	KCY
PLAN CHECK NO:	00982761-PPD

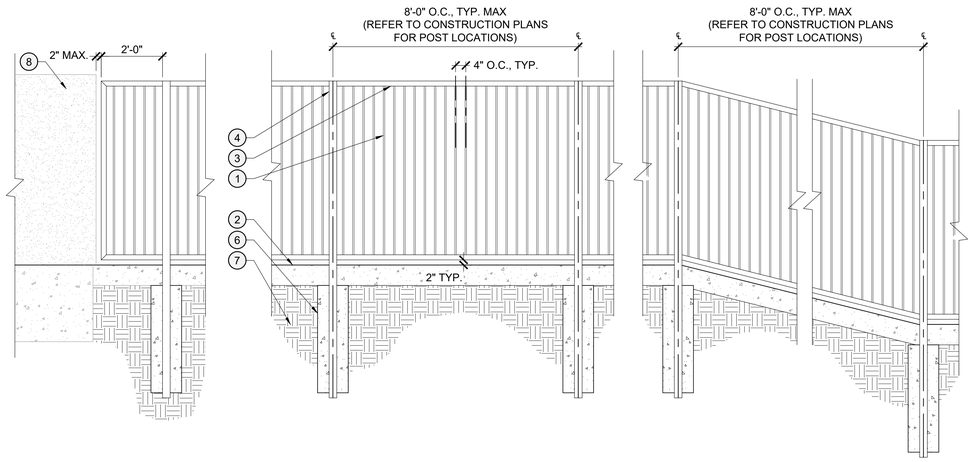
SHEET TITLE
SITE ELEVATIONS - PARK 2

SHEET NUMBER
PPD-06

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5/15/2026 5:23 PM



B
SECTION AT WALL 1/2"=1'-0"

C
TYPICAL PANEL SECTION 1/2"=1'-0"

D
SECTION AT SLOPE 1/2"=1'-0"

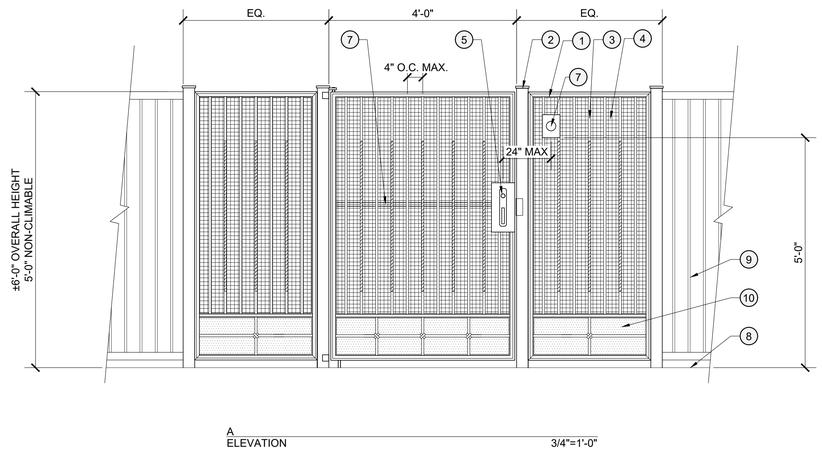
LEGEND

1. 2"X3" TUBULAR STEEL TOP/BOTTOM/SIDE RAIL; MITER CORNERS- FULL WELD.
2. CONCRETE CURB, PER DETAIL 'A' SHEET L2.409; CURB ONLY APPLIES WITHIN PLANTING AREAS; REFER TO CONSTRUCTION PLAN WHERE FENCE CONCRETE PAVING IS USED.
3. 5/8" SQUARE TUBULAR STEEL PICKET AT 4" O.C. MAXIMUM. PROVIDE EQUAL SPACING AT EACH END OF FENCE PANELS
4. 3" SQUARE TUBULAR STEEL POST. SPACE AT 8'-0" ON CENTER MAX. REFER TO CONSTRUCTION PLANS FOR POST LOCATIONS
5. FINISH SURFACE / GRADE PER CIVIL ENGINEER'S PRECISE GRADING PLANS.
6. CONCRETE FOOTING, PER STRUCTURAL ENGINEER.
7. COMPACTED, PREPARED SUBGRADE PER GEOTECHNICAL SOILS REPORT.
8. ADJACENT WALL OR STRUCTURE.

NOTES

A. RAKE FENCE PARALLEL TO FINISH GRADE.
B. METALIZE ALL TUBULAR STEEL, PRIME AND PAINT PER CONSTRUCTION LEGEND.
C. POUR CONCRETE FOOTING AGAINST FIRM, UNDISTURBED SOIL OR, PROPERLY COMPACTED FILL PER GEOTECHNICAL REPORT.
D. REFER TO THE CONSTRUCTION LEGEND FOR MATERIAL TYPES, COLORS, AND FINISHES.
E. REFER TO STRUCTURAL ENGINEER DETAIL '1' SHEET LS2.405 FOR FOOTINGS, ATTACHMENTS, EMBEDMENTS, AND REINFORCING.
F. ALL POSTS AND PICKETS ARE TO BE INSTALLED PLUMB.
G. ALL FENCE CONSTRUCTION SHALL CONFORM TO COUNTY AND STATE POOL CODE.
H. LANDSCAPE CONSTRUCTION DETAIL IS FOR DESIGN INTENT, MATERIALS, COLOR AND FINISHES ONLY.

