

NOTICE TO CONTRACTOR

PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 4216, NO EXCAVATION PERMIT IS VALID UNLESS THE FOLLOWING IS PERFORMED:

1. UNDERGROUND SERVICES ALERT HAS BEEN CONTACTED AND HAS PROVIDED INQUIRY I.D. # _____

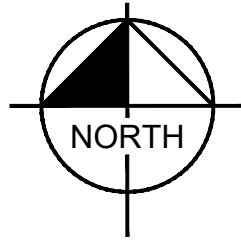
2. THE UNDERSIGNED AGREES TO CONTACT AND OBTAIN AN INQUIRY I.D.# FROM UNDERGROUND SERVICES ALERT (800) 422-4133 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF EXCAVATION.

SIGNED _____ DATE _____

CONSTRUCTION PLANS FOR THE IMPROVEMENT OF
PORTOLA SPRINGS COMMUNITY PARK
INDIGENOUS INTERPRETIVE SPACE – PHASE 1
CIP 372501



LOCATION MAP

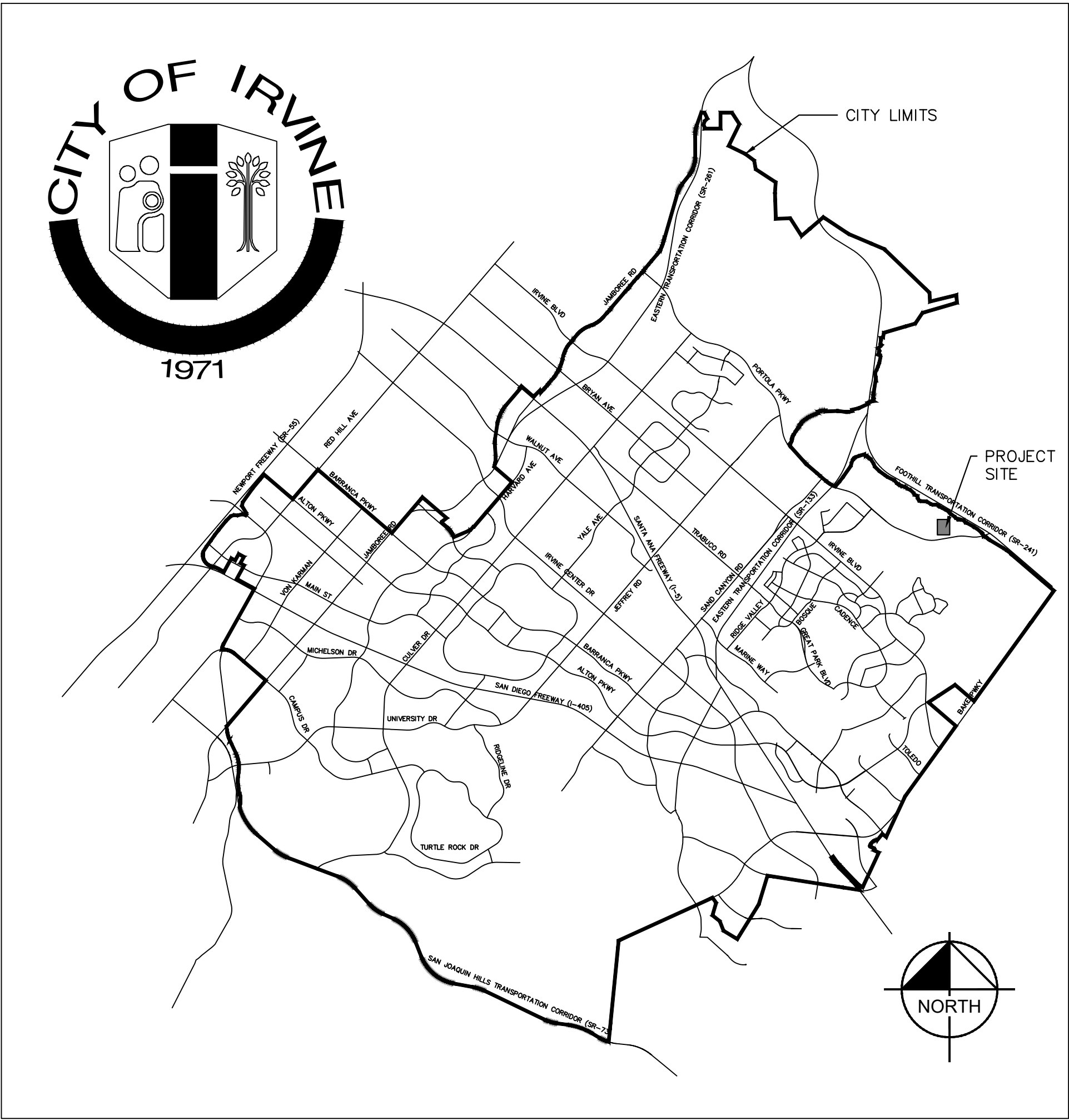


LEGEND

SYMBOL	DESCRIPTION
	EXISTING RIGHT OF WAY
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING STORM DRAIN LINE
	EXISTING SANITARY SEWER LINE
	EXISTING ELECTRICAL LINE
	EXISTING DOMESTIC WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING TOP OF SLOPE LINE
	REMOVE EXISTING STORM DRAIN LINE
	PROPOSED STORM DRAIN LINE
	SWALE
	LIMIT OF WORK
	REMOVE/DISPOSE EXISTING REDWOOD HEADER
	AREA OF DEMOLITION LIMITS
BS	BOTTOM OF STEP ELEVATION
TS	TOP OF STEP ELEVATION
EG	EDGE OF GUTTER ELEVATION
FL	FINISH GRADE ELEVATION
FS	FINISH SURFACE ELEVATION
G.B.	GRADE BREAK
R.L.	RIDGE LINE
TC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
TG	TOP OF GRATE
T.O.S.	TOP OF SLAB
T.O.F.	TOP OF FOOTING
xxx.xx	PROPOSED SPOT ELEVATION
(xxx.xx)	EXISTING SPOT ELEVATION
xx.xx%	PROPOSED SLOPE
(xx.xx)%	EXISTING SLOPE
(xx.x)	EXISTING CONTOUR ELEVATION
xx.x	PROPOSED CONTOUR ELEVATION
-G.B.-	GRADE BREAK
-R.L.-	RIDGE LINE
-H.P.-	HIGH POINT
->->-	FLOW LINE

INDEX OF DRAWINGS

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7	C400	SITE GRADING PLANS
8	C500	GRADING PLAN
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17	L300	IRRIGATION PLAN
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SITE DATA

TOTAL SITE AREA: 44,574 SF

DISTURBED AREA: 33,232 SF

