



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

Dear Mr. Lynch:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PRIOR TO ISSUANCE OF GRADING PERMITS

Standard Condition 2.19

PARK PLAYGROUND

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

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

Condition 2.39

PLAYGROUND PLAN DESIGN FEATURES

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

PRIOR TO ISSUANCE OF BUILDING PERMITS

Standard Condition 3.6

SITE LIGHTING

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

Standard Condition 3.11

PARK DESIGN CONSISTENCY

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

Standard Condition 3.12

PRIVATE PARK RESERVATION

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

Standard Condition 3.17

EMERGENCY ACCESS PLAN

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

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

Standard Condition 3.36

PRIVATE PARK IDENTIFICATION

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

Condition 3.49

PARK PLAN PHASING

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

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

Standard Condition 4.2

PLAYGROUND INSPECTION

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

Standard Condition 4.9

EMERGENCY ACCESS INSPECTION

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

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for a private park, the applicant shall provide proof that the permit for the subject improvement has been approved and 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

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

Condition 6.40

MODIFICATION OF PARK PHASING

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

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

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

Sincerely,

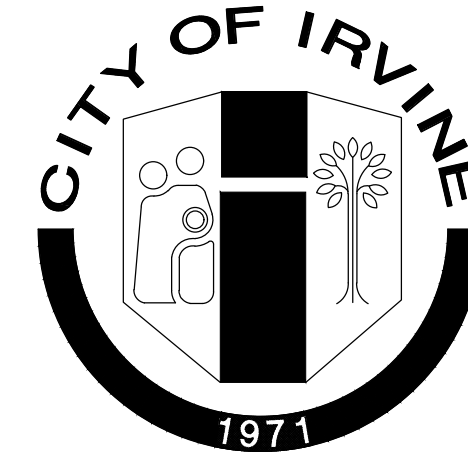


Stephanie Frady, AICP
Director of Community Development

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

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

THE CITY OF IRVINE



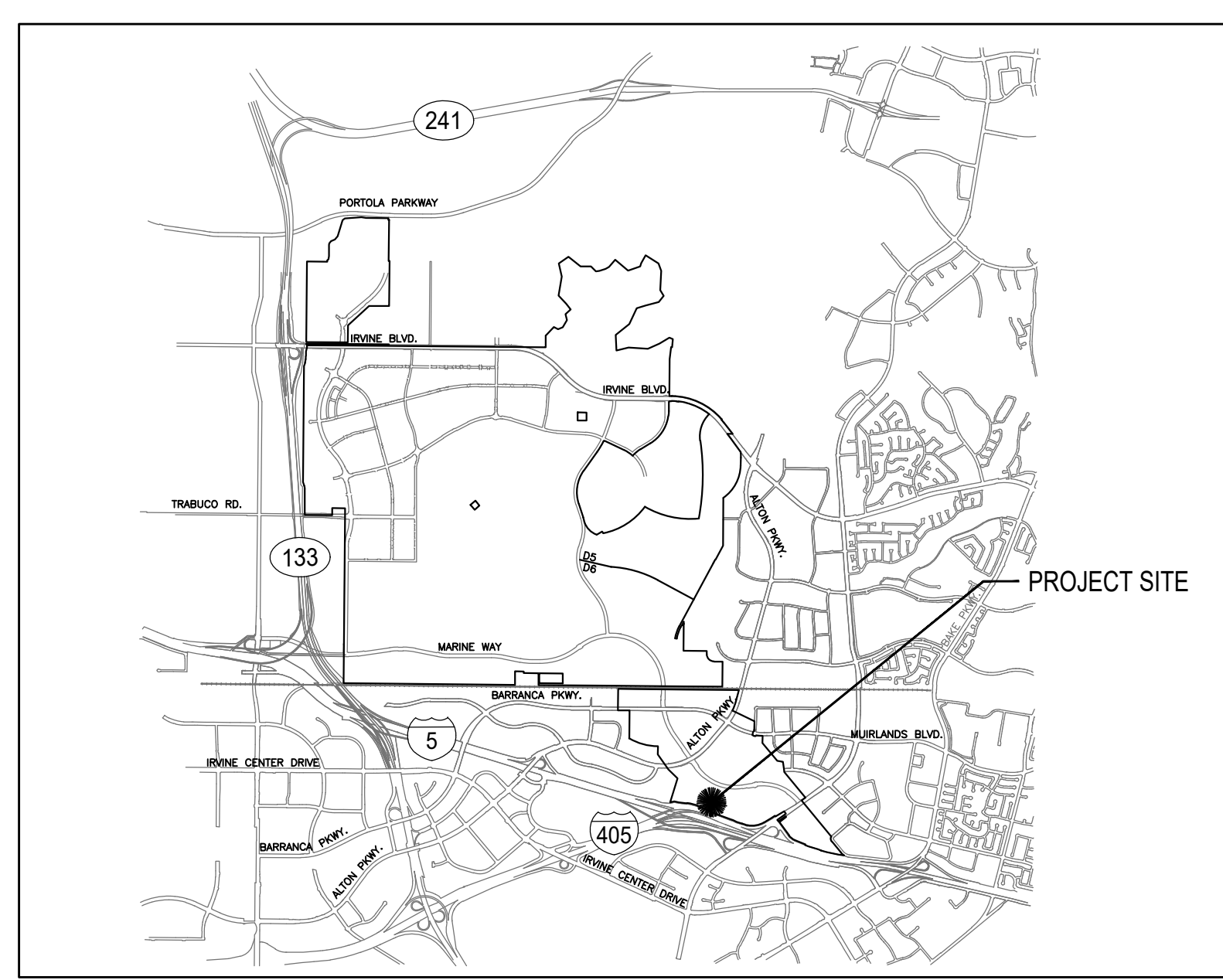
HERITAGE FIELDS EL TORO, LLC PLANNING AREA 51 - DISTRICT 2 NORTH PRIVATE PARK NEIGHBORHOOD - PARK 1 & 2 VTTM 19403, LOT 22 & 23 IRVINE, CALIFORNIA

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00982761-PPD

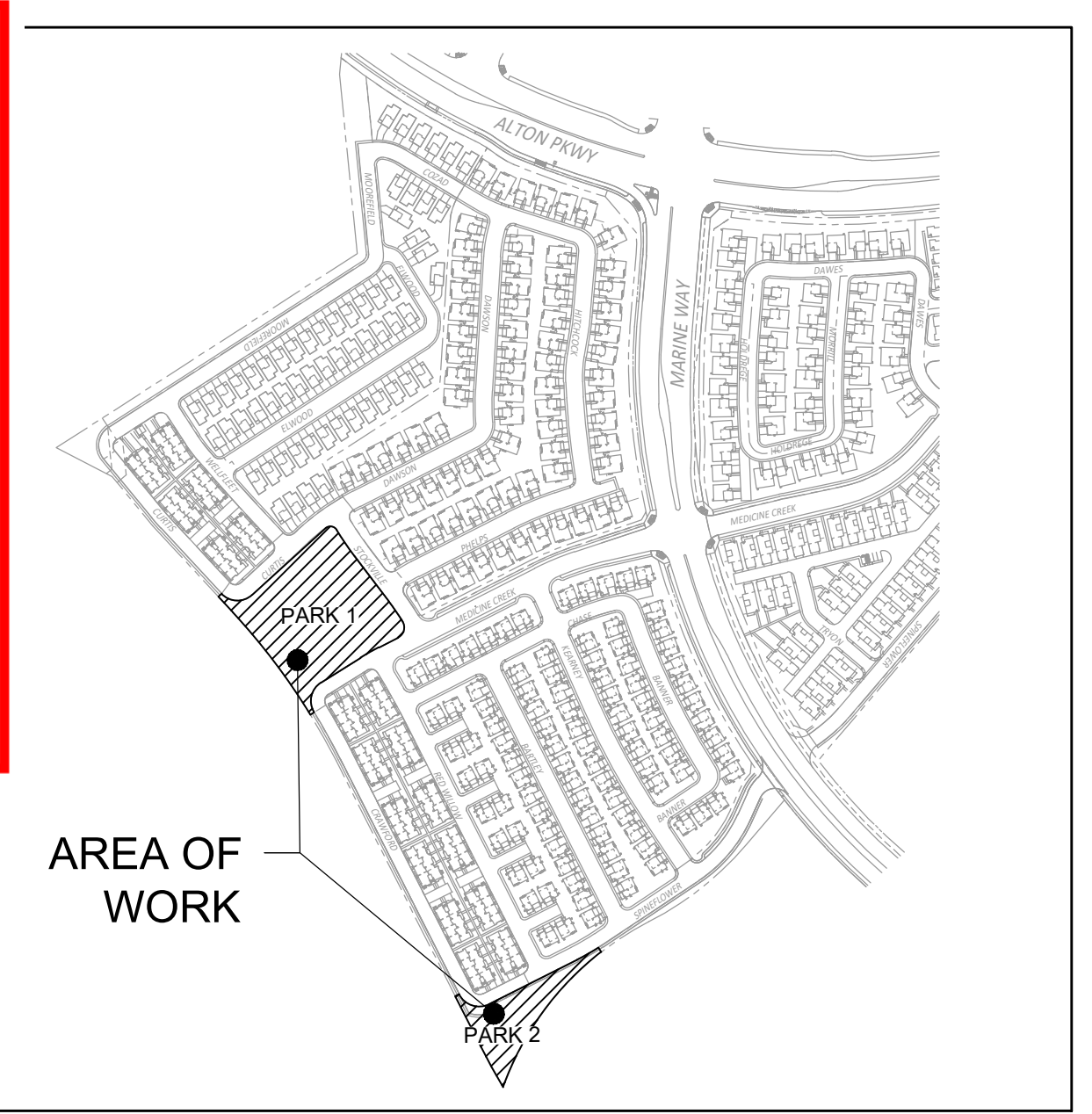
DATE 6/24/2026



VICINITY MAP



NOT TO SCALE



LOCATION MAP



NOT TO SCALE

PARK 1 PARKING SUMMARY CHART

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

PARK 2 PARKING SUMMARY CHART

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

PARK INFORMATION

- PARK NET ACREAGE: 2.35 ACRES
- PRIVATE RECREATION AREA
- MAINTAINED BY: MASTER HOA
- TRACT NUMBER: 19403
- LOT NUMBERS: 22 & 23
- LOCATION: IRVINE, CALIFORNIA
PARK 1 : MEDICINE CREEK AND STOCKVILLE
PARK 2 : CORNER OF SPINEFLOWER AND CRAWFORD

PREVIOUS APPROVALS

CITY APPROVED PARK PLAN : 00956398-PPP

PLAN INDEX

INDEX OF DRAWINGS

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

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION:
PARK 1 : MEDICINE CREEK AND STOCKVILLE
PARK 2 : CORNER OF SPINEFLOWER AND CRAWFORD
LEGAL DESCRIPTION FOR NEW TRACTS: DISTRICT 2 - PLANNING AREA 51 PRIVATE NEIGHBORHOOD - PARK 1 & 2 VTTM 19403. LOTS 22 & 23

CONSULTANTS

LANDSCAPE ARCHITECT
LANDSCAPE CRAFT STUDIO
17853 SANTIAGO BLVD, STE. 107-483
VILLA PARK, CA 92861-4199
(949) 514-7906
CONTACT: JERICCO 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

PARK 1 PROGRAM SUMMARY CHART

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

PARK 2 PROGRAM SUMMARY CHART

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

GENERAL NOTES

- 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.
- DISTRICT 5 AND 6 ARE TO BE CONSTRUCTED BY HERITAGE FIELDS LLC. AND MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION (HOA).
- 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.
- 50% OF THE PICNIC TABLES WILL BE HANDICAP ACCESSIBLE AND MEET TITLE 24/ADA HEIGHT AND CLEARANCE REQUIREMENTS.
- 50% OF THE BENCHES SHALL HAVE WHEELCHAIR COMPANION SEATING SPACE (MINIMUM 4' WIDE BY 5' DEEP PAD).
- ALL SURFACES WITHIN ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH TITLE 24/ADA REQUIREMENTS AND CITY OF IRVINE STANDARDS.
- THE PROPOSED PRIVATE PARK SHALL COMPLY WITH APPLICABLE IRVINE SECURITY CODE, SECTION 5-9-520 REQUIREMENTS.
- 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.
- A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL SIGNS AND SHALL BE SUBJECT TO THE APPLICABLE GREAT PARK NEIGHBORHOODS SIGN PROGRAM (00634744-PPS) REQUIREMENTS.
- THE PARK SIGN SPECIFICATION SHALL COMPLY WITH IRVINE UNIFORM SECURITY CODE, SECTION 5-9-520.E
- A PUBLIC EASEMENT IS PROVIDED TO THE CITY OF IRVINE SIDEWALK AND ACCESS RAMPS OUTSIDE THE PUBLIC RIGHT OF WAY BY SEPARATE DOCUMENT.
- PARKING STALLS SHALL COMPLY WITH THE CITY OF IRVINE STANDARDS, PLAN #411.
- THERE SHALL BE A MINIMUM OF 15 FEET CLEAR OF PARALLEL PARKING ON BOTH SIDES OF FIRE HYDRANTS.
- 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.
- KNOX BOXES ARE TO BE DUEL-KEYED TO THE POLICE AND FIRE DEPARTMENTS.
- 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.
- THE PROVIDED ADA PARKING STALL WILL BE MAINTAINED BY THE HOA
- THE NUMBER OF EXITS AND SIZE OF EXITS SHALL COMPLY WITH APPLICABLE CODE REQUIREMENTS.
- RESTROOM FIXTURES AND CLEARANCES SHALL COMPLY WITH APPLICABLE CODE REQUIREMENTS.

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

PLANS PREPARED BY: LANDSCAPE CRAFT STUDIO inc. 17853 SANTIAGO BLVD. STE. 107-483 VILLA PARK, CA 92861-4199	DRAWN BY: KY DATE: 04/20/26	DESIGNED BY: JF DATE: 04/20/26	CHECKED BY: RECOMMENDED BY:	DATE:	DATE:	DATE:	DATE:

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

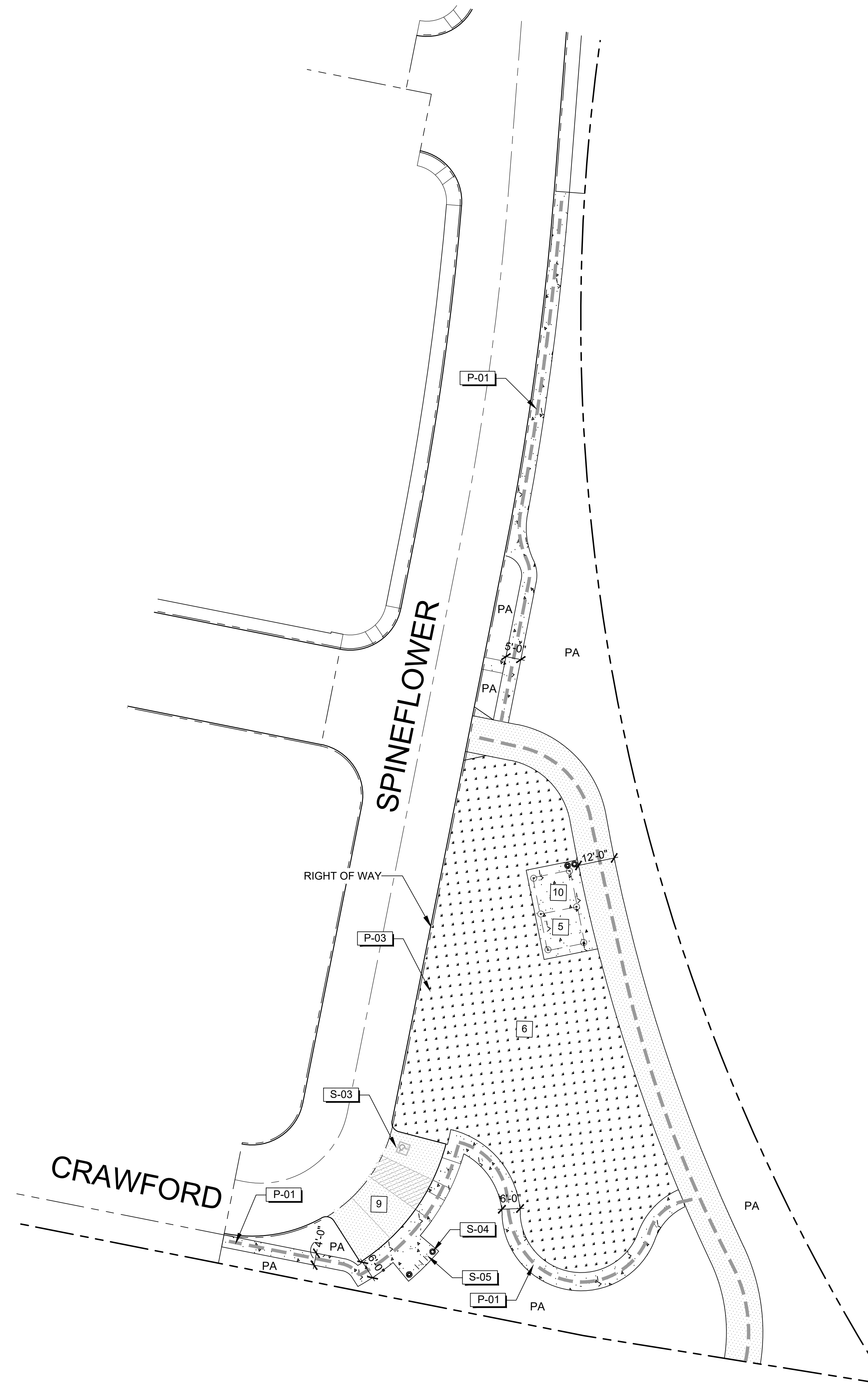
PARK PLAN #00956398-PPP
PARK DESIGN #00982761-PPD

PPD-00

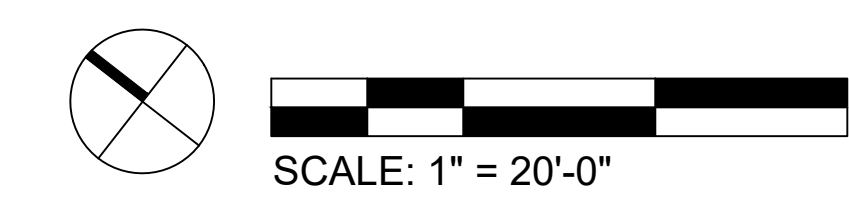
Plan Set: A
Date: 05/19/2026
JOB NO. 2025M47
PLAN CONTROL

CASE # 00982761-PPD

L:\2025047 GPN P7-PARK1-PARK2-PARK306-CAD\02-PPD\02-SHEETS\5047-D2P7-PARK-2-PPD-01-02-SITE.DWG 5/15/2026 5:24 PM



ACCESSIBLE PATH OF TRAVEL - - - -



City of Irvine
APPROVED

BY Director of Community Development

CASE # 00982761-PPD

DATE 6/24/2026

PARK 2 PROGRAM SUMMARY CHART

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

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

PLANTING NOTE

ABBREVIATION	DESCRIPTION
PA	PLANTING AREA

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

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

PAVING LEGEND

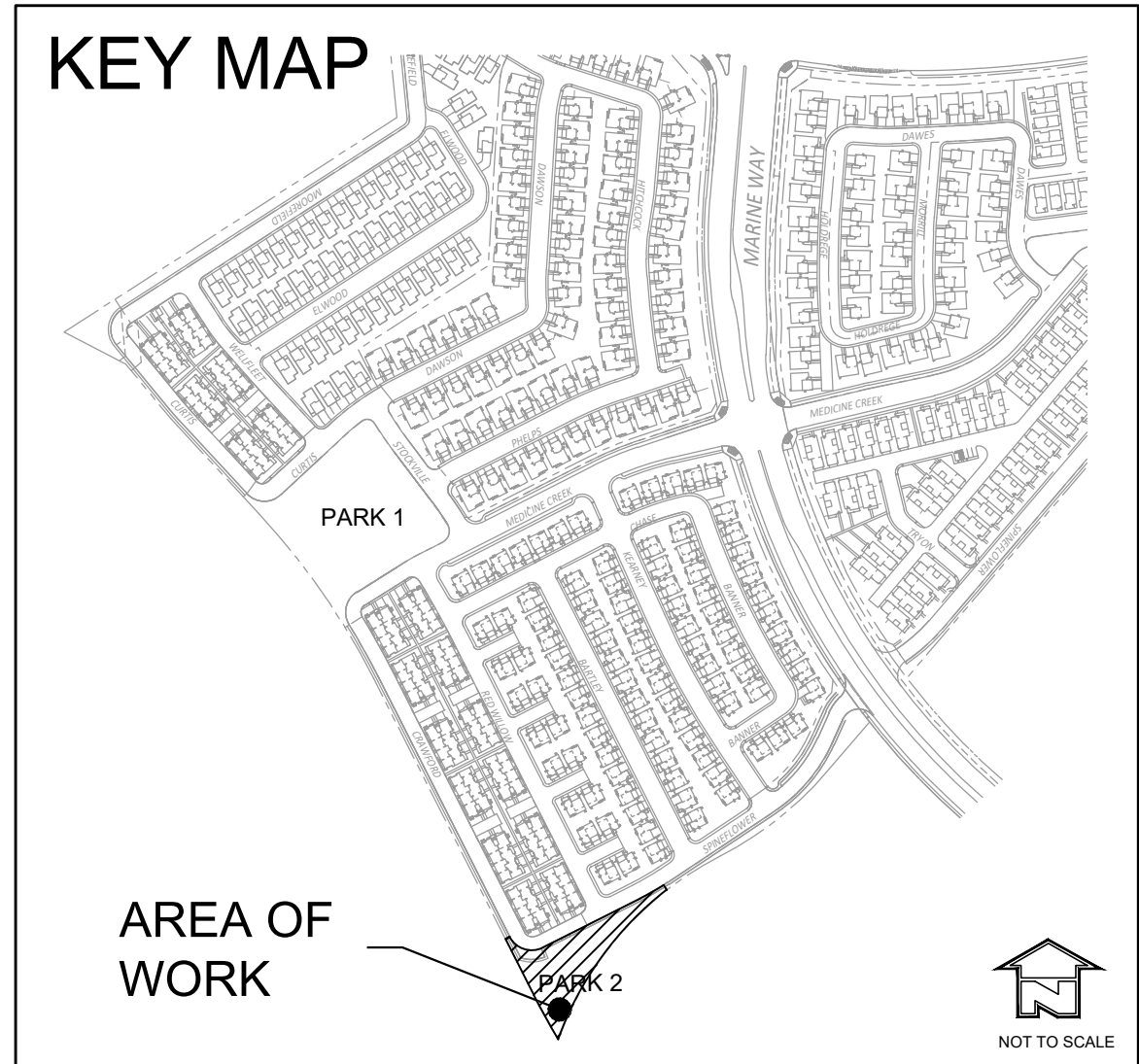
SYMBOL	CODE	DESCRIPTION	DETAIL
[Pattern]	P-01	HARDSCAPE PAVING-VARYING WIDTHS (ADA ACCESSIBLE)	-
[Pattern]	P-02	CONCRETE POOL DECK	-
[Pattern]	P-03	NATURAL TURF	-
[Pattern]	P-04	RESILIENT SURFACING	-

WALL LEGEND

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

SITE ELEMENT LEGEND

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



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PLAN REVISION DESCRIPTION

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Know what's below. Call 811 before you dig.
REFER TO THE SHEET INDEX ON SHEET 10 FOR THE COMPLETE LIST OF DRAWINGS.