A POOL FENCE



A
ELEVATION 3/4"=1'-0"

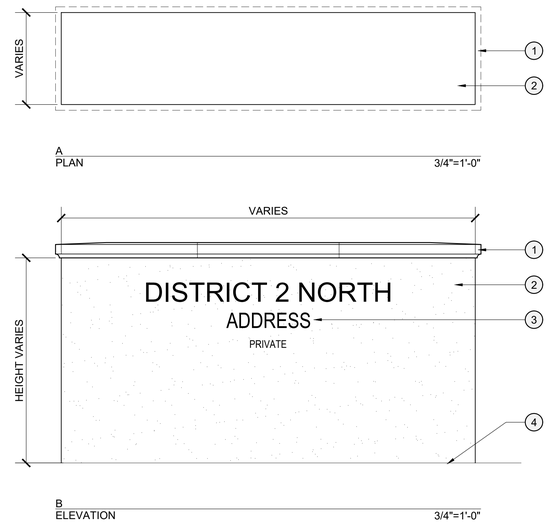
LEGEND

1. SOLID BAR STEEL OUTER GATE FRAME.
2. TUBULAR STEEL POST WITH CAP.
3. TUBULAR STEEL PICKETS AT 4" O.C. MAX.
4. GRID SCREEN.
5. GATE LOCKING MECHANISM DEVICE.
6. PANIC BAR.
7. KNOX KEY BOX.
8. FINISH SURFACE.
9. ADJACENT WALL/FENCE.
10. SOLID METAL PLATE.

NOTES

A. ALL WELDS SHALL BE 1/8" FILLET WELDS ALL AROUND. GRIND ALL WELDS SMOOTH.
B. METALIZE ALL TUBULAR STEEL, PRIME, AND PAINT WITH TWO COATS ENAMEL (PER CONST. NOTES SHEET).
C. POUR CONC. FTG. AGAINST FIRM UNDISTURBED SOIL OR PROPERLY RECOMPACTED FILL PER STRUCTURAL SOILS REPORT.
D. POOLS WITH DOUBLE GATES SHALL HAVE THE KEY VAULT INSTALLED AS CLOSE AS POSSIBLE TO THE HINGE SIDE OF ONE OF THE GATES.

B POOL GATE



LEGEND

1. CAP.
2. SIGNAGE WALL WITH VENEER FINISH. (FINISH TO BE SELECTED)
3. SIGNAGE LETTERS PER SIGNAGE CONSULTANT. (TO CONFORM WITH CITY OF IRVINE STANDARDS)
4. FINISHED GRADE

NOTES

A. POUR CONC. FOOTING AGAINST FIRM UNDISTURBED SOIL OR PROPERLY RECOMPACTED FILL PER GEOTECHNICAL REPORT.
B. A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL SIGNS AND SUBJECT TO GREAT PARK NEIGHBORHOODS SIGN PROGRAM (00634744-PSS)

NOTES:

1. THE PARK SIGN SPECIFICATION SHALL COMPLY WITH IRVINE UNIFORM SECURITY CODE, SECTION 5-9-520.E
2. ALL SIGNAGE ON PROJECT SITE SHALL REQUIRE SEPARATE SIGNAGE PERMIT.

C PARK MONUMENT SIGNAGE WALL

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982761-PPD
DATE 6/24/2026

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PLAN REVISION DESCRIPTION

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CASE #00982761-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403 LOT 22 & 23
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

05/18/2026

AGENCY SUBMITTAL #2 05/18/2026

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE

LCS JOB NUMBER: 2025047
DRAWN BY: KCY
PLAN CHECK NO: 00982761-PPD

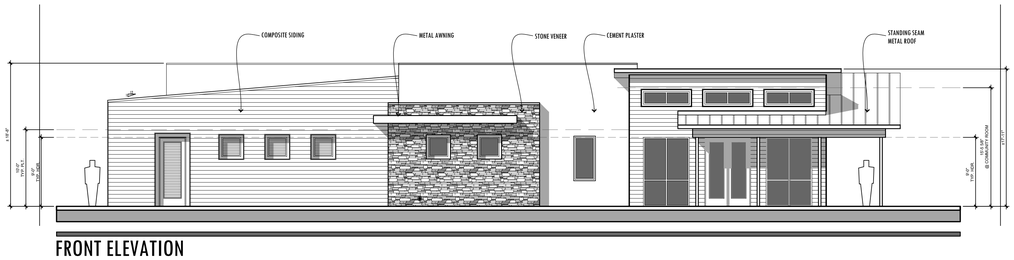
SHEET TITLE
SITE DETAILS

SHEET NUMBER
PPD-07

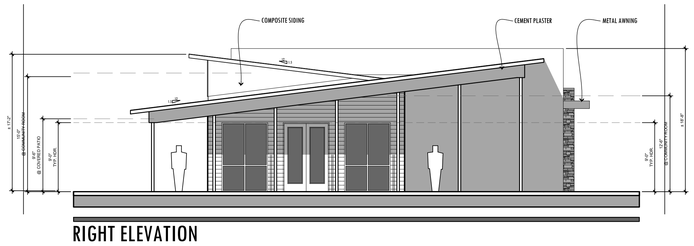
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L:\2025047 GPN P7-PARK1-PARK2-PARK3\06-CAD\02-PPD\02-SHEETS\5047-D2P7-PARK1-2-PPD-07-DETAILS.DWG

