Community Development cityofirvine.org

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

July 9, 2026

Mr. Kory Lynch
FivePoint Communities Management, Inc.
2000 Fivepoint, 4th Floor
Irvine, CA 92618

Sent Via Email

Subject: Approval of Modification 00982531-PMP to Master Plan 00956311-PMP for District 2 of Great Park Neighborhoods in Planning Area 51 (Great Park)

Dear Mr. Lynch:

Staff has reviewed Modification 00982531-PMP to Master Plan 00956311-PMP for District 2 of Great Park Neighborhoods in Planning Area 51 (Great Park). The project site is located within the boundaries of Vesting Tentative Tract Map (VTTM) No. 19403 and is generally located south of Alton Parkway, north of Interstate 5 (I-5) freeway, west of the Irvine-Laguna Wildlife Corridor, and is bifurcated by the planned Marine Way extension in the 8.1C Trails and Transit Oriented Development (TTOD) zone.

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 residential development and 28 lots for private neighborhood park facilities, common area landscape/open space, and private streets. The approved master plan established site planning, architecture, landscape, and parking for 474 attached and detached condominium units on the project site with units featuring building heights from two- to three-stories and ranging in size from 1,483 to 3,653 square feet across seven builder areas.

The modification proposes architectural refinements to select product types and site landscaping, adjustments to private street circulation within the tract, and the replacement of one approved residential product type with another similar detached product type, while maintaining the mix of attached and detached condominium units in District 2. The proposed changes will not alter the approved total unit count of 474 condominium units. The modification also maintains compliance with all applicable 8.1C TTOD development standards, including setbacks, building height, parking, landscaping, park requirements, and site coverage.

A summary of the proposed changes by builder area is as follows:

- Builder Area C201 (Parallel Rowtown) – Architectural refinements and elevation mix revisions;
- Builder Area C202 (45x70) – No changes to architecture, but minor changes to interior private ways, and elevation mix revisions;
- Builder Area C203 (35x80) – No changes to architecture, but minor interior adjustments to private ways and pedestrian circulation, and minor elevation mix revisions;
- Builder Area 701 (47x75) – No changes to architecture, a reduction of five units, and minor changes to private ways;
- Builder Area 702 (36x75) – Replacing the “10 Pack” residential product with the 36x76 residential product type, with an additional five units, and circulation adjustments;
- Builder Area 703 (43x58) – Architectural refinements and elevation mix revisions; and
- Builder Area 704 (Rowtown) – Architectural refinements.

Section 2-19-2 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified a “major modification.” A major modification must be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a “minor modification” and reviewed by the Director of Community Development.

Based on the submittal, the Director of Community Development has determined that the proposed modification does not meet any of the five criteria to be classified as a major modification. Therefore, the project is a minor modification for the following reasons:

1. Proposed addition, deletion, and/or relocation of approved structures and/or land uses which would cause significant or potentially significant environmental impacts, based on staff's analysis prepared in accordance with City policy.

   The proposed modification will occur in an area that is approved for residential development. The proposed modification would make architectural refinements to select residential products, minor adjustments to private street and site circulation, replace one approved residential product type with another similar detached product, and other minor adjustments within the project boundary. The modification will not result in a change in the total number of units approved for the area nor will it physically expand the development’s footprint. The approved master plan was determined to be within the scope of the previously certified Second Supplemental Environmental Impact Report (State Clearinghouse No. 20021010200). Therefore, the proposed modification will not cause significant or potentially significant

environmental impacts that were not already studied under previously approved Master Plan 00956311-PMP.

2. Proposed addition, deletion and/or relocation of approved structures and/or land uses which would cause significant or potentially significant on-site and off-site traffic impacts, based on staff's analysis of the transportation issues prepared in accordance with City policy.

   A traffic study for the project was approved by the Planning Commission November 6, 2025. The proposed modification would make architectural refinements to select residential products, minor adjustments to private street and site circulation, replace one approved residential product type with another similar detached product, and other minor adjustments within the project boundary. The modification will not change the approved number of residential units or lots and, therefore, will not increase anticipated traffic impacts. The proposed adjustments to the internal roadway network will not adversely affect on-site circulation and the site will continue to provide the same primary vehicle access points to Marine Way as originally approved. Accordingly, the proposed modification will not increase project-generated traffic.

   Additionally, the City's Transportation Planning Division reviewed the proposed modification and determined that the modification would not have adverse traffic impacts on the on-site or off-site roadway network. Therefore, the project will not cause significant or potentially significant on-site and off-site vehicle traffic impacts beyond those previously analyzed.

3. The intent of the findings and conditions of approval for the approved project would not be preserved.

   The proposed modification would make architectural refinements to select residential products, minor adjustments to private street and site circulation, replace one approved residential product type with another similar detached product, and other minor adjustments within the project boundary. The findings and conditions of approval for the original master plan (File No. 00956311-PMP) will remain unchanged because the modification does not involve a change of use, reduce parking below the applicable standard, result in a significant loss of landscaping, or introduce other substantial changes that would alter the intent or purpose of the original approval. Additionally, the modification is conditioned to comply with all conditions of approval from the original master plan. Therefore, the proposed modification is consistent with the intent of the findings and conditions of approval of the original approval.

4. Proposed addition, deletion, and/or relocation of structures would result in an impact to, or introduction of, sensitive uses not previously considered within the site. This

includes, but is not limited to, uses not previously considered, such as child care centers, schools, residences, and medical establishments.

The proposed modification would make architectural refinements to select residential products, minor adjustments to private street and site circulation, replace one approved residential product type with another similar detached product, and other minor adjustments within the project boundary. The modification will not impact or introduce sensitive uses not previously considered within the site. The modification does not impact sensitive uses because the project site was originally approved for a residential neighborhood and will continue to function as a residential neighborhood. Therefore, the modification will not result in an impact to existing, or introduction of new, sensitive uses not previously considered.

5. Reconfiguration of the site plan resulting in: a) a significant reduction of landscaping; or b) a significant change in parking. The proposed modification re-allocates product types, and other minor adjustments to the site plan.

   The proposed modification to the architectural refinements to select residential products, minor circulation adjustments within the residential tract, and other minor adjustments within the project boundary will result in minor changes to on-site landscaping; however, the modified project will continue to meet the minimum landscaping requirements. Additionally, the proposed modification will not affect the amount of required and provided parking as it will continue to satisfy minimum parking requirements for all the residential product types. Therefore, the proposed modification will not result in significant reduction of landscaping or parking.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Zoning Ordinance and hereby approves Minor Modification 00982531-PMP to Master Plan 00956311-PMP:

1. The modification does not alter or affect the intent of the findings and conditions of the original project approval.

   The findings or conditions of approval for the original master plan and will not be affected by the proposed modification because the proposed project does not result in a change of use, reduce parking below the applicable standard, cause a significant reduction of landscaping, or cause other significant changes that substantially alters the intent/purpose of the original approval. This project is conditioned to comply with all conditions of approval from original Master Plan 00956311-PMP. Therefore, the proposed modification is consistent with the intent of the findings and conditions of the original approval.

This approval is subject to the following conditions of approval:

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 (ARDA)

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.

Standard Condition 6.39 SUBSTANTIAL CONFORMANCE

The project site shall be developed and maintained in substantial conformance with the approved plans on file with the City. Any modification of the approved plans must be reviewed and approved by the Community Development Department prior to building permit issuance and may require review and approval by the Planning Commission and/or City Council, pursuant to Chapter 2-19 (Minor/Major Modification Procedure) of the Irvine Zoning Ordinance.

Condition 6.40 COMPLIANCE WITH PRIOR CONDITIONS

All conditions of approval associated with the original master plan (File No. 00956311-PMP) shall remain in full force and effect.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. on Thursday, July 16, 2026, the approval granted by this letter shall become effective Friday, July 17, 2025.

The stamped-approved plans for Minor Modification 00982531-PMP 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

Enclosures:

1. Approved Project Plans – District 2 Master Plan Modification 00982531-PMP
2. Notice of Determination

ec: Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
File(s): 00982531-PMP, 00956311-PMP

MASTER PLAN - DISTRICT 2 MODIFICATION 1
VESTING TENTATIVE TRACT MAP 19403
A PORTION OF GREAT PARK NEIGHBORHOODS DEVELOPMENT DISTRICT 2 - PA 51
CITY OF IRVINE

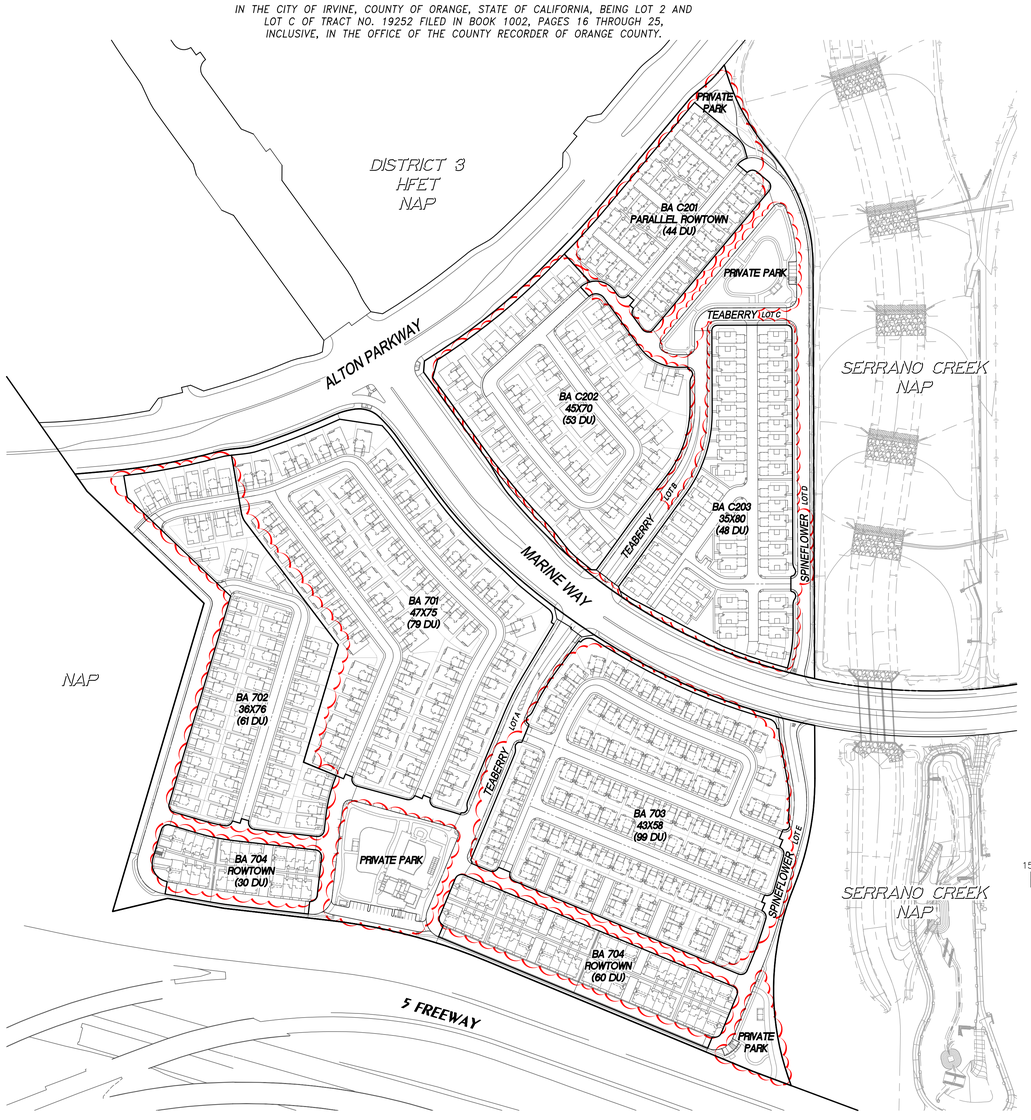
VTTM 19403 LOTS 1-21 FOR RESIDENTIAL CONDOMINIUM PURPOSES

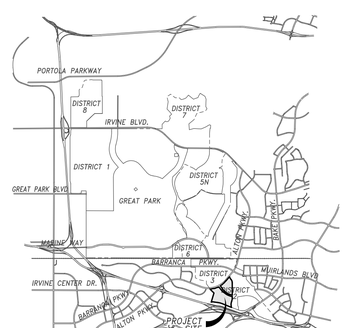
GENERAL NOTES:

1. EXISTING LAND USE: VACANT
2. ZONING: 8.1C TRAILS AND TRANSIT ORIENTED DEVELOPMENT
3. PROPOSED CONDITION: 474 RESIDENTIAL CONDOMINIUM HOMES
4. RESIDENTIAL TRASH COLLECTION WILL BE INDIVIDUAL CURB SIDE PICKUP
5. REFER TO VESTING TENTATIVE TRACT MAP No. 19403 FOR PROPOSED LOT DIMENSIONS AND LOT AREAS
6. SITE ADDRESS: SOUTHWEST CORNER OF ALTON PARKWAY AND MARINE WAY
7. ALL SIDEWALK, CURB RETURN AND PEDESTRIAN CROSSINGS WILL MEET THE TITLE 24 AND AMERICAN DISABILITIES ACT REQUIREMENTS
8. NO FLOOD HAZARD WILL EXIST DUE TO ON-SITE IMPROVEMENTS
9. ALL RESIDENTIAL, ATTACHED DRIVEWAYS SHALL BE DESIGNED PER CITY OF IRVINE STD. PLAN 205 TYPE IIB.
10. ALL SIDEWALKS SHALL CONFORM TO THE CITY OF IRVINE STD. PLAN NO. 201
11. PROPOSED ADJACENT USES:
    NORTH: INDUSTRIAL/OFFICE
    WEST: OFFICE
    SOUTH: FREEWAY
    EAST: SERRANO CREEK
12. SCHOOL DISTRICT: IRVINE UNIFIED SCHOOL DISTRICT
13. ALL CURB RETURNS AND ACCESS RAMPS SHALL CONFORM TO THE CITY OF IRVINE STD. PLAN NO. 202
14. ALL STREET LIGHT LOCATIONS SHALL CONFORM TO SECTION 103 OF THE CITY OF IRVINE'S DESIGN MANUAL.
15. UTILITIES AND SERVICES WILL BE PROVIDED BY:
    ELECTRICAL SERVICES: SOUTHERN CALIFORNIA EDISON
    GAS: THE GAS COMPANY
    TELEPHONE: AT&T
    CABLE TELEVISION: COX CABLE COMPANY
    DOMESTIC WATER: IRVINE RANCH WATER DISTRICT
    SEWER: IRVINE RANCH WATER DISTRICT
16. THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE CURRENT CALIFORNIA RESIDENTIAL CODE (CRC) AND THE CALIFORNIA BUILDING CODE (CBC).
17. ALL RESIDENTIAL STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS AND ANY OTHER STRUCTURES UTILIZING ALTERNATIVE DESIGN STANDARDS OR WHERE REQUIRED BY CODE OR LOCAL ORDINANCE SHALL BE PROTECTED WITH AUTOMATIC FIRE SPRINKLERS.
18. NET RESIDENTIAL DENSITY: 11.0 DU/NET AC. (474 DU ON 42.9 NET RESIDENTIAL ACRES)
19. THE GROSS AREA FOR THIS PROJECT IS 56.6 ACRES. NET AREA IS 53.7 ACRES.
20. ALL STREETS SHOWN ARE PUBLIC UNLESS NOTED OTHERWISE.
21. ALL PROPOSED PARKING LOT LAYOUTS SHALL CONFORM TO THE CITY STANDARD PLAN 411 UNLESS NOTED OTHERWISE.
22. THE PROPOSED PROJECT SHALL COMPLY WITH APPLICABLE TITLE 24 REQUIREMENTS RELATED TO ENERGY CONSERVATION INCLUDING THE PROJECT DESIGN FEATURES SET FORTH IN THE 2012 SSEIR.
23. APPROVED FUEL MODIFICATION PLAN FOR WILDLIFE CORRIDOR (SR# 544577 AND SR# 536280)

LEGAL DESCRIPTION

IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING LOT 2 AND LOT C OF TRACT NO. 19252 FILED IN BOOK 1002, PAGES 16 THROUGH 25, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.





LOCATION MAP
N.T.S.

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET - MASTER PLAN
2	STATISTICAL SUMMARY
3	STREET SECTIONS AND DETAILS
4	STREET SECTIONS AND DETAILS
5	TECHNICAL SITE PLAN
6	TECHNICAL SITE PLAN
7	TECHNICAL SITE PLAN
8	TECHNICAL SITE PLAN
9	TECHNICAL SITE PLAN
10	PARKING, TRASH COLLECTION AND ACCESSIBILITY
11	PARKING, TRASH COLLECTION AND ACCESSIBILITY
12	PARKING, TRASH COLLECTION AND ACCESSIBILITY
13	PARKING, TRASH COLLECTION, AND ACCESSIBILITY
14	PARKING, TRASH COLLECTION, AND ACCESSIBILITY
15	PARKING, TRASH COLLECTION, AND ACCESSIBILITY
16	PARKING, TRASH COLLECTION, AND ACCESSIBILITY
17	DETAILS

LANDSCAPE PLANS

L-1	LANDSCAPE PLAN NOTES AND LEGEND
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN
L-6	LANDSCAPE PLAN
W-1	SIDEWALK AND WALL PLAN
W-2	SIDEWALK AND WALL PLAN
W-3	SIDEWALK AND WALL PLAN
W-4	SIDEWALK AND WALL PLAN
W-5	SIDEWALK AND WALL PLAN

ARCHITECTURAL PLANS

BA C201 - PARALLEL ROWTOWN

A-1	PLAN 1 UNIT PLANS
A-2	PLAN 1 ELEVATIONS 'B' BOUTIQUE
A-3	PLAN 1 ELEVATIONS 'C' CONTEMPORARY
A-4	PLAN 2 UNIT PLANS
A-5	PLAN 2 ELEVATIONS 'A' SPANISH
A-6	PLAN 2 ELEVATIONS 'C' CONTEMPORARY
A-7	PLAN 3 UNIT PLANS
A-8	PLAN 3 ELEVATIONS 'A' SPANISH
A-9	PLAN 3 ELEVATIONS 'B' BOUTIQUE

BA C202 - 45X70

B-1	PLAN 1 FLOOR PLANS
B-2	PLAN 1 ELEVATIONS
B-3	PLAN 2 FLOOR PLANS
B-4	PLAN 2 ELEVATIONS
B-5	PLAN 3 FLOOR PLANS
B-6	PLAN 3 ELEVATIONS
B-7	ROOF PLANS

BA C203 - 35X80

C-1	PLAN 1 FLOOR PLANS
C-2	PLAN 1 ELEVATIONS
C-3	PLAN 2 FLOOR PLANS
C-4	PLAN 2 ELEVATIONS
C-5	PLAN 3 FLOOR PLANS
C-6	PLAN 3 ELEVATIONS
C-7	ROOF PLANS

BA 701 - 47X75

D-1	PLAN 1 FLOOR PLANS
D-2	PLAN 1 ELEVATIONS
D-3	PLAN 2 FLOOR PLANS
D-4	PLAN 2 ELEVATIONS
D-5	PLAN 3 FLOOR PLANS
D-6	PLAN 3 ELEVATIONS

BA 702 - 36X76

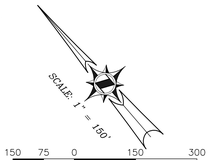
E-1	PLAN ONE FLOOR PLANS
E-2	PLAN ONE MODERN FARMHOUSE
E-3	PLAN ONE MODERN FARMHOUSE
E-4	PLAN TWO FLOOR PLANS
E-5	PLAN TWO ABSTRACT TRADITIONAL
E-6	PLAN TWO ABSTRACT TRADITIONAL
E-7	PLAN THREE FLOOR PLANS
E-8	PLAN THREE BOUTIQUE
E-9	PLAN THREE BOUTIQUE

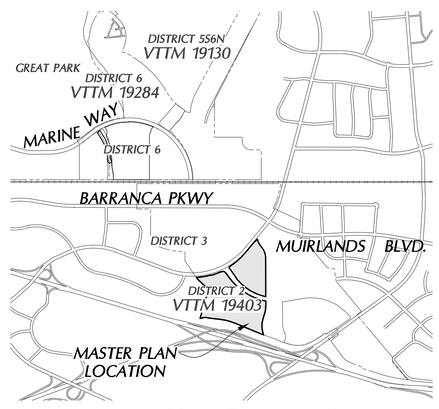
BA 703 - 43X58 PACK

F-1	PLAN ONE A - FLOOR PLANS
F-2	PLAN ONE ELEVATION 'A' - CONTEMPORARY
F-3	PLAN ONE ELEVATION 'A' AT OPTIONAL CONSERVATORY - CONTEMPORARY
F-4	PLAN TWO B - FLOOR PLANS
F-5	PLAN TWO ELEVATION 'B' - MID-CENTURY MODERN
F-6	PLAN TWO ELEVATION 'B' AT OPTIONAL CONSERVATORY - MID-CENTURY MODERN
F-7	PLAN THREE C - FLOOR PLANS
F-8	PLAN THREE ELEVATION 'C' - MODERN FARMHOUSE
F-9	PLAN THREE ELEVATION 'C' AT OPTIONAL CONSERVATORY - MODERN FARMHOUSE

BA 704 - ROWTOWN (LARGE)

G-1	PLAN 1 FLOOR PLANS
G-2	PLAN 1X FLOOR PLANS
G-3	PLAN 2 FLOOR PLANS
G-4	PLAN 3 FLOOR PLANS
G-5	PLAN 4 FLOOR PLANS
G-6	COMPOSITE BUILDING PLAN
G-7	ELEVATIONS - TRANSITIONAL
G-8	ELEVATIONS - TRANSITIONAL





VICINITY MAP
N.T.S.

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

PREPARED FOR:

Heritage Fields El Toro, LLC
Great Park NEIGHBORHOODS
2000 Fivepoint, 4th Floor
Irvine, CA 92618
Phone: 949-349-1000

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

REVISION	
DATE	DESCRIPTION

CASE No. 00982531-PMP

SHEET 1 OF 17

MAP DATE IDENTIFIER | DATE OF LATEST CHANGE TO THIS MAP | BY:KC | DATE OF THIS PLOT
4/26/25 | 06/16/26

W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 - VTTM 19403 - DISTRICT 2 DOC: 78779

ENCLOSURE 1

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:27:22 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT01_Title Sheet.dwg

OVERALL:
STATISTICAL SUMMARY

LOT NUMBERS	TOTAL LOTS	PROPOSED LAND USE	COMMENTS	TOTAL GROSS ACREAGE	NET ACREAGE
1-21	21	RESIDENTIAL	CONDOMINIUM, RESIDENTIAL, ATTACHED*	42.9 AC.±	42.9 AC.±
22-25	4	PRIVATE PARK		3.7 AC.±	3.7 AC.±
A-E	5	PRIVATE STREETS		4.2 AC.±	4.2 AC.±
F-L	7	PRIVATE WAYS		2.9 AC.±	2.9 AC.±
M-X	12	LANDSCAPE/OPEN SPACE		2.8 AC.±	--
		PUBLIC STREETS R.O.W. TO R.O.W.		0.1 AC.±	--
TOTAL	49	DEVELOPMENT AREA		56.6 AC.±	53.7 AC.±

* *RESIDENTIAL, ATTACHED: A RESIDENTIAL APARTMENT, CONDOMINIUM OR PLANNED DEVELOPMENT OTHER THAN A SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT. IN ADDITION, A DEVELOPMENT WITH EACH LOT OF RECORD CONTAINING MORE THAN ONE SINGLE-FAMILY DETACHED FOR-SALE DWELLING UNIT SHALL BE SUBJECT TO "RESIDENTIAL, ATTACHED" DEVELOPMENT STANDARDS.*

BUILDING SUMMARY

DISTRICT	UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	OPTIONAL SQUARE FEET	DESCRIPTION	NO. OF STORIES	TOTAL
2	BA C201 PARALLEL ROWTOWN							
	1	15	34%	2,347	–	4 bed – 3.5 bath	3	
	2	15	34%	2,549	–	4 bed – 4 bath	3	
	3	14	32%	2,569	–	4 bed – 3.5 bath	3	
	SUBTOTAL	44	100%					44
2	BA C202 45X70							
	1	18	34%	2,081	–	4 bed – 3 bath	2	
	2	18	34%	2,522	–	4 bed – 4.5 bath	2	
	3	17	32%	3,009	–	5 bed – 4.5 bath	2	
	SUBTOTAL	53	100%					53
2	BA C203 35X80							
	1	16	33%	2,323	–	4 bed – 3 bath	2	
	2	16	33%	2,450	–	4 bed – 3 bath	2	
	3	16	33%	2,734	–	5 bed – 4 bath	2	
	SUBTOTAL	48	100%					48
2	BA 701 47X75							
	1	26	33%	3,460	–	5 bed – 5 bath	3	
	2	26	33%	3,612	–	5 bed – 5 bath	3	
	3	27	34%	3,653	–	5 bed – 5 bath	3	
	SUBTOTAL	79	100%					79
2	BA 702 36X76							
	1	21	34%	2,558	–	4 bed – 3.5 bath	2	
	2	20	33%	2,688	–	4 bed – 4.5 bath	3	
	3	20	33%	2,693	–	4 bed – 4.5 bath	3	
	SUBTOTAL	61	100%					61
2	BA 703 43X58							
	1	33	33%	2,645	275	4 bed – 3.5 bath	3	
	2	33	33%	2,758	203	4 bed – 3.5 bath	3	
	3	33	33%	2,907	189	5 bed – 4 bath	3	
	SUBTOTAL	99	100%					99
2	BA 704 ROWTOWN							
	1	18	20%	1,750	–	3 bed – 2.5 bath	3	
	1X	18	20%	1,716	–	3 bed – 2.5 bath	3	
	2	18	20%	2,241	–	4 bed – 3.5 bath	3	
	3	18	20%	2,454	–	4 bed – 3.5 bath	3	
	4	18	20%	2,572	–	4 bed – 3.5 bath	3	
	SUBTOTAL	90	100%					90
	TOTAL							474

ACCESSIBILITY AND VISITABILITY SUMMARY

PRODUCT	NUMBER OF UNITS	ACCESSIBLE	% ACCESSIBLE	VISITABLE	% VISITABLE	OPTIONAL VISITABLE	% OPTIONAL VISITABLE
BA C201 PARALLEL ROWTOWN	44	0	0%	0	0%	0	0%
BA C202 45X70	53	0	0%	0	0%	22	42%
BA C203 35X80	48	0	0%	0	0%	0	0%
BA 701 47X75	79	0	0%	0	0%	15	19%
BA 702 36X76	61	0	0%	0	0%	0	0%
BA 703 43X58	99	0	0%	0	0%	20	20%
BA 704 ROWTOWN	90	9	10%	9	10%	0	0%
TOTAL:	474	9	2%	9	2%	57	12%

BA C201 PARALLEL ROWTOWN - DETACHED CONDOMINIUM (CIVIL SHEET 5 & PARKING SHEET 10)

BUILDING SUMMARY

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	OPTIONAL SQUARE FEET	DESCRIPTION	NO. OF STORIES
BA C201 PARALLEL ROWTOWN						
1	15	34%	2,347	–	4 bed – 3.5 bath	3
2	15	34%	2,549	–	4 bed – 4 bath	3
3	14	32%	2,569	–	4 bed – 3.5 bath	3
TOTALS	44	100%				

NOTE: BUILDING AREA EXCLUDES GARAGES

BUILDING SETBACKS

DESCRIPTION	REQUIRED	PROVIDED
MAJOR HIGHWAY SETBACK (BUILDING TO CURB FACE)	45' MIN.	45' MIN.
PRIVATE COURT/WAY SETBACK (GARAGE DOOR TO TRAVELWAY)	1.5'***	2.5' MIN.****
FRONT YARD SETBACK (PRIVATE DRIVE)	8' MIN.	8' MIN.
BUILDING TO BUILDING SETBACK	6' MIN.	6' MIN.

*** *REQUIRES ROLL-UP TYPE GARAGE DOOR. MIN REQUIRED SETBACK IS 1.5' TO BACK OF CURB FOR MOUNTABLE CURB.*
**** *MEASURED FROM TRAVELWAY*

DEVELOPMENT STANDARDS: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM SITE SIZE	0.25 AC.	3.05 AC.
MAXIMUM SITE COVERAGE	UNLIMITED	N/A
MAXIMUM BUILDING HEIGHT	70'	39'-3 1/2"
MINIMUM SITE LANDSCAPING	15%	24%
GROSS DENSITY	N/A	14.4 DU/AC

PARKING SUMMARY: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (88 spaces)	88 spaces
Visitor	0.7 per unit (31 spaces)	31 spaces
Total	119 spaces	119 spaces

ACCESSIBILITY AND VISITABILITY MATRIX

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	OPT. VISITABLE UNITS	PERCENTAGE OPT. VISITABLE
1	15	0	0%	0	0%
2	15	0	0%	0	0%
3	14	0	0%	0	0%
TOTALS	44	0	0%	0	0%

BA C202 45X70 - DETACHED CONDOMINIUM (CIVIL SHEET 6 & PARKING SHEET 11)

BUILDING SUMMARY

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	OPTIONAL SQUARE FEET	DESCRIPTION	NO. OF STORIES
BA C202 45X70						
1	18	34%	2,081	–	4 bed – 3 bath	2
2	18	34%	2,522	–	4 bed – 4.5 bath	2
3	17	32%	3,009	–	5 bed – 4.5 bath	2
TOTALS	53	100%				

NOTE: BUILDING AREA EXCLUDES GARAGES

BUILDING SETBACKS

DESCRIPTION	REQUIRED	PROVIDED
MAJOR HIGHWAY SETBACK (BUILDING TO CURB FACE)	45' MIN.	45' MIN.
PRIMARY HIGHWAY SETBACK (BUILDING TO CURB FACE)	42' MIN.	42.2' MIN.
PRIVATE COURT/WAY SETBACK (GARAGE DOOR TO TRAVELWAY)	1.5'***	18' MIN.****
FRONT YARD SETBACK (PRIVATE DRIVE)	8' MIN.	12.4' MIN.
BUILDING TO BUILDING SETBACK	6' MIN.	8' MIN.

*** *REQUIRES ROLL-UP TYPE GARAGE DOOR. MIN REQUIRED SETBACK IS 1.5' TO BACK OF CURB FOR MOUNTABLE CURB.*
**** *MEASURED FROM TRAVELWAY*

DEVELOPMENT STANDARDS: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM SITE SIZE	0.25 AC.	6.08 AC.
MAXIMUM SITE COVERAGE	UNLIMITED	N/A
MAXIMUM BUILDING HEIGHT	70'	29'-1"
MINIMUM SITE LANDSCAPING	15%	20%
GROSS DENSITY	N/A	8.7 DU/AC

PARKING SUMMARY: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (106 spaces)	106 spaces
Visitor	0.7 per unit (38 spaces)	38 spaces
Total	144 spaces	144 spaces

ACCESSIBILITY AND VISITABILITY MATRIX

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	OPT. VISITABLE UNITS	PERCENTAGE OPT. VISITABLE
1	18	0	0%	7	39%
2	18	0	0%	8	44%
3	17	0	0%	7	41%
TOTALS	53	0	0%	22	42%

BA C203 35X80 - DETACHED CONDOMINIUM (CIVIL SHEET 6 & PARKING SHEET 12)

BUILDING SUMMARY

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	OPTIONAL SQUARE FEET	DESCRIPTION	NO. OF STORIES
BA C203 35X80						
1	16	33%	2,323	–	4 bed – 3 bath	2
2	16	33%	2,450	–	4 bed – 3 bath	2
3	16	33%	2,734	–	5 bed – 4 bath	2
TOTALS	48	100%				

NOTE: BUILDING AREA EXCLUDES GARAGES

BUILDING SETBACKS

DESCRIPTION	REQUIRED	PROVIDED
PRIMARY HIGHWAY SETBACK (BUILDING TO CURB FACE)	42' MIN.	42' MIN.
PRIVATE COURT/WAY SETBACK (GARAGE DOOR TO TRAVELWAY)	1.5'***	5' MIN.****
FRONT YARD SETBACK (PRIVATE DRIVE)	8' MIN.	12.5' MIN.
BUILDING TO BUILDING SETBACK	6' MIN.	7' MIN.

*** *REQUIRES ROLL-UP TYPE GARAGE DOOR. MIN REQUIRED SETBACK IS 1.5' TO BACK OF CURB FOR MOUNTABLE CURB.*
**** *MEASURED FROM TRAVELWAY*

DEVELOPMENT STANDARDS: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM SITE SIZE	0.25 AC.	4.89 AC.
MAXIMUM SITE COVERAGE	UNLIMITED	N/A
MAXIMUM BUILDING HEIGHT	70'	27'-3"
MINIMUM SITE LANDSCAPING	15%	32%
GROSS DENSITY	N/A	9.8 DU/AC

PARKING SUMMARY: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (96 spaces)	96 spaces
Visitor	0.7 per unit (34 spaces)	34 spaces
Total	130 spaces	130 spaces

ACCESSIBILITY AND VISITABILITY MATRIX

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	OPT. VISITABLE UNITS	PERCENTAGE OPT. VISITABLE
1	16	0	0%	0	0%
2	16	0	0%	0	0%
3	16	0	0%	0	0%
TOTALS	48	0	0%	0	0%

BA 701 47X75 - DETACHED CONDOMINIUM (CIVIL SHEET 8 & PARKING SHEET 15)

BUILDING SUMMARY

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	OPTIONAL SQUARE FEET	DESCRIPTION	NO. OF STORIES
BA 701 47X75						
1	26	33%	3,460	–	5 bed – 5 bath	3
2	26	33%	3,612	–	5 bed – 5 bath	3
3	27	34%	3,653	–	5 bed – 5 bath	3
TOTALS	79	100%				

NOTE: BUILDING AREA EXCLUDES GARAGES

BUILDING SETBACKS

DESCRIPTION	REQUIRED	PROVIDED
MAJOR HIGHWAY SETBACK (BUILDING TO CURB FACE)	45' MIN.	46' MIN.
PRIMARY HIGHWAY SETBACK (BUILDING TO CURB FACE)	42' MIN.	42.2' MIN.
PRIVATE COURT/WAY SETBACK (GARAGE DOOR TO TRAVELWAY)	1.5'***	18' MIN.****
FRONT YARD SETBACK (PRIVATE DRIVE)	8' MIN.	13.3' MIN.
BUILDING TO BUILDING SETBACK	6' MIN.	10' MIN.

*** *REQUIRES ROLL-UP TYPE GARAGE DOOR. MIN REQUIRED SETBACK IS 1.5' TO BACK OF CURB FOR MOUNTABLE CURB.*
**** *MEASURED FROM TRAVELWAY*

DEVELOPMENT STANDARDS: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM SITE SIZE	0.25 AC.	9.71AC.
MAXIMUM SITE COVERAGE	UNLIMITED	N/A
MAXIMUM BUILDING HEIGHT	70'	36'-0"
MINIMUM SITE LANDSCAPING	15%	16%
GROSS DENSITY	N/A	8.1 DU/AC

PARKING SUMMARY: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (158 spaces)	158 spaces
Visitor	0.7 per unit (56 spaces)	56 spaces
Total	214 spaces	214 spaces

ACCESSIBILITY AND VISITABILITY MATRIX

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	OPT. VISITABLE UNITS	PERCENTAGE OPT. VISITABLE
1	26	0	0%	15	58%
2	26	0	0%	0	0%
3	27	0	0%	0	0%
TOTALS	79	0	0%	15	19%

BA 702 36X76 - DETACHED CONDOMINIUM (CIVIL SHEET 9 & PARKING SHEET 16)

BUILDING SUMMARY

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	OPTIONAL SQUARE FEET	DESCRIPTION	NO. OF STORIES
BA 702 36X76						
1	21	34%	2,558	–	4 bed – 3.5 bath	2
2	20	33%	2,688	–	4 bed – 4.5 bath	3
3	20	33%	2,693	–	4 bed – 4.5 bath	3
TOTALS	61	100%				

NOTE: BUILDING AREA EXCLUDES GARAGES

BUILDING SETBACKS

DESCRIPTION	REQUIRED	PROVIDED
MAJOR HIGHWAY SETBACK (BUILDING TO CURB FACE)	45' MIN.	45.2' MIN.
PRIVATE COURT/WAY SETBACK (GARAGE DOOR TO TRAVELWAY)	1.5'***	18' MIN.****
FRONT YARD SETBACK (PRIVATE DRIVE)	8' MIN.	11' MIN.
BUILDING TO BUILDING SETBACK	6' MIN.	7' MIN.

*** *REQUIRES ROLL-UP TYPE GARAGE DOOR. MIN REQUIRED SETBACK IS 1.5' TO BACK OF CURB FOR MOUNTABLE CURB.*
**** *MEASURED FROM TRAVELWAY*

DEVELOPMENT STANDARDS: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM SITE SIZE	0.25 AC.	5.60 AC.
MAXIMUM SITE COVERAGE	UNLIMITED	N/A
MAXIMUM BUILDING HEIGHT	70'	34'-11 1/2"
MINIMUM SITE LANDSCAPING	15%	23%
GROSS DENSITY	N/A	10.9 DU/AC

PARKING SUMMARY: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (122 spaces)	122 spaces
Visitor	0.7 per unit (43 spaces)	43 spaces
Total	165 spaces	165 spaces

ACCESSIBILITY AND VISITABILITY MATRIX

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	OPT. VISITABLE UNITS	PERCENTAGE OPT. VISITABLE
1	21	0	0%	0	0%
2	20	0	0%	0	0%
3	20	0	0%	0	0%
TOTALS	61	0	0%	0	0%

BA 703 43X58 - DETACHED CONDOMINIUM (CIVIL SHEET 7 & PARKING SHEET 13)

BUILDING SUMMARY

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	OPTIONAL SQUARE FEET	DESCRIPTION	NO. OF STORIES
BA 703 43X58						
1	33	33%	2,645	275	4 bed – 3.5 bath	3
2	33	33%	2,758	203	4 bed – 3.5 bath	3
3	33	33%	2,907	189	5 bed – 4 bath	3
TOTALS	99	100%				

NOTE: BUILDING AREA EXCLUDES GARAGES

BUILDING SETBACKS

DESCRIPTION	REQUIRED	PROVIDED
PRIMARY HIGHWAY SETBACK (BUILDING TO CURB FACE)	42' MIN.	42.8' MIN.
PRIVATE COURT/WAY SETBACK (GARAGE DOOR TO TRAVELWAY)	1.5'***	18' MIN.****
FRONT YARD SETBACK (PRIVATE DRIVE)	8' MIN.	8.5' MIN.
BUILDING TO BUILDING SETBACK	6' MIN.	8' MIN.

*** *REQUIRES ROLL-UP TYPE GARAGE DOOR. MIN REQUIRED SETBACK IS 1.5' TO BACK OF CURB FOR MOUNTABLE CURB.*
**** *MEASURED FROM TRAVELWAY*

DEVELOPMENT STANDARDS: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM SITE SIZE	0.25 AC.	9.33 AC.
MAXIMUM SITE COVERAGE	UNLIMITED	N/A
MAXIMUM BUILDING HEIGHT	70'	44'-1"
MINIMUM SITE LANDSCAPING	15%	16%
GROSS DENSITY	N/A	10.6 DU/AC

PARKING SUMMARY: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (198 spaces)	198 spaces
Visitor	0.7 per unit (70 spaces)	70 spaces
Total	268 spaces	268 spaces

ACCESSIBILITY AND VISITABILITY MATRIX

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	OPT. VISITABLE UNITS	PERCENTAGE OPT. VISITABLE
1	33	0	0%	20	61%
2	33	0	0%	0	0%
3	33	0	0%	0	0%
TOTALS	99	0	0%	20	20%

BA 704 ROWTOWN - ATTACHED CONDOMINIUM (CIVIL SHEET 7 & PARKING SHEET 14)

BUILDING SUMMARY

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	OPTIONAL SQUARE FEET	DESCRIPTION	NO. OF STORIES
BA 704 ROWTOWN						
1	18	20%	1,750	–	3 bed – 2.5 bath	3
1X	18	20%	1,716	–	3 bed – 2.5 bath	3
2	18	20%	2,241	–	4 bed – 3.5 bath	3
3	18	20%	2,454	–	4 bed – 3.5 bath	3
4	18	20%	2,572	–	4 bed – 3.5 bath	3
TOTALS	90	100%				

NOTE: BUILDING AREA EXCLUDES GARAGES

BUILDING SETBACKS

DESCRIPTION	REQUIRED	PROVIDED
PRIVATE COURT/WAY SETBACK (GARAGE DOOR TO TRAVELWAY)	1.5'***	4.3' MIN.****
FRONT YARD SETBACK (PRIVATE DRIVE)	8' MIN.	12.5' MIN.
BUILDING TO BUILDING SETBACK	6' MIN.	15' MIN.
LANDSCAPE SETBACK TO INTERSTATE 5	30'	10'MIN.**

** *ADMINISTRATIVE RELIEF IS BEING REQUESTED FOR A REDUCED SPECIAL LANDSCAPE SETBACK.*
*** *REQUIRES ROLL-UP TYPE GARAGE DOOR. MIN REQUIRED SETBACK IS 1.5' TO BACK OF CURB FOR MOUNTABLE CURB.*
**** *MEASURED FROM TRAVELWAY*

DEVELOPMENT STANDARDS: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM SITE SIZE	0.25 AC.	4.21 AC.
MAXIMUM SITE COVERAGE	UNLIMITED	N/A
MAXIMUM BUILDING HEIGHT	70'	42'-0"
MINIMUM SITE LANDSCAPING	15%	24%
GROSS DENSITY	N/A	21.4 DU/AC

PARKING SUMMARY: RESIDENTIAL, ATTACHED

DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (180 spaces)	180 spaces
Visitor	0.7 per unit (63 spaces)	63 spaces
Total	243 spaces	243 spaces

ACCESSIBILITY AND VISITABILITY MATRIX

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	VISITABLE UNITS	PERCENTAGE VISITABLE
1	18	0	0%	0	0%
1X	18	0	0%	0	0%
2	18	0	0%	0	0%
3	18	0	0%	0	0%
4	18	9	50%	9	50%
TOTALS	90	9	10%	9	10%

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

REVISION	
DATE	DESCRIPTION

NOTE:
INFORMATION INCLUDING OCCUPANCY TYPE, TYPE OF CONSTRUCTION, ALLOWABLE AREA ANALYSIS, FIRE SPRINKLERS, ACCESSIBILITY ANALYSIS, WILL BE INCLUDED IN BUILDING PLAN REVIEW. NOT PART OF MASTER PLAN REVIEW/APPROVAL

NOTE:
BUILDING SUMMARY INFORMATION INCLUDED IN THIS PLAN (I.E. UNIT TYPE AND ELEVATION MIX, INTERNAL ROOM SIZES, BUILDING OPTIONS SUCH AS SECOND STORY AND ROOFTOP DECKS, SETBACKS, ETC) MAY BE ADJUSTED DURING FINAL DESIGN PROVIDED ZONING REQUIREMENTS ARE STILL MET. DETERMINATION REGARDING CONSISTENCY WITH THIS PLAN MAY BE MADE BY CITY STAFF WITHOUT MODIFYING THIS PLAN.