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

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE

LCS JOB NUMBER: 2025047
DRAWN BY: KCY
PLAN CHECK NO: 00982761-PPD
SHEET TITLE: **SITE PLAN - PARK 2**
SHEET NUMBER: **PPD-02**
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SEEKS TO LOCATE UTILITIES ON SHEET TO AVOID DAMAGE. COMPLETE LIST OF DRAWINGS.

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

PLAN SET	ISSUE DATE	PROJECT STATUS LOG

LCS JOB NUMBER: 2025047
DRAWN BY: KYC
PLAN CHECK NO: 00982761-PPD
SHEET TITLE: LANDSCAPE PLAN - PARK 1
SHEET NUMBER: PPD-03
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PLANTING LEGEND	
SYMBOL	DESCRIPTION
	PLANTING AREA - SHRUBS
	NATURAL TURF AREA

TREE LEGEND				
CANOPY TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS REGION: 3	FORM
	BRACHYCHITON POPULNEUS KURRAONG 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
	GELIERA 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 ELДАРICA MONDELL PINE	24" BOX	L	STD
	PINUS HALEPENSIS ALEPPO PINE	24" BOX	L	STD
	RHUS LANCEA AGRICAN SUMAC	24" BOX	L	STD

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

City of Irvine
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BY Director of Community Development

CASE # 00982761-PPD

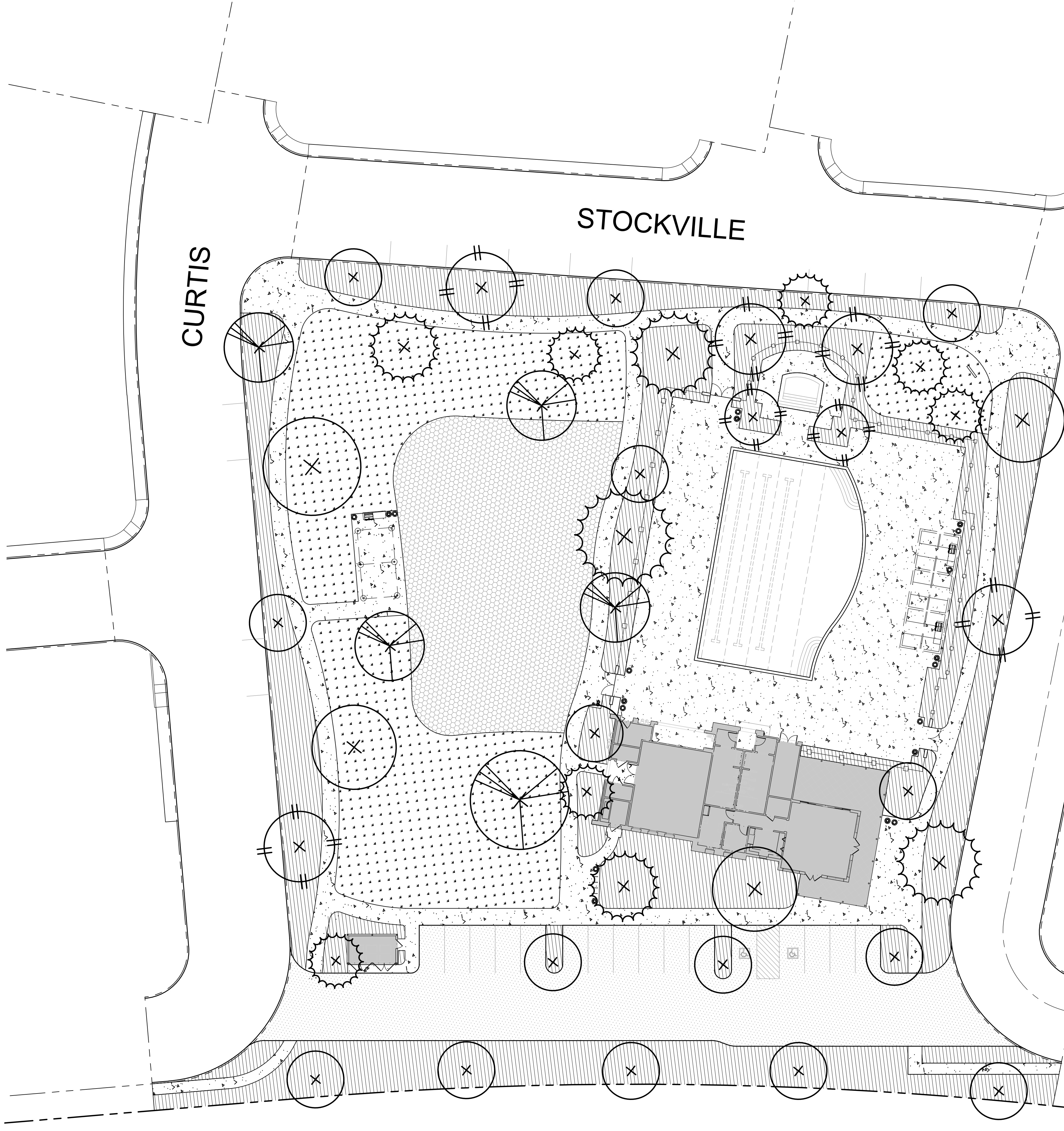
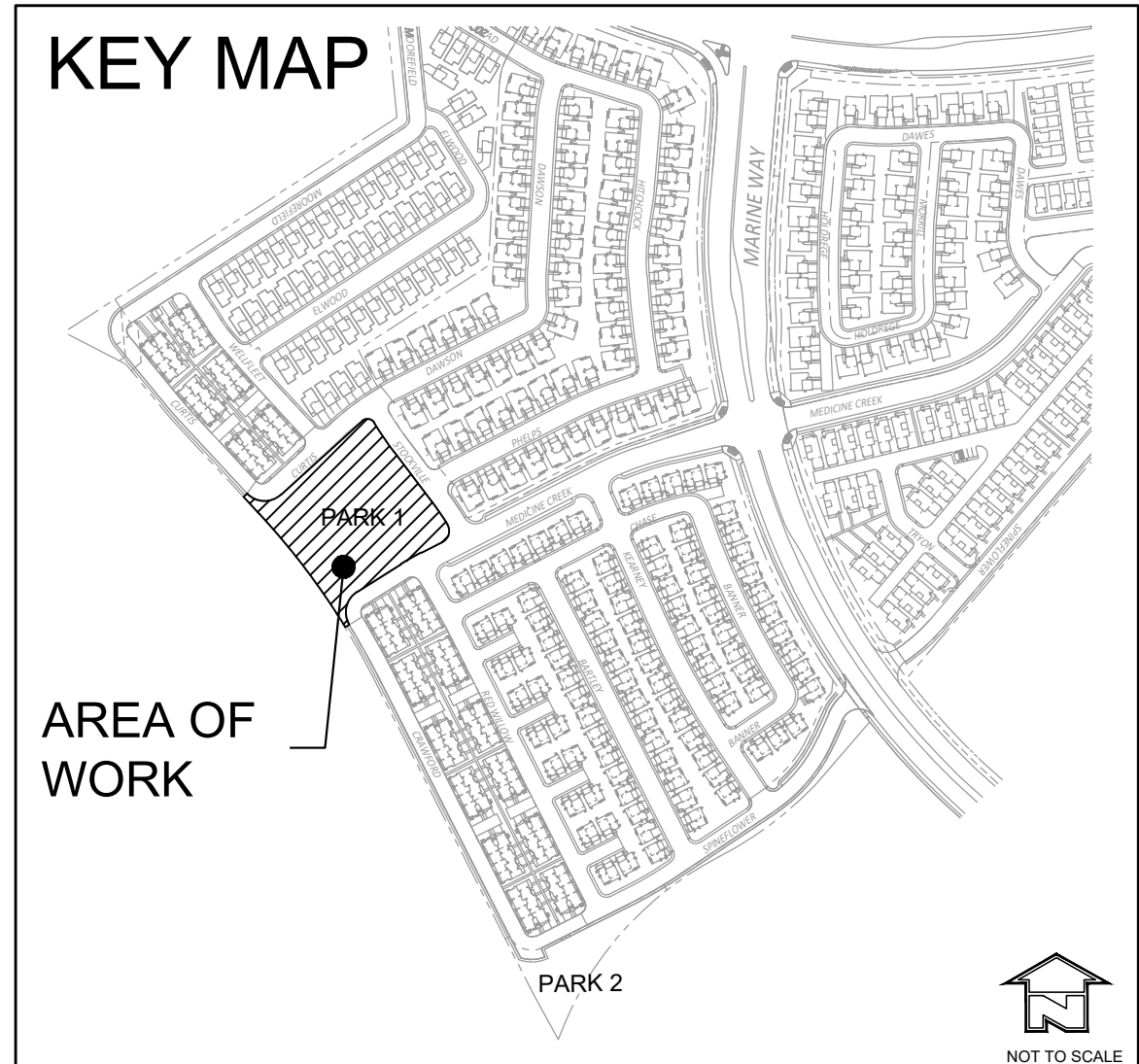
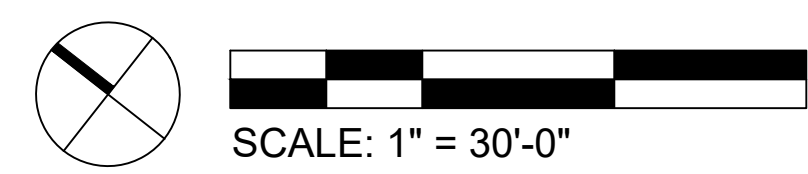
DATE 6/24/2026

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.



PLAN REVISION DESCRIPTION
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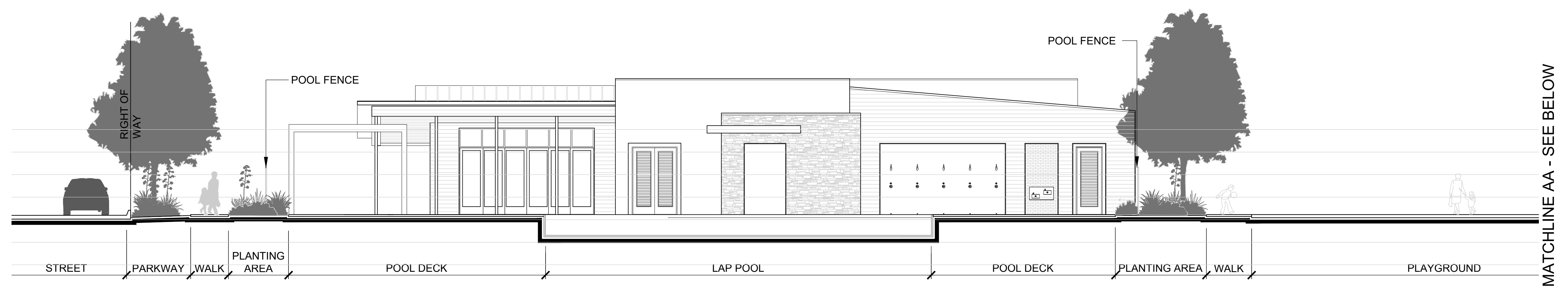
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Know what's below.
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REFER TO THE SHEET INDEX ON SHEET PPD-04 FOR COMPLETE LIST OF DRAWINGS.

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

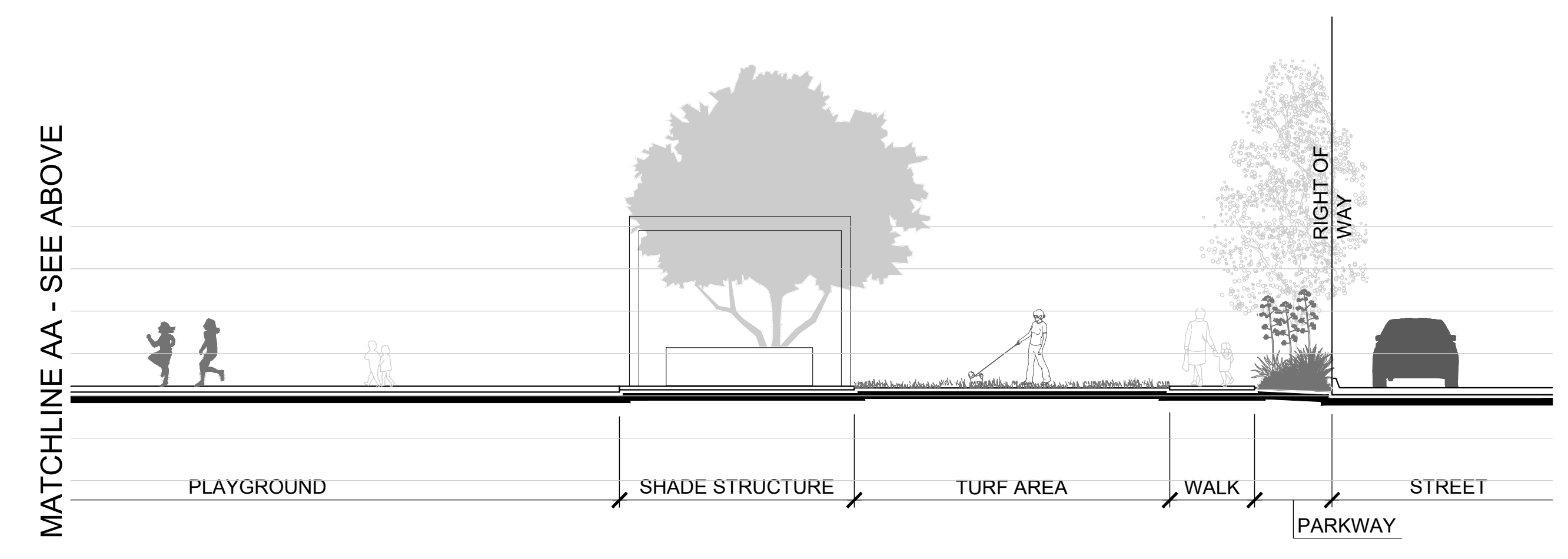
PLAN SET	ISSUE DATE	PROJECT STATUS LOG

LCS JOB NUMBER:	2025047
DRAWN BY:	KCY
PLAN CHECK NO:	00982761-PPD
SITE ELEVATIONS - PARK 1	
SHEET NUMBER	PPD-05
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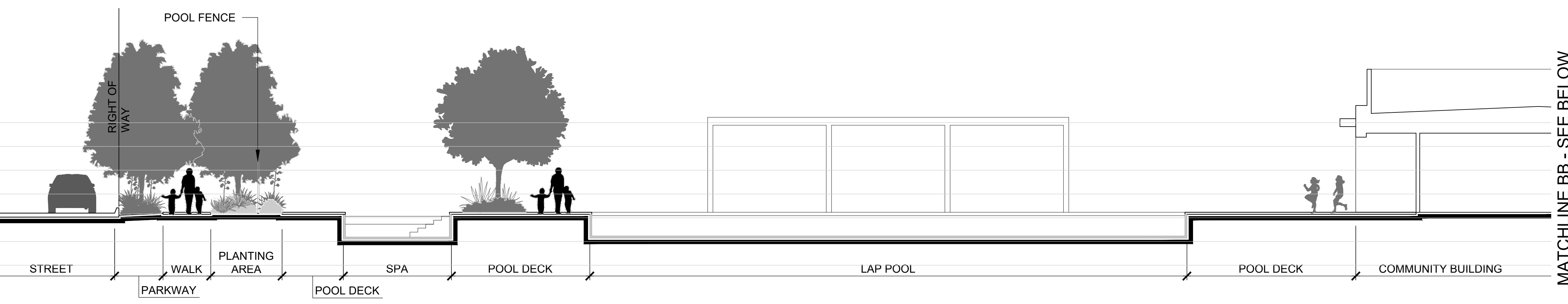
AGENCY SUBMITTAL #2 05/18/2026



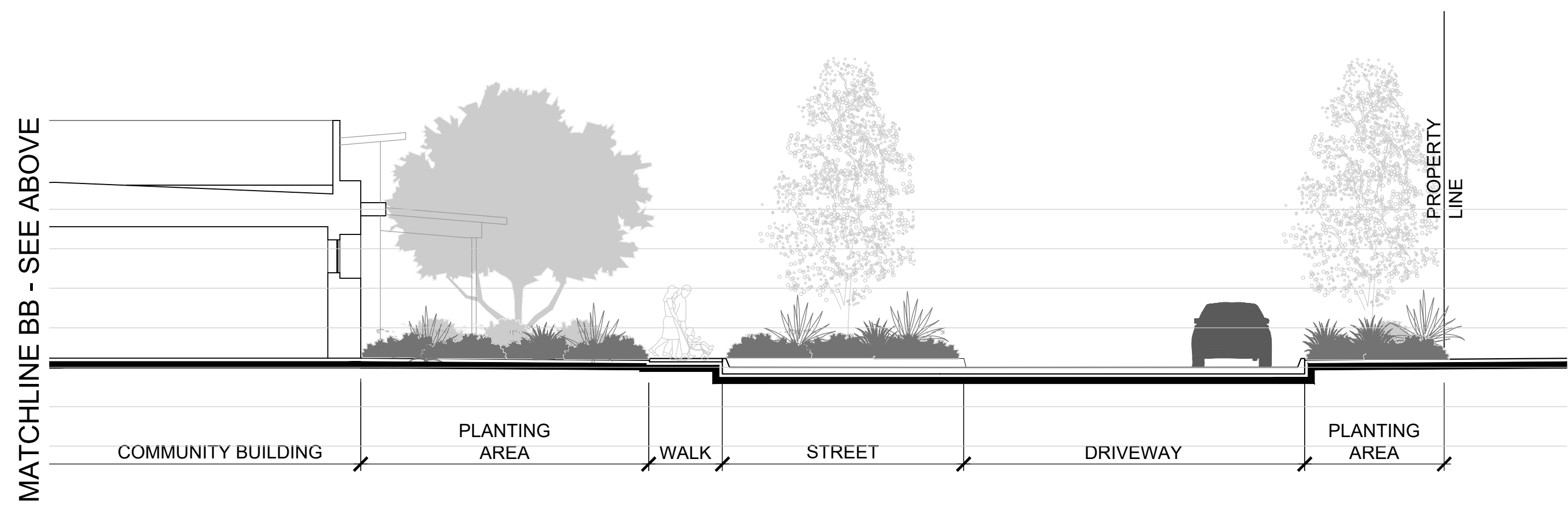
A ELEVATION 1/8"=1'-0"