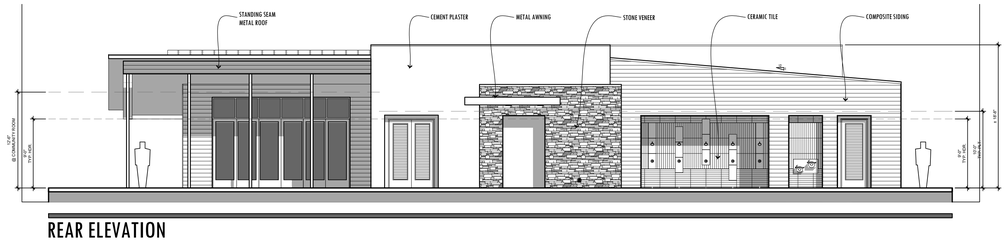
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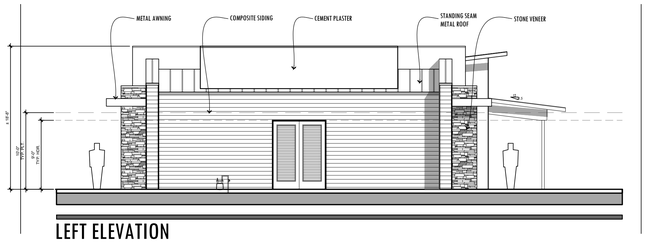
FRONT ELEVATION



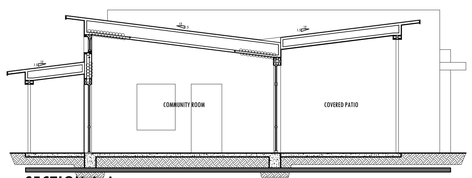
RIGHT ELEVATION



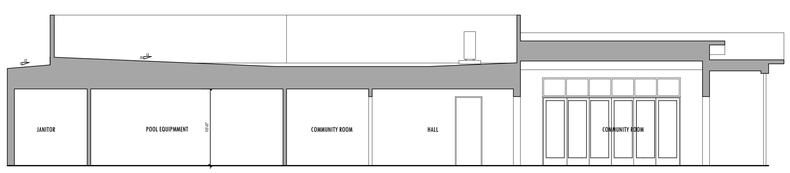
REAR ELEVATION



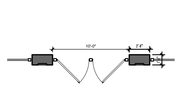
LEFT ELEVATION



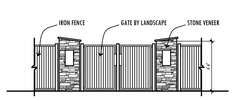
SECTION A-A



SECTION B-B



PLAN



ELEVATION

TYP. POOL ENTRY

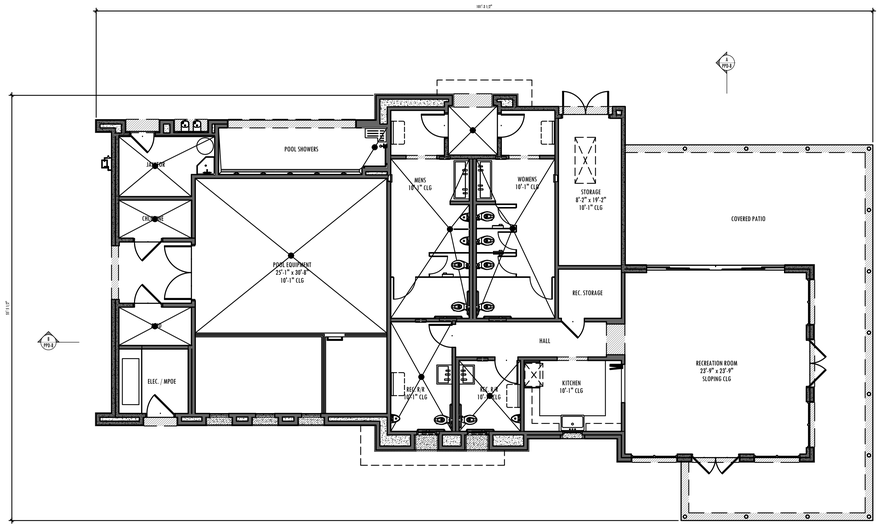
City of Irvine

APPROVED

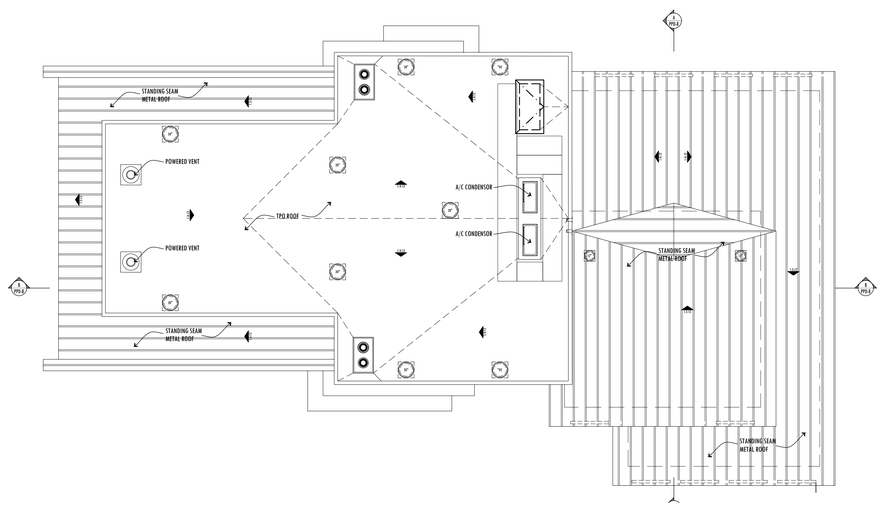
BY Director of Community Development

CASE # 00982761-PPD

DATE 6/24/2026



FLOOR PLAN

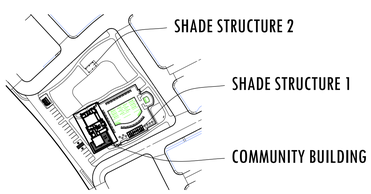


ROOF PLAN



3-D VIEW

N.T.S.