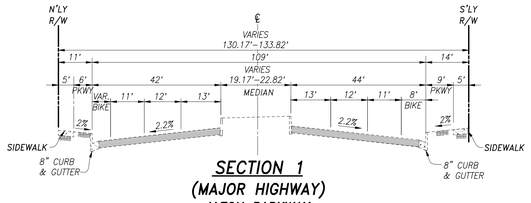
PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

STATISTICAL SUMMARY
CASE No. 00982531-PMP

W.O.# 1855-1296 MASTER PLAN

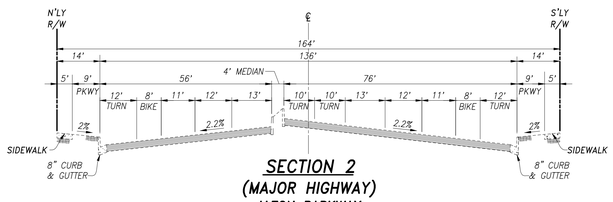
PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 04:40:01 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT02.dwg

STREET SECTIONS



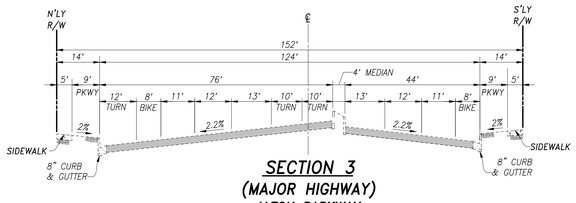
SECTION 1
(MAJOR HIGHWAY)
ALTON PARKWAY
(PUBLIC)
NTS

PER SEPARATE STREET IMPROVEMENT PLAN
(PLAN CHECK NO. 00612566-EMC)
FOR REFERENCE ONLY



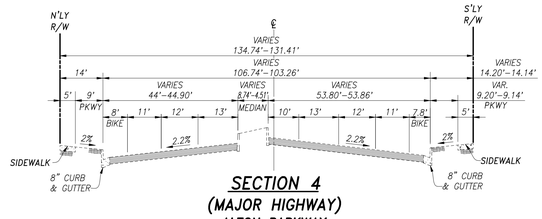
SECTION 2
(MAJOR HIGHWAY)
ALTON PARKWAY
(PUBLIC)
NTS

PER SEPARATE STREET IMPROVEMENT PLAN
(PLAN CHECK NO. 00612566-EMC)
FOR REFERENCE ONLY



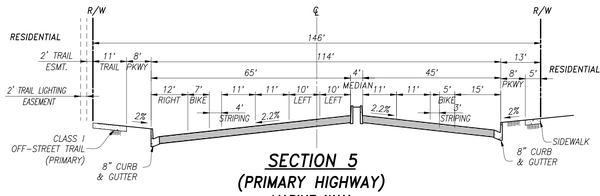
SECTION 3
(MAJOR HIGHWAY)
ALTON PARKWAY
(PUBLIC)
NTS

PER SEPARATE STREET IMPROVEMENT PLAN
(PLAN CHECK NO. 00612566-EMC)
FOR REFERENCE ONLY



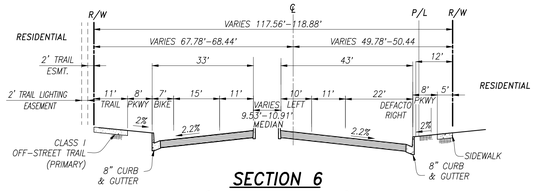
SECTION 4
(MAJOR HIGHWAY)
ALTON PARKWAY
(PUBLIC)
NTS

PER SEPARATE STREET IMPROVEMENT PLAN
(PLAN CHECK NO. 00612566-EMC)
FOR REFERENCE ONLY



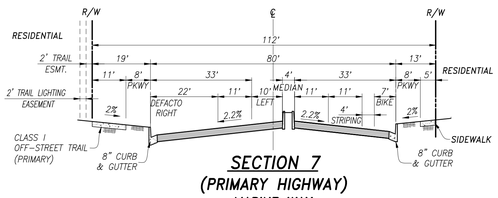
SECTION 5
(PRIMARY HIGHWAY)
MARINE WAY
(PUBLIC)
NTS

PER SEPARATE STREET IMPROVEMENT PLAN
(PLAN CHECK NO. 00761140-EMC)
FOR REFERENCE ONLY



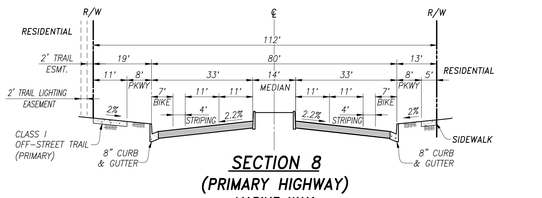
SECTION 6
(PRIMARY HIGHWAY)
MARINE WAY
(PUBLIC)
NTS

PER SEPARATE STREET IMPROVEMENT PLAN
(PLAN CHECK NO. 00761140-EMC)
FOR REFERENCE ONLY



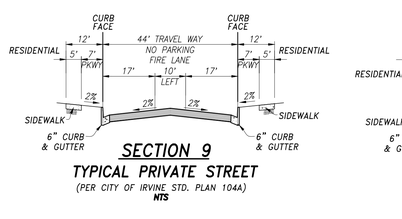
SECTION 7
(PRIMARY HIGHWAY)
MARINE WAY
(PUBLIC)
NTS

PER SEPARATE STREET IMPROVEMENT PLAN
(PLAN CHECK NO. 00761140-EMC)
FOR REFERENCE ONLY

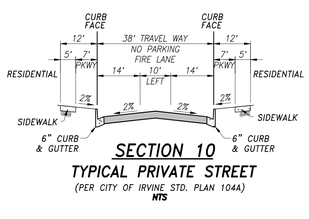


SECTION 8
(PRIMARY HIGHWAY)
MARINE WAY
(PUBLIC)
NTS

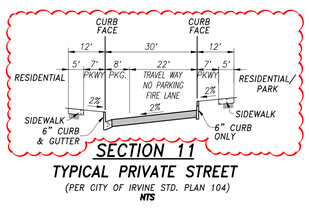
PER SEPARATE STREET IMPROVEMENT PLAN
(PLAN CHECK NO. 00761140-EMC)
FOR REFERENCE ONLY



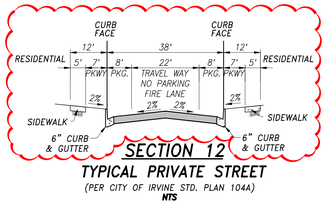
SECTION 9
TYPICAL PRIVATE STREET
(PER CITY OF IRVINE STD. PLAN 104A)
NTS



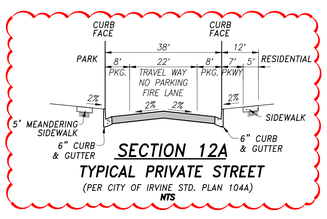
SECTION 10
TYPICAL PRIVATE STREET
(PER CITY OF IRVINE STD. PLAN 104A)
NTS



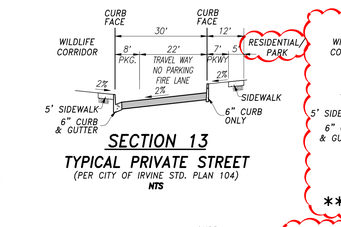
SECTION 11
TYPICAL PRIVATE STREET
(PER CITY OF IRVINE STD. PLAN 104)
NTS



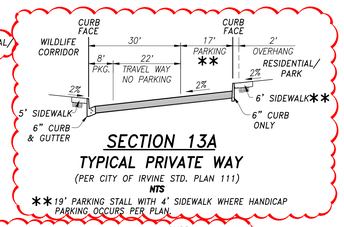
SECTION 12
TYPICAL PRIVATE STREET
(PER CITY OF IRVINE STD. PLAN 104A)
NTS



SECTION 12A
TYPICAL PRIVATE STREET
(PER CITY OF IRVINE STD. PLAN 104A)
NTS

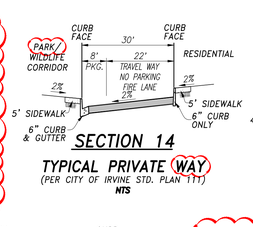


SECTION 13
TYPICAL PRIVATE STREET
(PER CITY OF IRVINE STD. PLAN 104)
NTS

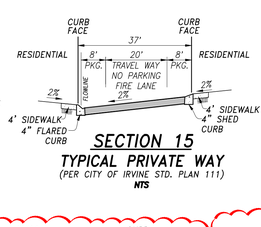


SECTION 13A
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS

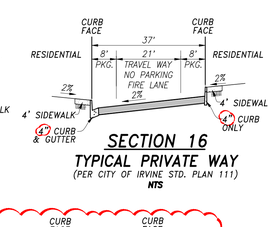
** 19' PARKING STALL WITH 4' SIDEWALK WHERE HANDICAP PARKING OCCURS PER PLAN.



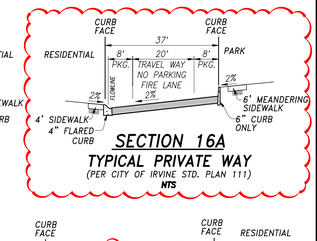
SECTION 14
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



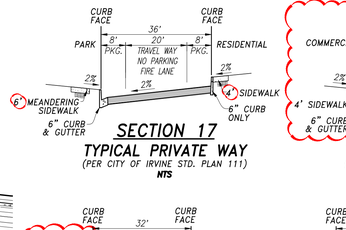
SECTION 15
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



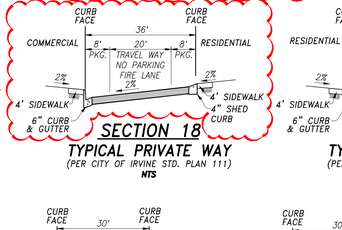
SECTION 16
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



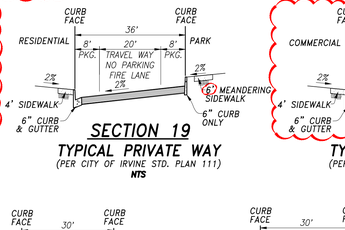
SECTION 16A
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



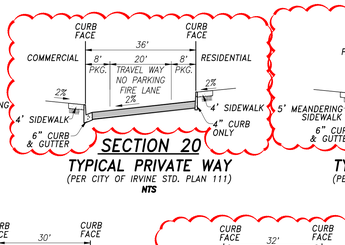
SECTION 17
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



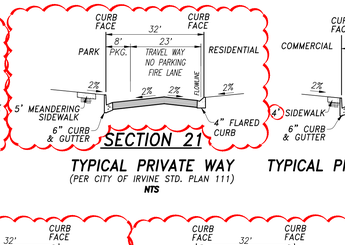
SECTION 18
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



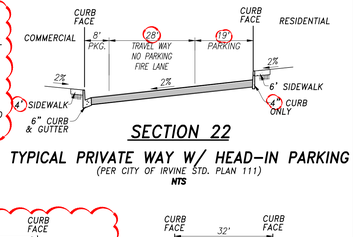
SECTION 19
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



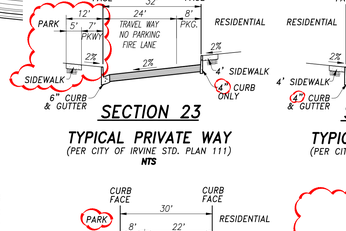
SECTION 20
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



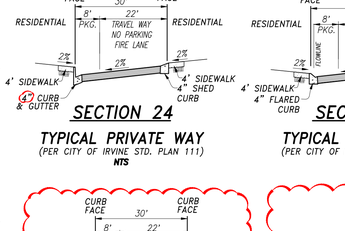
SECTION 21
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



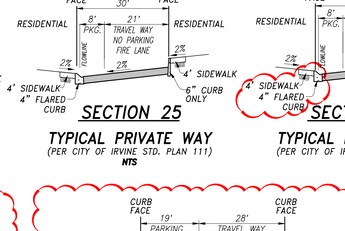
SECTION 22
TYPICAL PRIVATE WAY W/ HEAD-IN PARKING
(PER CITY OF IRVINE STD. PLAN 111)
NTS



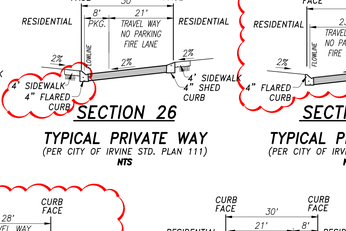
SECTION 23
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



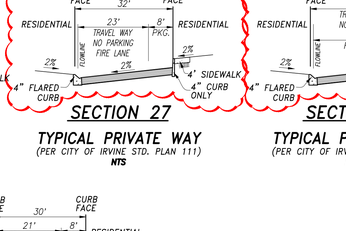
SECTION 24
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



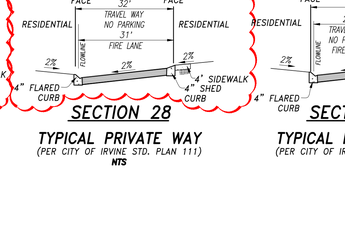
SECTION 25
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



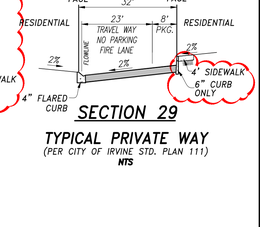
SECTION 26
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



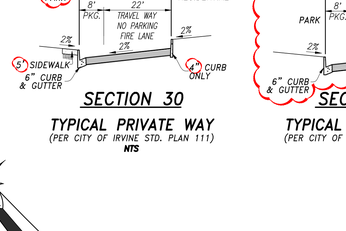
SECTION 27
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



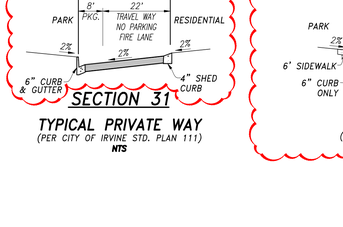
SECTION 28
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



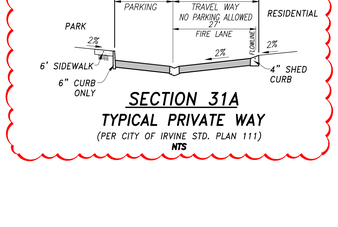
SECTION 29
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



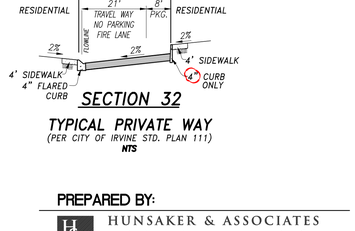
SECTION 30
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



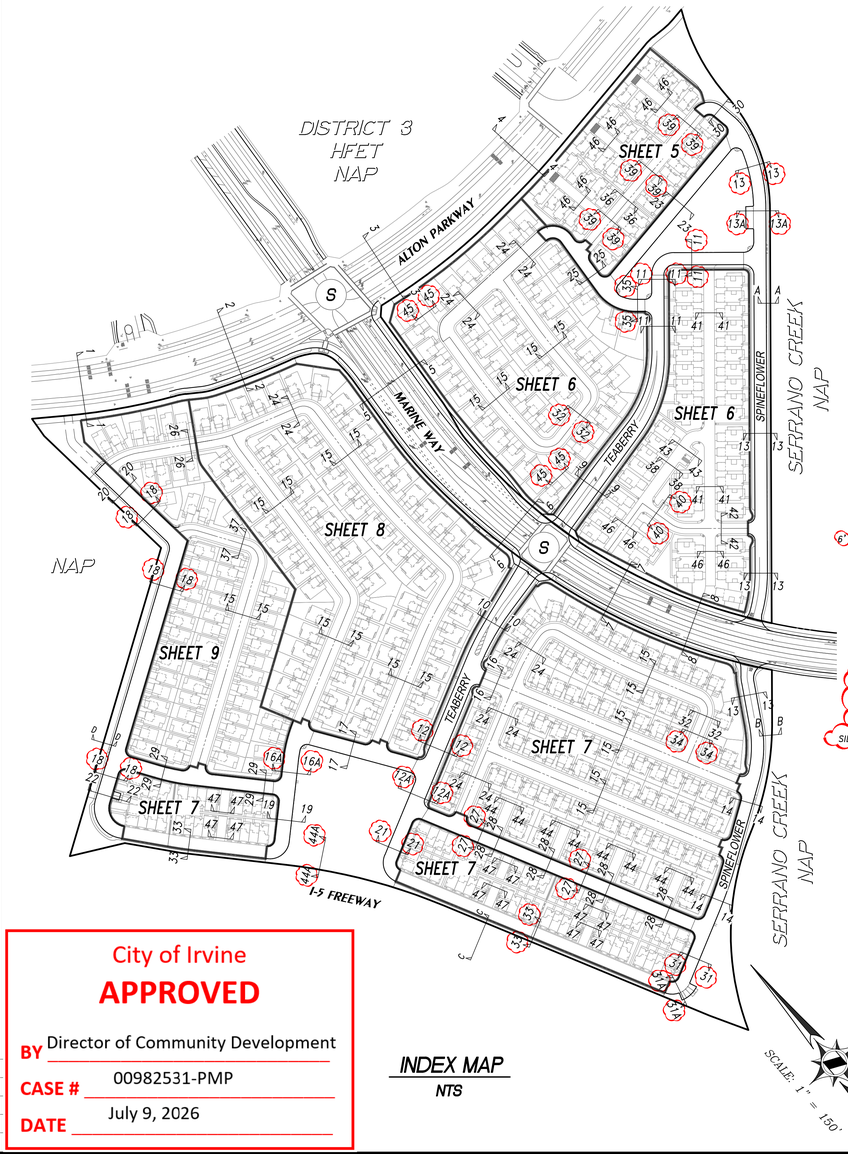
SECTION 31
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



SECTION 31A
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



SECTION 32
TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN 111)
NTS



INDEX MAP
NTS

SCALE: 1" = 150'

SHEET LAYOUT

SIGNALIZED INTERSECTION

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

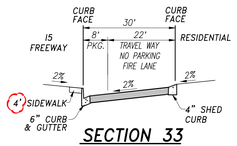
INDEX MAP AND STREET SECTIONS
CASE No. 00982531-PMP

SHEET 3
OF 17

W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 – VTTM 19403 – DISTRICT 2 DOC: 78779

PLOTTED BY: Katherine Chickering DATE: Jul. 07, 2026 09:36:06 AM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT03.dwg

STREET SECTIONS

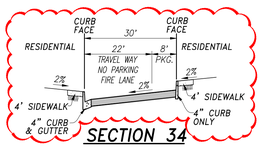


SECTION 33

TYPICAL PRIVATE WAY

(PER CITY OF IRVINE STD. PLAN 111)

NTS

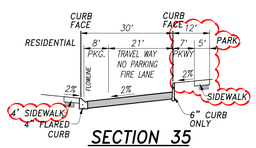


SECTION 34

TYPICAL PRIVATE WAY

(PER CITY OF IRVINE STD. PLAN 111)

NTS

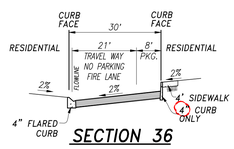


SECTION 35

TYPICAL PRIVATE WAY

(PER CITY OF IRVINE STD. PLAN 111)

NTS

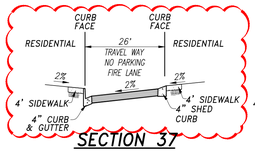


SECTION 36

TYPICAL PRIVATE WAY

(PER CITY OF IRVINE STD. PLAN 111)

NTS

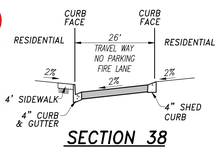


SECTION 37

TYPICAL PRIVATE WAY

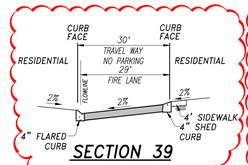
(PER CITY OF IRVINE STD. PLAN 111)

NTS



SECTION 38

TYPICAL PRIVATE WAY

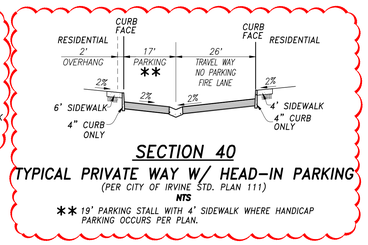


SECTION 39

SARPY PRIVATE COURT INTERSECTIONS

(PER CITY OF IRVINE STD. PLAN 111)

NTS



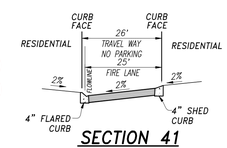
SECTION 40

TYPICAL PRIVATE WAY W/ HEAD-IN PARKING

(PER CITY OF IRVINE STD. PLAN 111)

NTS

** 19' PARKING STALL WITH 4' SIDEWALK WHERE HANDICAP PARKING OCCURS PER PLAN.

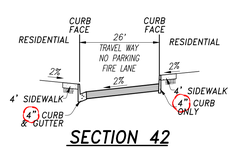


SECTION 41

TYPICAL PRIVATE WAY

(PER CITY OF IRVINE STD. PLAN 111)

NTS

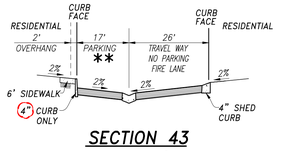


SECTION 42

TYPICAL PRIVATE WAY

(PER CITY OF IRVINE STD. PLAN 111)

NTS



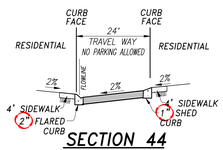
SECTION 43

TYPICAL PRIVATE WAY W/ HEAD-IN PARKING

(PER CITY OF IRVINE STD. PLAN 111)

NTS

** 19' PARKING STALL WITH 4' SIDEWALK WHERE HANDICAP PARKING OCCURS PER PLAN.

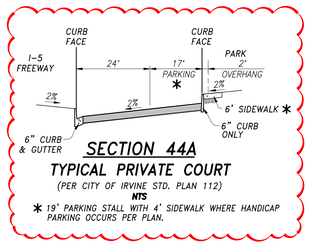


SECTION 44

TYPICAL PRIVATE COURT

(PER CITY OF IRVINE STD. PLAN 112)

NTS



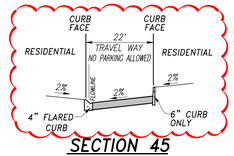
SECTION 44A

TYPICAL PRIVATE COURT

(PER CITY OF IRVINE STD. PLAN 112)

NTS

* 19' PARKING STALL WITH 4' SIDEWALK WHERE HANDICAP PARKING OCCURS PER PLAN.

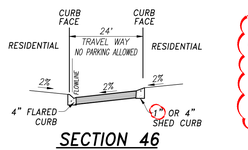


SECTION 45

TYPICAL PRIVATE COURT

(PER CITY OF IRVINE STD. PLAN 112)

NTS

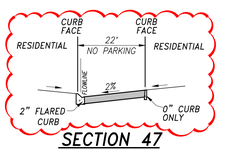


SECTION 46

TYPICAL PRIVATE COURT

(PER CITY OF IRVINE STD. PLAN 112)

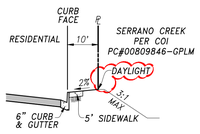
NTS



SECTION 47

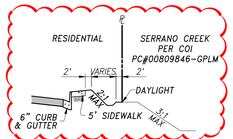
PRIVATE DRIVEWAY

NTS



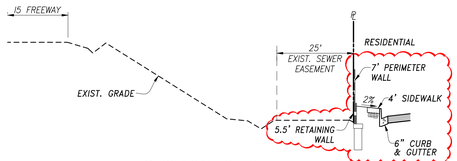
SECTION A-A

NTS



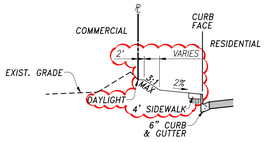
SECTION B-B

NTS



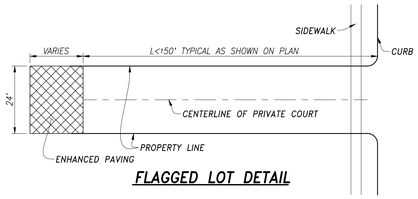
SECTION C-C

NTS



SECTION D-D

NTS



FLAGGED LOT DETAIL

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

REVISION	
DATE	DESCRIPTION

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

STREET SECTIONS

CASE No. 00982531-PMP

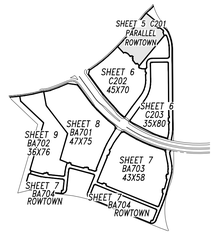
SHEET 4
OF 17

W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 – VTTM 19403 – DISTRICT 2 DOC: 78779

PLOTTED BY: Katherine Chickering DATE: Jul. 07, 2026 11:01:10 AM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT04.dwg



SEE SHEET 6



INDEX MAP

NTS

SYMBOL LEGEND

- LOT NUMBER
- UNIT NUMBER
- HOUSE PLAN DESIGNATION
- LOT NUMBER
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- RIGHT OF WAY
- LOT LINE
- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN
- LINE OF SIGHT
- ENHANCED PAVING (PRIVATE DRIVEWAYS)

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

SCALE: 1" = 40'

REVISION	
DATE	DESCRIPTION

PREPARED BY:

HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

TECHNICAL SITE PLAN

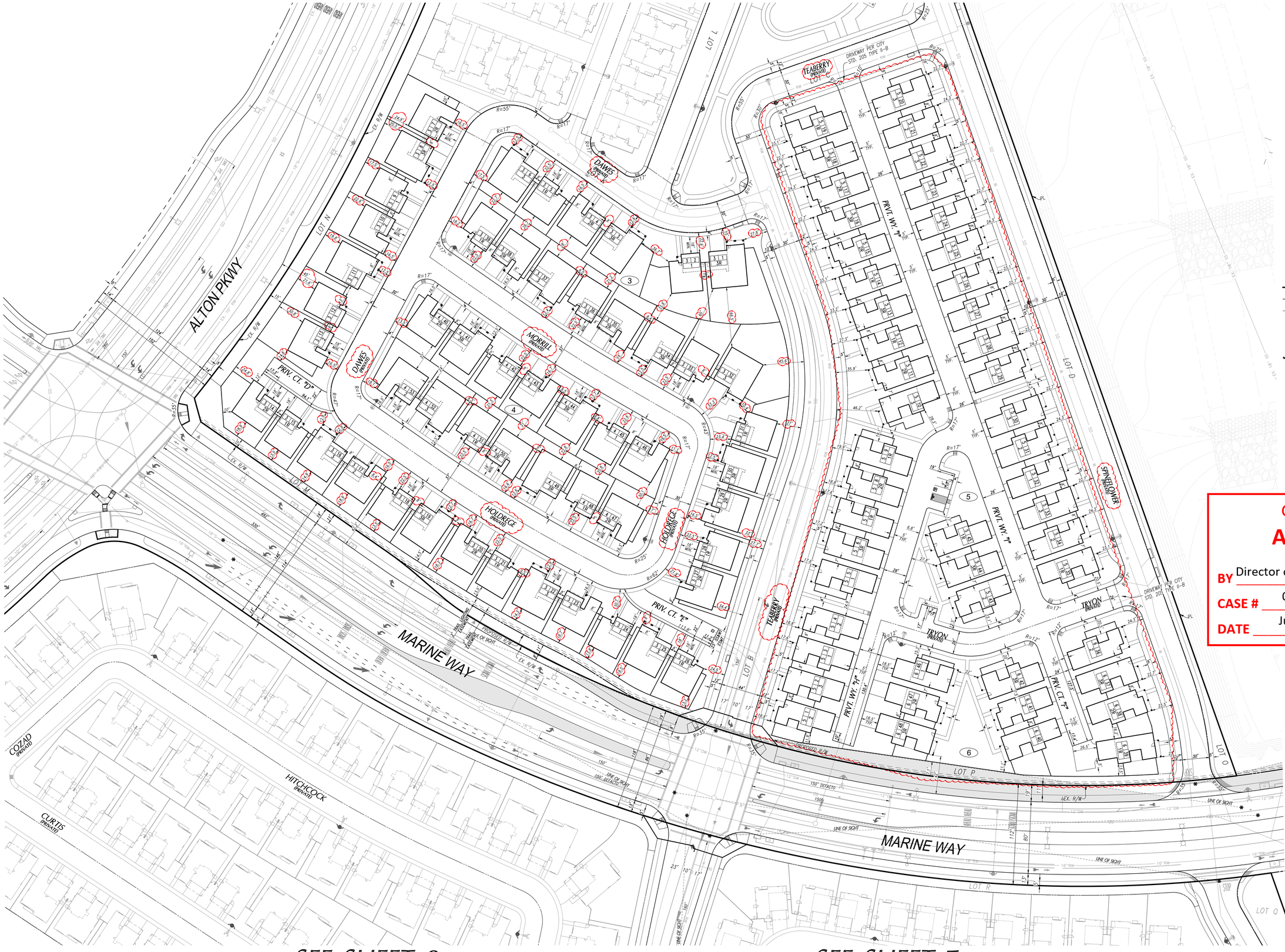
CASE No. 00982531-PMP

SHEET 5 OF 17

W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 – VTTM 19403 – DISTRICT 2 DOC: 78779

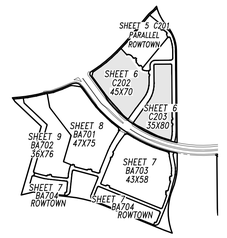
PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:27:46 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT05.dwg

SEE SHEET 5



SEE SHEET 8

SEE SHEET 7



INDEX MAP

NTS

SYMBOL LEGEND

- LOT NUMBER
- 551 6 / 3A — UNIT NUMBER / HOUSE PLAN DESIGNATION
- (123) LOT NUMBER
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- RIGHT OF WAY
- LOT LINE
- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN
- LINE OF SIGHT — LINE OF SIGHT

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

REVISION	
DATE	DESCRIPTION

PREPARED BY:

HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

TECHNICAL SITE PLAN

CASE No. 00982531-PMP

SHEET 6 OF 17

W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 – VTTM 19403 – DISTRICT 2 DOC: 78779

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:27:51 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT06.dwg

SEE SHEET 9

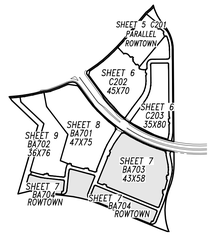
SEE SHEET 6

SEE SHEET 8

SEE BOTTOM RIGHT

SEE TOP LEFT

5 FREEWAY



INDEX MAP
NTS

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

SYMBOL LEGEND

- LOT NUMBER
- UNIT NUMBER (1 / 6 / 3A)
- HOUSE PLAN DESIGNATION
- (123) LOT NUMBER
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- RIGHT OF WAY
- LOT LINE
- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN
- LINE OF SIGHT

REVISION	
DATE	DESCRIPTION

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

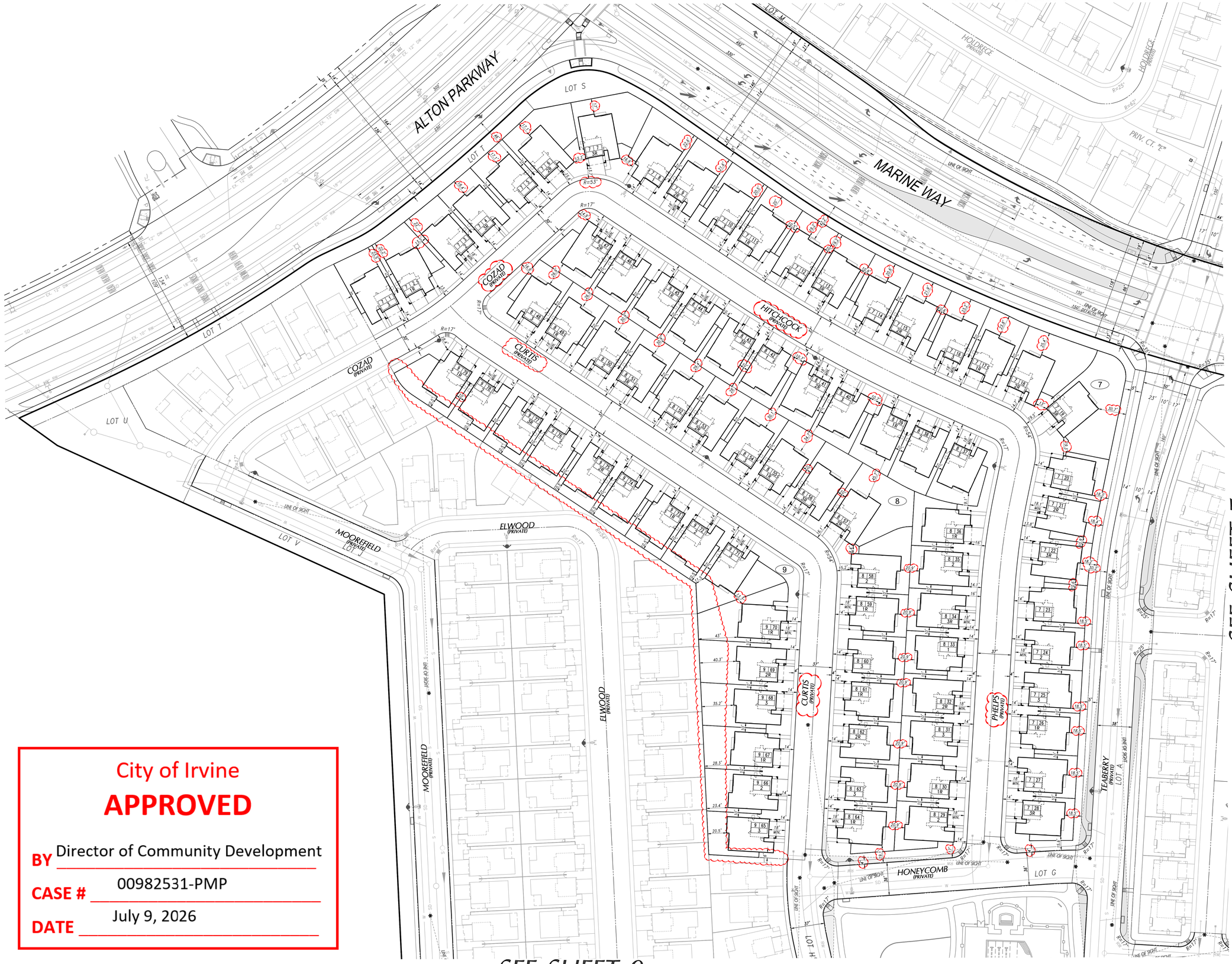
TECHNICAL SITE PLAN
CASE No. 00982531-PMP

SHEET 7
OF 17

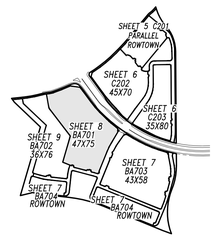
W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 – VTTM 19403 – DISTRICT 2 DOC: 78779

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:28:00 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT07.dwg

SEE SHEET 6



SEE SHEET 7



INDEX MAP

NTS

SYMBOL LEGEND

- LOT NUMBER
- UNIT NUMBER
- HOUSE PLAN DESIGNATION
- LOT NUMBER
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- RIGHT OF WAY
- LOT LINE
- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN
- LINE OF SIGHT

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

REVISION	
DATE	DESCRIPTION

SEE SHEET 9

SCALE: 1" = 40'

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

TECHNICAL SITE PLAN

CASE No. 00982531-PMP

SHEET 8
OF 17

W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 – VTM 19403 – DISTRICT 2 DOC: 78779

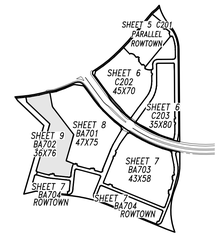
PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:28:06 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT08.dwg

SEE SHEET 8



SEE SHEET 8

SEE SHEET 7



INDEX MAP

NTS

SYMBOL LEGEND

- LOT NUMBER
- UNIT NUMBER
- HOUSE PLAN DESIGNATION
- LOT NUMBER
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- RIGHT OF WAY
- LOT LINE
- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN
- LINE OF SIGHT

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

SCALE: 1" = 40'

TECHNICAL SITE PLAN

CASE No. 00982531-PMP

SHEET 9 OF 17

REVISION	
DATE	DESCRIPTION

PREPARED BY:

HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

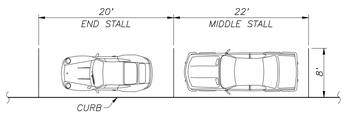
W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 – VTTM 19403 – DISTRICT 2 DOC: 78779

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:28:11 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT09.dwg

SYMBOL LEGEND

- (123) LOT NUMBER
- LOT NUMBER / UNIT NUMBER
- HOUSE PLAN DESIGNATION
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- LOT LINE
- FIRE HYDRANT
- OV — OPTIONAL VISITABLE UNIT
- ADA ACCESSIBLE PATH OF TRAVEL
- PEDESTRIAN PATH OF TRAVEL
- PARKING – PARALLEL ROWTOWN
- PARKING – 45X70
- PARKING – 35X80
- TB3 — TRASH BINS FOR RESIDENTIAL, ATTACHED (1 BIN FOR TRASH, 1 FOR RECYCLABLES, 1 FOR ORGANIC WASTE)
- R=40' / R=20' — TRUCK TURNING DETAIL

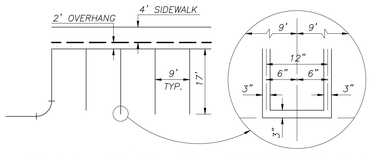
NOTE:
OWNERS WILL BE ADVISED OF THE NEED TO BRING THEIR TRASH BINS TO DESIGNATED LOCATIONS ON THIS PLAN.
PARKING IS NOT ASSIGNED.



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

ON-STREET TYPICAL PARALLEL PARKING STALL DETAIL

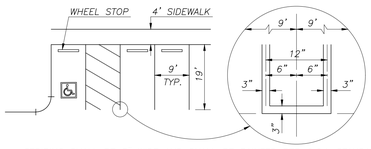
N.T.S.



STRIPING SHALL BE 3" WIDE AND SHALL BE PAINTED PER C.O.I. STANDARD 411.

PARKING STALL STRIPING DETAIL

N.T.S.



STRIPING SHALL BE 3" WIDE AND SHALL BE PAINTED PER C.O.I. STANDARD 411.

ADA PARKING STALL STRIPING DETAIL

N.T.S.