MATCHLINE AA - SEE ABOVE



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



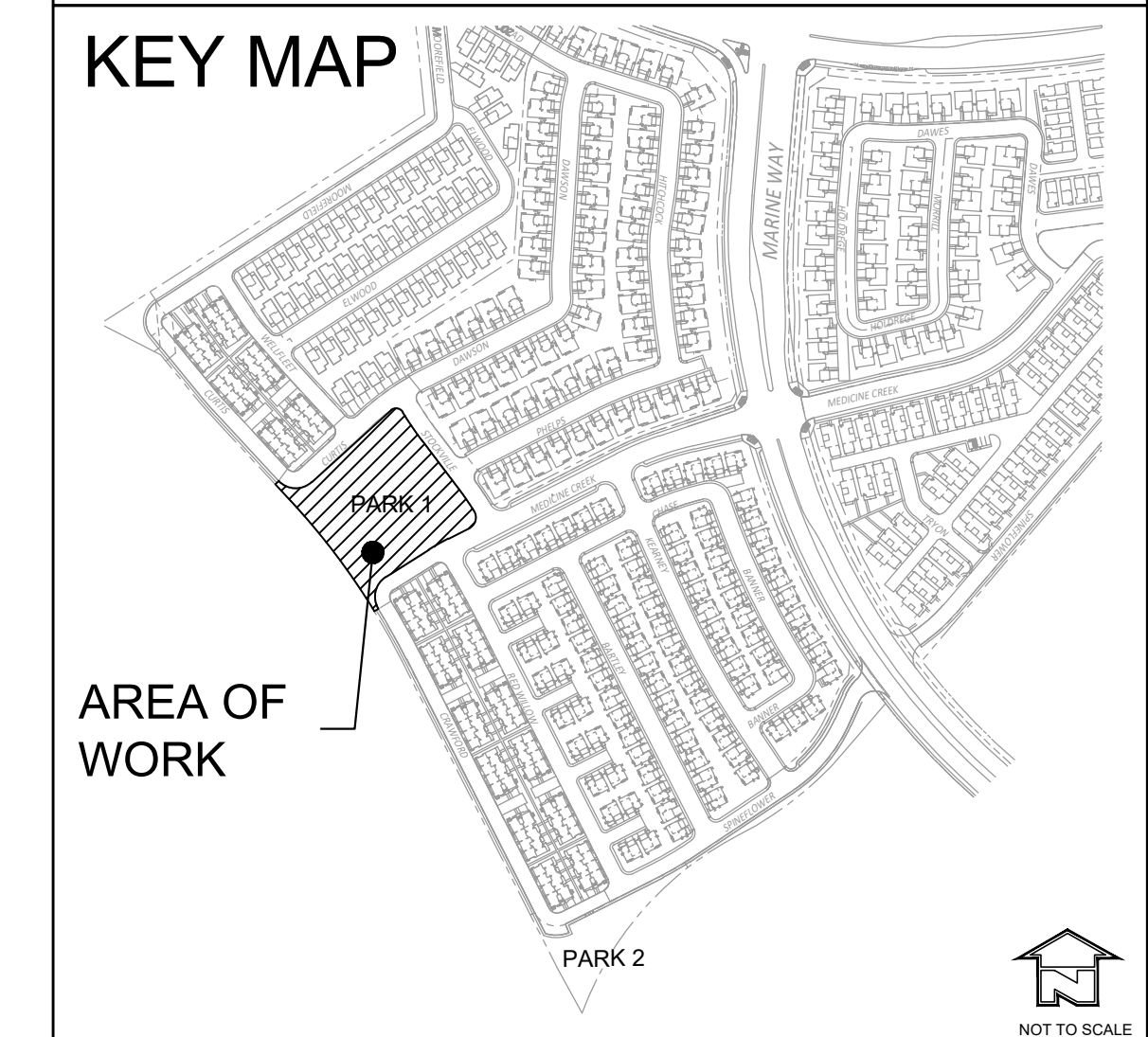
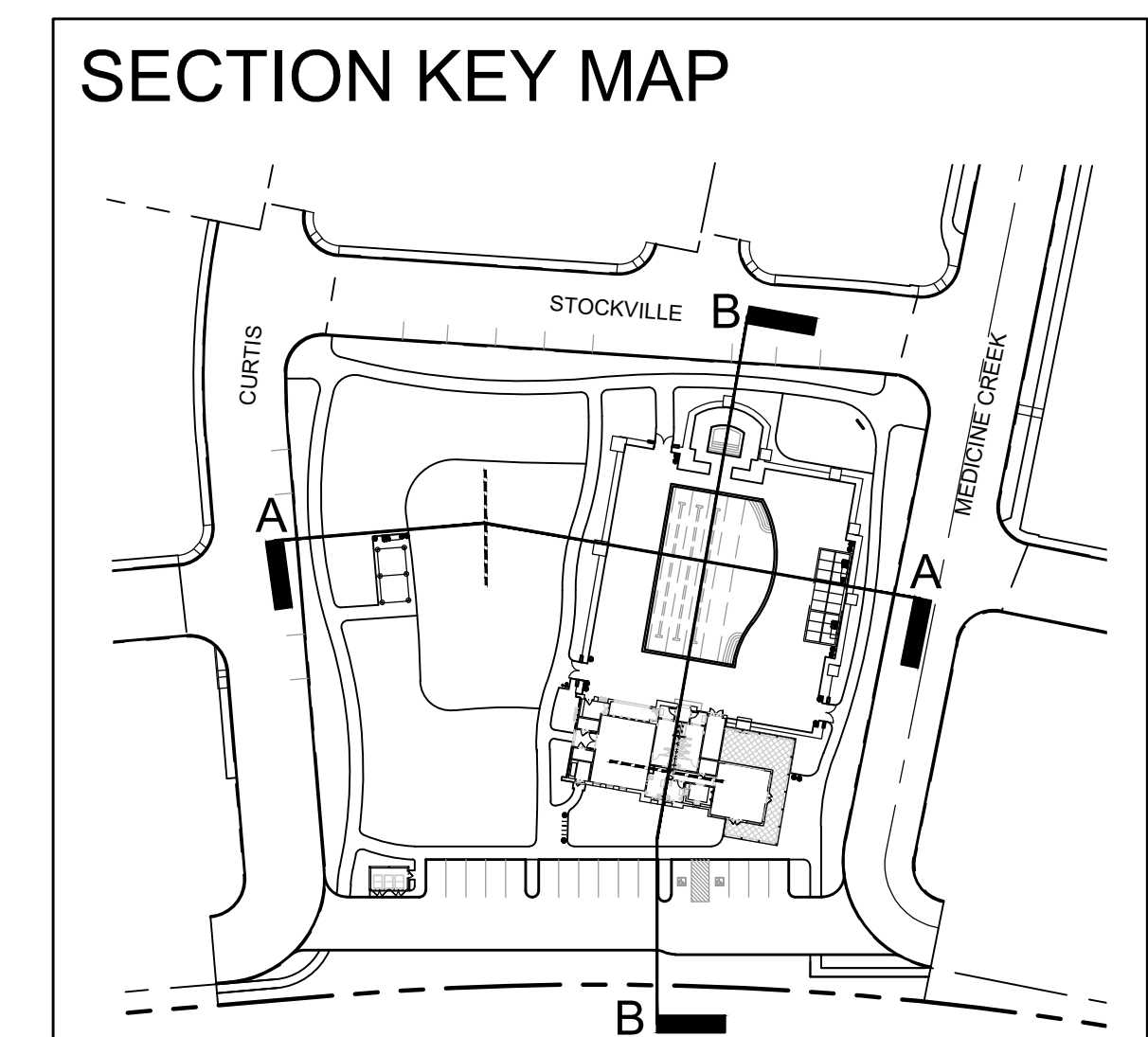
MATCHLINE BB - SEE ABOVE

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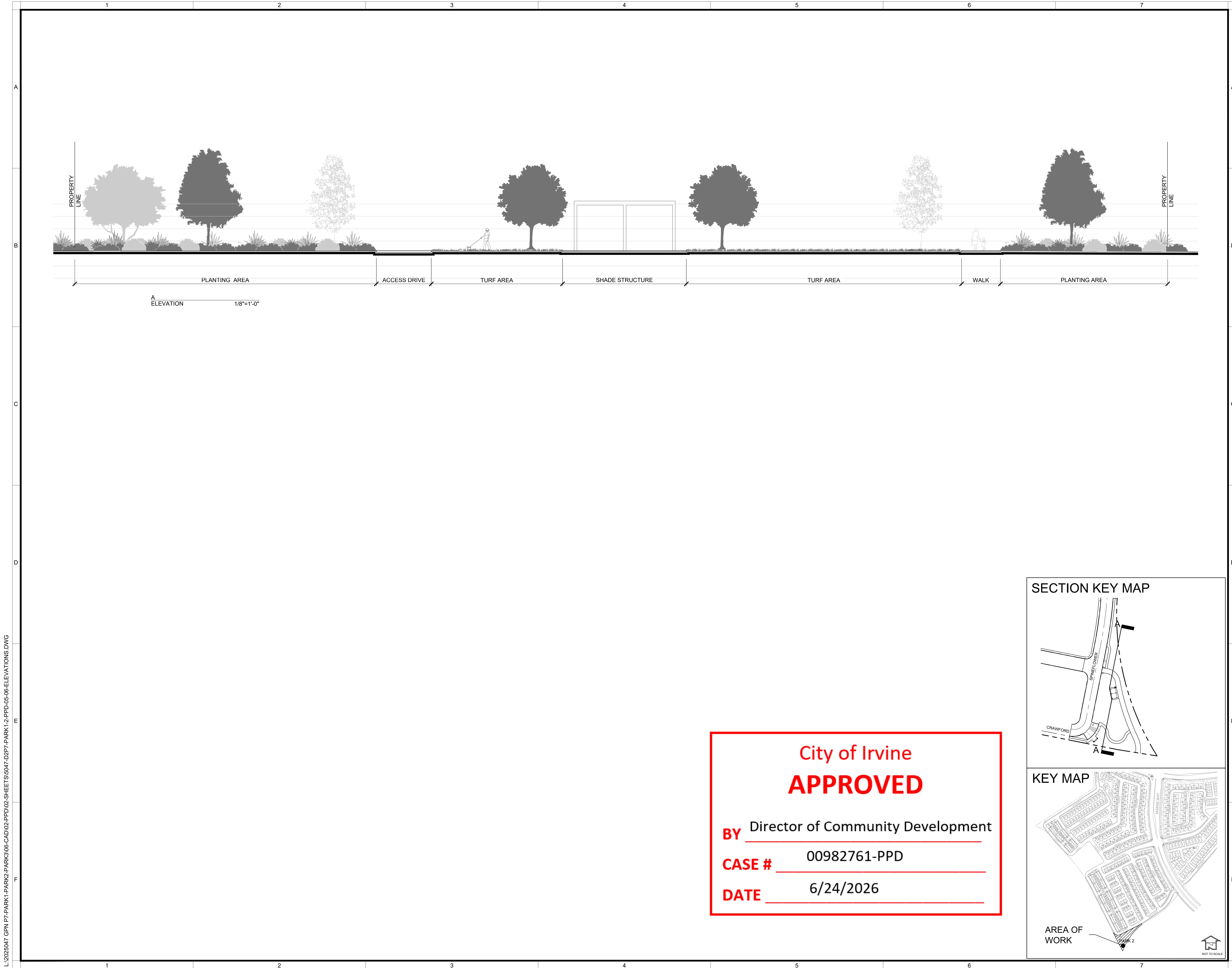
CASE # 00982761-PPD

DATE 6/24/2026



NOT TO SCALE

L:\2025047 GPN P7-PARK1-PARK2-PARK306-CAD\02-PPD\02-SHEETS\5047-D2P7-FARK-2-PPD-05-06-ELEVATIONS.DWG



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

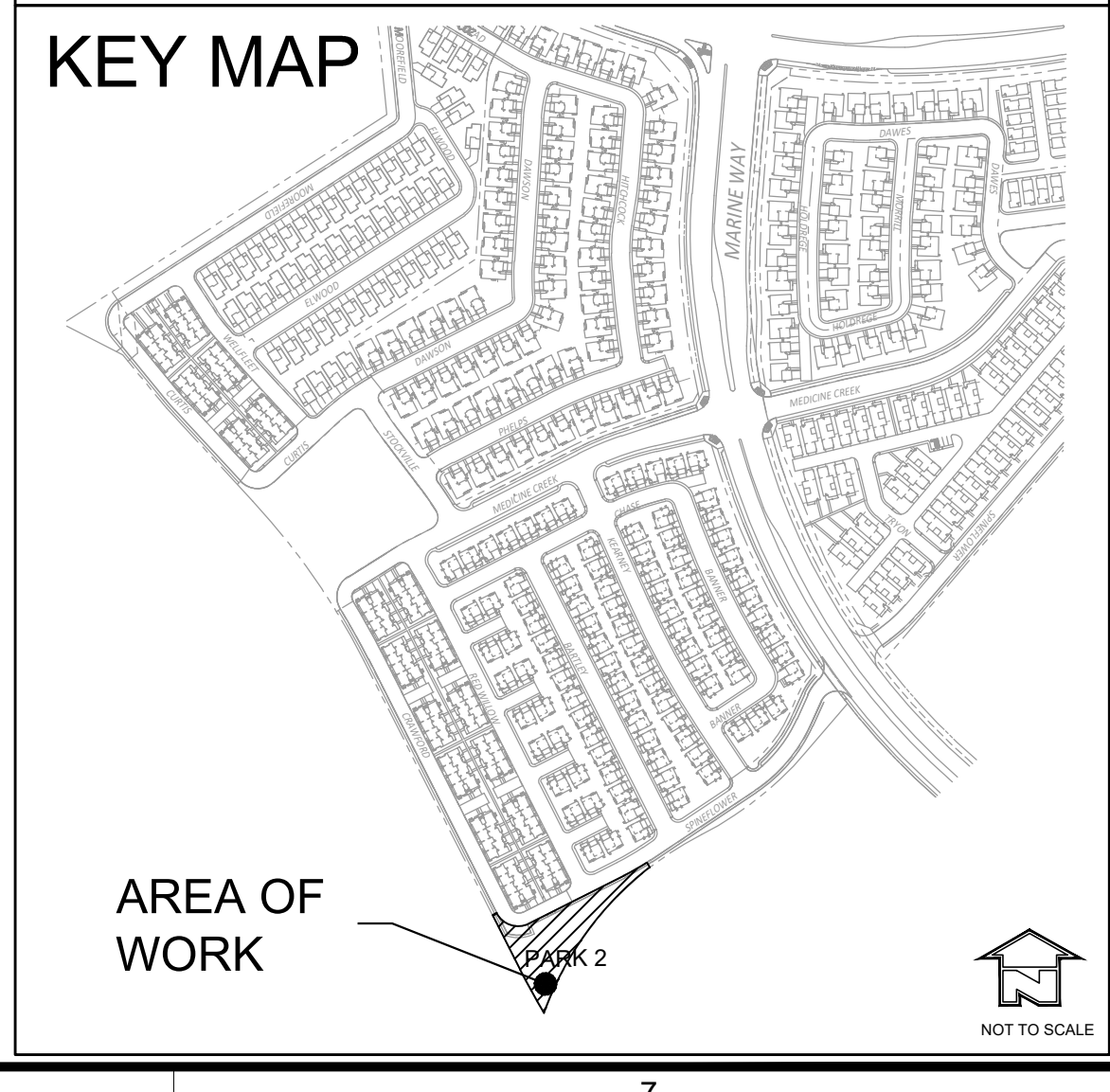
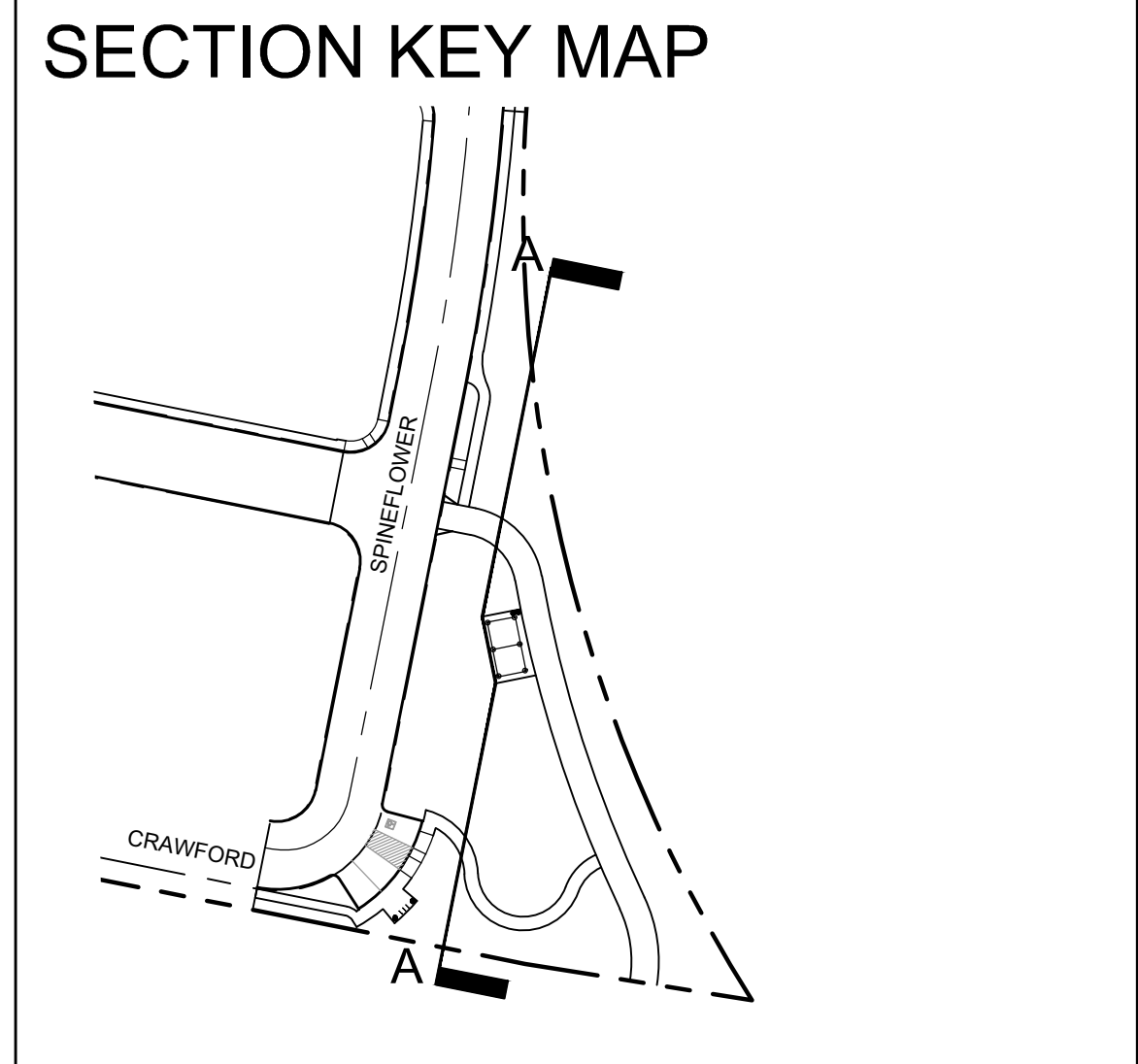
PLAN SET	ISSUE DATE	PROJECT STATUS LOG

LCS JOB NUMBER: 2025047
 DRAWN BY: KCY
 PLAN CHECK NO: 00982761-PPD
 SHEET TITLE: **SITE ELEVATIONS - PARK 2**
 SHEET NUMBER: **PPD-06**

5/15/2026 5:23 PM

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



AGENCY SUBMITTAL #2 05/18/2026

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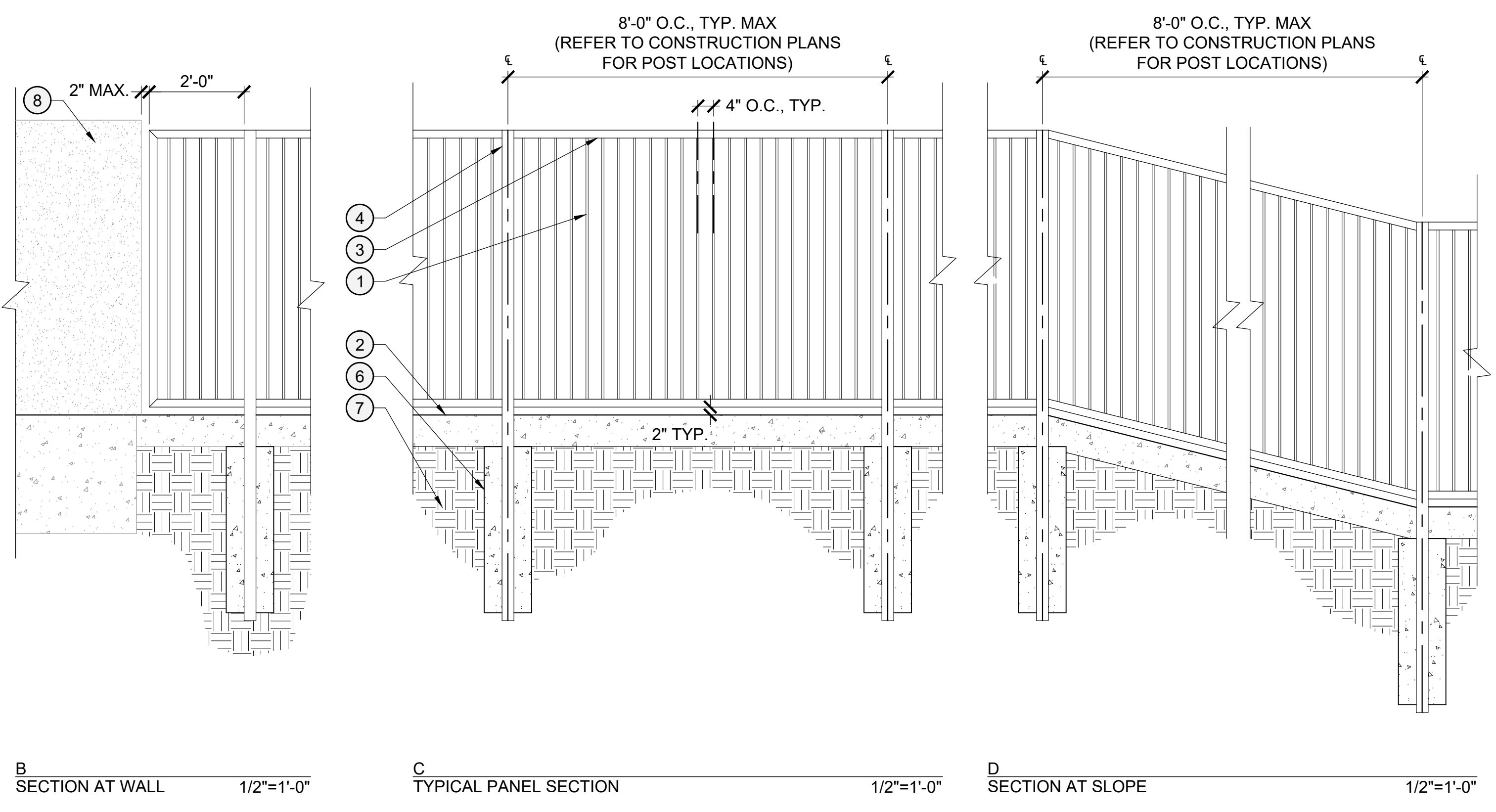
CASE #00982761-PPD
DISTRICT 2 NORTH
 PRIVATE NEIGHBORHOOD - PARK 1 & 2
 VTTM 19403 LOT 22 & 23
 IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