PROJECT SUMMARY

DESCRIPTION: COMMUNITY / POOL BUILDING
FLOOR AREA: 3457 SF
COVERED AREA: 4355 SF
CONSTRUCTION TYPE: V-B
OCCUPANCY: A-3/U
AUTOMATIC SPRINKLERS SYSTEM: NO
BUILDING STORY: 1 STORY
BUILDING HEIGHT: 18'-8"

COMMUNITY / POOL BUILDING

SCALE: 1/8" = 1'-0"

CGA STUDIO
ARCHITECTURE / PLANNING
2564 THORMAN PLACE
TUSTIN, CA 92782
714.357.6649

LICENSED ARCHITECT GREG GALLI C27164 REN. 04-30-27 STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION

Know what's below. Call 811 before you dig.

REFER TO THE SHEET INDEX ON SHEET L-000 FOR A COMPLETE LIST OF DRAWINGS.

CASE #00982761-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403 LOT 22 & 23
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

AGENCY SUBMITTAL #2 05/18/2026

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE

CGA JOB NUMBER: 101-26001
DRAWN BY:
PLAN CHECK NO: 00982761-PPD

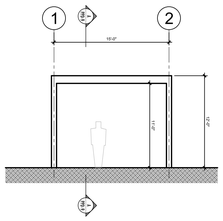
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COMMUNITY BUILDING - PARK 1

SHEET NUMBER
PPD-08

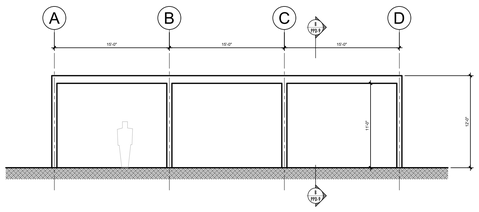
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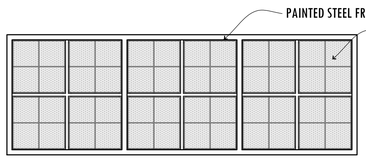


RIGHT ELEVATION (2)

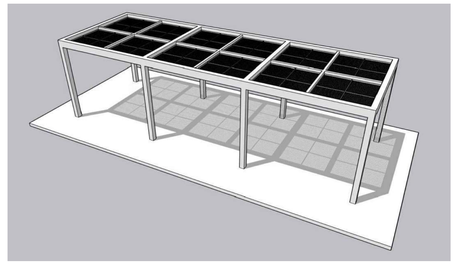


FRONT ELEVATION

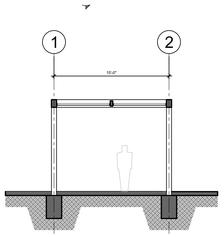
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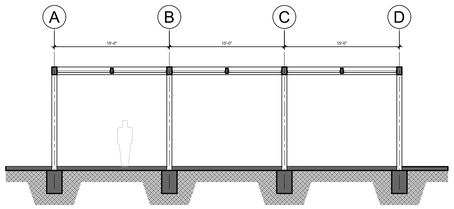
ROOF PLAN



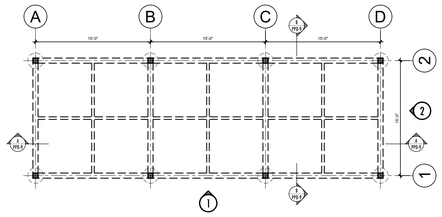
3-D VIEW



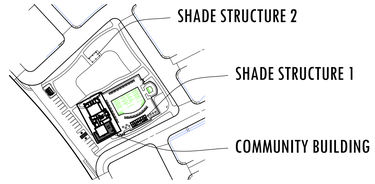
SECTION B-B



SECTION A-A



FLOOR PLAN



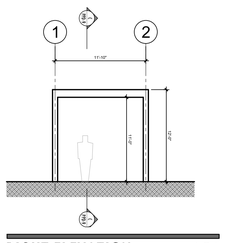
SITE PLAN N.T.S.

PROJECT SUMMARY
SHADE STRCUTURE 1

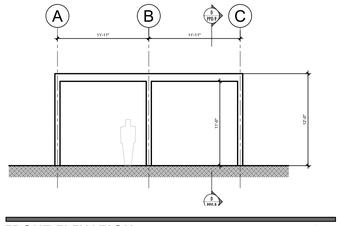
DESCRIPTION: SHADE STRUCTURE
COVERED AREA: 715 SF
CONSTRUCTION TYPE: II-B
OCCUPANCY: N/A
AUTOMATIC SPRINKLERS SYSTEM: NO
BUILDING STORY: 1 STORY
BUILDING HEIGHT: 12'-0"

SHADE STRUCTURE 1

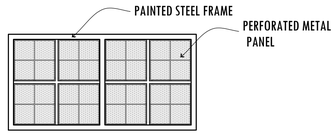
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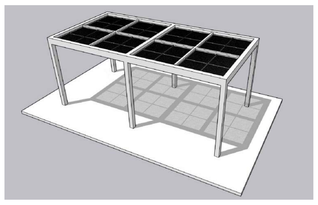
RIGHT ELEVATION (2)