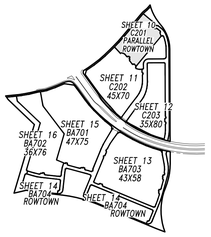
PARKING SUMMARY

BA C201 PARALLEL ROWTOWN – 44 DUS		
DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (88 spaces)	88 spaces
Visitor	0.7 per unit (31 spaces)	31 spaces
Total	119 spaces	119 spaces

Parallel Rowtown
VISITOR PARKING STALLS

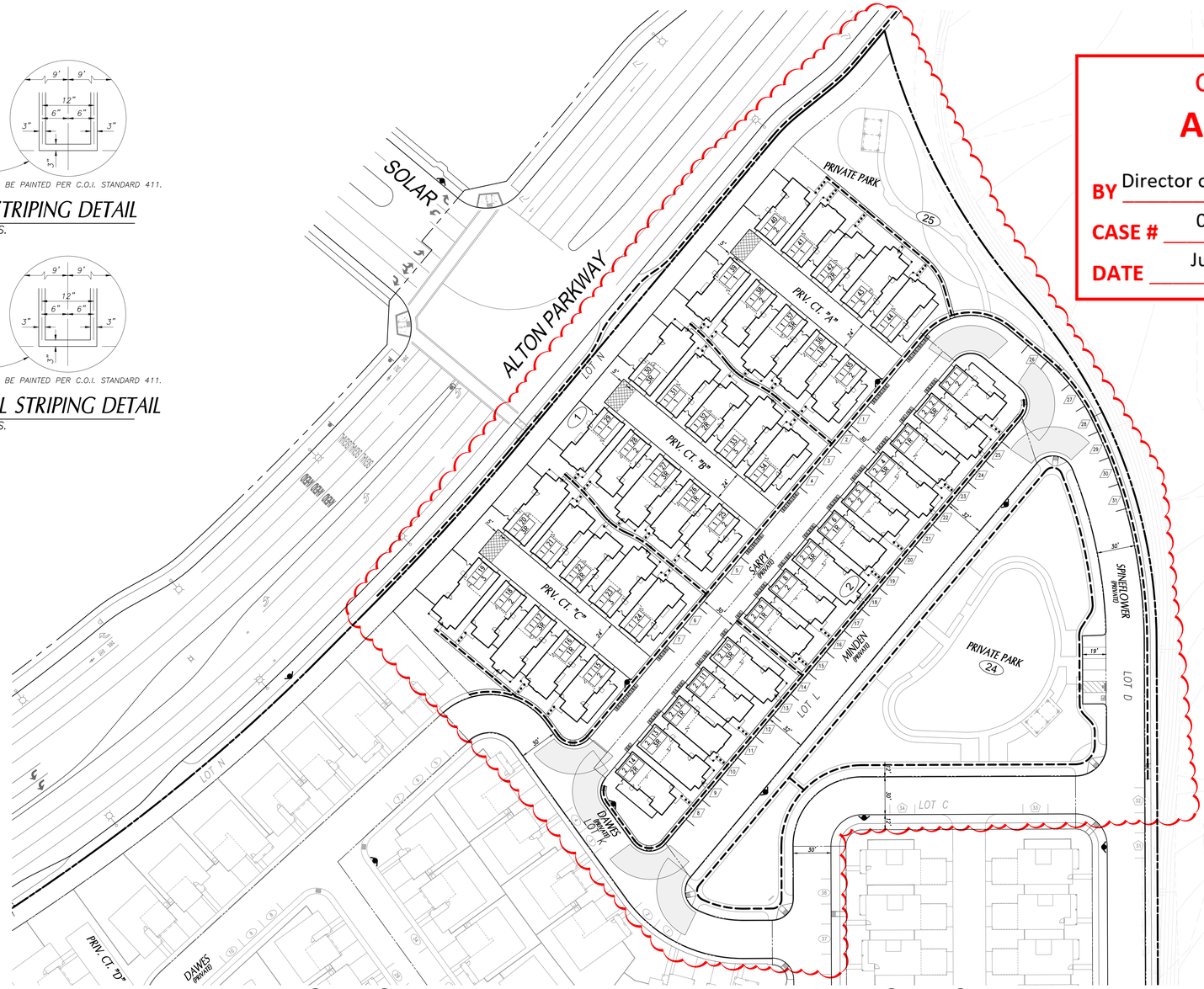
Unit	Stall No.	Exceeding 250' Distance
1	31	NO
2	30	NO
3	25	NO
4	24	NO
5	23	NO
6	22	NO
7	19	NO
8	21	NO
9	20	NO
10	13	NO
11	11	NO
12	10	NO
13	9	NO
14	8	NO
15	17	NO
16	8	NO
17	14	NO
18	7	NO
19	7	NO
20	6	NO
21	5	NO
22	15	NO

Unit	Stall No.	Exceeding 250' Distance
23	12	NO
24	11	NO
25	18	NO
26	17	NO
27	13	NO
28	6	NO
29	5	NO
30	3	NO
31	4	NO
32	4	NO
33	16	NO
34	12	NO
35	27	NO
36	25	NO
37	1	NO
38	2	NO
39	3	NO
40	1	NO
41	2	NO
42	26	NO
43	29	NO
44	28	NO



INDEX MAP

NTS



SEE SHEET 11

SEE SHEET 12

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

SCALE: 1" = 40'

REVISION	
DATE	DESCRIPTION

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

PARKING, TRASH COLLECTION AND PEDESTRIAN ACCESSIBILITY PLAN

CASE No. 00982531-PMP

SHEET 10 OF 17

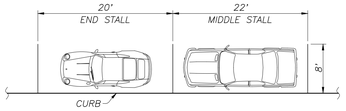
W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 – VTTM 19403 – DISTRICT 2 DOC: 78779

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:28:18 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT10.dwg

SYMBOL LEGEND

- 123 — LOT NUMBER
- LOT NUMBER / UNIT NUMBER / HOUSE PLAN DESIGNATION
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- LOT LINE
- FIRE HYDRANT
- OV — OPTIONAL VISITABLE UNIT
- ADA ACCESSIBLE PATH OF TRAVEL
- PEDESTRIAN PATH OF TRAVEL
- P — PARKING – 45X70
- P — PARKING – PARALLEL ROWTOWN
- P — PARKING – 47X75
- P — PARKING – 35X80
- TB3 — TRASH BINS FOR RESIDENTIAL, ATTACHED (1 BIN FOR TRASH, 1 FOR RECYCLABLES, 1 FOR ORGANIC WASTE)
- R=40' / R=20' — TRUCK TURNING DETAIL

NOTE:
OWNERS WILL BE ADVISED OF THE NEED TO BRING THEIR TRASH BINS TO DESIGNATED LOCATIONS ON THIS PLAN.
PARKING IS NOT ASSIGNED.

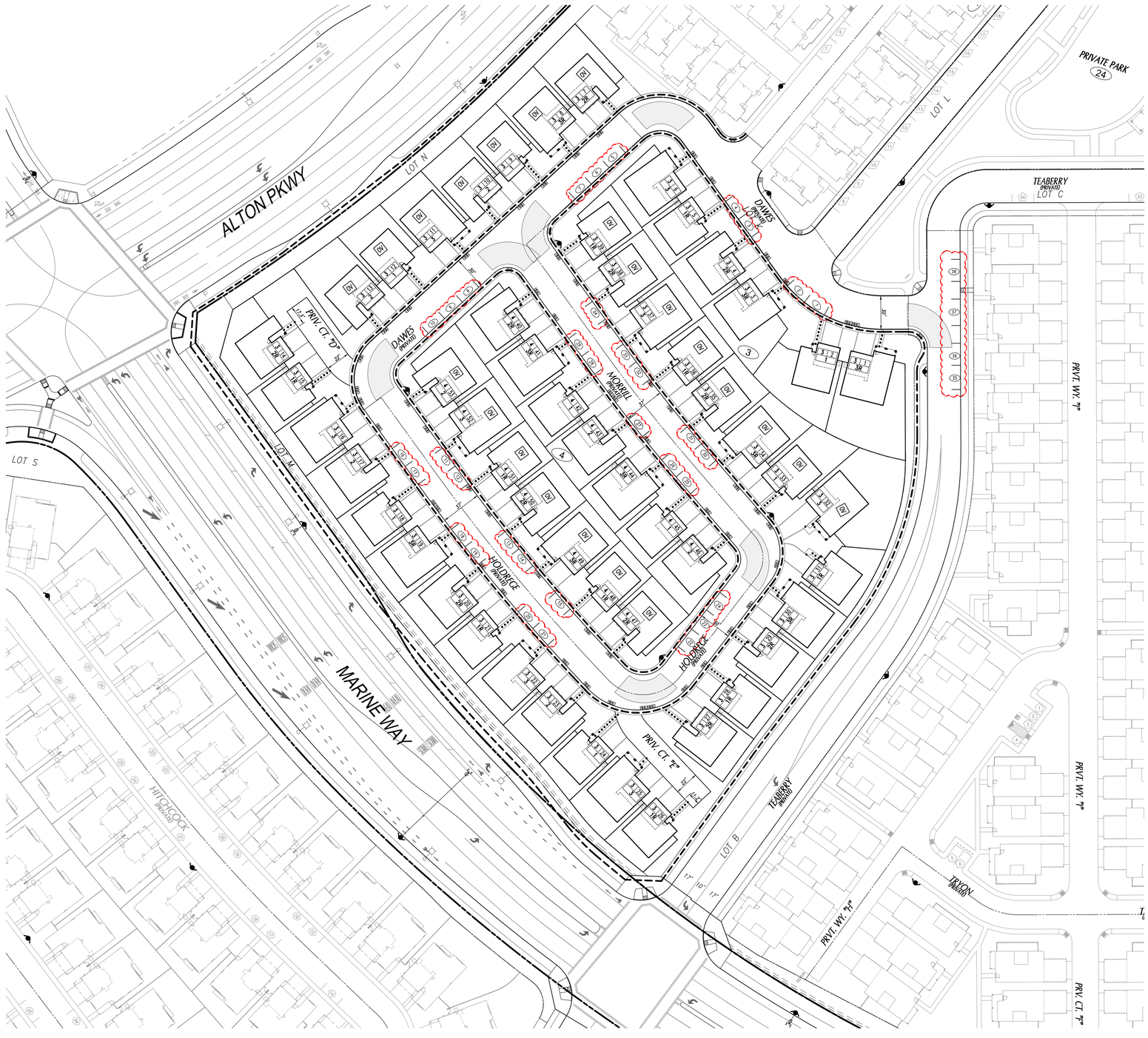


PARKING STALL DIMENSION PER CITY OF IRVINE STANDARDS, STALL LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL NOT BE INSTALLED.

ON-STREET TYPICAL PARALLEL PARKING STALL DETAIL

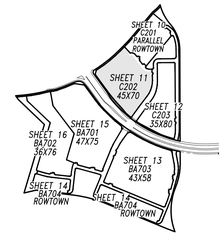
N.T.S.

SEE SHEET 10



SEE SHEET 15

SEE SHEET 12



INDEX MAP

NTS

PARKING SUMMARY

BA C202 45X70 - 53 DUS		
DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (106 spaces)	106 spaces
Visitor	0.7 per unit (38 spaces)	38 spaces
Total	144 spaces	144 spaces

45X70

VISITOR PARKING STALLS

Unit	Stall No.	Exceeding 250' Distance	Unit	Stall No.	Exceeding 250' Distance
1	35	NO	28	23	NO
2	36	NO	29	23	NO
3	38	NO	30	24	NO
4	37	NO	31	24	NO
5	1	NO	32	30	NO
6	2	NO	33	30	NO
7	3	NO	34	31	NO
8	4	NO	35	31	NO
9	5	NO	36	32	NO
10	6	NO	37	33	NO
11	7	NO	38	34	NO
12	8	NO	39	34	NO
13	9	NO	40	29	NO
14	10	NO	41	29	NO
15	10	NO	42	28	NO
16	16	NO	43	28	NO
17	17	NO	44	27	NO
18	17	NO	45	26	NO
19	18	NO	46	25	NO
20	19	NO	47	15	NO
21	19	NO	48	15	NO
22	20	NO	49	14	NO
23	20	NO	50	13	NO
24	21	NO	51	12	NO
25	21	NO	52	11	NO
26	22	NO	53	11	NO
27	22	NO			

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

SCALE: 1" = 40'

REVISION	
DATE	DESCRIPTION

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

PARKING, TRASH COLLECTION AND PEDESTRIAN ACCESSIBILITY PLAN

CASE No. 00982531-PMP

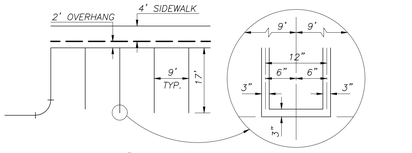
W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 - VTTM 19403 - DISTRICT 2 DOC: 78779

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:28:25 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT11.dwg

SYMBOL LEGEND

- (123) LOT NUMBER
- LOT NUMBER / UNIT NUMBER
- HOUSE PLAN DESIGNATION
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- LOT LINE
- FIRE HYDRANT
- ADA ACCESSIBLE PATH OF TRAVEL
- PEDESTRIAN PATH OF TRAVEL
- PARKING – 35X80
- PARKING – PARALLEL ROWTOWN
- PARKING – 45X70
- TRASH BINS FOR RESIDENTIAL, ATTACHED (1 BIN FOR TRASH, 1 FOR RECYCLABLES, 1 FOR ORGANIC WASTE)
- POTENTIAL SHUTTLE STOP
- TRUCK TURNING DETAIL (R=40', R=20')

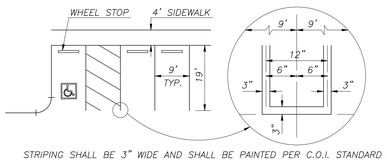
NOTE:
OWNERS WILL BE ADVISED OF THE NEED TO BRING THEIR TRASH BINS TO DESIGNATED LOCATIONS ON THIS PLAN.
PARKING IS NOT ASSIGNED.



STRIPING SHALL BE 3" WIDE AND SHALL BE PAINTED PER C.O.I. STANDARD 411.

PARKING STALL STRIPING DETAIL

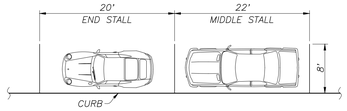
N.T.S.



STRIPING SHALL BE 3" WIDE AND SHALL BE PAINTED PER C.O.I. STANDARD 411.

ADA PARKING STALL STRIPING DETAIL

N.T.S.



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

ON-STREET TYPICAL PARALLEL PARKING STALL DETAIL

N.T.S.

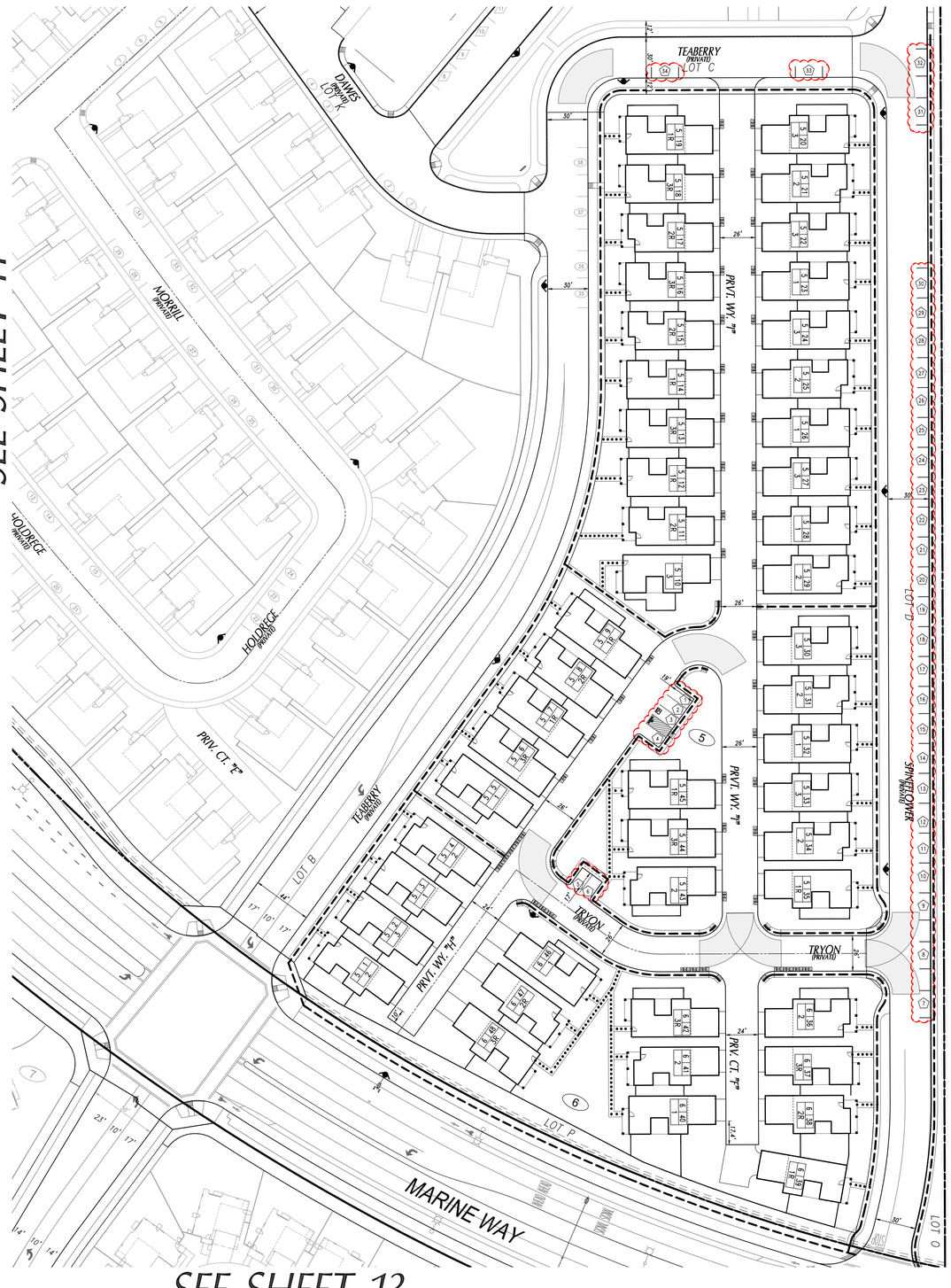
REVISION	
DATE	DESCRIPTION

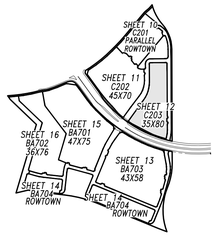
SEE SHEET 10

SEE SHEET 11

SEE SHEET 15

SEE SHEET 13





INDEX MAP

NTS

PARKING SUMMARY

BA C203 35X80 - 48 DUS

DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (96 spaces)	96 spaces
Visitor	0.7 per unit (34 spaces)	34 spaces
Total	130 spaces	130 spaces

ON-SITE ACCESSIBLE PARKING	
REQUIRED	PROVIDED
1	1

NOTE: ON-SITE PARKING CBC SECTION 1109, ACCESSIBLE PARKING REQUIREMENTS ARE BASED ON ON-SITE PARKING PROVIDED. OFF-SITE (AKA ON-STREET PARKING) IS NOT INCLUDED IN THIS CALCULATION.

35x80
VISITOR PARKING STALLS

Unit	Stall No.	Exceeding 250' Distance
1	5	NO
2	4	NO
3	3	NO
4	3	NO
5	2	NO
6	2	NO
7	1	NO
8	4	NO
9	1	NO
10	18	NO
11	19	NO
12	21	NO
13	20	NO
14	33	NO
15	33	NO
16	34	NO
17	34	NO
18	32	NO
19	31	NO
20	30	NO
21	30	NO
22	29	NO
23	28	NO
24	28	NO
25	27	NO
26	26	NO
27	25	NO
28	24	NO
29	23	NO
30	22	NO
31	17	NO
32	16	NO
33	15	NO
34	14	NO
35	13	NO
36	11	NO
37	10	NO
38	11	NO
39	7	NO
40	7	NO
41	8	NO
42	10	NO
43	12	NO
44	12	NO
45	9	NO
46	5	NO
47	6	NO
48	6	NO

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

SCALE: 1" = 40'

PREPARED BY:

HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

PARKING, TRASH COLLECTION AND PEDESTRIAN ACCESSIBILITY PLAN

CASE No. 00982531-PMP

SHEET 12 OF 17

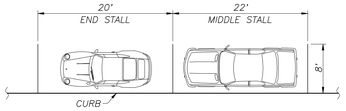
W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 – VTTM 19403 – DISTRICT 2 DOC: 78779

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 05:06:56 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT12.dwg

SYMBOL LEGEND

- (123) LOT NUMBER
- LOT NUMBER / UNIT NUMBER
- HOUSE PLAN DESIGNATION
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- LOT LINE
- FIRE HYDRANT
- OV — OPTIONAL VISITABLE UNIT
- ADA ACCESSIBLE PATH OF TRAVEL
- PEDESTRIAN PATH OF TRAVEL
- PARKING – 43X58
- PARKING – ROWTOWN
- PARKING – 47X75
- TRASH BINS FOR RESIDENTIAL, ATTACHED (1 BIN FOR TRASH, 1 FOR RECYCLABLES, 1 FOR ORGANIC WASTE)
- TRUCK TURNING DETAIL (R=40', R=20')

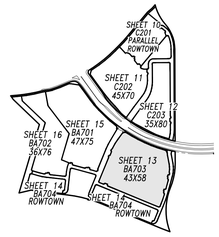
NOTE:
OWNERS WILL BE ADVISED OF THE NEED TO BRING THEIR TRASH BINS TO DESIGNATED LOCATIONS ON THIS PLAN.
PARKING IS NOT ASSIGNED.



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

ON-STREET TYPICAL PARALLEL PARKING STALL DETAIL

N.T.S.

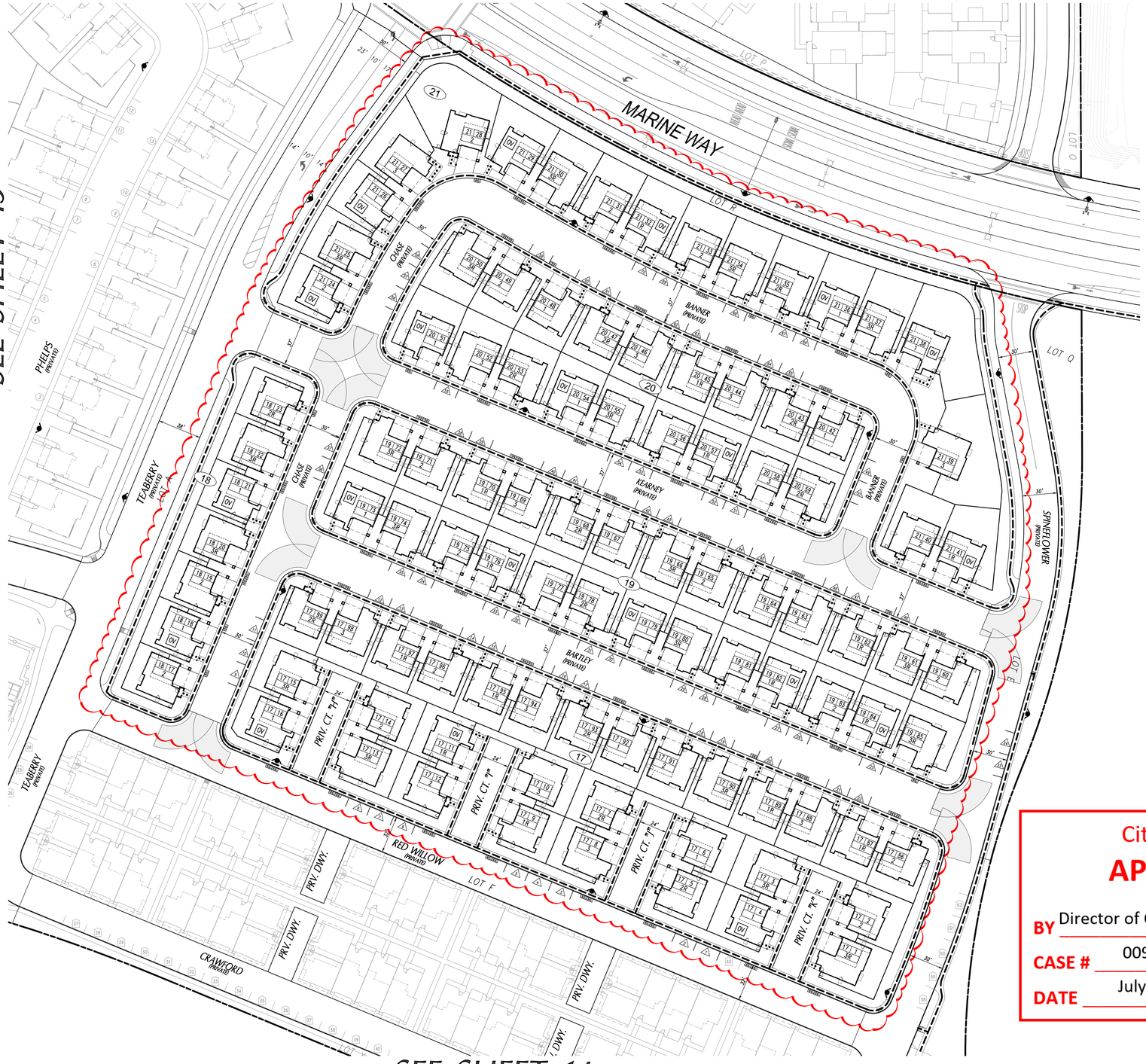


INDEX MAP

NTS

SEE SHEET 12

SEE SHEET 15



SEE SHEET 14

PARKING SUMMARY

BA 703 43x58 – 99 DUS		
DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (198 spaces)	198 spaces
Visitor	0.7 per unit (70 spaces)	70 spaces
Total	268 spaces	268 spaces

43x58
VISITOR PARKING STALLS

Unit	Stall No.	Exceeding 250' Distance
1	2	NO
2	1	NO
3	1	NO
4	2	NO
5	4	NO
6	3	NO
7	3	NO
8	4	NO
9	5	NO
10	5	NO
11	6	NO
12	6	NO
13	8	NO
14	7	NO
15	8	NO
16	9	NO
17	9	NO
18	10	NO
19	11	NO
20	10	NO
21	11	NO
22	36	NO
23	37	NO
24	56	NO
25	57	NO
26	57	NO
27	58	NO
28	58	NO
29	59	NO
30	60	NO
31	70	NO
32	70	NO
33	69	NO
34	69	NO
35	68	NO
36	67	NO
37	66	NO
38	49	NO
39	50	NO
40	48	NO
41	23	NO
42	65	NO
43	64	NO
44	64	NO
45	63	NO
46	62	NO
47	61	NO
48	61	NO
49	60	NO
50	59	NO
51	56	NO
52	55	NO
53	54	NO
54	54	NO
55	53	NO
56	53	NO
57	52	NO
58	52	NO
59	51	NO
60	24	NO
61	48	NO
62	47	NO
63	46	NO
64	45	NO
65	44	NO
66	43	NO
67	42	NO
68	41	NO
69	40	NO
70	39	NO
71	38	NO
72	39	NO
73	12	NO
74	35	NO
75	34	NO
76	33	NO
77	32	NO
78	31	NO
79	30	NO
80	29	NO
81	28	NO
82	27	NO
83	26	NO
84	25	NO
85	25	NO
86	22	NO
87	22	NO
88	21	NO
89	20	NO
90	19	NO
91	18	NO
92	18	NO
93	17	NO
94	16	NO
95	15	NO
96	14	NO
97	13	NO
98	13	NO
99	12	NO

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

SCALE: 1" = 40'

REVISION	
DATE	DESCRIPTION

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

PARKING, TRASH COLLECTION AND PEDESTRIAN ACCESSIBILITY PLAN
CASE No. 00982531-PMP

SHEET 13 OF 17

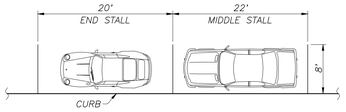
W.O.# 1655-1296 MASTER PLAN MODIFICATION 1 – VTM 19403 – DISTRICT 2 DOC: 78779

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 05:07:03 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT13.dwg

SYMBOL LEGEND

- (123) LOT NUMBER
- LOT NUMBER / UNIT NUMBER
- HOUSE PLAN DESIGNATION
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- LOT LINE
- FIRE HYDRANT
- OV — OPTIONAL VISITABLE UNIT
- ADA ACCESSIBLE PATH OF TRAVEL
- PEDESTRIAN PATH OF TRAVEL
- PARKING – ROWTOWN
- PARKING – 4.3X58
- PARKING – 10 PACK
- TB3 — TRASH BINS FOR RESIDENTIAL, ATTACHED (1 BIN FOR TRASH, 1 FOR RECYCLABLES, 1 FOR ORGANIC WASTE)
- R=40' / R=20' — TRUCK TURNING DETAIL

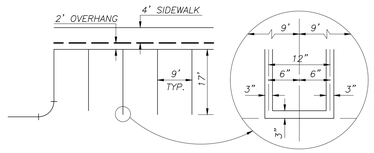
NOTE:
OWNERS WILL BE ADVISED OF THE NEED TO BRING THEIR TRASH BINS TO DESIGNATED LOCATIONS ON THIS PLAN.
PARKING IS NOT ASSIGNED.



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

ON-STREET TYPICAL PARALLEL PARKING STALL DETAIL

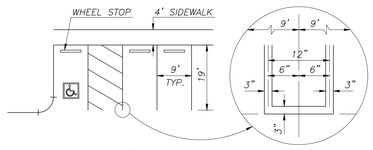
N.T.S.



STRIPING SHALL BE 3" WIDE AND SHALL BE PAINTED PER C.O.I. STANDARD 411.

PARKING STALL STRIPING DETAIL

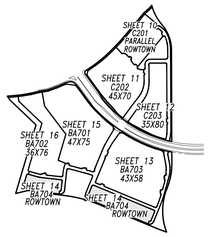
N.T.S.



STRIPING SHALL BE 3" WIDE AND SHALL BE PAINTED PER C.O.I. STANDARD 411.

ADA PARKING STALL STRIPING DETAIL

N.T.S.

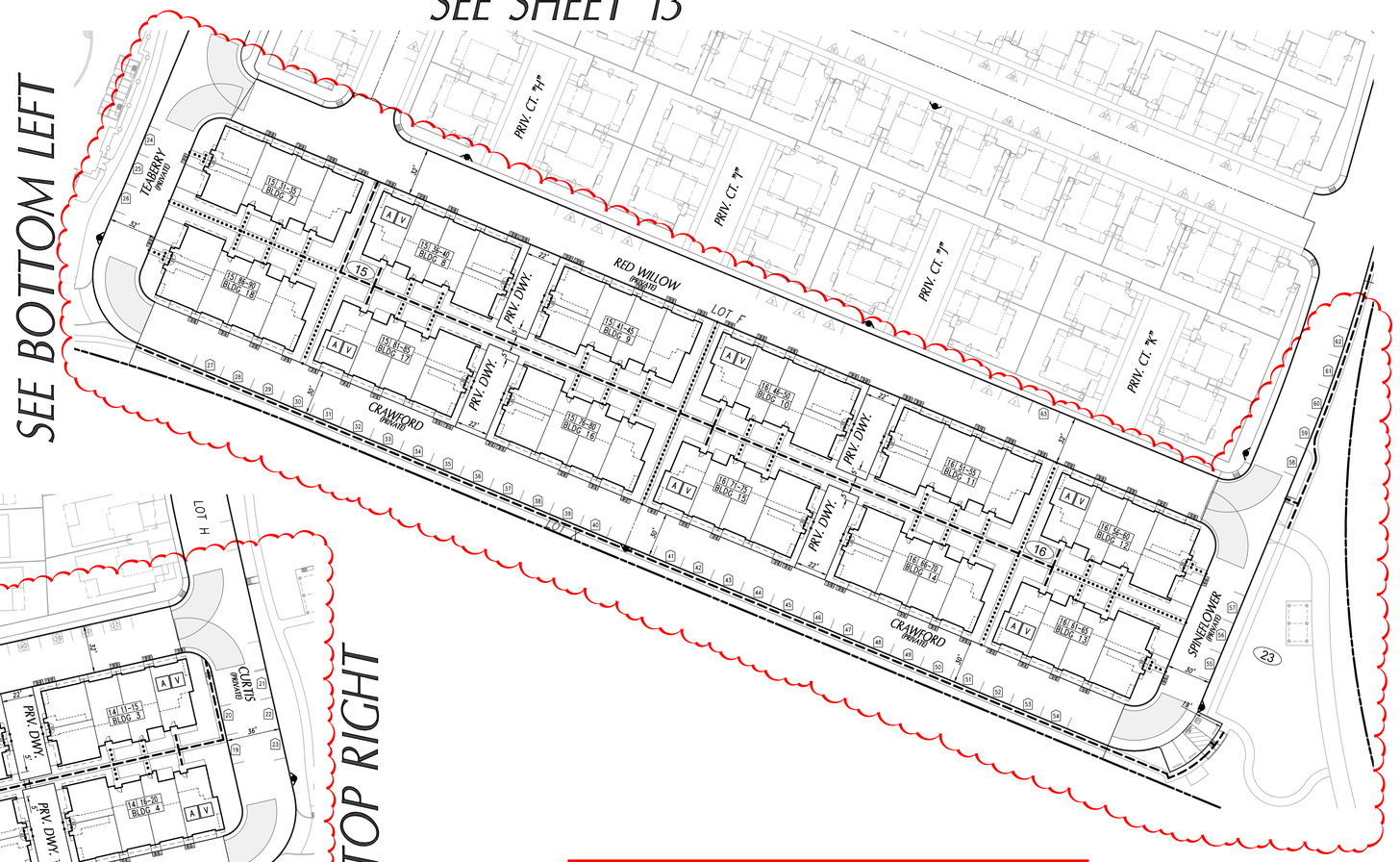


INDEX MAP

NTS

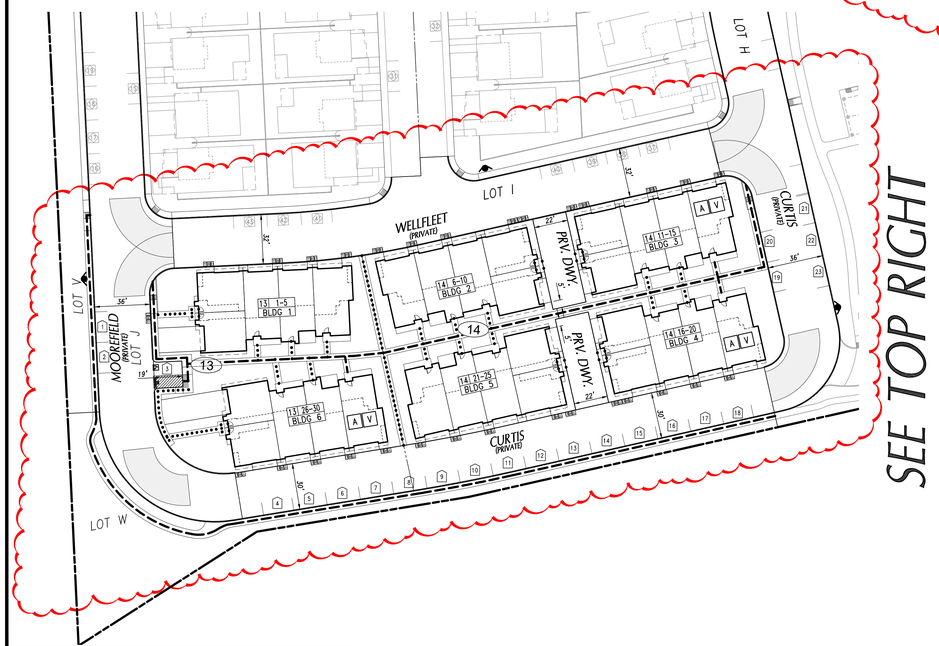
SEE SHEET 13

SEE BOTTOM LEFT



SEE SHEET 16

SEE TOP RIGHT



PARKING SUMMARY

BA 704 ROWTOWN - 90 DUS

DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (180 spaces)	180 spaces
Visitor	0.7 per unit (63 spaces)	63 spaces
Total	243 spaces	243 spaces

ON-SITE ACCESSIBLE PARKING	
REQUIRED	PROVIDED
1	1

NOTE: ON-SITE PARKING CBC SECTION 1109. ACCESSIBLE PARKING REQUIREMENTS ARE BASED ON ON-SITE PARKING PROVIDED. OFF-SITE (AKA ON-STREET PARKING) IS NOT INCLUDED IN THIS CALCULATION.

Rowtown (Large)
VISITOR PARKING STALLS

Unit	Stall No.	Exceeding 250' Distance
1	4	NO
2	5	NO
3	2	NO
4	5	NO
5	4	NO
6	23	NO
7	19	NO
8	3	NO
9	1	NO
10	2	NO
11	22	NO
12	20	NO
13	19	NO
14	20	NO
15	21	NO
16	15	NO
17	16	NO
18	16	NO
19	17	NO
20	18	NO
21	14	NO
22	13	NO
23	12	NO
24	11	NO
25	10	NO
26	9	NO
27	8	NO
28	7	NO
29	6	NO
30	6	NO
31	25	NO
32	24	NO
33	28	NO
34	27	NO
35	28	NO
36	30	NO
37	29	NO
38	33	NO
39	31	NO
40	32	NO
41	40	NO
42	40	NO
43	38	NO
44	37	NO
45	36	NO

Unit	Stall No.	Exceeding 250' Distance
46	41	NO
47	41	NO
48	44	NO
49	45	NO
50	42	NO
51	63	NO
52	63	NO
53	57	NO
54	58	NO
55	59	NO
56	60	NO
57	61	NO
58	62	NO
59	58	NO
60	56	NO
61	55	NO
62	54	NO
63	54	NO
64	53	NO
65	52	NO
66	51	NO
67	50	NO
68	49	NO
69	48	NO
70	47	NO
71	46	NO
72	45	NO
73	44	NO
74	43	NO
75	43	NO
76	39	NO
77	38	NO
78	37	NO
79	36	NO
80	35	NO
81	35	NO
82	34	NO
83	34	NO
84	33	NO
85	32	NO
86	31	NO
87	30	NO
88	29	NO
89	27	NO
90	26	NO

SCALE: 1" = 40'

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

REVISION	
DATE	DESCRIPTION

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

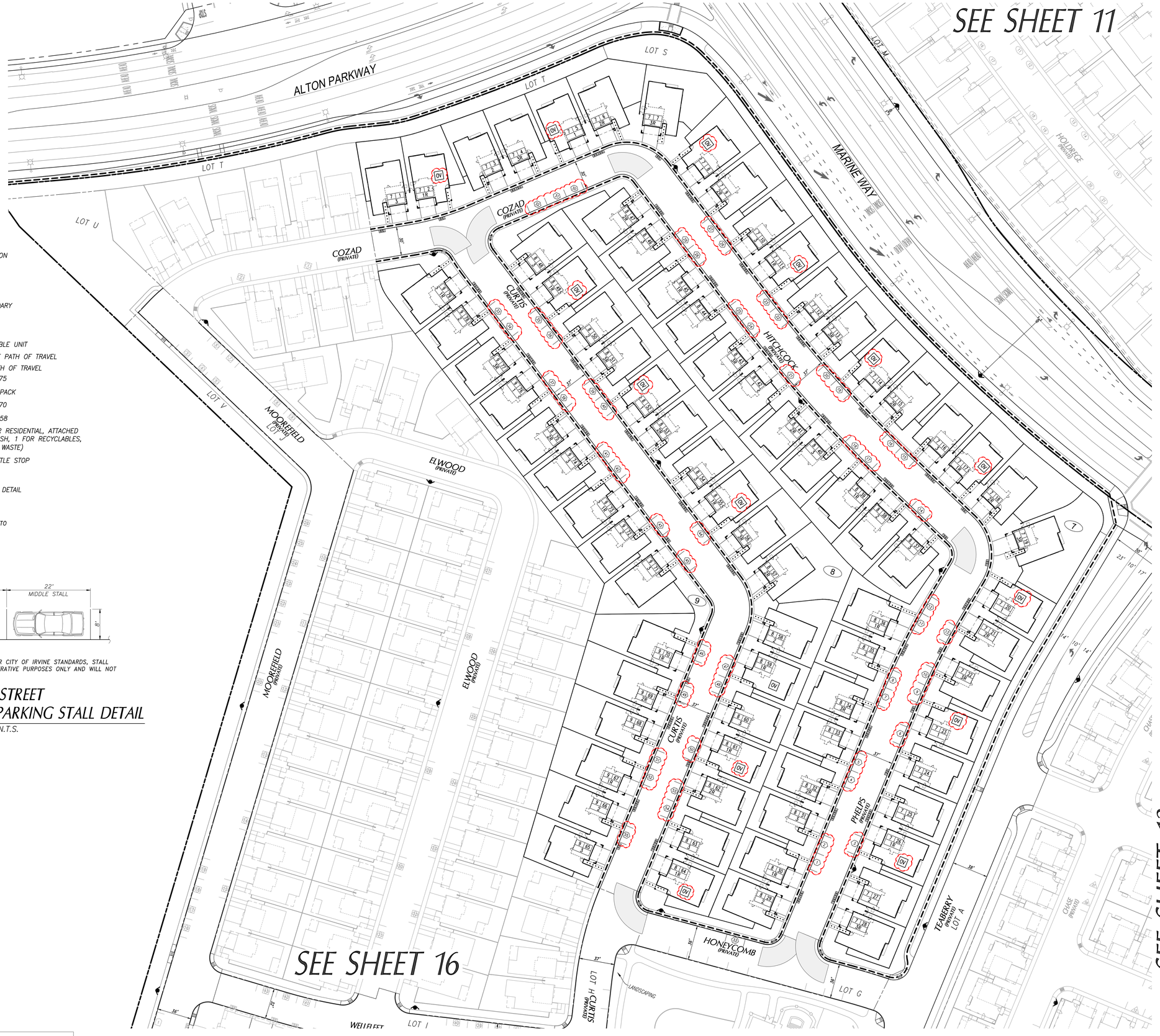
PARKING, TRASH COLLECTION AND PEDESTRIAN ACCESSIBILITY PLAN

CASE No. 00982531-PMP

SHEET 14 OF 17

W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 - VTM 19403 - DISTRICT 2 DOC: 78779

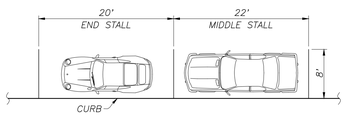
PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:28:49 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT14.dwg



SYMBOL LEGEND

- (123) LOT NUMBER
- LOT NUMBER / UNIT NUMBER
- HOUSE PLAN DESIGNATION
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- LOT LINE
- FIRE HYDRANT
- [OV] OPTIONAL VISITABLE UNIT
- ADA ACCESSIBLE PATH OF TRAVEL
- PEDESTRIAN PATH OF TRAVEL
- PARKING – 47X75
- PARKING – 10 PACK
- PARKING – 45X70
- PARKING – 43X58
- TRASH BINS FOR RESIDENTIAL, ATTACHED (1 BIN FOR TRASH, 1 FOR RECYCLABLES, 1 FOR ORGANIC WASTE)
- POTENTIAL SHUTTLE STOP
- R=40' / R=20' TRUCK TURNING DETAIL

NOTE:
OWNERS WILL BE ADVISED OF THE NEED TO BRING THEIR TRASH BINS TO DESIGNATED LOCATIONS ON THIS PLAN.
PARKING IS NOT ASSIGNED.

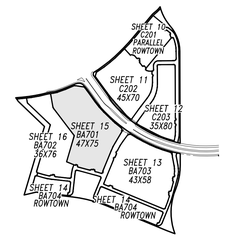


PARKING STALL DIMENSION PER CITY OF IRVINE STANDARDS, STALL LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL NOT BE INSTALLED.

ON-STREET TYPICAL PARALLEL PARKING STALL DETAIL

N.T.S.

