



October 26, 2026

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

Sent Via Email

Subject: Approval of Playground Plan 00989203-PPA for Private Neighborhood Park 3 within Vesting Tentative Tract Map No. 19403 in District 2 of Great Park Neighborhoods, Planning Area 51 (Great Park)

Dear Mr. Lynch:

Community Development Department staff has reviewed the application for Playground Plan 00989203-PPA for Private Neighborhood Park 3 within the boundaries of Vesting Tentative Tract Map (VTTM) No. 19403, which is located within District 2 of Great Park Neighborhoods in Planning Area 51 (Great Park).

On November 6, 2025, the Planning Commission approved VTTM No.19403 (File No. 00956308-PTT), Master Plan 00956311-PMP, and Park Plan 00956398-PPP allowing the subdivision of 56.6-gross-acres for the development of 474 residential condominium units and 3.72-acres of private park land distributed between three neighborhood parks. On June 24, 2026, the Community Development Director approved Park Design 00982755-PPD for the 1.41-acre private neighborhood Park 3, which contains a tot lot/playground area. Specifically, the playground area is located within a triangular parklet surrounded by Boyd, Minden, and Spineflower streets.

The project proposes a 9,930-square-foot playground containing separate play areas designed for children ages two to five years old, and five to 12 years old. The playground will include various play structures with integrated shade, and safety-first playground surfacing.

The City's playground consultant confirmed that the proposed playground features conform to the applicable Playground Design Standards outlined in Section VII-B of the City of Irvine Parks and Park Facilities Standards Manual. Therefore, the proposed playground plan is hereby approved, subject to Standard Condition 4.2 (Playground Inspection) of Park Design 00982755-PPD for the underlying park design.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period, ending at 5 p.m. Monday, November 2, 2026, this approval shall become effective Tuesday, November 3, 2026. The stamped-approved plans for Playground Plan

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00989203-PPA are being transmitted electronically along with this letter. Please incorporate the stamped copy of the playground plan into the applicable grading/building plans for the project site.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Frady".

Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Approved Playground Plans
2. Approved Park Design (File No. 00982755-PPD) Approval Letter and Plans

cc: Bill Patterson, Hunsaker & Associates
Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
Files: 00989203-PPA; 00982755-PPD; 00956398-PPP

HERITAGE FIELDS EL TORO, LLC
PLANNING AREA 51 - DISTRICT 2 NORTH
PRIVATE PARK NEIGHBORHOOD - PARK 3
VTTM 19403, LOTS 24

DATE October 26, 2026



NOT TO SCALE

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

[illegible]

ENCLOSURE 1

CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

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

THE CITY OF IRVINE



PLAYGROUND PLANS

HERITAGE FIELDS EL TORO, LLC
PLANNING AREA 51 - DISTRICT 2 NORTH
PRIVATE PARK NEIGHBORHOOD - PARK 3
VTTM 19403, LOTS 24

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00989203-PPA

DATE October 26, 2026

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

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

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

ROOFING

- PROVIDE MINIMUM 72 POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 OVER COMBUSTIBLE ROOF DECKING WHERE SPACES OCCUR BETWEEN ROOF COVERING AND ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDIED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. CAP SHEET IS NOT REQUIRED WHEN 1 INCH MIN. MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING AND WOOD FRAMING OR DECK. (CBC 705.2 AND CRC R337.5.2).
- OR SPECIFY A CLASS A FIRE RATED ROOF UNDERLAYMENT TESTED IN ACCORDANCE WITH ASTM E108. BIRD STOPS SHALL BE USE AT THE EAVES WHEN THE PROFILE FITS TO PREVENT DEBRIS AT THE EAVES.HIP AND RIDGE CAPS SHALL BE MUDDIED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.
- WHERE INSTALLED VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NUMBER 26 GAGE GALVANIZED SHEET) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36 INCHES WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 RUNNING THE FULL LENGTH OF THE VALLEY. (CBC 705A.3 AND CRC R337.5.3)
- WHERE PROVIDED ROOF GUTTERS SHALL BE CONSTRUCTED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (CBC 705A.4 AND CRC R337.5.4)

VENTS (CBC 706A AND CRC R337.6)

VENTILATION OPENINGS FOR ENCLOSED ATTICS, GABLE ENDS, RIDGE ENDS, UNDER EAVES AND CORNICES, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES, OR ANY OTHER OPENING INTENDED TO PERMIT VENTILATIONS IN A HORIZONTAL OR VERTICAL PLANE SEE N/A.

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

- FOR EXTERIOR WALL CONSTRUCTION SEE
N/A
- FOR ROOF EAVE CONSTRUCTION SEE
N/A
- FOR EXTERIOR PORCH CEILING CONSTRUCTION SEE
N/A
- FOR FLOOR PROJECTION CONSTRUCTION SEE
N/A
- FOR WALKING SURFACES OF DECKS, BALCONIES, AND EXTERIOR STAIRS SEE
N/A

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

- EXTERIOR WINDOWS SHALL N/A
SEE N/A
- EXTERIOR GLAZED DOORS SHALL N/A
SEE N/A
- EXTERIOR DOORS SHALL N/A
SEE N/A
- GLAZING IN HINGED DOORS SHALL N/A
SEE N/A
- GLAZING IN GARAGE DOORS SHALL N/A
SEE N/A

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

ACCESSORY STRUCTURES SHALL N/A

SEE N/A

OUTDOOR COOKING APPLIANCE

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

OUTDOOR DECORATIVE APPLIANCES

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

EROSION AND SEDIMENT CONTROL

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

STORM WATER POLLUTION PREVENTION NOTES

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

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

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

FIRE DEPARTMENT NOTES

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

EMERGENCY RESPONDER RADIO SYSTEM

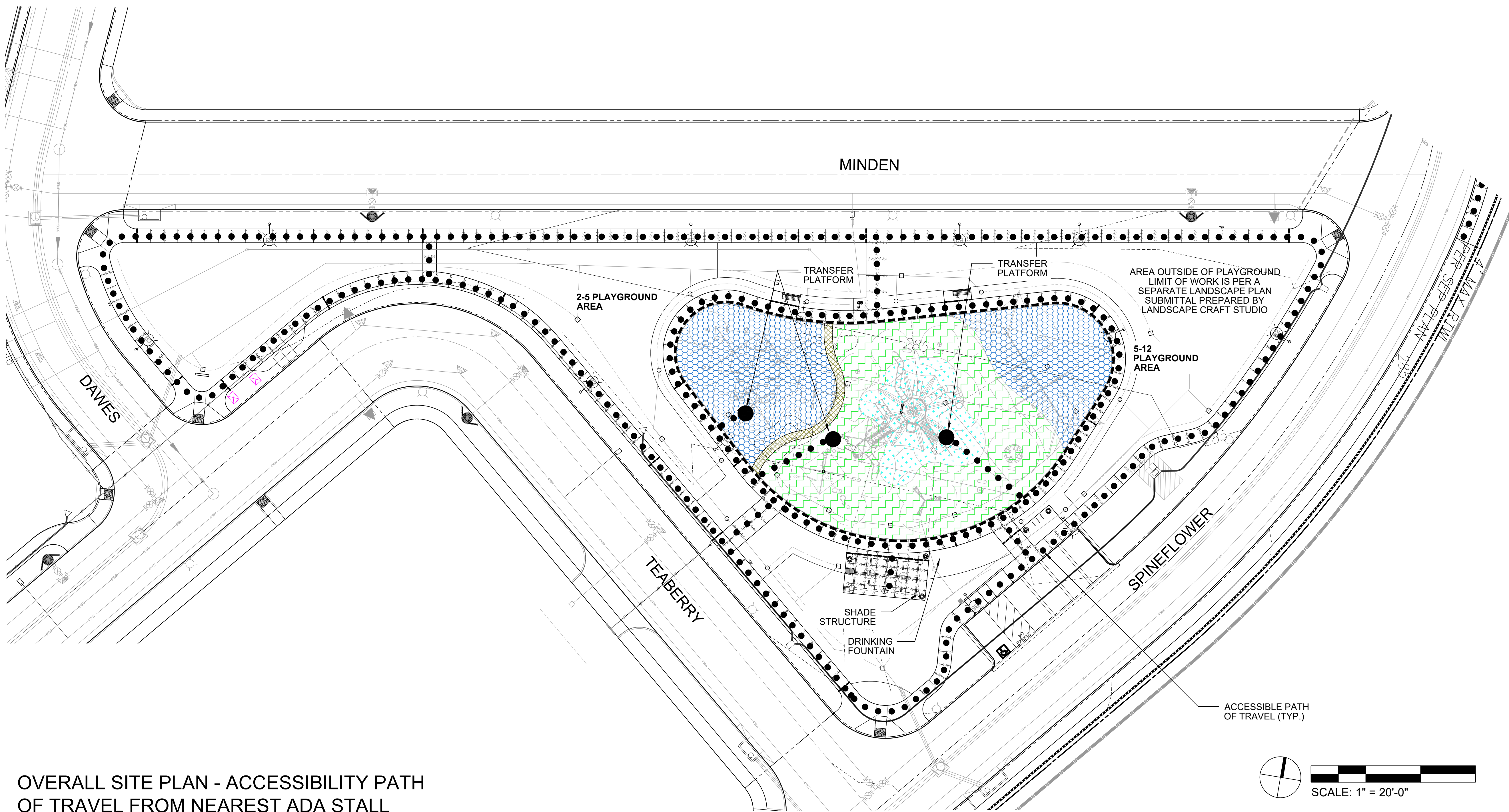
N/A TO THIS SUBMITTAL. REFER TO ARCHITECTURAL PLANS PER SEPARATE SUBMITTAL

PLAYGROUND NOTES

- ALL SAFETY SURFACING IN PLAYGROUNDS SHALL COMPLY WITH THE MINIMUM SAFETY STANDARDS IN ASTM F 1292-96 "STANDARD SPECIFICATION FOR IMPACT ATTENUATION OF SURFACE SYSTEMS UNDER AND AROUND PLAYGROUND EQUIPMENT"
- IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE ADA ACCESSIBILITY GUIDELINES (ADAAG), ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.
- DEPTH OF TOT-LOT SURFACING PER MANUFACTURER'S SPECIFICATIONS.
- ACCESSIBLE SAFETY SHALL COMPLY WITH THE MINIMUM ACCESSIBILITY STANDARDS ASTM F 1951-99 "STANDARD SPECIFICATION FOR DETERMINATION OF ACCESSIBILITY OF SURFACE SYSTEMS UNDER AND AROUND PLAYGROUND EQUIPMENT." TESTING INFORMATION MAY BE REQUESTED.
- PRIOR TO THE ISSUANCE OF CERTIFICATE OF USE AND OCCUPANCY FOR OF THE PLAYGROUND, THE APPLICANT SHALL SUBMIT TO THE CHIEF BUILDING OFFICIAL A LETTER STATING THAT THE PLAY EQUIPMENT INSTALLATION HAS BEEN INSPECTED BY A PERSON AUTHORIZED BY THE MANUFACTURER, THAT THE EQUIPMENT INSTALLATION HAS BEEN INSPECTED BY A PERSON AUTHORIZED BY THE THE MANUFACTURER, THAT THE EQUIPMENT HAS BEEN INSTALLED PER MANUFACTURER'S SPECIFICATIONS, AND THAT IT COMPLIES WITH THE MINIMUM PLAYGROUND SAFETY REGULATIONS ADOPTED BY THE STATE OF CALIFORNIA (CALIFORNIA HEALTH CODE, TITLE 22, DIVISION 4, CHAPTER 22 "SAFETY REGULATIONS FOR PLAYGROUNDS," ARTICLES 1-4).
- PLAYGROUND PLANS DEMONSTRATING COMPLIANCE WITH THE ACCESSIBILITY STANDARDS OF THE CALIFORNIA BUILDING CODE SHALL BE INCORPORATED INTO THE PROJECT PRECISE GRADING PLANS.
- ACCESSIBLE ROUTE SHALL COMPLY WITH THE FOLLOWING:
 - AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE PLAY AREA. THE ACCESSIBLE ROUTE SHALL CONNECT GROUND LEVEL PLAY COMPONENTS REQUIRED TO COMPLY WITH CBC 11B-240.2.1 AND ELEVATED PLAY COMPONENTS REQUIRED TO COMPLY WITH CBC 11B-240.2.2, INCLUDING ENTRY AND EXIT POINTS OF THE PLAY COMPONENTS.
 - ACCESSIBLE ROUTES CONNECTING PLAY COMPONENTS SHALL PROVIDE A CLEAR WIDTH COMPLYING WITH CBC 11B-1008.2.4. AT GROUND LEVEL, THE CLEAR WIDTH OF ACCESSIBLE ROUTES SHALL BE 60 INCHES MINIMUM. CBC 11B-1008.2.4.
 - THE CLEAR WIDTH OF ACCESSIBLE ROUTES CONNECTING ELEVATED PLAY COMPONENTS SHALL BE 36 INCHES MINIMUM. CBC 11B-1008.2.4.2.
 - ACCESSIBLE ROUTES SERVING GROUND LEVEL PLAY COMPONENTS AND ELEVATED PLAY COMPONENTS SHALL BE PERMITTED TO USE THE EXCEPTIONS IN CBC 11B-1008.2.1.
 - RAMP RUNS CONNECTING GROUND LEVEL PLAY COMPONENTS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:16. THE RISE FOR ANY RAMP RUN CONNECTING ELEVATED PLAY COMPONENTS SHALL BE 12 INCHES MAXIMUM. CBC 11B-1008.2.5
 - WHERE 20 OR MORE ELEVATED PLAY COMPONENTS ARE PROVIDED NO MORE THAN 25% OF THE ELEVATED PLAY COMPONENTS SHALL BE PERMITTED TO BE CONNECTED BY TRANSFER SYSTEMS PER CBC 11B-1008.3. THE OTHER 25% SHALL BE CONNECTED BY A RAMP. CBC 11B-1008.2.1, EXCEPTION 1.
 - IDENTIFY ALL TRANSFER STEPS AND TRANSFER PLATFORMS WHERE REQUIRED.
 - ACCESSIBLE ROUTE CANNOT BE INTERRUPTED BY STEPS, CURBS AND PLANTERS.
- GROUND LEVEL AND ELEVATED LEVEL PLAY COMPONENTS SHALL COMPLY WITH CBC 11B-1008.4.
 - AT LEAST ONE TURNING SPACE COMPLYING WITH CBC 11B-304 (TURNING SPACE) SHALL BE PROVIDED ON THE SAME LEVEL AS PLAY COMPONENTS. WHERE SWINGS ARE PROVIDED, THE TURNING SPACE SHALL BE LOCATED IMMEDIATELY ADJACENT TO THE SWING.
 - ENTRY POINTS AND SEATS PER CBC 11B-1008.4.4.
 - TRANSFER SUPPORT PER CBC 11B-1008.4.5.
- DRINKING FOUNTAIN, WHERE PROVIDED, SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH CBC 11B-305 (30"x48" CLEAR FLOOR OR GROUND SPACE) POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH CBC 11B-306 (KNEE AND TOE CLEARANCE) SHALL BE PROVIDED. CBC 11B-602.2.2.
- DRINKING FOUNTAIN SHALL COMPLY WITH THE FOLLOWING (SHOW ELEVATION AND DIMENSIONS ON PLANS PER CBC 11B-602):
 - SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
 - THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND FIVE INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.
 - SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
 - THE SPOUT SHALL PROVIDE A FLOW OF WATER FOUR INCHES HIGH MINIMUM AND SHALL BE LOCATED FIVE INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN THREE INCHES OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM, WHERE SPOUTS ARE LOCATED BETWEEN THREE INCHES AND FIVE INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.
- PLAY AREAS SHALL BE ACCESSIBLE PER CBC 11B-206.2.17 & 11B-240.
- WHERE PICNIC TABLES ARE PROVIDED, AT LEAST ONE PICNIC TABLE, AND ONE ADDITIONAL TABLE FOR EACH 20 TABLES OR FRACTION THEREOF, SHALL BE ACCESSIBLE AND COMPLY WITH SECTION CBC 11B-902. CBC 11B-246.5.
- ACCESSIBLE ROUTES SHALL BE PROVIDED TO ALL PLAYGROUND AREAS.
- PERMIT AND INSPECTION SHALL BE PER THE APPROVED PRECISE GRADING PLAN.
- PLAYGROUND PLANS DEMONSTRATING COMPLIANCE WITH THE ACCESSIBILITY STANDARDS OF THE CALIFORNIA BUILDING CODE SHALL BE INCORPORATED INTO THE PROJECT PRECISE GRADING PLANS.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT TO THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL, A PLAYGROUND PLAN THAT INCLUDES DETAILED PLAYGROUND SPECIFICATION FOR MANUFACTURED PLAY EQUIPMENT. THE PLAN SHALL DEPICT SAFETY FALL ZONES, SAFETY SAFETYING MATERIALS AND CONSTRUCTION SPECIFICATIONS, THE MANUFACTURER AND MODEL NUMBERS OF EQUIPMENT AND EQUIPMENT DECK HEIGHTS.

2	DESIGNED: TZ	DEVELOPER: HERITAGE FIELDS EL TORO, LLC	PLANS PREPARED BY: J.S. LANDSCAPE ARCHITECT	PLANNING AREA 51 - DISTRICT 2 NORTH PRIVATE NEIGHBORHOOD - PARK 3 VTTM 19403, LOTS 24 IRVINE, CALIFORNIA	CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT	PLAN CHECK: 00982755-PPD 00989203-PPA	PERMIT: CITY COVER SHEET	LPP0.01
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L:\2025047 GPN P7-PARK1-PARK2-PARK3-06-CAD\03-DD-CD\02-PLAYGROUND-PARK3\5047-P3-LPP1.001-OVERALL PLAN WITH ENLARGEMENT.DWG
10/1/2026 6:20 PM



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

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00989203-PPA

DATE October 26, 2026

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

- NOTES:
1. ALL ACCESSIBLE PATHS OF TRAVEL AND GATHERING SPACES ARE TO HAVE A MAX. LONGITUDINAL SLOPE OF 4.95% AND A MAX. CROSS SLOPE OF 1.9%. REFER TO CIVIL ENGINEERS PRECISE GRADING PLANS FOR ELEVATIONS.
 2. ALL WALKWAYS SHALL BE A MINIMUM OF 5'-0".
 3. A VARIETY OF PLAY EXPERIENCES AND GRADUATED PLAY CHALLENGES ARE PROVIDED, INCLUDING CRAWLING, PULLING/PUSHING, BALANCING, SWINGING, CLIMBING, SPINNING, SLIDING AND FANTASY/SOCIAL PLAY OPPORTUNITIES. IT IS A GOAL THAT AS MANY MOVEMENT OPPORTUNITIES BE PROVIDED WITHIN THE AVAILABLE SPACE AS POSSIBLE.
 4. ALL PUBLIC PLAY EQUIPMENT SHALL BE OF HIGH-QUALITY MATERIALS DESIGNED TO BE VANDAL RESISTANT AND SHALL HAVE A DEMONSTRATED RECORD OF DURABILITY AND AVAILABILITY OF PARTS.

PLAYGROUND AREA SUMMARY:

2-5 PLAYGROUND AREA: 2,420 SF
5-12 PLAYGROUND AREA: 7,510 SF
TOTAL PLAYGROUND AREA: 9,930 SF

KEY MAP



LANDSCAPE
CRAFT STUDIO Inc.