AGENCY SUBMITTAL #2 05/18/2026

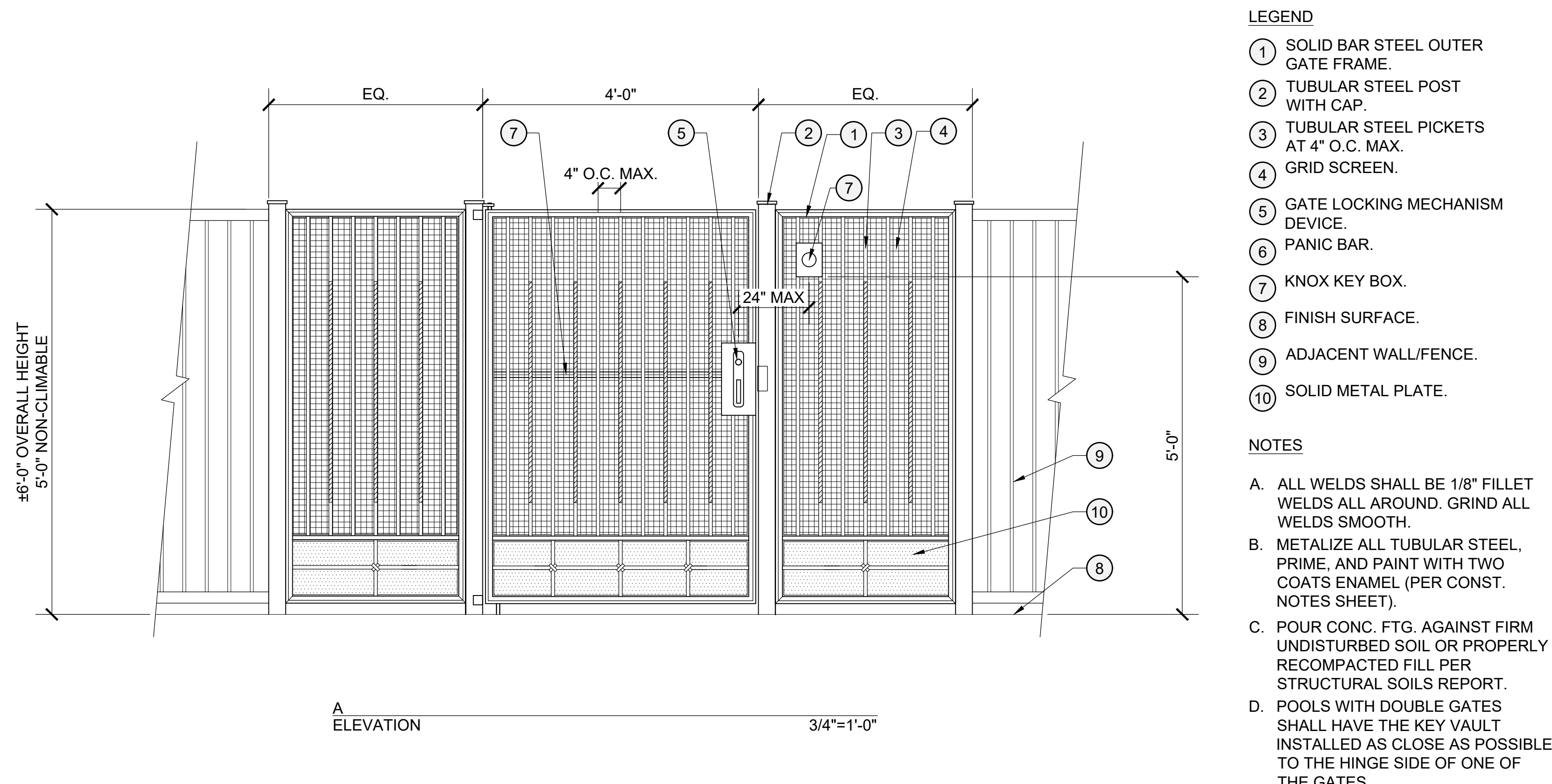
PLAN SET	ISSUE DATE	PROJECT STATUS LOG

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DRAWN BY:	KCY
PLAN CHECK NO:	00982761-PPD
SHEET TITLE	SITE DETAILS
SHEET NUMBER	PPD-07

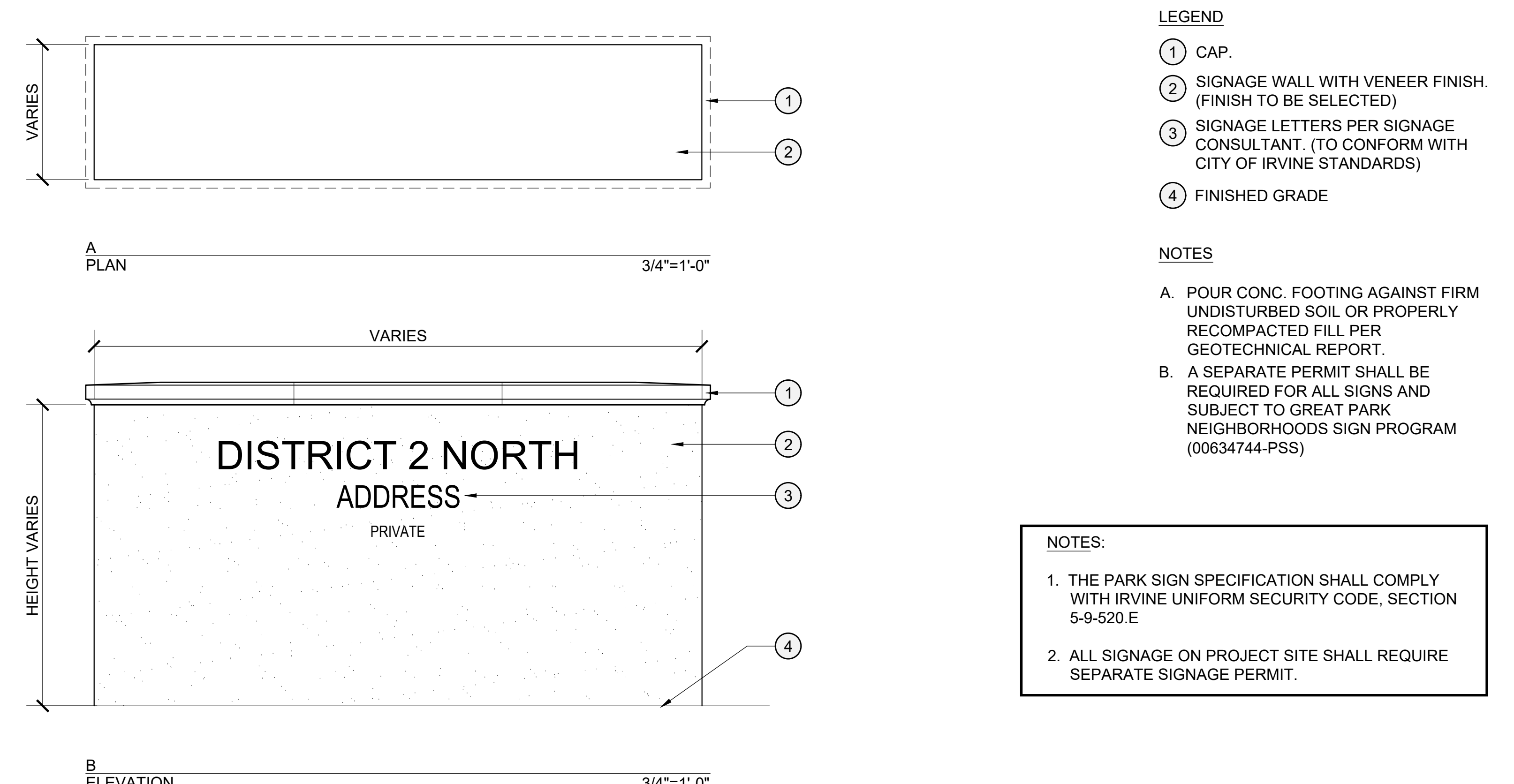
- LEGEND**
- 2"x3" TUBULAR STEEL TOP/BOTTOM/SIDE RAIL; MITER CORNERS- FULL WELD.
 - CONCRETE CURB, PER DETAIL 'A' SHEET L2.409; CURB ONLY APPLIES WITHIN PLANTING AREAS; REFER TO CONSTRUCTION PLAN WHERE FENCE CONCRETE PAVING IS USED.
 - 5/8" SQUARE TUBULAR STEEL PICKET AT 4" O.C. MAXIMUM. PROVIDE EQUAL SPACING AT EACH END OF FENCE PANELS
 - 3" SQUARE TUBULAR STEEL POST. SPACE AT 8'-0" ON CENTER MAX. REFER TO CONSTRUCTION PLANS FOR POST LOCATIONS
 - FINISH SURFACE / GRADE PER CIVIL ENGINEER'S PRECISE GRADING PLANS.
 - CONCRETE FOOTING, PER STRUCTURAL ENGINEER.
 - COMPACTED, PREPARED SUBGRADE PER GEOTECHNICAL SOILS REPORT.
 - ADJACENT WALL OR STRUCTURE.
- NOTES**
- RAKE FENCE PARALLEL TO FINISH GRADE.
 - METALIZE ALL TUBULAR STEEL, PRIME AND PAINT PER CONSTRUCTION LEGEND.
 - POUR CONCRETE FOOTING AGAINST FIRM, UNDISTURBED SOIL OR, PROPERLY COMPACTED FILL PER GEOTECHNICAL REPORT.
 - REFER TO THE CONSTRUCTION LEGEND FOR MATERIAL TYPES, COLORS, AND FINISHES.
 - REFER TO STRUCTURAL ENGINEER DETAIL '1' SHEET L52.405 FOR FOOTINGS, ATTACHMENTS, EMBEDMENTS, AND REINFORCING.
 - ALL POSTS AND PICKETS ARE TO BE INSTALLED PLUMB.
 - ALL FENCE CONSTRUCTION SHALL CONFORM TO COUNTY AND STATE POOL CODE.
 - LANDSCAPE CONSTRUCTION DETAIL IS FOR DESIGN INTENT, MATERIALS, COLOR AND FINISHES ONLY.



A POOL FENCE



B POOL GATE



C PARK MONUMENT SIGNAGE WALL

City of Irvine
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BY Director of Community Development

CASE # 00982761-PPD

DATE 6/24/2026

PLAN REVISION DESCRIPTION

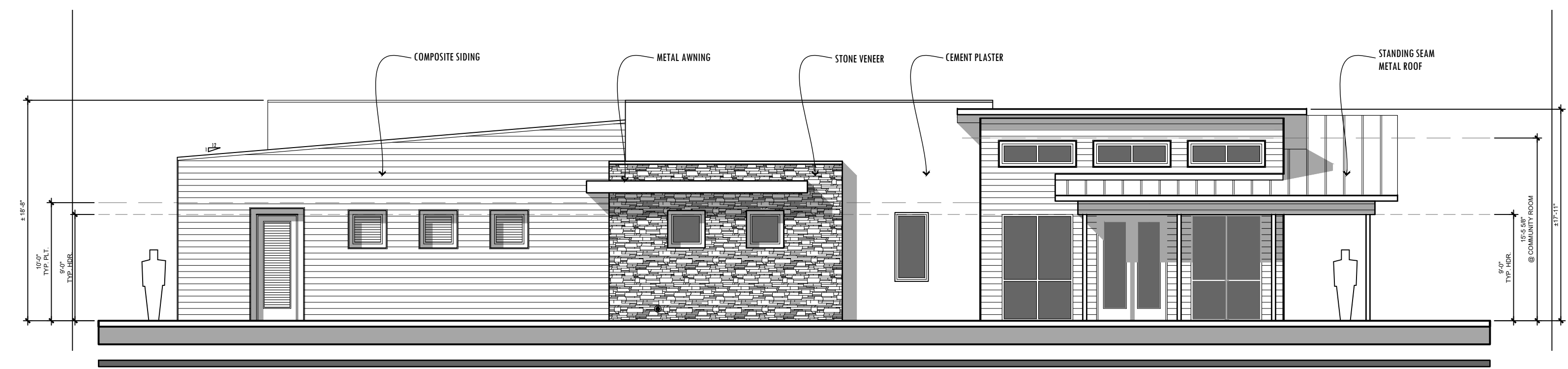
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SEEK TO THIS SHEET INDEX ON
SHEET TO THIS SHEET INDEX ON
LIST OF DRAWINGS.

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

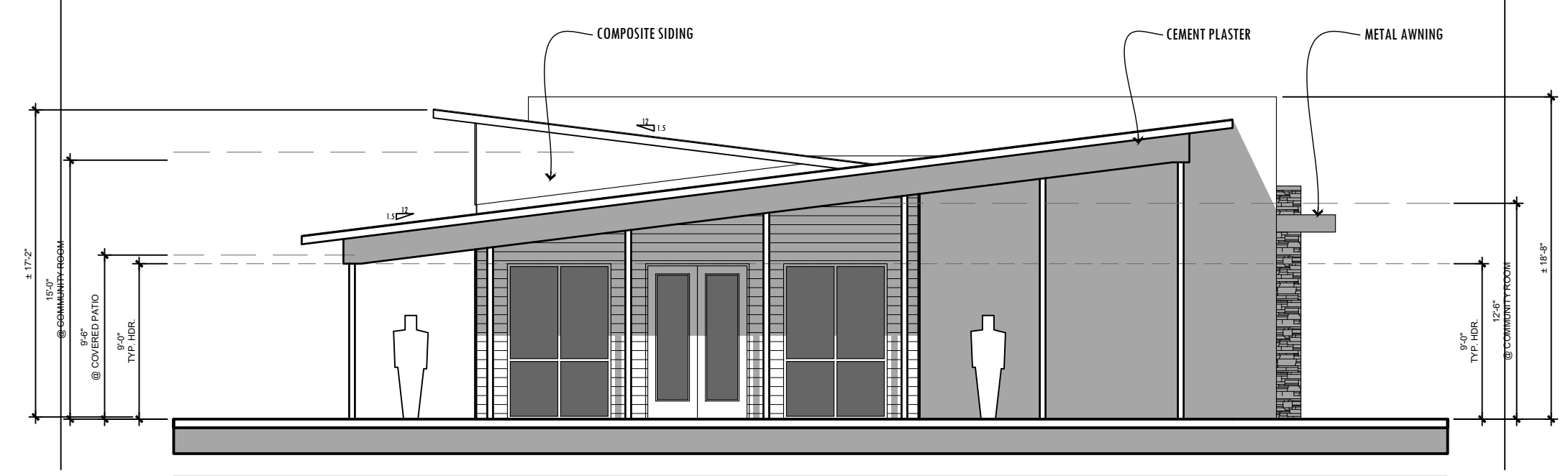
PLAN SET	ISSUE DATE	PROJECT STATUS LOG

CGA JOB NUMBER: 101-26001
DRAWN BY:
PLAN CHECK NO: 00982761-PPD
SHEET TITLE
COMMUNITY BUILDING - PARK 1
SHEET NUMBER
PPD-08
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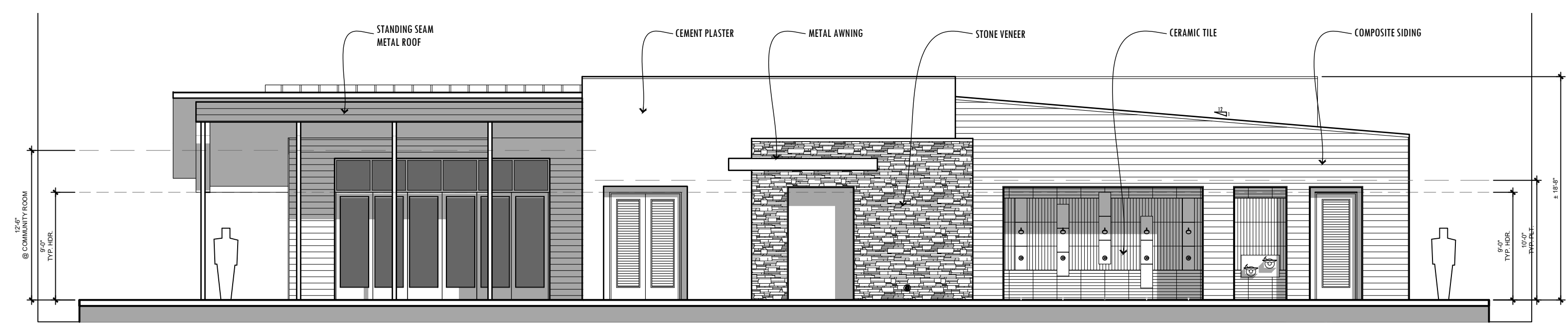
AGENCY SUBMITTAL #2 05/18/2026