REVISION	
DATE	DESCRIPTION



INDEX MAP

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

PARKING SUMMARY

BA 701 47x75 - 79 DUS

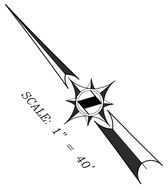
DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (158 spaces)	158 spaces
Visitor	0.7 per unit (56 spaces)	56 spaces
Total	214 spaces	214 spaces

47x75

VISITOR PARKING STALLS

Unit	Stall No.	Exceeding 250' Distance
1	33	NO
2	34	NO
3	32	NO
4	31	NO
5	30	NO
6	27	NO
7	26	NO
8	27	NO
9	29	NO
10	26	NO
11	23	NO
12	22	NO
13	20	NO
14	19	NO
15	16	NO
16	16	NO
17	15	NO
18	15	NO
19	12	NO
20	13	NO
21	13	NO
22	10	NO
23	9	NO
24	6	NO
25	4	NO
26	3	NO
27	33	NO
28	33	NO
29	1	NO
30	1	NO
31	2	NO
32	4	NO
33	5	NO
34	7	NO
35	8	NO
36	11	NO
37	14	NO
38	14	NO
39	17	NO
40	18	NO

Unit	Stall No.	Exceeding 250' Distance
41	21	NO
42	21	NO
43	24	NO
44	25	NO
45	25	NO
46	28	NO
47	29	NO
48	35	NO
49	36	NO
50	39	NO
51	39	NO
52	40	NO
53	41	NO
54	42	NO
55	44	NO
56	45	NO
57	44	NO
58	47	NO
59	47	NO
60	48	NO
61	50	NO
62	53	NO
63	54	NO
64	54	NO
65	55	NO
66	55	NO
67	52	NO
68	51	NO
69	49	NO
70	46	NO
71	45	NO
72	43	NO
73	42	NO
74	41	NO
75	38	NO
76	37	NO
77	37	NO
78	34	NO
79	33	NO



PARKING, TRASH COLLECTION AND PEDESTRIAN ACCESSIBILITY PLAN

CASE No. 00982531-PMP

SHEET 15 OF 17

PREPARED BY:

HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

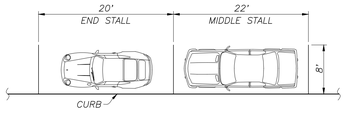
W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 – VTTM 19403 – DISTRICT 2 DOC: 78779

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:28:55 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT15.dwg

SYMBOL LEGEND

- (123) LOT NUMBER
- LOT NUMBER / UNIT NUMBER
- HOUSE PLAN DESIGNATION
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- LOT LINE
- FIRE HYDRANT
- OV OPTIONAL VISITABLE UNIT
- ADA ACCESSIBLE PATH OF TRAVEL
- PEDESTRIAN PATH OF TRAVEL
- PARKING – 36X76
- PARKING – 47X75
- PARKING – ROWTOWN
- TRASH BINS FOR RESIDENTIAL, ATTACHED (1 BIN FOR TRASH, 1 FOR RECYCLABLES, 1 FOR ORGANIC WASTE)
- R=40' / R=20' TRUCK TURNING DETAIL

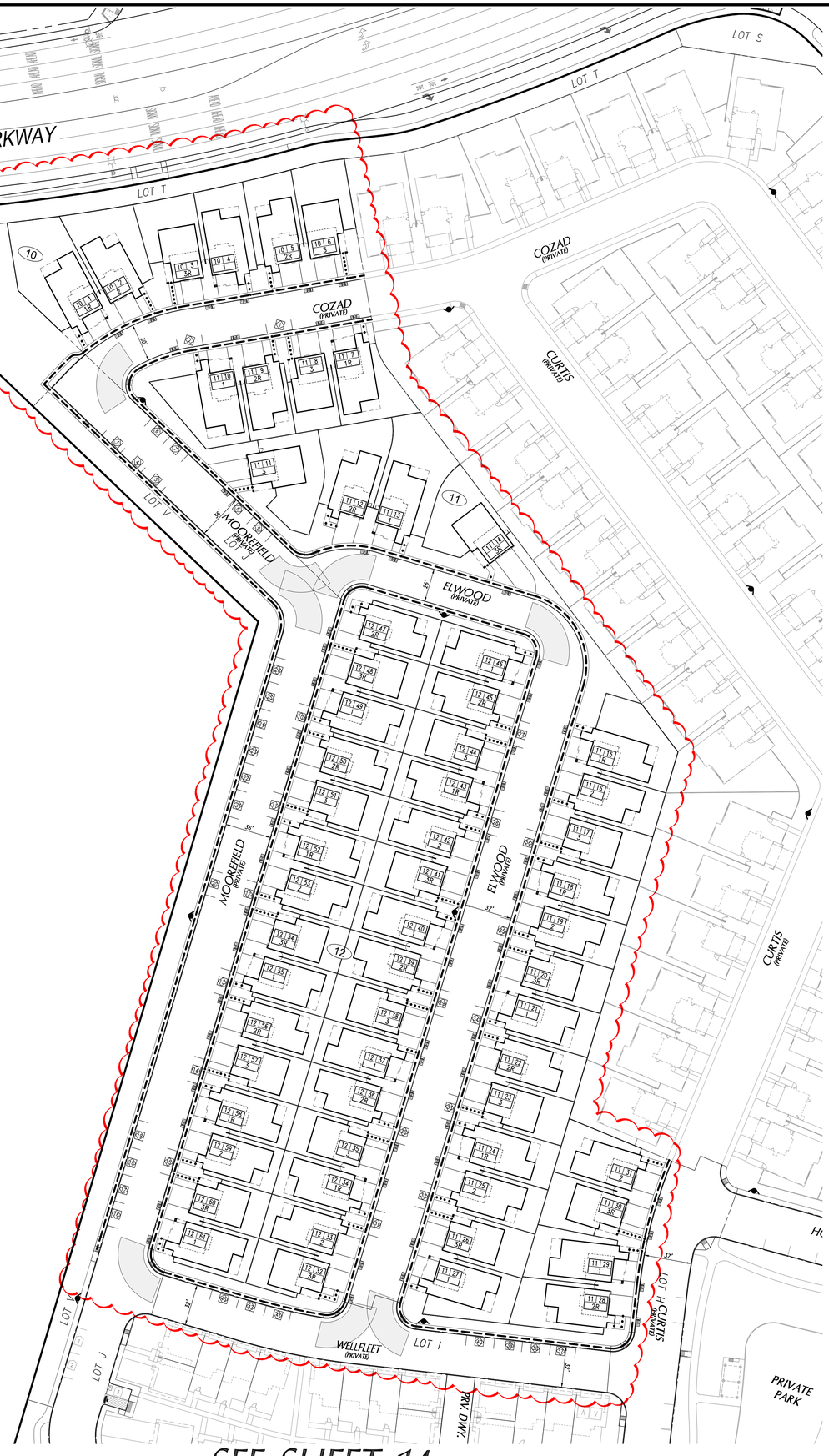
NOTE:
OWNERS WILL BE ADVISED OF THE NEED TO BRING THEIR TRASH BINS TO DESIGNATED LOCATIONS ON THIS PLAN.
PARKING IS NOT ASSIGNED.

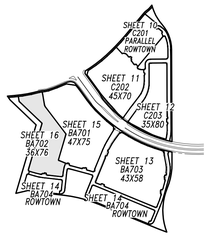


PARKING STALL DIMENSION PER CITY OF IRVINE STANDARDS, STALL LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL NOT BE INSTALLED.

ON-STREET TYPICAL PARALLEL PARKING STALL DETAIL

N.T.S.





INDEX MAP

NTS

PARKING SUMMARY

BA 702 36X76 - 61 DUS

DESCRIPTION	REQUIRED	PROVIDED
Resident (Covered)	2 per unit (122 spaces)	122 spaces
Visitor	0.7 per unit (43 spaces)	43 spaces
Total	165 spaces	165 spaces

36X76

VISITOR PARKING STALLS

Unit	Stall No.	Exceeding 250' Distance
1	3	NO
2	4	NO
3	7	NO
4	2	NO
5	2	NO
6	1	NO
7	1	NO
8	6	NO
9	7	NO
10	5	NO
11	8	NO
12	21	NO
13	26	NO
14	9	NO
15	27	NO
16	36	NO
17	36	NO
18	35	NO
19	35	NO
20	34	NO
21	34	NO
22	33	NO
23	33	NO
24	32	NO
25	32	NO
26	40	NO
27	39	NO
28	38	NO
29	38	NO
30	37	NO

Unit	Stall No.	Exceeding 250' Distance
31	37	NO
32	40	NO
33	43	NO
34	42	NO
35	41	NO
36	41	NO
37	31	NO
38	31	NO
39	30	NO
40	30	NO
41	29	NO
42	29	NO
43	28	NO
44	28	NO
45	27	NO
46	9	NO
47	10	NO
48	25	NO
49	24	NO
50	23	NO
51	11	NO
52	22	NO
53	20	NO
54	12	NO
55	13	NO
56	14	NO
57	19	NO
58	18	NO
59	15	NO
60	17	NO
61	16	NO

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

SCALE: 1" = 40'

REVISION	
DATE	DESCRIPTION

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

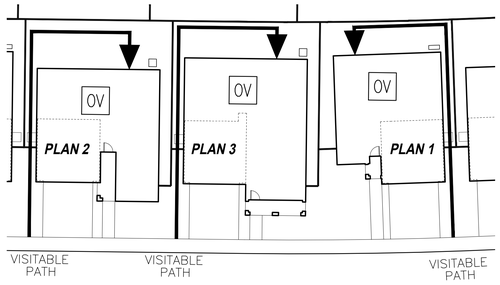
PARKING, TRASH COLLECTION AND PEDESTRIAN ACCESSIBILITY PLAN

CASE No. 00982531-PMP

SHEET 16 OF 17

W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 – VTM 19403 – DISTRICT 2 DOC: 78779

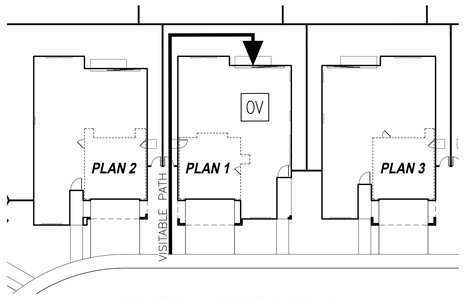
PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:29:02 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT16.dwg



BA C202 - 45X70 OPTIONAL VISITABLE PATH OF TRAVEL DETAIL

OPTIONAL VISITABILITY COULD BE PROVIDED FOR PLAN 1, 2, & 3 PER PATH SHOWN ABOVE

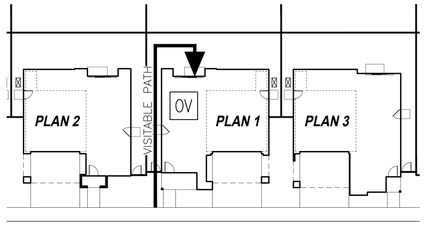
SCALE: 1"=20'



BA 701 - 47X75 OPTIONAL VISITABLE PATH OF TRAVEL DETAIL

OPTIONAL VISITABILITY COULD BE PROVIDED FOR PLAN 1 PER PATH SHOWN ABOVE

SCALE: 1"=20'



BA 703 - 43X58 OPTIONAL VISITABLE PATH OF TRAVEL DETAIL

OPTIONAL VISITABILITY COULD BE PROVIDED FOR PLAN 1 PER PATH SHOWN ABOVE

SCALE: 1"=20'

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

VISITABLE UNIT CRITERIA

FOR A UNIT TO BE VISITABLE, IT MUST MEET THE CRITERIA AS FOLLOWS:

1. *PROVIDE A PATH OF TRAVEL WITHOUT THE USE OF STEPS (EXCEPT AT A MAX. 2-INCH STEP AT THRESHOLD) FROM THE COMMON SIDEWALK INTO THE GROUND FLOOR OF THE HOME. DRIVEWAYS MAY BE USED AS A PATH OF TRAVEL.*
2. *ALL FIRST FLOOR ROOMS MUST HAVE A 2'-8" WIDE PASSAGE DOORS*
3. *MINIMUM 36" X 36" OR 30" X 48" SPACE IN FRONT OF 1ST FLOOR TOILET. A DOOR MAY SWING INTO THIS AREA*

OPTIONAL VISITABLE CRITERIA

OPTIONAL VISITABLE MEANS THAT THE INTERIOR OF THE UNIT MEETS THE CRITERIA FOR VISITABILITY (ITEMS 2 AND 3 OF THE VISITABLE UNIT CRITERIA), THAT THE EXTERIOR PATH OF TRAVEL BEING PROPOSED DOES NOT MEET VISITABILITY CRITERIA (E.G. THERE IS A STEP GREATER THAN 2"), BUT THAT IT HAS BEEN DETERMINED THAT A VISITABLE PATH COULD BE CONSTRUCTED TO MAKE THE UNIT VISITABLE. THIS VISITABLE PATH IS TYPICALLY FROM THE FRONT OF THE UNIT, ALONG THE SIDEYARD, INTO THE BACK YARD, AND INTO THE HOUSE THROUGH THE BACK DOOR. THIS PATH COULD BE OFFERED AS A BUILDER OPTION, AND COULD ALSO BE BUILT BY AN OWNER OF THE UNIT AT ANY TIME IN THE FUTURE. FOR PURPOSES OF TABULATING VISITABLE UNITS, UNITS THAT MEET THE CRITERIA OF OPTIONAL VISITABILITY ARE COUNTED AS VISITABLE UNITS.

ACCESSIBLE UNIT CRITERIA

(SEE SEC. 1131A OF THE CURRENT CALIFORNIA BUILDING CODE)

REVISION	
DATE	DESCRIPTION

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949)583-1010

DETAIL SHEET

CASE No. 00982531-PMP

SHEET 17 OF 17

W.O.# 1855-1296 MASTER PLAN MODIFICATION 1 - VTTM 19403 - DISTRICT 2 DOC: 78779

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:29:07 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHT17.dwg

LANDSCAPE VISION

Introduction

The District 2 Landscape Vision is intended to reinforce the natural processes of plants and the grouping of like species within a community. Together we are creating a signature landscape that is distinguished from adjacent Southern California communities by embracing the native landscape of the area and weaving it through a modern & vibrant community. The landscape character resulting from this unique design approach is intended to be softer, more irregular, and more compelling.

Design Principles

By encouraging the use of Southern California Friendly plants and native species, the District 2 Landscape is minimally dependent on water, fertilizer, and maintenance while still emphasizing biodiversity through its four distinct planting zones described below.

Planting Zones

Deciduous Heart (D):
The heart of the community is deciduous. It is accented by massive heritage trees dotting the landscape. The varied planting are not influenced by buildings, roads, or other man-made structures.

Ecotones (EC):
Ecotones occur at the meeting of two different plant habitats. While these regions vary in width, they all function to create connections across habitats and they support species richness and diversity.

Evergreen Edges (E):
Evergreen environments define edges in all directions creating buffering between high use public spaces and quiet, more private residential communities. The palette occurs within most major vehicular and pedestrian corridors.

Grasslands (G):
Grasslands primarily occur along the project perimeter serving as an introduction to the community with an artistic gesture to the natural landscape. Grasses are grouped and planted in patterns their support the natural distribution methods.

GENERAL NOTES

1. All landscape areas shall be permanently irrigated with an automatic irrigation system and the latest in matched low precipitation rate heads. The system will use recycled water within the master planned area.
2. Quantity of trees will vary per species.
3. All plant species shall comply with the landscape character as specified in the master landscape and trails plan. The specified plant palette may be expanded to include other trees and shrubs that preserve the character. Plant lists are not exclusive and other similar plant species may be used if approved by the City.
4. Landscape shall comply with the city of Irvine's "sustainable landscape guidelines." Landscape design shall be designed to reduce green waste generation, to conserve water and reduce the adverse long-term effects of watering on infrastructure.
5. Common area walkways to be illuminated with a minimum maintained .25 foot candles of light on the walking surface using vandal resistant fixtures at least 42" in height.
6. All trees in round-a-bouts and within site distance zones will be single trunk, high branched specimens and all groundcover will be max 18" in height to comply with sight distance criteria of the City of Irvine.
7. Alternating bands of crushed aggregate concrete and planting at project entries and round-a-bout medians "as approved by the city". Provide potential passive water harvesting.
8. Vegetation shall not obstruct access to emergency rescue openings serving sleeping rooms in residential structures.
9. Common area low waste generating landscape design and plant palette are designed to minimize fertilization, pruning, shearing and limits turf to active use areas.
10. All vegetation overhanging designated fire access drives shall be maintained to provide 13'-6" vehicle clearance.
11. Per section 3-15-4a of the zoning ordinance, a minimum of one 15-gallon tree shall be provided for every 30 feet of interior boundary on all building sites. The trees shall be located in a minimum five-foot-wide planting area. Trees may be clustered.

TREE PALETTE

BOTANICAL NAME	COMMON NAME
ACACIA BAILEYANA	BAILEY ACACIA
ACACIA BAILEYANA 'PURPUREA'	PURPLE LEAF ACACIA
AGONIS FLEXUOSA	PEPPERMINT TREE
ALBIZIA JULIBRISSIN	SILK TREE
ARBUTUS UNEDO	STRAWBERRY TREE
CALODENDRON CAPENSE	CAPE CHESTNUT
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
CITRUS CULTIVARS	
FEIJOA SELLOWIANA	PINEAPPLE GUAVA
FRAXINUS UHDEI	EVERGREEN ASH
GINKGO BILOBA	MAIDEN HAIR TREE
JACARANDA MIMOSIFOLIA	JACARANDA
LAGERSTROMIA INDICA	CRAPE MYRTLE
LAURUS SP.	LAUREL
LYONOTHAMNUS FLOR. ASPLENIFOLIUS	FERN-LEAVED CATALINA IRONWOOD
MELALEUCA LINARIIFOLIA	FLAXLEAF PAPERBARK
MELALEUCA QUINQUENERVIA	CAJEPUT TREE
METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE
PINUS CANARIENSIS	CANARY ISLAND PINE
PINUS COULTERI	COULTER PINE
PINUS ELDARICA	AFGHAN PINE
PINUS HALEPENSIS	ALLEPO PINE
PINUS PINEA	ITALIAN STONE PINE
PINUS TORREYANA	TORREY PINE
PISTACIA CHINENSIS	CHINESE PISTACHE
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
PODOCARPUS GRACILIOR	FERN PINE
POPULUS FREMONTII	FREEMONT COTTONWOOD
PROSOPIS GLANDULOSA	MESQUITE
PRUNUS C.	CAROLINA CHERRY
PRUNUS ILICIFOLIA SPP. ILICIFOLIA	HOLLYLEAF CHERRY
PRUNUS ILICIFOLIA SPP. LYONII	CATALINA CHERRY
QUERCUS AGRIFOLIA	COAST LIVE OAK
QUERCUS ILEX	HOLLY OAK
QUERCUS SP.	OAK
QUERCUS SUBER	CORK OAK
RHUS LANCEA	AFRICAN SUMAC
TIPUANA TIPU	TIPU TREE
TRISTANIA LAURINA	WATER GUM
ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE ELM
UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL
PROSOPIS X PHOENIX	THORNLESS GRAFTED MESQUITE

SHRUB AND GROUNDCOVER PALETTE

BOTANICAL NAME	COMMON NAME
ACACIA 'DESERT CARPET'	DESERT CARPET PROSTRATE ACACIA
AEONIUM SPECIES	TREE AEONIUM
AGAVE SPP.	CENTURY PLANT
ALOE SPECIES	TORCH ALOE
CISTUS SPP.	ROCKROSE
CORDYLINE AUSTRALIS	GRASS PALM
CRASSULA SP.	
ECHEVERIA SP.	HENS AND CHICKS
FESTUCA CALIFORNICA	CALIFORNIA FESCUE
FESTUCA IDAHOENSIS	IDAHO FESCUE
FESTUCA MAIREI	ATLAS FESCUE
FESTUCA MOLATE	MOLATE FESCUE
HESPERALOE PARVIFORA	RED YUCCA
HETEROMELES ARBUTIFOLIA	TOYON
LANTANA SP.	LANTANA
LAVANDULA + CVS	LAVANDER
LAVATERA ASSURGENTIFLORA	TREE-MALLOW
LAVATERA MARITIMA	TREE-MALLOW
LEONOTIS LEONURUS	LION'S TAIL
RHAMNUS 'EVE CASE'	COFFEEBERRY
RHAMNUS CAL. 'MOUND SAN BRUNO'	COFFEEBERRY
RHAPHIOLEPIS + CVS	INDIAN HAWTHORN
RHUS INTEGRIFOLIA	LEMONADE BERRY
ROSA SPP.	ROSE
ROSMARINUS SP.	ROSEMARY
SALVIA SP.	SAGE
SENECIO SP.	CHALKSTICKS
WESTRINGIA SP.	COAST ROSEMARY

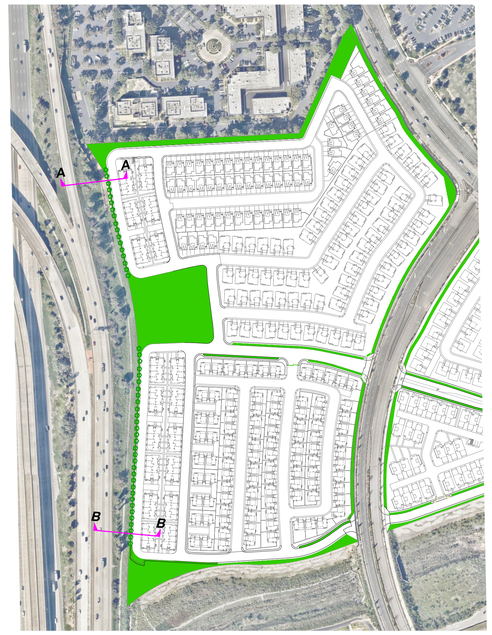
VINES/SHRUBS (ADJACENT TO INTERSTATE 5)

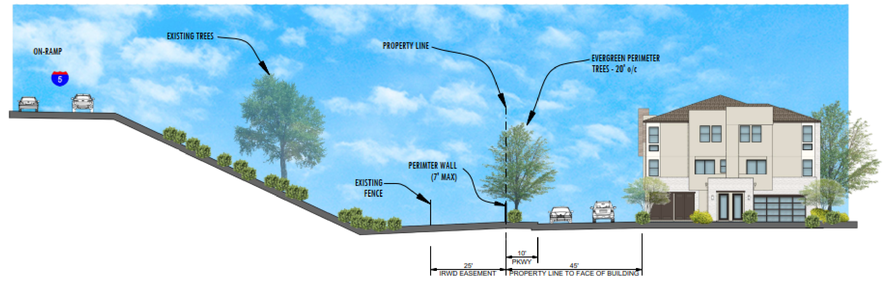
BOTANICAL NAME	COMMON NAME
BOUGAINVILLEA SPP.	BOUGAINVILLEA
FICUS PUMILA	CREEPING FIG
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE

* The District 2 tree, shrub and groundcover palette shall remain consistent with the District 2/3/6S Community Design Features. The Director of Community Development shall have the authority to determine consistency between District 2 landscaping and the District 2/3/6S Community Design Features.

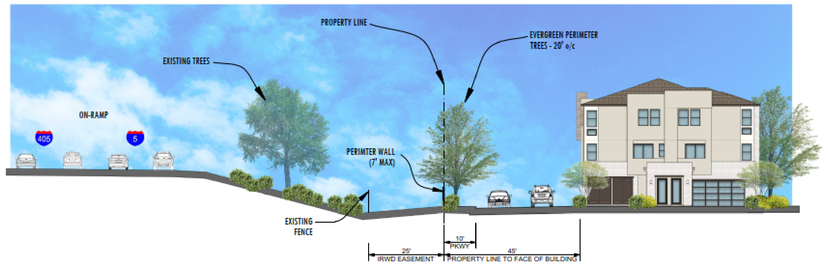
TREE SCHEDULE:

		SYMBOL	BOTANICAL NAME	COMMON NAME
DECIDUOUS	CANOPY		CASSIA LEPTOPHYLLA JACARANDA MIMOSIFOLIA LIQUIDAMBAR STYRACIFLUA LIRIODENDRON TULIPIFERA PLATANUS RACEMOSA QUERCUS LOBATA TIPUANA TIPU ULMUS PARVIFOLIA "DRAKE"	GOLD MEDALLION TREE JACARANDA SWEET GUM TULIP TREE WESTERN SYCAMORE VALLEY OAK TIPU TREE DRAKE CHINESE ELM
	BACKDROP		ALNUS RHOMBIFOLIA PISTACIA CHINENSIS POPULUS BALSAMIFERA SPP QUERCUS KELLOGGII SALIX EXIGUA SALIX LASIOLEPIS SAMBUCUS MEXICANA SAMBUCUS NIGRA	WHITE ALDER CHINESE PISTACHE BLACK COTTONWOOD CALIFORNIA BLACK OAK SANDBAR WILLOW ARROYO WILLOW MEXICAN ELDERBERRY ELDERBERRY
	ACCENT		AESCULUS CALIFORNICA ALBIZIA JULIBRISSIN ARCTOSTAPHYLOS 'LESTER ROWNTREE CERCIS OCCIDENTALIS GINKGO BILOBA LIRIODENDRON TULIPIFERA PARKSONIA 'DESERT MUSEUM' PROSOPIS GLANDULOSA	CALIFORNIA BUCKEYE SILK TREE LESTER ROWNTREE MANZANITA WESTERN REDBUD GINKGO TULIP TREE PALO VERDE THORNLESS MESQUITE
ECOTONE	CANOPY		BRACHYCHITON POPULNEUS CASSIA LEPTOPHYLLA JACARANDA MIMOSIFOLIA PLATANUS RACEMOSA QUERCUS AGRIFOLIA QUERCUS ILEX QUERCUS SUBER ULMUS PARVIFOLIA "DRAKE"	BOTTLE TREE GOLD MEDALLION TREE JACARANDA WESTERN SYCAMORE COAST LIVE OAK HOLLY OAK CORK OAK DRAKE CHINESE ELM
	BACKDROP		FRAXINUS VELUTINA MELALEUCA QUINQUENERVIA PINUS CANARIENSIS PINUS ELDARICA TABEBUIA CHRYSOTRICHA	MODESTO ASH CAJEPUT TREE CANARY ISLAND PINE ALLEPO PINE GOLDEN TRUMPET TREE
	ACCENT		ALBIZIA JULIBRISSIN ARCTOSTAPHYLOS 'LESTER ROWNTREE CERCIS OCCIDENTALIS LAGERSTROEMIA INDICA OLNEYA TESOTA	SILK TREE LESTER ROWNTREE MANZANITA WESTERN REDBUD CRAPE MYRTLE DESERT IRONWOOD
GRASSLAND	CANOPY		JUGLANS C. SSP.HINDSII PLATANUS RACEMOSA QUERCUS AGRIFOLIA	NORTHERN CALIFORNIA BLACK WALNUT WESTERN SYCAMORE COAST LIVE OAK
	BACKDROP		POPULUS FREMONTI PINUS SABINIANA PINUS TORREYANA	FREMONT COTTONWOOD CALIFORNIA FOOTHILL PINE TORREY PINE
	ACCENT		AESCULUS CALIFORNICA JUGLANS 'HINDSII' PINUS TORREYANA	CLIFORNIA BUCKEYE BLACK WALNUT TORREY PINE
EVERGREEN	CANOPY		CASSIA LEPTOPHYLLA LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS PINUS HALEPENSIS QUERCUS AGRIFOLIA QUERCUS ILEX QUERCUS SUBER TRISTANIA LAURINA 'ELEGANT'	GOLD MEDALLION TREE FERN-LEAVED CATALINA IRONWOOD ALLEPO PINE COAST LIVE OAK HOLLY OAK CORK OAK ELEGANT WATER GUM
	BACKDROP		BRACHYCHITON POPULNEUS LYONOTHMNUS FLORIBUNDUS MELALEUCA QUINQUENERVIA PINUS BRUTIA PINUS CANARIENSIS PINUS ELDARICA PINUS TORREYANA TRISTANIA LAURINA	BOTTLE TREE CATALINA IRONWOOD CAJEPUT TREE CALABRIAN PINE CANARY ISLAND PINE AFGHAN PINE TORREY PINE WATER GUM
	ACCENT		AGONIS FLEXUOSA ARAUCARIA BIDWILLI CERCIS OCCIDENTALIS FEIJOA SELLOWIANA LAURUS NOBILIS 'SARATOGA' MAGNOLIA 'LITTLE GEM' METROSIDEROS EXCELSUS PINUS PINEA PROSOPIS X PHOENIX PRUNUS ILICIFOLIA SPP. LYONII UMBELLULARIA CALIFORNICA	PEPPERMINT WILLOW BUNYA PINE WESTERN REDBUD PINEAPPLE GUAVA BAY LAUREL LITTLE GEM MAGNOLIA NEW ZEALAND CHRISTMAS TREE ITALIAN STONE PINE THORNLESS GRAFTED MESQUITE CATALINA CHERRY CALIFORNIA BAY LAUREL





SECTION A-A
PAD SEPARATION FROM ON-RAMP : 130' HORIZONTALLY, 35' VERTICALLY
N.T.S.



SECTION B-B
PAD SEPARATION FROM ON-RAMP : 90' HORIZONTALLY, 10' VERTICALLY
N.T.S.

VTTM 19403 - INTERSTATE 5 EDGE CONDITIONS

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

PREPARED FOR:

Heritage Fields El Toro, LLC
Great Park NEIGHBORHOODS.
2000 Fivepoint, 4th Floor
Irvine, CA 92618

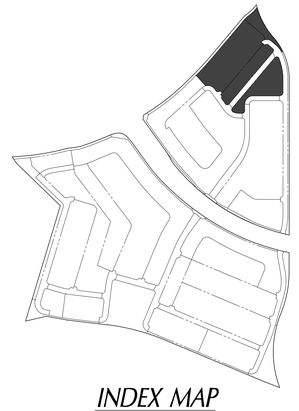
LANDSCAPE PLAN NOTES AND LEGEND

CASE No. 00982531-PMP

SHEET L-1
OF 6

PLOTTED BY: Nhan Tran DATE: May. 18, 2026 12:28:40 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHTL-1.dwg





INDEX MAP
NTS

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

SCALE: 1" = 40'

SEE SHEET L-3

PREPARED FOR:

Heritage Fields El Toro, LLC
Great Park NEIGHBORHOODS.

2000 Fivepoint, 4th Floor
Irvine, CA 92618

REFER TO SHEET L-1 FOR TREE AND SHRUB PLANTING LEGEND.

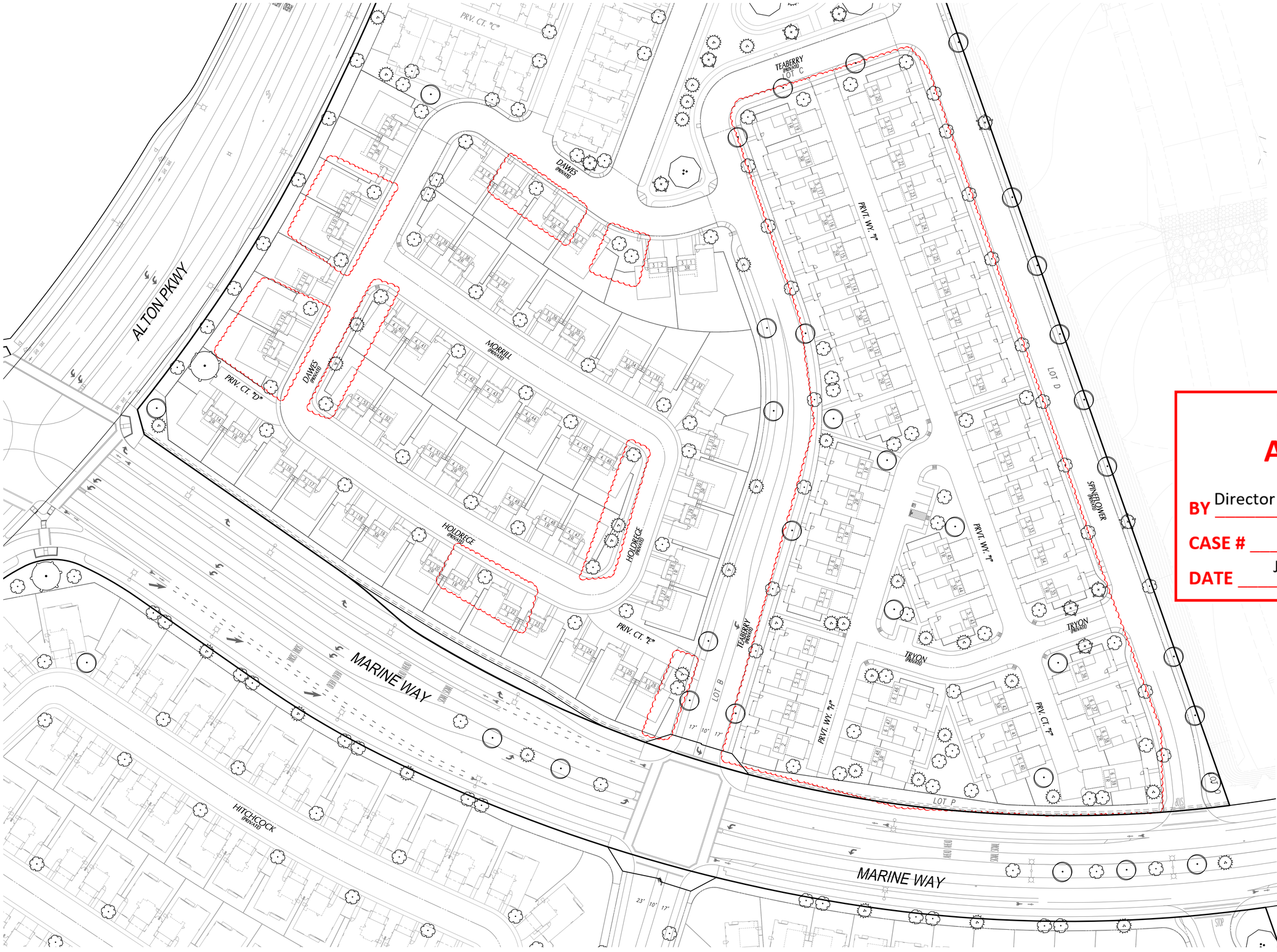
LANDSCAPE PLAN

CASE No. 00982531-PMP

SHEET L-2
OF 6

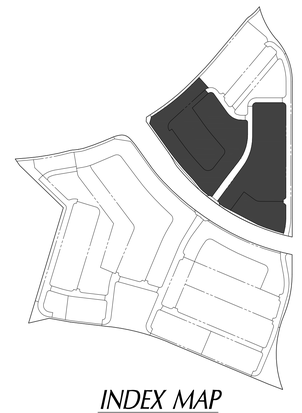
PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:29:15 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHTL-2.dwg

SEE SHEET L-2



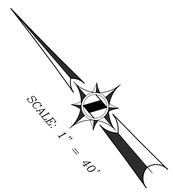
SEE SHEET L-5

SEE SHEET L-4



INDEX MAP
NTS

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026



PREPARED FOR:
Heritage Fields El Toro, LLC
Great Park NEIGHBORHOODS.
2000 Fivepoint, 4th Floor
Irvine, CA 92618

LANDSCAPE PLAN

REFER TO SHEET L-1 FOR TREE AND SHRUB PLANTING LEGEND.

CASE No. 00982531-PMP

SHEET L-3
OF 6

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:29:19 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHTL-3.dwg

SEE SHEET L-6

SEE SHEET L-3

SEE BOTTOM RIGHT

SEE SHEET L-5

SEE TOP LEFT

MARINE WAY

WELLFLEET (PRIVATE)

MOOREFIELD (PRIVATE)

CURTIS (PRIVATE)

PRV. DWY.

BANNER (PRIVATE)

CHASE (PRIVATE)

KEARNEY (PRIVATE)

BARTLEY (PRIVATE)

PRIV. CT. "H"

PRIV. CT. "I"

PRIV. CT. "J"

PRIV. CT. "K"

RED WILLOW (PRIVATE)

CRAWFORD (PRIVATE)

TEABERRY (PRIVATE) LOT A

HONEYCOMB (PRIVATE)

LOT G

PRIVATE PARK

SPINEFLOWER (PRIVATE)

SCALE: 1" = 40'

INDEX MAP
NTS

REFER TO SHEET L-1 FOR TREE AND SHRUB PLANTING LEGEND.

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

PREPARED FOR:

Heritage Fields El Toro, LLC
Great Park NEIGHBORHOODS.
2000 Fivepoint, 4th Floor
Irvine, CA 92618

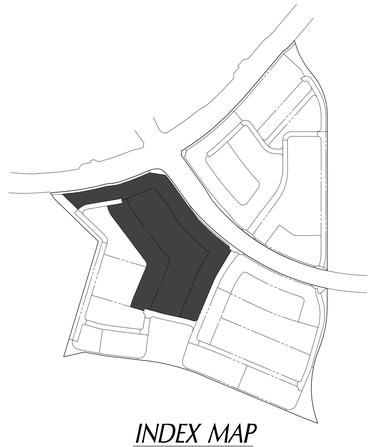
LANDSCAPE PLAN

CASE No. 00982531-PMP

SHEET L-4
OF 6

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:29:24 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHTL-4.dwg

SEE SHEET L-3



INDEX MAP
NTS

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

SEE SHEET L-4

SCALE: 1" = 40'

PREPARED FOR:

Heritage Fields El Toro, LLC.
Great Park NEIGHBORHOODS.

2000 Fivepoint, 4th Floor
Irvine, CA 92618

SEE SHEET L-6

REFER TO SHEET L-1 FOR TREE AND SHRUB PLANTING LEGEND.

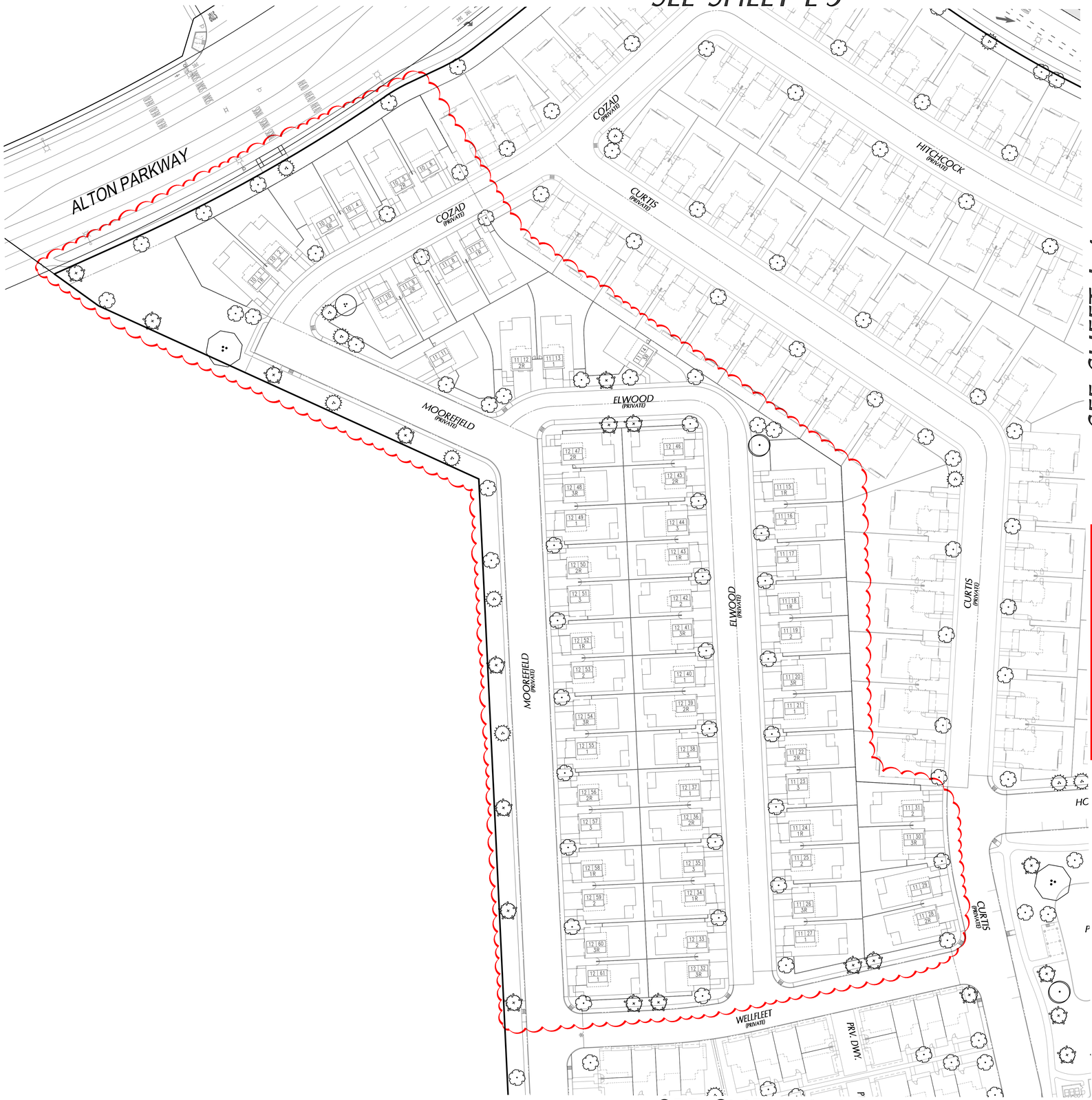
LANDSCAPE PLAN

CASE No. 00982531-PMP

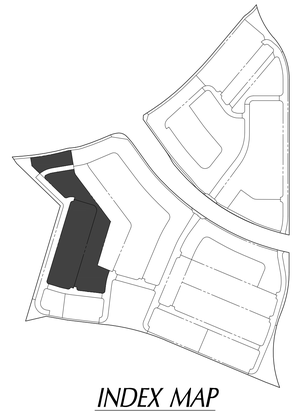
SHEET L-5
OF 6

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:29:29 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHTL-5.dwg

SEE SHEET L-5



SEE SHEET L-4



INDEX MAP
NTS

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

PREPARED FOR:

Heritage Fields El Toro, LLC
Great Park NEIGHBORHOODS.
2000 Fivepoint, 4th Floor
Irvine, CA 92618

SEE SHEET L-4

REFER TO SHEET L-1 FOR TREE AND SHRUB PLANTING LEGEND.