PLAN REVISION DESCRIPTION

△	
△	
△	
△	

811
Know what's below.
Call 811 before you dig.
SEEKS TO BE SHEET INDEX ON
SHEET 10.000.000. COMPLETE
LIST OF DRAWINGS.

CASE # 00989203-PPA
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTTM 19403 LOT 24
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	07/09/26	PLAYGROUND PLAN SUBMITTAL #01
B	10/01/26	PLAYGROUND PLAN SUBMITTAL #02

LCS JOB NUMBER: 2025048
DRAWN BY: KY
PLAN CHECK NO: 00982755-PPD
00989203-PPA

SHEET TITLE
OVERALL PLAN

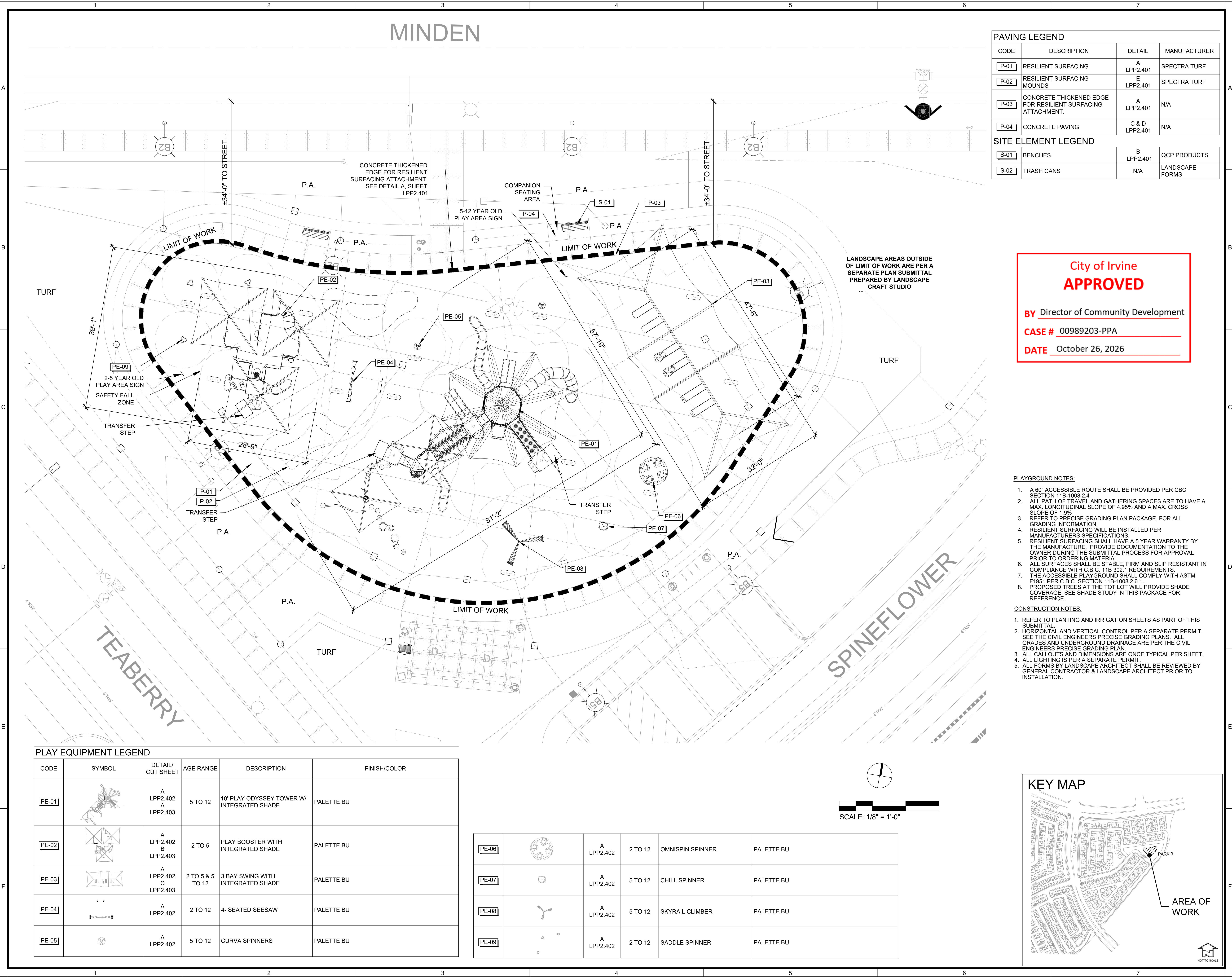
SHEET NUMBER
LPP1.001

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PPA AGENCY SUBMITTAL #2 10/01/2026

	A	B	C	D	E	F
L:2025047 GPN P7-PARK1-PARK2-PARK3106-CAD103-DD-CD102-PLAYGROUND-PARK315047-P3-LPP2,000-PLAYGROUND LEGEND DWG						

L:\2025047 GPN P7 PARK1-PARK2-PARK3-006-CAD\03-DD-CD\02-PLAYGROUND-PARK3\5047-P3-LPP2.100-CONSTRUCTION PLAN.DWG



PLAY EQUIPMENT LEGEND

CODE	SYMBOL	DETAIL/ CUT SHEET	AGE RANGE	DESCRIPTION	FINISH/COLOR
PE-01		A LPP2.402 A LPP2.403	5 TO 12	10' PLAY ODYSSEY TOWER W/ INTEGRATED SHADE	PALETTE BU
PE-02		A LPP2.402 B LPP2.403	2 TO 5	PLAY BOOSTER WITH INTEGRATED SHADE	PALETTE BU
PE-03		A LPP2.402 C LPP2.403	2 TO 5 & 5 TO 12	3 BAY SWING WITH INTEGRATED SHADE	PALETTE BU
PE-04		A LPP2.402	2 TO 12	4- SEATED SEESAW	PALETTE BU
PE-05		A LPP2.402	5 TO 12	CURVA SPINNERS	PALETTE BU

PE-06		A LPP2.402	2 TO 12	OMNISPIN SPINNER	PALETTE BU
PE-07		A LPP2.402	5 TO 12	CHILL SPINNER	PALETTE BU
PE-08		A LPP2.402	5 TO 12	SKYRAIL CLIMBER	PALETTE BU
PE-09		A LPP2.402	2 TO 12	SADDLE SPINNER	PALETTE BU

PAVING LEGEND			
CODE	DESCRIPTION	DETAIL	MANUFACTURER
P-01	RESILIENT SURFACING	A LPP2.401	SPECTRA TURF
P-02	RESILIENT SURFACING MOUNDS	E LPP2.401	SPECTRA TURF
P-03	CONCRETE THICKENED EDGE FOR RESILIENT SURFACING ATTACHMENT.	A LPP2.401	N/A
P-04	CONCRETE PAVING	C & D LPP2.401	N/A

SITE ELEMENT LEGEND		
S-01	BENCHES	B LPP2.401 QCP PRODUCTS
S-02	TRASH CANS	N/A LANDSCAPE FORMS

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00989203-PPA

DATE October 26, 2026

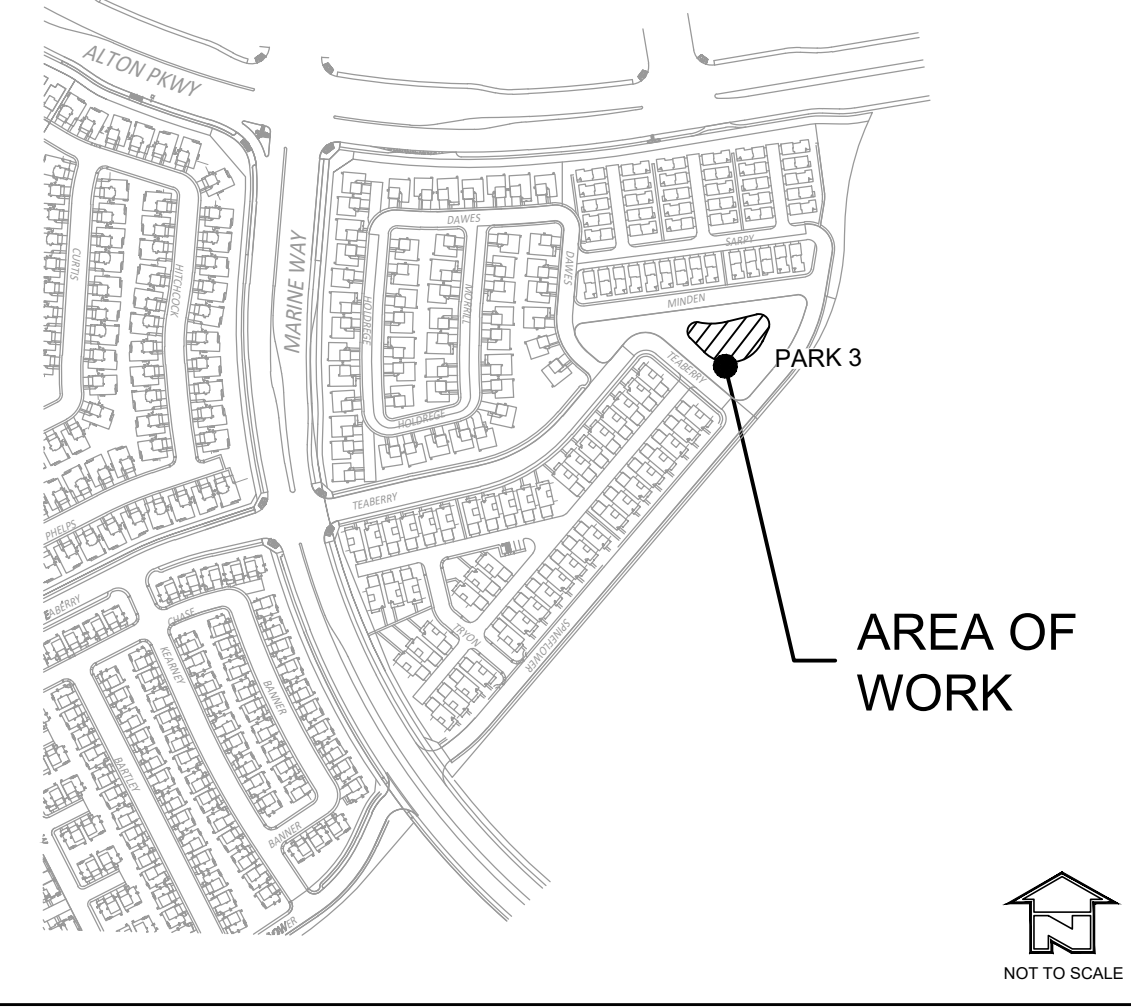
PLAYGROUND NOTES:

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

CONSTRUCTION NOTES:

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

KEY MAP



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LANDSCAPE CRAFT STUDIO INC. RESERVES ITS RIGHT TO MAKE CHANGES TO THIS PLAN WITHOUT NOTICE. THE USER OF THIS PLAN AGREES TO HOLD LANDSCAPE CRAFT STUDIO INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST LANDSCAPE CRAFT STUDIO INC. BY ANY THIRD PARTY.

PLAN REVISION DESCRIPTION

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SHEET 10 AND 11 FOR COMPLETE
LIST OF DRAWINGS.

CASE # 00989203-PPA
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTM 19403 LOT 24
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	07/09/26	PLAYGROUND PLAN SUBMITTAL #01
B	10/01/26	PLAYGROUND PLAN SUBMITTAL #02

LCS JOB NUMBER: 2025048
DRAWN BY: KY
PLAN CHECK NO: 00982755-PPD
00989203-PPA

SHEET TITLE
CONSTRUCTION
PLAN

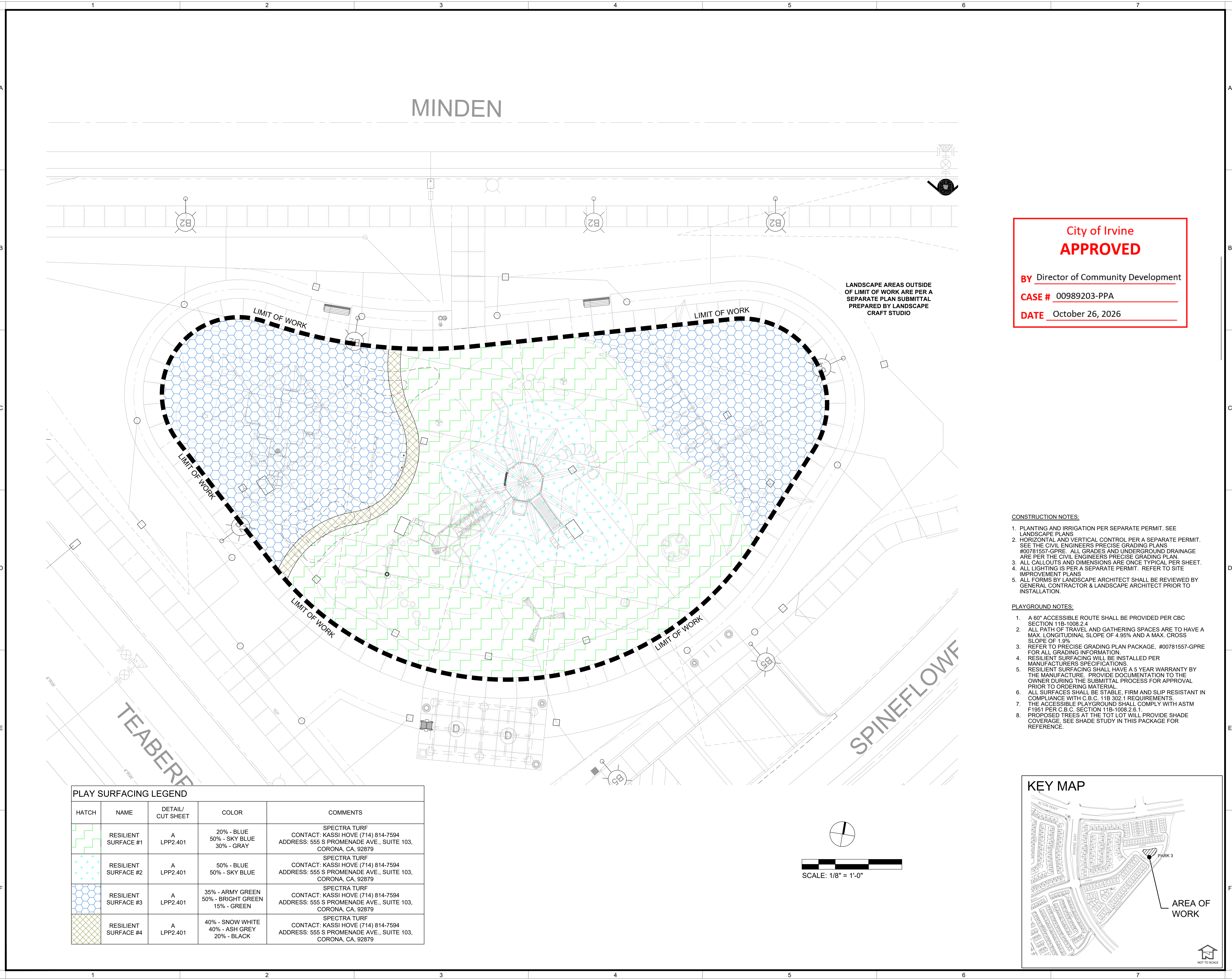
SHEET NUMBER
LPP2.101

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PPA AGENCY SUBMITTAL #2 10/01/2026

L:\2025047 GPN P7-PARK1-PARK2-PARK3-006-CAD\03-DD-CD\02-PLAYGROUND-PARK3\047-P3-LPP2.200-CONSTRUCTIONSURFACING PLANDWG

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

LANDSCAPE AREAS OUTSIDE OF LIMIT OF WORK ARE PER A SEPARATE PLAN SUBMITTAL PREPARED BY LANDSCAPE CRAFT STUDIO

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00989203-PPA

DATE October 26, 2026

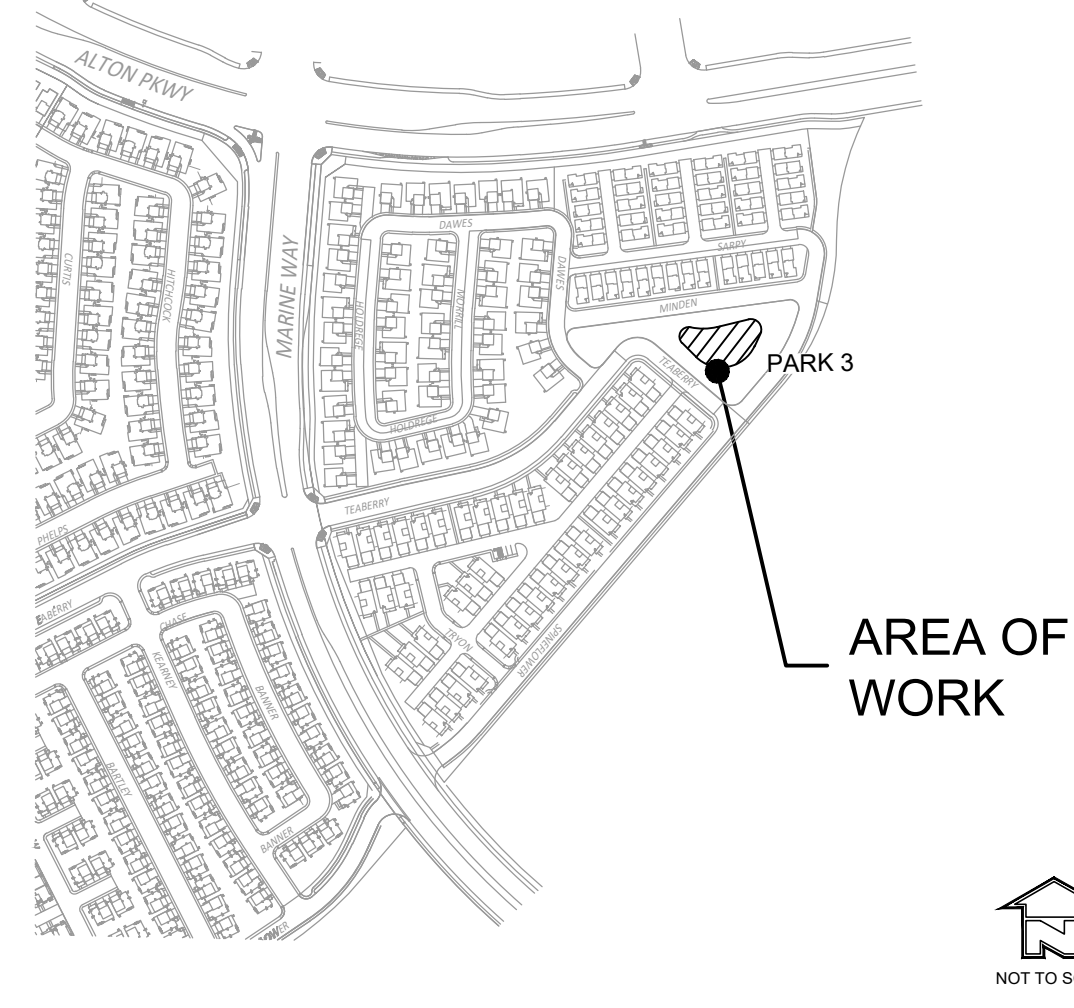
CONSTRUCTION NOTES:

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

PLAYGROUND NOTES:

1. A 60" ACCESSIBLE ROUTE SHALL BE PROVIDED PER CBC SECTION 11B-1008.2.4
2. ALL PATH OF TRAVEL AND GATHERING SPACES ARE TO HAVE A MAX. LONGITUDINAL SLOPE OF 4.95% AND A MAX. CROSS SLOPE OF 1.9%
3. REFER TO PRECISE GRADING PLAN PACKAGE, #00781557-GPRE FOR ALL GRADING INFORMATION.
4. RESILIENT SURFACING WILL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. RESILIENT SURFACING SHALL HAVE A 5 YEAR WARRANTY BY THE MANUFACTURE. PROVIDE DOCUMENTATION TO THE OWNER DURING THE SUBMITTAL PROCESS FOR APPROVAL PRIOR TO ORDERING MATERIAL
6. ALL SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH C.B.C. 11B 302.1 REQUIREMENTS.
7. THE ACCESSIBLE PLAYGROUND SHALL COMPLY WITH ASTM F1951 PER C.B.C. SECTION 11B-1003.2.6.1.
8. PROPOSED TREES AT THE TOT LOT WILL PROVIDE SHADE COVERAGE, SEE SHADE STUDY IN THIS PACKAGE FOR REFERENCE.

KEY MAP



LANDSCAPE CRAFT STUDIO Inc.

LANDSCAPE CRAFT STUDIO INC. RESERVES ITS RIGHT TO MAKE ANY CHANGES TO THIS PLAN WITHOUT NOTICE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PLAN REVISION DESCRIPTION
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△
△

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

SEEKS TO SHEET INDEX ON SHEET 1000126 FOR COMPLETE LIST OF DRAWINGS.

CASE # 00989203-PPA
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTM 19403 LOT 24
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

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

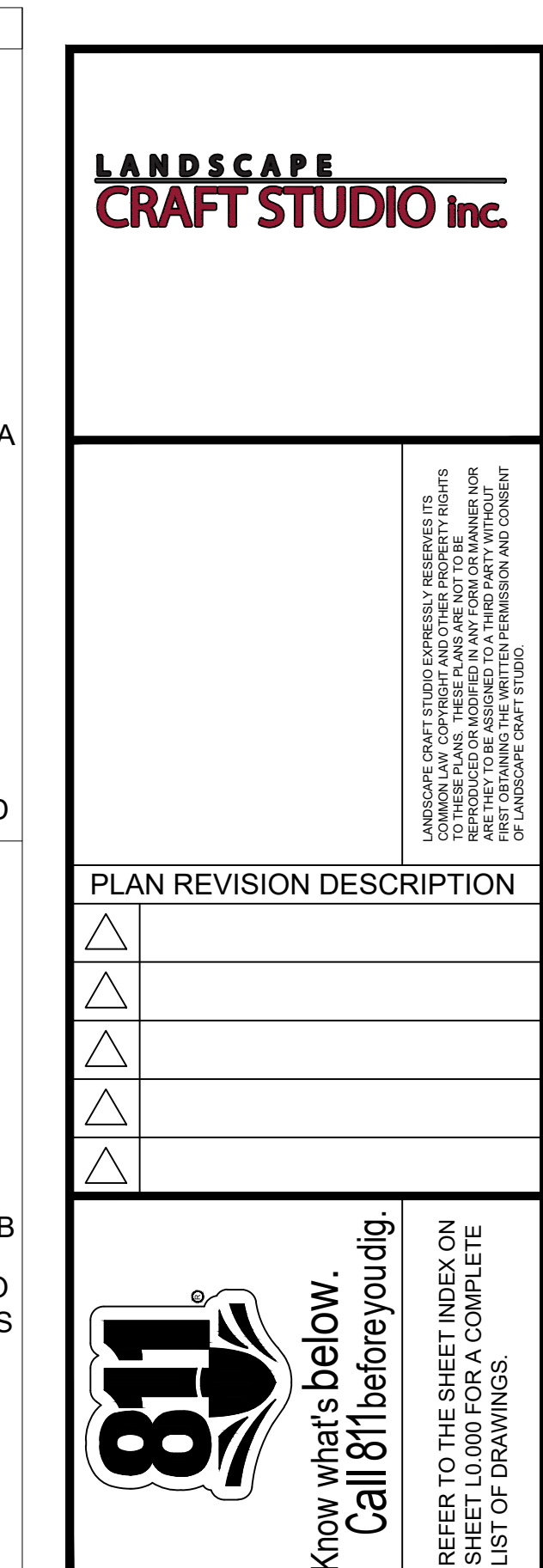
LCS JOB NUMBER: 2025048
DRAWN BY: KY
PLAN CHECK NO: 00982755-PPD
00989203-PPA

CONSTRUCTION SURFACING PLAN

LPP2.201

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PPA AGENCY SUBMITTAL #2 10/01/2026



PRODUCT: Q2-CZ72SB

QUANTITY: _____

POWDER COAT STD. COLOR:
COLOR
SEE COLOR CHART ON WEBSITE: <https://qcp-corp.com/files>

MATERIALS:
☐ ALUMINUM
FINISH OPTIONS:
☐ POLYESTER (PREFRY COLOR) ☐ NATURAL GRAY (STD. COAT IRON ONLY)

GENERAL PRODUCT NOTES:
1. ALL METAL COMPONENTS ARE SANDBLASTED, O.DANED, AND FINISHED WITH ZINC EPOXY PRIMER AND POLYESTER POWDER COAT.
2. MEASURING IN U.S. FEET/INCHES.
3. ALL DIMENSIONS NOMINAL.

