



September 23, 2026

Mr. Derek Spalding
Brookfield Residential
3200 Park Center Drive, Suite 100
Costa Mesa, CA 92626

Sent Via Email

Subject: Approval of Park Design 00981965-PPD for Gateway Residential Village located in Planning Area 2 (Gateway Village)

Dear Mr. Spalding:

Staff reviewed Park Design 00981965-PPD for private park facilities at Gateway Residential Village for consistency with approved Park Plan 00957906-PPP.

Gateway Residential Village is located at the intersection of Jeffrey Road and Portola Parkway in Planning Area 2 (Gateway Village) and is comprised of 1,138 dwelling units, including 854 market rate units and 284 affordable units on an 80.5-acre parcel. The proposed park design complies with Park Plan 00957906-PPP, approved by the Planning Commission November 12, 2025, as it provides a total of 3.1 acres of park land dedication and improvements to meet the minimum 3.05-acre neighborhood park requirement.

The planning area's community park requirement was satisfied through Park Design 00976320-PPD for Segment Four of the Jeffrey Open Space Trail (JOST).

The proposed park design provides all major amenities required by the approved park plan and includes four neighborhood parks and amenities, as follows:

Table 1. Gateway Residential Village Parks		
Park Name	Amenity	Size / Count Provided
Neighborhood Park A	Junior Olympic Swimming Pool	2,721 square feet
	Family Pool with a Zero Depth Entry	2,512 square feet
	Spa	156 square feet
	Pool Shade Structures	3,941 square feet
	Tot Lot	5,266 square feet
	Restrooms/Shower/Pool Equipment Building	2,465 square feet
	Picnic Tables	8 tables
Neighborhood Park B	Picnic Tables	3 tables

	Play Slide with Rock Scramble	274 square feet
	Shade Structure	240 square feet
	Activity Lawn	1,448 square feet
	Community Garden Beds	1,580 square feet
Linear Park A	Open Turf Area	2,135 square feet
	Pedestrian Walkways	3,670 square feet
Linear Park B	Open Turf Area	1,055 square feet
	Pedestrian Walkways	3,335 square feet

The 36 required parking stalls for Neighborhood Park A and the five required parking stalls for Neighborhood Park B are located adjacent to the parks on Bloomfield Street. Parking is not required for Linear Parks A and B as they are residential passive parks and it is anticipated that residents will walk, instead of drive, to those recreation areas.

The findings to approve Park Design 00981965-PPD, pursuant to 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 or master plan.

The project's approved park plan stipulates the 3.05-acre neighborhood park requirement be satisfied through park land dedication and improvements. The proposed park design includes the dedication of 2.27 acres of land and 0.83 acres of improvement credits for a total of 3.1 acres of neighborhood park, which exceeds the 3.05 acres required by the park plan.

The project's approved park plan also requires 3.26 acres of community parks, which was previously satisfied via the approval of Park Design 00976320-PPD for Segment Four of the JOST.

The park design contains all major amenities required by the approved park plan, including but not limited to, a Junior Olympic pool, family pool, tot lot, barbeques, shade structures, restrooms, pool equipment room, and drinking fountains. Therefore, it has been determined that this park design is consistent with approved Park Plan 00957906-PPP.

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

The Irvine Parks and Park Facilities Standards Manual establish design criteria for a variety of improvements for which park dedication amenity credit is granted.

All amenities comply with these standards, including the accessible path of travel throughout the park area and the recreational amenities such as the pool, tot lot, barbeques, and turf areas. Therefore, it has been determined that the park design is consistent with all applicable requirements in the Irvine Parks and Park Facilities Standards Manual.

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

The park design provides on-site recreational opportunities for the benefit of residents and guests in Gateway Residential Village. The amenities include both active recreational amenities, as well as improvements to support passive recreation. The park design will not cause public health, safety nor welfare problems, as the design and construction of all improvements and facilities will be in accordance with City standards 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 00981965-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.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.6

SITE LIGHTING REQUIREMENTS

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 a building permit for any park, the applicant shall demonstrate that all related construction plans are consistent with approved Park Design 00981965-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, 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 for the park.

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 any improvements required by either Standard Conditions 1.1 or 2.1, 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's AutoCAD format, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City.

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 6.2

LEGAL ACTION - HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will

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promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.40

COMPLIANCE WITH PREVIOUS APPROVAL

Development of the individual improvements depicted in Park Design 00981965-PPD shall comply with all applicable conditions of approval associated with Park Plan 00957906-PPP (CC Resolution No. 25-127) and lot sizes as identified in Vesting Tentative Tract Map No. 19352 (CC Resolution No. 25-126) for Gateway Village.

Unless an appeal is filed prior to the expiration of the 15 calendar-day appeal period ending at 5 p.m. on Wednesday, September 30, 2026, the approval granted by this letter shall become effective on Thursday, October 1, 2026.

The stamped-approved plans for Park Design 00981965-PPD are being transmitted electronically along with this letter. Should you wish to obtain a hard copy of the stamped-approved plans, please drop off a set of plans at the Planning Counter. 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 Principal Planner Ann Wu at 949-724-6362 or by email at awuu@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosure: Approved Park Design 00981965-PPD for Gateway Residential Village

ec: Alyssa Matheus, Planning Manager
Ann Wu, Principal Planner
Files: 00957906-PPP; 00981965-PPD



GATEWAY VILLAGE

PARK DESIGN PLANS

OWNER / CLIENT



BROOKFIELD SOCAL LAND
CONSTRUCTORS, LLC.
3200 PARK CENTER DRIVE #1000
COSTA MESA, CA 92626

ENCLOSURE

City of Irvine
APPROVED

BY Ann Wu

CASE # 00981965-PPD

DATE September 23, 2026

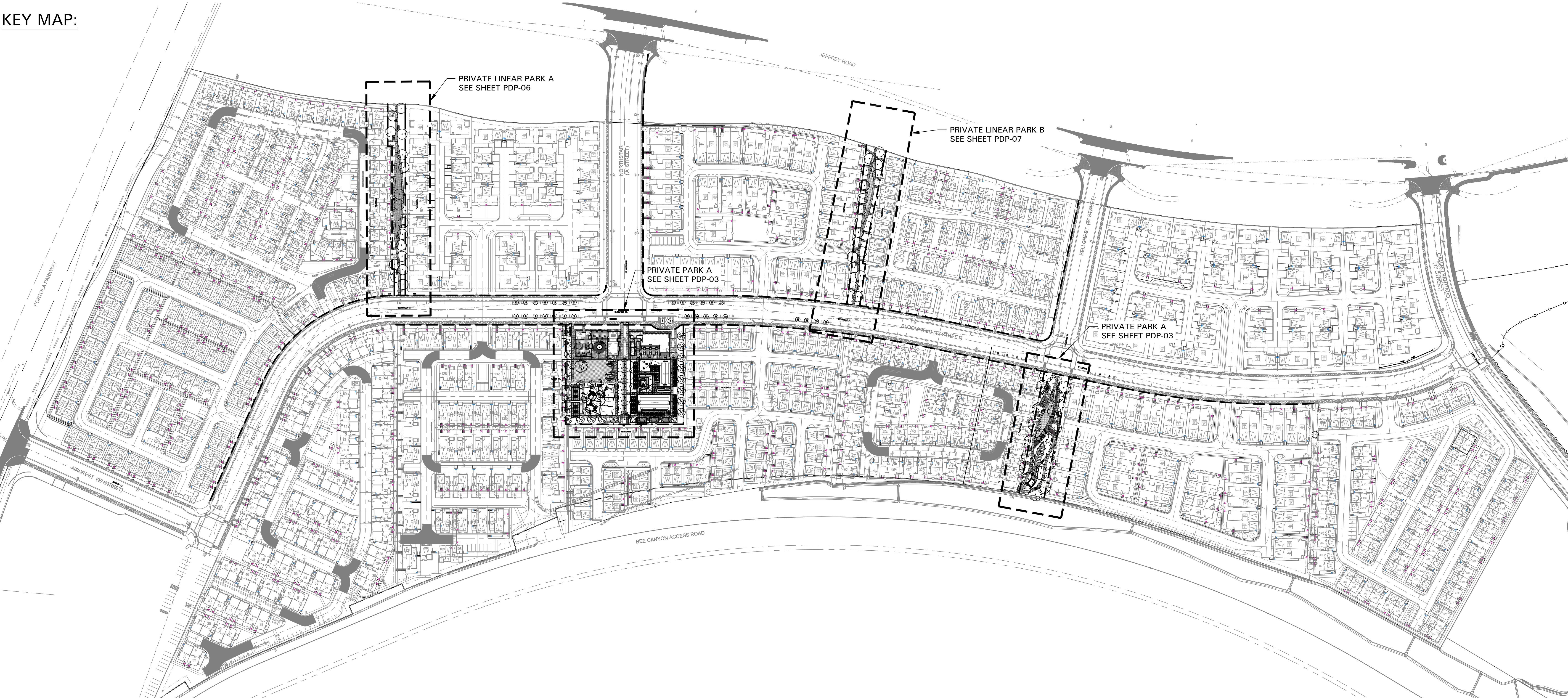
PRELIMINARY PARK PLAN INFORMATION:
FILE NO. 00957906-PPP
VESTING TENTATIVE TRACT MAP NO. 19352

570 Glenneyre Street
Laguna Beach, California
92651-2453
United States
www.swagroup.com
+1.949.497.5471 o

Submittals:

PDP Submittal 1 - 4/01/2026
PDP Submittal 2 - 5/13/2026
PDP Submittal 2 Revision - 6/2/2026
PDP Submittal 3 - 6/23/2026
PDP Submittal 4 - 8/12/2026

KEY MAP:



PARK IMPROVEMENT CREDIT:

Park Improvement Credit for Neighborhood Park A (Private)

Private Neighborhood Park A in the central portion of PA2

Park Value Category	Typical Public Amenities	Qty.*	Value	Unit	% Credit	Total Value
A	Minimum Improvements					
	Construction Water	1	\$4,612.50	each	100%	\$4,612.50
	Temporary Utilities	1	\$9,348.00	each	100%	\$9,348.00
	Site Grading, Rough	4,453	\$2.82	cu. yd.	100%	\$12,557.46
	Site Grading, Fine	60,113	\$0.23	sq. ft.	100%	\$13,825.99
	Site Drainage	60,113	\$0.60	sq. ft.	100%	\$36,067.80
	Utility Connections	1	\$82,525.00	each	100%	\$82,525.00
	Hardscape, Sidewalks (Min. 5' wide)	7,237	4.97	sq. ft.	100%	\$35,967.69
	Hardscape, Mow-Strip (Concrete)	120	10.76	l.f.	100%	\$1,291.20
	Turf (Hydroseeded)	3,944	\$0.21	sq. ft.	100%	\$828.24
	Ground Cover (Plots @ 12" O.C.)	3,480	\$3.74	sq. ft.	100%	\$13,015.20
	Shrubs (Min. 5 gallon)	33,320	\$16.91	sq. ft.	100%	\$563,387.20
	Tree (Min. 15 gallon)	48	\$158.88	sq. ft.	100%	\$7,626.24
	Mulch/Soil Preparation	17,400	\$0.26	sq. ft.	100%	\$4,524
	Automatic Irrigation (Computer Controlled)	21,344	\$0.51	sq. ft.	100%	\$10,885.44
	Security Lighting	12	\$4,612.50	each	100%	\$55,350.00
B	Recreational Amenities					
	Picnic Table (Permanent)	8	\$1,008.60	each	100%	\$8,068.80
	Bench	6	\$1,430.90	each	100%	\$8,585.40
	Concrete Pavement (Under Site Furniture)	370	\$5.64	sq. ft.	100%	\$2,086.80
	Barbecue - Group	2	\$1,035.00	each	100%	\$2,070.00
	Drinking Fountain (Under pool area)	1	\$4,349.00	each	100%	\$4,349.00
	Tot-Lot/Children's Play Area	5,266	\$57.18	sq. ft.	100%	\$301,039.66
	Shade Structure (Min. 50% Shade Coverage)	2,890	\$59.45	sq. ft.	100%	\$171,810.50
C	Development Costs					
	Mobilization (A+B)	1		2%	100%	\$51,809.03
	Design Fees/Survey (A+B)	1		7%	100%	\$191,331.62
	Fees & Permits (A+B)	1		2%	100%	\$51,809.03
	Contingencies (A+B)	1		7%	100%	\$181,331.62
	Landscape Maintenance	21,285	\$0.05	sq. ft.	100%	\$1,020.20
	Sub-Total A+B+C					\$3,228,501.13
	Land Value (per acre)					\$5,150,000
	Improvement Acreage					0.64
						\$171,810.50