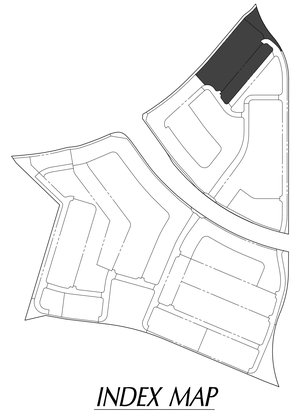
LANDSCAPE PLAN

CASE No. 00982531-PMP

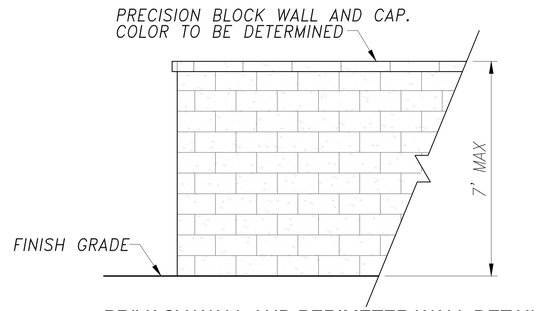
SHEET L-6
OF 6

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:29:32 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHTL-6.dwg





INDEX MAP
NTS



PRIVACY WALL AND PERIMETER WALL DETAIL

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

SYMBOL LEGEND

- PRIVATE WALK
- 5' PUBLIC WALK
- PRIVACY WALL
- PERIMETER WALL

SCALE: 1" = 40'

PREPARED FOR:

Heritage Fields El Toro, LLC
Great Park NEIGHBORHOODS.
2000 Fivepoint, 4th Floor
Irvine, CA 92618

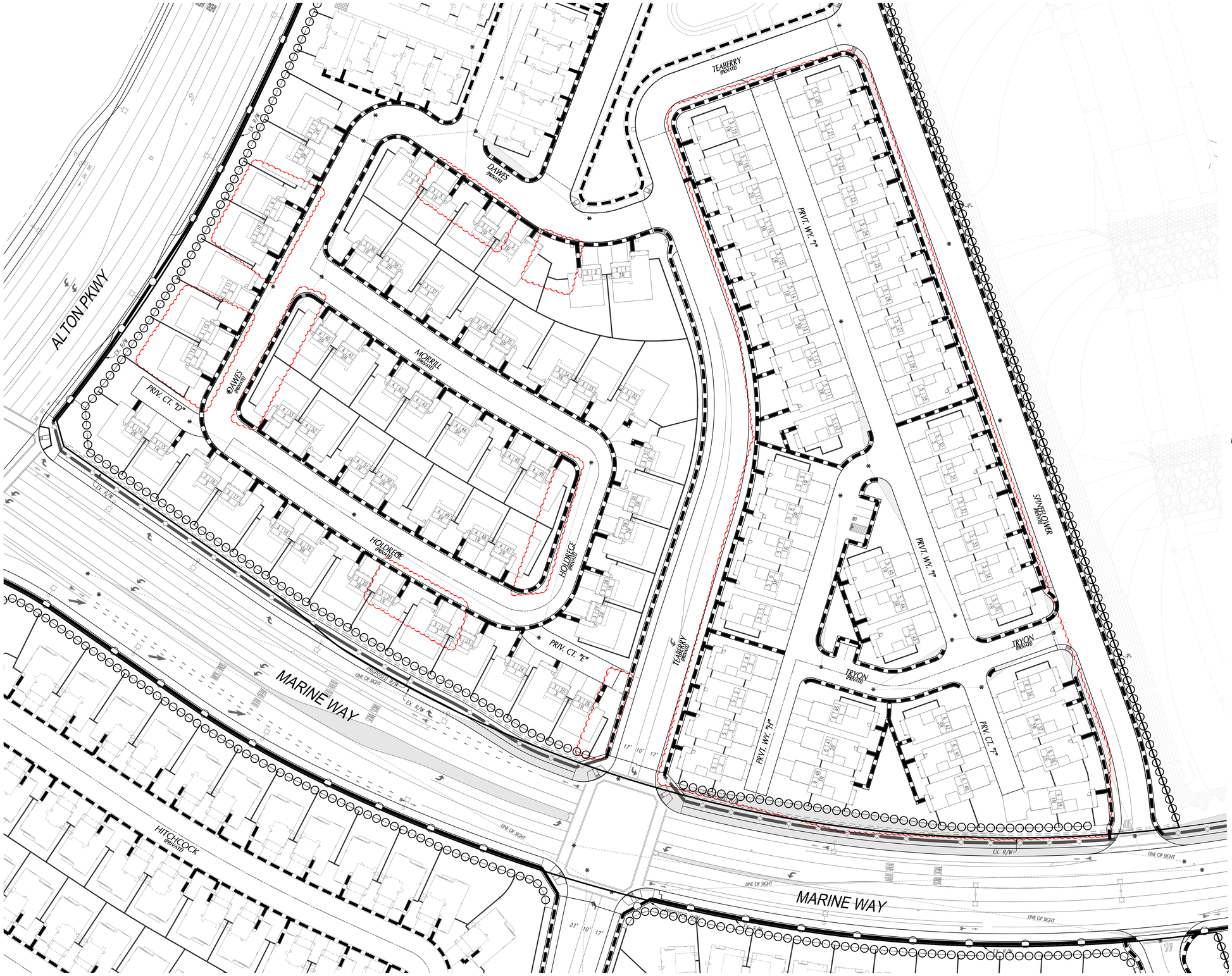
SIDEWALK AND WALL PLAN

CASE No. 00982531-PMP

SHEET W-1
OF 5

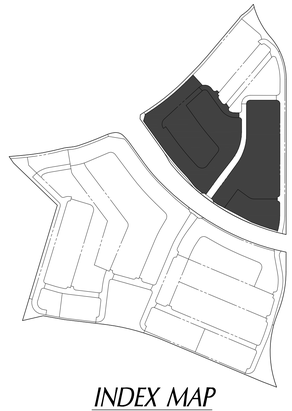
PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:29:37 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHTTW-1.dwg

SEE SHEET W-1

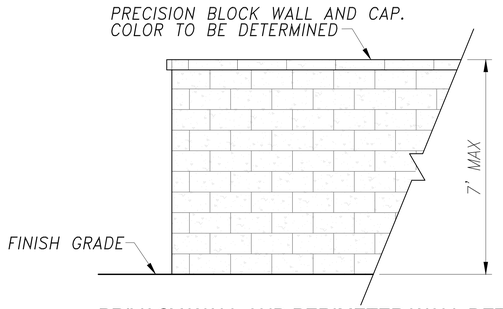


SEE SHEET W-4

SEE SHEET W-3



INDEX MAP
NTS



PRIVACY WALL AND PERIMETER WALL DETAIL

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

SYMBOL LEGEND

- PRIVATE WALK
- 5' PUBLIC WALK
- 11' TRAIL
- PRIVACY WALL
- PERIMETER WALL

SCALE: 1" = 40'

PREPARED FOR:

Heritage Fields El Toro, LLC.
Great Park NEIGHBORHOODS.

2000 Fivepoint, 4th Floor
Irvine, CA 92618

SIDEWALK AND WALL PLAN

CASE No. 00982531-PMP

SHEET W-2
OF 5

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 05:07:08 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHTW-2.dwg

SEE SHEET W-5

SEE SHEET W-2

SEE SHEET W-4

SEE BOTTOM RIGHT

SEE TOP LEFT

MARINE WAY

EX. R/W

STOP

WELLFLEET (PRIVATE)

MOORKEFIELD (PRIVATE)

CURTIS (PRIVATE)

PRV. DWY.

BANNER (PRIVATE)

CHASE (PRIVATE)

KEARNEY (PRIVATE)

BARTLEY (PRIVATE)

RED WILLOW (PRIVATE)

CRAWFORD (PRIVATE)

TEABERRY (PRIVATE)

HONEYCOMB (PRIVATE)

SPINEFLOWER (PRIVATE)

PRIV. CT. "H"

PRIV. CT. "I"

PRIV. CT. "J"

PRIV. CT. "K"

PRIVATE PARK

LINE OF SIGHT

INDEX MAP

NTS

PRECISION BLOCK WALL AND CAP.
COLOR TO BE DETERMINED

7' MAX

FINISH GRADE

PRIVACY WALL AND PERIMETER WALL DETAIL

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

SCALE: 1" = 40'

SYMBOL LEGEND

- PRIVATE WALK
- 5' PUBLIC WALK
- 11' TRAIL
- PRIVACY WALL
- PERIMETER WALL

PREPARED FOR:

Heritage Fields El Toro, LLC
Great Park NEIGHBORHOODS.

2000 Fivepoint, 4th Floor
Irvine, CA 92618

SIDEWALK AND WALL PLAN

CASE No. 00982531-PMP

SHEET W-3
OF 5

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 05:06:48 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHTW-3.dwg

SEE SHEET W-2

ALTON PARKWAY

MARINE WAY

HOLDRIDGE (PRIVATE)

PRIV. CT. "E"

COZAD (PRIVATE)

HITCHCOCK (PRIVATE)

CURTIS (PRIVATE)

MOOREFIELD (PRIVATE)

ELWOOD (PRIVATE)

PHELPS (PRIVATE)

TEABERRY (PRIVATE)

CHASE (PRIVATE)

HONEYCOMB (PRIVATE)

LINE OF SIGHT

SEE SHEET W-5

SEE SHEET W-3

INDEX MAP
NTS

SYMBOL LEGEND

- PRIVATE WALK
- 5' PUBLIC WALK
- 11' TRAIL
- PRIVACY WALL
- PERIMETER WALL

PRECISION BLOCK WALL AND CAP.
COLOR TO BE DETERMINED

7' MAX

FINISH GRADE

PRIVACY WALL AND PERIMETER WALL DETAIL

SCALE: 1" = 40'

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

PREPARED FOR:

Heritage Fields El Toro, LLC
Great Park NEIGHBORHOODS.
2000 Fivepoint, 4th Floor
Irvine, CA 92618

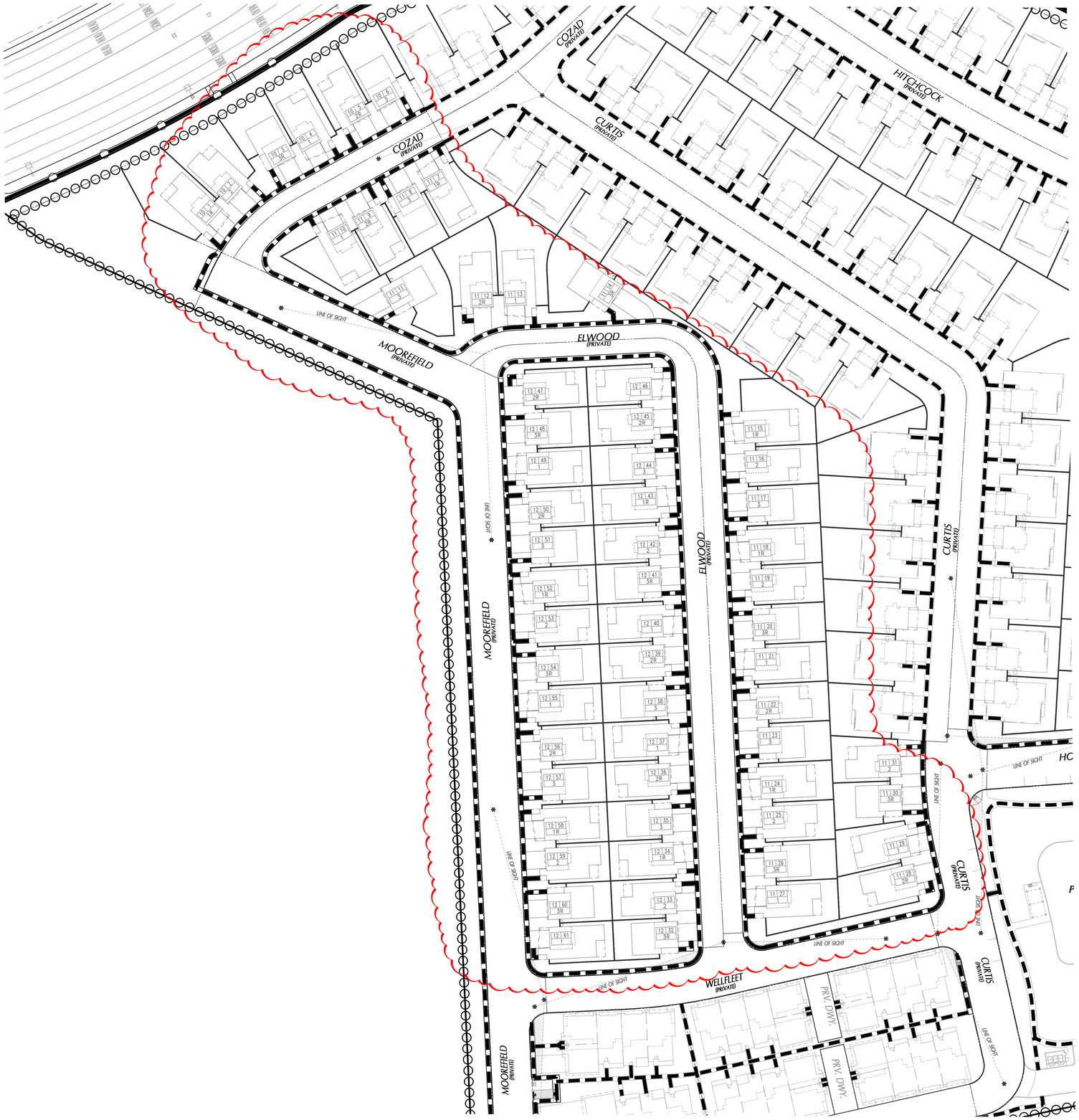
SIDEWALK AND WALL PLAN

CASE No. 00982531-PMP

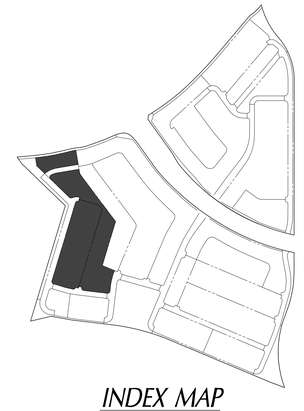
SHEET W-4
OF 5

PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:29:51 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHTW-4.dwg

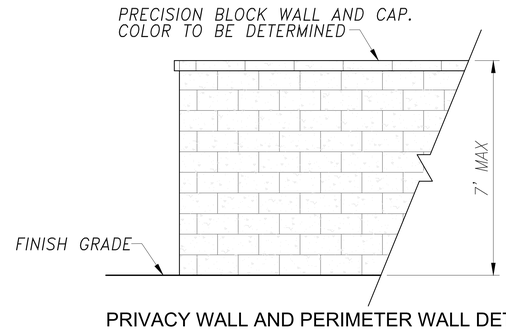
SEE SHEET W-4



SEE SHEET W-3



INDEX MAP
NTS



PRIVACY WALL AND PERIMETER WALL DETAIL

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

SYMBOL LEGEND

- PRIVATE WALK
- 5' PUBLIC WALK
- PRIVACY WALL
- PERIMETER WALL

PREPARED FOR:

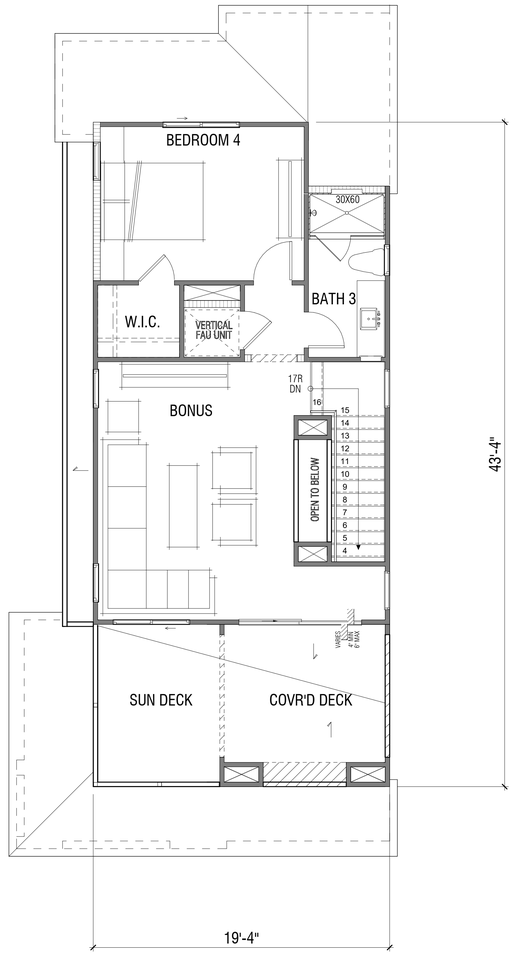
Heritage Fields El Toro, LLC
Great Park NEIGHBORHOODS
2000 Fivepoint, 4th Floor
Irvine, CA 92618

SIDEWALK AND WALL PLAN

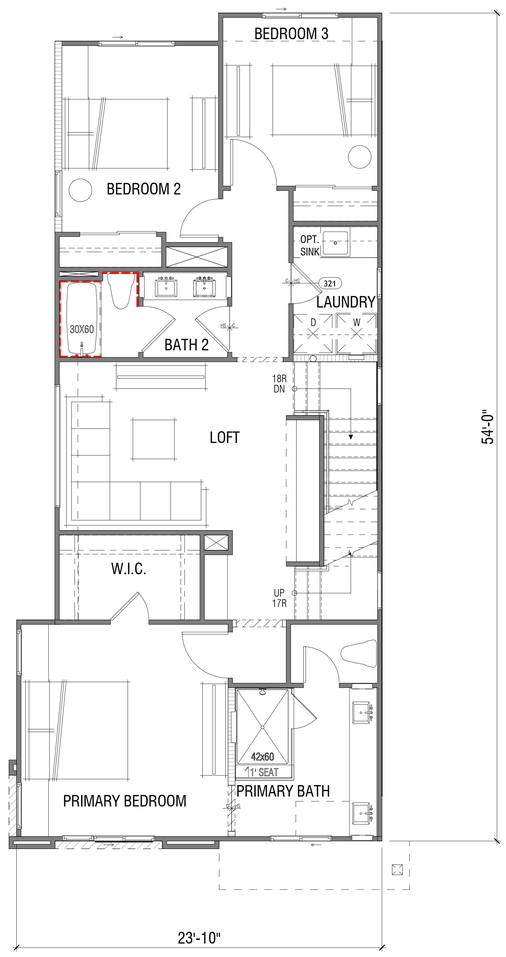
CASE No. 00982531-PMP

SHEET W-5
OF 5

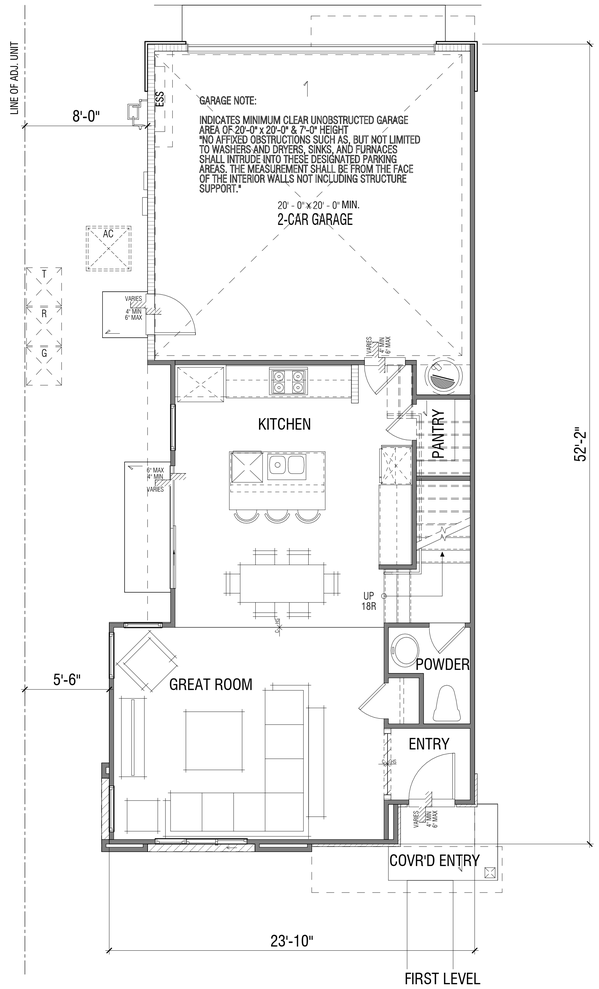
PLOTTED BY: Adam Dang DATE: Jun. 16, 2026 03:29:56 PM FILE: F:\0373\Planning\SA_District 2\TTM-19403\Master Plan Mod 1\SHTW-5.dwg



THIRD LEVEL



SECOND LEVEL



FIRST LEVEL

PARALLEL ROWTOWN - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3.5

PLAN 1B	
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION	
FLOOR AREA TABLE	PLAN 1B
PLAN 1B - FIRST FLOOR	651 SF
PLAN 1B - SECOND FLOOR	1161 SF
PLAN 1B - THIRD FLOOR	535 SF
TOTAL	2347 SF
PLAN 1B | 2-CAR GARAGE	449 SF
PLAN 1B - COVR'D ENTRY	36 SF
PLAN 1B - COVR'D DECK	113 SF
PLAN 1B - DECK	87 SF

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

PLAN 1
BA C201

IRVINE, CA

A-1

1/4" = 1'-0"

tri pointe HOMES

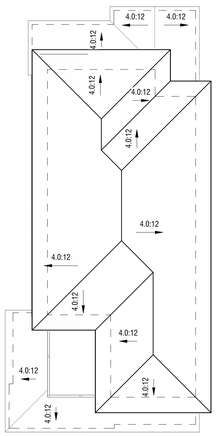
CASE No. 00982531-PMP

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026069 | 06/08/26

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

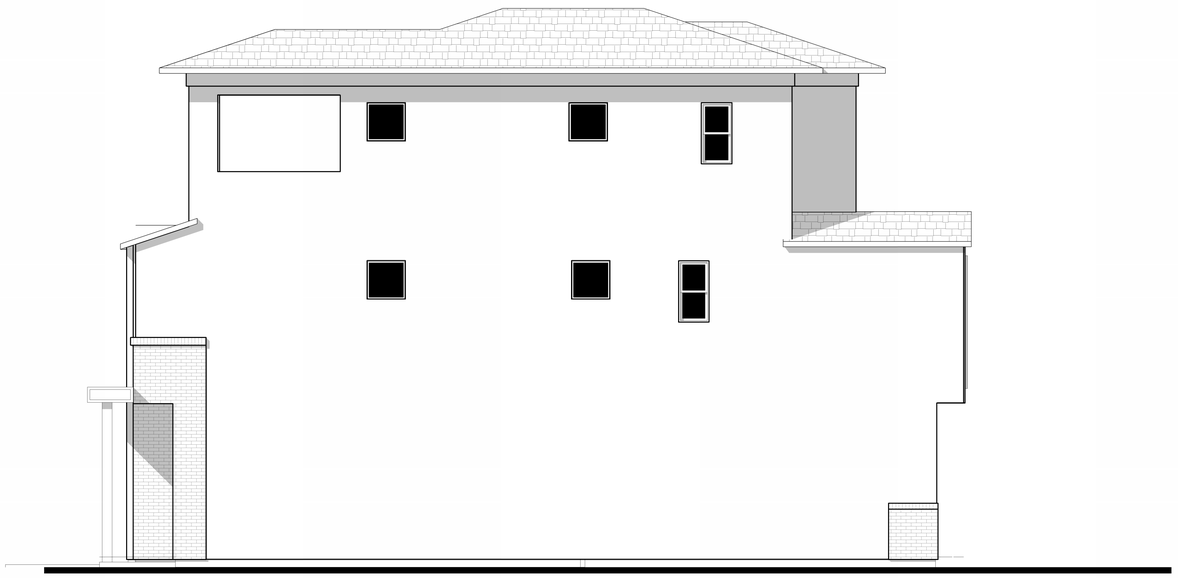
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Roof Plan 1/8" = 1'-0"



Rear 1/4" = 1'-0"



Right 1/4" = 1'-0"



Left 1/4" = 1'-0"

KEY

A	FLAT TILE
B	STUCCO
C	BRICK
D	HORIZONTAL SIDING
E	WOOD POST
F	DECORATIVE CANTILEVER
G	STUCCO CONTROL JOINTS
H	GUARD RAIL



Front 1/4" = 1'-0"

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

PLAN 1B | BOUTIQUE
BA C201

IRVINE, CA

tri pointe HOMES

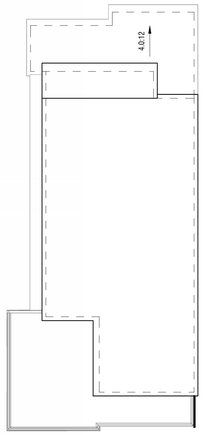
CASE No. 00982531-PMP

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026069 | 06/08/26

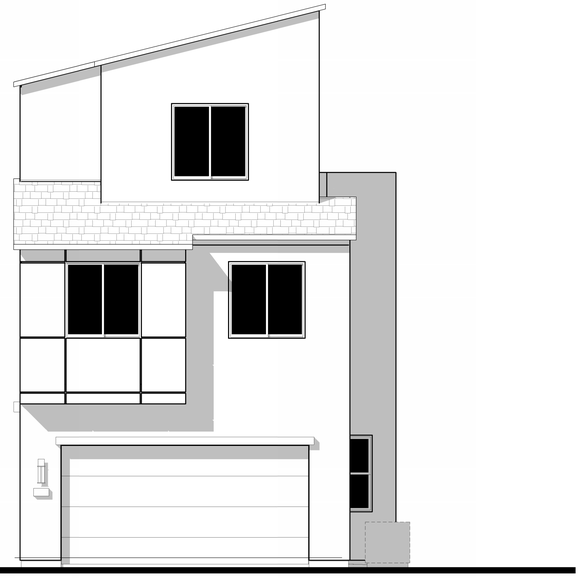
A-2

As indicated

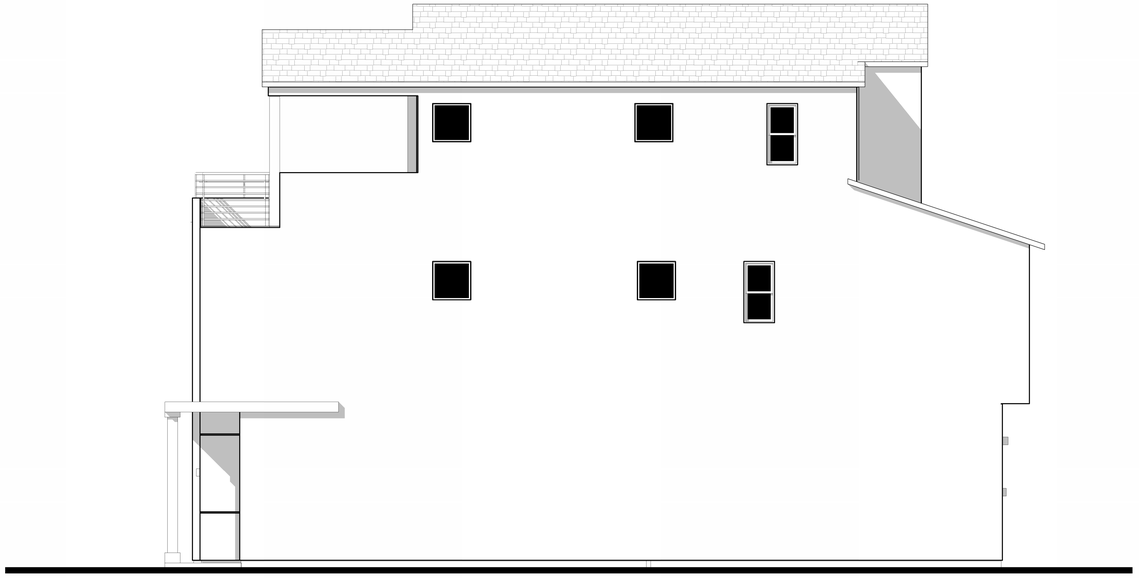
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Roof Plan 1/8" = 1'-0"



Rear 1/4" = 1'-0"



Right 1/4" = 1'-0"



Left 1/4" = 1'-0"

KEY

A FLAT TILE
B STUCCO
C BRICK
D HORIZONTAL SIDING
E WOOD POST
F DECORATIVE CANTILEVER
G STUCCO CONTROL JOINTS
H GUARD RAIL



Front 1/4" = 1'-0"

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

PLAN 1C | CONTEMPORARY
BA C201

IRVINE, CA

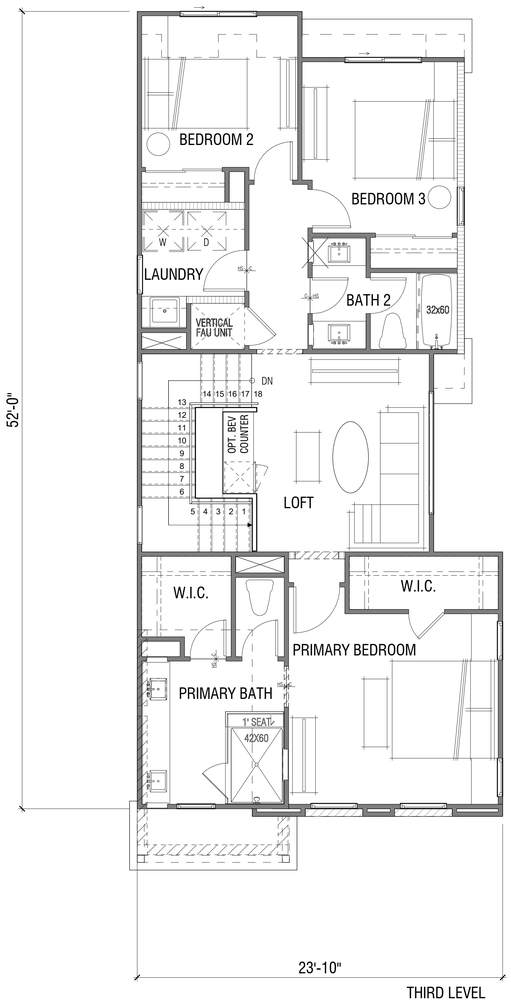
tri pointe HOMES

CASE No. 00982531-PMP

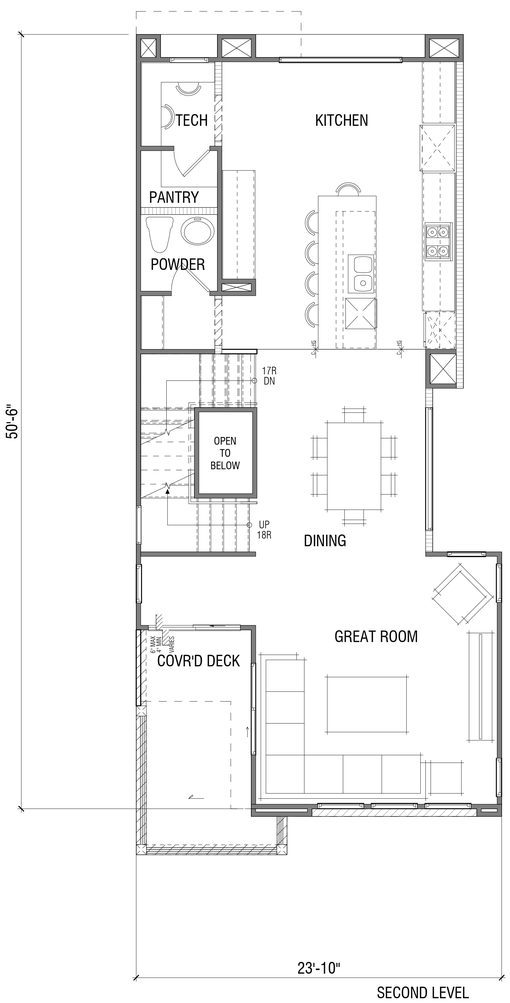
© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026069 | 06/08/26

A-3
As indicated

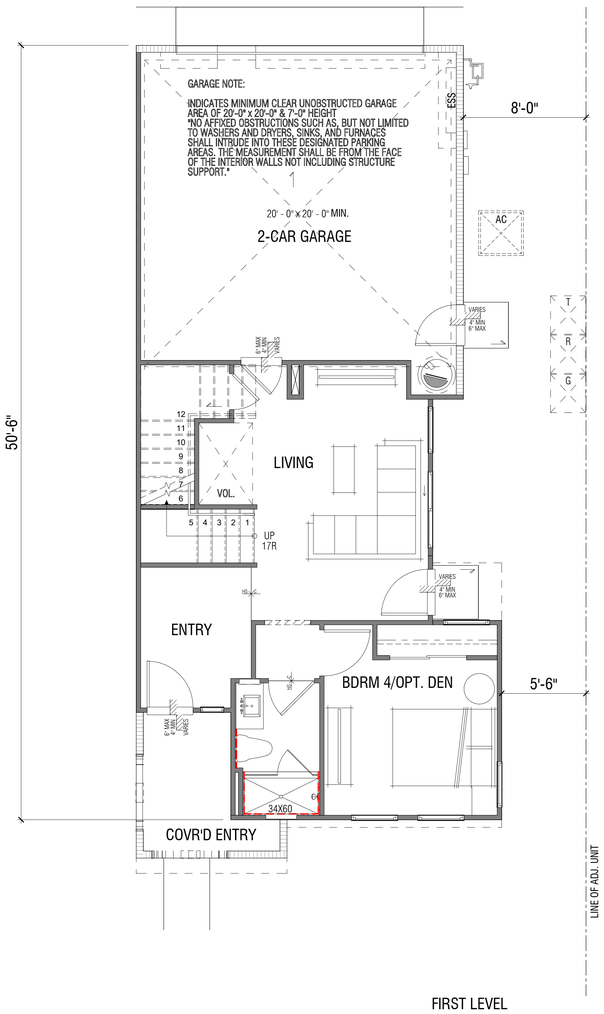
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



THIRD LEVEL



SECOND LEVEL



FIRST LEVEL

PARALLEL ROWTOWN - PLAN 2	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	4

PLAN 2A	
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION	
FLOOR AREA TABLE	PLAN 2A
PLAN 2A - FIRST FLOOR	589 SF
PLAN 2A - SECOND FLOOR	954 SF
PLAN 2A - THIRD FLOOR	1006 SF
TOTAL	2549 SF
PLAN 2A | 2-CAR GARAGE	448 SF
PLAN 2A - COVR'D ENTRY	68 SF
PLAN 2A - COVR'D DECK	117 SF

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

PLAN 2
BA C201

IRVINE, CA

tri pointe HOMES

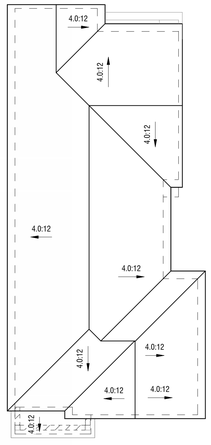
CASE No. 00982531-PMP

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026069 | 06/08/26

A-4

1/4" = 1'-0"

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



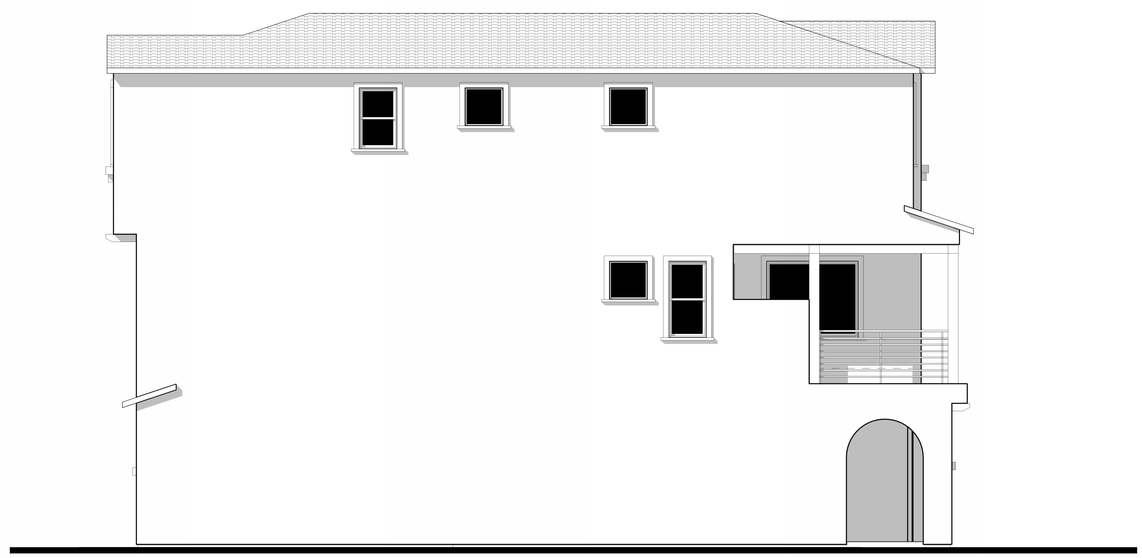
Roof Plan 1/8" = 1'-0"



Rear 1/4" = 1'-0"



Right 1/4" = 1'-0"



Left 1/4" = 1'-0"

KEY

A SPANISH TILE
B STUCCO
C ARCHED ENTRY
D POT SHELF
E WOOD POST
F GUARD RAIL
G DECORATIVE CORBELS



Front 1/4" = 1'-0"

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

PLAN 2A | SPANISH
BA C201

IRVINE, CA

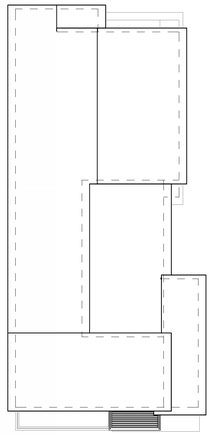
tri pointe HOMES

CASE No. 00982531-PMP

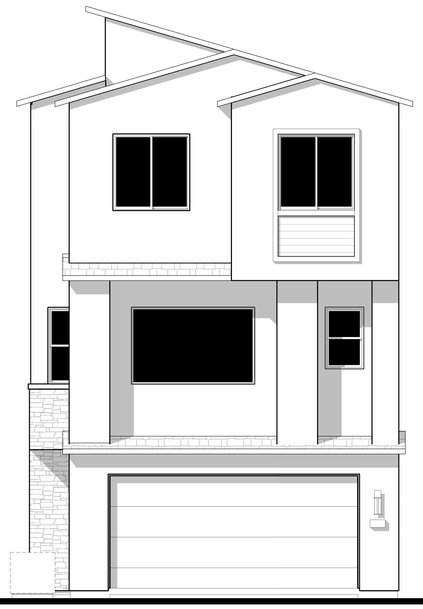
© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026069 | 06/08/26

A-5
As indicated

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



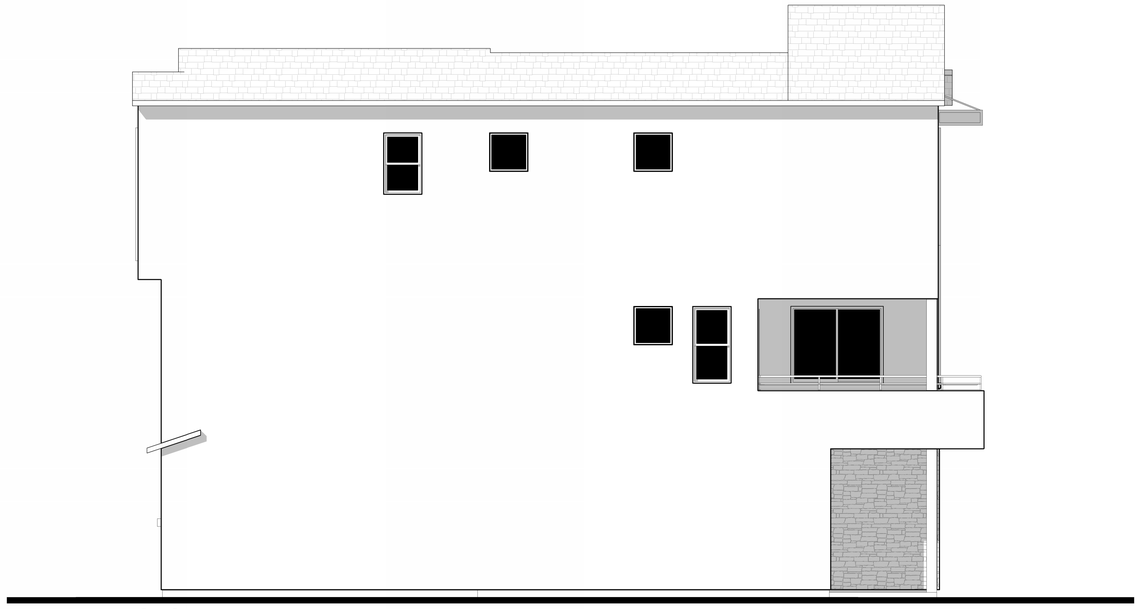
Roof Plan 1/8" = 1'-0"



Rear 1/4" = 1'-0"



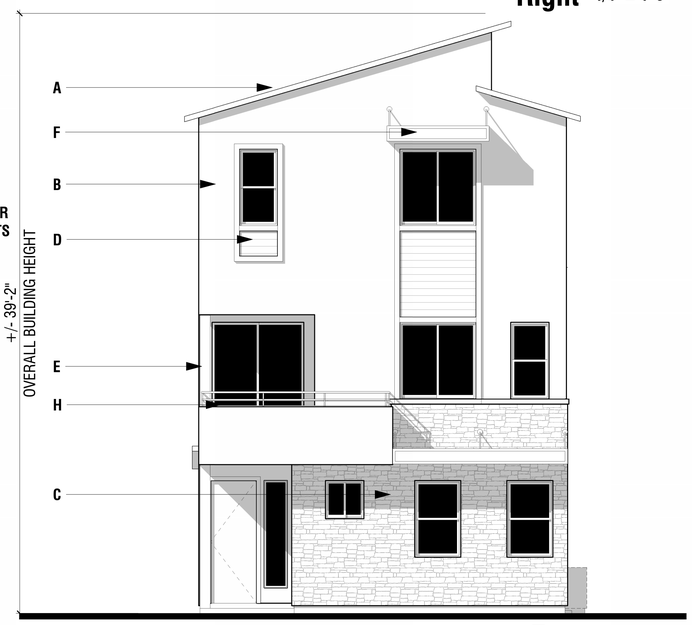
Right 1/4" = 1'-0"