WELD BRACKET
w/ 3/8" DIA. THRU HOLE
FOR MOUNTING TO BASE

12"

3/4"

BOTTOM VIEW

3/8"

23 1/4"

11 1/8"

62"

18"

SIDE VIEW

72"

24"

PLAN VIEW

ELEVATION VIEW

QCP

www.qcp-corp.com

PLAN TYPE

CONSTRUCTION PLAN

PROJECT

Q2-CZ72SB | BENCH | C2

PROJECT NAME

DRAWN DATE

12/18/23

DRAWN BY

L.S.

CHECKED BY

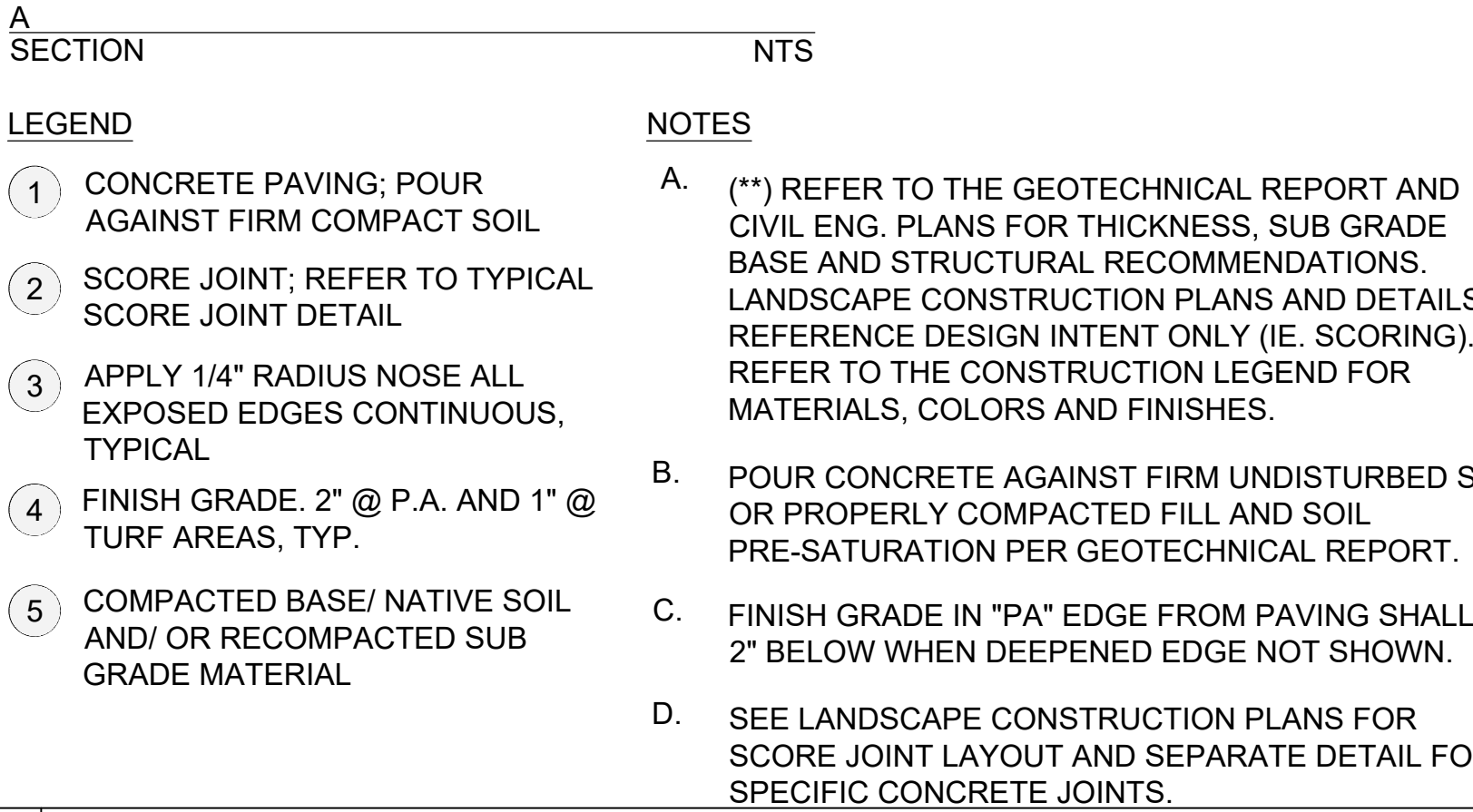
Q2-TSK/KAL

SHEET

1

OF

1



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

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

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

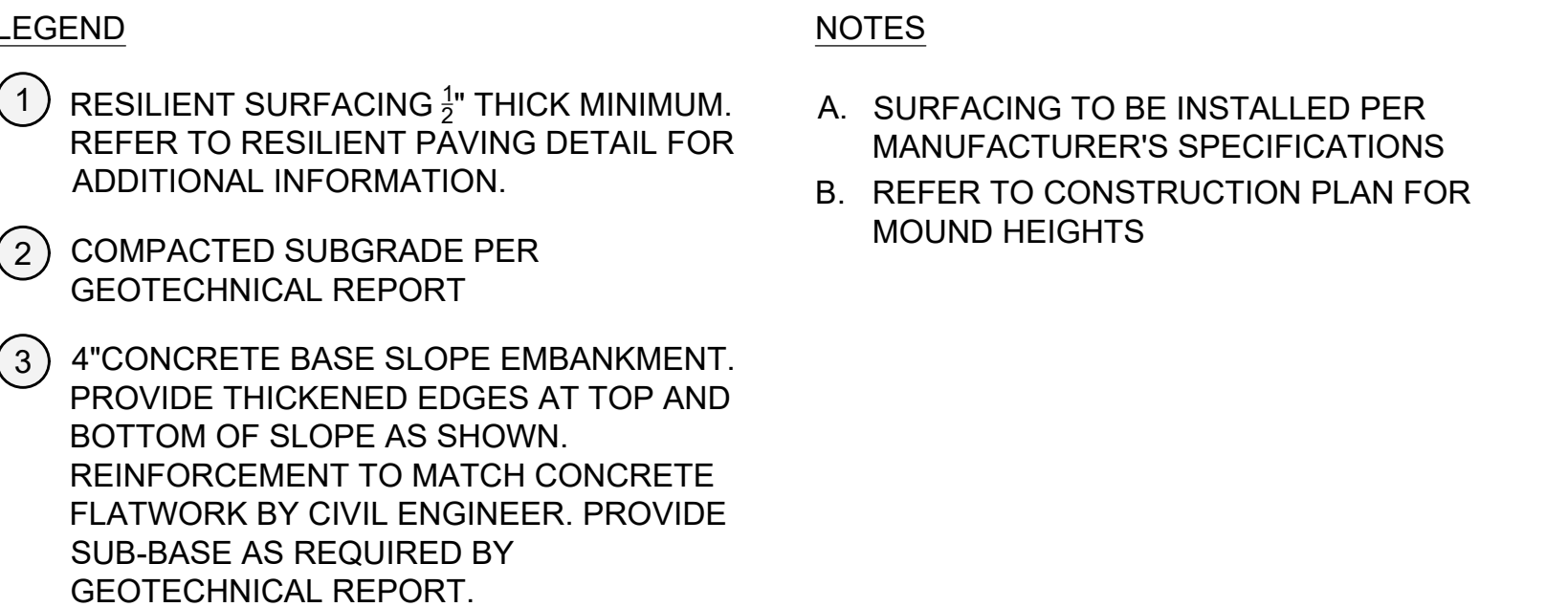
SAWCUT EXPANSION JOINT (TWO POUR)
SCALE: 1-1/2"=1'-0"

LEGEND

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

CONCRETE SCORING / JOINT NOTES:
THE JOINTS GRAPHICALLY SHOWN ON THIS PLAN INCLUDE ALL THREE TYPES OF JOINTS DESCRIBED BELOW:

- EXPANSION JOINTS** - THESE JOINTS SHALL BE PLACED AT THE JUNCTURE OF TWO DIFFERENT PAVING TYPES. ADDITIONALLY, THIS JOINT WILL OCCUR WITHIN A SINGULAR PAVING TYPE AT THE LIMITS OF A CONCRETE POUR. THESE JOINTS REQUIRE DOWELS.
- ISOLATION JOINTS** - THESE JOINTS SEPARATE THE CONCRETE PAVEMENT FROM FIXED VERTICAL OBJECTS OR STRUCTURES. THESE FEATURES SUCH AS BUILDINGS, WALLS, COLUMNS, EMBEDDED SITE FURNISHINGS; LIGHT FIXTURES; STEPS AND ALL OTHER FIXED OBSTRUCTIONS.
- SCORE JOINTS** - THESE JOINTS ARE TO BE SAWCUT OR TOOLED AS NOTED ON PLANS AND CONSTRUCTION LEGEND. TOOLED JOINTS TO BE 3/4" RADIUS. SAWCUT JOINTS TO BE 3/16" WIDE. JOINT TO REMAIN CONSTANT AND A MINIMUM DEPTH OF 1/3 THE THICKNESS OF THE CONCRETE SLAB.



City of Irvine	
APPROVED	
BY	<u>Director of Community Development</u>
CASE #	<u>00989203-PPA</u>
DATE	<u>October 26, 2026</u>

RESILIENT MOUNDS

F

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

CASE # 00989203-PPA
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTTM 19403 LOT 24
IRVINE, CA

HERITAGE FIELDS EL TORO, LLC

LCS JOB NUMBER: 2025048	
DRAWN BY: KY	
PLAN CHECK NO: 00982755-PPD 00989203-PPA	
SHEET TITLE	
CONSTRUCTION DETAILS	
SHEET NUMBER	
LPP2.401	
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PPA AGENCY SUBMITTAL #2 10/01/2026

L:\2025047 GPN P7-PARK1-PARK2-PARK3-047-P3-LPP2.400-CONSTRUCTION DETAILS.DWG

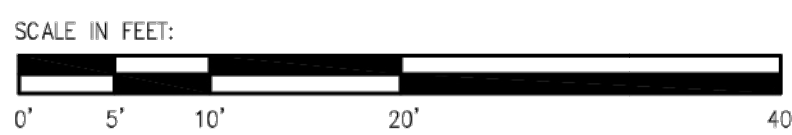
A B C D E F

1 2 3 4 5 6 7

A SITE PLAN / PLAY COMPONENTS SUMMARY

PlayBooster
(2-5 years)
Max Fall Height: 32 inches

TOTAL ELEVATED PLAY COMPONENTS	2		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	2	REQUIRED	1
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	17	REQUIRED	1
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	14	REQUIRED	14



Park 3 – District 2 North
Irvine, CA

Coast Recreation, Inc.
Allison Hepburn

SYSTEM TYPE:
SmartPlay
DRAWING #:
1206224-01-06



- ALL MOUNDING IS CONCEPTUAL.
- WE RECOMMEND MOUNDS BE PLACED 6' AWAY FROM SITE EDGE.
- PRE-MANUFACTURED MOUNDS CAN ONLY ACCEPT ITEMS THAT ALLOW US TO PROVIDE A FULL POST/ FOOTER FOR THE ENTIRE MOUND HEIGHT.
- VERIFY MOUND CONSTRUCTION DETAILS TO ENSURE ACCURATE QUOTING.

PlayBooster and Parts
(5-12 years)
Max Fall Height: 120 inches

TOTAL ELEVATED PLAY COMPONENTS	17		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	13	REQUIRED	9
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	18	REQUIRED	6
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	8	REQUIRED	8

landscape
structures



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

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 2-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

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

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

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

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

IT IS THE MANUFACTURER'S OPINION AND INTENT THAT THE LAYOUT OF THESE COMPONENTS CONFORM WITH THE U.S. CONSUMER PRODUCT SAFETY COMMISSION'S (CPSC) "HANDBOOK FOR PUBLIC PLAYGROUND SAFETY"

DESIGNED BY:

NAK

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

6/30/26	1206224-01-05	NAK
6/17/26	1206224-01-04	NAK
6/9/26	1206224-01-03	NAK
Date	Previous Drawing #	Initials

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PLAN REVISION DESCRIPTION
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CASE # 00989203-PPA
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTM 19403 LOT 24
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

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

LCS JOB NUMBER: 2025048
DRAWN BY: KY
PLAN CHECK NO: 00982755-PPD
00989203-PPA

SHEET TITLE
PLAYGROUND
CUT SHEETS

SHEET NUMBER
LPP2.402

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PPA AGENCY SUBMITTAL #2 10/01/2026

L:\2025047 GPN P7-PARK1-PARK2-PARK306-CAD\03-DD-CD\02-PLAYGROUND-PARK3\047-P3-LPP2.400-CONSTRUCTION DETAILS.DWG
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landscape
structures

Park 2 - District 2 North

1206224-01-05-11 • 06.30.2026

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RECREATION INC.

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NOTES:

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

A 10' PLAY ODYSSEY TOWER WITH INTEGRATED SHADE



landscape
structures

Park 2 - District 2 North

1206224-01-05-13 • 06.30.2026

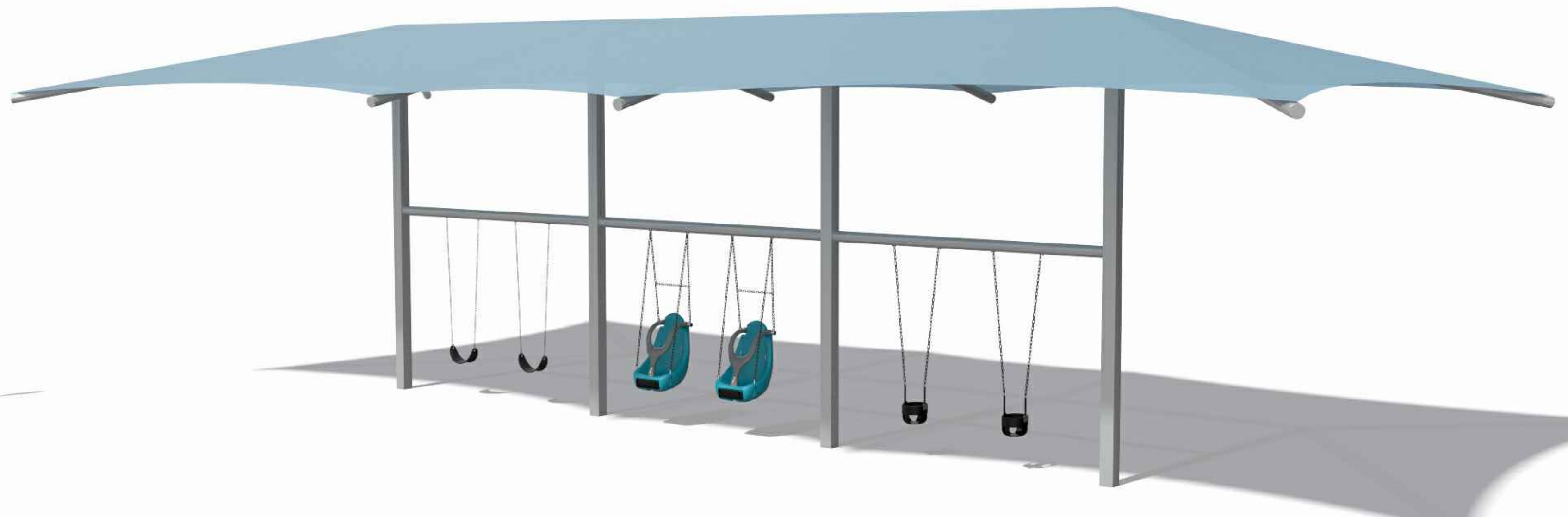
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REFER TO LPP 2.000 FOR COLOR DETAILS.

B PLAY BOOSTER WITH INTEGRATED SHADE



landscape
structures

Park 2 - District 2 North

1206224-01-05-12 • 06.30.2026

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RECREATION INC.

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NOTES:

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

C 3 BAY SWING WITH INTEGRATED SHADE

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00989203-PPA

DATE October 26, 2026

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CRAFT STUDIO Inc.

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PLAN REVISION	DESCRIPTION
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811
Know what's below.
Call 811 before you dig.
SEEKS TO SHEET INDEX ON
SHEET 10.000 FOR COMPLETE
LIST OF DRAWINGS.

CASE # 00989203-PPA
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTTM 19403 LOT 24
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	07/09/26	PLAYGROUND PLAN SUBMITTAL #01
B	10/01/26	PLAYGROUND PLAN SUBMITTAL #02

LCS JOB NUMBER: 2025048
DRAWN BY: KY
PLAN CHECK NO: 00982755-PPD
00989203-PPA

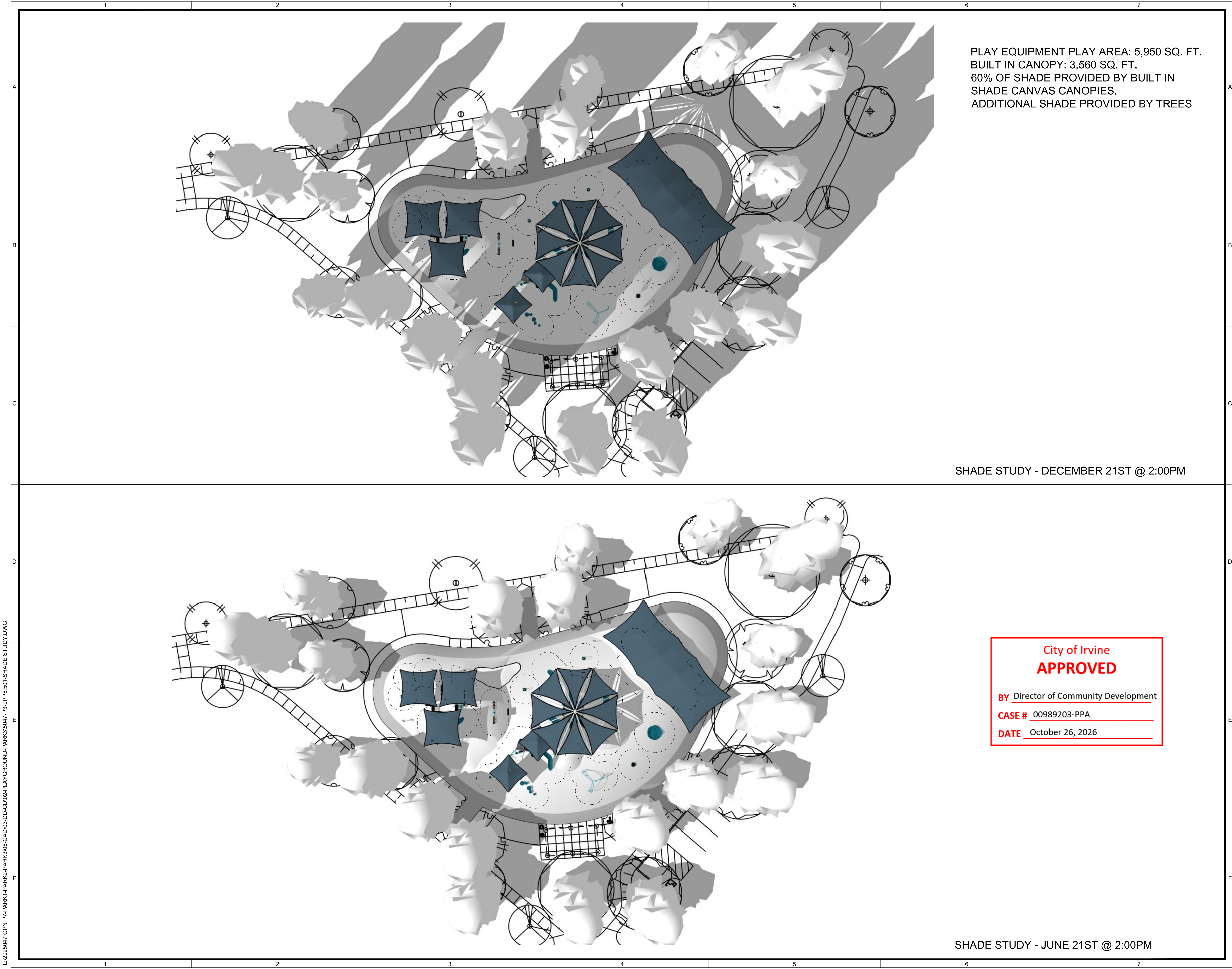
SHEET TITLE
PLAYGROUND
CUT SHEETS

SHEET NUMBER
LPP2.403

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PPA AGENCY SUBMITTAL #2 10/01/2026

L:\2025047 GPN P7-PARK1-PARK2-PARK306-CAD\03-DD-CD\02-PLAYGROUND-PARK306-P3-LPP5.501-SHADE STUDY.DWG



PLAY EQUIPMENT PLAY AREA: 5,950 SQ. FT.
BUILT IN CANOPY: 3,560 SQ. FT.
60% OF SHADE PROVIDED BY BUILT IN
SHADE CANVAS CANOPIES.
ADDITIONAL SHADE PROVIDED BY TREES

SHADE STUDY - DECEMBER 21ST @ 2:00PM

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00989203-PPA

DATE October 26, 2026

SHADE STUDY - JUNE 21ST @ 2:00PM

**LANDSCAPE
CRAFT STUDIO Inc.**

LANDSCAPE CRAFT STUDIO EXPRESSLY RESERVES ITS RIGHTS IN THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT AGREES TO HOLD LANDSCAPE CRAFT STUDIO HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST LANDSCAPE CRAFT STUDIO BY ANY THIRD PARTY. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF CALIFORNIA. THE CLIENT'S OBLIGATION TO HOLD LANDSCAPE CRAFT STUDIO HARMLESS SHALL NOT BE LIMITED BY ANY OTHER AGREEMENT OR CONTRACT. LANDSCAPE CRAFT STUDIO

PLAN REVISION DESCRIPTION	
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811
Know what's below.
Call 811 before you dig.
SEEKS TO SHEET INDEX ON SHEET 10 AND 11 FOR COMPLETE LIST OF DRAWINGS.