Park Improvement Credit for Neighborhood Park B (Private)

Private Neighborhood Park in the south eastern portion of PA2

Park Value Category	Typical Public Amenities	Qty.*	Value	Unit	% Credit	Total Value
A	Minimum Improvements					
	Construction Water	1	\$4,612.50	each	100%	\$4,612.50
	Temporary Utilities	1	\$9,348.00	each	100%	\$9,348.00
	Site Grading, Rough	1,211	\$2.82	cu. yd.	100%	\$3,415.02
	Site Grading, Fine	16,349	\$0.23	sq. ft.	100%	\$3,760.27
	Site Drainage	16,349	\$0.60	sq. ft.	100%	\$9,805.40
	Utility Connections	1	\$82,525.00	each	100%	\$82,525.00
	Hardscape, Sidewalks (Min. 5' wide)	4,475	4.97	sq. ft.	100%	\$22,240.75
	Hardscape, Mow-Strip (Concrete)	130	10.76	l.f.	100%	\$1,398.80
	Turf (Hydroseeded)	1,448	\$0.21	sq. ft.	100%	\$304.08
	Ground Cover (Plots @ 12" O.C.)	1,644	\$3.74	sq. ft.	100%	\$6,174.56
	Shrubs (Min. 5 gallon)	6,178	\$16.91	sq. ft.	100%	\$104,436.16
	Tree (Min. 15 gallon)	21	\$168.88	sq. ft.	100%	\$3,536.48
	Mulch/Soil Preparation	7,720	\$0.26	sq. ft.	100%	\$2,009.20
	Automatic Irrigation (Computer Controlled)	13,643	\$0.51	sq. ft.	100%	\$6,967.93
	Security Lighting	3	\$4,612.50	each	100%	\$13,837.50
B	Recreational Amenities					
	Picnic Table (Permanent)	3	\$1,008.60	each	100%	\$3,025.80
	Bench	6	\$1,430.90	each	100%	\$8,585.40
	Concrete Pavement (Under Site Furniture)	240	\$5.64	sq. ft.	100%	\$1,353.60
	Barbecue - Group	1	\$1,035.00	each	100%	\$1,035.00
	Slide/Children's Play Area	274	\$57.18	sq. ft.	100%	\$15,667.92
	Shade Structure (Min. 50% Shade Coverage)	240	\$59.45	sq. ft.	100%	\$14,268.00
	Sub-Total A+B+C					\$358,713.94
	Land Value (per acre)					\$5,150,000
	Improvement Acreage					0.07
C	Development Costs					
	Mobilization (A+B)	1		2%	100%	\$6,363.71
	Design Fees/Survey (A+B)	1		7%	100%	\$22,273.00
	Fees & Permits (A+B)	1		2%	100%	\$6,363.71
	Contingencies (A+B)	1		7%	100%	\$22,273.00
	Landscape Maintenance	14,835	\$0.05	sq. ft.	100%	\$718.75

Park Improvement Credit for Neighborhood Linear A (Private)

Private Neighborhood Park in the central portion of PA2

Park Value Category	Typical Public Amenities	Qty.*	Value	Unit	% Credit	Total Value
A	Minimum Improvements					
	Construction Water	1	\$4,612.50	each	100%	\$4,612.50
	Temporary Utilities	1	\$9,348.00	each	100%	\$9,348.00
	Site Grading, Rough	1,016	\$2.82	cu. yd.	100%	\$2,870.76
	Site Grading, Fine	13,739	\$0.23	sq. ft.	100%	\$3,159.97
	Site Drainage	13,739	\$0.60	sq. ft.	100%	\$8,243.40
	Utility Connections	1	\$82,525.00	each	100%	\$82,525.00
	Hardscape, Sidewalks (Min. 5' wide)	3,670	4.97	sq. ft.	100%	\$18,239.90
	Hardscape, Mow-Strip (Concrete)	0	10.76	l.f.	100%	\$0.00
	Turf (Hydroseeded)	2,135	\$0.21	sq. ft.	100%	\$448.35
	Ground Cover (Plots @ 12" O.C.)	1,607	\$3.74	sq. ft.	100%	\$6,010.18
	Shrubs (Min. 5 gallon)	6,428	\$16.91	sq. ft.	100%	\$108,697.48
	Tree (Min. 15 gallon)	9	\$168.88	sq. ft.	100%	\$1,519.92
	Mulch/Soil Preparation	8,035	\$0.26	sq. ft.	100%	\$2,069.10
	Automatic Irrigation (Computer Controlled)	10,170	\$0.51	sq. ft.	100%	\$5,198.70
	Security Lighting	5	\$4,612.50	each	100%	\$23,062.50
C	Development Costs					
	Mobilization (A+B)	1		2%	100%	\$5,569.31
	Design Fees/Survey (A+B)	1		7%	100%	\$19,492.59
	Fees & Permits (A+B)	1		2%	100%	\$5,569.31
	Contingencies (A+B)	1		7%	100%	\$19,492.59
	Landscape Maintenance	21,285	\$0.05	sq. ft.	100%	\$439.05

Sub-Total A+B+C	\$307,659.77
Land Value (per acre)	\$5,150,000
Improvement Acreage	0.06

Park Improvement Credit for Neighborhood Linear B (Private)

Private Neighborhood Park in the central portion of PA2

Park Value Category	Typical Public Amenities	Qty.*	Value	Unit	% Credit	Total Value
A	Minimum Improvements					
	Construction Water	1	\$4,612.50	each	100%	\$4,612.50
	Temporary Utilities	1	\$9,348.00	each	100%	\$9,348.00
	Site Grading, Rough	988	\$2.82	cu. yd.	100%	\$2,786.16
	Site Grading, Fine	12,448	\$0.23	sq. ft.	100%	\$2,863.04
	Site Drainage	12,448	\$0.60	sq. ft.	100%	\$7,468.80
	Utility Connections	1	\$82,525.00	each	100%	\$82,525.00
	Hardscape, Sidewalks (Min. 5' wide)	3,335	4.97	sq. ft.	100%	\$16,574.65
	Hardscape, Mow-Strip (Concrete)	0	10.76	l.f.	100%	\$0.00
	Turf (Hydroseeded)	1,055	\$0.21	sq. ft.	100%	\$221.55
	Ground Cover (Plots @ 12" O.C.)	1,577	\$3.74	sq. ft.	100%	\$5,897.98
	Shrubs (Min. 5 gallon)	6,308	\$16.91	sq. ft.	100%	\$106,686.28
	Tree (Min. 15 gallon)	7	\$168.88	sq. ft.	100%	\$1,182.16
	Mulch/Soil Preparation	7,886	\$0.26	sq. ft.	100%	\$2,060.36
	Automatic Irrigation (Computer Controlled)	8,941	\$0.51	sq. ft.	100%	\$4,559.91
	Security Lighting	4	\$4,612.50	each	100%	\$18,450.00
C	Development Costs					
	Mobilization (A+B)	1		2%	100%	\$5,325.29
	Design Fees/Survey (A+B)	1		7%	100%	\$18,638.52
	Fees & Permits (A+B)	1		2%	100%	\$5,325.29
	Contingencies (A+B)	1		7%	100%	\$18,638.52
	Landscape Maintenance	21,285	\$0.05	sq. ft.	100%	\$447.20

Sub-Total A+B+C	\$255,102.91
Land Value (per acre)	\$5,150,000
Improvement Acreage	0.06

- Notes:
- * Program quantities and area takeoffs are conceptual in nature, and will require further site verification after City approval.
 - # Minimum of 50% shade coverage of play equipment to be provided, per City Requirements.
 - # Minimum of one (1) seating area shall be provided nearby tot lot to foster adult supervision of children.
 - * Construction plans will demonstrate compliance with all ADA and Code requirements. Construction Plans to be submitted after the Entitlement phase.
 - Amenities and Improvements receiving credit shall meet the requirements of the City of Irvine's Park and Park Facilities Standards

SHEET LIST INDEX	
SHEET NUMBER	SHEET TITLE
PDP-00	COVER
PDP-01	KEY PLAN
PDP-02	MATERIAL SCHEDULE
PDP-03	NEIGHBORHOOD PARK A
PDP-04	NEIGHBORHOOD PARK A - PARKING
PDP-05	NEIGHBORHOOD PARK B
PDP-06	NEIGHBORHOOD LINEAR A
PDP-07	NEIGHBORHOOD LINEAR B
PDP-08	RECREATION CENTER ELEVATIONS
PDP-09	RECREATION CENTER DETAILS

TOTAL LAND DEDICATION: 2.27 ACRES
TOTAL IMPROVEMENT DEDICATION: 0.83 ACRES
TOTAL LAND AND IMPROVEMENT DEDICATION: 3.10 ACRES

City of Irvine

APPROVED

BY Ann Wu

CASE # 00981965-PPD

DATE September 23, 2026

GATEWAY VILLAGE PARK DESIGN PLANS

Client
BROOKFIELD SOCIAL LAND
CONSTRUCTORS, LLC.
3200 PARK CENTER DRIVE #1000
COSTA MESA, CA 92626

Landscape Architect

swa

570 Glenneyre Street
Laguna Beach, California
92651-2453
United States
www.swagroup.com
+1.949.497.5471 o

Design Team
FUSCOE ENGINEERING, INC
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618

KTGY
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614

ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170
IRVINE, CA 92612

MORAN UTILITY SERVICE, INC
4168 AVENIDA DE LA PLATA, SUITE 103
OCEANSIDE, CA 92617

Stamp

Revisions

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

Key Plan



Date

Phase
KEY PLAN
Job Number

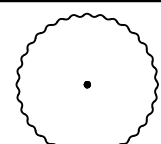
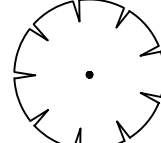
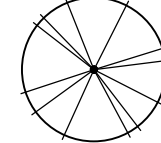
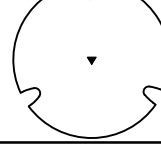
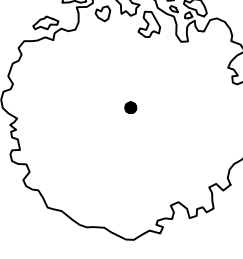
Scale North

Drawing Title
PDP-01

P:\BKRBKRT603 GV Village Park A Rec Cn14 DrawingsGraphics\AutoCAD\Sheets\Gateway Village Park Design Plan\GENERAL\PPDP-02 MATERIAL SCHEDULE.dwg | ELEE | ARCH E1 | 30.00 X 42.00 INCHES | | 8/14/2026