Left 1/4" = 1'-0"

KEY

A	FLAT TILE
B	STUCCO
C	STONE
D	HORIZONTAL SIDING
E	WOOD POST
F	DECORATIVE CANTILEVER
G	STUCCO CONTROL JOINTS
H	GUARD RAIL



Front 1/4" = 1'-0"

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

PLAN 2C | CONTEMPORARY
BA C201

IRVINE, CA

tri pointe HOMES

CASE No. 00982531-PMP

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026069 | 06/08/26

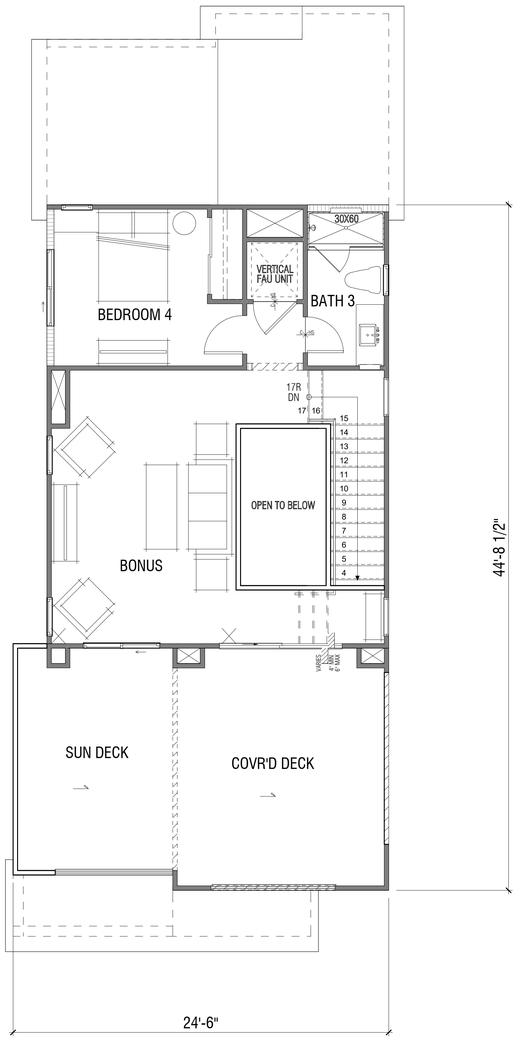
A-6

As indicated

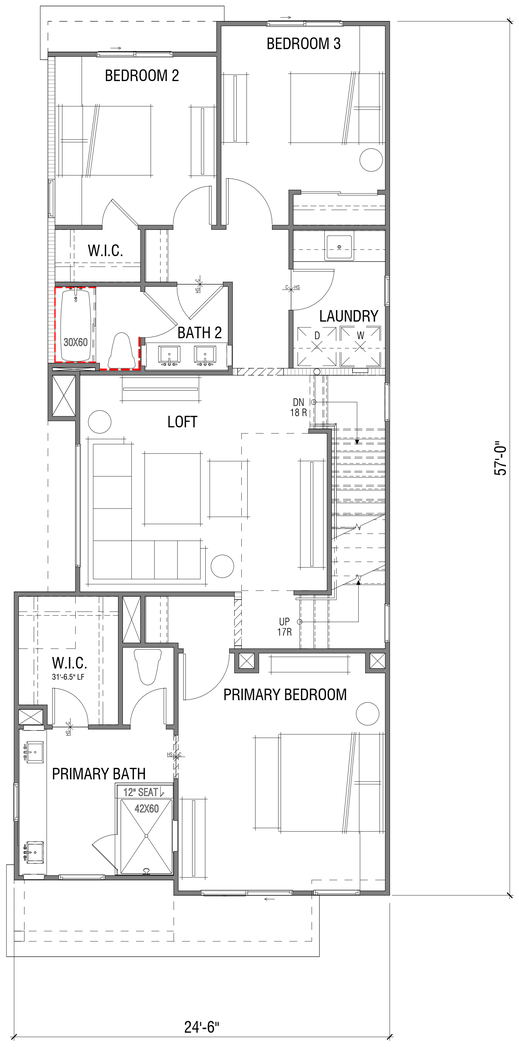
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

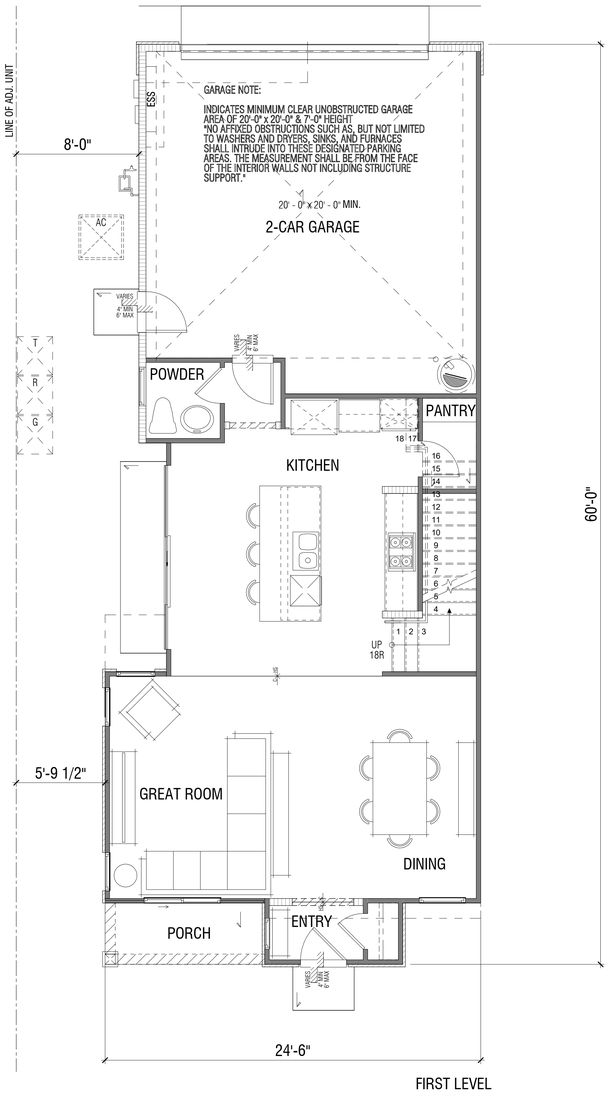
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



THIRD LEVEL



SECOND LEVEL



FIRST LEVEL

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

PARALLEL ROWTOWN - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3.5

PLAN 3A	
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION	
FLOOR AREA TABLE	PLAN 3A
PLAN 3A - FIRST FLOOR	805 SF
PLAN 3A - SECOND FLOOR	1249 SF
PLAN 3A - THIRD FLOOR	514 SF
TOTAL	2569 SF
PLAN 3A | 2-CAR GARAGE	486 SF
PLAN 3A - COVR'D ENTRY	42 SF
PLAN 3A - DECK	155 SF
PLAN 3A COVR'D DECK	217 SF

PLAN 3
BA C201

IRVINE, CA

tri pointe HOMES

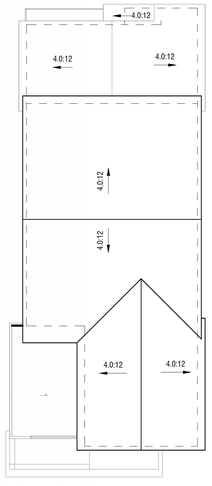
CASE No. 00982531-PMP

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026069 | 06/08/26

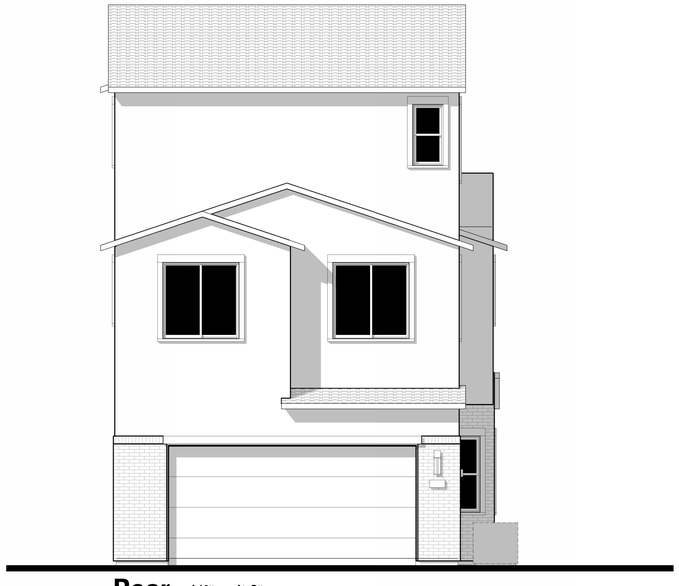
A-7

1/4" = 1'-0"

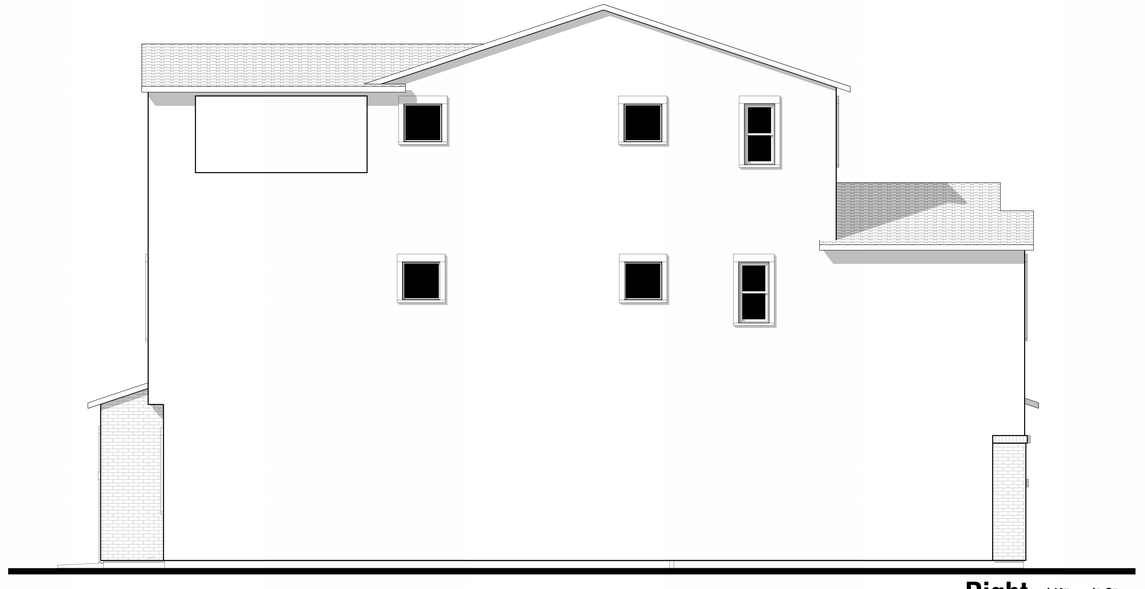
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Roof Plan 1/8" = 1'-0"



Rear 1/4" = 1'-0"



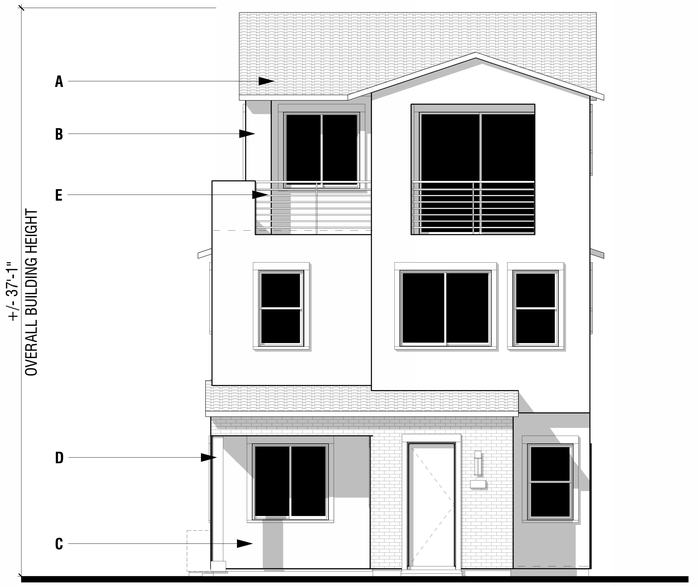
Right 1/4" = 1'-0"



Left 1/4" = 1'-0"

KEY

A SPANISH TILE
B STUCCO
C BRICK
D WOOD POST
E GUARD RAIL



Front 1/4" = 1'-0"

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

PLAN 3A | SPANISH
BA C201

IRVINE, CA

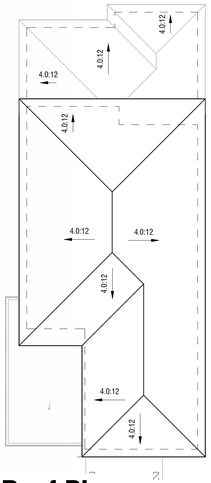
tri pointe HOMES

CASE No. 00982531-PMP

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026069 | 06/08/26

A-8
As indicated

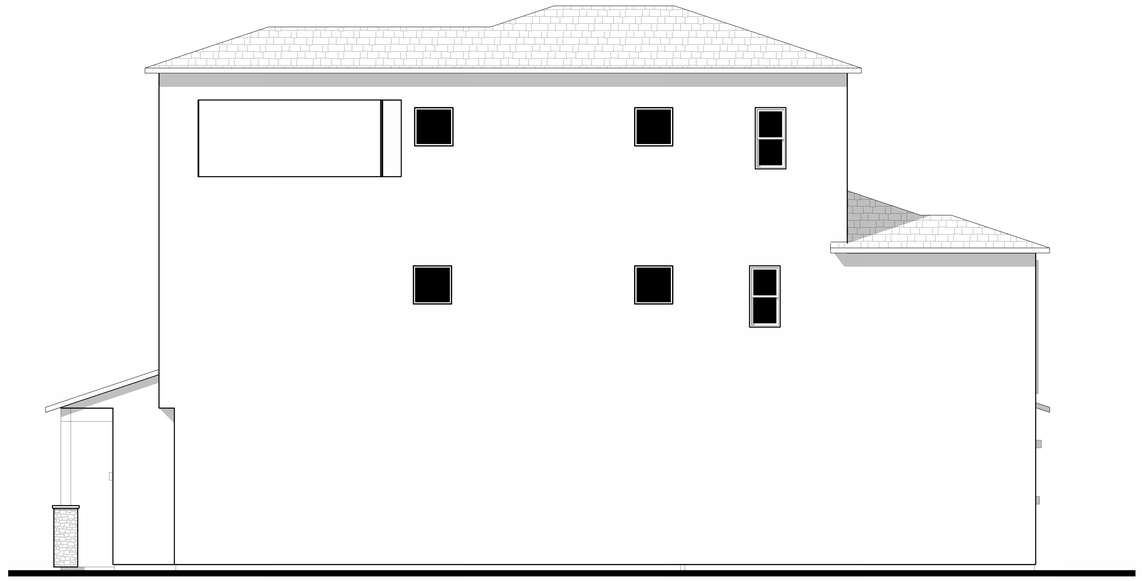
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Roof Plan 1/8" = 1'-0"



Rear 1/4" = 1'-0"



Right 1/4" = 1'-0"



Left 1/4" = 1'-0"

KEY

A	FLAT TILE
B	STUCCO
C	STONE
D	HORIZONTAL SIDING
E	WOOD POST
F	GUARD RAIL



Front 1/4" = 1'-0"

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

PLAN 3B | BOUTIQUE
BA C201

IRVINE, CA

tri pointe HOMES

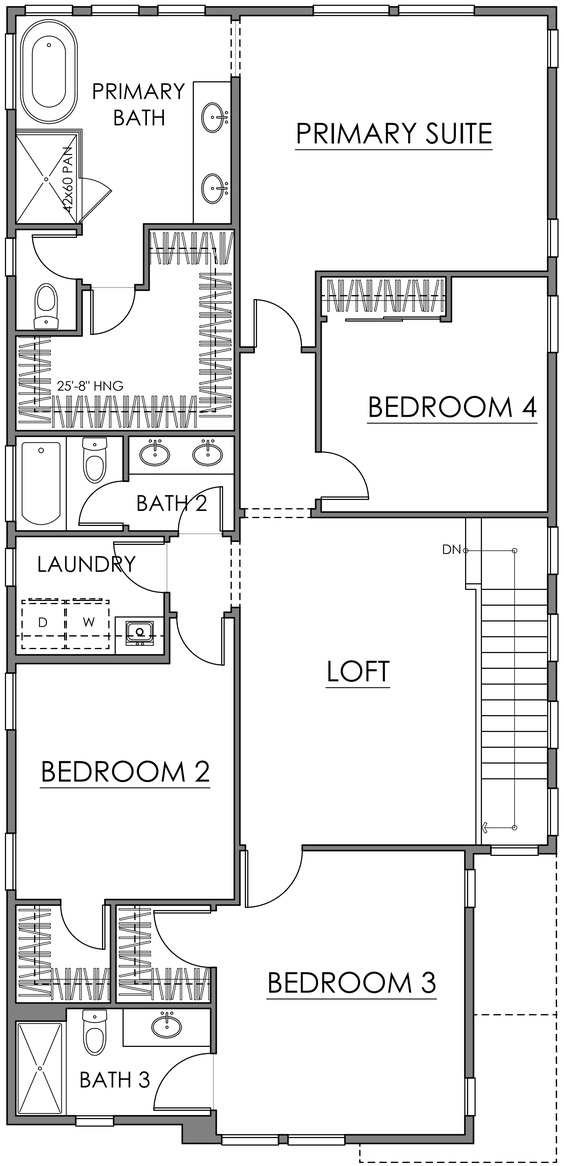
CASE No. 00982531-PMP

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026069 | 06/08/26

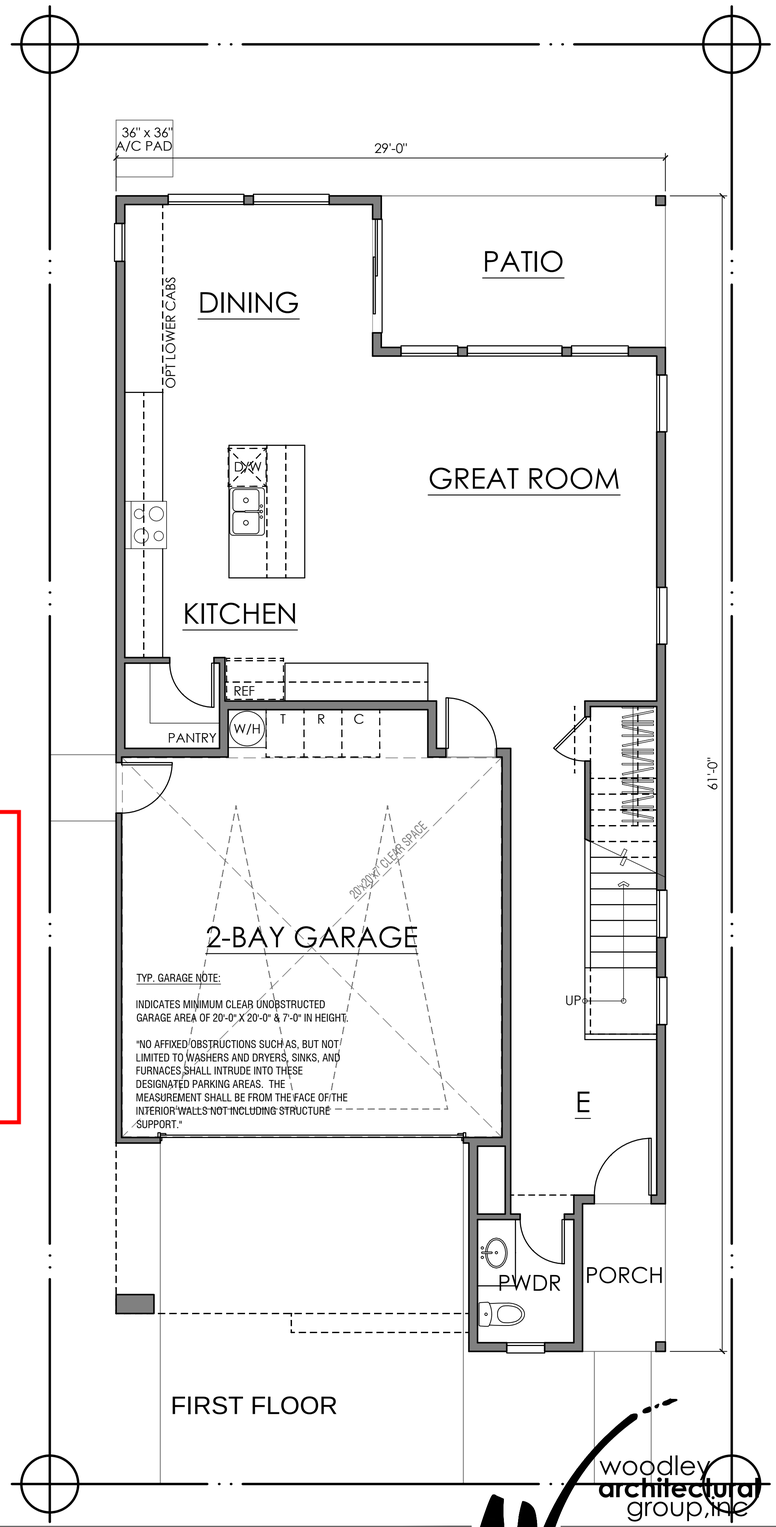
A-9

As indicated

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



SECOND FLOOR



FIRST FLOOR

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

36X76 -PLAN 1

4 BED, 3.5 BATH

FIRST FLOOR	969 SQ. FT.
SECOND FLOOR	1589 SQ. FT.
TOTAL LIVING	**2558 SQ. FT.**
GARAGE	441 SQ. FT.
PORCH	34 SQ. FT.
PATIO	120 SQ. FT.

04.10.26

Great Park NEIGHBORHOODS. kb HOME

CASE No. 00982531-PMP

GREAT PARK BA 702

IRVINE, CALIFORNIA

KBH-2602

woodley architectural group, inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

SHEET E-1

MATERIAL CALLOUTS

1. STUCCO
2. WOOD SIDING
3. BOARD AND BATT SIDING
4. STONE VENEER
5. BRICK VENEER
6. METAL ROOF
7. TILE ROOF
8. FOAM TRIM
9. WOOD TRIM
10. METAL RAILING
11. ROLL UP GARAGE DOOR
12. EXTERIOR LIGHT
13. METAL AWNING
14. STUCCO WRAPPED AWNING
15. CONTROL JOINTS

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026



LEFT ELEVATION

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



FRONT ELEVATION

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

04.10.26

PLAN ONE| MODERN FARMHOUSE

GREAT PARK BA 702

IRVINE, CALIFORNIA

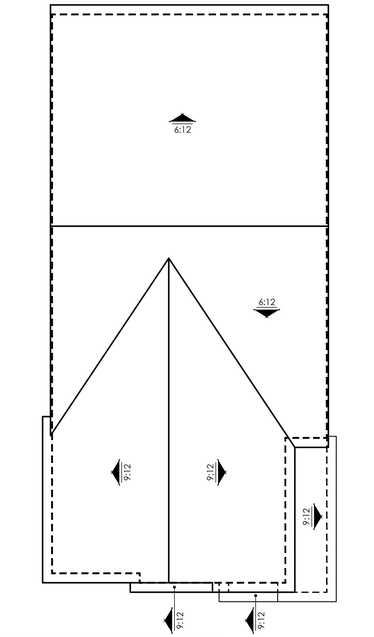
CASE No. 00982531-PMP

KBH-2602

woodley architectural group,inc

colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

SHEET E-2



ROOF PLAN

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

MATERIAL CALLOUTS

1. STUCCO
2. WOOD SIDING
3. BOARD AND BATT SIDING
4. STONE VENEER
5. BRICK VENEER
6. METAL ROOF
7. TILE ROOF
8. FOAM TRIM
9. WOOD TRIM
10. METAL RAILING
11. ROLL UP GARAGE DOOR
12. EXTERIOR LIGHT
13. METAL AWNING
14. STUCCO WRAPPED AWNING
15. CONTROL JOINTS

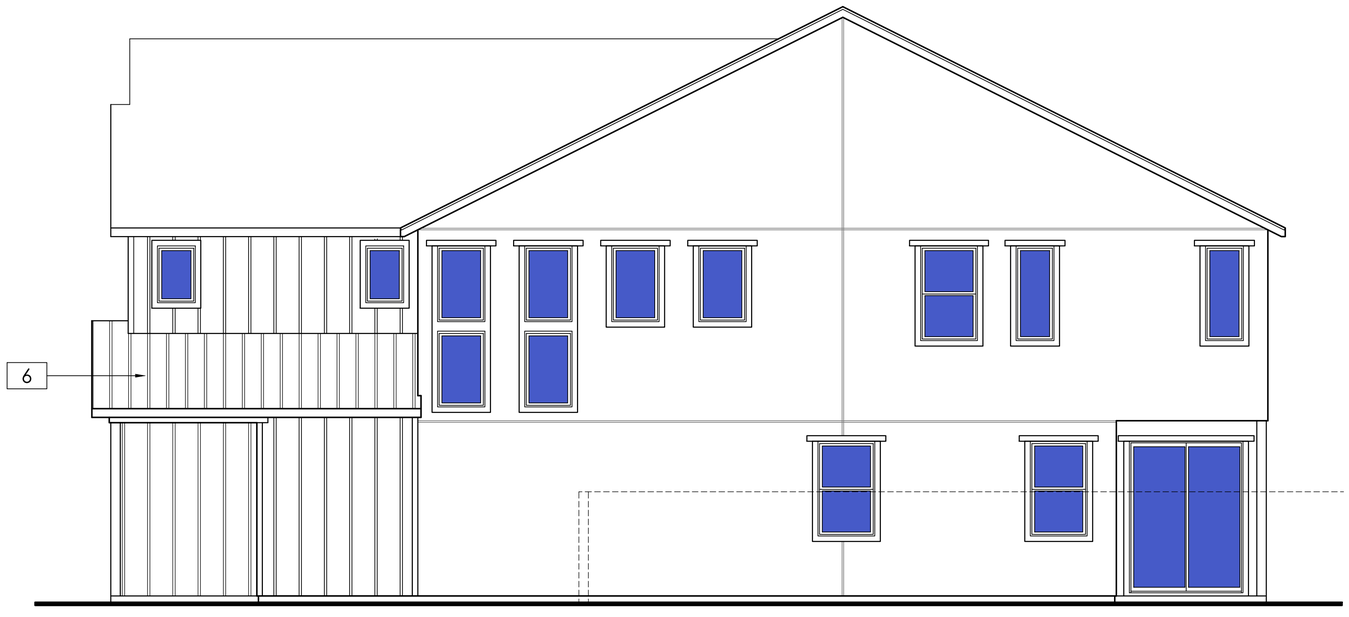
City of Irvine

APPROVED

BY Director of Community Development

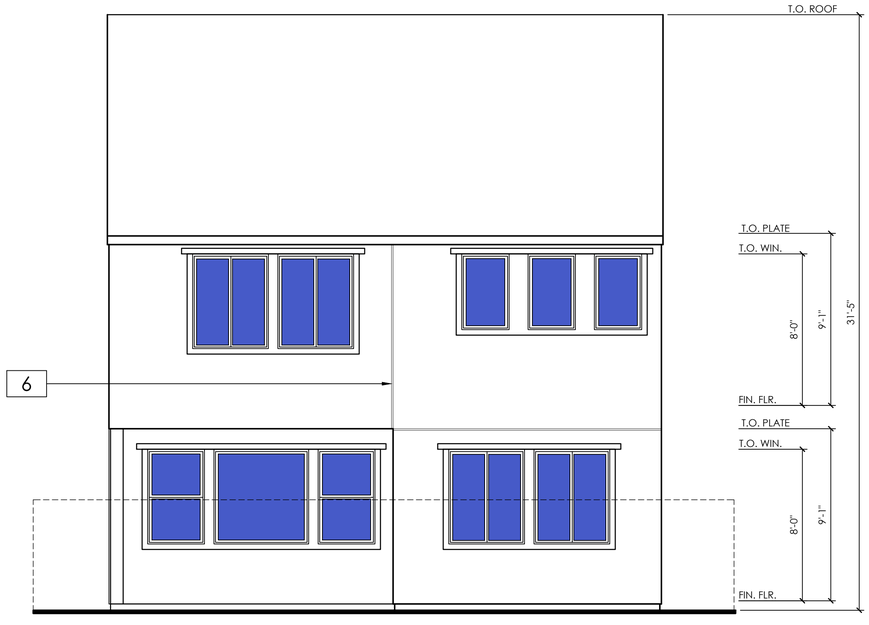
CASE # 00982531-PMP

DATE July 9, 2026



RIGHT ELEVATION

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

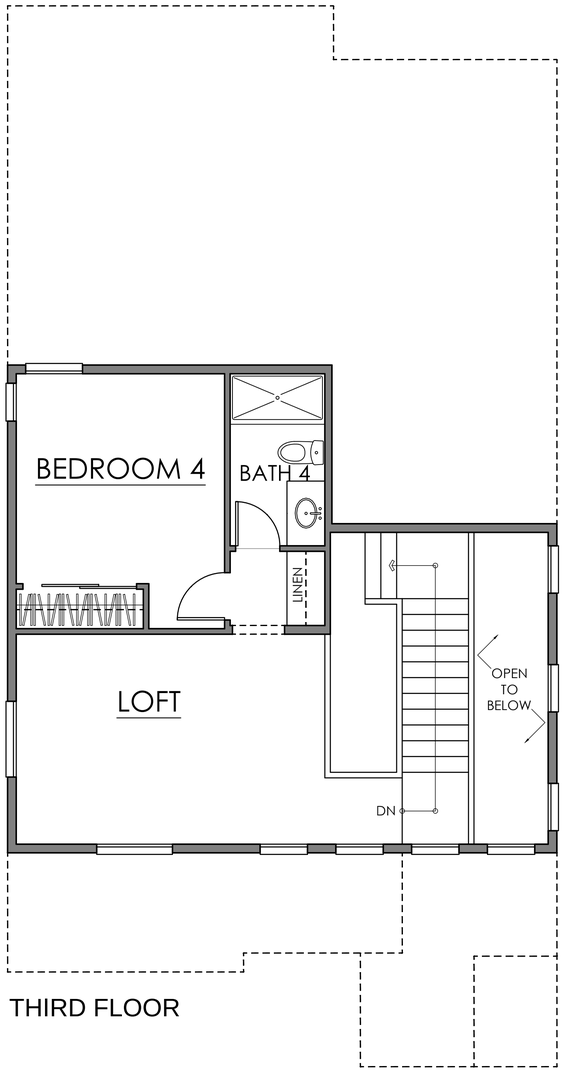


REAR ELEVATION

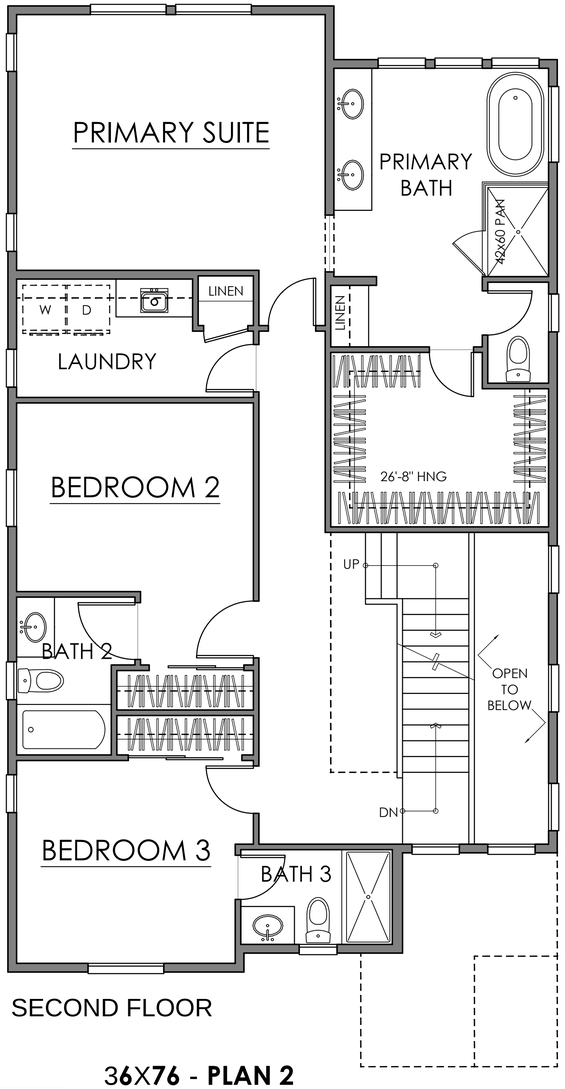
SCALE: 1/4" = 1'-0"

woodley architectural group,inc

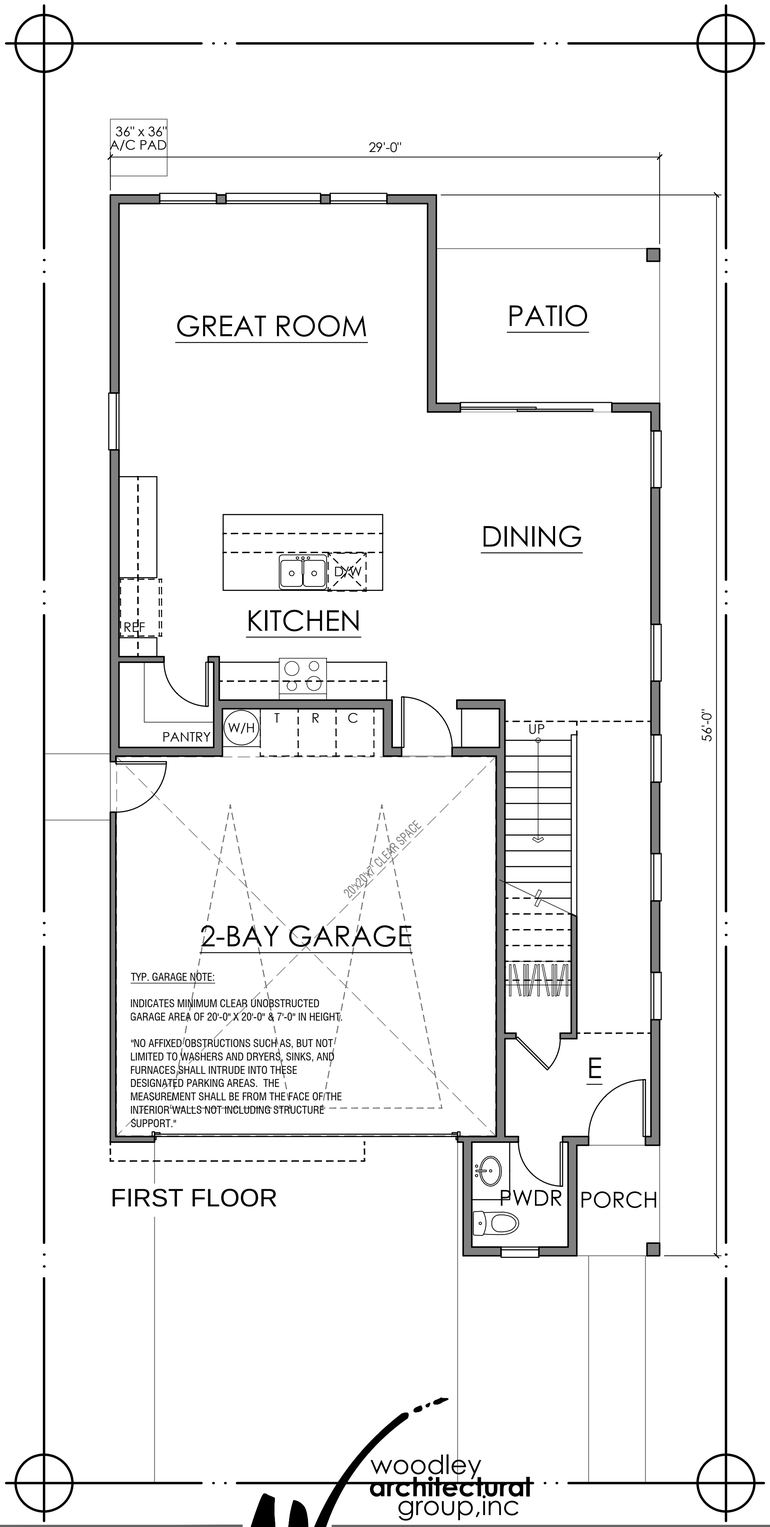
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

36X76 - PLAN 2

4 BED, 4.5 BATH	921 SQ. FT.
FIRST FLOOR	1312 SQ. FT.
SECOND FLOOR	455 SQ. FT.
THIRD FLOOR **TOTAL**	**2688 SQ. FT.**
LIVING GARAGE	436 SQ. FT.
PORCH	26 SQ. FT.
PATIO	96 SQ. FT.