EXISTING PERVIOUS AREA: 4,964 SF

EXISTING IMPERVIOUS AREA: 39,610 SF

PROPOSED PERVIOUS AREA: 10,011 SF

PROPOSED IMPERVIOUS AREA: 34,563 SF

PROPOSED TREES: 29

REMOVED TREES: 10

VICINITY MAP

BASIS OF BEARINGS:

THE BASIS OF HORIZONTAL CONTROL FOR THIS PROJECT IS CALIFORNIA COORDINATE SYSTEM NAD83 ZONE 6, (2010.00) DETERMINED LOCALLY BY THE FOLLOWING N.G.S CONTINUOUS REFERENCE STATIONS (C.O.R.S.): SBCC & TRAK

N.G.S C.O.R.S. SBCC:
NORTHING = 2147751.06' EASTING = 6131562.36'

N.G.S. C.O.R.S. TRAK:
NORTHING = 2171991.91' EASTING = 6088761.82'

EARTHWORK

136.20 CY CUT (RAW)

69.72 CY FILL (RAW)

66.48 CY NET CUT (RAW)

APPROVED BY:
CITY ENGINEER

CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY
APPROVED

This plan is signed by the City of Irvine Public Works & Sustainability Department for concept and adherence to City of Irvine standards and requirements only. The City is not responsible for the design, assumptions or accuracy. All revisions must receive City approval prior to construction.

LINCOLN LA, P.E.
City Engineer

LINCOLN LO R.C.E. NO. 66116 DATE

APPROVED BY: ORANGE COUNTY
FIRE MARSHAL

SR#

BENCH MARK:

ELEVATIONS SHOWN HEREON ARE BASED UPON ORANGE COUNTY BENCHMARK BEE-ROUND-3, ELEVATION 568.81 FEET (NAVD 88)

DESCRIPTION:
DESCRIBED BY OCS 2002 - UNRELIABLE ELEVATION-FOUND 3 3/4 " OCS ALUMINUM BENCHMARK DISK STAMPED "BEE-ROUND-3", SET IN THE TOP OF A FLOATING CONCRETE HEADWALL. MONUMENT IS LOCATED ALONG THE NORTHERLY SIDE OF PORTOLA PARKWAY, 1.6 MILES EASTERLY ALONG PORTOLA PARKWAY FROM THE CENTERLINE OF SAND CANYON AVENUE TO ROUND CANYON DAM ACCESS ROAD, 50 FT. WESTERLY OF THE CENTERLINE OF THE ACCESS ROAD. MONUMENT IS SET LEVEL IN THE TOP OF THE WALL.

LEGAL DESCRIPTION:

TRACT NO. 17769 IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF LOT LINE ADJUSTMENT LL 2003-007 RECORDED APRIL 15TH, 2003 AS INSTRUMENT NO. 2003000416458, OF OFFICIAL RECORDERS. RECORDS OF ORANGE COUNTY, CALIFORNIA.