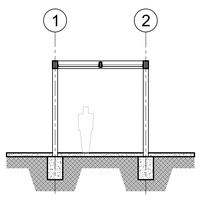
FRONT ELEVATION (1)



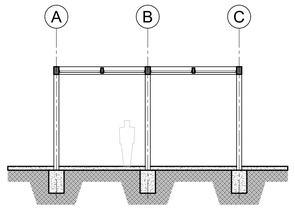
ROOF PLAN



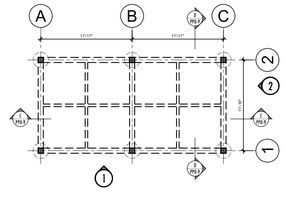
3-D VIEW N.T.S.



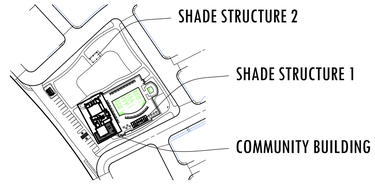
SECTION D-D SCALE: $\frac{1}{8}$" = 1'-0"



SECTION C-C



FLOOR PLAN



SITE PLAN N.T.S.

PROJECT SUMMARY
SHADE STRCUTURE 2
DESCRIPTION: SHADE STRUCTURE
COVERED AREA: 306 SF
CONSTRUCTION TYPE: II-B
OCCUPANCY: N/A
AUTOMATIC SPRINKLERS SYSTEM: NO
BUILDING STORY: 1 STORY
BUILDING HEIGHT: 12'-0"

SHADE STRUCTURE 2

SCALE: $\frac{1}{8}$" = 1'-0"

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982761-PPD
DATE 6/24/2026

CGA STUDIO
ARCHITECTURE / PLANNING
2564 THORMAN PLACE
TUSTIN, CA 92782
714.357.6649

LICENSED ARCHITECT GREG GALLI C27164 REN. 04-30-27 STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION

Know what's below. Call811before you dig.

REFER TO THE SHEET INDEX ON SHEET G-0001.04 FOR A COMPLETE LIST OF DRAWINGS.

CASE #00982761-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403 LOT 22 & 23
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

05/18/2026

AGENCY SUBMITTAL #2

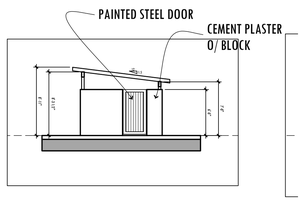
PLAN SET | ISSUE DATE

CGA JOB NUMBER: 101-26001
DRAWN BY:
PLAN CHECK NO: 00982761-PPD
SHEET TITLE
SHADE STRUCTURE - PARK 1
SHEET NUMBER
PPD-09

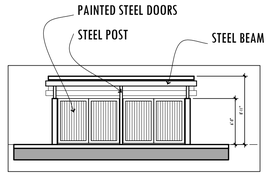
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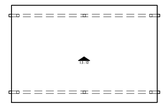
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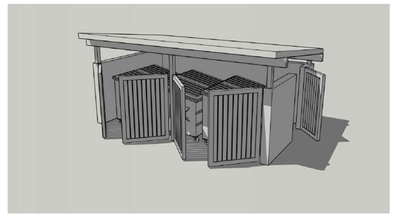
RIGHT ELEVATION



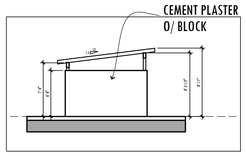
FRONT ELEVATION



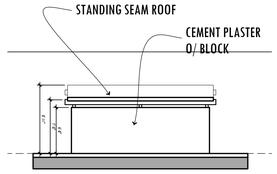
ROOF PLAN



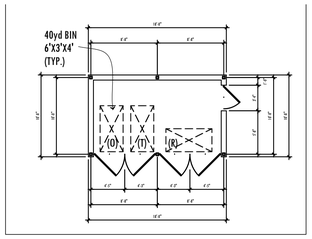
3-D VIEW



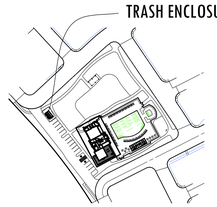
LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN



SITE PLAN N.T.S.

PROJECT SUMMARY

DESCRIPTION: TRASH ENCLOSURE
COVERED AREA: 306 SF
CONSTRUCTION TYPE: II-B
OCCUPANCY: N/A
AUTOMATIC SPRINKLERS SYSTEM: NO
BUILDING STORY: 1 STORY
BUILDING HEIGHT: 12'-0"

TRASH ENCLOSURE

SCALE: $\frac{1}{8}$" = 1'-0"

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982761-PPD
DATE 6/24/2026

CGA STUDIO
ARCHITECTURE / PLANNING
2564 THORMAN PLACE
TUSTIN, CA 92782
714.357.6649

LICENSED ARCHITECT GREG GALLI C27164 REN. 04-30-27 STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION

811 Know what's below. Call811beforeyoudig.
REFER TO THE SHEET INDEX ON SHEET L-000 FOR A COMPLETE LIST OF DRAWINGS.

CASE #00982761-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403 LOT 22 & 23
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