CASE # 00989203-PPA
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTM 19403 LOT 24
IRVINE, CA
HERITAGE FIELDS EL TORO, LLC

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	07/09/26	PLAYGROUND PLAN SUBMITTAL #01
B	10/01/26	PLAYGROUND PLAN SUBMITTAL #02

LCS JOB NUMBER: 2025048
DRAWN BY: KY
PLAN CHECK NO: 00982755-PPD
00989203-PPA

SHEET TITLE
**PLAYGROUND
SHADE STUDY**

SHEET NUMBER
LPP5.501

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PPA AGENCY SUBMITTAL #2 10/01/2026

REINFORCING STEEL

- REINFORCING STEEL:
 - ALL BARS, U.N.O.: ASTM A615, GRADE 60
 - BARS TO BE WELDED: ASTM A706, GRADE 60
 - ADDITIONAL REQUIREMENTS FOR BARS, EXCLUDING TIES, IN DUCTILE MOMENT RESISTING FRAMES AND BOUNDARY ELEMENTS IN SHEAR WALLS: NO ADDITIONAL REQUIREMENTS IF ASTM A706, GRADE 60 BARS USED. ASTM A1015, GRADE 60 BARS ARE PERMITTED PROVIDED ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI (RETESTS SHALL NOT EXCEED THIS VALUE BY MORE THAN ADDITIONAL 3,000 PSI) AND RATIO OF ACTUAL ULTIMATE TENSILE STRESS TO ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25.
- WIRE AND SPIRAL REINFORCING:
 - SMOOTH WELDED WIRE FABRIC (W.W.F.): ASTM A185, FY-65 KSI, FLAT SHEETS ONLY. DO NOT USE ROLLED MESH. LAP SPACES (1 FOOT MINIMUM), OFFSET LAPS IN ADJACENT SHEETS TO AVOID CONTINUOUS LAPS.
 - DEFORMED WIRE STRUTS (DA AND LARGER ONLY): ASTM A497, FY-65 KSI.
 - SPIRAL REINFORCING: ASTM A82, GRADE 60
- SHOP DRAWINGS: ACI 315, PART B. SHOW REINFORCING STEEL PLACEMENT INCLUDING SIZES, QUANTITIES, SPACING, CLEARANCES, SPLICE LOCATIONS, LAP LENGTHS, AND CONCRETE COVERAGE AND SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER), PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS IF INSUFFICIENT CLEAR DISTANCES BETWEEN REINFORCING STEEL AND OTHER CONSTRUCTION IS ENCOUNTERED. NOTIFY SPECIAL INSPECTOR OF ADJUSTMENTS MADE FORM APPROVED CONTRACT DOCUMENTS WHICH ARE INDICATED ON ACCEPTED SHOP DRAWINGS THAT FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
- SPLICE LOCATIONS: SPLICE #5 BARS AND LARGER ONLY AT LOCATIONS INDICATED. IF ADDITIONAL SPLICE LOCATIONS ARE PROPOSED, PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS.
 - SPLICES IN WALLS: LOCATE SPLICES IN HORIZONTAL BARS AT WELL-STAGGERED LOCATIONS. DO NOT SPLICE VERTICAL BARS EXCEPT AT HORIZONTAL SUPPORTS SUCH AS FLOOR AND ROOF DIAPHRAGMS.
- MINIMUM CLEARANCES BETWEEN PARALLEL REINFORCING STEEL INCLUDING DISTANCE BETWEEN SETS OF SPLICED BARS: 1" OR 1 db, WHICHEVER IS GREATER. 1 1/2" OR 1 db, WHICHEVER IS GREATER, AT COLUMNS, PIERS, AND PILASTERS ONLY. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.
- DOWELS AT CONSTRUCTION JOINTS: PROVIDE DOWELS MATCHING SIZE AND QUANTITY OF REINFORCING STEEL INTERRUPTED AT CONSTRUCTION JOINTS, UNLESS DETAILED OTHERWISE.
- PLACEMENT OF BARS IN WALLS: PLACE VERTICAL BARS CLOSEST TO WALL SURFACES AT CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE. IN CURTAINS WHICH VERTICAL AND HORIZONTAL BARS ARE OF DIFFERENT SIZES OR SPACING, PLACE LAYER WITH MOST STEEL AREA CLOSEST TO NEAR WALL SURFACE.
- BARS TERMINATING AT WALLS, COLUMNS, BEAMS, AND FOUNDATIONS: EXTEND BARS TO WITHIN 2" (3" AT CONCRETE POURED AGAINST EARTH) OF FAR FACE OF WALL, COLUMN, BEAM OR FOUNDATION AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.
- BARS INTERRUPTED BY STRUCTURAL STEEL: EXTEND BARS TO WITHIN 2" OF STEEL FACE AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.
- WELDING: AWS D1.4, EXCEPT AS MODIFIED BY APPLICABLE CODE STANDARD 19-1. SEE RQA #3-77 OF CITY OF LOS ANGELES "R" BOOK FOR ADDITIONAL REQUIREMENTS IF GOVERNING CODE AUTHORITY IS CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.
 - ACCEPTABLE REINFORCING STEEL FOR WELDING ASTM A706. IF WELDING OF REINFORCING STEEL OTHER THAN A706 IS DESIRED, SUBMIT PROPOSED PROCEDURE, INDICATING CONFORMANCE TO APPLICABLE CODE AND REQUIREMENTS OF GOVERNING CODE AUTHORITY, TO ARCHITECT (STRUCTURAL ENGINEER) FOR ACCEPTANCE AND TO GOVERNING CODE AUTHORITY FOR APPROVAL PRIOR TO EXECUTION.
 - WELDER CERTIFICATION: GOVERNING CODE AUTHORITY.
- BENDING: BEND COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER). DO NOT FIELD-BEND REINFORCING STEEL BARS EMBEDDED IN CONCRETE UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER).
- LAP SPLICES: PROVIDE CLASS B SPLICES UNLESS INDICATED OTHERWISE.

CONCRETE

- CONCRETE COMPRESSIVE STRENGTH: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AS SHOWN IN THE CONCRETE STRENGTH TABLE BELOW AT 28 DAYS, U.N.O. ON PLANS. SEE ALSO SULFATE CONTENT NOTES.
- AGGREGATES IN CONCRETE: SHALL BE NATURAL SAND AND ROCK (150 LB/CU. FT) CONFORMING TO ASTM C33. AGGREGATE SHALL HAVE PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.04% PER ASTM C-137 & ASTM C1261. DO NOT CHANGE SOURCE OF AGGREGATE DURING COURSE OF WORK WITHOUT WRITTEN CONSENT OF ENGINEER. MAX AGGREGATE SIZE SHALL BE USED WHENEVER POSSIBLE.
 - SIF AGGREGATE MIX SHALL NOT BE USED IN CONCRETE MIX USED IN STRUCTURAL APPLICATIONS, EXCEPT IN SHOTCRETE MIX.
- CEMENT: SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150, CEMENT SHALL BE TYPE I OR AS REQUIRED TO SATISFY SITE SOIL CONDITIONS. REFER TO TABLE 4 FOR CONCRETE CEMENT REQUIREMENTS ON SOIL CONTAINING SULFATE. REFER TO TABLE 2 FOR MAXIMUM WATER TO CEMENT RATIO.
- CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE ENGINEER. MIX DESIGN TEST HISTORY OR TRIAL BATCH METHOD) IN ACCORDANCE WITH ACI 318 SHALL BE USED TO PROPORTION CONCRETE.

CONCRETE STRENGTH				
DESCRIPTION	MIN 28 DAY STRENGTH, f_c	W/C RATIO	MAX. SLUMP	DENSITY
FOOTINGS	2,500 PSI	0.45	6"	145 PCF

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

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

- VIBRATION: VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH GENERAL PROVISIONS OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATION 228.
- CURING: CONCRETE SHALL BE MAINTAINED AT IN A MOIST CONDITION FOR A MINIMUM OF FIVE DAYS AFTER ITS PLACEMENT, FOR CONCRETE OTHER THAN SLAB ON GRADE, APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING. ONLY IF APPROVED BY THE ENGINEER OR ARCHITECT.
- INSPECTIONS, TESTING & QUALITY ASSURANCE: REFER TO STRUCTURAL NOTE SHEETS FOR DEPUTY SPECIAL INSPECTION, TESTING & STRUCTURAL OBSERVATION. APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING. ONLY IF APPROVED BY THE ENGINEER OR ARCHITECT.
- ANCHOR BOLTS, DOWELS, INSERTS: SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.
- CONSTRUCTION AND POUR JOINTS: LOCATIONS SHALL BE APPROVED BY ENGINEER PRIOR TO POURING CONCRETE.
- FLY ASH: SHALL BE LIMITED TO NO MORE THAN 30 PERCENT OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS IN THE CONCRETE. U.N.O.. CONTRACTOR SHALL TAKE INTO EFFECT THE SLOWER CONCRETE CURING TIMES
- FORMWORK: FORMWORK TOLERANCE SHALL IN ACCORDANCE WITH THE C.B.C. AND A.C.I. STANDARDS.
- HOT AND COLD WEATHER CONCRETING:
 - HOT WEATHER CONCRETING: WHEN AIR TEMPERATURE RISES ABOVE 80° F AND HUMIDITY FALLS BELOW 25, THE CONTRACTOR SHALL FOLLOW HOT WEATHER CONCRETING IN ACCORDANCE WITH ACI 306.1. CONTRACTOR SHALL BE PREPARED TO USE FOG SPRAY OR OTHER PRECAUTIONS ACCEPTABLE TO ARCHITECT WHEN RATE OF EVAPORATION EQUALS OR EXCEEDS 0.2 POUNDS PER SQUARE FOOT PER HOUR.
 - COLD WEATHER CONCRETING: ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER. ALL CONCRETE MATERIALS AND ALL REINFORCEMENT, FORMS FILLERS AND GROUND WITH WHICH THE CONCRETE IS TO CONTACT SHALL BE FREE FROM FROST. FROZEN MATERIAL OR MATERIALS CONTAINING ICE SHALL NOT BE USED. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI 306 R. (LATEST EDITION)
- PIPES IN CONCRETE: PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN THE STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED AND INDICATED ON THE CONSTRUCTION DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER. REINFORCING WHICH MAY CONFLICT SHALL NOT BE CUT UNLESS APPROVED IN WRITING BY THE ENGINEER.
- EXPOSED CORNERS: PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS.
- ARCHITECTURAL DETAILS: REFER TO ARCHITECTURAL DRAWINGS FOR REVEALS, AREAS OF TEXTURED CONCRETE OR SPECIAL FINISHES. ITEMS REQUIRED TO BE CAST INTO THE CONCRETE, CURBS AND SLAB DEPRESSIONS.
- DRYPACK OR NON-SHRINK GROUT: SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI AND SHALL NOT BE LESS THAN THE CONCRETE STRENGTH. AND SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND. NON-SHRINK GROUT SHALL CONFORM TO ASTM C109
- WHERE CONCRETE IS PLACED AGAINST EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SHALL BE THOROUGHLY CLEANED AND ROUGHED TO A MINIMUM AMPLITUDE OF 1/4" INCH. A CONCRETE BONDING AGENT SHALL BE APPLIED TO THE EXISTING CONCRETE SURFACE. U.N.O.

GENERAL NOTES

- FIELD VERIFICATION: FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) IN CASE OF DISCREPANCIES.
- DESIGN INTENT: CONTRACT DOCUMENTS INDICATE DESIGN INTENT FOR STRUCTURE IN ITS COMPLETED STATE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER), PRIOR TO PROCEEDING WITH WORK, IF DESIGN INTENT REQUIRES FURTHER CLARIFICATION.
- DEVIATIONS, MODIFICATIONS AND SUBSTITUTIONS TO APPROVED STRUCTURAL DRAWINGS: MUST BE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER) AND APPROVED BY GOVERNING CODE AUTHORITY. NO DEVIATION, MODIFICATION OR SUBSTITUTION WILL BE ACCEPTED VIA SHOP DRAWING REVIEW.
- PROCEDURES OF CONSTRUCTION: CONTRACTOR IS RESPONSIBLE FOR PROCEDURES OF CONSTRUCTION COMPLYING WITH NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. SITE VISITS (INCLUDING STRUCTURAL OBSERVATION) BY ARCHITECT (STRUCTURAL ENGINEER) DO NOT CONSTITUTE SUPERVISIONS OF METHODS OF CONSTRUCTION.
 - PROTECTION OF UTILITIES: LOCATE EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN ON CONTRACT DOCUMENTS, AND PROTECT THEM FROM DAMAGE. CONTRACTOR BEARS EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES IN CONJUNCTION WITH EXECUTION OF WORK.
 - EXCAVATIONS: PROTECT STRUCTURE, ADJACENT STRUCTURES, ADJACENT PROPERTIES, STREETS, AND UTILITIES DURING EXCAVATION UTILIZING LAGGING, SHORING, UNDERPINNING AT SIDES AND RELATED PROCEDURES AS MAY BE REQUIRED. PROVIDE NECESSARY SUPPORTS FOR SOIL EXCAVATIONS. CONTRACTOR AND AFFECTED TRADERS SHALL REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
 - PROTECTION OF STRUCTURE: PROVIDE NECESSARY MEASURES TO PROTECT STRUCTURE DURING EXECUTION OF WORK.
 - CONTRACTOR PROPOSED REVISIONS: WHERE A REVISION OF STRUCTURAL DESIGN OR CONNECTION IS PROPOSED BY CONTRACTOR TO ACCOMMODATE CONSTRUCTION TOLERANCES, CONSTRUCTION SEQUENCE AND/OR DIMENSION MODIFICATIONS, CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED IN STATE OF CALIFORNIA TO PERFORM DESIGN. SUBMIT STAMPED AND SIGNED DESIGN DRAWINGS AND CALCULATIONS TO THE ARCHITECT (STRUCTURAL ENGINEER) FOR REVIEW AND THE GOVERNING CODE AUTHORITY FOR APPROVAL.
 - ERECTION PLANS: DETERMINE PHASES OF WORK REQUIRING ERECTION PLANS ACCORDING TO APPLICABLE SAFETY REGULATIONS. MAINTAIN CERTIFIED COPIES OF ERECTION PLANS AT SITE DURING CONSTRUCTION.
 - SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS: DESIGN AND ERECT STRUCTURAL STEEL ARE TEMPORARY AND ARE LESS THAN DESIGN AND ALLOWABLE STRESS CAPACITIES OF INDIVIDUAL MEMBERS. DO NOT IMPAIR FULL DESIGN AND LOAD CARRYING CAPACITY OF MEMBERS DUE TO FABRICATION, SHIPMENT, OR ERECTION. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING ERECTION SEQUENCE, ERECTION PROCEDURE, TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE TO MINIMIZE RESIDUE STRESSES. PROVIDE ADDITIONAL MATERIALS FOR THE ERECTION OF STRUCTURAL STEEL SUCH AS TEMPORARY BRACING AND GUY CABLES AS MAY BE NECESSARY AT NO ADDITIONAL COST. REMOVE THESE MATERIALS UNLESS APPROVED IN WRITING BY OWNER. DO NOT TIGHTEN BOLTS IN TYPICAL BEAM TO COLUMN CONNECTIONS FOR ERECTION PURPOSES.
 - TEMPORARY LOADING: ENSURE CONSTRUCTION LOADS DO NOT EXCEED INDICATED DESIGN LIVE LOAD VALUES. NOTIFY AFFECTED SUB-CONTRACTOR TRADES OF THESE DESIGN LOAD LIMITS.
 - FABRICATION, SHIPMENT, AND ERECTION OF STRUCTURAL STEEL: ENSURE STRESSES OCCURRING DURING FABRICATION, SHIPMENT, AND ERECTION OF STRUCTURAL STEEL ARE TEMPORARY AND ARE LESS THAN DESIGN AND ALLOWABLE STRESS CAPACITIES OF INDIVIDUAL MEMBERS. DO NOT IMPAIR FULL DESIGN AND LOAD CARRYING CAPACITY OF MEMBERS DUE TO FABRICATION, SHIPMENT, OR ERECTION. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING ERECTION SEQUENCE, ERECTION PROCEDURE, TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE TO MINIMIZE RESIDUE STRESSES. PROVIDE ADDITIONAL MATERIALS FOR THE ERECTION OF STRUCTURAL STEEL SUCH AS TEMPORARY BRACING AND GUY CABLES AS MAY BE NECESSARY AT NO ADDITIONAL COST. REMOVE THESE MATERIALS UNLESS APPROVED IN WRITING BY OWNER. DO NOT TIGHTEN BOLTS IN TYPICAL BEAM TO COLUMN CONNECTIONS FOR ERECTION PURPOSES.
- SECURING REINFORCING STEEL, DOWELS, ANCHOR BOLTS AND EMBEDS: FIRMLY SUPPORT AND ACCURATELY PLACE CONFORMING WITH ACI STANDARDS PRIOR TO CASTING CONCRETE OR GROUT IN MASONRY WALLS. USE TIES AND SUPPORT BARS IN ADDITION TO REINFORCING STEEL SHOWN WHERE NECESSARY. NO WELDING OR REINFORCING STEEL, INCLUDING TACK WELDING, IS PERMITTED UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER). PROVIDE PLASTIC OR PLASTIC COATED CHAIRS AND SPACERS WHEN RESTING ON EXPOSED SURFACES.
- COORDINATION RESPONSIBILITY: CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK INCLUDING THAT OF SUB-CONTRACTOR TRADES.
- SUBMITTALS: SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER) AS INDICATED ON STRUCTURAL DRAWINGS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL REVIEW SUBMITTAL FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS PRIOR TO SUBMISSION.
 - REQUEST FOR INFORMATION (RFI) SUBMITTALS: ACCOMPANY RFIS WITH PARTIAL STRUCTURAL FOUNDATION OR FRAMING PLANS SHOWING LOCATION IN QUESTION AND AFFECTED STRUCTURAL MEMBERS. COPY PARTIAL PLAN FROM STRUCTURAL DRAWINGS AND INDICATE GRID LINE LOCATIONS AND FLOOR LEVEL. ALSO PROVIDE PROPERLY DRAWN ENGINEERING SKETCHES ILLUSTRATING ISSUES AND CONTRACTORS PROPOSED SOLUTIONS. PHOTOGRAPHS ARE NOT ACCEPTABLE SUBSTITUTES TO ENGINEERING SKETCHES.
- CONTRACT DOCUMENTS USE: REVIEW CONTRACT DOCUMENTS IN THEIR ENTIRETY BEFORE PERFORMING STRUCTURAL RELATED WORK AND BEFORE DEVELOPING SHOP DRAWINGS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF ARCHITECT (STRUCTURAL ENGINEER) BEFORE STARTING WORK.
 - SCALING OF DRAWINGS: NOT PERMITTED.
 - ADDITIONAL STRUCTURAL REQUIREMENTS: SEE SPECIFICATIONS.
- BUILDING GEOMETRY: SEE ARCHITECTURAL DRAWINGS FOR BUILDING GEOMETRY INCLUDING, BUT NOT LIMITED TO, TOP OF FLOOR AND ROOF ELEVATIONS, DEPRESSIONS, SLOPES; CURBS; DRAINS; TRENCHES; SLAB AND DECK EDGE LOCATIONS; WALL OVERALL DIMENSIONS; AND SIZE AND LOCATIONS OF OPENINGS IN FLOORS, ROOF AND WALLS.
- NON-STRUCTURAL ITEMS REQUIRING SPECIAL PROVISIONS: SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS REQUIRING SPECIAL PROVISIONS DURING CONSTRUCTION. THEY INCLUDE, BUT ARE NOT LIMITED TO, NON-STRUCTURAL WALLS, SIZE AND LOCATIONS OF OPENINGS AND SLEEVES PENETRATING STRUCTURE; SIZE AND LOCATION OF CONCRETE CURBS AND PADS; AND SIZE AND LOCATION OF PIPING, DUCTWORK, AND EQUIPMENT ANCHORAGES MOUNTED OR SUSPENDED FROM STRUCTURE. VERIFY EXACT SIZE AND LOCATION OF EQUIPMENT WITH EQUIPMENT MANUFACTURER.
- MATERIALS: FURNISH AND INSTALL IN COMPLIANCE WITH LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING COUNTY AND LOCAL ORDINANCES AND SAFETY ORDERS OF STATE INDUSTRIAL ACCIDENT COMMISSION, OSHA.
- PENETRATIONS, EMBEDMENT, AND OPENINGS IN STRUCTURAL MEMBERS: NO PENETRATION, EMBEDMENT, OPENING, SLEEVE, PIPE, OR CONDUIT SHALL OCCUR IN STRUCTURAL MEMBERS INCLUDING FOOTINGS, SLABS, WALLS, COLUMNS, AND BEAMS UNLESS SPECIFICALLY SHOWN OR INDICATED ON STRUCTURAL DRAWINGS.
- TYPICAL DETAILS: DETAILS ON SD SERIES SHEETS ARE APPLICABLE THROUGHOUT PROJECT WHEREVER THE DESCRIBED CONDITION OCCURS AND MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON STRUCTURAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THESE DETAILS AND UNDERSTANDING EXTENT OF THEIR APPLICATION PRIOR TO PERFORMING WORK.
- WATERPROOFING & DRAINAGE: WATERPROOFING AND DRAINAGE IS OUTSIDE THE STRUCTURAL ENGINEERS SCOPE, EXPERIENCE, AND PROFESSIONAL EXPERTISE. WE RECOMMEND THE OWNER HIRE A SEPARATE SPECIALIZED DESIGN PROFESSIONAL TO ADDRESS WATERPROOFING AND DRAINAGE REQUIREMENTS. IF A SPECIALIZED DESIGN PROFESSIONAL IS NOT HIRED, OWNER AND CONTRACTOR ASSUME RESPONSIBILITY OF ALL WATERPROOFING & DRAINAGE REQUIREMENTS.