GATEWAY VILLAGE - PARK DESIGN SCHEDULE

PAVING SCHEDULE (P)							
SYMBOL	KEY	ITEM	MATERIAL	SUPPLIER	SIZE	COLOR	FINISH
	P1	ENHANCED CONCRETE PAVING INTEGRAL COLOR	CIP CONCRETE	–	–	TBD	TBD
	P2	CONCRETE PAVING INTEGRAL COLOR	CIP CONCRETE	–	–	TBD	TBD
	P3	DECOMPOSED GRANITE	DECOMPOSED GRANITE	–	STONE FINES	TBD	TBD
	P4	RUBBERIZED PLAY SURFACING	RECYCLED RUBBER	–	–	TBD	TBD
	P5	PRECAST PAVER TERRACES	PRECAST CONCRETE	–	24"x24"	TBD	TBD
	P6	PRECAST PAVER ACCENT	PRECAST CONCRETE	–	4"x12"	TBD	TBD
	P7	POOL SHOWER TILE	PORCELAIN	–	6"x6"	TBD	TBD
	P8	CONCRETE MOW CURB	CIP CONCRETE	–	4" WIDE	TBD	TBD
	P9	PLAY SAND	SILICA–FREE PLAY SAND	–	–	TBD	TBD
	P10	CONCRETE STAIRS	CIP CONCRETE	–	–	TBD	TBD
WALLS (W)							
SYMBOL	KEY	ITEM	MATERIAL	SUPPLIER	SIZE	COLOR	FINISH
	W1	BREEZEBLOCK WALL	PRECAST CONCRETE	–	TBD	TBD	TBD
	W2	GFRC PLANTER WALL	GFRC	–	TBD	TBD	TBD
	W3	PLANTER WALL SEAT WALL	HARDWOOD	–	TBD	TBD	TBD
	W4	CONCRETE SEAT WALL WITH WOOD TOP	CONCRETE AND HARDWOOD	–	TBD	TBD	TBD
FENCES AND RAILING (F)							
SYMBOL	KEY	ITEM	MATERIAL	SUPPLIER	SIZE	COLOR	FINISH
	F1	POOL PERIMETER FENCE 6'	HSS STEEL	–	6' TALL	TBD	PERFORMANCE COATING
	F2	POOL PERIMETER GATE	HSS STEEL	–	PER DETAIL	TBD	PERFORMANCE COATING
	F3	HANDRAIL	STAINLESS STEEL	–	PER DETAIL	NATURAL	#4
	F4	COMMUNITY GARDEN FENCE	HSS STEEL	–	6' TALL	TBD	PERFORMANCE COATING
	F5	COMMUNITY GARDEN GATE	HSS STEEL	–	PER DETAIL	TBD	PERFORMANCE COATING
SITE FURNITURE (SF)							
SYMBOL	KEY	ITEM	MATERIAL	SUPPLIER	SIZE	COLOR	FINISH
	SF1	BENCH – WITH MIDDLE ARMREST	ALUMINUM AND HARDWOOD	–	6'	TBD	TBD
	SF2	PLANTER POT	GFRC	–	TBD	TBD	TBD
	SF3	MOVABLE CHAIR	ALUMINUM	–	PER MFR.	TBD	TBD
	SF4	4 TOP TABLE AND CHAIRS	ALUMINUM	–	30"	TBD	TBD
	SF5	ADIRONDACK CHAIR	HARDWOOD	–	PER MFR.	TBD	TBD
	SF6	TRASH RECEPTACLE AND RECYCLING RECEPTACLE	ALUMINUM	–	30 GALLON	TBD	TBD
	SF7	PICNIC TABLE	ALUMINUM	–	8'	TBD	TBD
	SF8	CHAISE LOUNGE CHAIRS	ALUMINUM	–	PER MFR.	TBD	TBD
	SF9	SIDE TABLE	ALUMINUM	–	TBD	TBD	TBD
	SF10	LOUNGE FURNITURE	ALUMINUM	–	TBD	TBD	TBD
	SF11	UMBRELLA	PER MFR.	–	10'x10'	TBD	TBD
	SF12	BIKE RACK	STEEL	–	PER MFR.	TBD	TBD
	SF13	BANQUET TABLE	ALUMINUM	–	PER MFR.	TBD	TBD
AMENITIES (A)							
SYMBOL	KEY	ITEM	MATERIAL	SUPPLIER	SIZE	COLOR	FINISH
	A1	FIRE PLACE – SINGLE SIDE BY OTHERS	PER OTHERS				
	A2	FIRE PLACE – DUAL SIDE BY OTHERS	PER OTHERS				
	A3	FIRE FEATURE – GAS CONNECTION	GFRC	–	–	TBD	TBD
	A4	OUTDOOR BARBEQUE – GAS CONNECTION	STAINLESS STEEL	–	–	TBD	TBD
	A5	ELECTRIC VEHICLE (EV) CHARGER	PER OTHERS				
	A6	COMMUNITY GARDEN BEDS	PER OTHERS				
STRUCTURES (S)							
SYMBOL	KEY	ITEM	MATERIAL	SUPPLIER	SIZE	COLOR	FINISH
	S1	RECREATION BUILDING BY OTHERS	PER OTHERS				
	S2	POOL EQUIPMENT ROOM BY OTHERS	PER OTHERS				
	S3	PARK RESTROOMS BY OTHERS	PER OTHERS				
	S4	POOL RESTROOMS BY OTHERS	PER OTHERS				
	S5	PICNIC AREA SHADE STRUCTURE	ALUMINUM	KETTAL	20'X30'	TBD	POWDER COAT
	S6	POOL CABANAS	ALUMINUM	KETTAL	10'X21'	TBD	POWDER COAT
	S7	PLAYGROUND SHADE	SHADE FABRIC	TBD	TBD	TBD	PER MFR.
	S8	COMMUNITY STORAGE SHED	PER OTHERS				
PLAY STRUCTURES (PS)							
SYMBOL	KEY	ITEM	MATERIAL	SUPPLIER	SIZE	COLOR	FINISH
	PS1	TIMBER TOWER 1	ROBINIA WOOD AND STEEL	EARTHSCAPE	PER MFR.	TBD	PER MFR.
	PS2	LOG TANGLE 2.1	ROBINIA WOOD AND STEEL	EARTHSCAPE	PER MFR.	TBD	PER MFR.
	PS3	LONG TANGLE 2.3	ROBINIA WOOD AND STEEL	EARTHSCAPE	PER MFR.	TBD	PER MFR.
	PS4	TRIPLE SWINGS	ROBINIA WOOD AND STEEL	EARTHSCAPE	PER MFR.	TBD	PER MFR.
	PS5	EMBANKMENT SLIDE – TALL	HDPE	DBA	PER MFR.	TBD	PER MFR.
	PS6	EMBANKMENT SLIDE – SHORT	HDPE	DBA	PER MFR.	TBD	PER MFR.
POOLS (PL)							
SYMBOL	KEY	ITEM	MATERIAL	SUPPLIER	SIZE	COLOR	FINISH
	PL1	JR. OLYMPIC POOL – 4 LANE	PER OTHERS				
	PL2	FAMILY POOL WITH ZERO ENTRY – 3 LANE	PER OTHERS				
	PL3	SPA	PER OTHERS				
BOULDERS AND STONE (B)							
SYMBOL	KEY	ITEM	MATERIAL	SUPPLIER	SIZE	COLOR	FINISH
	B1	BOULDER	GRANITE	–	2–4'	CALIFORNIA GOLD	–
	B2	STONE COBBLE	GRANITE	–	2–6"	CALIFORNIA GOLD	–

PLANTING LEGEND					
TREES					
SYMBOL	ABRV.	BOTANICAL NAME	COMMON NAME	CONT.	MINIMUM SIZE
	LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	48" BOX	10'–12'H x 6'–8'W
	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX	14'–18'H x 10'–12'W
	LAG IND	LANGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	48" BOX	12'–14'H x 10'–12'W
	OLE SWA	OLEA EUROPAEA 'SWAN HILL'	FREMONT COTTONWOOD	72" BOX	14'–18'H x 10'–12'W
	QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	108" BOX	24'H x 20'W
SHRUBS AND GROUNDCOVERS					
SYMBOL	ABRV.	BOTANICAL NAME	COMMON NAME	CONT.	MINIMUM SIZE
	TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	1'–2'H X 3'–6'S
	DIE BIC	DIETES 'BICOLOR'	FORTNIGHT LILY	5 GAL	2'–3'H X 2'–3'S
	BUX MIC	BUXUS MICROPHYLLA	BOXWOOD	1 GAL	2'–3'H X 2'–3'S
	BOU SPP	BOUGAINVILLEA SPP	BOUGAINVILLEA	5 GAL	2'–4'H X 4'–6'S
	ROS FLO	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE	5 GAL	3'H X 3'S
	LAV DEN	LAVANDULA DENTATA	FRENCH LAVENDER	1 GAL	2'H X 3'S
	PLU AUR	PLUMBAGO AURICULATA	CAPE PLUMBAGO	1 GAL	2'–3'H X 3'–4'S
	BRA PIL	BRACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL	1'–2'H X 6'–8'S
	CEA GRI	CEANOTHUS GRISEUS HORIZONTALIS	YANKEE POINT CEANOTHUS	1 GAL	1'–2'H X 6'–8'S
	CIS PUR	CISTUS X PURPUPEUS	ORCHID ROCKROSE	1 GAL	3'–5'H X 4'–6'S
	LAN MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL	1'–2'H X 4'–6'S
	LIG JAP	LIGUSTRUM JAPONICUM	TEXAS PRIVET	1 GAL	4'–6'H X 4'–6'S
	LON JAP	LONICERA JAPONICA	JAPANESE HONEYSACKLE	1 GAL	2–3'H X 10'S
	PRU LYN	PRUNUS LYONII	CATALINA CHERRY	5 GAL	6'–10'H X 6'–10'S
	RHA IND	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL	2'–3'H X 3'–4'S
	RIB VIR	RIBES VIRBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	1'–2'H X 6'–8'S
ORNAMENTAL GRASS					
SYMBOL	ABRV.	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
	CAR PRA	CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	1 GAL	1'–2'H X 2'–3'S
	CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	1'–2'H X 2'–3'S
	FES MAI	FESTUCA MAIREI	ATLAS FESTUCA	1 GAL	2'–3'H X 3'–4'S
	JUN ACU	JUNCUS ACUTUS	SPINY RUSH	1 GAL	3'–6'H X 3'–6'S
	LEY CON	LEYMUS CONDENSATUS	GIANT WILD RYE	1 GAL	4'–6'H X 4'–6'S
TURF					
SYMBOL	ABRV.	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
	TURF	CYNODON DACTYLON	BULL'S EYE BERMUDA	S00	

City of Irvine
APPROVED

BY Ann Wuu

CASE # 00981965-PPD

DATE September 23, 2026

GATEWAY VILLAGE
PARK DESIGN PLANS

Client

BROOKFIELD SOCAL LAND
CONSTRUCTORS, LLC.
3200 PARK CENTER DRIVE #1000
COSTA MESA, CA 92626

Landscape Architect

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Design Team

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MORAN UTILITY SERVICE, INC

4168 AVENIDA DE LA PLATA, SUITE 103
OCEANSIDE, CA 92617

Stamp

Revisions

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Key Plan

Date

Phase

Job Number

Scale

North

Drawing Title

MATERIAL
SCHEDULE

Drawing Number

NOT FOR CONSTRUCTION

PDP-02

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P:\BKRBK\BRT603 GV Village Park A Rec Cn\4 Drawings\Graphics\AutoCAD\Sheets\Gateway Village Park Design Plan\LAYOUT\PARK DESIGN PLANS.dwg | ELEE | ARCH ET1 (30.00 X 42.00 INCHES) | 8/14/2026