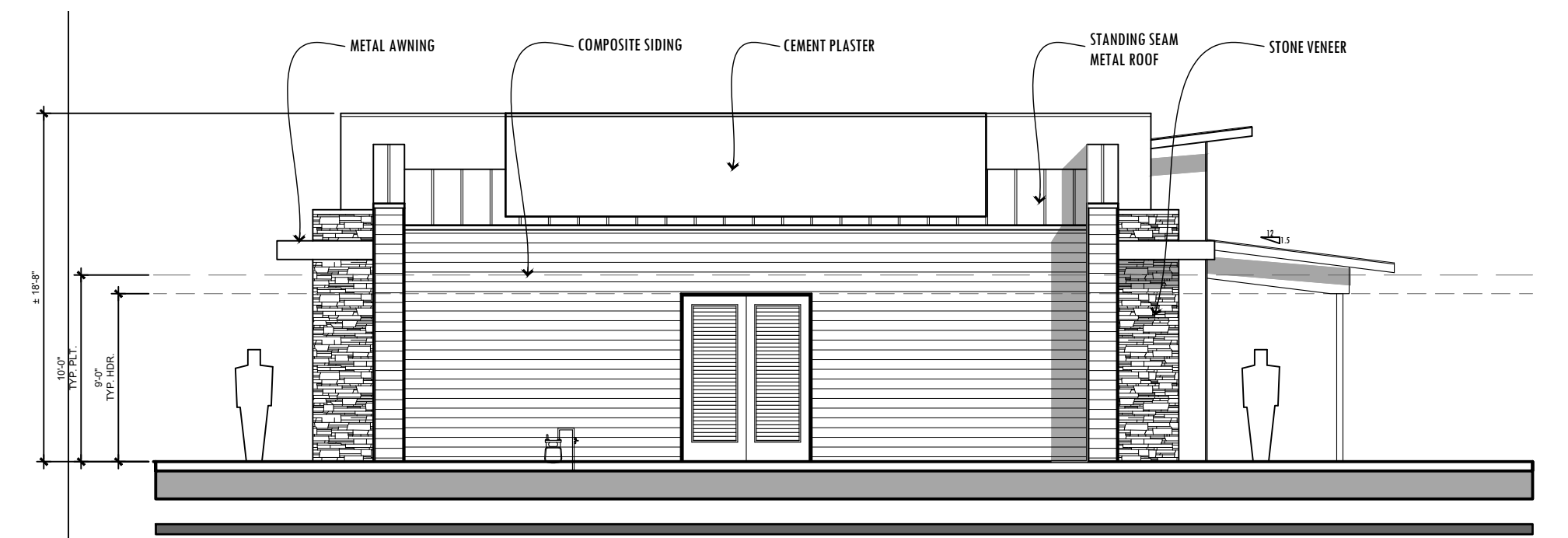
FRONT ELEVATION



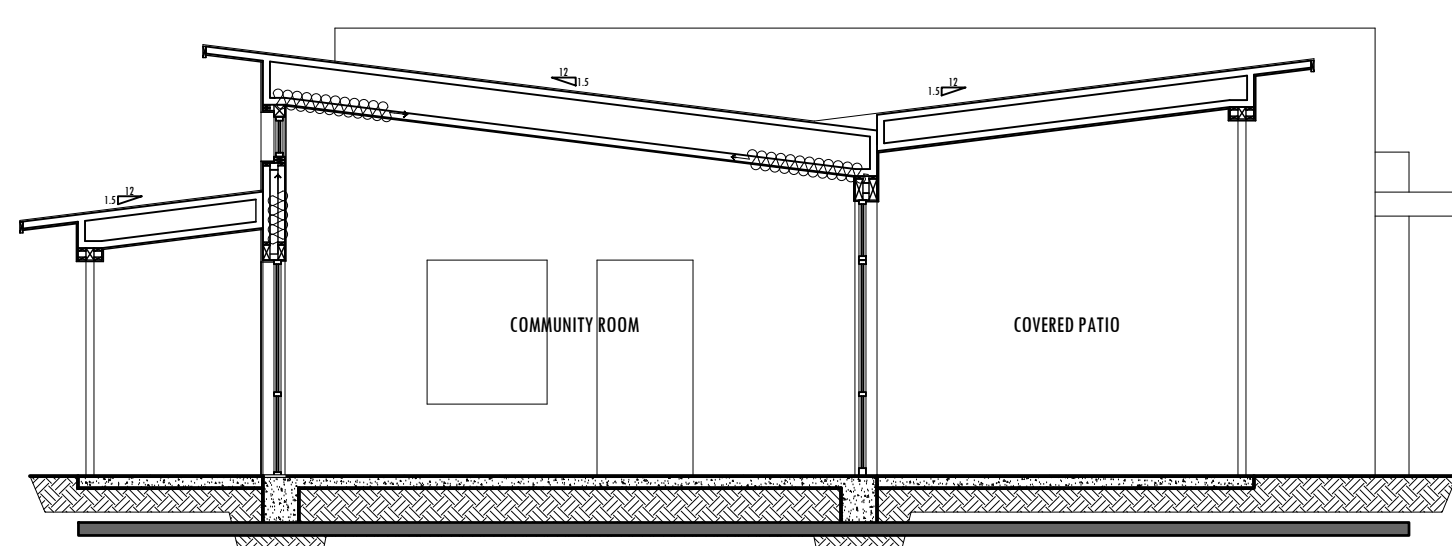
RIGHT ELEVATION



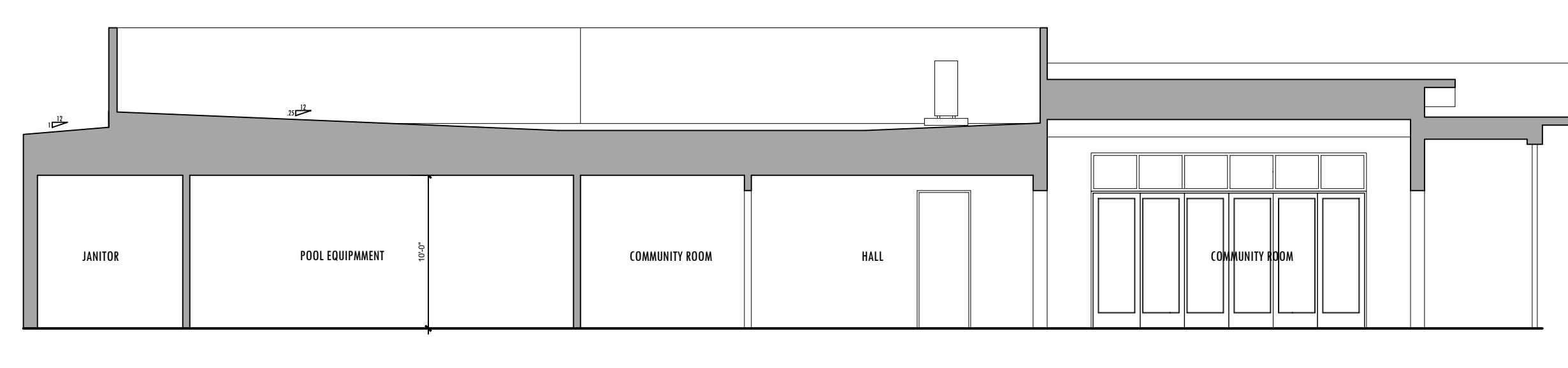
REAR ELEVATION



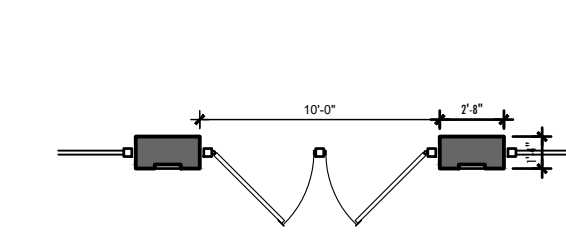
LEFT ELEVATION



SECTION A-A

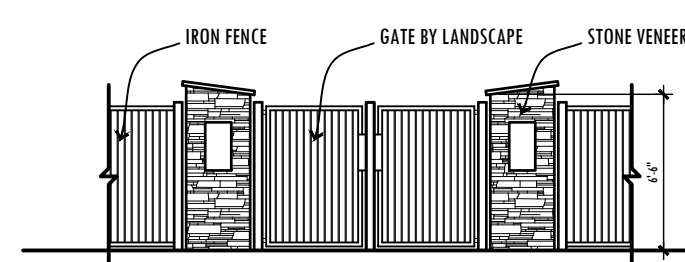


SECTION B-B



PLAN

TYP. POOL ENTRY



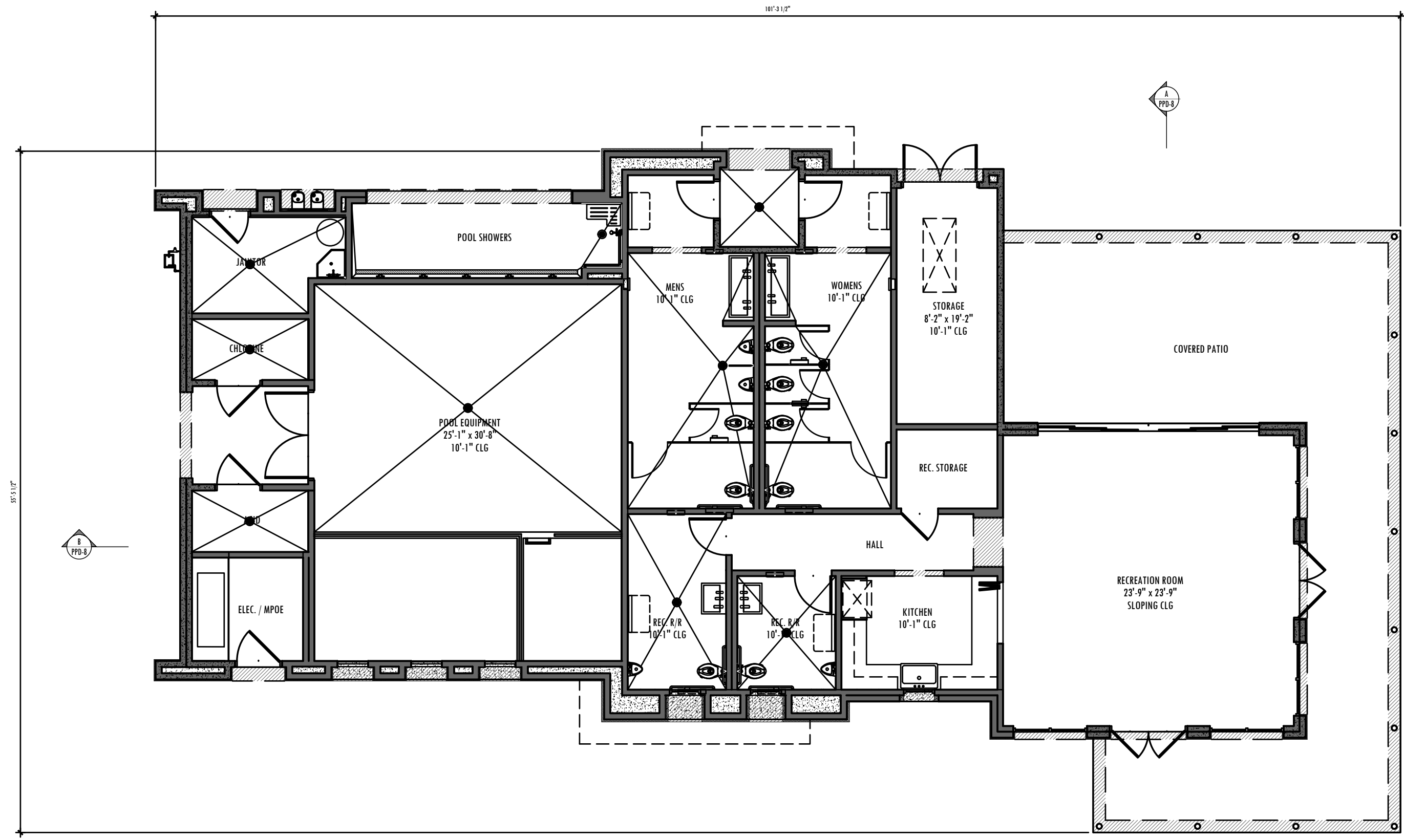
ELEVATION

**City of Irvine
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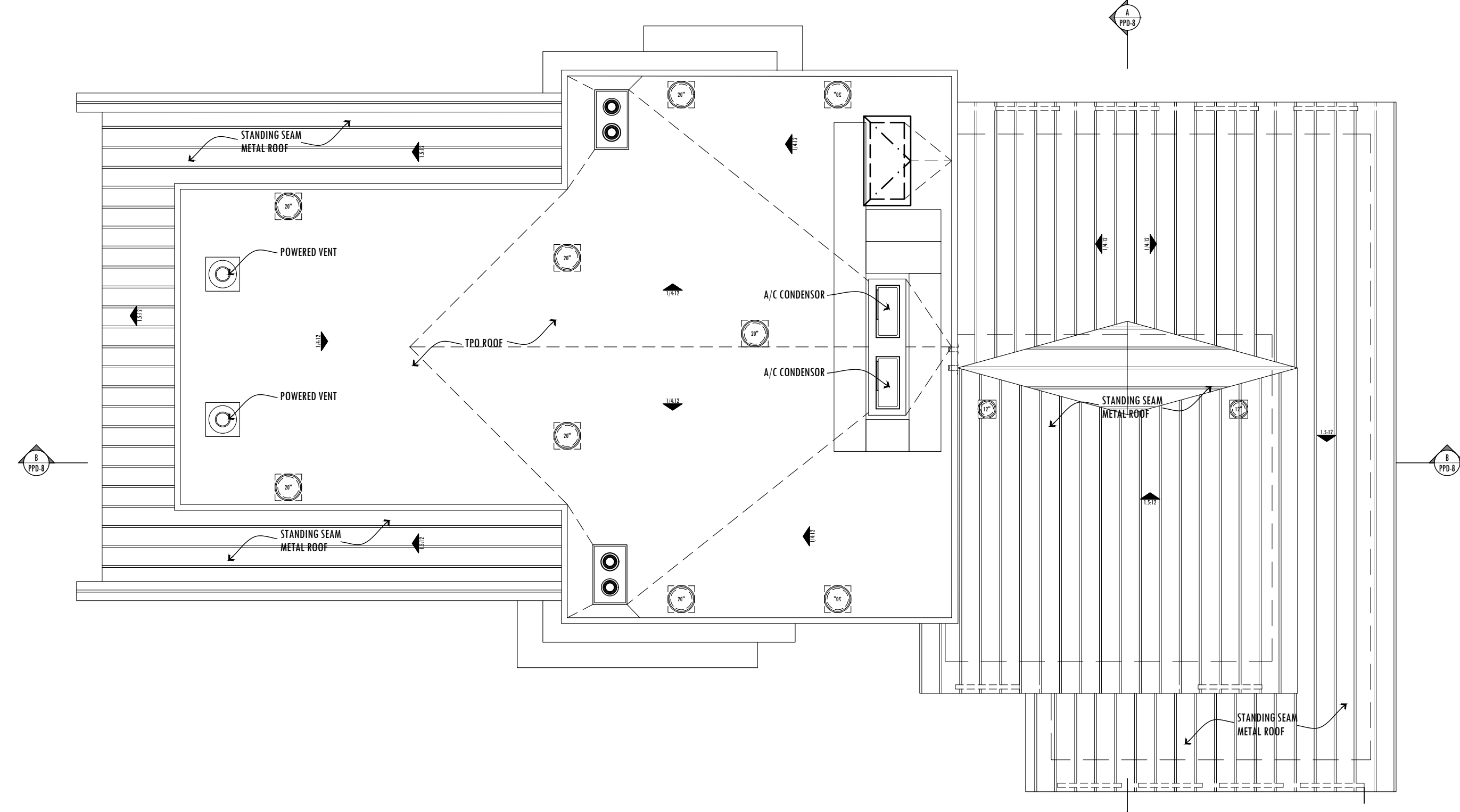
BY Director of Community Development

CASE # 00982761-PPD

DATE 6/24/2026



FLOOR PLAN

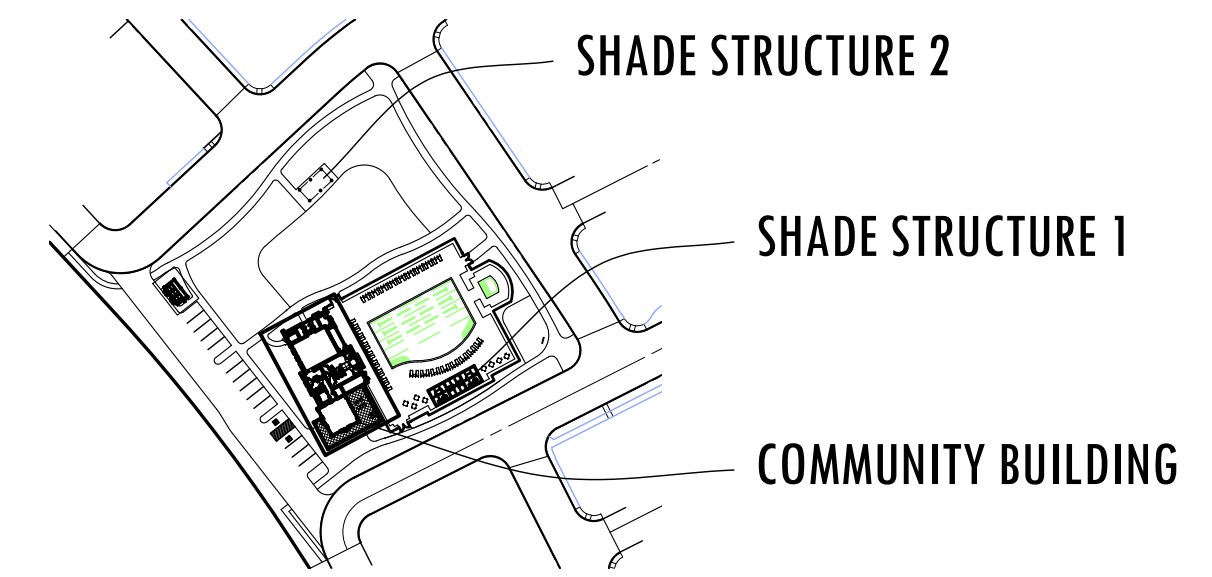


ROOF PLAN



3-D VIEW

N.T.S.