EARTHWORK AND FOUNDATIONS

- GEOTECHNICAL REPORT: PERFORM SOILS WORK COMPLYING WITH FOUNDATION DESIGN BASED ON RECOMMENDATIONS IN SOILS REPORT. SEE STRUCTURAL COVER SHEET FOR SOILS REPORT NUMBER AND DATE.
- ALLOWABLE FOUNDATION DESIGN VALUES PER GEOTECHNICAL REPORT: VALUES BELOW MAY BE INCREASED 33 PERCENT FOR TRANSIENT LOADING.
 - BEARING CAPACITY: SEE PROJECT DESIGN CRITERIA
 - PASSIVE LATERAL BEARING PRESSURE: SEE PROJECT DESIGN CRITERIA
 - COEFFICIENT OF FRICTION: SEE PROJECT DESIGN CRITERIA
- GRADING, EXCAVATIONS, BACKFILL, AND COMPACTION OF BACKFILL: COMPLY WITH GEOTECHNICAL REPORT AND REQUIREMENTS OF GOVERNING CODE AUTHORITY AND PERFORMED ONLY UNDER CONTINUOUS SPECIAL INSPECTION OF GEOTECHNICAL ENGINEER.
- PREPARATION OF SOIL UNDER BUILDING PAD: SEE GEOTECHNICAL REPORT FOR OVER-EXCAVATION OF EXISTING SOIL AND INSTALLATION OF PROPERLY COMPACTED BACKFILL.
- FOUNDATION EXCAVATIONS: FOUNDATIONS ARE TO BEAR ON FIRM EXISTING SOIL OR APPROVED COMPACTED FILL AS INDICATED IN GEOTECHNICAL REPORT. EXCAVATIONS ARE TO BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL AND FORMWORK. ENSURE EXCAVATIONS ARE CLEANS, DRY AND FREE OF DEBRIS OR LOOSE SOIL. SLOPE SIDES OF EXCAVATION NOT LESS THAN MINIMUM SLOPE INDICATED IN GEOTECHNICAL REPORT. CAST CONCRETE DIRECTLY AGAINST EXCAVATED SURFACES.
- BACKFILLING OF RETAINING WALLS: PLACE AFTER COMPLETION AND INSPECTION OF WATERPROOFING. ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION, UNLESS ADEQUATELY SHORED. DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS (EXCLUDING SITE RETAINING WALLS) UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO WALLS ARE COMPLETELY POURED (IN AREA) AND HAVE CURED FOR AT LEAST 7 DAYS.
- WATER EXPOSURE AT BUILDING PERIMETER FOOTINGS: AT AREAS WHERE SIDEWALKS OR PAVING DO NOT IMMEDIATELY ADJOIN STRUCTURE, PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AT BUILDING PERIMETER. LANDSCAPE IRRIGATION IS NOT PERMITTED WITHIN FIVE FEET OF BUILDING PERIMETER FOOTINGS EXCEPT WHEN ENCLOSED IN PROTECTED PLANTERS WITH DIRECT DRAINAGE AWAY FROM STRUCTURE OR WHICH COMPLIES WITH APPLICABLE CODE. DISCHARGE FROM DOWN SPOUTS, ROOF DRAINS AND SLOPPERS IS NOT PERMITTED ONTO UNPROTECTED SOILS WITHIN FIVE FEET OF BUILDING PERIMETER. REFER TO GEOTECHNICAL REPORT FOR COMPLETE REQUIREMENTS.

SHEET INDEX

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

SCOPE OF WORK

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

PROJECT DESIGN CRITERIA					
BUILDING CODE:	2025 CBC				
LOCATION (LATITUDE / LONGITUDE):	33.6749°N / 117.7291°W				
GEOTECHNICAL PARAMETERS:					
SOILS ENGINEER:	ASSUMED CODE MINIMUM VALUES				
REPORT NUMBER:	NOT APPLICABLE				
DATE:	NOT APPLICABLE				
ALLOWABLE SOIL BEARING PRESSURE:	1,500 PSF				
ALLOWABLE PASSIVE PRESSURE:	200 PCF (INCLUDES 2X INCREASE FOR POLE FOOTINGS)				
EXPANSION POTENTIAL:	NOT PROVIDED				
PLASTICITY INDEX:	NOT PROVIDED				
LIQUEFACTION POTENTIAL:	NOT-PROVIDED				
TOTAL SETTLEMENT:	NOT-PROVIDED				
DIFFERENTIAL SETTLEMENT POTENTIAL:	NOT-PROVIDED				
CORROSIVITY:	NOT-PROVIDED				
SULFATE CONTENT:	NOT-PROVIDED				
CHLORIDE CONTENT:	NOT-PROVIDED				
SEISMIC DESIGN PARAMETERS:					
RISK CATEGORY:	II				
SITE CLASS:	D				
SHORT PERIOD SPECTRAL ACCELERATION, S_{s1} :	1.42				
1s PERIOD SPECTRAL ACCELERATION, S_1 :	0.45				
SPECTRAL RESPONSE COEFFICIENT, S_{DS} :	0.75				
SHORT PERIOD SPECTRAL RESPONSE, S_{DS} :	1.15				
SEISMIC DESIGN CATEGORY:	D				
SEISMIC IMPORTANCE FACTOR, I_e :	1.00				
WIND DESIGN PARAMETERS:					
RISK CATEGORY:	II				
WIND EXPOSURE CATEGORY:	C				
ULTIMATE DESIGN WIND SPEED (3-SECOND GUST), V_{U3} :	110 MPH				
NOMINAL DESIGN WIND SPEED (3-SECOND GUST), V_{ASD} :	86 MPH				
INTERNAL PRESSURE COEFFICIENT, GC_{pi} :	±0.18				
GRAVITY DESIGN PARAMETERS: (PSF, SERVICE LOADS)					
	DEAD	ROOF LIVE	SNOW	LIVE	TOTAL
PLAYGROUND:	SELF	-	-	100	100

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00989203-PPA
DATE October 26, 2026



27369 VIA INDUSTRIAL
MEGULA, CA 92650
TEL: 951-400-0822
WWW.ISEENGINEERS.COM
SOCAL | NORCAL | COLORADO

TEAM CONTACT INFORMATION:
ISE PROJECT NO.: 8240.03
PROJECT MANAGER:
ERIC FERRER, PE
EPG@ISEENGINEERS.COM

PROJECT INFORMATION:

PARK 3
DISTRICT 2
NORTH
IRVINE, CA

CONTACT INFORMATION:
CLIENT:
COAST RECREATION
14888 E. MOLINO ST.
FONTANA, CA 92335
714.619.0100
WWW.COASTRECREATION.NET
GOVERNING JURISDICTION:
CITY OF IRVINE BUILDING DEPARTMENT
1 CIVIC CENTER PLAZA
IRVINE, CA 92606
949.724.6470

PLAN REVISIONS		
DELTA	DESCRIPTION	DATE

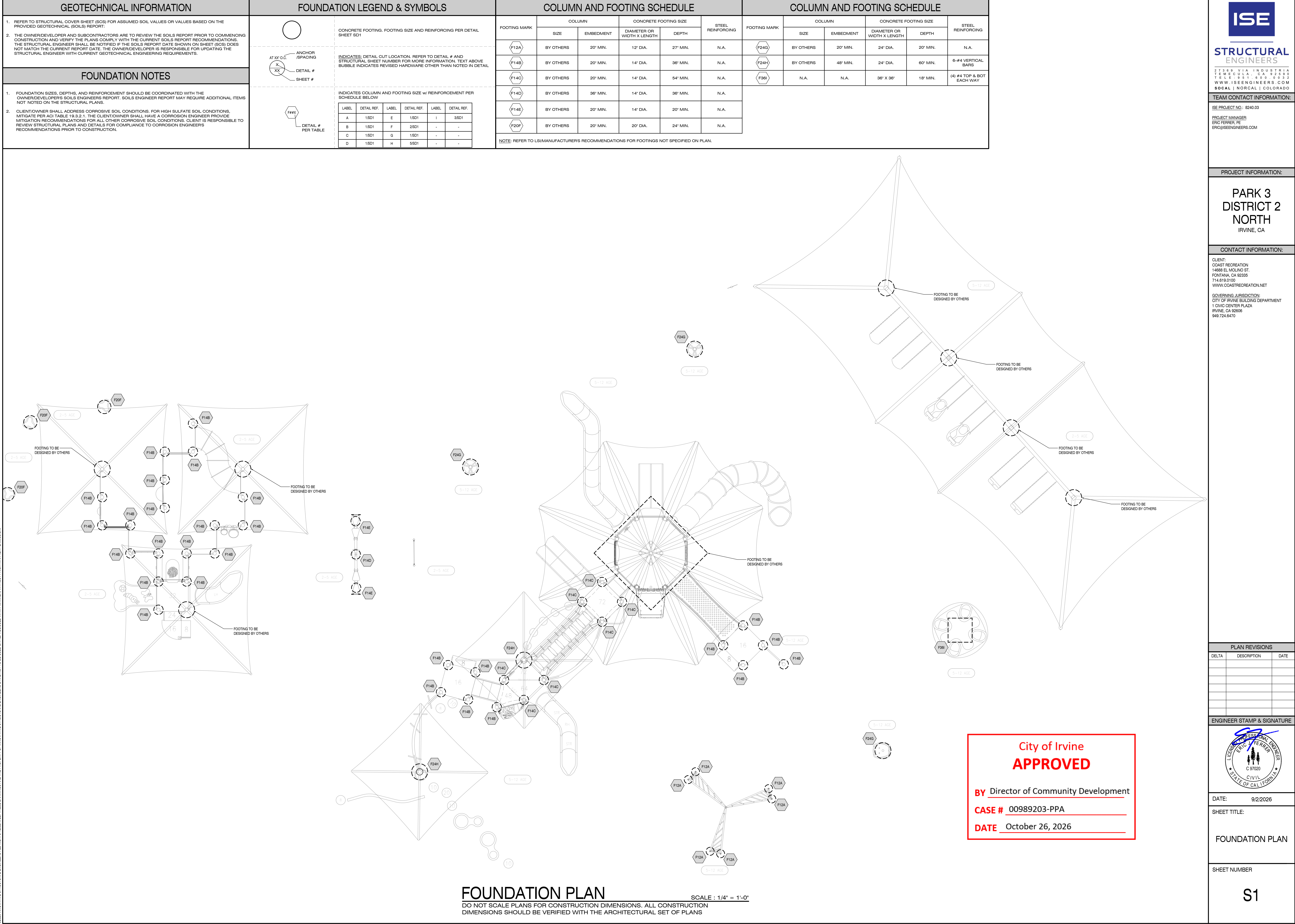
ENGINEER STAMP & SIGNATURE



DATE: 9/2/2026

SHEET TITLE:
STRUCTURAL
COVER SHEET
AND NOTES

SHEET NUMBER
SCS







June 24, 2026

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

Sent via email

Subject: Approval of Park Design 00982755-PPD for Private Neighborhood Park 3 of Vesting Tentative Tract Map (VTTM) 19403 within District 2 of Great Park Neighborhoods in Planning Area 51 (Great Park)

Dear Mr. Lynch:

Staff reviewed the proposed park design for private park facilities within private neighborhood Park 3 located within the northeast portion of VTTM 19403 in District 2 of the Great Park Neighborhoods for consistency with approved Park Plan 00956398-PPP.

On November 6, 2025, the Planning Commission approved VTTM 19403 (File No. 00956308-PTT), Master Plan 00956311-PMP, and Park Plan 00956398-PPP allowing the subdivision of 56.6-gross-acres into 21 lots for 474 residential condominium units and 28 lots for private neighborhood parks, common area landscape/open space, and private streets. The approved park plan identified 3.72-acres of required private park land within three neighborhood parks. The proposed park design is for private neighborhood Park 3, which accounts for 1.36-acres of the 3.72-acres provided in the approved park plan.

Per the approved park plan, Park 3 is 1.36-acres, located within the northern portion of the site. The park will feature natural turf areas, two shade structures, a tot lot/playground area, and an off-street parking lot.

The proposed park design exceeds the required acreage and amenities provided in the approved park plan. Park 3 is 1.41-acres and includes the following amenities:

- Two shade structures;
- Three natural turf areas;
- Tot lot/playground area;
- One bicycle rack;
- One barbeque area;
- Multiple drinking fountains;
- Six seating areas;
- Multiple trash and recycling receptacles; and
- On-site parking lot containing five parking spaces.

ENCLOSURE 2

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

The findings to approve Park Design 00982755-PPD, per Section 2-22-7.B of the Irvine Zoning Ordinance, are hereby made as follows:

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

The proposed park design is consistent with approved Park Plan 00956398-PPP as it exceeds the minimum park acreage requirement while providing enhanced recreational amenities. The applicant is satisfying the neighborhood park obligation through land dedication but will also provide amenities for Park 3. These amenities are in addition to the previously approved park plan and are not required to satisfy neighborhood park requirements. The approved park plan required 1.36-acres for Park 3 and the proposed park design provides 1.41-acres, which amounts to a 0.05-acre surplus of parkland.

Additionally, the proposed amenities are consistent with the approved park plan. Park 3 provides two shade structures, three natural turf areas, one tot-lot/playground area, six seating areas, and one off-street parking lot. Therefore, the proposed private neighborhood park within the park design is consistent with the approved park plan.

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

The Irvine Parks and Park Facilities Standards Manual establishes design criteria for a variety of improvements for which park dedication amenity credit is granted. The applicant has not requested park dedication credits for any of the proposed amenities in Park 3. The proposed park amenities are not required to be consistent with the standards set forth in the Manual; however, the proposed private neighborhood park, while not receiving park amenity credit, must still meet applicable accessibility requirements. Accessibility requirements shall be reviewed during the building permit phase for the project.

- C. The proposed Park Design is in the best interests of public health, safety, and welfare.

The proposed park design and resulting recreation areas are in the best interests of public health, safety, and welfare as they provide diverse recreation opportunities within a walkable distance of the residential units they serve. The proposed park design supports active and passive recreation, and socialization among residents within the future residential neighborhood of Vesting Tentative

Tract Map 19403. Design of all improvements and facilities within proposed Park 3 will be in accordance with applicable building and safety codes and subject to City inspection. Therefore, it has been determined that the park design is in the best interests of public health, safety, and welfare.

Based on the findings above, Park Design 00982755-PPD, as depicted on the plan set enclosed with this letter, is hereby approved, subject to the following conditions:

PRIOR TO ISSUANCE OF GRADING PERMITS

Standard Condition 2.19

PARK PLAYGROUND

Prior to issuance of the first precise grading plan for any park that includes a playground, the applicant shall submit for review and obtain approval of a Playground Plan by the Director of Community Development for private parks. The playground plan shall include all information specified in Section VII-B.3.4 of the Irvine Parks and Park Facilities Standards Manual. The Playground Plan shall also be included within the precise grading plan and provide sufficient plan and detailed information to demonstrate compliance with the accessibility standards of the California Building Code.

Condition 2.39

PARK DESIGN FEATURES

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

PRIOR TO ISSUANCE OF BUILDING PERMITS

Standard Condition 3.6

SITE LIGHTING

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

Standard Condition 3.11

PARK DESIGN CONSISTENCY

Prior to the issuance of the first building permit for any park, the applicant shall demonstrate that all related construction plans are consistent with approved Park Design 00982755-PPD.

Standard Condition 3.12

PRIVATE PARK RESERVATION

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

Standard Condition 3.17

EMERGENCY ACCESS PLAN

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Sections 5-9-519, 5-9-520, and 5-9-523 of the Irvine Municipal Code), regarding Knox Boxes, Knox key switches, and Click2Enter radio access control by submitting an Emergency Access Plan to the Irvine Police Department for review and approval. Said plan shall be incorporated into the building permit plan set.

Standard Condition 3.36

PRIVATE PARK IDENTIFICATION

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

Condition 3.49

PARK PLAN PHASING

Consistent with Planning Commission Resolution 25-4047, unless modified by Condition 6.40 (Modification of Park Phasing) below, the development shall have the following park phasing schedule:

- A. Construction of Private Park 3 shall commence prior to the issuance of the first residential building permit, except for model homes, east of Marine Way, within the boundaries of VTTM No. 19403.

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

Standard Condition 4.2

PLAYGROUND INSPECTION

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

Standard Condition 4.9

EMERGENCY ACCESS INSPECTION

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

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for a private park, the applicant shall provide proof that the permit for the subject improvement has been approved and finalized by the City. Submit one set of computerized data, which is compatible with the City DXF (AutoCAD) system, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City. Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

Standard Condition 5.4

PRIVATE PARK RESERVATION

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

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

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

all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2A

LEGAL ACTION – HOLD HARMLESS

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

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

Condition 6.40

MODIFICATION OF PARK PHASING

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

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

The stamped-approved plans for Park Design 00982755-PPD are being transmitted electronically along with this letter. Please note that permits cannot be issued until all fees associated with this application are paid in full. Please contact Senior Planner Hernan DeSantos at 949-724-6441, or via email at hdesantos@cityofirvine.org if you have any questions.

Mr. Kory Lynch
June 24, 2026
Page 7 of 7

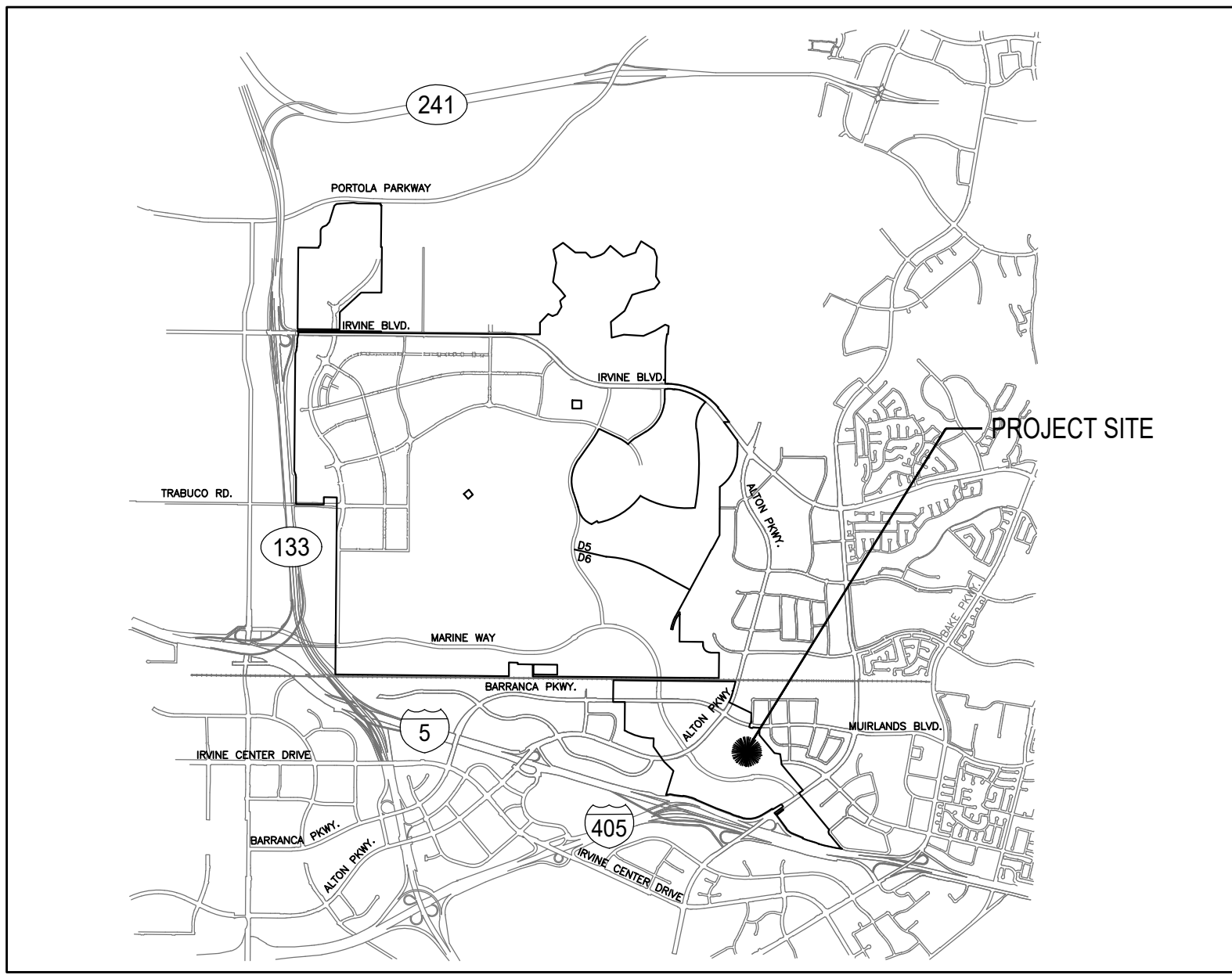
Sincerely,

A handwritten signature in cursive script that reads "Stephanie Frady".