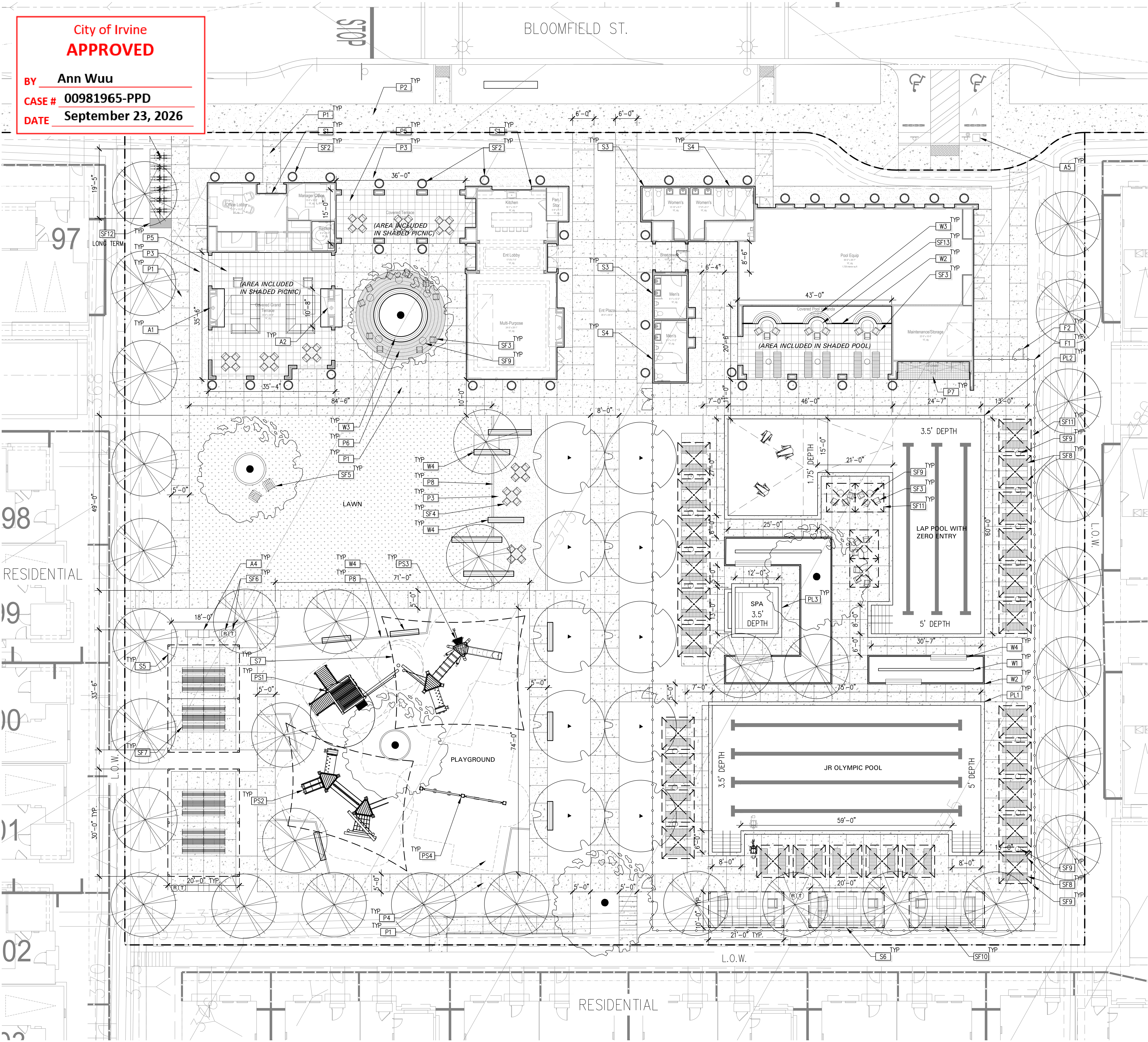
City of Irvine

APPROVED

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CASE # 00981965-PPD

DATE September 23, 2026



PARK DESIGN LEGEND

KEY		PROPOSED AMENITY			
PAVING (P)					
P1	ENHANCED CONCRETE PAVING INTEGRAL COLOR				
P2	CONCRETE PAVING INTEGRAL COLOR				
P3	DECOMPOSED GRANITE				
P4	RUBBERIZED PLAY SURFACING				
P5	PRECAST PAVER TERRACES				
P6	PRECAST PAVER ACCENT				
P7	POOL SHOWER TILE				
P8	CONCRETE MOW CURB				
P9	PLAY SAND				
P10	CONCRETE STAIRS				
WALLS (W)					
W1	BREEZEBLOCK WALL				
W2	GRC PLANTER WALL				
W3	PLANTER WALL SEAT WALL				
W4	CONCRETE SEAT WALL WITH WOOD TOP				
FENCES AND RAILING (F)					
F1	POOL PERIMETER FENCE 6"				
F2	POOL PERIMETER GATE				
F3	HANDRAIL				
F4	COMMUNITY GARDEN FENCE				
F5	COMMUNITY GARDEN GATE				
SITE FURNITURE (SF)					
SF1	BENCH - WITH MIDDLE ARMREST				
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SF3	MOVABLE CHAIR				
SF4	4 TOP TABLE AND CHAIRS				
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SF6	TRASH RECEPTACLE AND RECYCLING RECEPTACLE				
SF7	PICNIC TABLE				
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SF9	SIDE TABLE				
SF10	LOUNGE FURNITURE				
SF11	UMBRELLA				
SF12	BIKE RACK				
SF12	BANQUET TABLE				
AMENITIES (A)					
A1	FIRE PLACE - SINGLE SIDE BY OTHERS				
A2	FIRE PLACE - DUAL SIDE BY OTHERS				
A3	FIRE FEATURE - GAS CONNECTION				
A4	OUTDOOR BARBEQUE - GASS CONNECTION				
A5	ELECTRIC VEHICLE (EV) CHARGER				
A6	COMMUNITY GARDEN BEDS				
STRUCTURES (S)					
S1	RECREATION BUILDING BY OTHERS				
S2	POOL EQUIPMENT ROOM BY OTHERS				
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S5	PICNIC AREA SHADE STRUCTURE				
S6	POOL CABANAS				
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PLAY STRUCTURES (PS)					
PS1	TIMBER TOWER 1				
PS2	LOG TANGLE 2.1				
PS3	LONG TANGLE 2.3				
PS4	TRIPLE SWINGS				
PS5	EMBANKMENT SLIDE - TALL				
PS6	EMBANKMENT SLIDE - SHORT				
POOLS (PL)					
PL1	JR. OLYMPIC POOL - 4 LANE				
PL2	FAMILY POOL WITH ZERO ENTRY - 3 LANE				
PL3	SPA				
BOULDERS AND STONE (B)					
B1	BOULDER				
B2	STONE COBBLE				
PARK CREDIT PROGRAM					
#	PROGRAM	PPP QTY	PPP SIZE	PDP QTY	PDP SIZE
1	COMMUNITY BUILDING	1	1,780 FT SQ	1	1,746 FT SQ
2	COMBINED RESTROOM/SHOWER	1	1,012 FT SQ	2	737 FT SQ
3	POOL EQUIPMENT ENCLOSURE	1	1,000 FT SQ	1	1,728 FT SQ
4	POOL - JR. OLYMPIC (4 LANE)	1	2,725 FT SQ	1	2,721 FT SQ
5	LAP POOL WITH ZERO ENTRY	1	2,685 FT SQ	1	2,512 FT SQ
6	SPA	1	192 FT SQ	1	156 FT SQ
7	SHADE STRUCTURE POOL (INCLUDING POOL TERRACE)	1	1,825 FT SQ	4	3,941 FT SQ
8	SHADE STRUCTURE PICNIC (INCLUDING TERRACES)	29	1,568 FT SQ	30	2,890 FT SQ
9	PLAYGROUND	1	5,927 FT SQ	1	5,266 FT SQ
10	OUTDOOR FIREPLACE	1	4 SEATS	2	9 SEATS
11	OUTDOOR FIREPIT	1	6 SEATS	0	-
12	GROUP PICNIC AREA	2	3 TABLES	2	8 TABLES
13	ACTIVITY LAWN	1	5,548 FT SQ	1	3,944 FT SQ
14	BIKE RACK (2 CAPACITY MIN)	2	-	2	-
15	POOL DECK	-	9,110 FT SQ	-	9,378 FT SQ
16	BENCHES	-	-	6	-
PARKING SUMMARY					
PARKING REQUIRED			36 SPACES		
PARKING PROVIDED IN PPP			36 SPACES (2 ADA)		
PARKING PROVIDED IN PDP			36 SPACES (2 ADA)		
PLANTING AREA			21,344 SQ FT		
HARDSCAPE AREA			7,237 SQ FT		

GATEWAY VILLAGE PARK DESIGN PLANS

Client
BROOKFIELD SOCAL LAND CONSTRUCTORS, LLC.
3200 PARK CENTER DRIVE #1000
COSTA MESA, CA 92626

Landscape Architect

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Stamp

Revisions

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Key Plan

Date

Phase

Job Number

Scale

0 5' 10'
1" = 10'