PROJECT SUMMARY

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

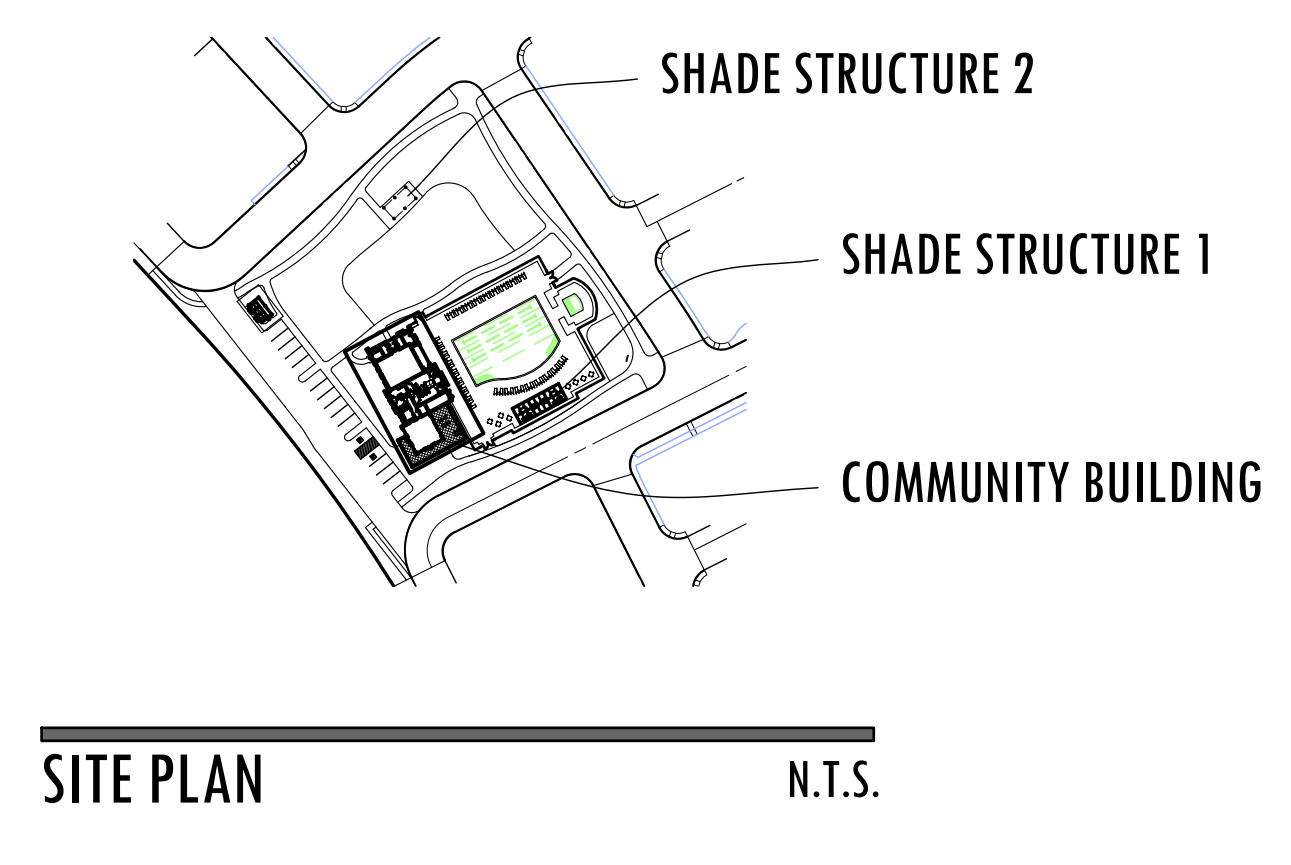
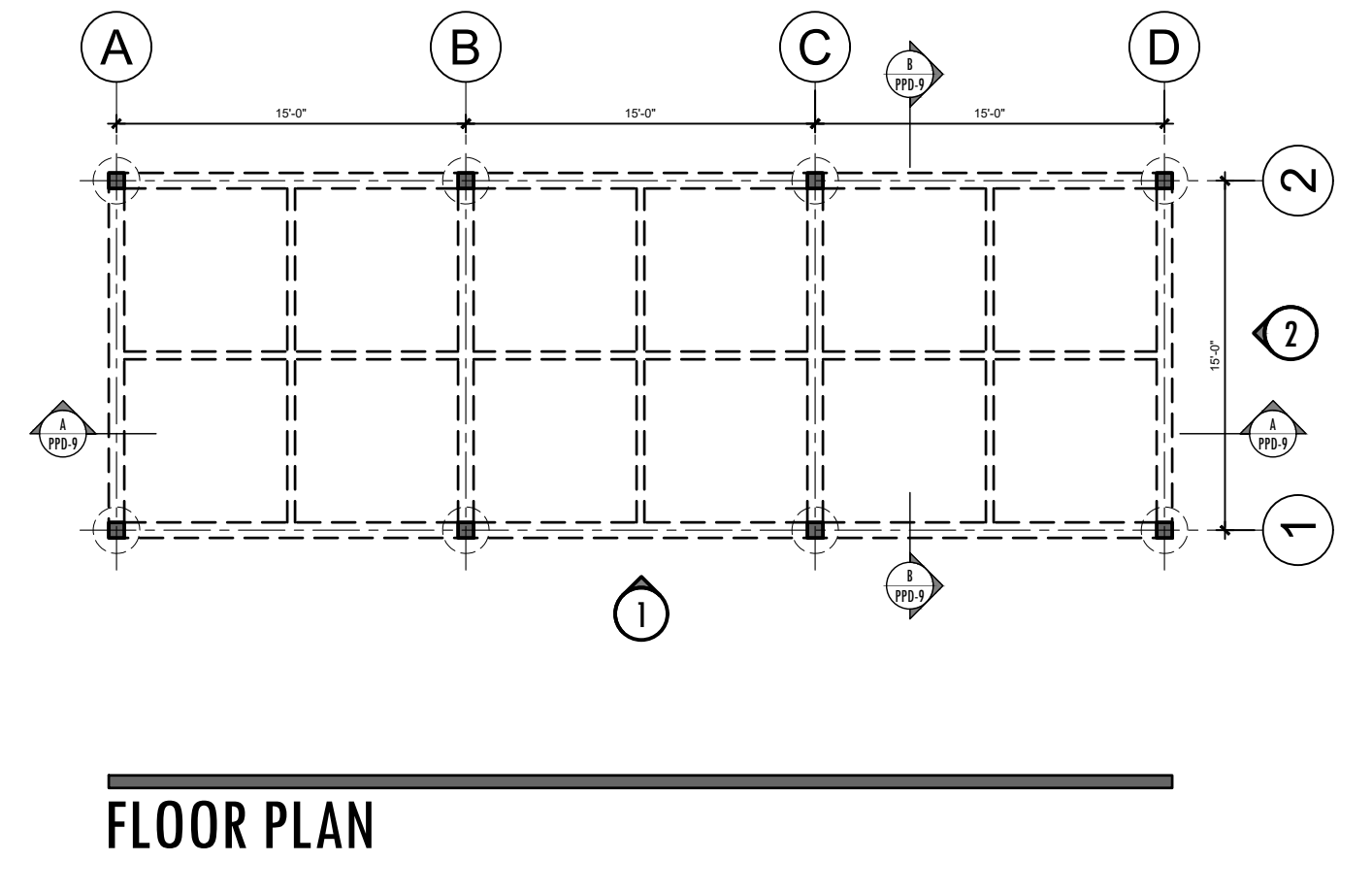
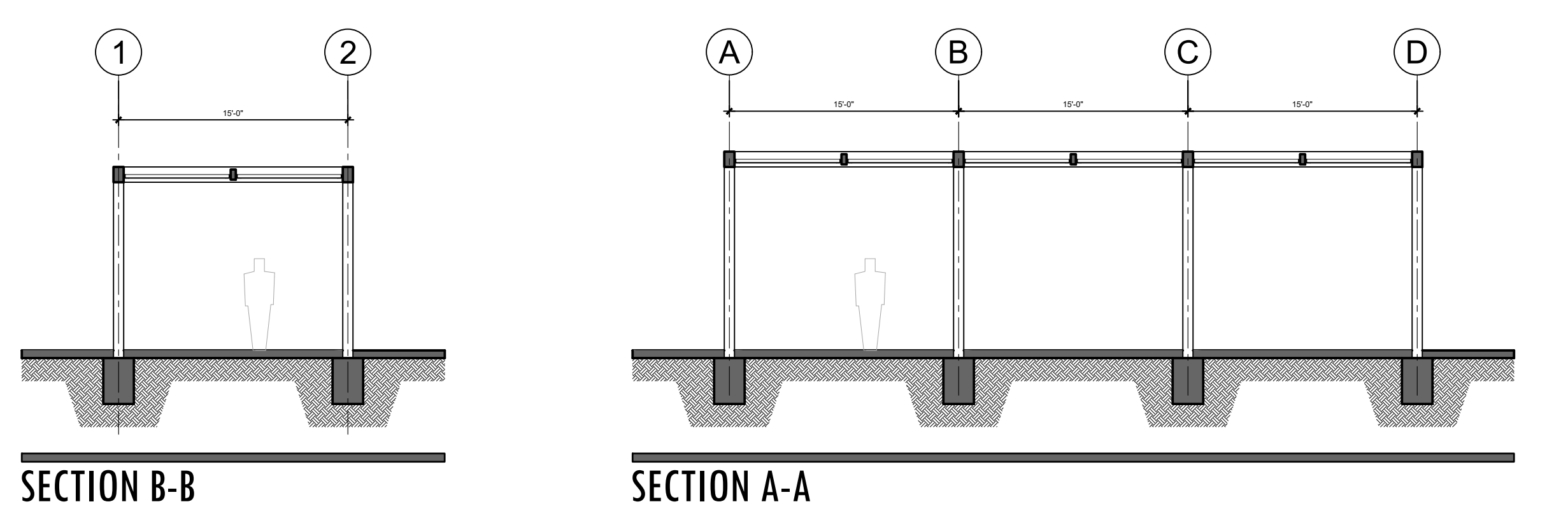
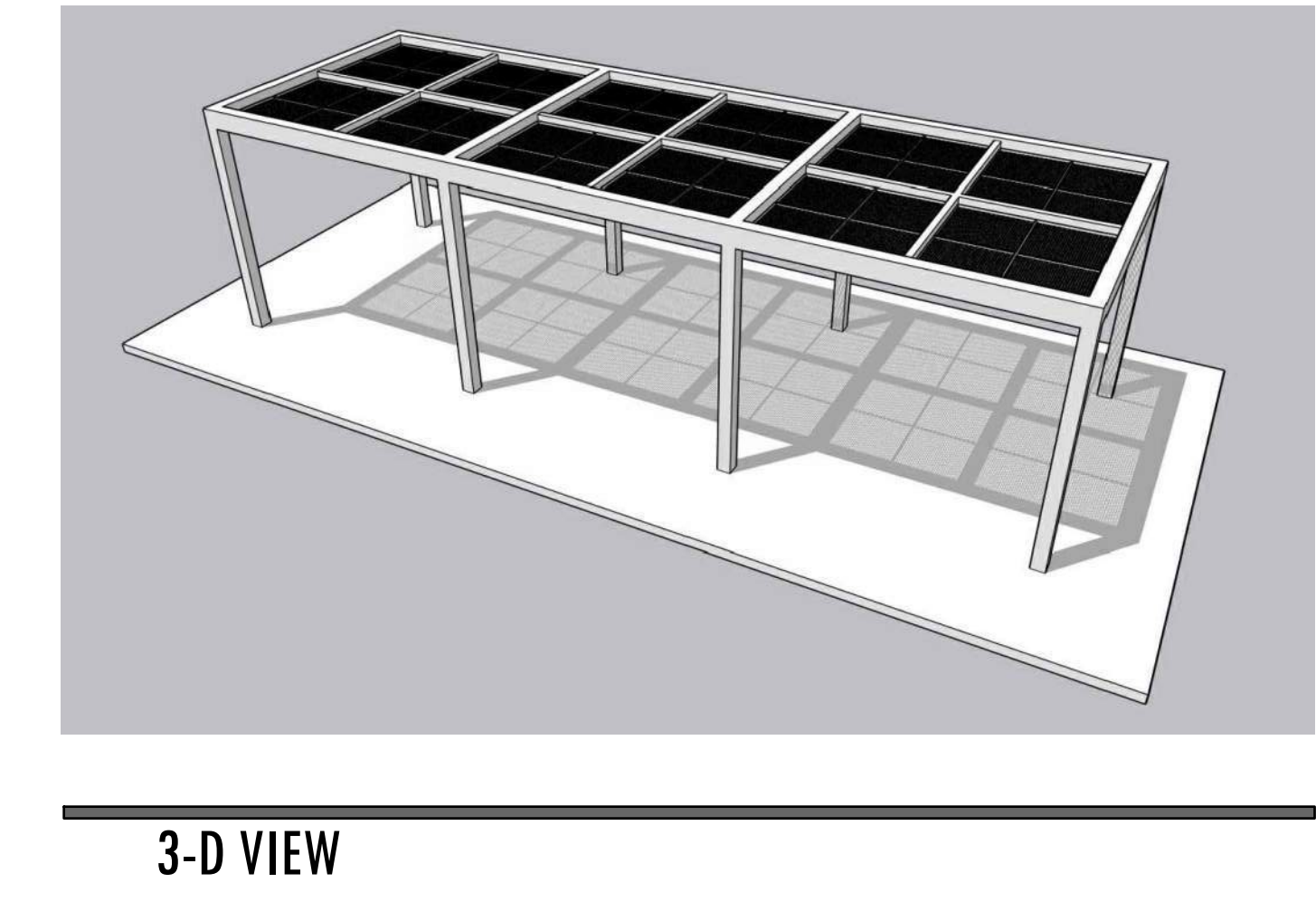
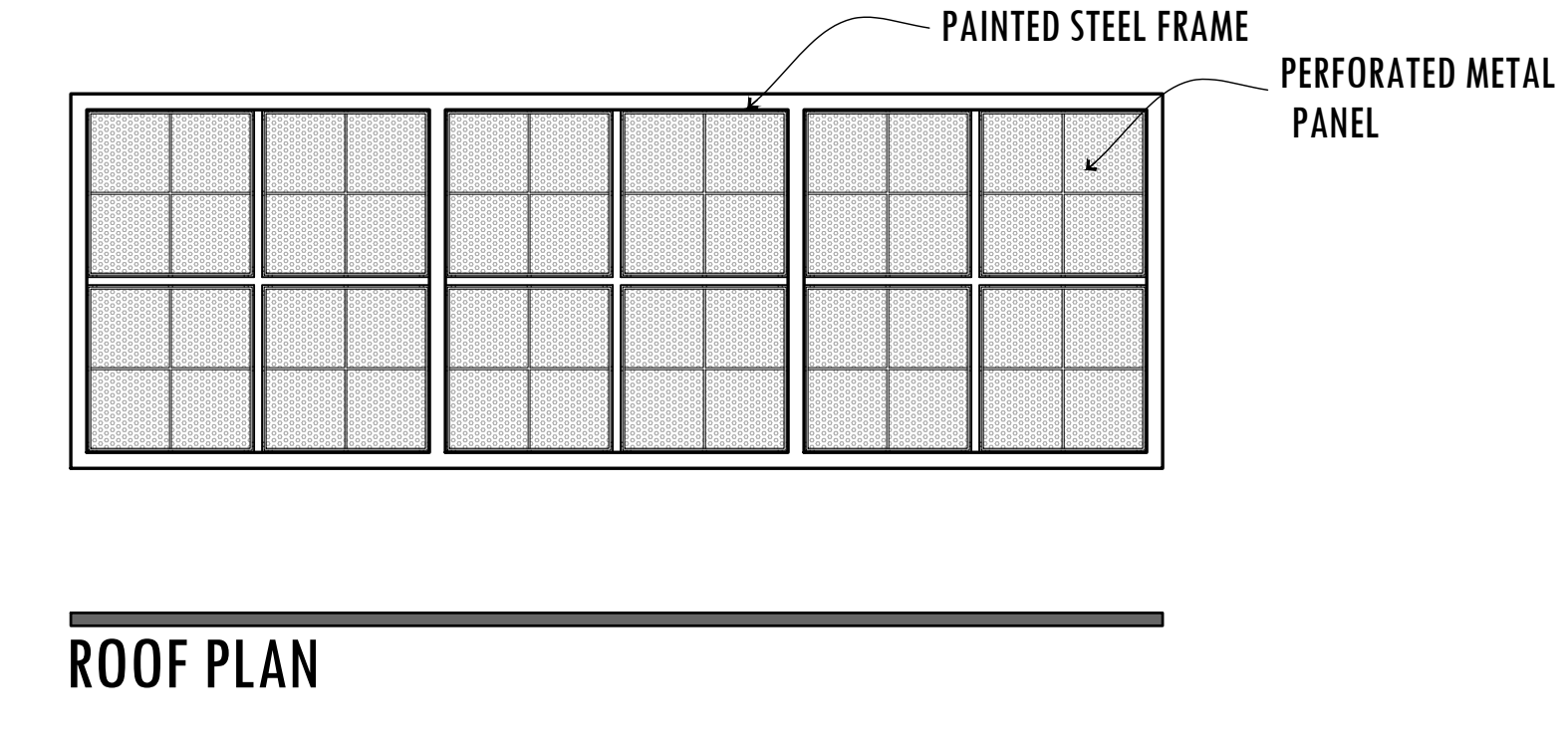
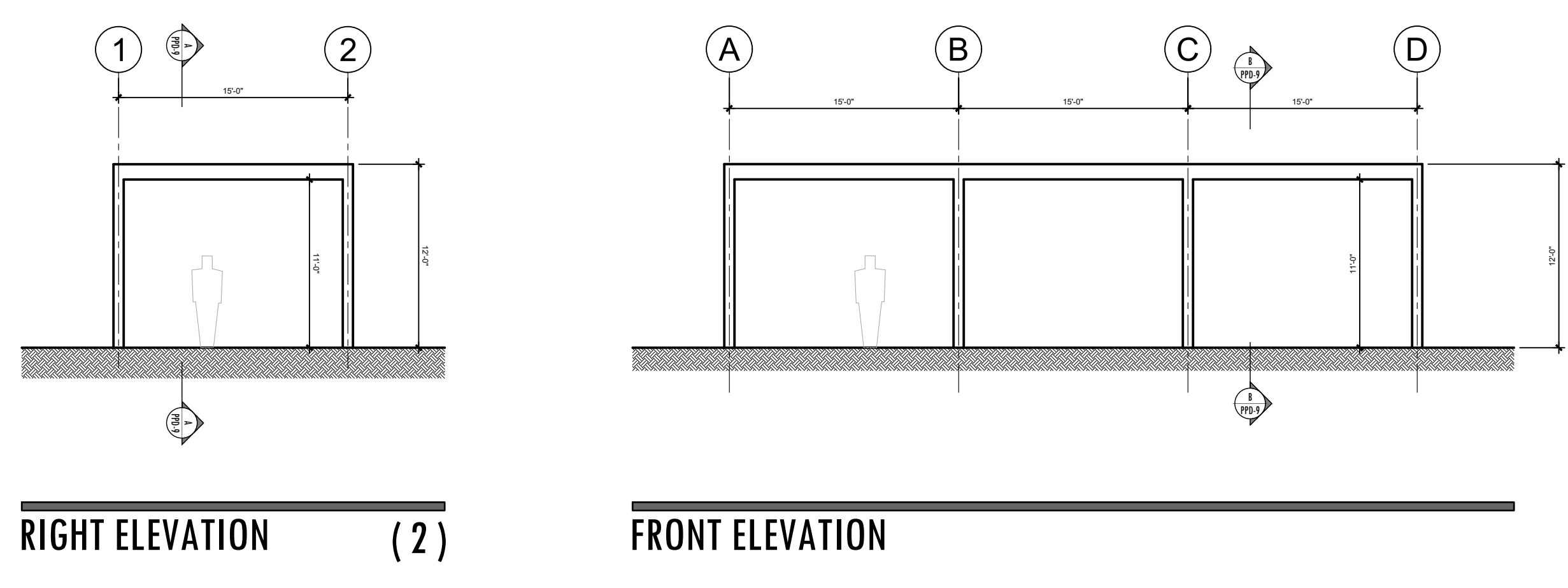
SCALE: 1/8" = 1'-0"

PLAN REVISION DESCRIPTION
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Call 811 before you dig.
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LIST OF DRAWINGS.