05/18/2026

AGENCY SUBMITTAL #2

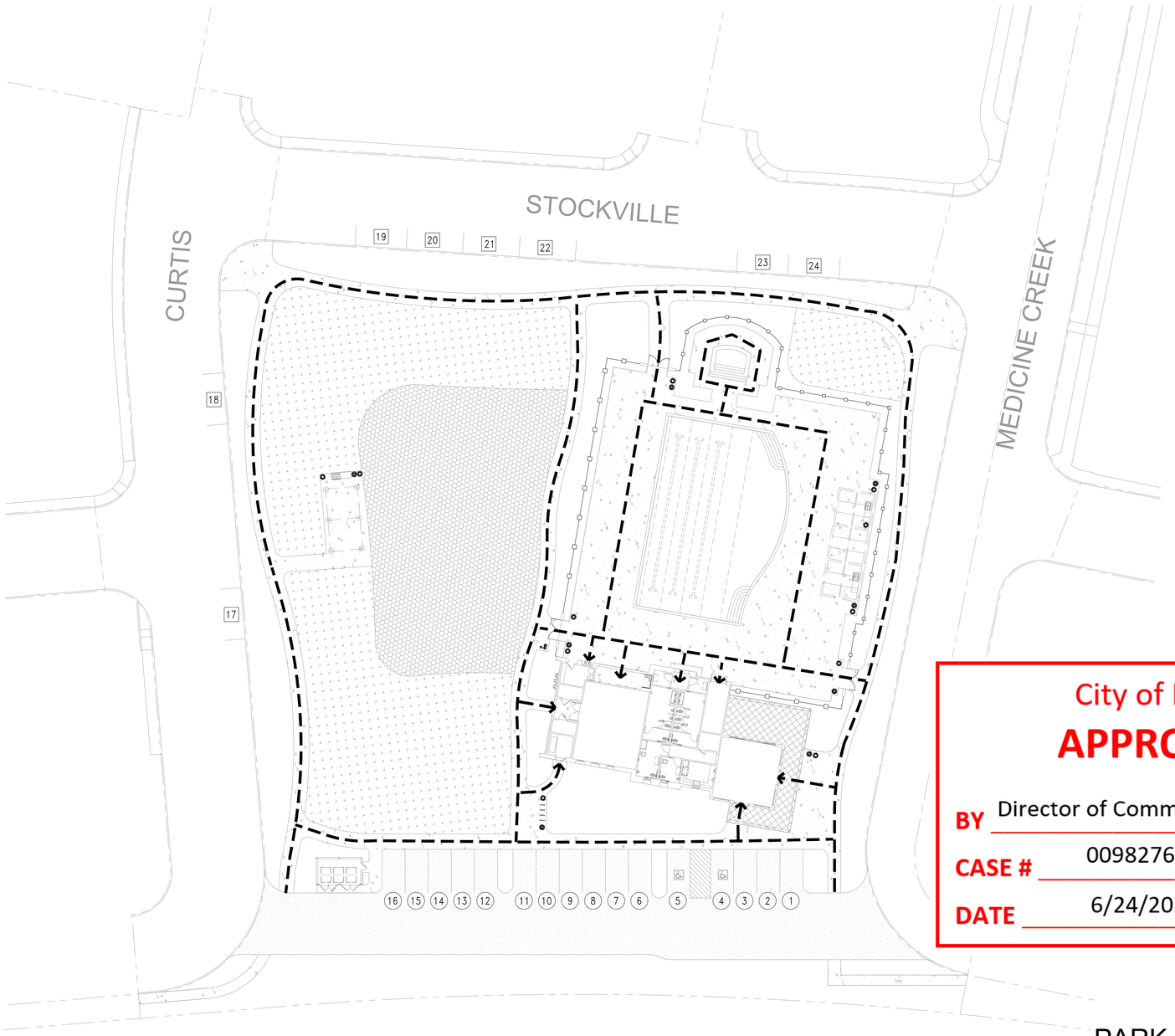
PLAN SET	ISSUE DATE	PROJECT STATUS LOG:

CGA JOB NUMBER: 101-26001
DRAWN BY:
PLAN CHECK NO: 00982761-PPD
SHEET TITLE: TRASH ENCLOSURE - PARK 1
SHEET NUMBER: PPD-10

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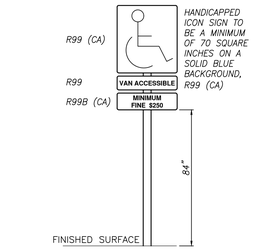
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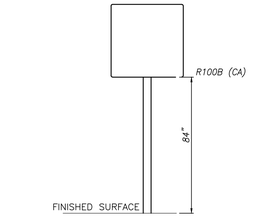


LEGEND

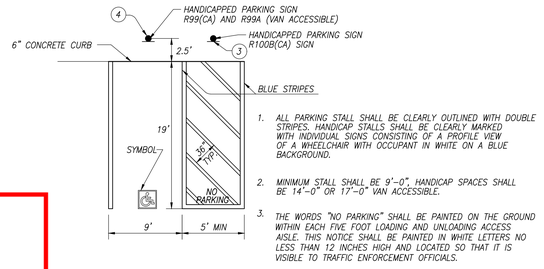
- (#) ON-STREET PARK PARKING
- (#) OFF-STREET PARK PARKING



4 HANDICAPPED SIGN
N.T.S.
PER ADA GUIDEBOOK FIG. 25 (PARKING SPACE SIGNAGE)

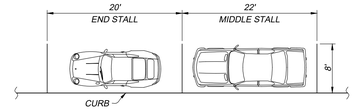


3 R100B(CA) SIGN
N.T.S.
PER CBC 11B 502.8



1. ALL PARKING STALL SHALL BE CLEARLY OUTLINED WITH DOUBLE STRIPES. HANDICAP STALLS SHALL BE CLEARLY MARKED WITH INDIVIDUAL SIGNS CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON A BLUE BACKGROUND.
2. MINIMUM STALL SHALL BE 9'-0", HANDICAP SPACES SHALL BE 14'-0" OR 17'-0" VAN ACCESSIBLE.
3. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH FIVE FOOT LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.