North

Drawing Title

NEIGHBORHOOD PARK A

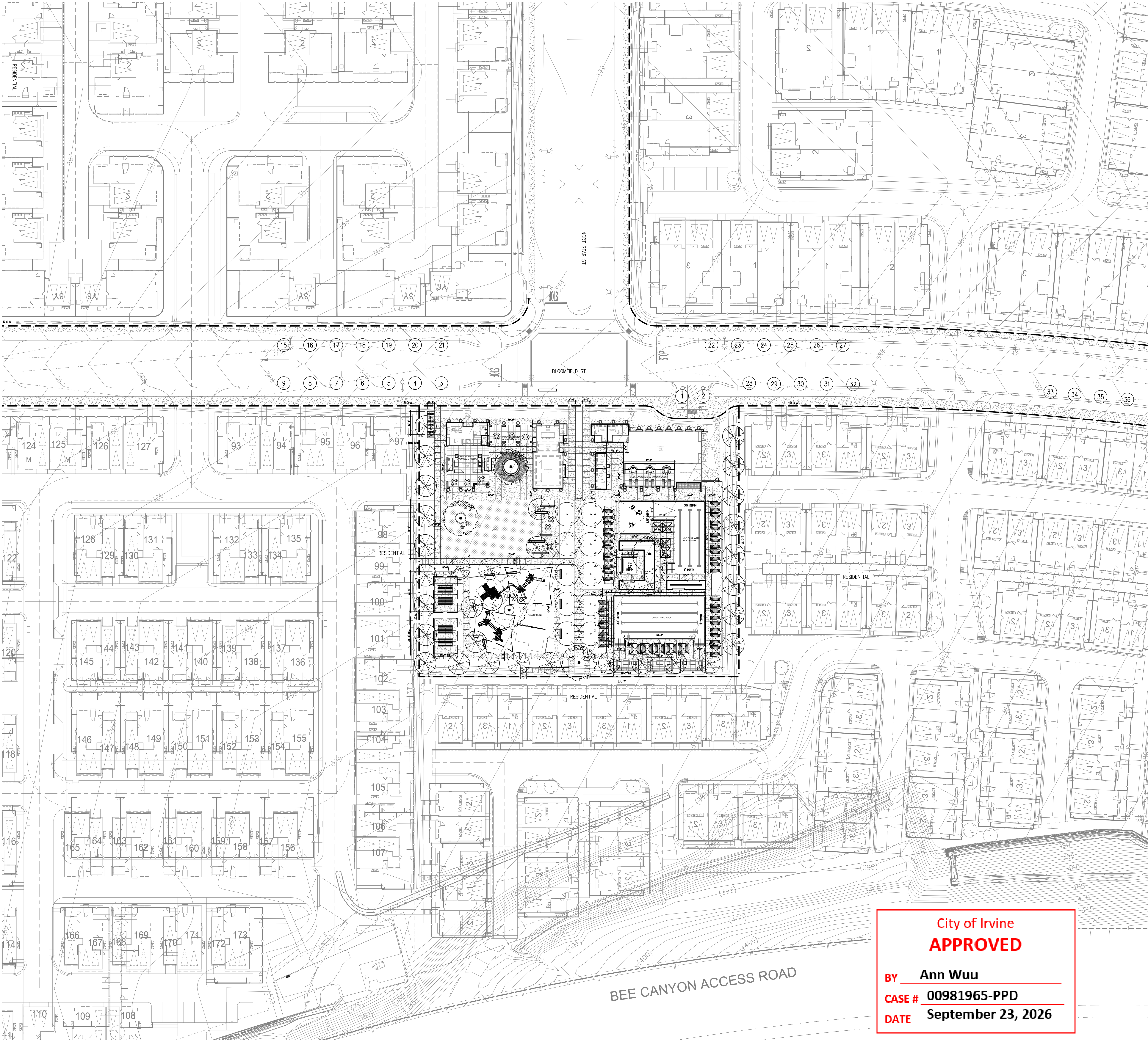
Drawing Number

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PDP-03

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City of Irvine
APPROVED

BY Ann Wu

CASE # 00981965-PPD

DATE September 23, 2026

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[P4]	RUBBERIZED PLAY SURFACING				
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[F4]	COMMUNITY GARDEN FENCE				
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[SF1]	BENCH - WITH MIDDLE ARMREST				
[SF2]	PLANTER POT				
[SF3]	MOVABLE CHAIR				
[SF4]	4 TOP TABLE AND CHAIRS				
[SF5]	ADIRONDACK CHAIR				
[SF6]	TRASH RECEPTACLE AND RECYCLING RECEPTACLE				
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[SF8]	CHASE LOUNGE CHAIRS				
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[SF11]	UMBRELLA				
[SF12]	BIKE RACK				
[SF12]	BANQUET TABLE				
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[A3]	FIRE FEATURE - GAS CONNECTION				
[A4]	OUTDOOR BARBEQUE - GASS CONNECTION				
[A5]	ELECTRIC VEHICLE (EV) CHARGER				
[A6]	COMMUNITY GARDEN BEDS				
STRUCTURES (S)					
[S1]	RECREATION BUILDING BY OTHERS				
[S2]	POOL EQUIPMENT ROOM BY OTHERS				
[S3]	PARK RESTROOMS BY OTHERS				
[S4]	POOL RESTROOMS BY OTHERS				
[S5]	PICNIC AREA SHADE STRUCTURE				
[S6]	POOL CABANAS				
[S7]	PLAYGROUND SHADE				
[S8]	COMMUNITY STORAGE SHED				
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[PS2]	LOG TANGLE 2.1				
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[PS5]	EMBANKMENT SLIDE - TALL				
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POOLS (PL)					
[PL1]	JR. OLYMPIC POOL - 4 LANE				
[PL2]	FAMILY POOL WITH ZERO ENTRY - 3 LANE				
[PL3]	SPA				
BOULDERS AND STONE (B)					
[B1]	BOULDER				
[B2]	STONE COBBLE				
PARK CREDIT PROGRAM					
#	PROGRAM	PPP QTY	PPP SIZE FT SQ	PDP QTY	PDP SIZE FT SQ
1	COMMUNITY BUILDING	1	1,780 FT SQ	1	1,746 FT SQ
2	COMBINED RESTROOM/SHOWER	1	1,012 FT SQ	2	737 FT SQ
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4	POOL - JR. OLYMPIC (4 LANE)	1	2,725 FT SQ	1	2,721 FT SQ
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6	SPA	1	192 FT SQ	1	156 FT SQ
7	SHADE STRUCTURE POOL (INCLUDING POOL TERRACE)	1	1,825 FT SQ	4	3,941 FT SQ
-	SHADE UMBRELLAS	29	INCLUDED IN #7	30	INCLUDED IN #7
8	SHADE STRUCTURE PICNIC (INCLUDING TERRACES)	1	1,568 FT SQ	2	2,890 FT SQ
9	PLAYGROUND	1	5,927 FT SQ	1	5,266 FT SQ
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11	OUTDOOR FIREPIT	1	6 SEATS	0	-
12	GROUP PICNIC AREA	2	3 TABLES	2	8 TABLES
13	ACTIVITY LAWN	1	5,548 FT SQ	1	3,944 FT SQ
14	BIKE RACK (2 CAPACITY MIN)	2	-	2	-
15	POOL DECK	-	9,110 FT SQ	-	9,378 FT SQ
16	BENCHES	-	-	6	-
PARKING SUMMARY					
PARKING REQUIRED		36 SPACES			
PARKING PROVIDED IN PPP		36 SPACES (2 ADA)			
PARKING PROVIDED IN PDP		36 SPACES (2 ADA)			
PLANTING AREA		21,344 SQ FT			
HARDSCAPE AREA		7,237 SQ FT			

GATEWAY VILLAGE

PARK DESIGN PLANS

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Stamp

Revisions

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Key Plan

Date

Phase

Job Number

Scale

0 5' 10'

1" = 10'

North

Drawing Title

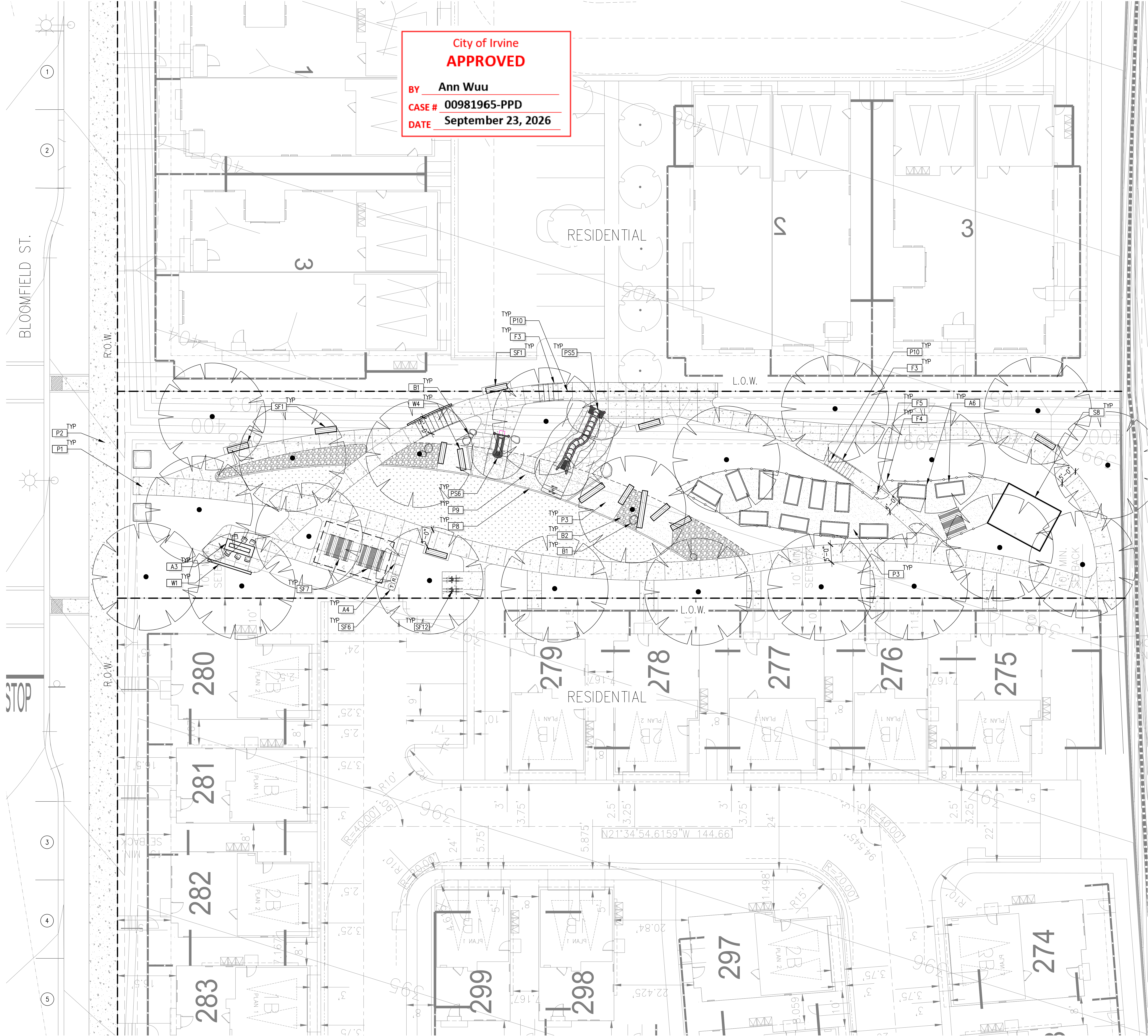
NEIGHBORHOOD PARK A - PARKING

Drawing Number

NOT FOR CONSTRUCTION

PDP-04

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City of Irvine
APPROVED
BY **Ann Wu**
CASE # **00981965-PPD**
DATE **September 23, 2026**

PARK DESIGN LEGEND

KEY	PROPOSED AMENITY
PAVING (P)	
[P1]	ENHANCED CONCRETE PAVING INTEGRAL COLOR
[P2]	CONCRETE PAVING INTEGRAL COLOR
[P3]	DECOMPOSED GRANITE
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[P6]	PRECAST PAVER ACCENT
[P7]	POOL SHOWER TILE
[P8]	CONCRETE MOW CURB
[P9]	PLAY SAND
[P10]	CONCRETE STAIRS
WALLS (W)	
[W1]	BREEZEBLOCK WALL
[W2]	SFRG PLANTER WALL
[W3]	PLANTER WALL SEAT WALL
[W4]	CONCRETE SEAT WALL WITH WOOD TOP
FENCES AND RAILING (F)	
[F1]	POOL PERIMETER FENCE 6"
[F2]	POOL PERIMETER GATE
[F3]	HANDRAIL
[F4]	COMMUNITY GARDEN FENCE
[F5]	COMMUNITY GARDEN GATE
SITE FURNITURE (SF)	
[SF1]	BENCH - WITH MIDDLE ARMREST
[SF2]	PLANTER POT
[SF3]	MOVABLE CHAIR
[SF4]	4 TOP TABLE AND CHAIRS
[SF5]	ADIRONDACK CHAIR
[SF6]	TRASH RECEPTACLE AND RECYCLING RECEPTACLE
[SF7]	PICNIC TABLE
[SF8]	CHASE LOUNGE CHAIRS
[SF9]	SIDE TABLE
[SF10]	LOUNGE FURNITURE
[SF11]	UMBRELLA
[SF12]	BIKE RACK
[SF12]	BANQUET TABLE
AMENITIES (A)	
[A1]	FIRE PLACE - SINGLE SIDE BY OTHERS
[A2]	FIRE PLACE - DUAL SIDE BY OTHERS
[A3]	FIRE FEATURE - GAS CONNECTION
[A4]	OUTDOOR BARBEQUE - GASS CONNECTION
[A5]	ELECTRIC VEHICLE (EV) CHARGER
[A6]	COMMUNITY GARDEN BEDS
STRUCTURES (S)	
[S1]	RECREATION BUILDING BY OTHERS
[S2]	POOL EQUIPMENT ROOM BY OTHERS
[S3]	PARK RESTROOMS BY OTHERS
[S4]	POOL RESTROOMS BY OTHERS
[S5]	PICNIC AREA SHADE STRUCTURE
[S6]	POOL CABANAS
[S7]	PLAYGROUND SHADE
[S8]	COMMUNITY STORAGE SHED
PLAY STRUCTURES (PS)	
[PS1]	TIMBER TOWER 1
[PS2]	LOG TANGLE 2.1
[PS3]	LONG TANGLE 2.3
[PS4]	TRIPLE SWINGS
[PS5]	EMBANKMENT SLIDE - TALL
[PS6]	EMBANKMENT SLIDE - SHORT
POOLS (PL)	
[PL1]	JR. OLYMPIC POOL - 4 LANE
[PL2]	FAMILY POOL WITH ZERO ENTRY - 3 LANE
[PL3]	SPA
BOULDERS AND STONE (B)	
[B1]	BOULDER
[B2]	STONE COBBLE

PARK CREDIT PROGRAM

#	PROGRAM	PPP QTY.	PPP SIZE	PDP QTY.	PDP SIZE
1	ENTRY SIGNAGE MONUMENT	1	100 FT SQ	1	100 FT SQ
2	SHADED BBQ W/ TRELLIS	1	171 FT SQ	1	240 FT SQ
3	DINING/ PICNIC TABLES	3	-	3	-
4	PLAY SLIDE WITH ROCK SCRAMBLE	1	-	3	274 FT SQ
5	ACTIVITY LAWN	1	1,787 FT SQ	1	1,448 FT SQ
6	OUTDOOR FIREPIT	1	5 SEATS	1	6 SEATS
7	COMMUNITY GARDEN BEDS	15	1,825 FT SQ	13	1,580 FT SQ
8	COMMUNITY STORAGE SHED	1	1,568 FT SQ	1	1,568 FT SQ
9	BENCH	4	-	6	-
10	BIKE RACK (2 CAPACITY MIN)	2	-	2	-

PARKING SUMMARY

PARKING REQUIRED	5 SPACES
PARKING PROVIDED IN PPP	5 SPACES
PARKING PROVIDED IN PDP	5 SPACES
*SPECIFICS THAT WERE SUBMITTED IN THE PRELIMINARY PARK PLAN ARE NOTED AS "PPP". CURRENT QUANTITY IS INCLUDED IN THIS PARK DESIGN PLAN SUBMITTAL IS NOTED AS "PDP".	
PLANTING AREA	13,643 SQ FT
HARDSCAPE AREA	4,475 SQ FT