Stephanie Frady, AICP
Director of Community Development

Enclosure: Approved and Stamped Park Design 00982755-PPD for Private
Neighborhood Park 3 in Vesting Tentative Tract Map 19403.

ec: Bill Patterson, Hunsaker & Associates
Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
Files: 00982755-PPD; 00956398-PPP



VICINITY MAP



NOT TO SCALE

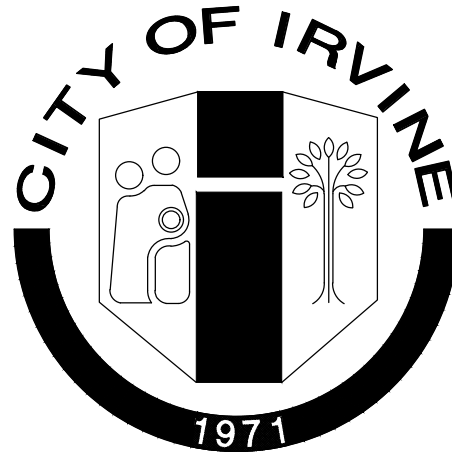
PARK 3 PARKING SUMMARY CHART

LOT 24 & 25 ITEM	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982755-PPD
1. PARK ACREAGE REQUIREMENT (5+1/ACRE OVER 2 ACRES)	5 (1.36 ACRE)	5 (1.41 ACRE)
	5	5
TOTAL PARKING SPACES	SHOWN IN PPP	PROVIDED IN PPD
• OFF-STREET	4	4
• ON-STREET	0	0
• ADA OFF-STREET	1	1
	5	5

PARK 3 PROGRAM SUMMARY CHART

SYMBOL	AMENITY	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982755-PPD
1	SHADE STRUCTURE	2	2
2	NATURAL TURF	3	3
3	TOT LOT / PLAY AREA	1	1
4	SEATING AREA	2	6
5	ON-SITE PARKING LOT	1	1

THE CITY OF IRVINE



HERITAGE FIELDS EL TORO, LLC PLANNING AREA 51 - DISTRICT 2 NORTH PRIVATE PARK NEIGHBORHOOD - PARK 3 VTTM 19403, LOT 24 & 25 IRVINE, CALIFORNIA

PARK INFORMATION

1. PARK NET ACREAGE: 1.41 ACRES
 2. PRIVATE RECREATION AREA
 3. MAINTAINED BY: MASTER HOA
- TRACT NUMBER: 19403
5. LOT NUMBERS: 24 & 25
6. LOCATION: IRVINE, CALIFORNIA
PARK 3 : BETWEEN MINDEN, BOYD AND SPINEFLOWER

PREVIOUS APPROVALS

CITY APPROVED PARK PLAN : 00956398-PPP

PLAN INDEX

INDEX OF DRAWINGS

SHEET	DESCRIPTION
PPD-00	COVER SHEET
PPD-01	SITE PLAN
PPD-02	LANDSCAPE PLAN
PPD-03	SITE ELEVATIONS
PPD-04	SITE DETAILS
PPD-05	SHADE STRUCTURE - PARK 3
PPD-06	PARK 3 PARKING PLAN

CONSULTANTS

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

ARCHITECT
CGA STUDIO

(714) 357-6649
CONTACT: CRAIG GAMBILL

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

DEVELOPER

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

GENERAL NOTES

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

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00982755-PPD

DATE 6/24/2026

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

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

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

APPROVED BY: CITY OF IRVINE	DATE:
DATE:	DATE:

APPROVED BY:	DATE:
DATE:	DATE:

APPROVED BY:	DATE:
DATE:	DATE:

PLANNING AREA- 51 - DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTTM 19403 LOT 24 & 25

PARK PLAN
#00956398-PPP
PARK DESIGN
#00982755-PPD

PPD-00

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

WALL LEGEND

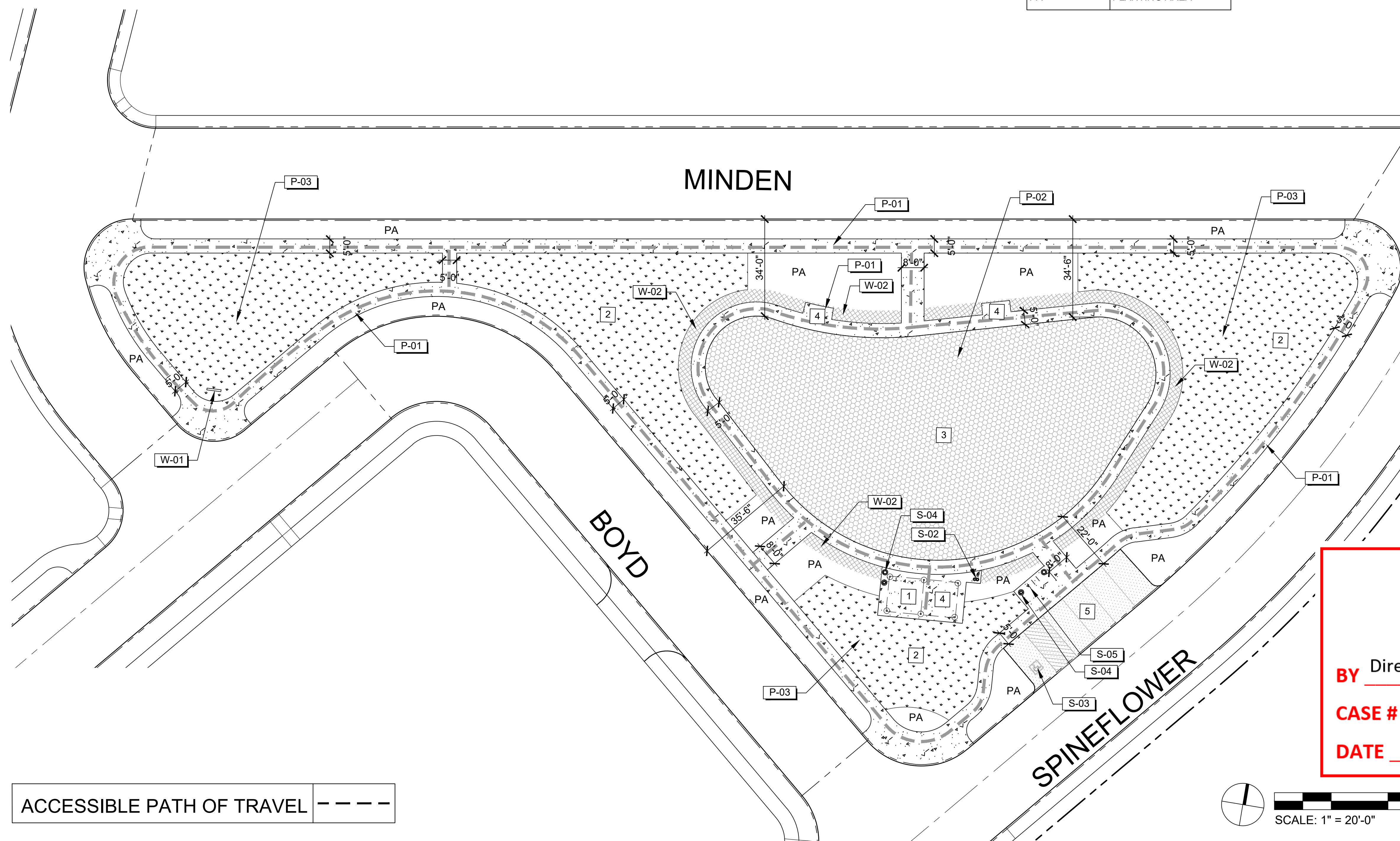
SYMBOL	CODE	DESCRIPTION	DETAIL
	W-01	PARK MONUMENT SIGNAGE WALL	A PPD-04
	W-02	HEDGE BARRIER	-

SITE ELEMENT LEGEND

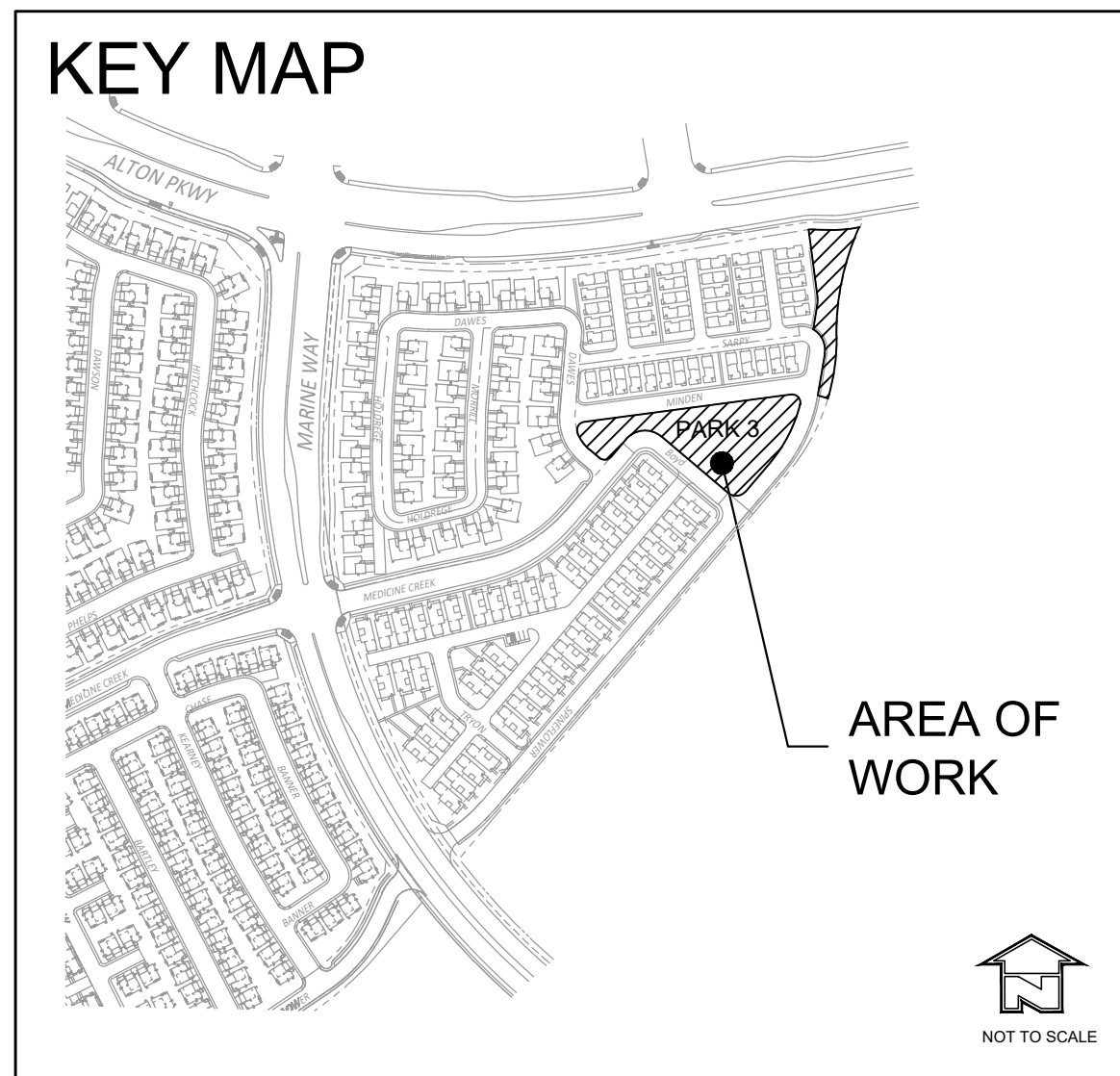
SYMBOL	CODE	DESCRIPTION	DETAIL
	S-01	BBQ	-
	S-02	DRINKING FOUNTAIN	-
	S-03	HANDICAP PARKING - OFF STREET	SHEET PPD-06
	S-04	TRASH AND RECYCLING RECEPTACLE	-
	S-05	BIKE RACK	-

PARK 3 PROGRAM SUMMARY CHART			
SYMBOL	AMENITY	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982755-PPD
1	SHADE STRUCTURE	2	2
2	NATURAL TURF	3	3
3	TOT LOT / PLAY AREA	1	1
4	SEATING AREA	2	6
5	ON-SITE PARKING LOT	1	1

PLANTING NOTE	
ABBREVIATION	DESCRIPTION
PA	PLANTING AREA



- NOTES:**
1. ALL PARKING WILL BE PER CITY STANDARD PLANS 104 & 411.
 2. REFER TO ARCHITECTURAL SHEETS FOR BUILDING STRUCTURE SQUARE FOOTAGE, FLOOR PLAN & ELEVATION.
 3. DRIVEWAYS SHALL CONFORM TO CITY STANDARD 204 PER CIVIL ENGINEER PLANS.
 4. DISTRICT 5 SHALL BE MAINTAINED BY MASTER HOMEOWNER ASSOCIATION AND SUB ASSOCIATIONS
 5. ALL WALKWAYS DO NOT EXCEED MAXIMUM ALLOWABLE SLOPES.
 6. ADA PATH OF TRAVEL TO BE LESS THAN 5% SLOPE AND CROSS PATCH SLOPE NOT TO EXCEED 2%. MIN WIDTH TO BE 4'-0".
 7. ADA ACCESSIBLE PARKING STALL WILL BE MAINTAINED BY HOA.
 8. THE PLAYGROUND/TOT LOT AREA WILL HAVE AGE-SEPARATED PLAY EQUIPMENT AND SHADE OVER MINIMUM 50% OF PLAY EQUIPMENT. THE PLAYGROUND/TOT LOT WILL BE SUBMITTED WITH THE PLAYGROUND PLANS.
- (1) AMENITIES IN ADDITION TO AMOUNT REQUIRED PER THE APPROVED PARK PLAN MODIFICATION ARE NOT CONSIDERED COMPONENTS NECESSARY TO SATISFY CITY OF IRVINE NEIGHBORHOOD PARK REQUIREMENTS. THESE ADDITIONS MAY BE ADJUSTED IF NECESSARY. FURTHERMORE, THE ADDITION OF THESE AMENITIES IS UNIQUE TO THIS PARK AND SHOULD NOT BE ASSUMED FOR ANY OTHER NEIGHBORHOOD PARK WITHIN GREAT PARK NEIGHBORHOODS.

LANDSCAPE
CRAFT STUDIO inc.

PLAN REVISION DESCRIPTION	
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CASE #00982755-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - P P
VTTM 19403 LOT 24 & 25
IRVINE, CA

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IRVINE, CA

LANDSCAPE DEVELOPMENT PLANS

AGENCY SUBMITTAL #2

05/18/2026

[illegible]

LCS JOB NUMBER:	2025048
DRAWN BY:	K
PLAN CHECK NO:	00982755-PP
SHEET TITLE	

SITE PLAN

PPD-01

L:\2025047 GPN P7-PARK1-PARK2-PARK3-06-CAD-02-PPD\02-SHEETS\C5048-D2P7-PARK3-PPD-02-PLANTING.DWG

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TREE LEGEND				
CANOPY TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS REGION: 3	FORM
	BRACHYCHITON POPULNEUS KURRAJONG BOTTLE TREE	24" BOX	L	STD
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	24" BOX	M	STD
	FRAXINUS VELUTINA VELVET ASH	24" BOX	M	STD
	GREVILLEA ROBUSTA SILK OAK	24" BOX	L	STD
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	24" BOX	L	STD
	PLATANUS RACEMOSA WESTERN SYCAMORE	24" BOX	M	STD
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	VL	STD
	QUERCUS ILEX HOLLY OAK	24" BOX	L	STD
	TIPUANA TIPU TIPU TREE	24" BOX	L	STD
EVERGREEN TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS REGION: 3	FORM
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	L	STD
	LAURUS NOBILIS BAY LAUREL	24" BOX	L	STD
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	M	STD
	PINUS CANARIENSIS CANARY ISLAND PINE	24" BOX	L	STD
	PINUS ELDARICA MONDELL PINE	24" BOX	L	STD
	PINUS HALEPENSIS ALEPPO PINE	24" BOX	L	STD
	RHUS LANCEA AGRICAN SUMAC	24" BOX	L	STD

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

PLANTING LEGEND	
SYMBOL	DESCRIPTION
	PLANTING AREA - SHRUBS
	NATURAL TURF AREA

GENERAL PLANTING NOTES:

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

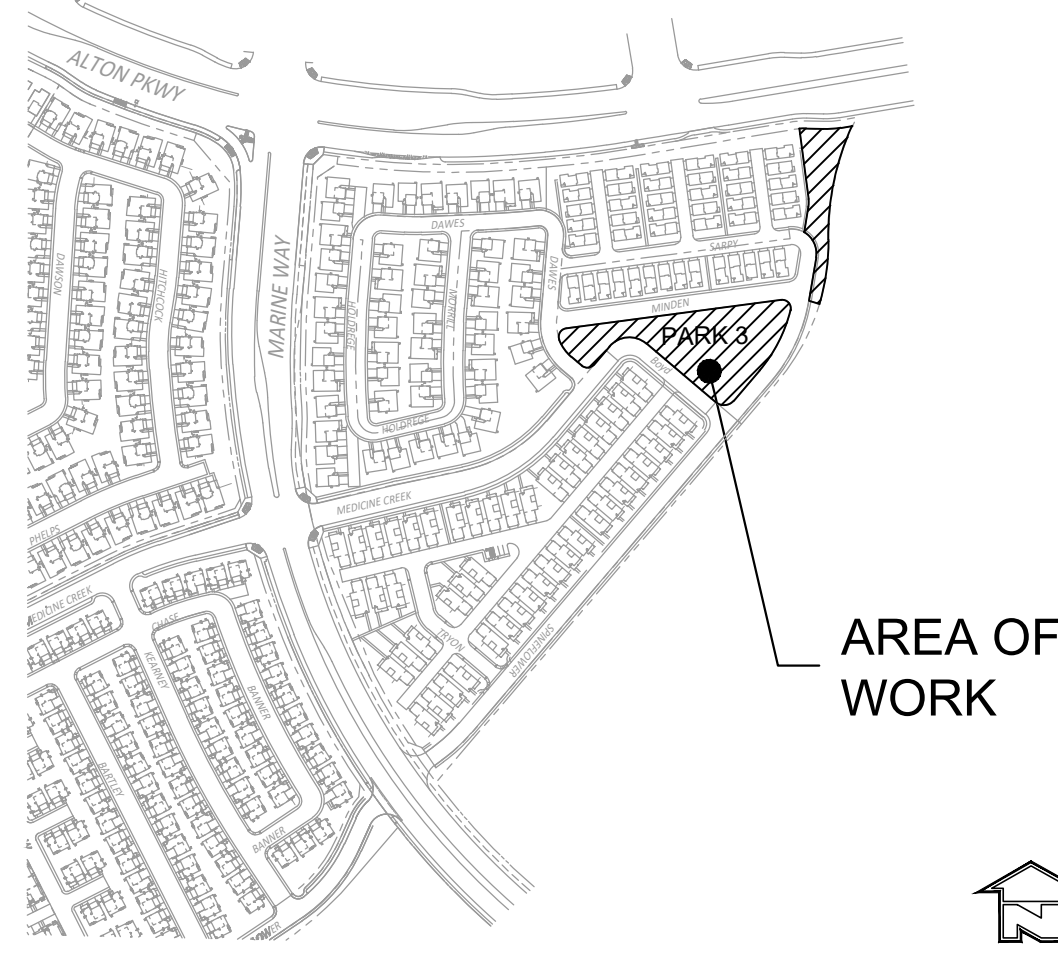
LANDSCAPE GUIDELINES ARE AS FOLLOWS:

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

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

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

KEY MAP

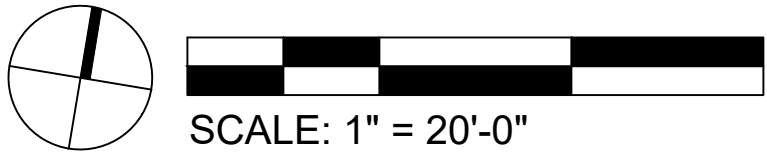


City of Irvine
APPROVED

BY Director of Community Development

CASE # 00982755-PPD

DATE 6/24/2026



LANDSCAPE
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PLAN REVISION DESCRIPTION

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

SEEKS TO CLARIFY THE SHEET INDEX ON SHEET 10 AND 11. COMPLETE LIST OF DRAWINGS.