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

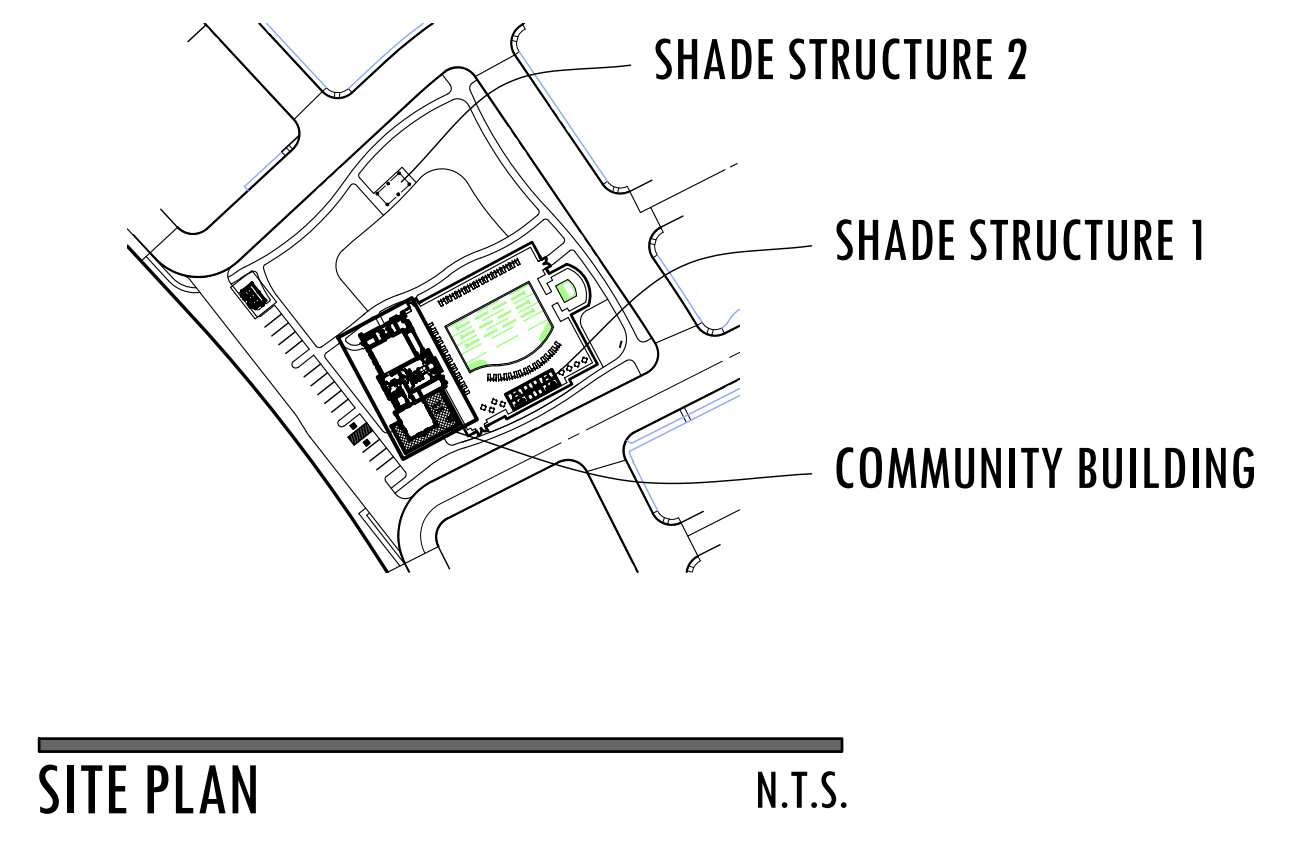
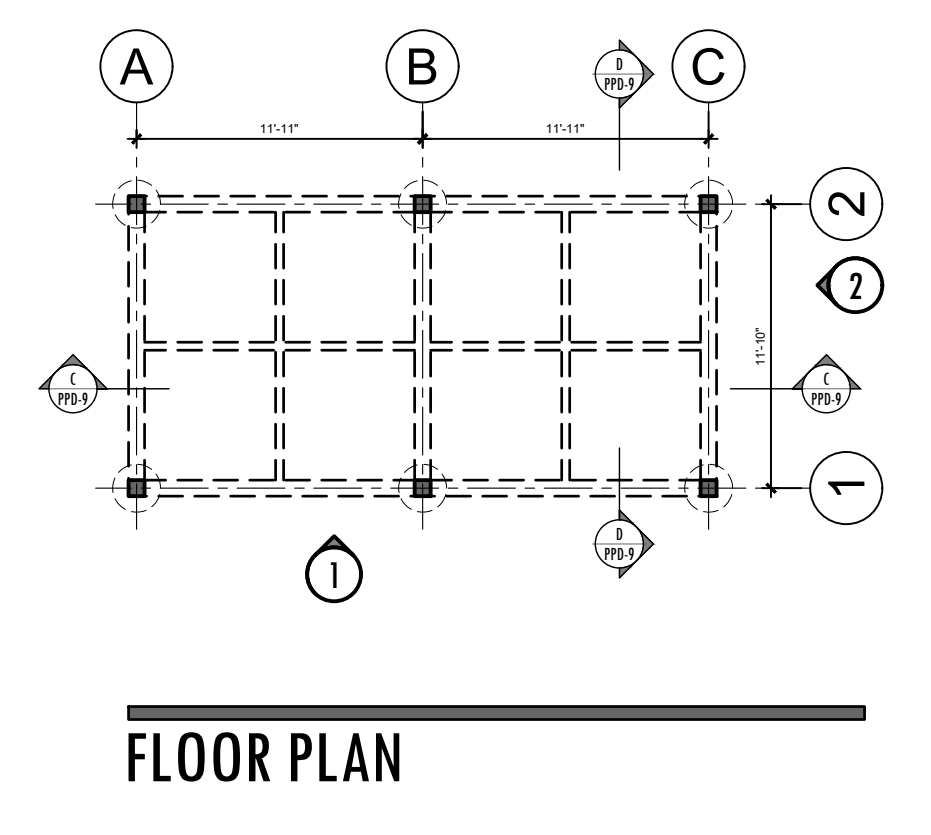
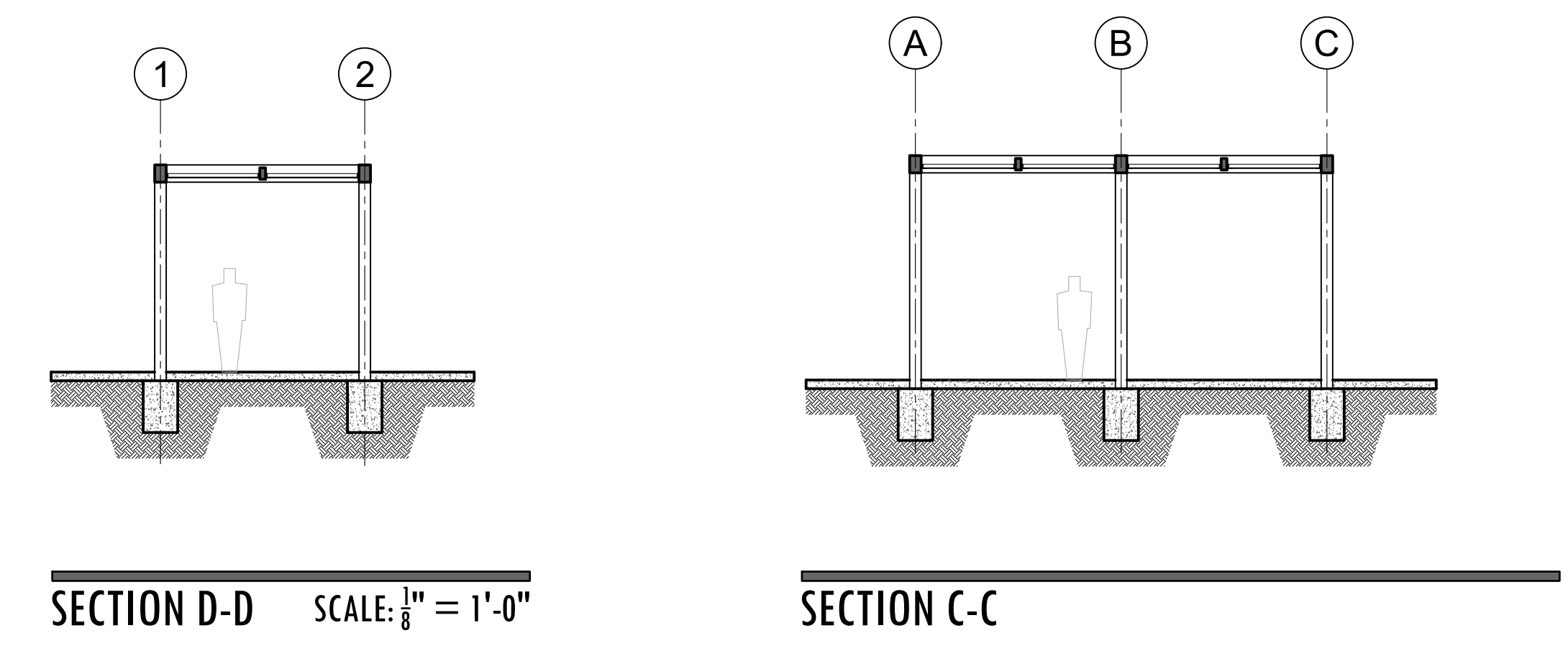
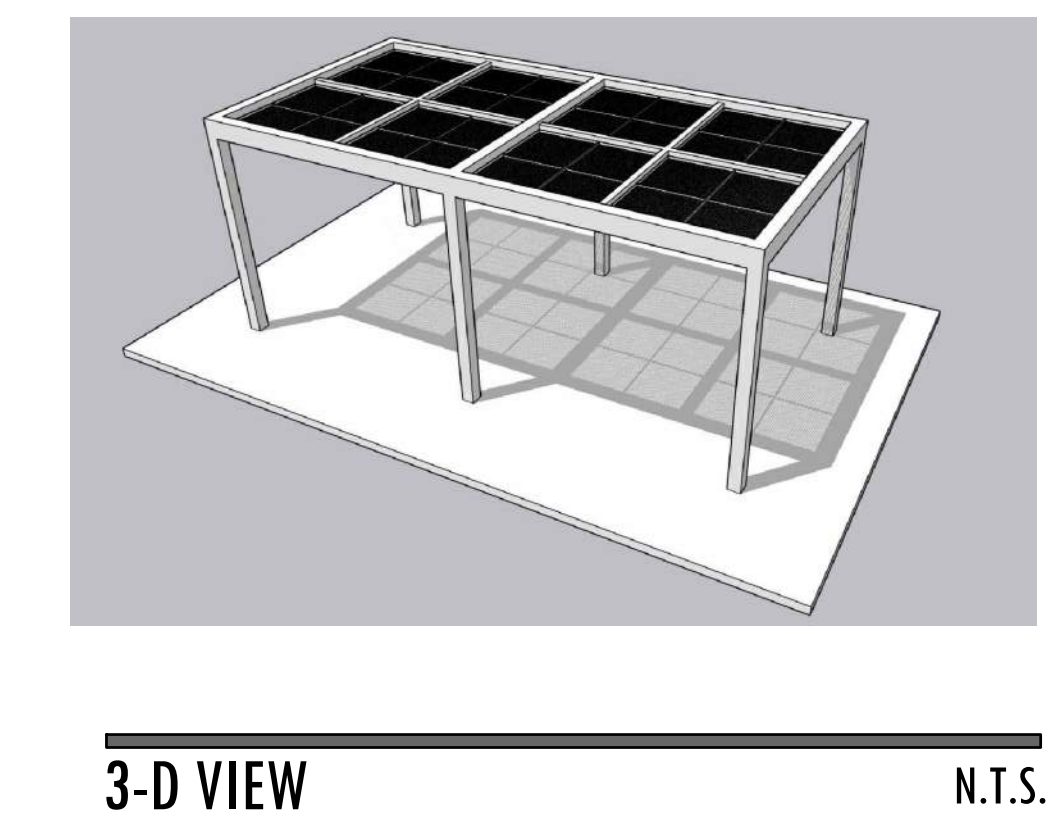
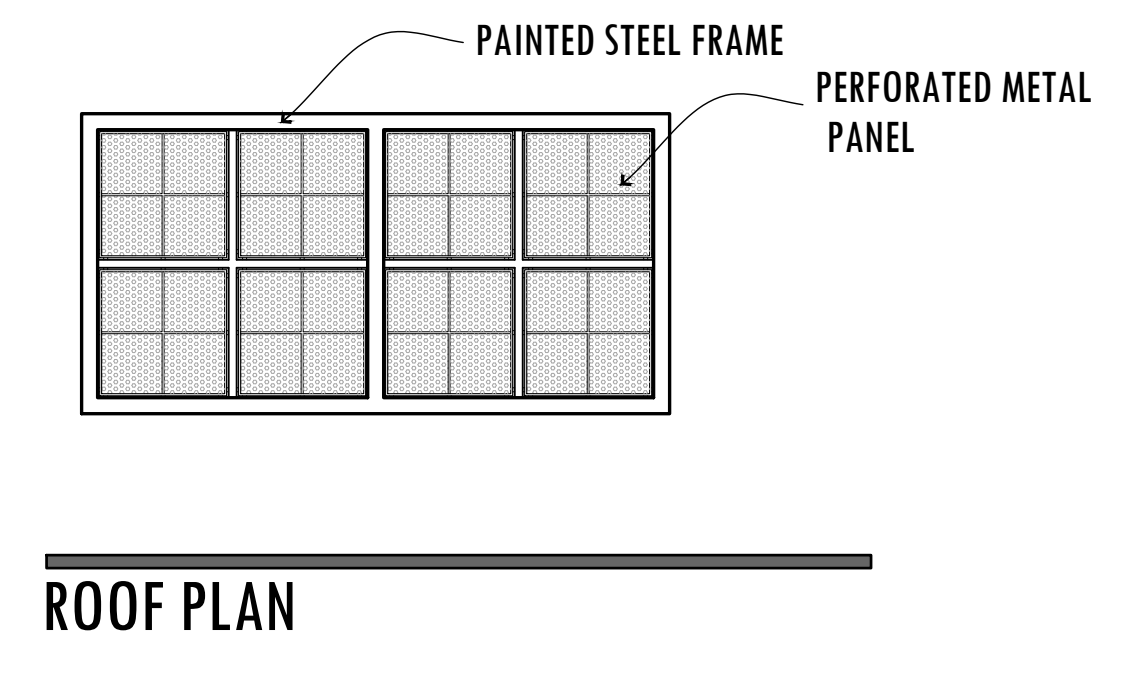
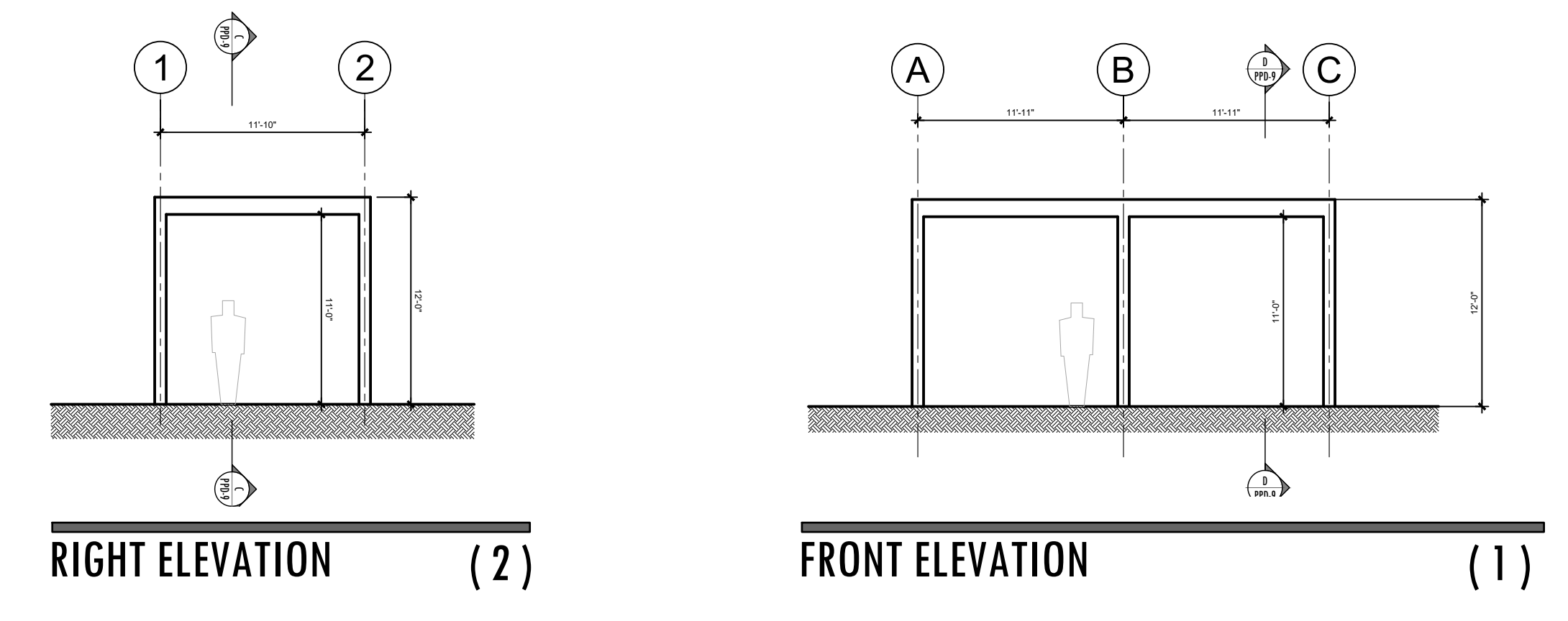
AGENCY SUBMITTAL #2 05/18/2026



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

SHADE STRUCTURE 1

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



City of Irvine
APPROVED

BY _____ Director of Community Development

CASE # 00982761-PPD

DATE 6/24/2026

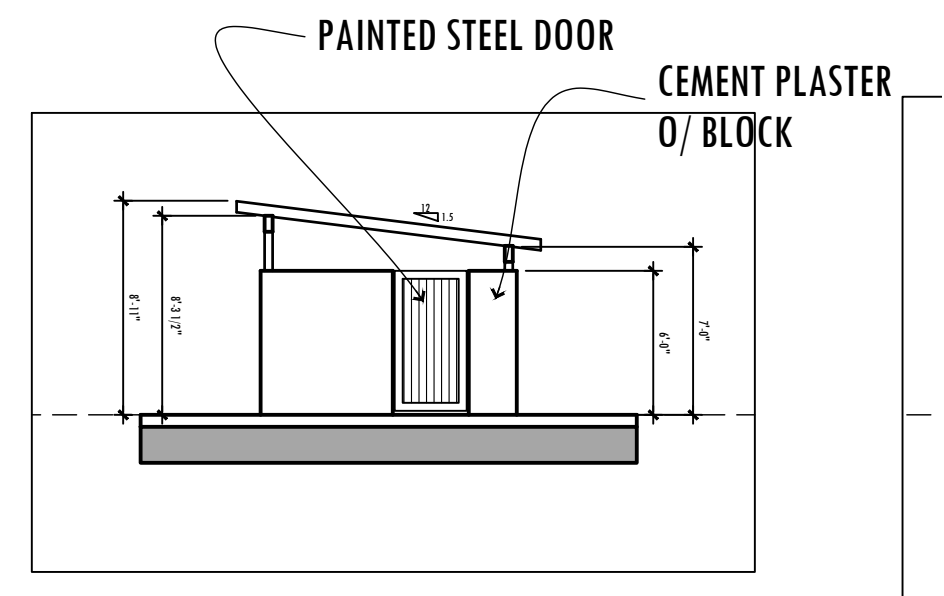
PROJECT SUMMARY
SHADE STRUCTURE 2
DESCRIPTION: SHADE STRUCTURE
COVERED AREA: 306 SF
CONSTRUCTION TYPE: II-B
OCCUPANCY: N/A
AUTOMATIC SPRINKLERS SYSTEM: NO
BUILDING STORY: 1 STORY
BUILDING HEIGHT: 12'-0"

SHADE STRUCTURE 2

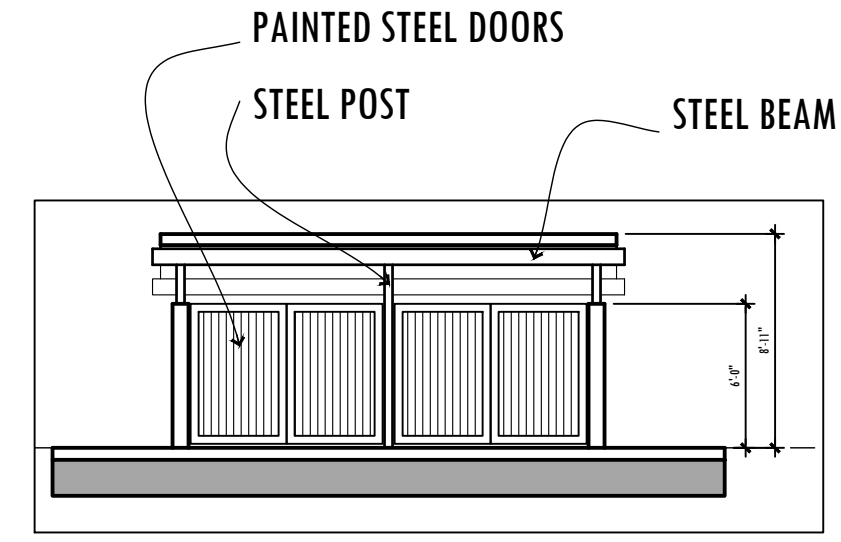
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PLAN SET	ISSUE DATE

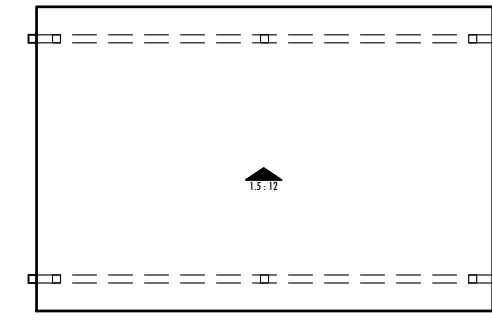
CGA JOB NUMBER: 101-26001
DRAWN BY: _____
PLAN CHECK NO: 00982761-PPD
SHEET TITLE: SHADE STRUCTURE - PARK 1
SHEET NUMBER: PPD-09
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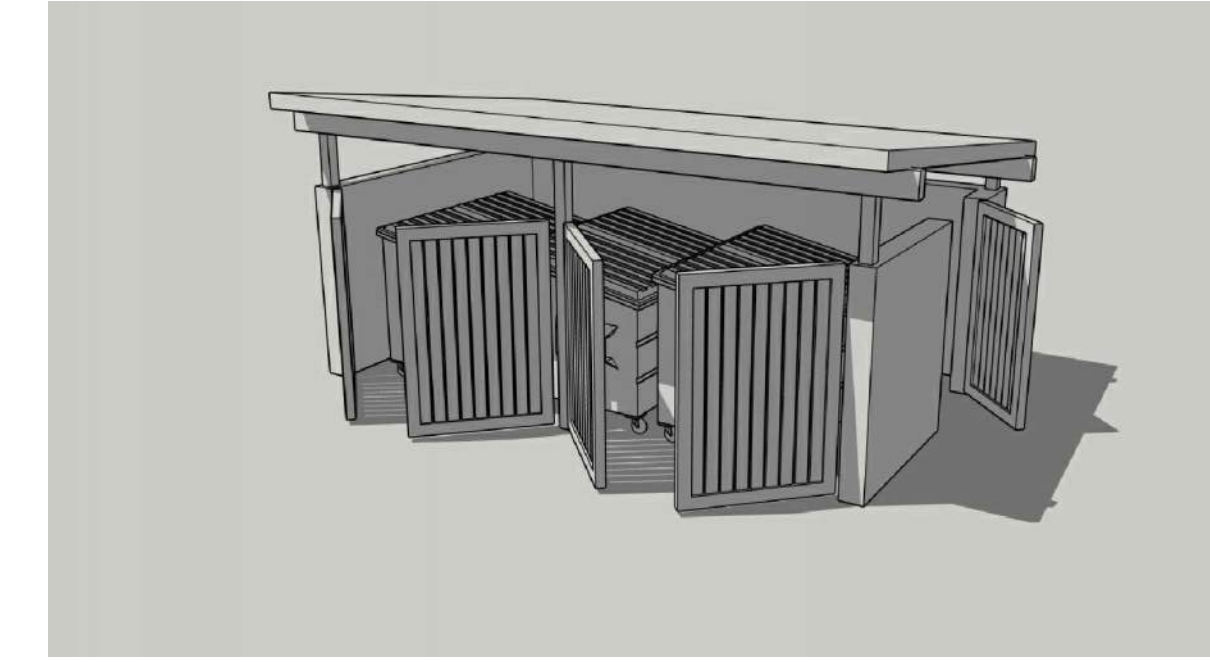
RIGHT ELEVATION



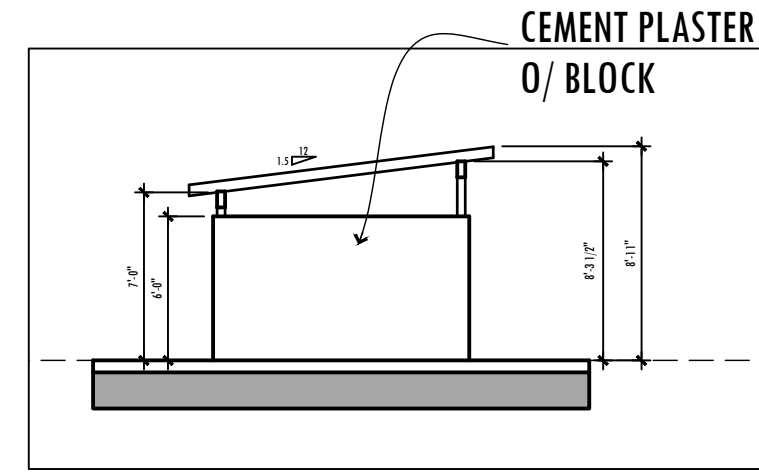
FRONT ELEVATION



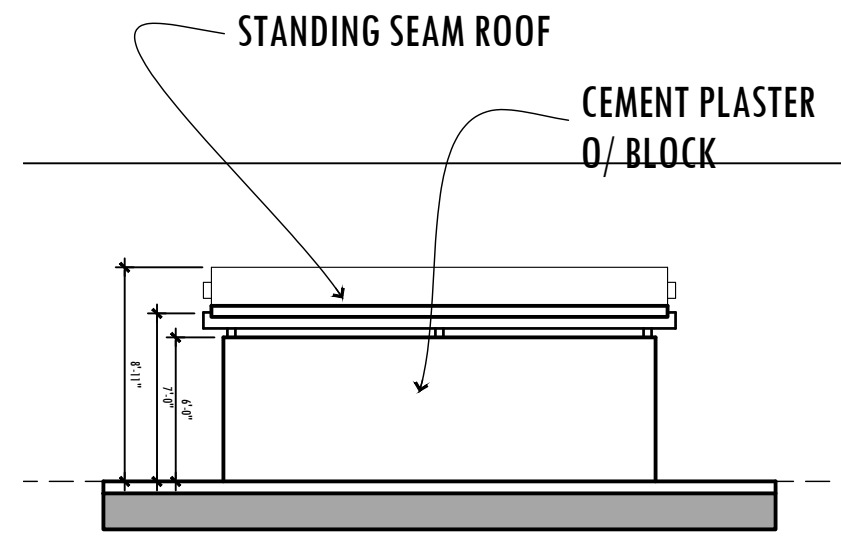
ROOF PLAN



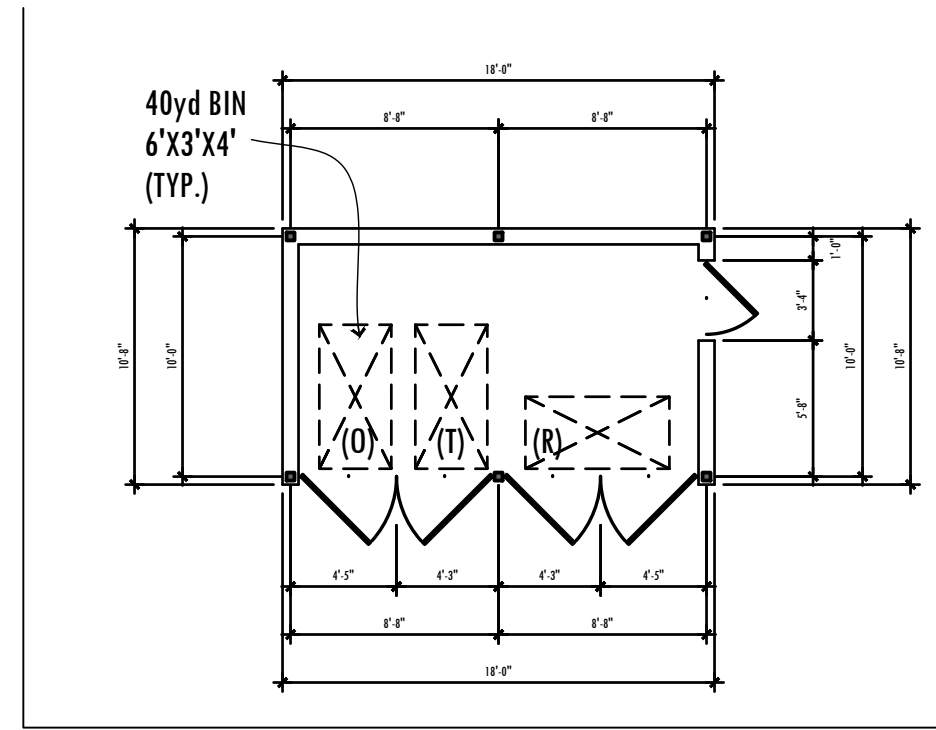
3-D VIEW



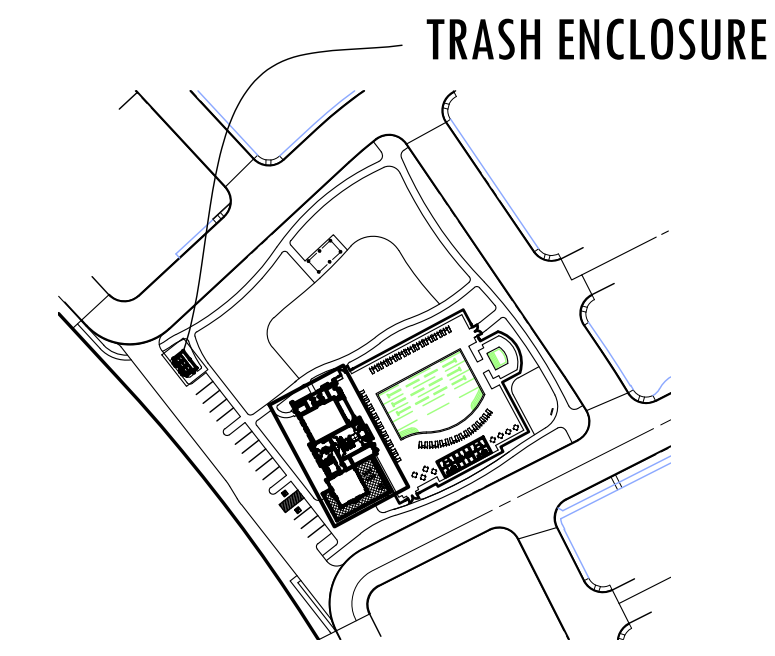
LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN



SITE PLAN

N.T.S.