GATEWAY VILLAGE

PARK DESIGN PLANS

Client
BROOKFIELD SOCAL LAND
CONSTRUCTORS, LLC.
3200 PARK CENTER DRIVE #1000
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Landscape Architect

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IRVINE, CA 92612

MORAN UTILITY SERVICE, INC
4168 AVENIDA DE LA PLATA, SUITE 103
OCEANSIDE, CA 92617

Stamp

Revisions

- 1
- 2
- 3
- 4
- 5
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- 8
- 9
- 10

Key Plan

Date

Phase

Job Number

Scale
0 5' 10'
1" = 10'

North

Drawing Title

NEIGHBORHOOD PARK B

Drawing Number

NOT FOR CONSTRUCTION

PDP-05

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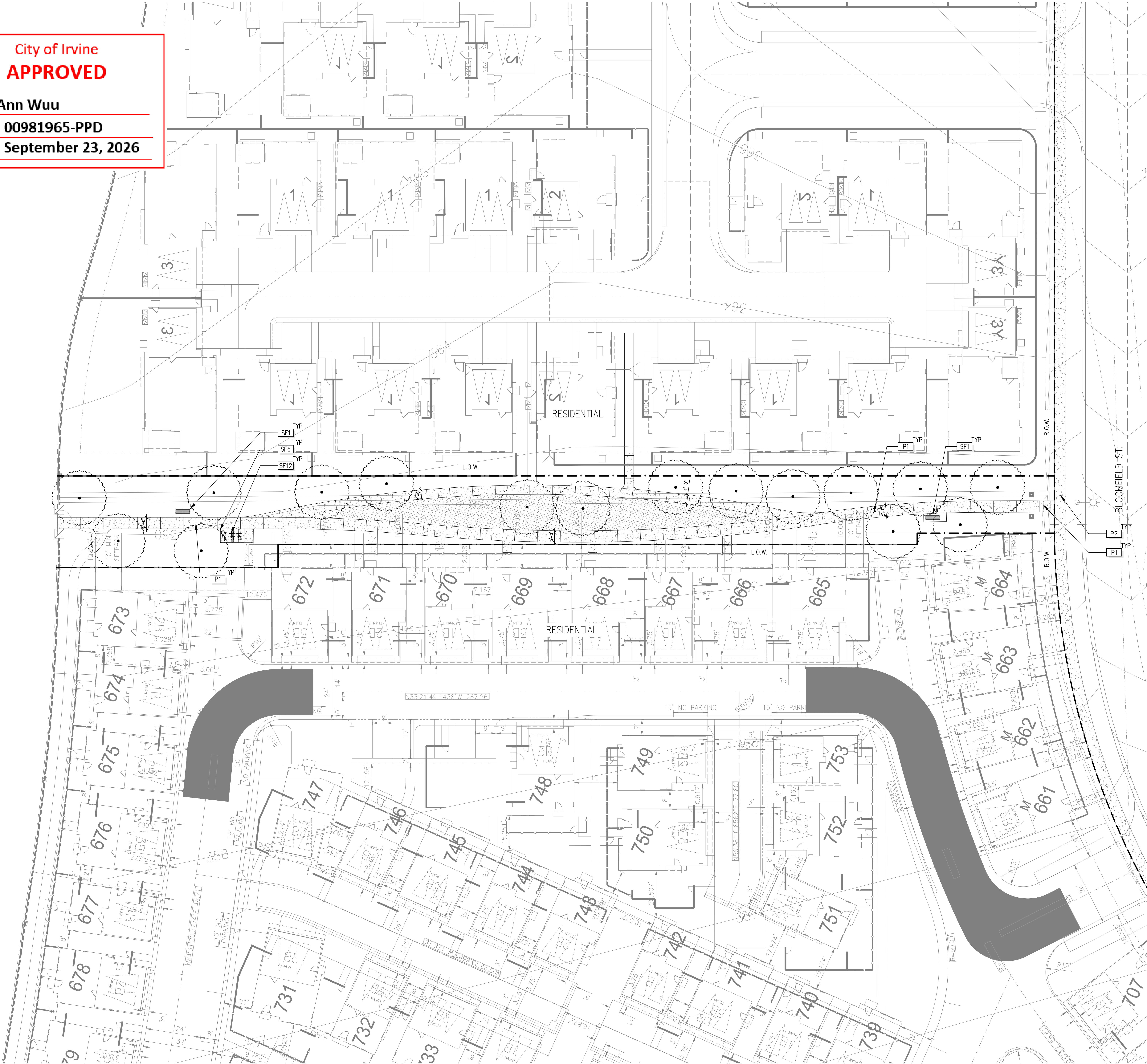
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City of Irvine
APPROVED

BY Ann Wuu

CASE # 00981965-PPD

DATE September 23, 2026



PARK DESIGN LEGEND

KEY		PROPOSED AMENITY			
PAVING (P)					
P1	ENHANCED CONCRETE PAVING INTEGRAL COLOR				
P2	CONCRETE PAVING INTEGRAL COLOR				
P3	DECOMPOSED GRANITE				
P4	RUBBERIZED PLAY SURFACING				
P5	PRECAST PAVER TERRACES				
P6	PRECAST PAVER ACCENT				
P7	POOL SHOWER TILE				
P8	CONCRETE MOW CURB				
P9	PLAY SAND				
P10	CONCRETE STAIRS				
WALLS (W)					
W1	BREEZEBLOCK WALL				
W2	GFRG PLANTER WALL				
W3	PLANTER WALL SEAT WALL				
W4	CONCRETE SEAT WALL WITH WOOD TOP				
FENCES AND RAILING (F)					
F1	POOL PERIMETER FENCE 6'				
F2	POOL PERIMETER GATE				
F3	HANDRAIL				
F4	COMMUNITY GARDEN FENCE				
F5	COMMUNITY GARDEN GATE				
SITE FURNITURE (SF)					
SF1	BENCH - WITH MIDDLE ARMREST				
SF2	PLANTER POT				
SF3	MOVABLE CHAIR				
SF4	4 TOP TABLE AND CHAIRS				
SF5	ADIRONDACK CHAIR				
SF6	TRASH RECEPTACLE AND RECYCLING RECEPTACLE				
SF7	PICNIC TABLE				
SF8	CHASE LOUNGE CHAIRS				
SF9	SIDE TABLE				
SF10	LOUNGE FURNITURE				
SF11	UMBRELLA				
SF12	BIKE RACK				
SF12	BANQUET TABLE				
AMENITIES (A)					
A1	FIRE PLACE - SINGLE SIDE BY OTHERS				
A2	FIRE PLACE - DUAL SIDE BY OTHERS				
A3	FIRE FEATURE - GAS CONNECTION				
A4	OUTDOOR BARBEQUE - GASS CONNECTION				
A5	ELECTRIC VEHICLE (EV) CHARGER				
A6	COMMUNITY GARDEN BEDS				
STRUCTURES (S)					
S1	RECREATION BUILDING BY OTHERS				
S2	POOL EQUIPMENT ROOM BY OTHERS				
S3	PARK RESTROOMS BY OTHERS				
S4	POOL RESTROOMS BY OTHERS				
S5	PICNIC AREA SHADE STRUCTURE				
S6	POOL CABANAS				
S7	PLAYGROUND SHADE				
S8	COMMUNITY STORAGE SHED				
PLAY STRUCTURES (PS)					
PS1	TIMBER TOWER 1				
PS2	LOG TANGLE 2.1				
PS3	LONG TANGLE 2.3				
PS4	TRIPLE SWINGS				
PS5	EMBANKMENT SLIDE - TALL				
PS6	EMBANKMENT SLIDE - SHORT				
POOLS (PL)					
PL1	JR. OLYMPIC POOL - 4 LANE				
PL2	FAMILY POOL WITH ZERO ENTRY - 3 LANE				
PL3	SPA				
BOULDERS AND STONE (B)					
B1	BOULDER				
B2	STONE COBBLE				
PARK CREDIT PROGRAM					
#	PROGRAM	PPP QTY.	PPP SIZE	PDP QTY.	PDP SIZE
1	ENTRY SIGNAGE MONUMENT	1	100 FT SQ	1	100 FT SQ
2	OPEN SPACE	-	-	-	-
3	TRASH/RECYCLING	1	-	1	-
4	BENCH	2	-	2	-
5	BIKE RACK (2 CAPACITY MIN)	2	-	2	-
PLANTING AREA		10,170 SQ FT			
HARDSCAPE AREA		3,670 SQ FT			

GATEWAY VILLAGE
PARK DESIGN PLANS

Client
BROOKFIELD SOCAL LAND
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Stamp

Revisions

- 1
- 2
- 3
- 4
- 5
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- 10

Key Plan

Date

Phase

Job Number

Scale

0 8' 16'
1/8" = 1'-0"

North

Drawing Title

NEIGHBORHOOD
LINEAR A

Drawing Number

NOT FOR CONSTRUCTION

PDP-06

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City of Irvine

APPROVED

BY Ann Wuu

CASE # 00981965-PPD

DATE September 23, 2026

P:\BKR\BKR603 GV Village Park A Rec Cn14 Drawings\Graphics\AutoCAD\Sheets\Gateway Village Park Design Plan\LAYOUT\TPARK DESIGN PLANS.dwg | ELEE | ARCH E1 (30.00 X 42.00 INCHES) | 8/14/2026



PARK DESIGN LEGEND									
KEY		PROPOSED AMENITY							
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[P2]	CONCRETE PAVING INTEGRAL COLOR								
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[P4]	RUBBERIZED PLAY SURFACING								
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[S1]	RECREATION BUILDING BY OTHERS								
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[S5]	PICNIC AREA SHADE STRUCTURE								
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PLAY STRUCTURES (PS)									
[PS1]	TIMBER TOWER 1								
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POOLS (PL)									
[PL1]	JR. OLYMPIC POOL - 4 LANE								
[PL2]	FAMILY POOL WITH ZERO ENTRY - 3 LANE								
[PL3]	SPA								
BOULDERS AND STONE (B)									
[B1]	BOULDER								
[B2]	STONE COBBLE	PARK CREDIT PROGRAM							
#	PROGRAM					PPP QTY.	PPP SIZE	PDP QTY.	PDP SIZE
1	ENTRY SIGNAGE MONUMENT					1	100 FT SQ	1	100 FT SQ
2	ACTIVITY LAWN					1	1,055 FT SQ	1	1,055 FT SQ
3	TRASH/ RECYCLING					1	—	1	—
4	BENCH					2	—	2	—
5	BIKE RACK (2 CAPACITY MIN)					2	—	2	—
PLANTING AREA						8,941 SQ FT			
HARDSCAPE AREA						3,335 SQ FT			

GATEWAY VILLAGE

PARK DESIGN PLANS

Client

BROOKFIELD SOCAL LAND CONSTRUCTORS, LLC.
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Landscape Architect

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Revisions

1

2

3

4

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Key Plan

Date

Phase

Job Number

Scale

0 8' 16'

1/8" = 1'-0"