2 HANDICAPPED STRIPING DETAIL
N.T.S.
PER A.D.A., TITLE 24 AND C.O.I. STANDARD 411.



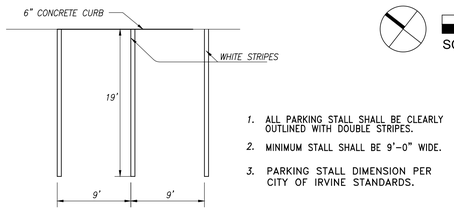
PARKING STALL DIMENSION PER CITY OF IRVINE STANDARDS. STALL LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL NOT BE INSTALLED.

ON-STREET
1 TYPICAL PARALLEL PARKING STALL DETAIL
N.T.S.

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982761-PPD
DATE 6/24/2026

PARK 1
PARKING SUMMARY CHART

LOT 22 ITEMS	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982761-PPD
1. PARK ACREAGE REQUIREMENT (5+1/ACRE OVER 2 ACRES)	5 (1.78 ACRES)	5 (1.78 ACRES)
2. COMMUNITY ROOM (1 STALL/100 SF OF ASSEMBLY AREA)	5 (500 SF)	6 (570 SF)
3. TOTAL WATER SURFACE (1 STALL/300 SF OF WATER SURFACE)	5 (1,500 SF)	13 (3,690 SF)
Pool	1,500 SF	3,500 SF
Spa	-	190 SF
	15	24
TOTAL PARKING SPACES	SHOWN IN PPP	PROVIDED IN PPD
• OFF-STREET	14	14
• ON-STREET	0	8
• ADA OFF-STREET	1	2
	15	24

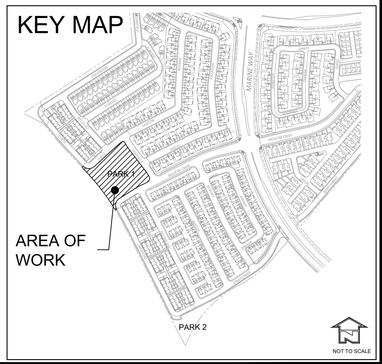


1. ALL PARKING STALL SHALL BE CLEARLY OUTLINED WITH DOUBLE STRIPES.
2. MINIMUM STALL SHALL BE 9'-0" WIDE.
3. PARKING STALL DIMENSION PER CITY OF IRVINE STANDARDS.

ON-SITE
5 TYPICAL PARKING STALL DETAIL
N.T.S.

SCALE: 1" = 20'-0"

ACCESSIBLE PATH OF TRAVEL



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PLAN REVISION DESCRIPTION

811 Know what's below. Call 811 before you dig.

REFER TO THE SHEET INDEX ON SHEET L-000 FOR A COMPLETE LIST OF DRAWINGS.

CASE #00982761-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403 LOT 22 & 23
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

05/18/2026

AGENCY SUBMITTAL #2

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE

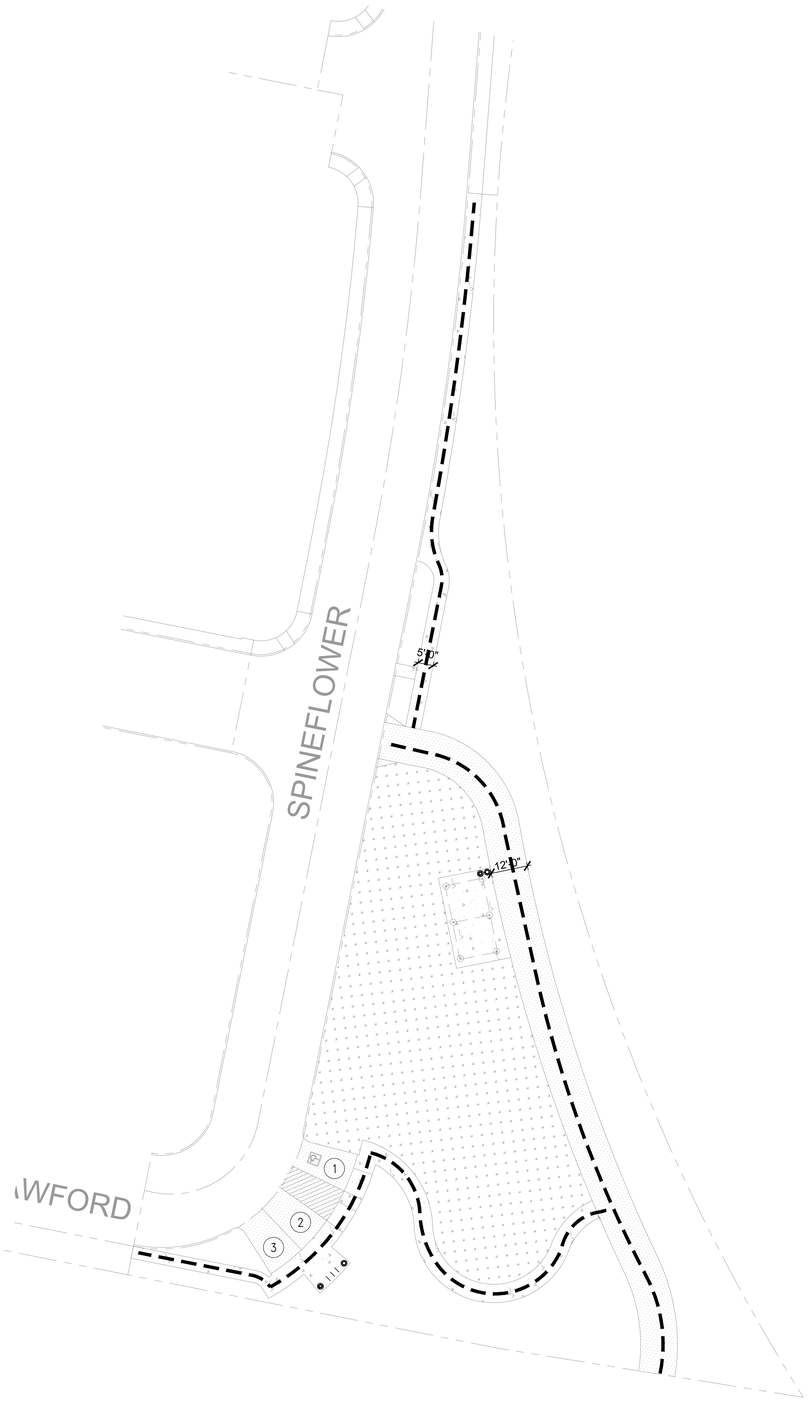
LCS JOB NUMBER:	2025047
DRAWN BY:	KCY
PLAN CHECK NO:	00982761-PPD