04.10.26

Great Park NEIGHBORHOODS. kb HOME

CASE No. 00982531-PMP

GREAT PARK BA 702

IRVINE, CALIFORNIA

KBH-2602

woodley architectural group,inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

SHEET E-4

MATERIAL CALLOUTS

1. STUCCO
2. WOOD SIDING
3. BOARD AND BATT SIDING
4. STONE VENEER
5. BRICK VENEER
6. METAL ROOF
7. TILE ROOF
8. FOAM TRIM
9. WOOD TRIM
10. METAL RAILING
11. ROLL UP GARAGE DOOR
12. EXTERIOR LIGHT
13. METAL AWNING
14. STUCCO WRAPPED AWNING
15. CONTROL JOINTS

City of Irvine

APPROVED

BY Director of Community Development

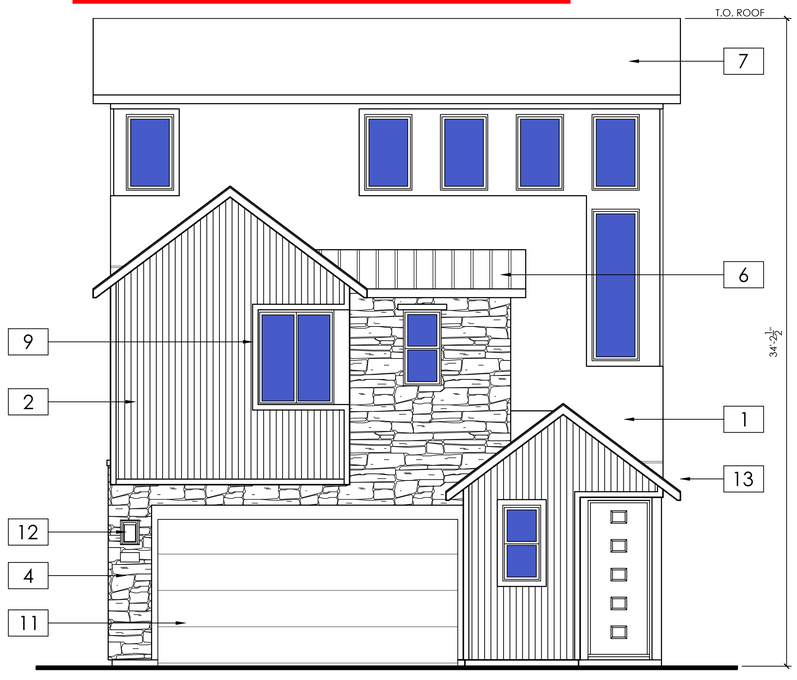
CASE # 00982531-PMP

DATE July 9, 2026



LEFT ELEVATION

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



FRONT ELEVATION

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

04.10.26

PLAN TWO | ABSTRACT TRADITIONAL

GREAT PARK BA 702

IRVINE, CALIFORNIA

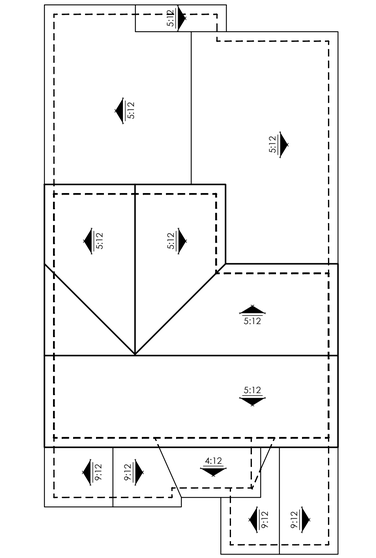
CASE No. 00982531-PMP

KBH-2602

woodley architectural group,inc

colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

SHEET E-5



ROOF PLAN

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

MATERIAL CALLOUTS

1. STUCCO
2. WOOD SIDING
3. BOARD AND BATT SIDING
4. STONE VENEER
5. BRICK VENEER
6. METAL ROOF
7. TILE ROOF
8. FOAM TRIM
9. WOOD TRIM
10. METAL RAILING
11. ROLL UP GARAGE DOOR
12. EXTERIOR LIGHT
13. METAL AWNING
14. STUCCO WRAPPED AWNING
15. CONTROL JOINTS

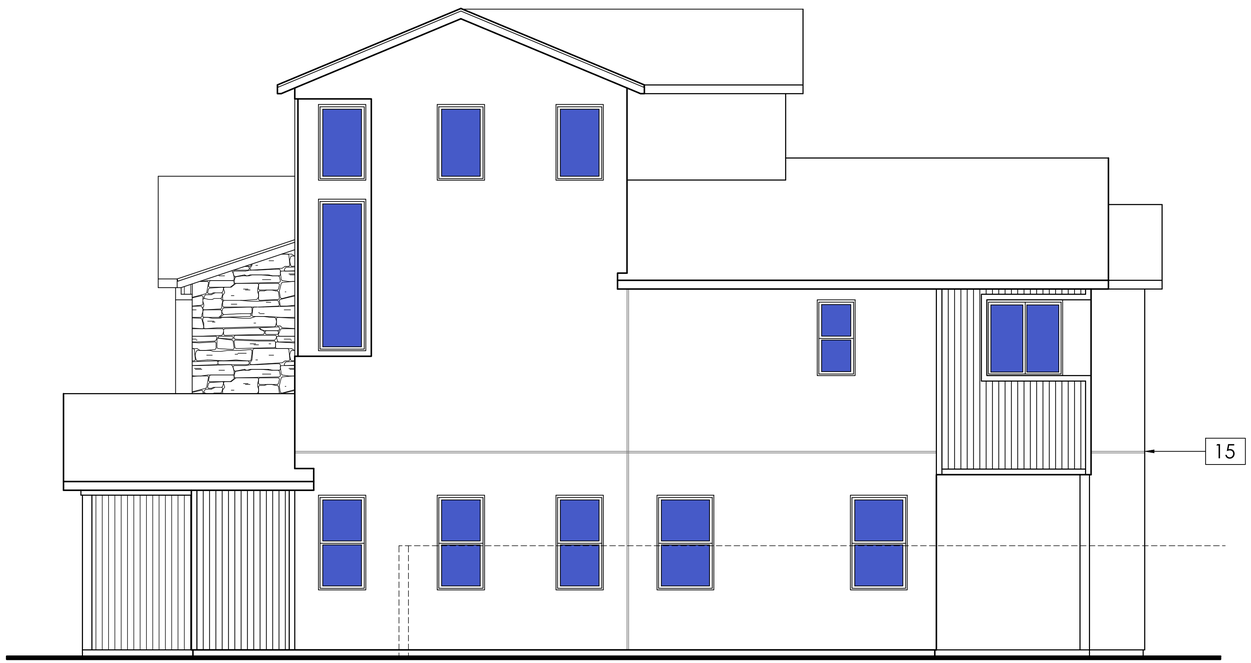
City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026



RIGHT ELEVATION

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



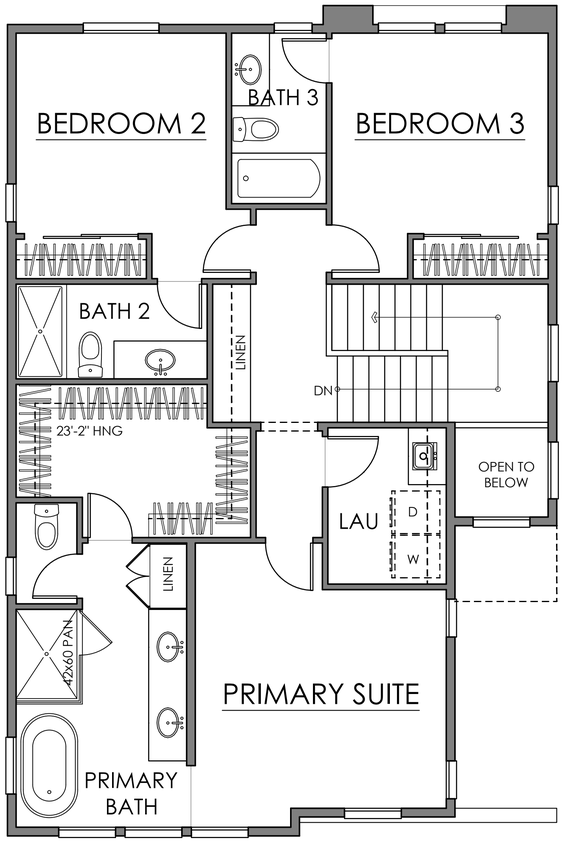
REAR ELEVATION

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

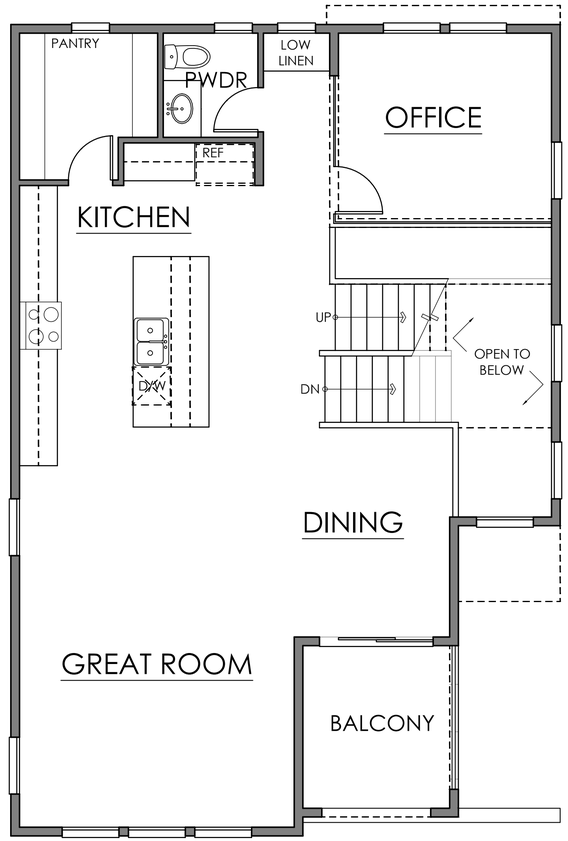
woodley architectural group,inc

colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231

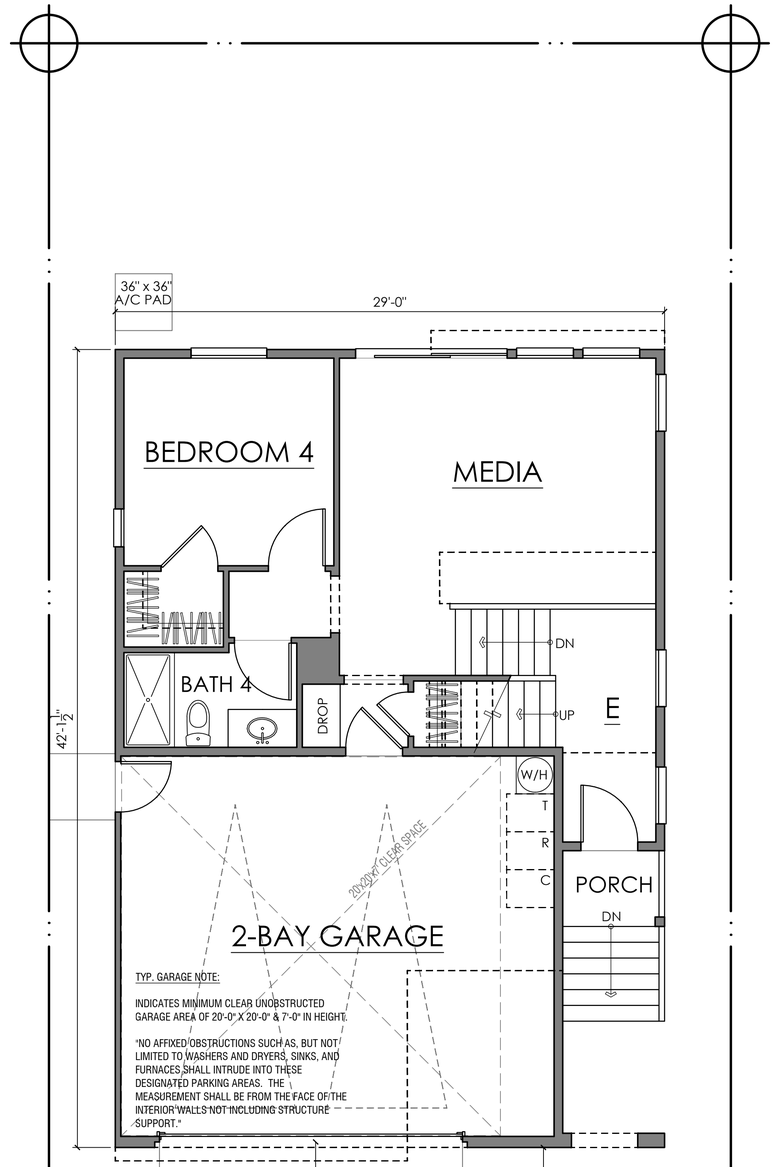
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

36X76
PLAN 3

4 BED, 4.5 BATH

FIRST FLOOR	651 SQ. FT.
SECOND FLOOR	1012 SQ. FT.
THIRD FLOOR	1030 SQ. FT.
TOTAL LIVING	**2693 SQ. FT.**
GARAGE	479 SQ. FT.
PORCH	22 SQ. FT.
BALCONY	74 SQ. FT.

04.10.26

Great Park NEIGHBORHOODS. kb HOME

CASE No. 00982531-PMP

GREAT PARK BA 702
IRVINE, CALIFORNIA

KBH-2602

woodley architectural group,inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

SHEET
E-7

MATERIAL CALLOUTS

1. STUCCO
2. WOOD SIDING
3. BOARD AND BATT SIDING
4. STONE VENEER
5. BRICK VENEER
6. METAL ROOF
7. TILE ROOF
8. FOAM TRIM
9. WOOD TRIM
10. METAL RAILING
11. ROLL UP GARAGE DOOR
12. EXTERIOR LIGHT
13. METAL AWNING
14. STUCCO WRAPPED AWNING
15. CONTROL JOINTS

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026



LEFT ELEVATION

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



FRONT ELEVATION

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

04.10.26

PLAN THREE | BOUTIQUE

GREAT PARK BA 702

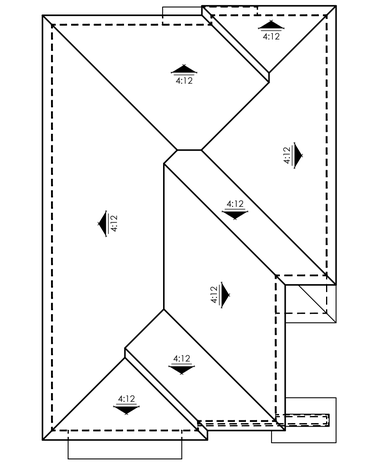
IRVINE, CALIFORNIA

CASE No. 00982531-PMP

KBH-2602

woodley architectural group,inc

colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919



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

MATERIAL CALLOUTS

1. STUCCO
2. WOOD SIDING
3. BOARD AND BATT SIDING
4. STONE VENEER
5. BRICK VENEER
6. METAL ROOF
7. TILE ROOF
8. FOAM TRIM
9. WOOD TRIM
10. METAL RAILING
11. ROLL UP GARAGE DOOR
12. EXTERIOR LIGHT
13. METAL AWNING
14. STUCCO WRAPPED AWNING
15. CONTROL JOINTS

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

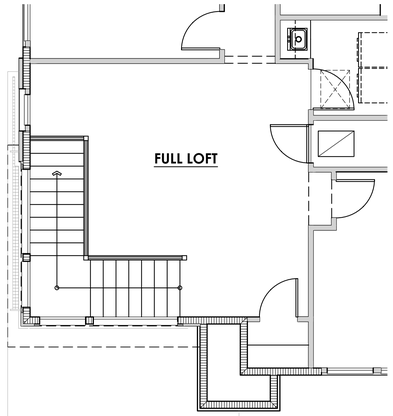


RIGHT ELEVATION SCALE: 1/4" = 1'-0"



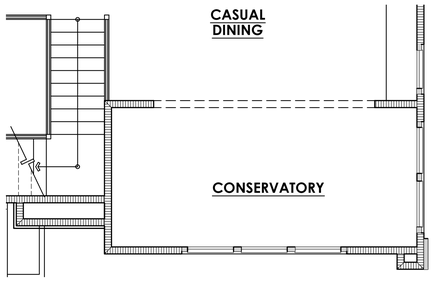
REAR ELEVATION SCALE: 1/4" = 1'-0"

woodley architectural group,inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919



OPT. FULL LOFT
AT OPEN TO BELOW

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



OPT. CONSERVATORY
AT COVERED BALCONY

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

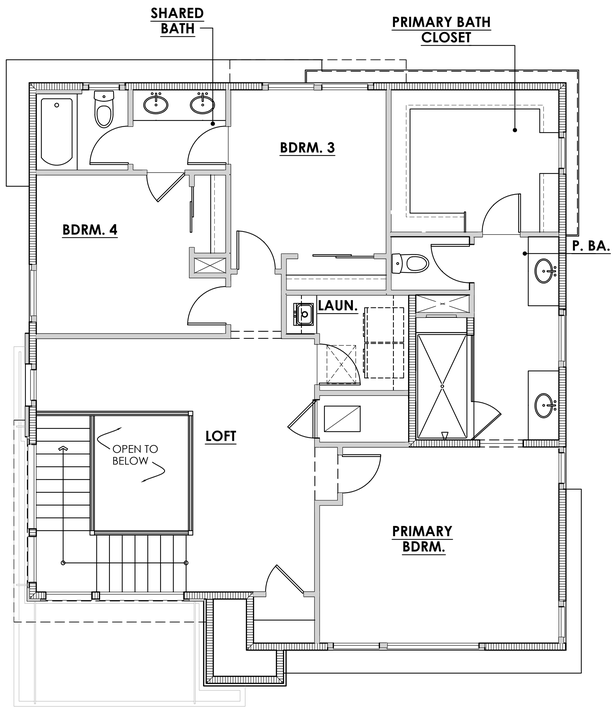
City of Irvine

APPROVED

BY Director of Community Development

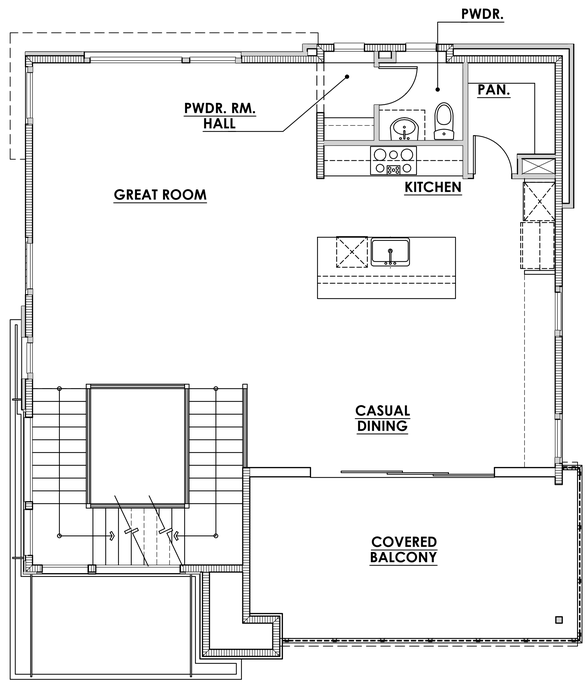
CASE # 00982531-PMP

DATE July 9, 2026



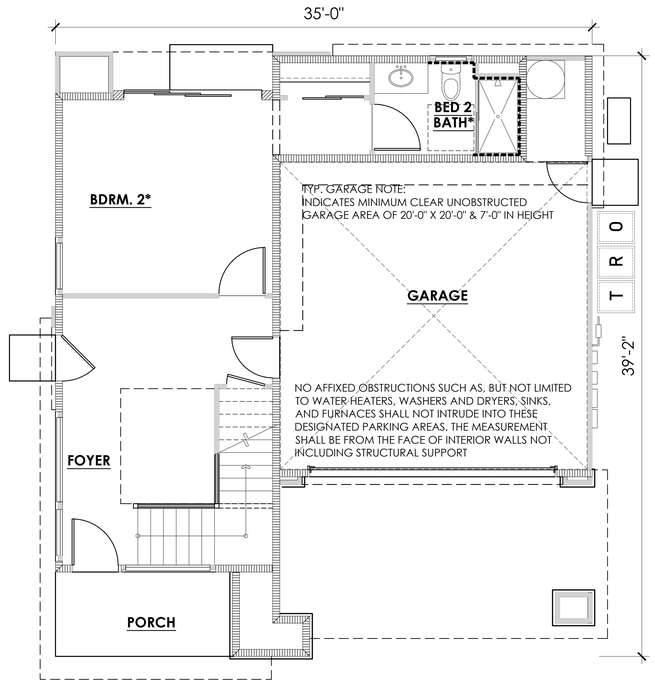
THIRD FLOOR PLAN

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



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

43X58

PLAN ONE / 4 BED / 3.5 BATH		
FIRST FLOOR	571	SQ. FT.
SECOND FLOOR	950	SQ. FT.
THIRD FLOOR	1124	SQ. FT.
TOTAL CONDITIONED	**2645**	**SQ. FT.**
GARAGE	448	SQ. FT.
PORCH	63	SQ. FT.
COVERED BALCONY	225	SQ. FT.
OPT. CONSERVATORY	+225	SQ. FT.
OPT. FULL LOFT	+50	SQ. FT.

PLAN ONE A | 2645 SQ. FT.

0' 4' 8'

SCALE: 1/4" = 1'

F-1

04.09.26

CASE No. 00982531-PMP

GREAT PARK D2 | PARCEL BA 703 | TOLL BROTHERS

IRVINE, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

TOLL-2603

woodley architectural group,inc
colorado // 731 southpark dr. suite E
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.891



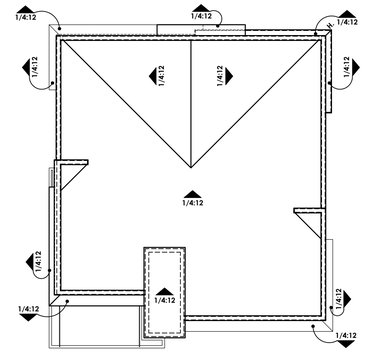
RIGHT ELEVATION

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



REAR ELEVATION

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

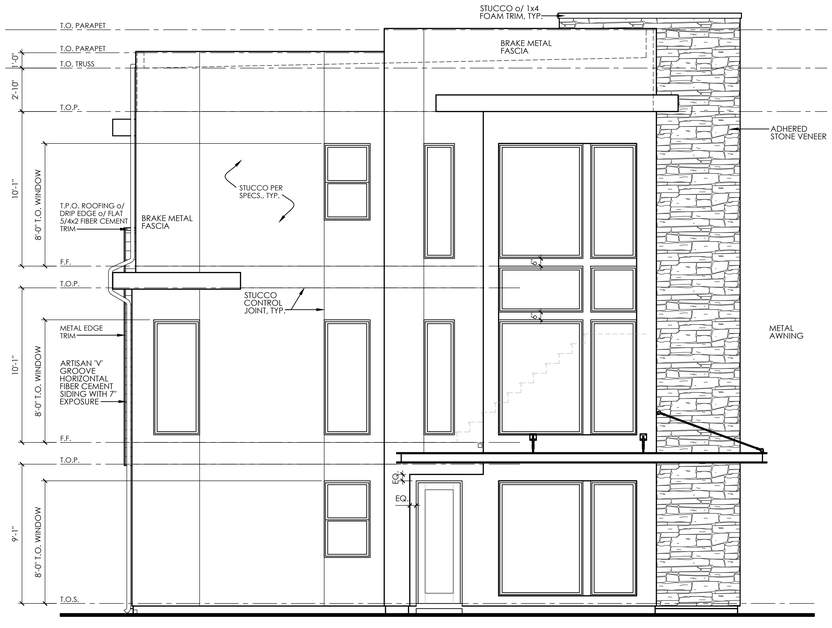


ROOF PLAN

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

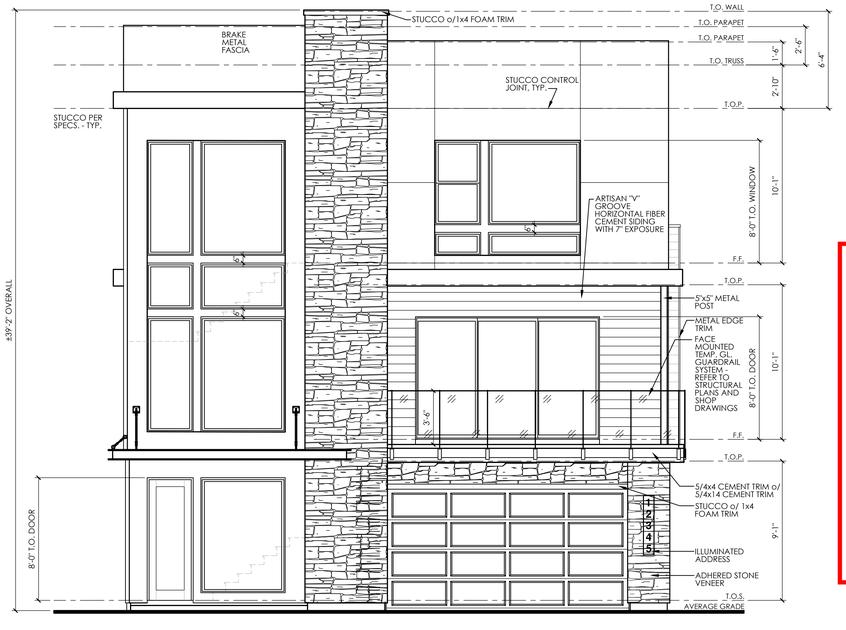
0' 8' 16'

SCALE: 1/8" = 1'



LEFT ELEVATION

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



FRONT ELEVATION

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

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

0' 4' 8'

SCALE: 1/4" = 1'

F-2

04.09.26

CASE No. 00982531-PMP

PLAN ONE | ELEVATION 'A' | CONTEMPORARY

GREAT PARK D2 | PARCEL BA 703 | TOLL BROTHERS

IRVINE, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

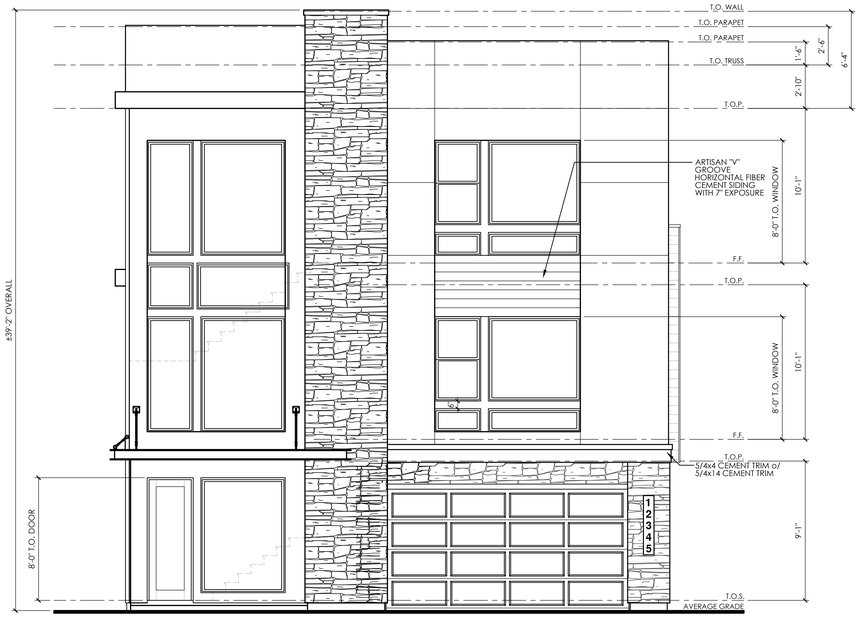
TOLL-2603

woodley architectural group,inc
colorado // 731 southpark dr. suite E
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.891



RIGHT ELEVATION

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



FRONT ELEVATION

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

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

0' 4' 8'

SCALE: 1/4" = 1'

F-3

04.09.26

CASE No. 00982531-PMP

PLAN ONE | ELEVATION 'A' AT OPTIONAL CONSERVATORY | CONTEMPORARY

GREAT PARK D2 | PARCEL BA 703 | TOLL BROTHERS

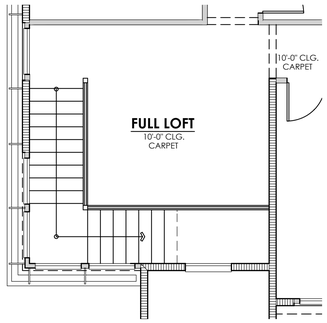
IRVINE, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

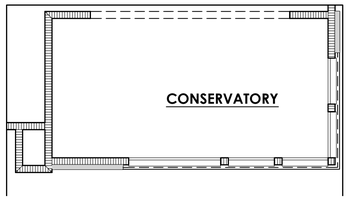
TOLL-2603

woodley architectural group,inc
colorado // 731 southpark dr. suite E
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.891



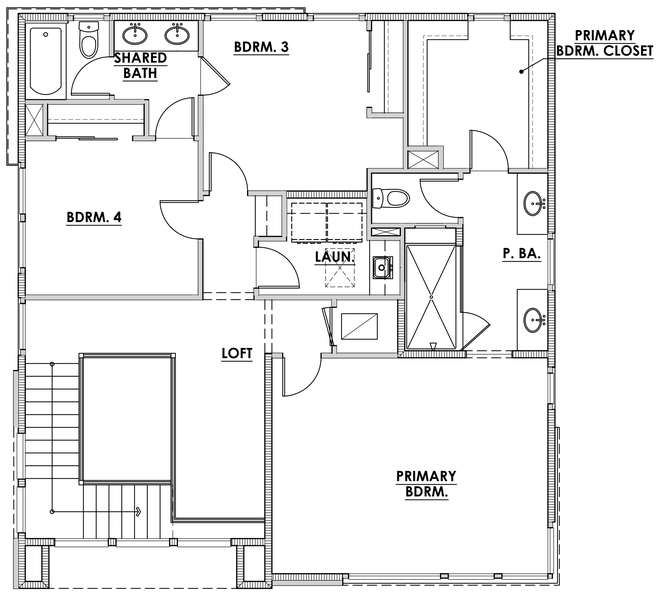
OPT. FULL LOFT
AT OPEN TO BELOW

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



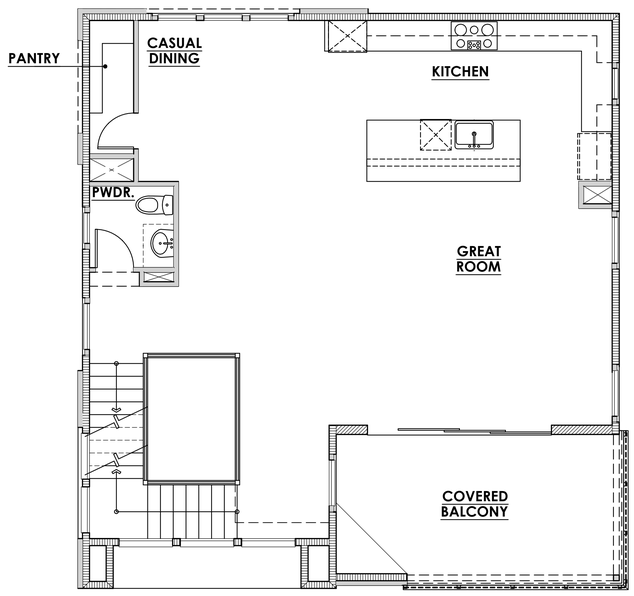
OPT. CONSERVATORY
AT COVERED BALCONY

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



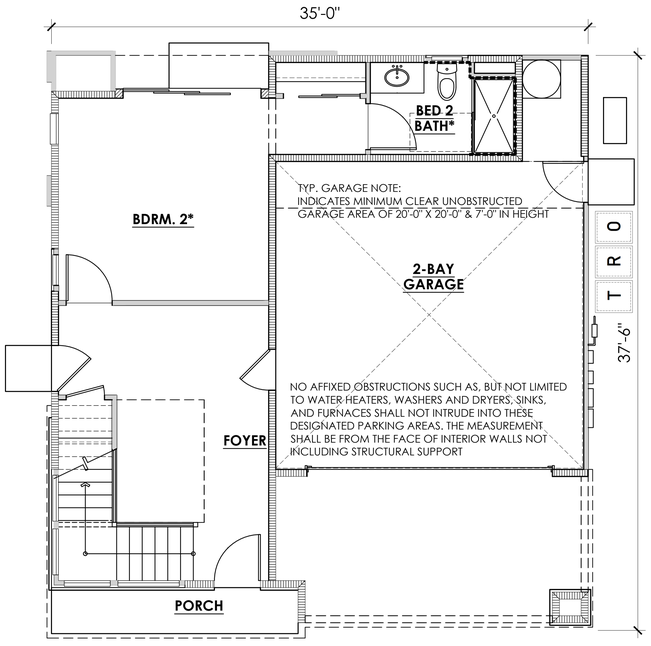
THIRD FLOOR PLAN

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



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

43X58

PLAN TWO / 4 BED / 3.5 BATH		
FIRST FLOOR	587	SQ. FT.
SECOND FLOOR	1035	SQ. FT.
THIRD FLOOR	1136	SQ. FT.
TOTAL CONDITIONED	**2758**	**SQ. FT.**
GARAGE	448	SQ. FT.
PORCH	33	SQ. FT.
COVERED BALCONY	176	SQ. FT.
OPT. CONSERVATORY	+176	SQ. FT.
OPT. FULL LOFT	+27	SQ. FT.

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

0' 4' 8'

SCALE: 1/4" = 1'

PLAN TWO B | 2758 SQ. FT.

04.09.26

CASE No. 00982531-PMP

GREAT PARK D2 | PARCEL BA 703 | TOLL BROTHERS

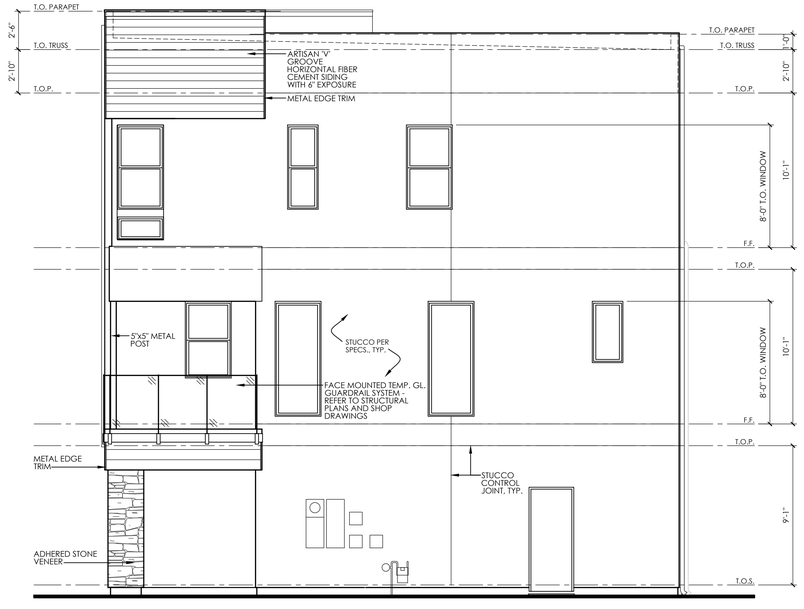
IRVINE, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

TOLL-2603

woodley architectural group,inc
colorado // 731 southpark dr. suite E
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.891



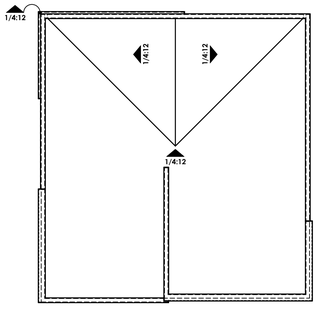
RIGHT ELEVATION

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



REAR ELEVATION

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



ROOF PLAN

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

0' 8' 16'

SCALE: 1/8" = 1'



LEFT ELEVATION

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



FRONT ELEVATION

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

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

0' 4' 8'

SCALE: 1/4" = 1'

F-5

04.09.26

CASE No. 00982531-PMP

PLAN TWO | ELEVATION 'B' | MID-CENTURY MODERN

GREAT PARK D2 | PARCEL BA 703 | TOLL BROTHERS

IRVINE, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

TOLL-2603

woodley architectural group,inc
colorado // 731 southpark dr. suite E
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.891



RIGHT ELEVATION

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



FRONT ELEVATION

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

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

0' 4' 8'

SCALE: 1/4" = 1'

F-6

04.09.26

CASE No. 00982531-PMP

PLAN TWO | ELEVATION 'B' AT OPTIONAL CONSERVATORY | MID-CENTURY MODERN

GREAT PARK D2 | PARCEL BA 703 | TOLL BROTHERS

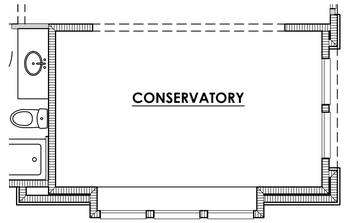
IRVINE, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

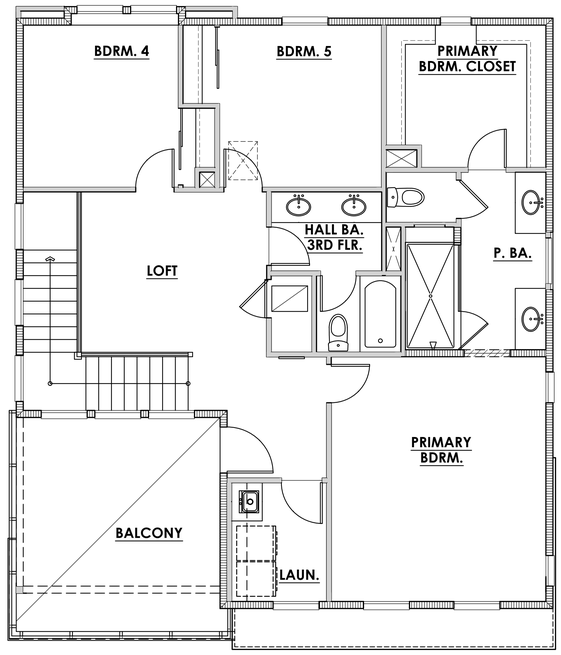
TOLL-2603

woodley architectural group,inc
colorado // 731 southpark dr. suite E
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.891



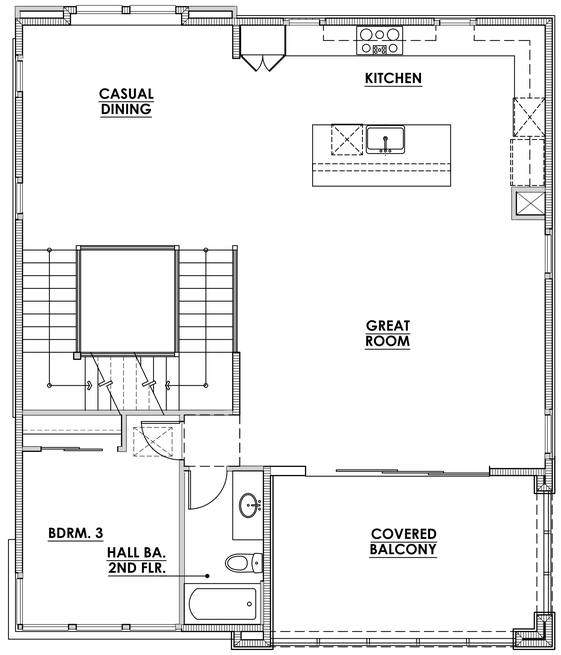
OPT. CONSERVATORY
AT COVERED BALCONY

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



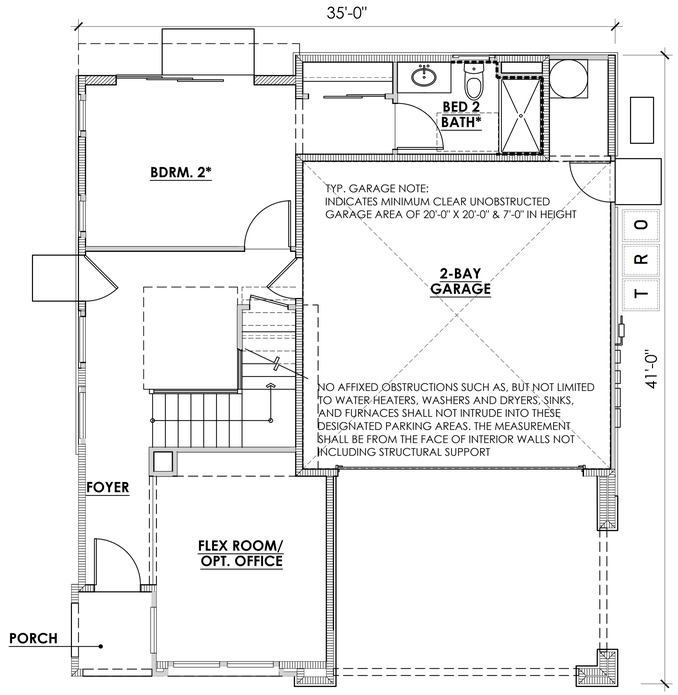
THIRD FLOOR PLAN

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



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

43X58

PLAN THREE / 5 BED / 4 BATH		
FIRST FLOOR	679	SQ. FT.
SECOND FLOOR	1133	SQ. FT.
THIRD FLOOR	1095	SQ. FT.
TOTAL CONDITIONED	**2907**	**SQ. FT.**
GARAGE	447	SQ. FT.
PORCH	29	SQ. FT.
COVERED BALCONY	189	SQ. FT.
BALCONY (3RD FLOOR)	186	SQ. FT.
OPT. CONSERVATORY	+189	SQ. FT.

PLAN THREE C | 2907 SQ. FT.