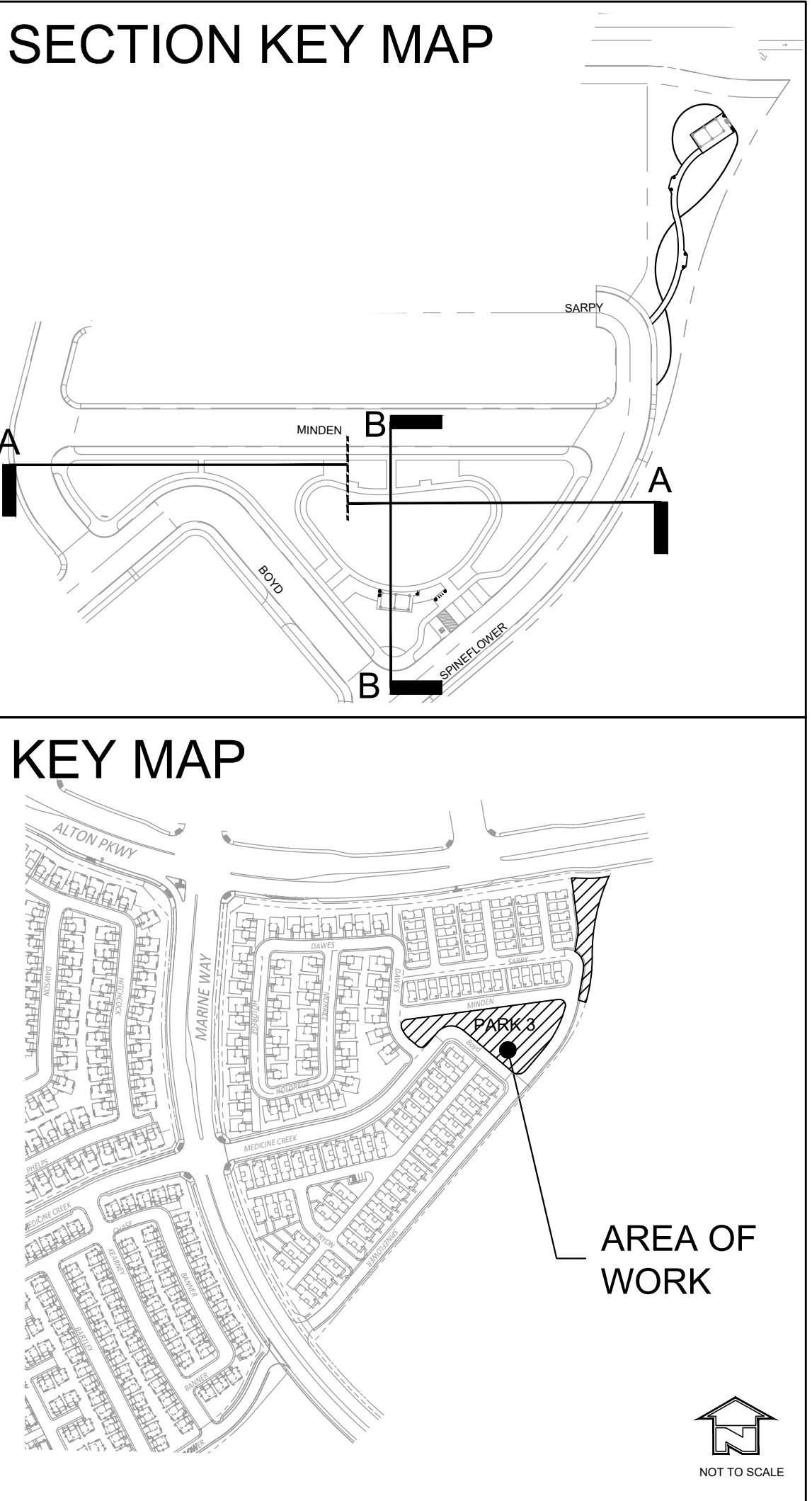
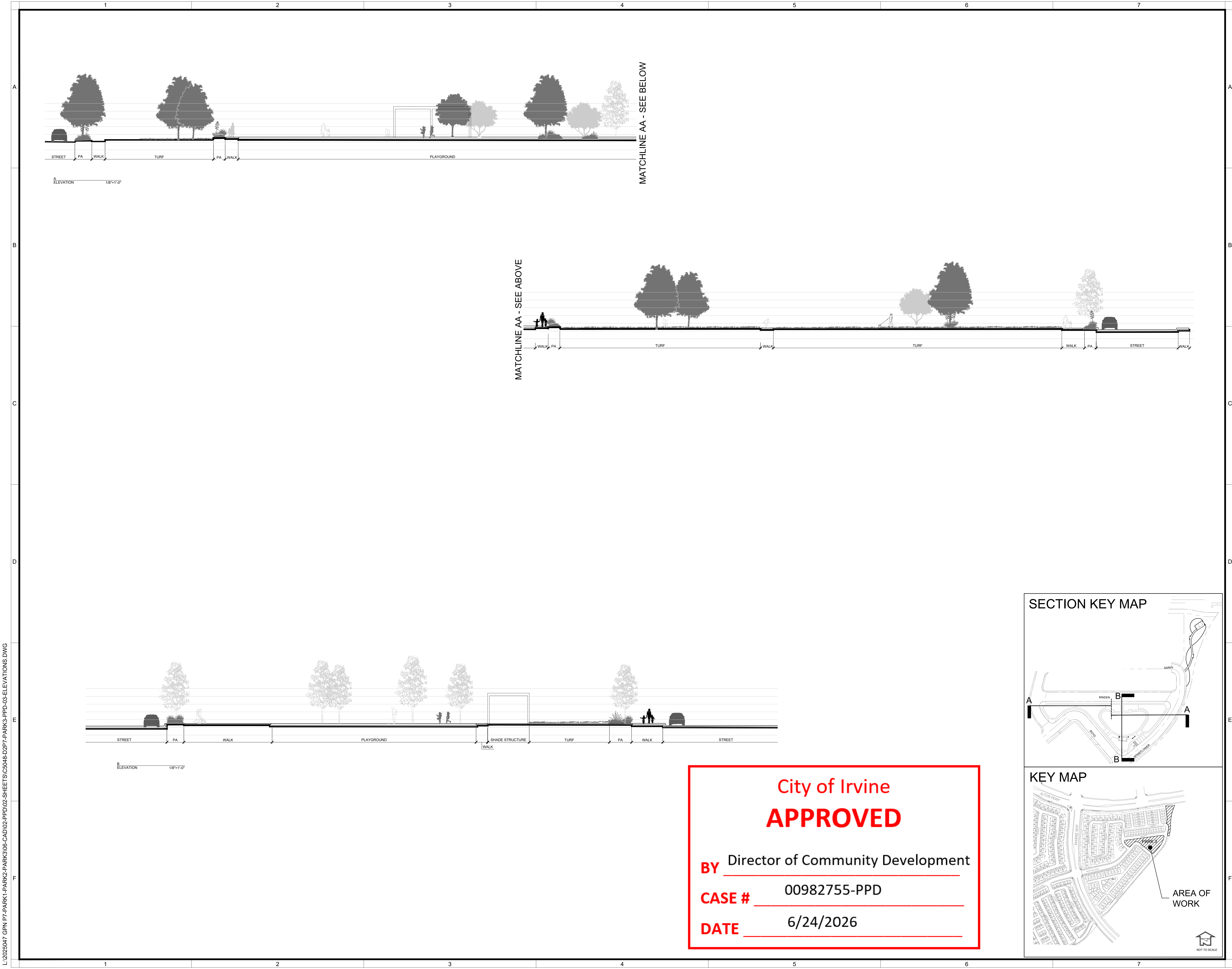
CASE #00982755-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTM 19403 LOT 24 & 25
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

AGENCY SUBMITTAL #2 05/18/2026

PLAN SET | ISSUE DATE | PROJECT STATUS LOG

LCS JOB NUMBER: 2025048
DRAWN BY: KCY
PLAN CHECK NO: 00982761-PPD
SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: PPD-02
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CASE #00982755-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTM 19403 LOT 24 & 25
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

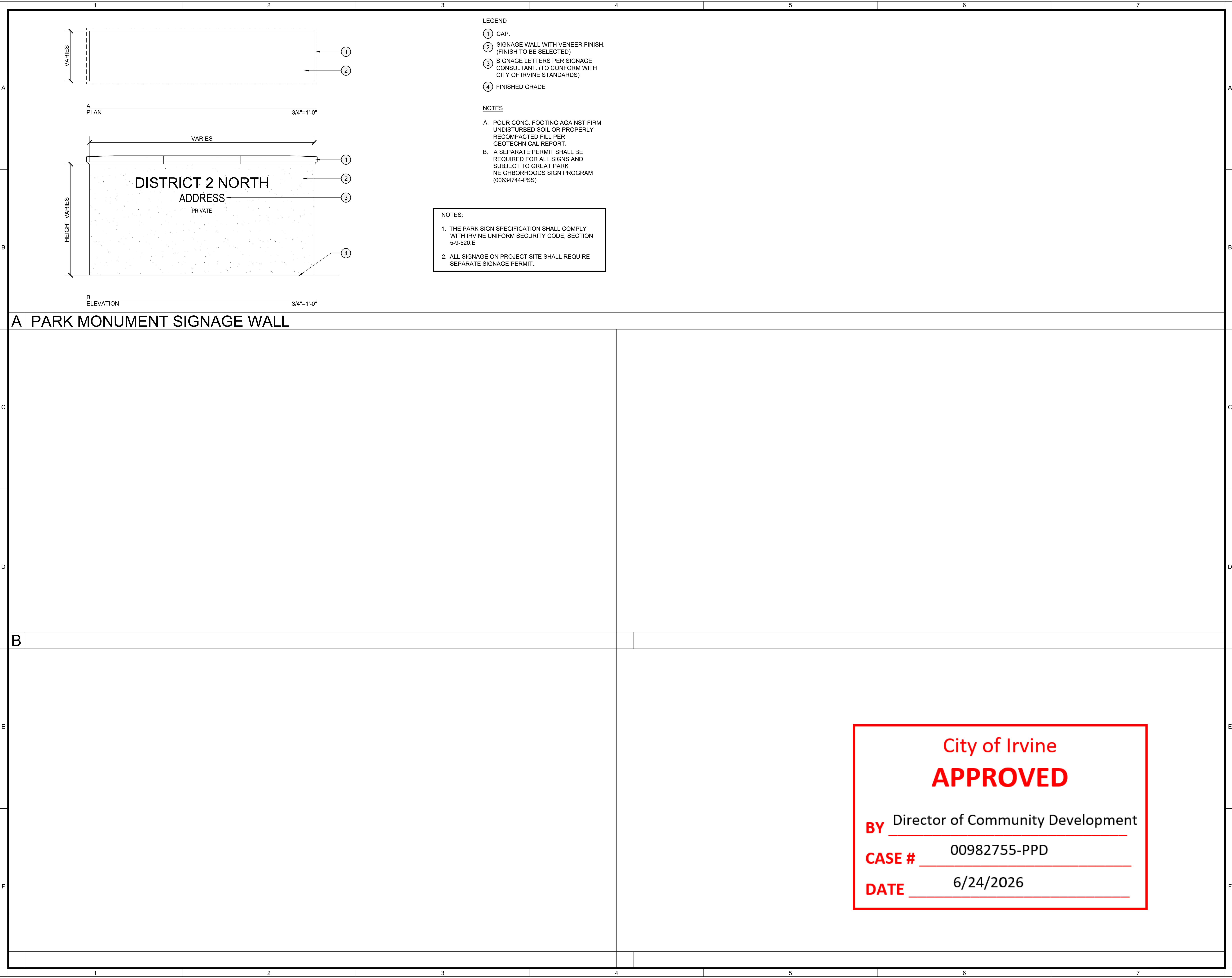
AGENCY SUBMITTAL #2 05/18/2026

PROJECT STATUS LOG

LCS JOB NUMBER: 2025048
DRAWN BY: KY
PLAN CHECK NO: 00982755-PPD
SHEET TITLE: SITE ELEVATIONS

PPD-03

L:\2025047 GPN P7-PARK1-PARK2-PARK3-06-CAD-02-PPD\02-SHEETS\C5048-D2P7-PARK3-PPD-04-DETAILS.DWG



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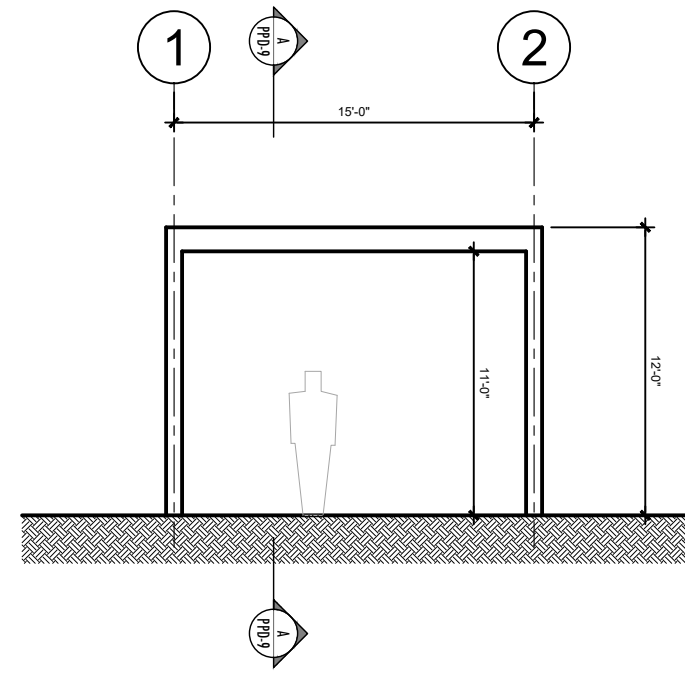
SEEKS TO USE SHEET INDEX ON SHEET 10 AND 11 FOR COMPLETE LIST OF DRAWINGS.

CASE #00982755-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTM 19403 LOT 24 & 25
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

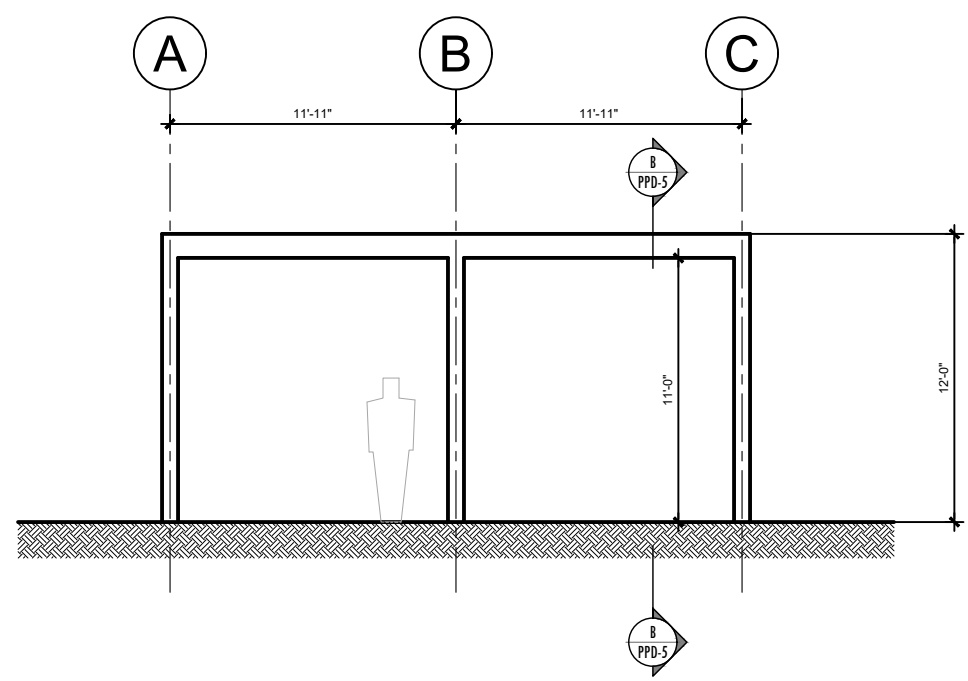
PLAN SET	ISSUE DATE	PROJECT STATUS LOG

LCS JOB NUMBER: 2025048
DRAWN BY: KY
PLAN CHECK NO: 00982755-PPD
SHEET TITLE
SITE DETAILS
SHEET NUMBER
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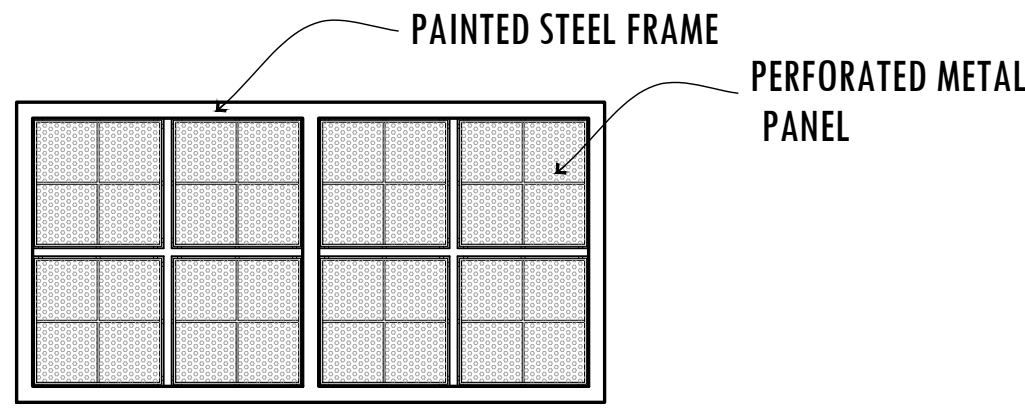
AGENCY SUBMITTAL #2 05/18/2026



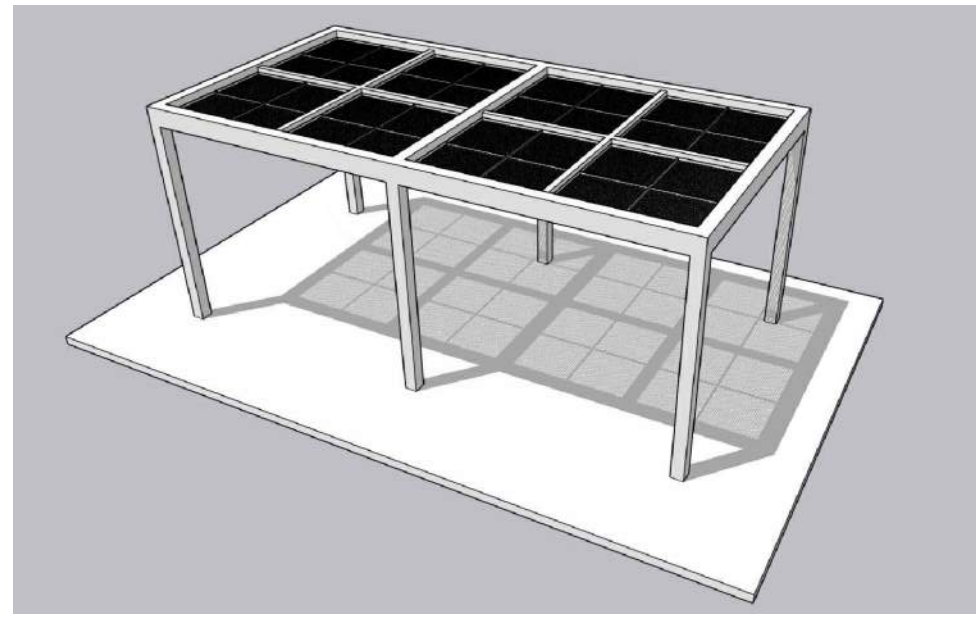
RIGHT ELEVATION (2)



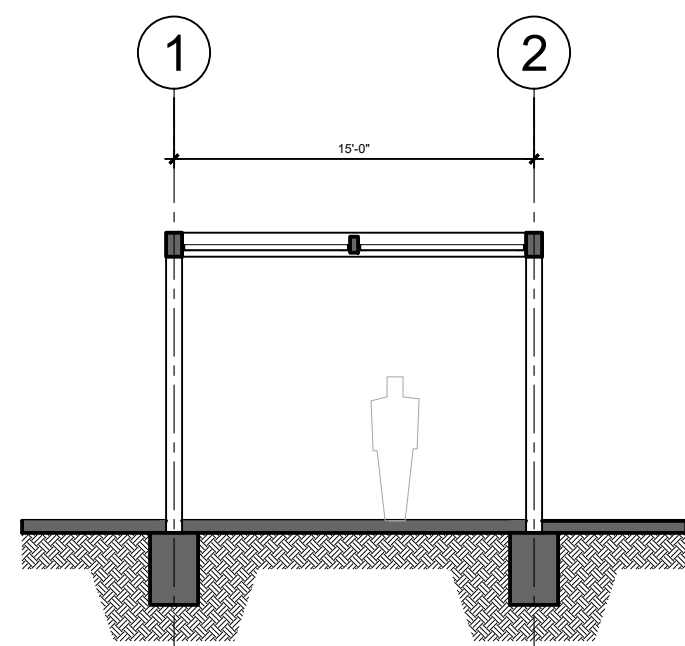
FRONT ELEVATION (1)



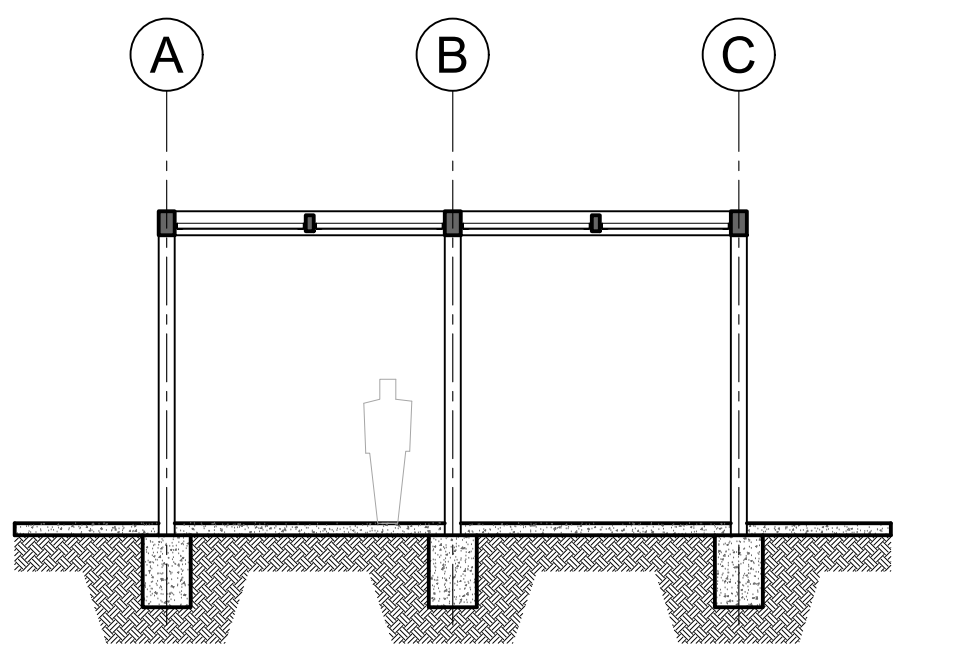
ROOF PLAN



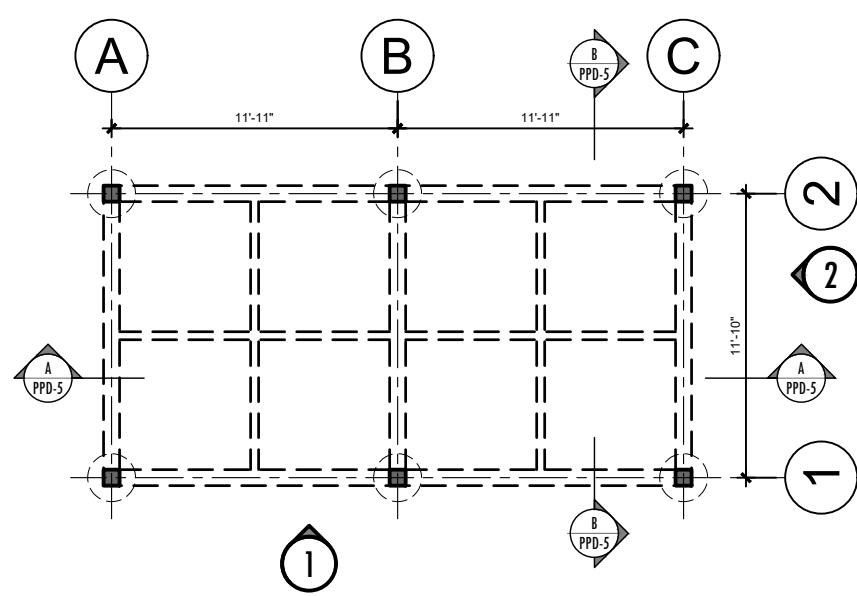
3-D VIEW N.T.S.