SHEET TITLE
PARK 1
PARKING PLAN

SHEET NUMBER
PPD-11

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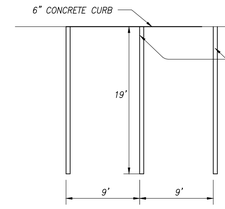


SCALE: 1" = 20'-0"

ACCESSIBLE PATH OF TRAVEL

LEGEND

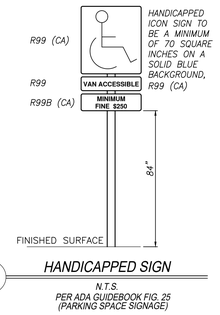
(#) OFF-STREET PARK PARKING



1. ALL PARKING STALL SHALL BE CLEARLY OUTLINED WITH DOUBLE STRIPES.
2. MINIMUM STALL SHALL BE 9'-0" WIDE.
3. PARKING STALL DIMENSION PER CITY OF IRVINE STANDARDS.

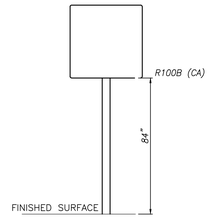
5 ON-SITE TYPICAL PARKING STALL DETAIL

N.T.S.



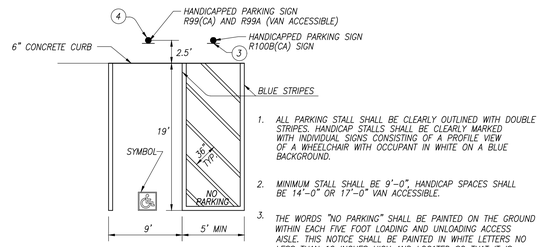
4 HANDICAPPED SIGN

N.T.S.
PER ADA GUIDEBOOK FIG. 25 (PARKING SPACE SIGNAGE)



3 R100B(CA) SIGN

N.T.S.
PER CBC 11B 502.8



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2 HANDICAPPED STRIPING DETAIL

N.T.S.
PER A.D.A., TITLE 24 AND C.O.I. STANDARD 411.

City of Irvine

APPROVED

BY Director of Community Development

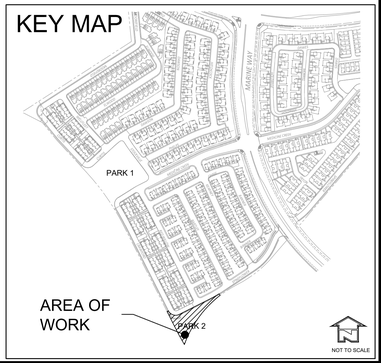
CASE # 00982761-PPD

DATE 6/24/2026

PARK 2 PARKING SUMMARY CHART

LOT 23 ITEM	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982761-PPD
1. PARK ACREAGE REQUIREMENT (3 FOR PARKS LESS THAN 1 ACRE)	3 (0.58 ACRE)	3 (0.60 ACRE)
	3	3
TOTAL PARKING SPACES	SHOWN IN PPP	PROVIDED IN PPD
• OFF-STREET	2	2
• ON-STREET	0	0
• ADA OFF-STREET	1	1
	3	3

KEY MAP



LANDSCAPE CRAFT STUDIO

PLAN REVISION DESCRIPTION

Know what's below. Call 811 before you dig.

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CASE #00982761-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 1 & 2
VTTM 19403 LOT 22 & 23
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

05/18/2026

AGENCY SUBMITTAL #2

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE

LCS JOB NUMBER: 2025047
DRAWN BY: KCY
PLAN CHECK NO: 00982761-PPD

SHEET TITLE
PARK 2 PARKING PLAN

SHEET NUMBER
PPD-12

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