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

0' 4' 8'
SCALE: 1/4" = 1'

F-7

04.09.26

CASE No. 00982531-PMP

GREAT PARK D2 | PARCEL BA 703 | TOLL BROTHERS

IRVINE, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

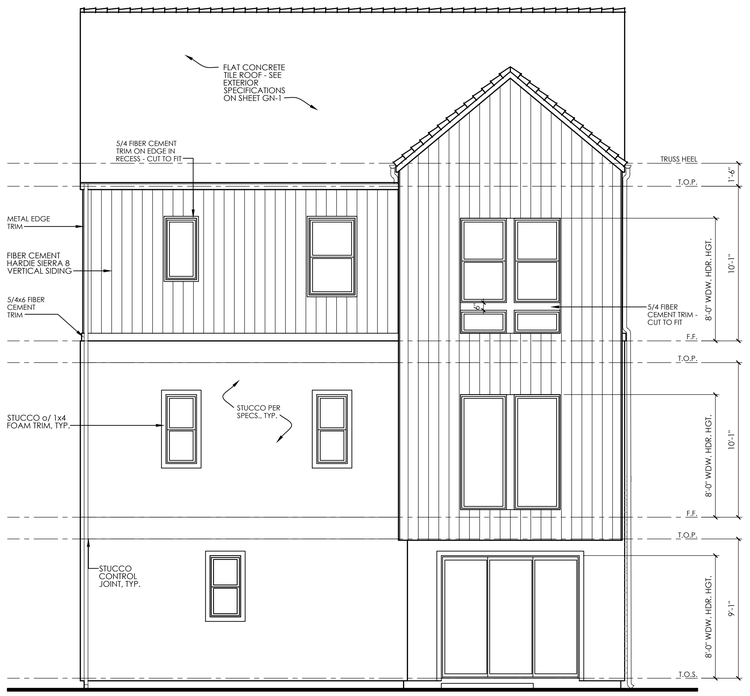
TOLL-2603

woodley architectural group,inc
colorado // 731 southpark dr. suite E
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.891



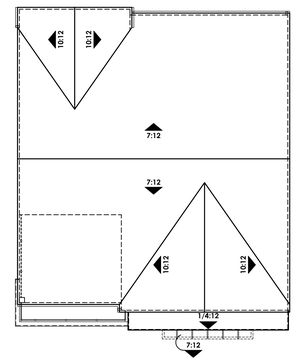
RIGHT ELEVATION

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



REAR ELEVATION

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

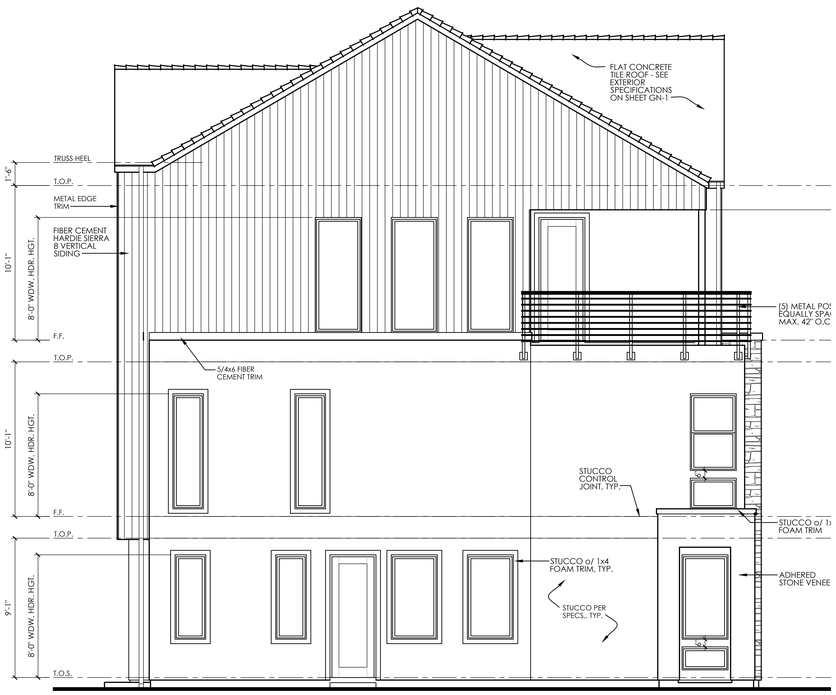


ROOF PLAN

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

0' 8' 16'

SCALE: 1/8" = 1'



LEFT ELEVATION

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



FRONT ELEVATION

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

0' 4' 8'

SCALE: 1/4" = 1'

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

F-8

04.09.26

CASE No. 00982531-PMP

PLAN THREE | ELEVATION 'C' | MODERN FARMHOUSE

GREAT PARK D2 | PARCEL BA 703 | TOLL BROTHERS

IRVINE, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

TOLL-2603

woodley architectural group,inc
colorado // 731 southpark dr. suite E
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.891



RIGHT ELEVATION

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



FRONT ELEVATION

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

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

0' 4' 8'

SCALE: 1/4" = 1'

F-9

PLAN THREE | ELEVATION 'C' AT OPTIONAL CONSERVATORY | MODERN FARMHOUSE

04.09.26

CASE No. 00982531-PMP

GREAT PARK D2 | PARCEL BA 703 | TOLL BROTHERS

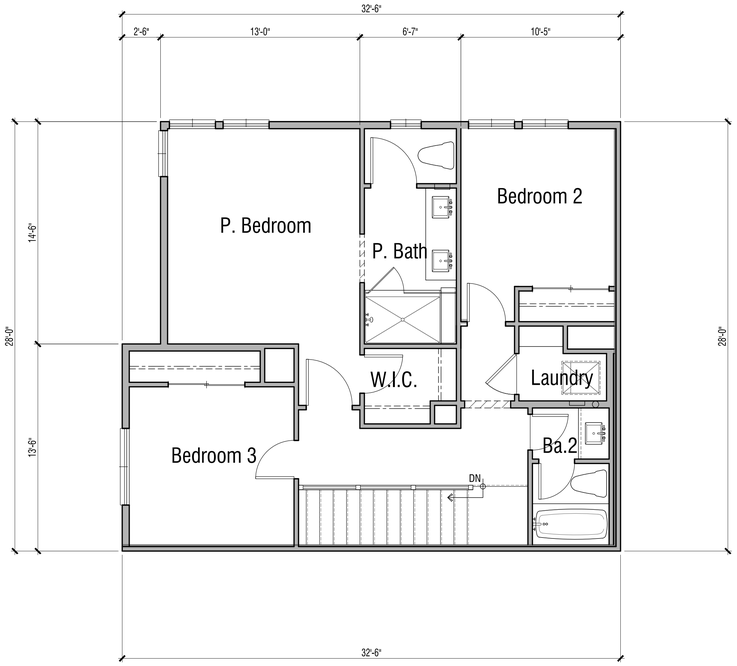
IRVINE, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

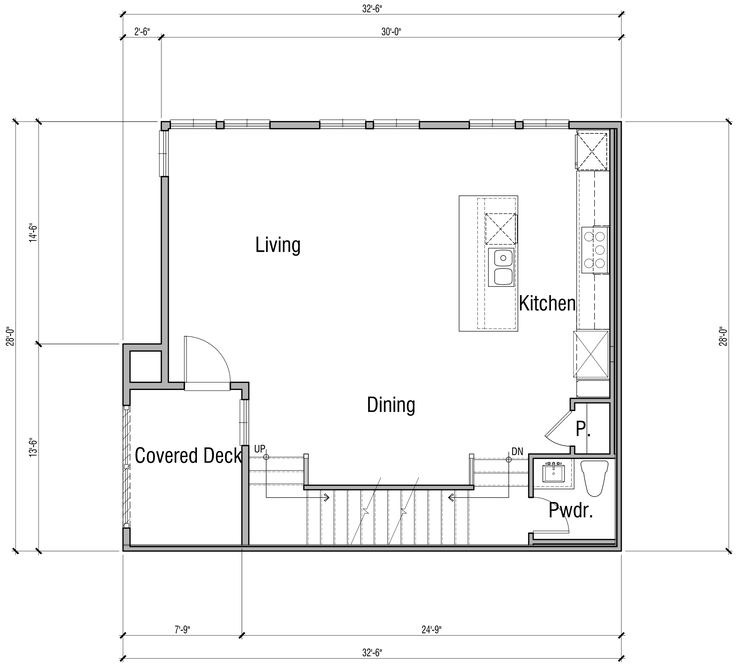
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

TOLL-2603

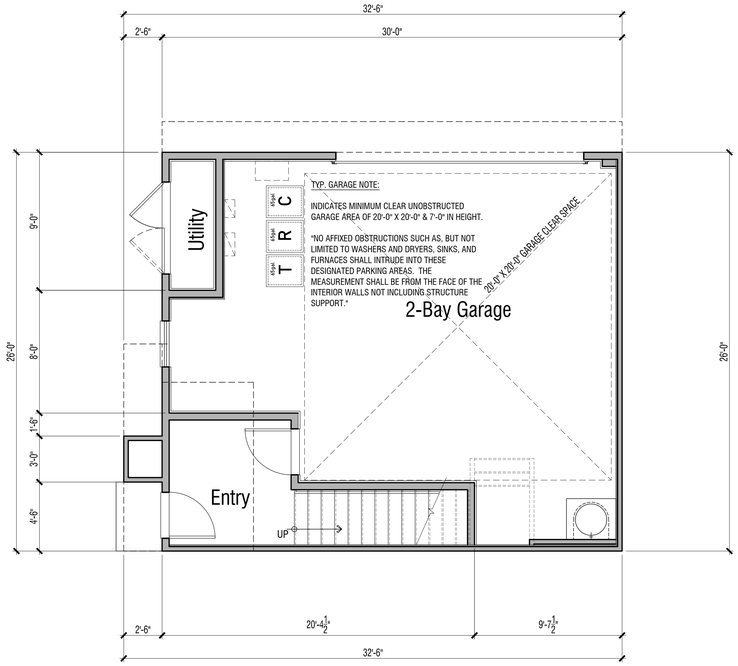
woodley architectural group,inc
colorado // 731 southpark dr. suite E
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.891



Third Level



Second Level



First Level

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

PLAN 1

Floor Plans

ROWTOWN

DWELLING PLAN SUMMARY - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 1A
FIRST LEVEL	152 SQ. FT.
SECOND LEVEL	785 SQ. FT.
THIRD LEVEL	813 SQ. FT.
TOTAL	1750 SQ. FT.
2-BAY GARAGE	613 SQ. FT.
COVERED ENTRY	13 SQ. FT.
COVERED DECK	83 SQ. FT.
UTILITY CLOSET	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

RISEWELL HOMES™

CASE No. 00982531-PMP

BA704 GREAT PARK DISTRICT 2

IRVINE, CA

G-1

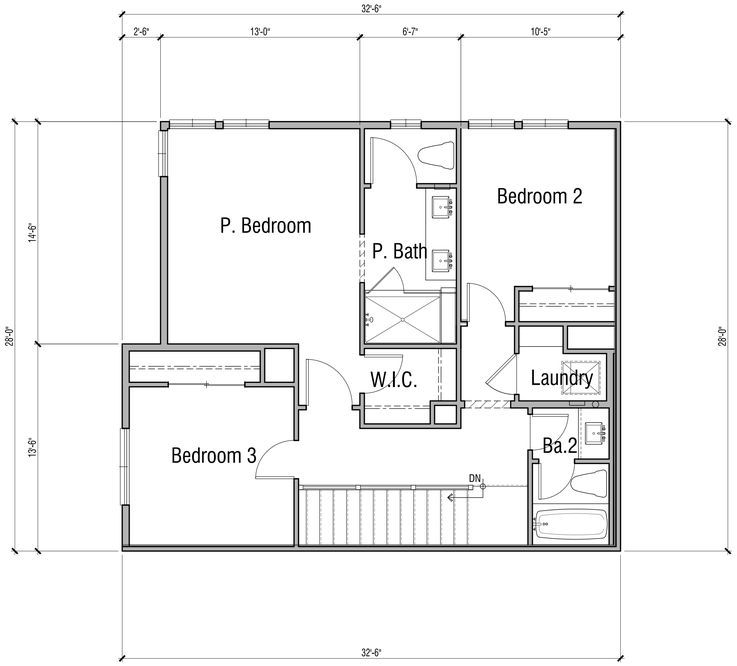
0 2 4 8

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026066 | 04-14-2026

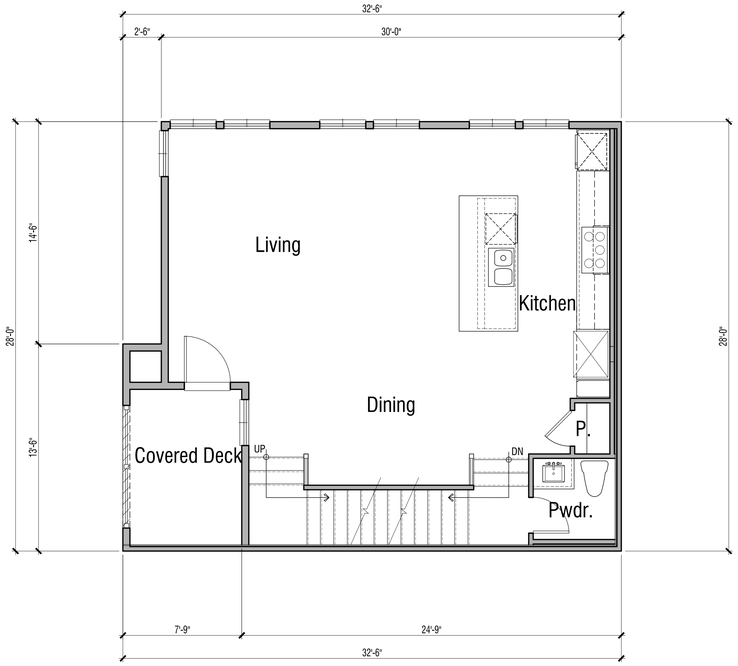
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

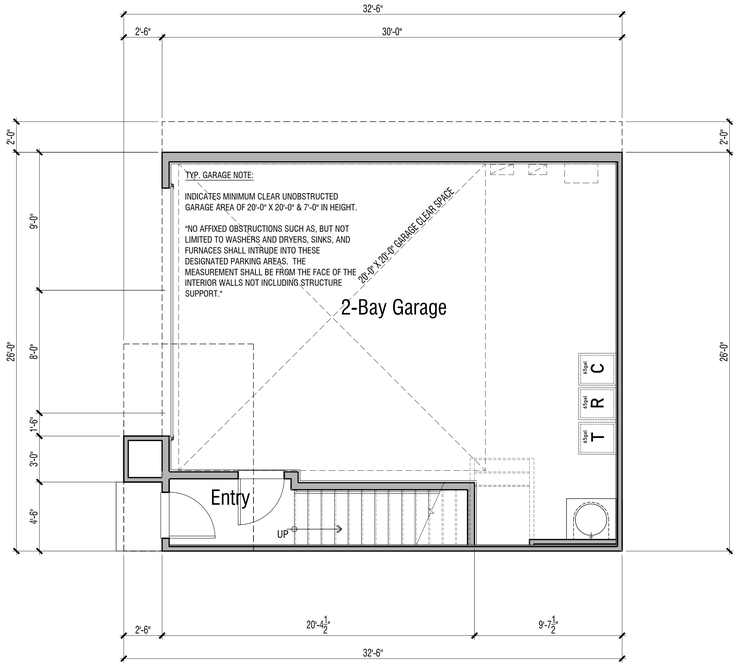
ORANGE COUNTY . BAY AREA . SACRAMENTO



Third Level



Second Level



First Level

PLAN 1X
Floor Plans

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

ROWTOWN

DWELLING PLAN SUMMARY - PLAN 1X	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 1XA
FIRST LEVEL	118 SQ. FT.
SECOND LEVEL	785 SQ. FT.
THIRD LEVEL	813 SQ. FT.
TOTAL	1716 SQ. FT.
2-BAY GARAGE	685 SQ. FT.
COVERED ENTRY	13 SQ. FT.
COVERED DECK	83 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

RISEWELL HOMES™

CASE No. 00982531-PMP

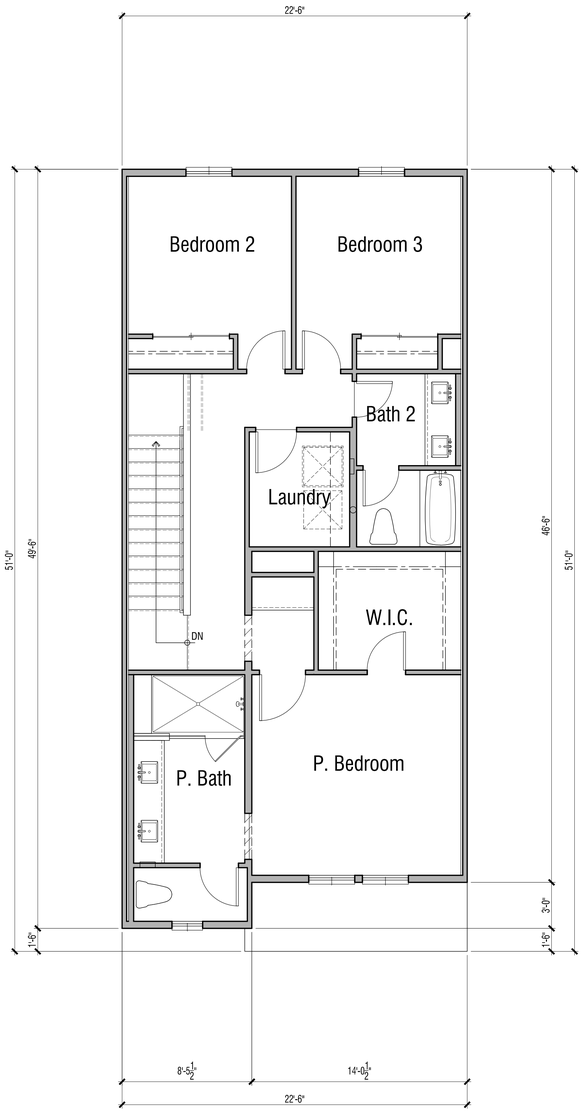
BA704 GREAT PARK DISTRICT 2
IRVINE, CA

G-2

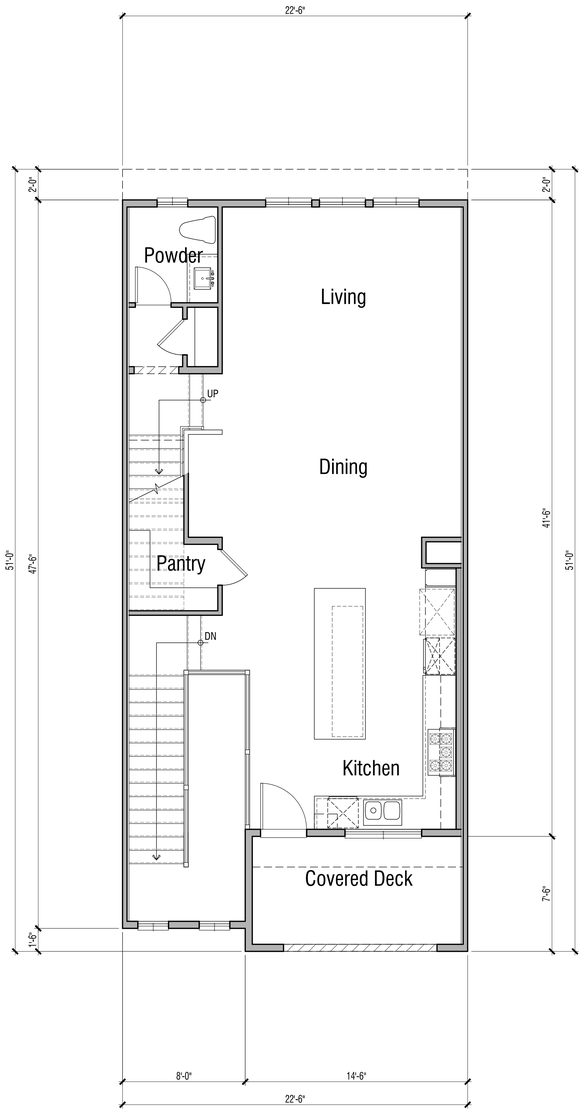
0 2 4 8

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026066 | 04-14-2026

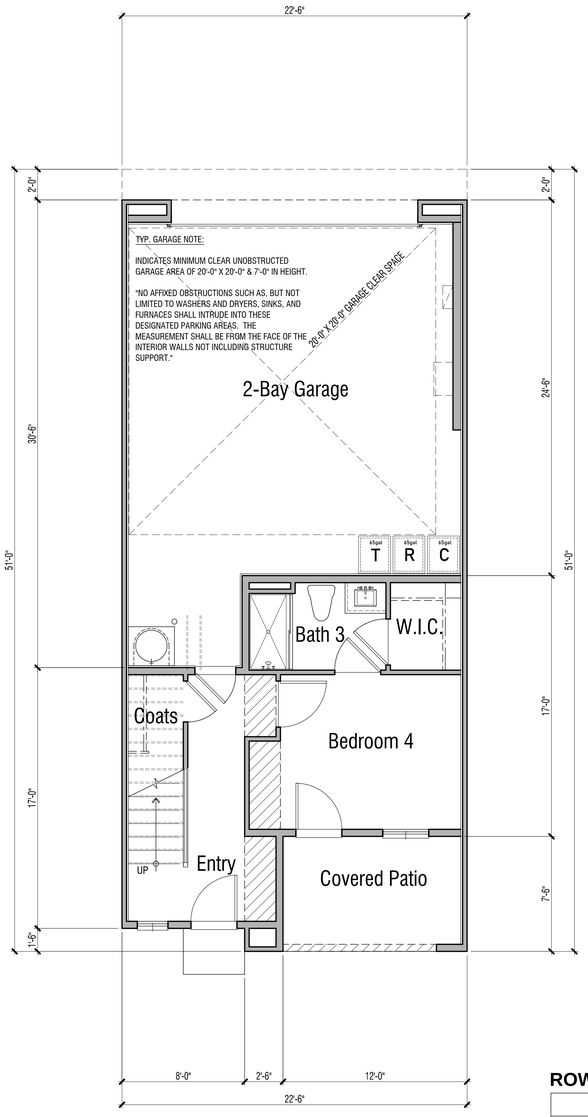
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . BAY AREA . SACRAMENTO



Third Level



Second Level



First Level

PLAN 2

Floor Plans

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

ROWTOWN

DWELLING PLAN SUMMARY - PLAN 2	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 2A
FIRST LEVEL	418 SQ. FT.
SECOND LEVEL	830 SQ. FT.
THIRD LEVEL	993 SQ. FT.
TOTAL	2241 SQ. FT.
2-BAY GARAGE	576 SQ. FT.
COVERED PATIO	91 SQ. FT.
COVERED DECK	106 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

RISEWELL HOMES™

CASE No. 00982531-PMP

BA704 GREAT PARK DISTRICT 2

IRVINE, CA

G-3

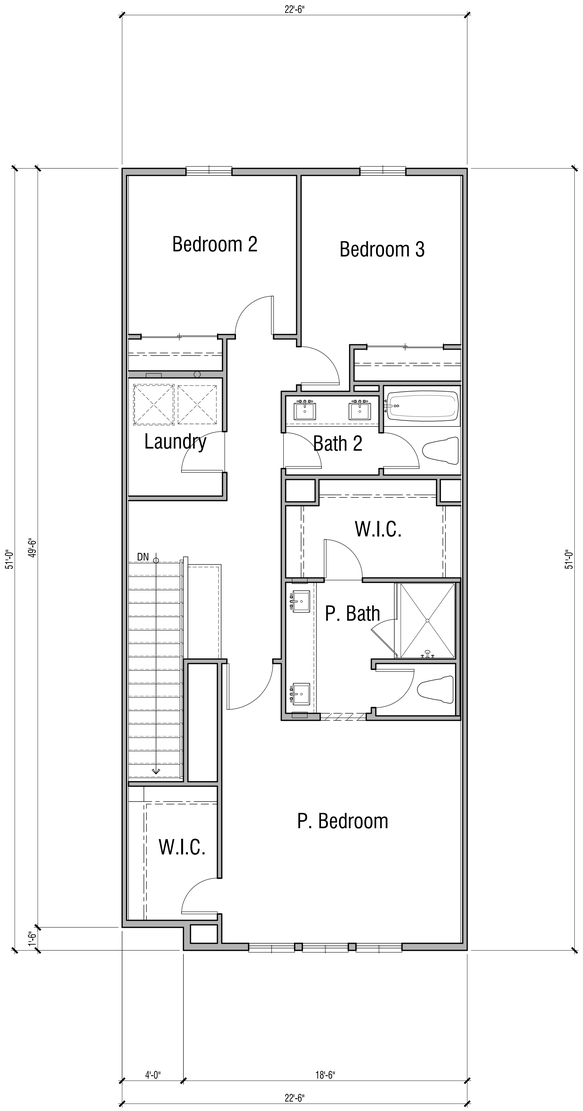
0 2 4 8

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026066 | 04-14-2026

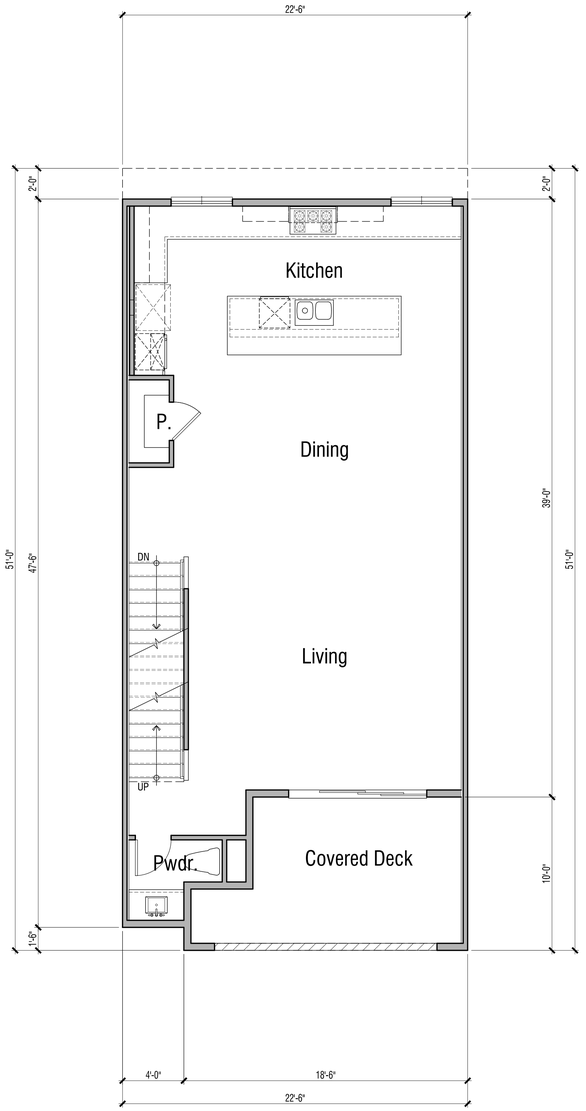
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

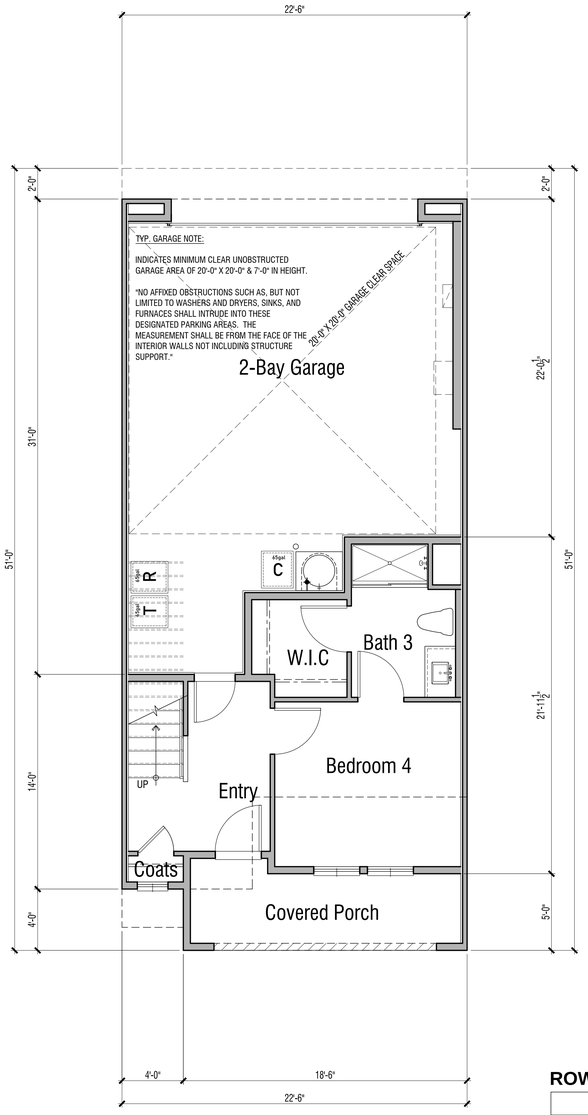
ORANGE COUNTY . BAY AREA . SACRAMENTO



Third Level



Second Level



First Level

PLAN 3

Floor Plans

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

ROWTOWN

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3A
FIRST LEVEL	430 SQ. FT.
SECOND LEVEL	940 SQ. FT.
THIRD LEVEL	1084 SQ. FT.
TOTAL	2454 SQ. FT.
2-BAY GARAGE	569 SQ. FT.
COVERED PORCH	97 SQ. FT.
COVERED DECK	157 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

RISEWELL HOMES™

CASE No. 00982531-PMP

BA704 GREAT PARK DISTRICT 2

IRVINE, CA

G-4

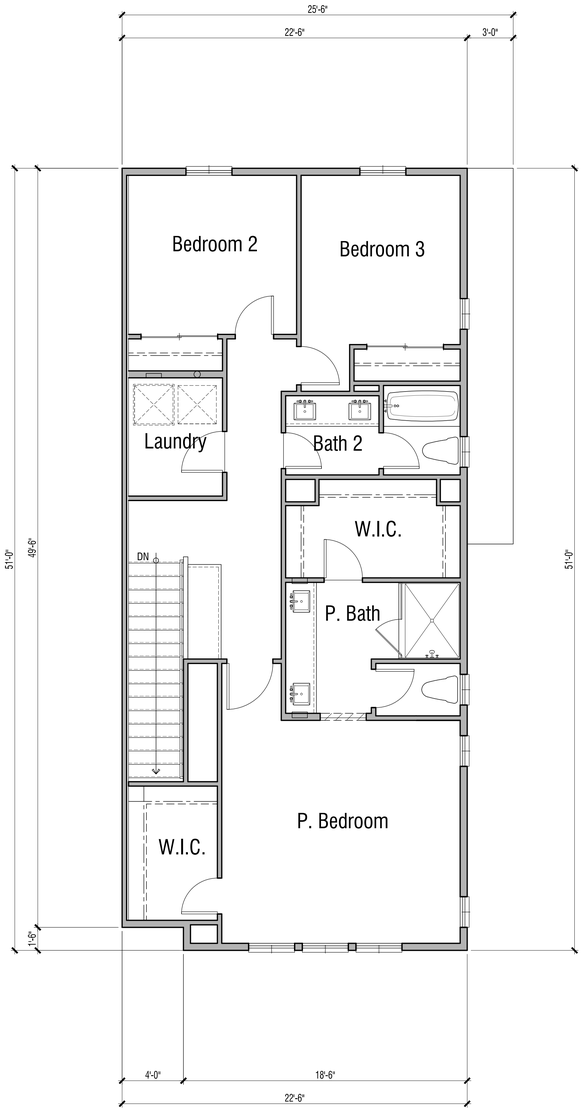
0 2 4 8

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. 2026066 | 04-14-2026

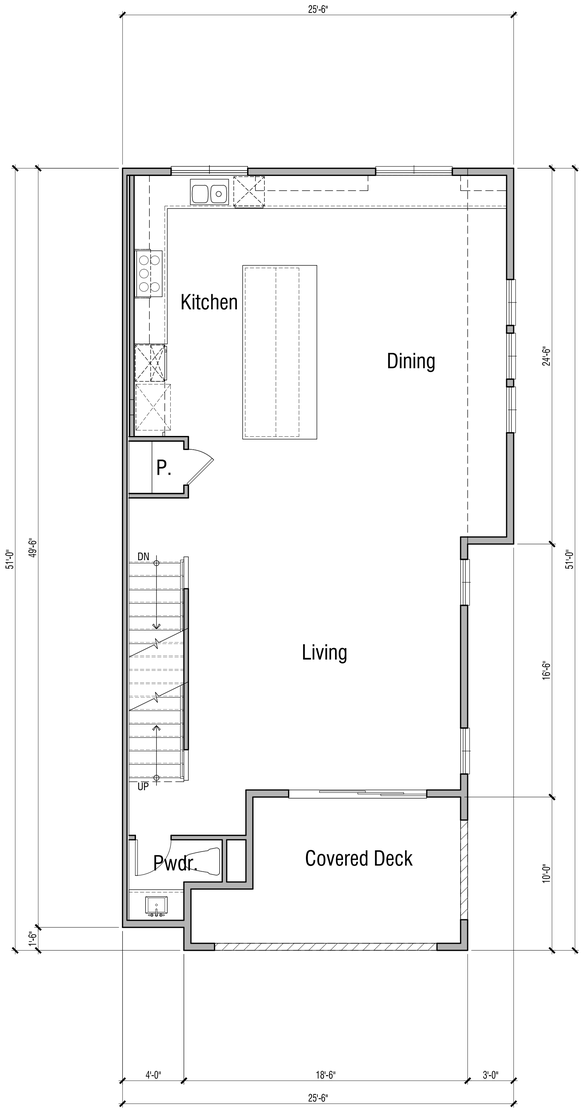
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

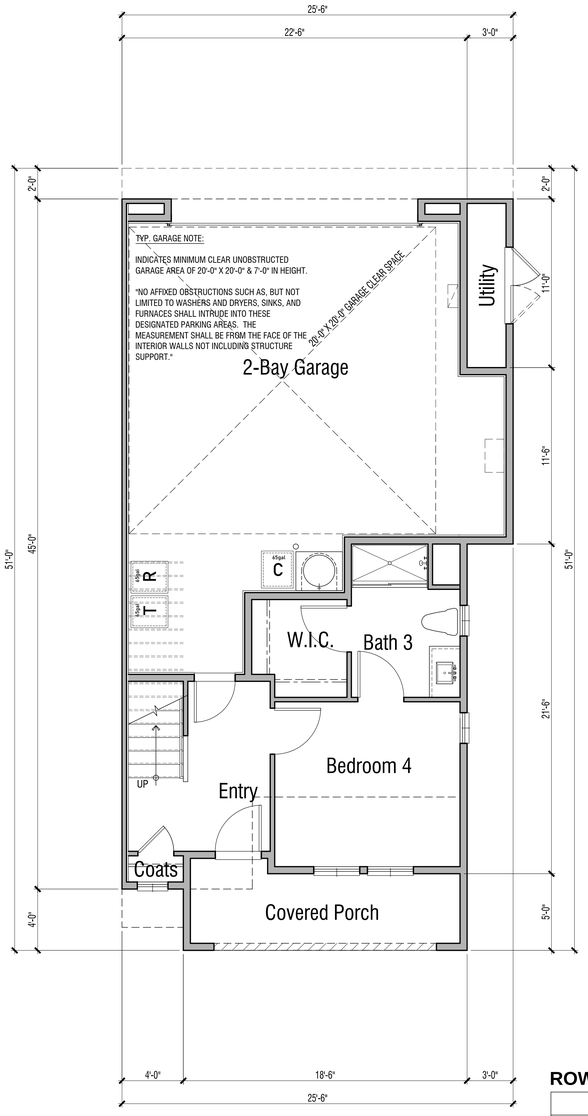
ORANGE COUNTY . BAY AREA . SACRAMENTO



Third Level



Second Level



First Level

ROWTOWN

DWELLING PLAN SUMMARY - PLAN 4	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 4A
FIRST LEVEL	430 SQ. FT.
SECOND LEVEL	1058 SQ. FT.
THIRD LEVEL	1084 SQ. FT.
TOTAL	2572 SQ. FT.
2-BAY GARAGE	603 SQ. FT.
COVERED PORCH	97 SQ. FT.
COVERED DECK	157 SQ. FT.
UTILITY CLOSET	33 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

PLAN 4

Floor Plans

RISEWELL HOMES™

BA704 GREAT PARK DISTRICT 2

IRVINE, CA

CASE No. 00982531-PMP

G-5

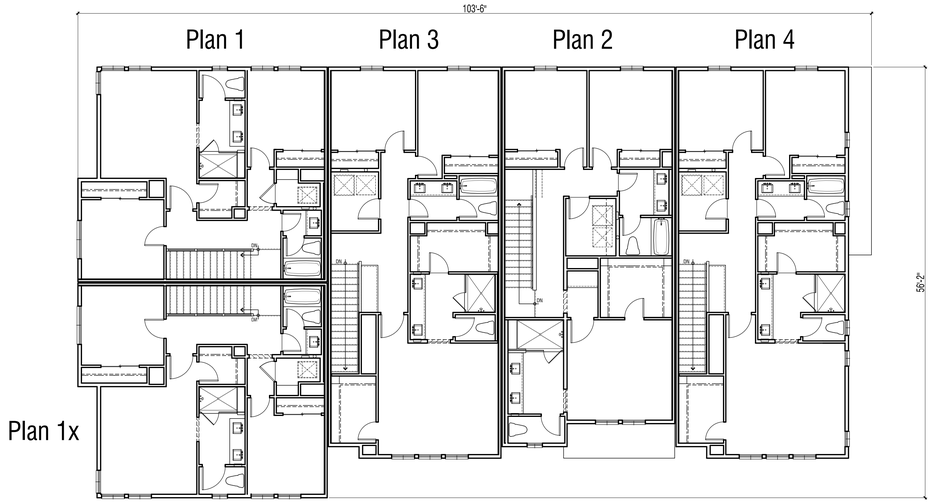
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS

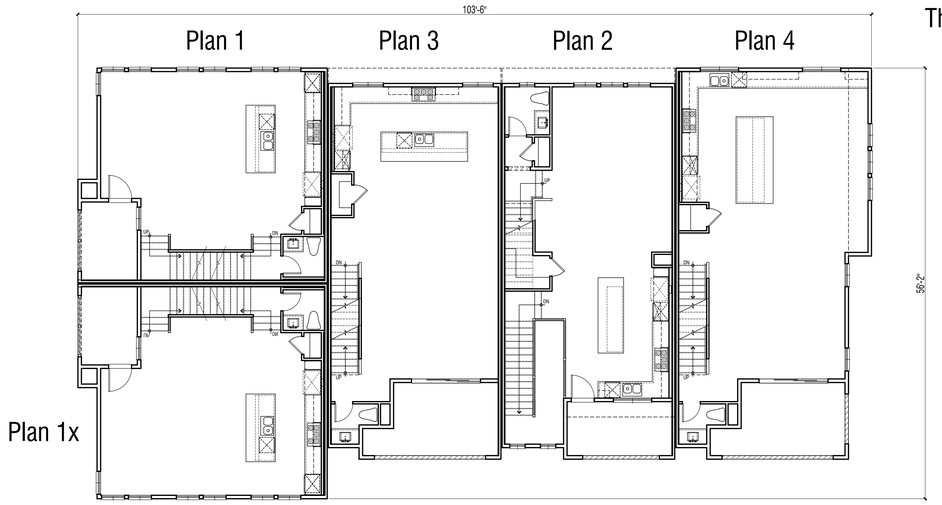
WHA.

ORANGE COUNTY . BAY AREA . SACRAMENTO

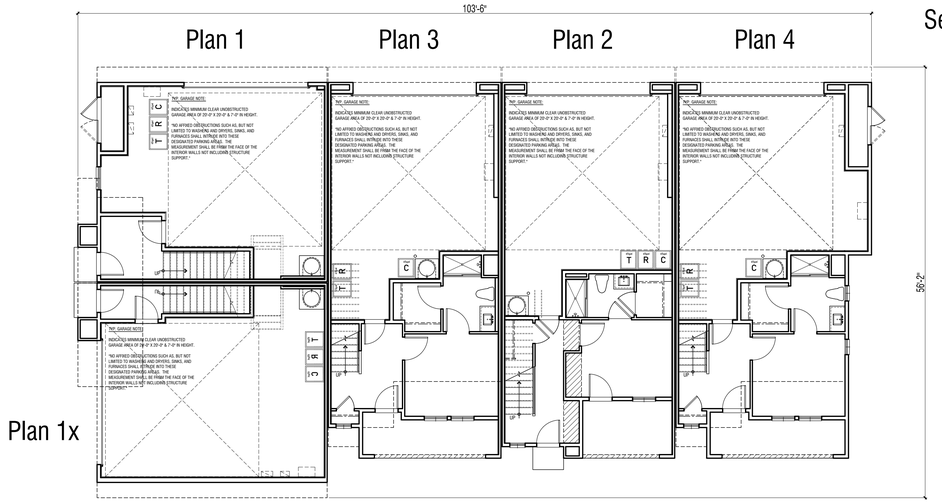
© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2026066 | 04-14-2026



Third Level



Second Level



First Level

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026

ROWTOWN - COMPOSITE BUILDING PLAN

BA704 GREAT PARK DISTRICT 2

IRVINE, CA

CASE No. 00982531-PMP

G-6

0 2 4 8

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2026066 | 04-14-2026

RISEWELL HOMES™

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . BAY AREA . SACRAMENTO



Front Elevation



Rear Elevation

Material Notes

A. Concrete Flat Roof Tile
B. Stucco
C. Metal Railing
D. Siding
E. Stone Veneer
F. Flush Panel Garage Door

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00982531-PMP
DATE July 9, 2026

ELEVATIONS
Transitional

RISEWELL HOMES™

BA704 GREAT PARK DISTRICT 2

CASE No. 00982531-PMP

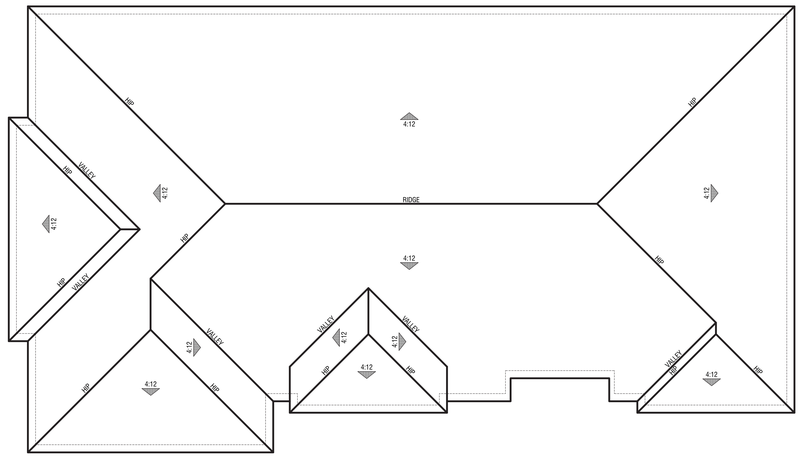
IRVINE, CA

1/4"=1' 0 2 4 8

G-7

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA 2026066 | 04-14-2026

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . BAY AREA . SACRAMENTO



Roof Plan | 1/8"=1'

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00982531-PMP

DATE July 9, 2026



Left Elevation



Right Elevation

ELEVATIONS

Transitional

RISEWELL HOMES™

BA704 GREAT PARK DISTRICT 2

CASE No. 00982531-PMP

IRVINE, CA

1/4"=1' 0 2 4 8

G-8

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA 2026066 | 04-14-2026

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . BAY AREA . SACRAMENTO

NOTICE OF DETERMINATION

TO: ☒ State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA. 95812-3044

☒ County Clerk
County of Orange
PO Box 238
Santa Ana, CA. 92702

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA. 92623-9575
Attn: **Hernan DeSantos**
Senior Planner
949-724-6441
hdesantos@cityofirvine.org

SUBJECT: Filing of **Notice of Determination** in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse No.: SCH No. 2002101020

Project Title and File No.: District 2 Master Plan Modification (File No. 00982531-PMP)

Applicant: Five Point Communities Management, Inc.
2000 FivePoint, 4th Floor
Irvine, CA 92618
Contact: Kory Lynch
(949) 283-2282
[redacted]

Project Location: The project site is generally located northeast of the Interstate 5 Freeway (I-5) between Alton Parkway and Serrano Creek in Planning Area 51 (Great Park) in District 2 of Great Park Neighborhoods in Planning Area 51 (Great Park).

Project Description: Master plan modification to previously approved Master Plan 00956311-PMP to make architectural refinements to select product types, adjustments to private street circulation within the tract, refinements to site landscaping, and replacement one approved residential product type with another similar detached product type, while maintaining the mix of attached and detached condominium units in District 2. The proposed changes will not alter the total unit count of 474 condominium units that was approved under Master Plan 00956311-PMP.

This is to advise that the **Director of Community Development for the City of Irvine, as lead agency,** has approved a Master Plan Modification 00982531-PMP for District 2 of the Great Park Neighborhoods in Planning Area 51 on July 9, 2026, and made the following determinations regarding the project:

1. The project **will not** have a significant effect on the environment.
2. An Addendum (Addendum No. 16) to a previously certified 2012 Second Supplemental Environmental Impact Report (SSEIR) (SCH No. 2002101020) was prepared pursuant to Section 15164 of the State CEQA Guidelines and concluded that the project will not have any new or more severe significant effects on the environment that were not previously identified in the EIR. The project's effects were analyzed in the 2012 SSEIR and Addendum and all feasible mitigation measures from the EIR **have been incorporated** into the project approval.
3. New mitigation measures **were not** made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan **was not** adopted for this project.
5. A Statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA.

This is to certify that the Second Supplemental Environmental Impact Report (SCH No.: 2002101020) and Addendum No. 16 is available to the public at the City of Irvine City Hall, Community Development Department, One Civic Center Plaza, Irvine, California 92623.

Hernan DeSantos, Senior Planner	Hernan DeSantos	July 9, 2026
Name and Title	**Signature**	**Date**

Date received for filing at OPR:

FORM 45-09 (Rev. 10/2006)

ENCLOSURE 2