North

Drawing Title

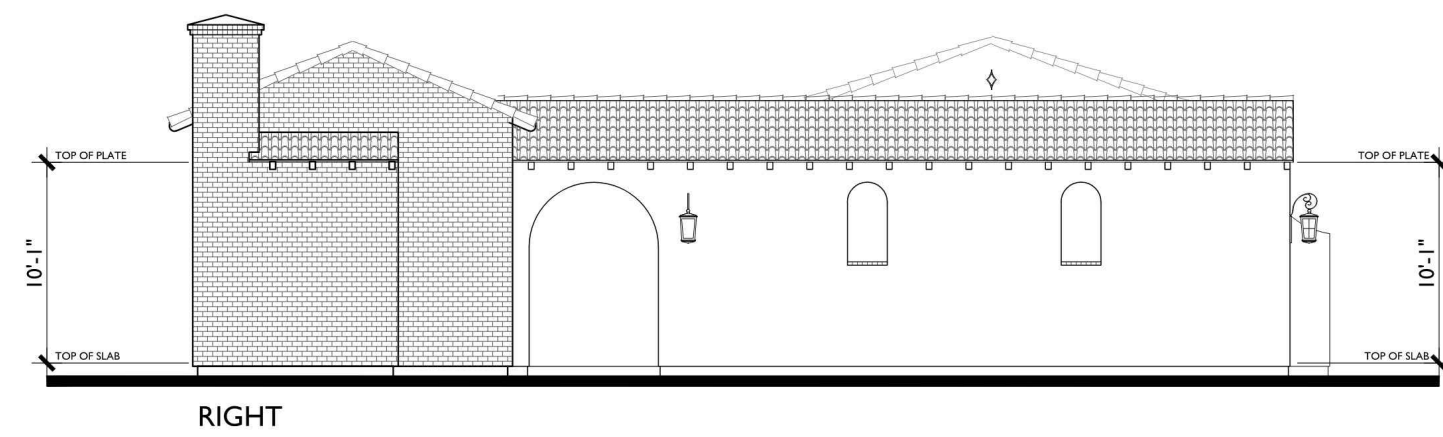
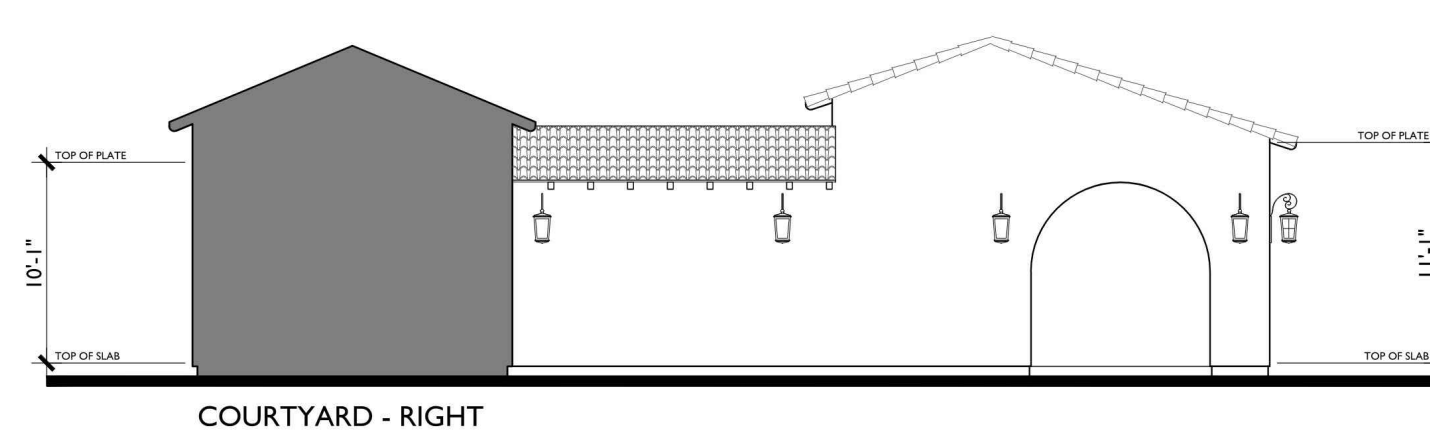
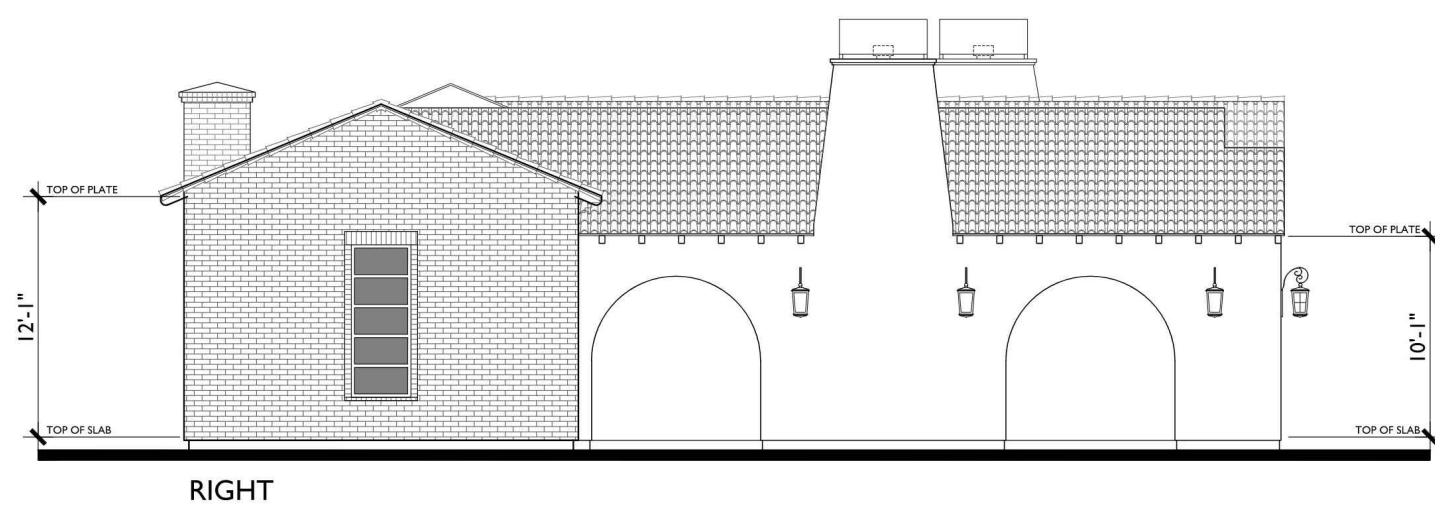
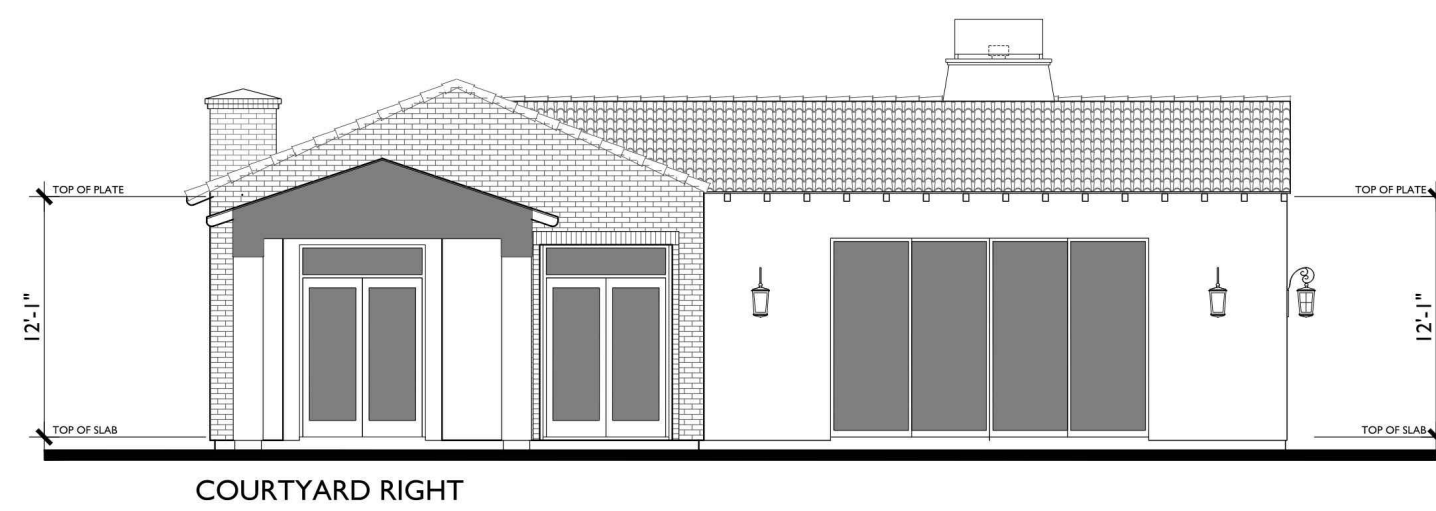
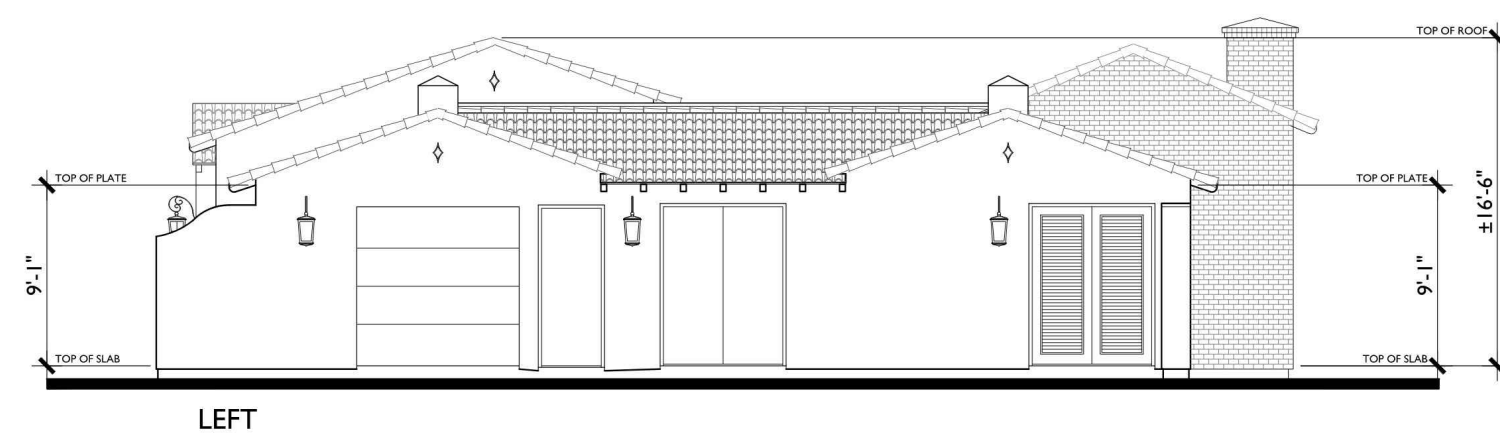
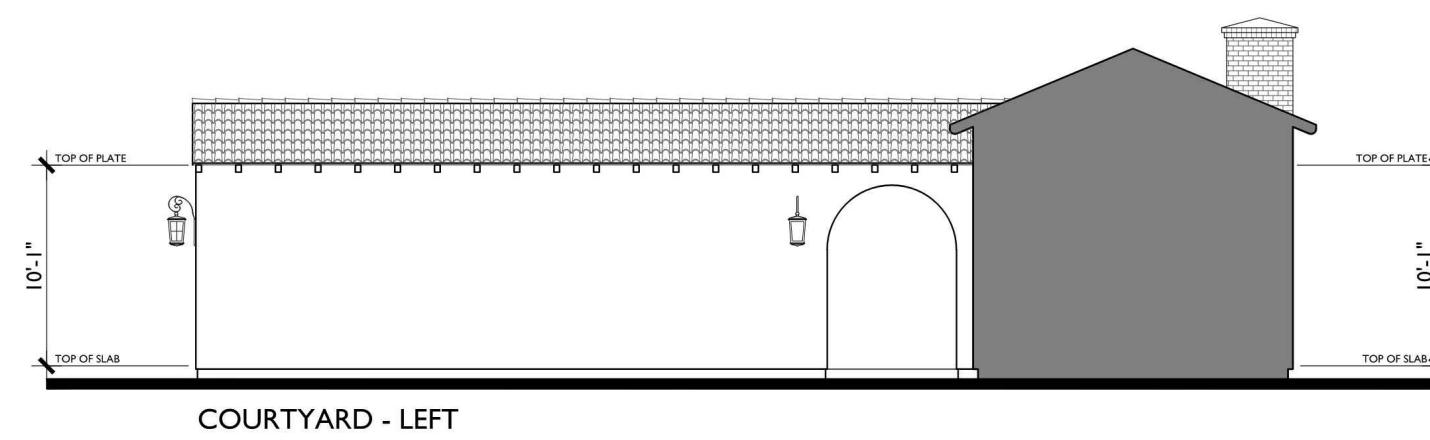
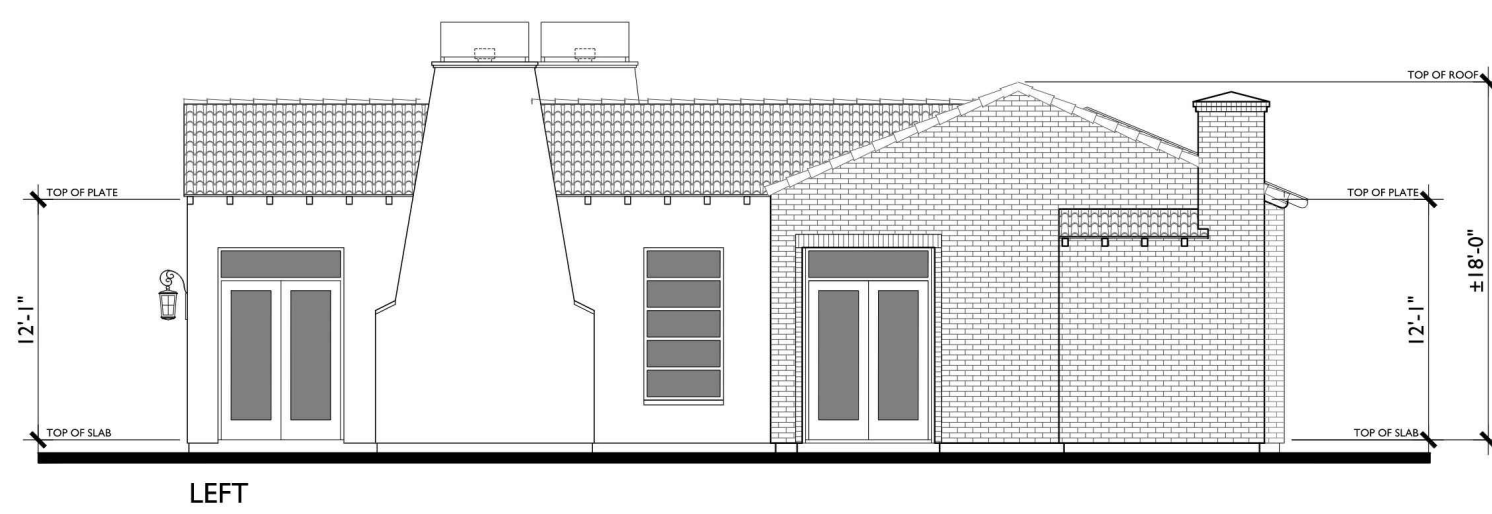
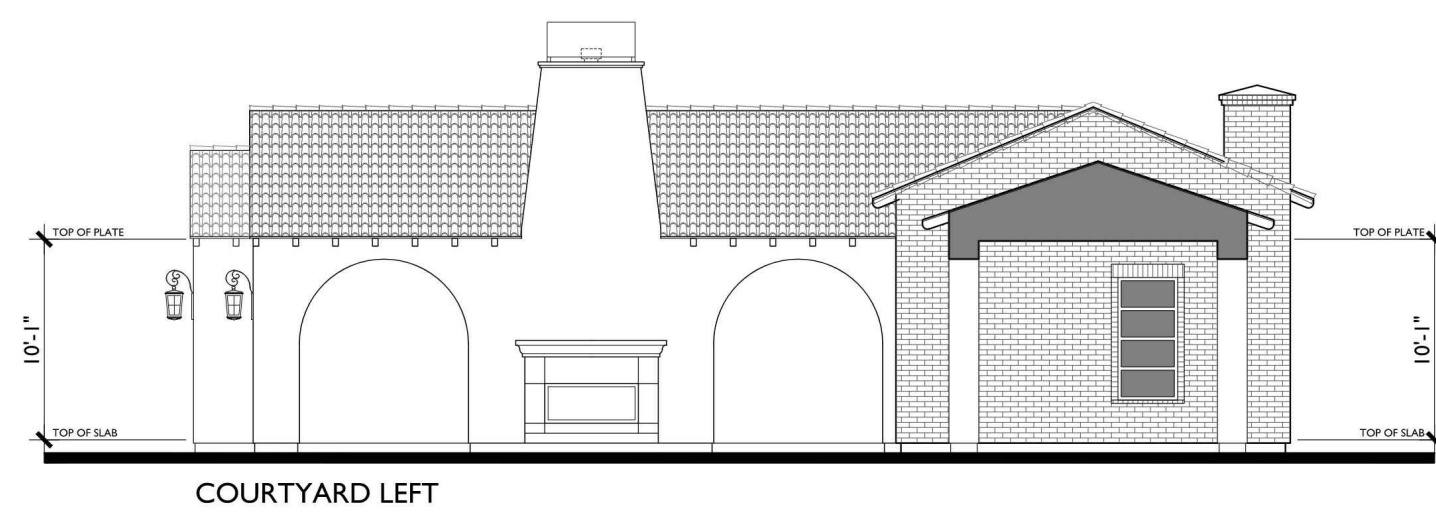
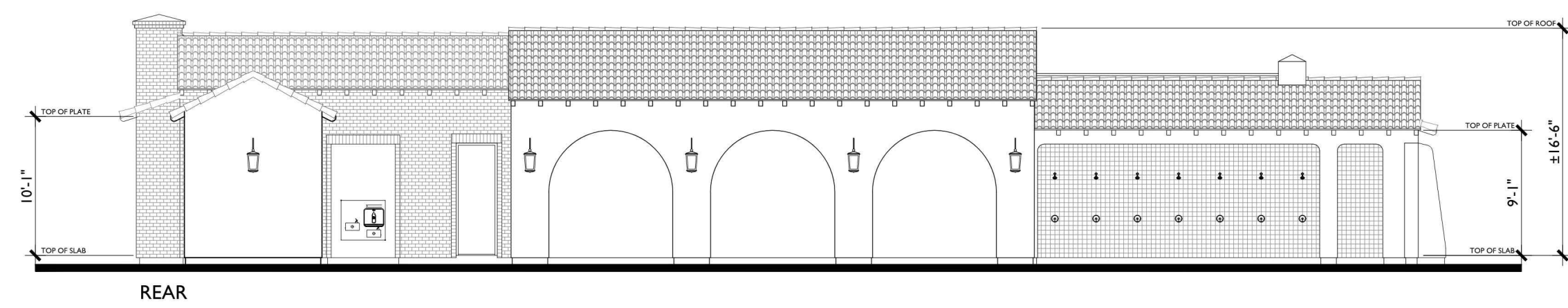
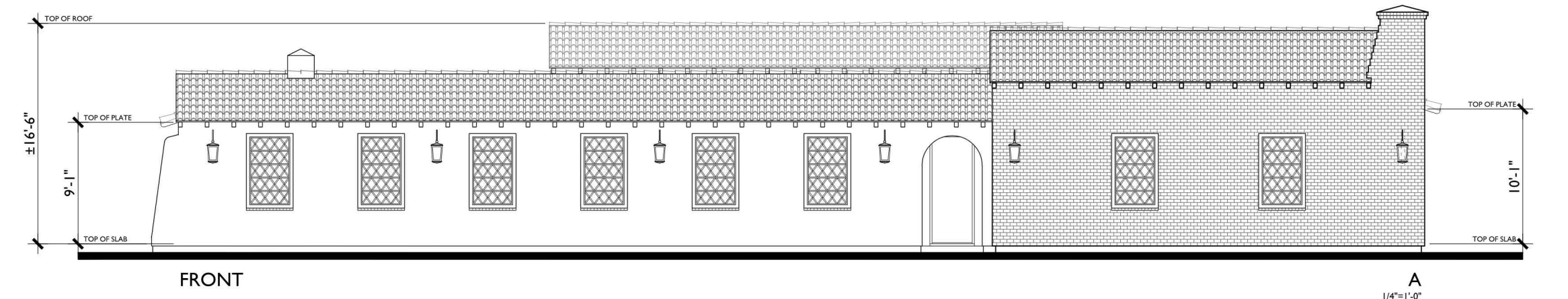
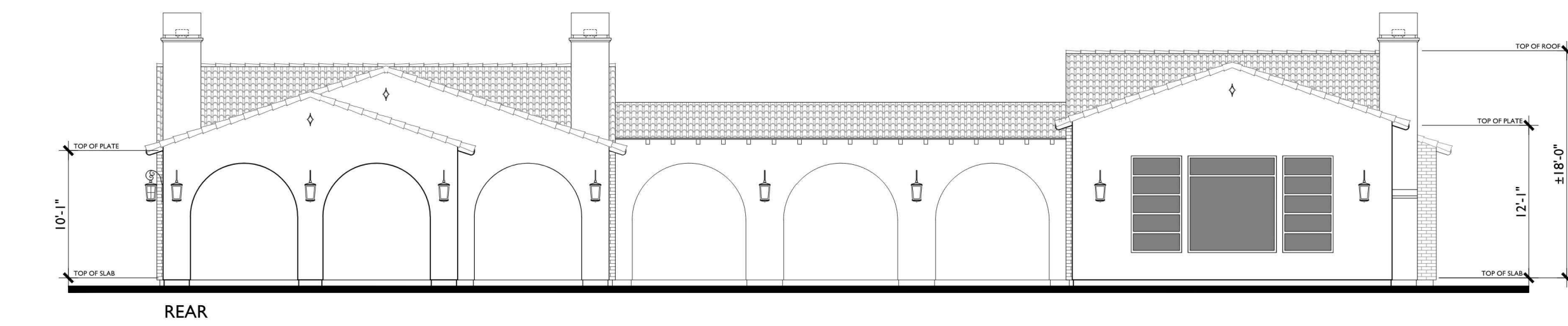
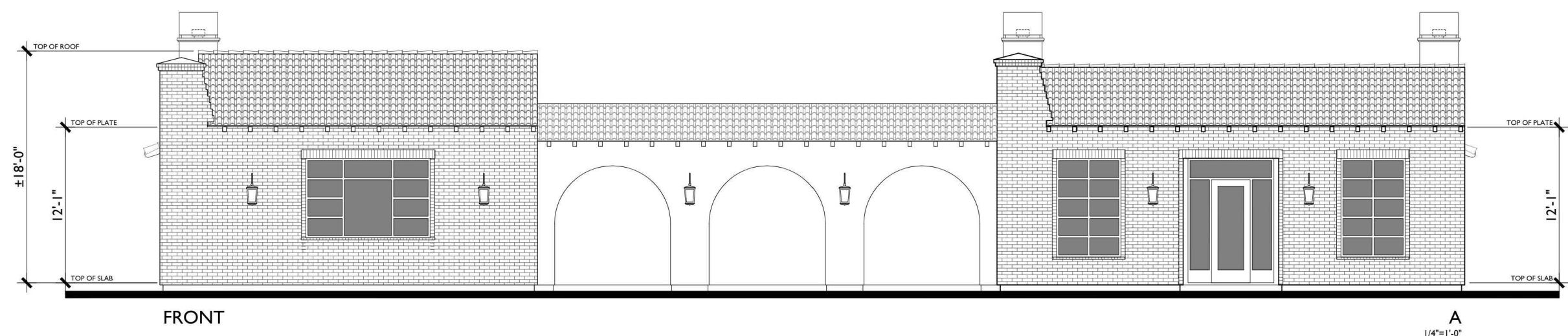
NEIGHBORHOOD LINEAR B

Drawing Number

NOT FOR CONSTRUCTION

PDP-07

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PARK DESIGN PLANS

Client
BROOKFIELD SOCIAL LAND
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4168 AVENIDA DE LA PLATA, SUITE 103
OCEANSIDE, CA 92617

Stamp

Revisions

- 1
- 2
- 3
- 4
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- 9
- 10

Key Plan

Date _____

Phase

Job Number

Scale North

Drawing Title

RECREATION CENTER ELEVATIONS

Drawing Number

NOT FOR CONSTRUCTION

PDP-08

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