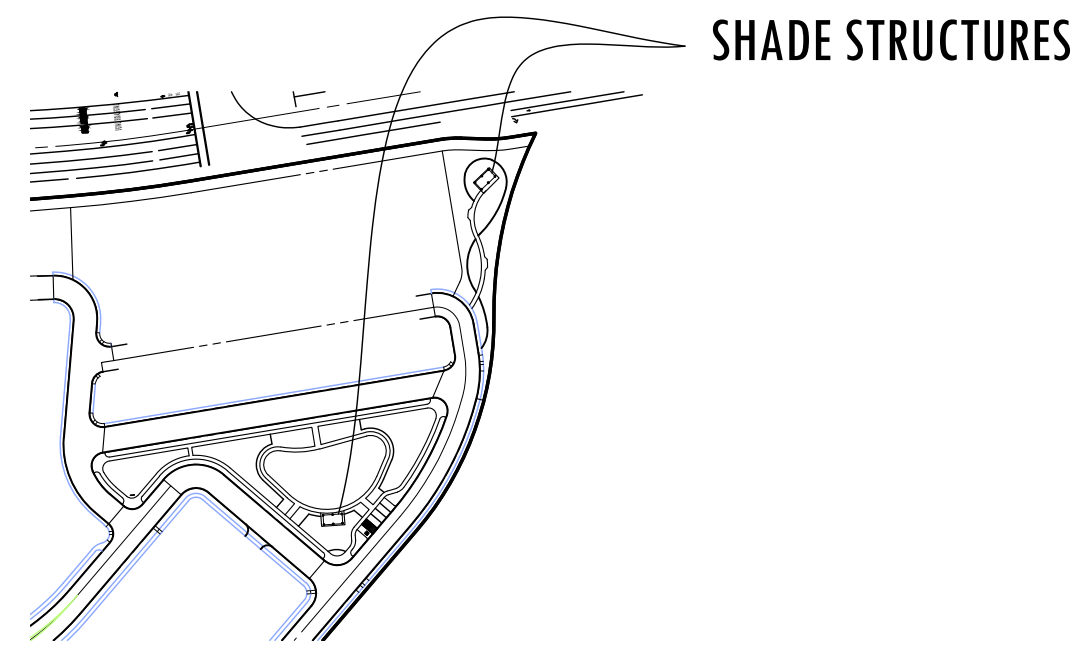
SECTION D-D SCALE: 1/8" = 1'-0"



SECTION C-C



FLOOR PLAN



SITE PLAN N.T.S.

PROJECT SUMMARY

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

SHADE STRUCTURE

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

City of Irvine
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BY Director of Community Development

CASE # 00982755-PPD

DATE 6/24/2026



PLAN REVISION DESCRIPTION



CASE #00982755-PPD

DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTM 19403 LOT 24 & 25
IRVINE, CA

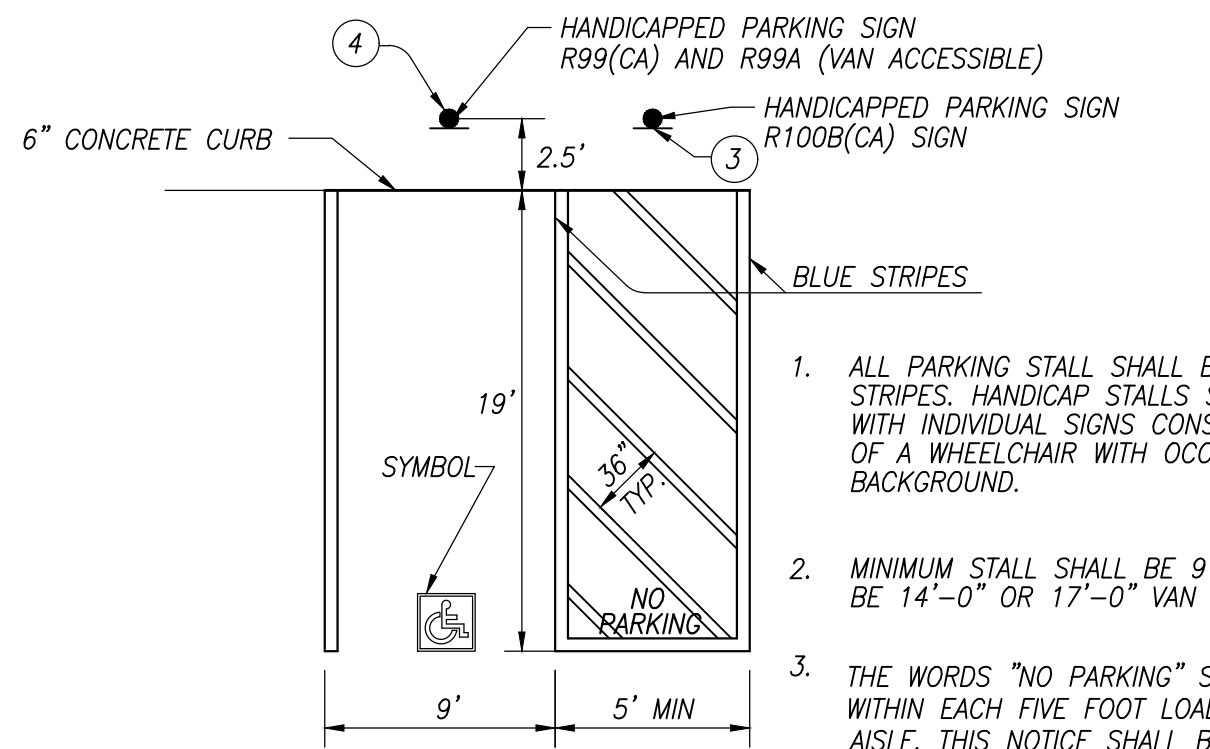
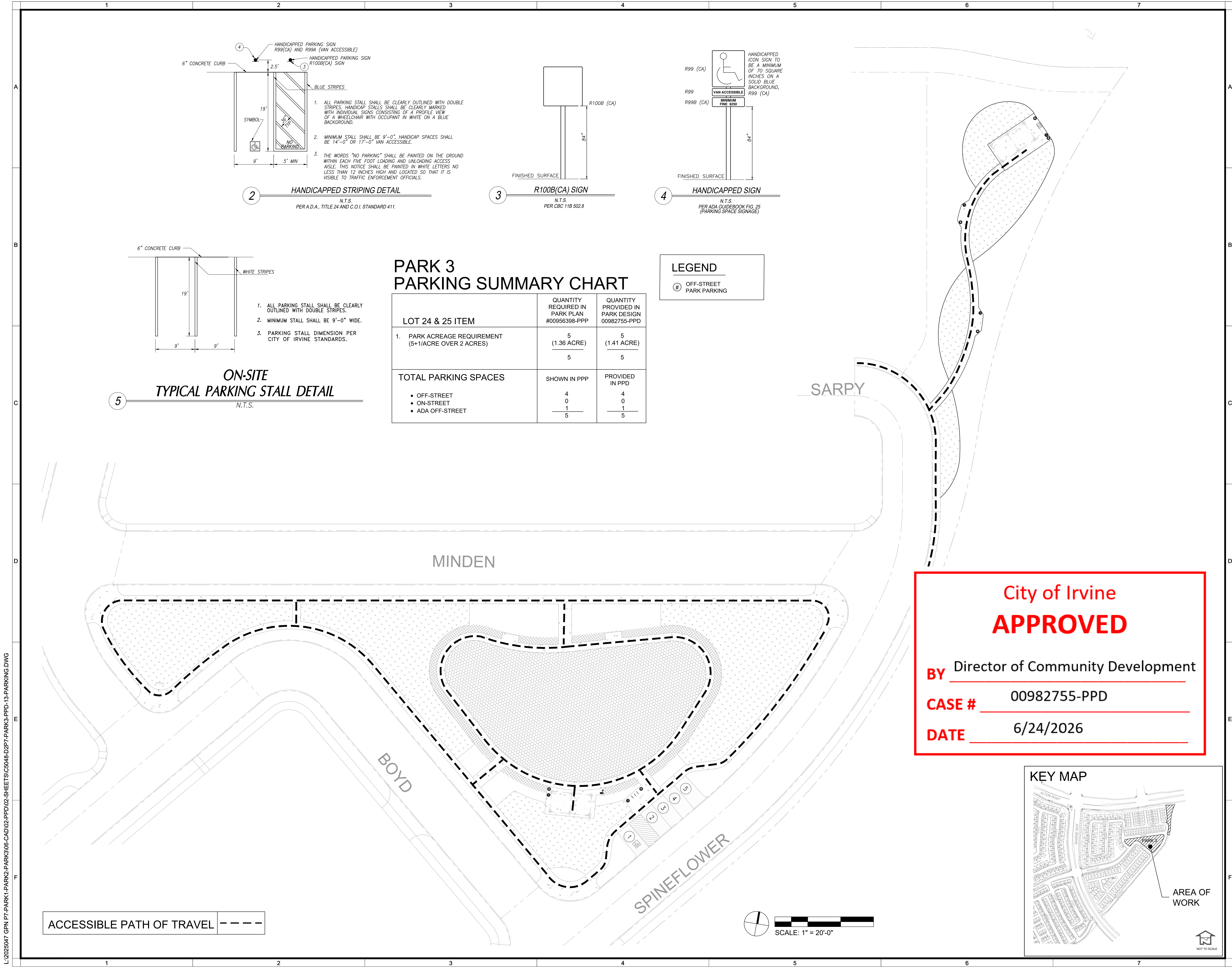
LANDSCAPE DEVELOPMENT PLANS

AGENCY SUBMITTAL #2 05/18/2026

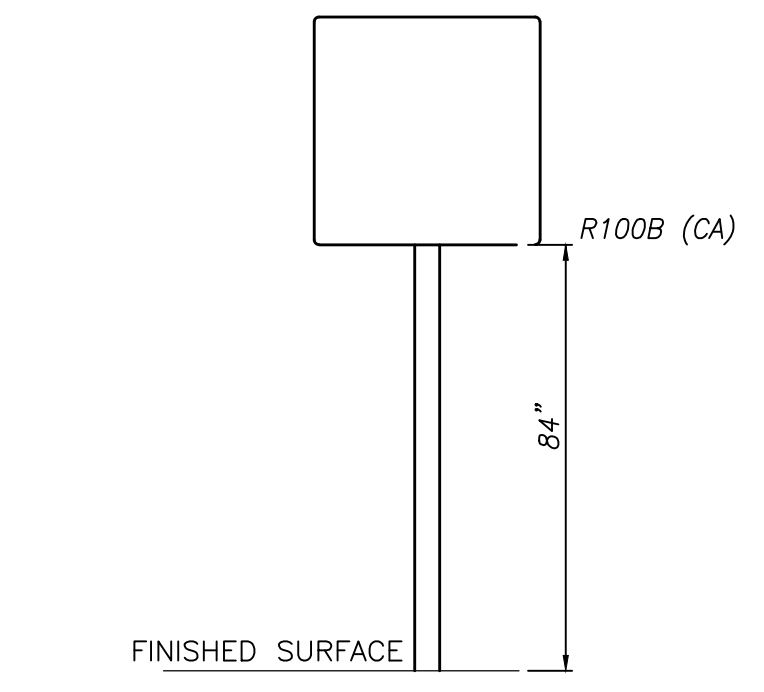
PLAN SET	ISSUE DATE	PROJECT STATUS LOG

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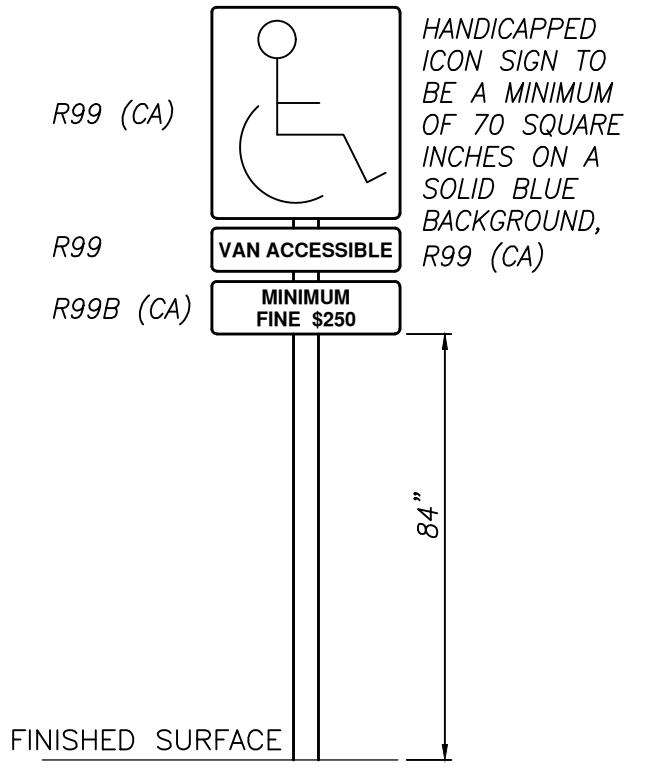
L:\2025047 GPN P7-PARK1-PARK2-PARK3-06-CAD\02-PPD\02-SHEETS\CS048-D2P7-PARK3-PPD-13-PARKING.DWG 5/15/2026 5:25 PM



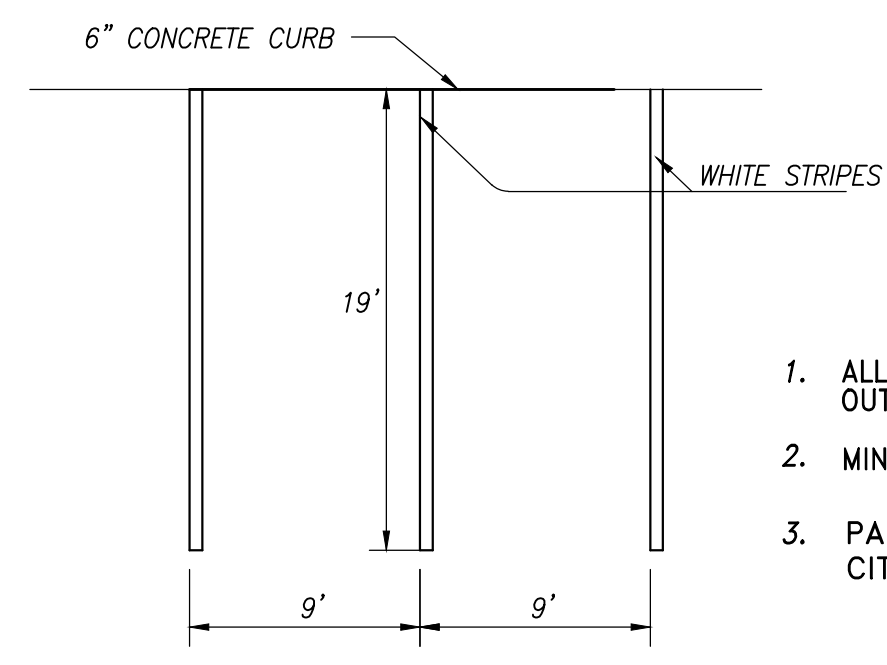
2 HANDICAPPED STRIPING DETAIL
N.T.S.
PER A.D.A., TITLE 24 AND C.O.I. STANDARD 411.



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



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



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

PARK 3 PARKING SUMMARY CHART

LOT 24 & 25 ITEM	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982755-PPD
1. PARK ACREAGE REQUIREMENT (5+1/4 ACRE OVER 2 ACRES)	5 (1.36 ACRE)	5 (1.41 ACRE)
TOTAL PARKING SPACES	SHOWN IN PPP	PROVIDED IN PPD
• OFF-STREET	4	4
• ON-STREET	0	0
• ADA OFF-STREET	1	1
	5	5

LEGEND

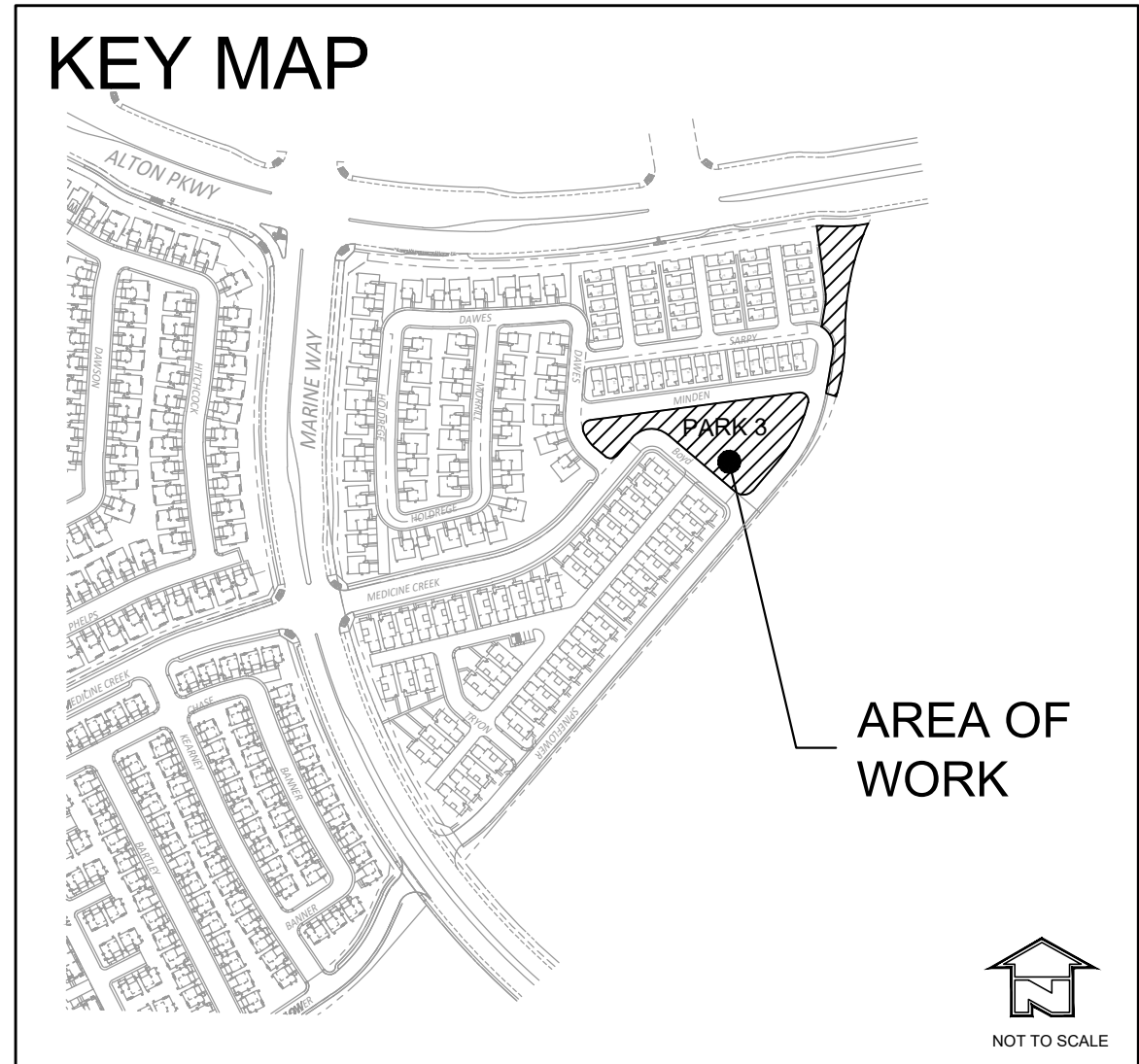
OFF-STREET
PARK PARKING

City of Irvine
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CASE # 00982755-PPD

DATE 6/24/2026



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PLAN REVISION DESCRIPTION

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SHEET 10 UNDER THE COMPLETE
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CASE #00982755-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTM 19403 LOT 24 & 25
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

PLAN SET	ISSUE DATE	PROJECT STATUS LOG

LCS JOB NUMBER: 2025048
DRAWN BY: KY
PLAN CHECK NO: 00982755-PPD
SHEET TITLE
**PARK 3
PARKING PLAN**
SHEET NUMBER
PPD-06
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