PROJECT SUMMARY

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

TRASH ENCLOSURE

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

City of Irvine
APPROVED

BY _____
 Director of Community Development

CASE # _____
 00982761-PPD

DATE _____
 6/24/2026



PLAN REVISION	DESCRIPTION
△	
△	
△	
△	

811
 Know what's below.
 Call 811 before you dig.
SEEK TO THE SHEET INDEX ON THIS SHEET FOR A COMPLETE LIST OF DRAWINGS.

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

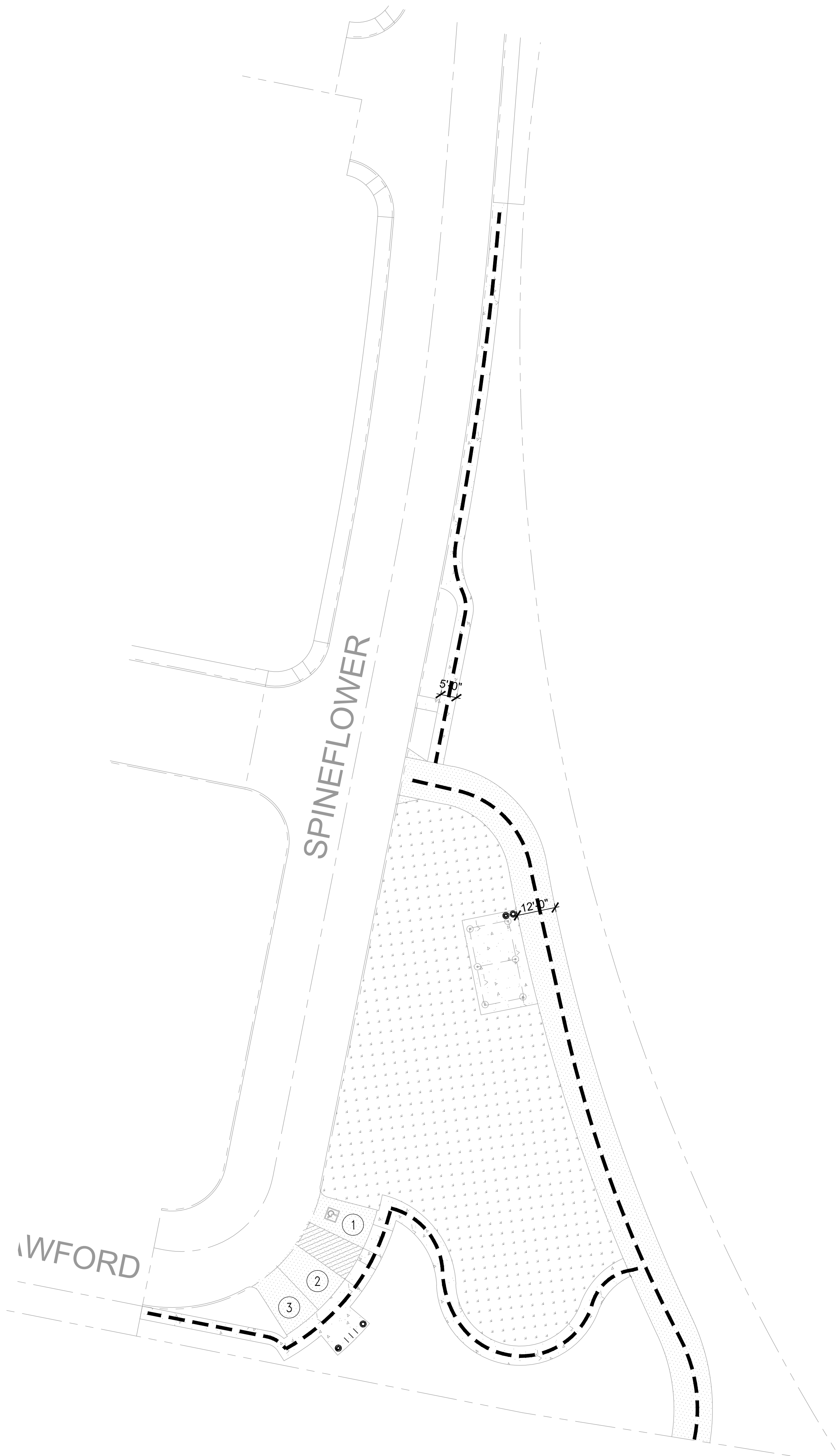
PLAN SET	ISSUE DATE	PROJECT STATUS LOG

CGA JOB NUMBER: 101-26001
DRAWN BY:
PLAN CHECK NO: 00982761-PPD
SHEET TITLE: TRASH ENCLOSURE - PARK 1
SHEET NUMBER: PPD-10
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AGENCY SUBMITTAL #2 05/18/2026

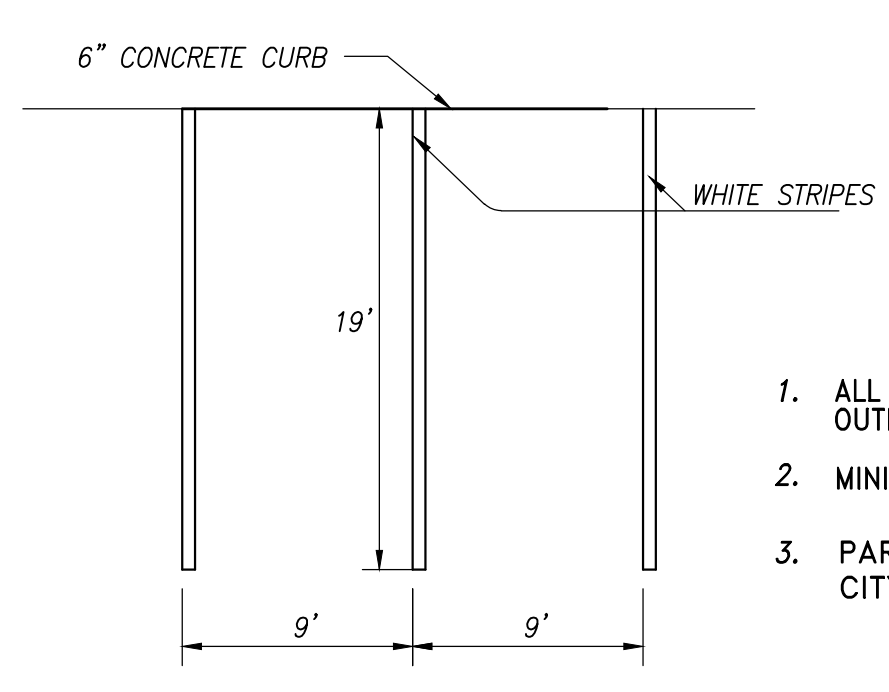
L:\2025047 GPN P7-PARK1-PARK2-PARK3-06-CAD-02-PPD-02-SHEETS\5047-D2P7-PARK-2-PPD-13-PARKING.DWG

1 2 3 4 5 6 7
A B C D E F



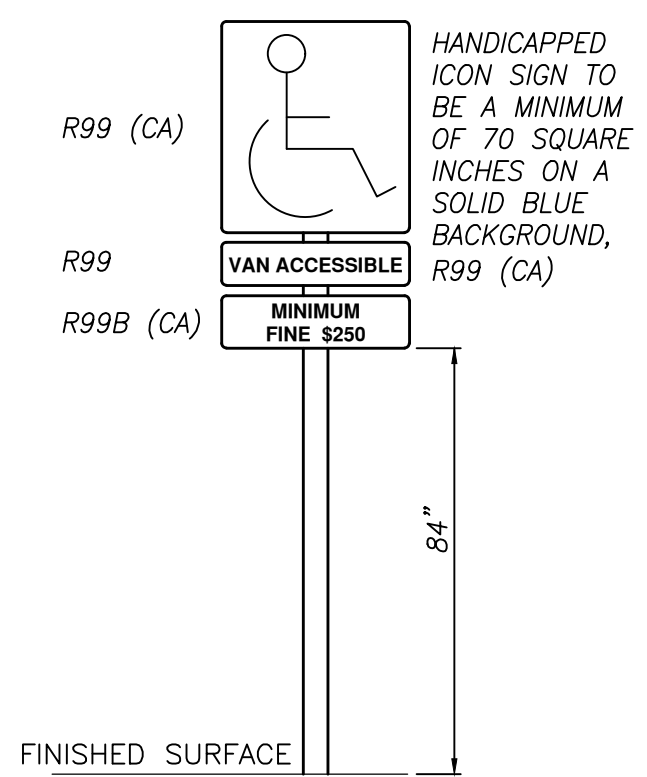
ACCESSIBLE PATH OF TRAVEL - - - -

LEGEND
 # OFF-STREET PARK PARKING

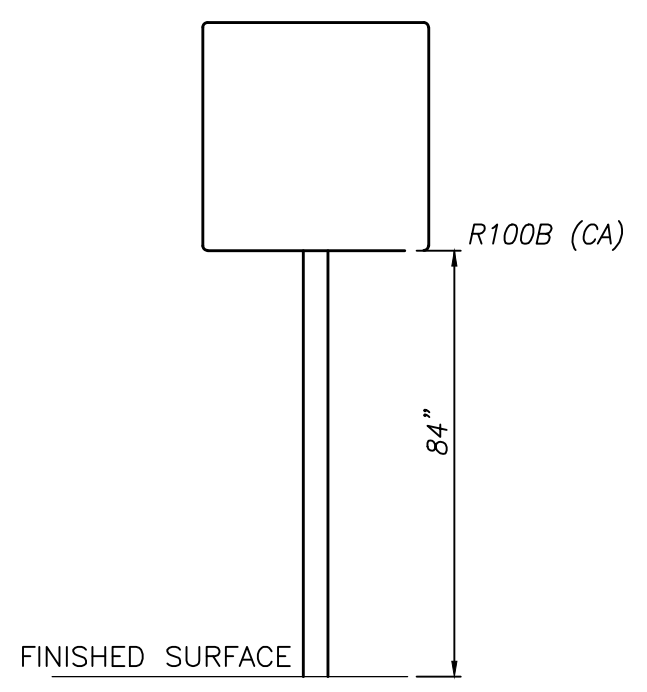


1. ALL PARKING STALL SHALL BE CLEARLY OUTLINED WITH DOUBLE STRIPES.
2. MINIMUM STALL SHALL BE 9'-0" WIDE.
3. PARKING STALL DIMENSION PER CITY OF IRVINE STANDARDS.

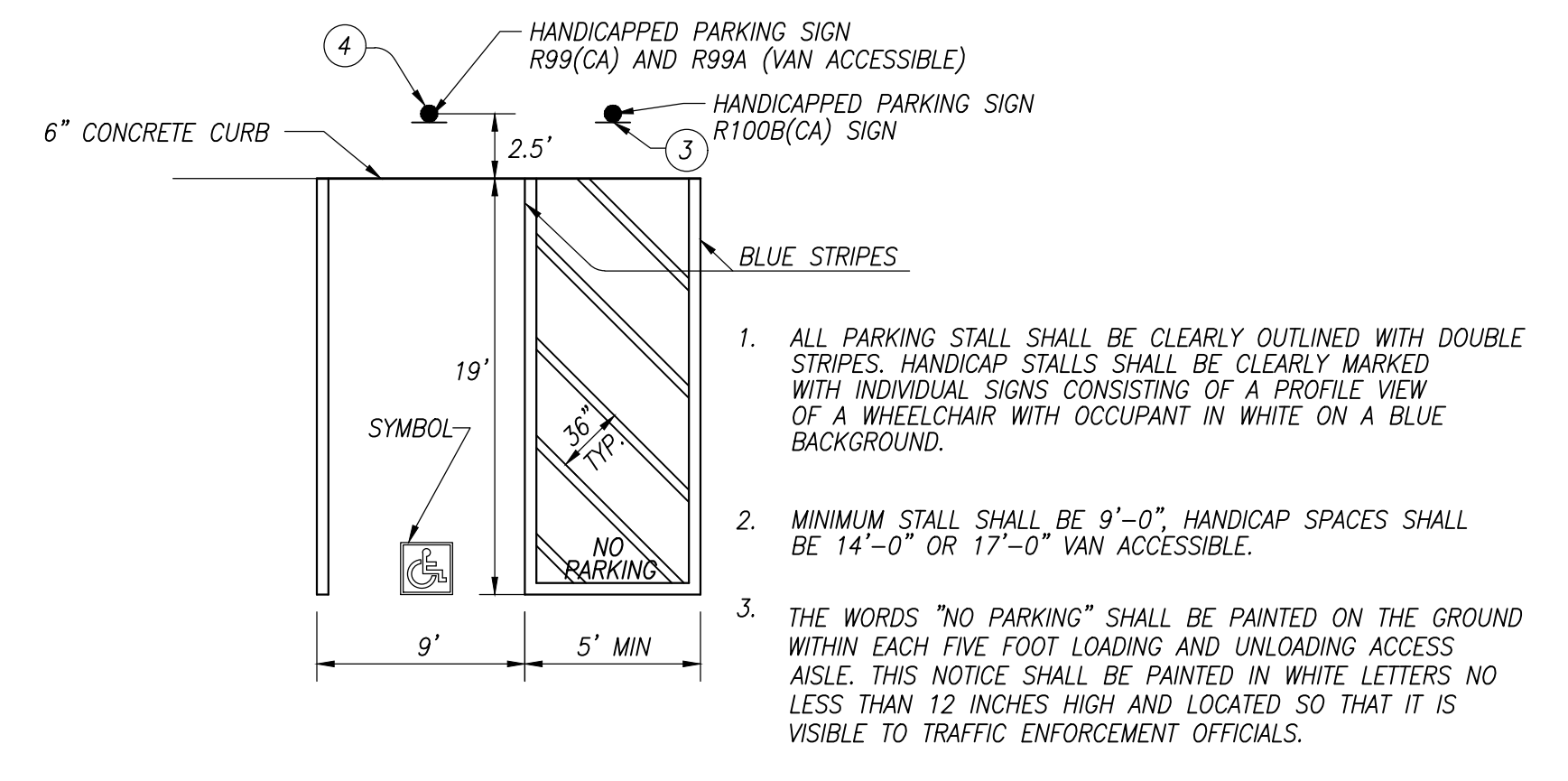
5 ON-SITE TYPICAL PARKING STALL DETAIL
 N.T.S.



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

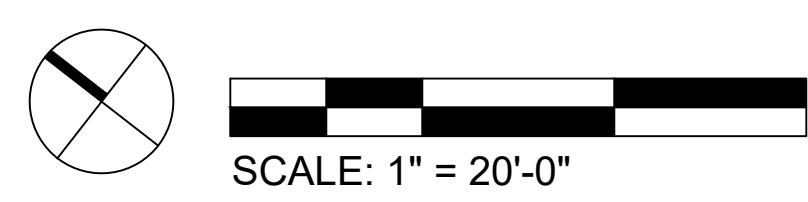


3 R100B(CA) SIGN
 N.T.S.
 PER CBC 11B 502.8



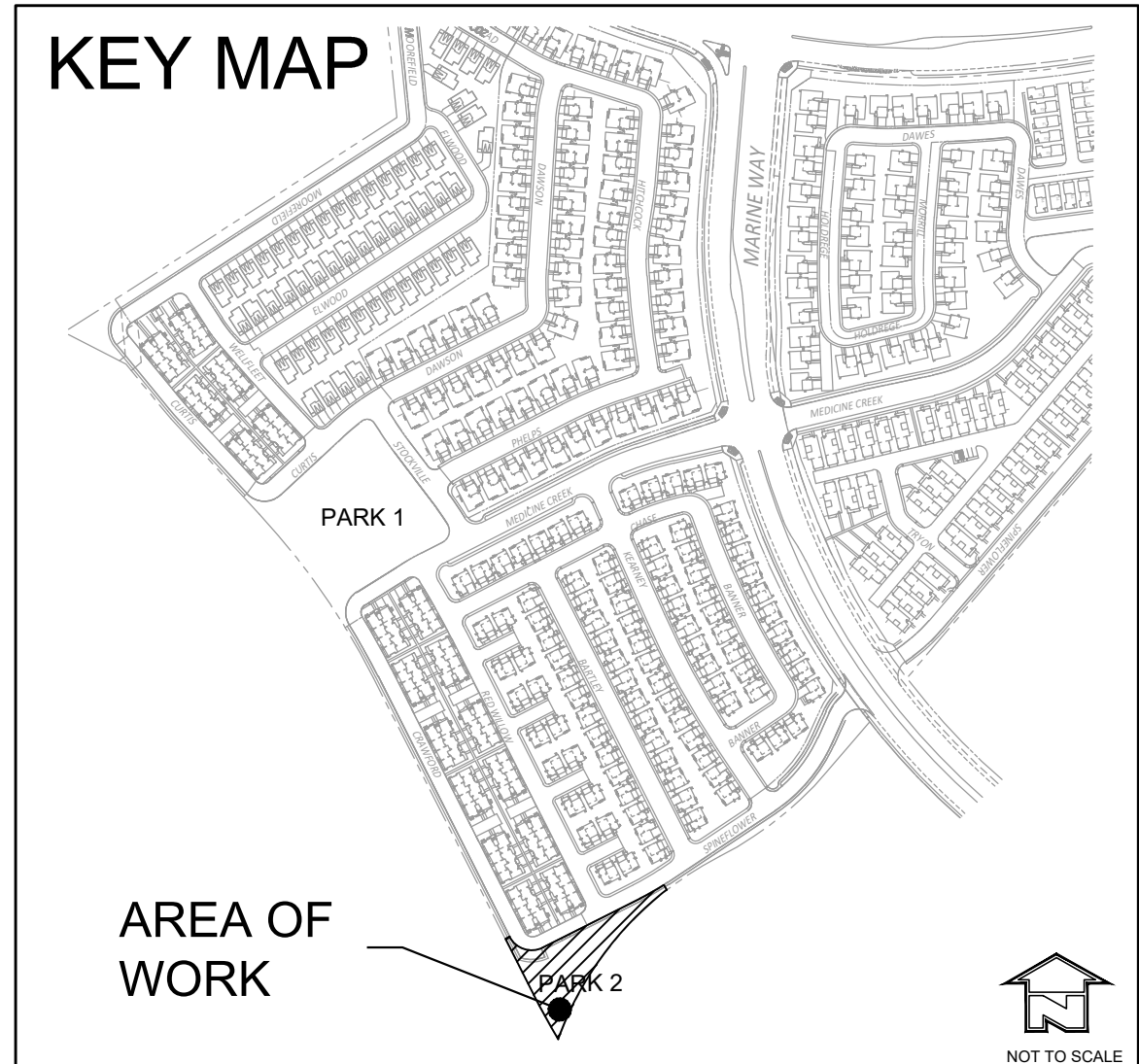
2 HANDICAPPED STRIPING DETAIL
 N.T.S.
 PER A.D.A., TITLE 24 AND C.O.I. STANDARD 411.

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



PARK 2 PARKING SUMMARY CHART

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



LANDSCAPE CRAFT STUDIO inc.

PLAN REVISION DESCRIPTION

△	
△	
△	
△	

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 REFER TO THE SHEET INDEX ON SHEET 1 TO SEE EACH COMPLETE LIST OF DRAWINGS.

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

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	PROJECT STATUS

LCS JOB NUMBER: 2025047
 DRAWN BY: KCY
 PLAN CHECK NO: 00982761-PPD
 SHEET TITLE: **PARK 2 PARKING PLAN**
 SHEET NUMBER: **PPD-12**
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AGENCY SUBMITTAL #2 05/18/2026