APPROVED BY:
IRVINE RANCH WATER DISTRICT
SANITARY SEWER FACILITIES

APPROVED BY:
IRVINE RANCH WATER DISTRICT
WATER FACILITIES

PORTOLA SPRINGS COMMUNITY PARK
INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501

TITLE SHEET

CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

PLAN CHECK NO.
00961364-PARK

PERMIT NO.

CIP NO.
372501

SHEET

C100
1 OF 22

GENERAL EARTHWORK AND GRADING SPECIFICATIONS					
1.0	General	<p>1.1 <u>Intent</u>: These General Earthwork and Grading Specifications are for the grading and earthwork shown on the approved grading plan(s) and/or indicated in the geotechnical report(s). These Specifications are a part of the recommendations contained in the geotechnical report(s). In case of conflict, the specific recommendations in the geotechnical report shall supersede these more general Specifications. Observations of the earthwork by the project Geotechnical Consultant during the course of grading may result in new or revised recommendations that could supersede these specifications or the recommendations in the geotechnical report(s).</p> <p>1.2 <u>Geotechnical Consultant</u>: Prior to commencement of work, the owner shall employ a geotechnical consultant. The geotechnical consultant shall be responsible for reviewing the approved geotechnical report(s) and accepting the adequacy of the preliminary geotechnical findings, conclusions, and recommendations prior to the commencement of the grading.</p> <p>Prior to commencement of grading, the Geotechnical Consultant shall review the "work plan" prepared by the Earthwork Contractor (Contractor) and schedule sufficient personnel to perform the appropriate level of observation, mapping, and compaction testing.</p> <p>During the grading and earthwork operations, the Geotechnical Consultant shall observe, map, and document the subsurface exposures to verify the geotechnical design assumptions. If the observed conditions are found to be significantly different than the interpreted assumptions during the design phase, the Geotechnical Consultant shall inform the owner, recommend appropriate changes in design to accommodate the observed conditions, and notify the review agency where required. Subsurface areas to be geotechnically observed, mapped, elevations recorded, and/or tested include natural ground after it has been cleared for receiving fill but before fill is placed, bottoms of all "remedial removal" areas, all key bottoms, and benches made on sloping ground to receive fill.</p> <p>The Geotechnical Consultant shall observe the moisture-conditioning and processing of the subgrade and fill materials and perform relative compaction testing of fill to determine the attained level of compaction. The Geotechnical Consultant shall provide the test results to the owner and the Contractor on a routine and frequent basis.</p>			
3.0	Fill Material	<p>3.1 <u>General</u>: Material to be used as fill shall be essentially free of organic matter and other deleterious substances evaluated and accepted by the Geotechnical Consultant prior to placement. Soils of poor quality, such as those with unacceptable gradation, high expansion potential, or low strength shall be placed in areas acceptable to the Geotechnical Consultant or mixed with other soils to achieve satisfactory fill material.</p> <p>3.2 <u>Oversize</u>: Oversize material defined as rock, or other irreducible material with a maximum dimension greater than 12 inches, shall not be buried or placed in fill unless location, materials, and placement methods are specifically accepted by the Geotechnical Consultant. Placement operations shall be such that nesting of oversized material does not occur and such that oversize material is completely surrounded by compacted or densified fill. Oversize material shall not be placed within 10 vertical feet of finish grade or within 2 feet of future utilities or underground construction.</p> <p>3.3 <u>Import</u>: If importing of fill material is required for grading, proposed import material shall meet the requirements of Section 3.1. The potential import source shall be given to the Geotechnical Consultant at least 48 hours (2 working days) before importing begins so that its suitability can be determined and appropriate tests performed.</p> <p>4.0 <u>Fill Placement and Compaction</u></p> <p>4.1 <u>Fill Layers</u>: Approved fill material shall be placed in areas prepared to receive fill (per Section 3.0) in near-horizontal layers not exceeding 8 inches in loose thickness. The Geotechnical Consultant may accept thicker layers if testing indicates the grading procedures can adequately compact the thicker layers. Each layer shall be spread evenly and mixed thoroughly to attain relative uniformity of material and moisture throughout.</p> <p>4.2 <u>Fill Moisture Conditioning</u>: Fill soils shall be watered, dried back, blended, and/or mixed, as necessary to attain a relatively uniform moisture content at or slightly over optimum. Maximum density and optimum soil moisture content tests shall be performed in accordance with the American Society of Testing and Materials (ASTM Test Method D1557-91).</p> <p>4.3 <u>Compaction of Fill</u>: After each layer has been moisture-conditioned, mixed, and evenly spread, it shall be uniformly compacted to not less than 90 percent of maximum dry density (ASTM Test Method D1557-91). Compaction equipment shall be adequately sized and be either specifically designed for soil compaction or of proven reliability to efficiently achieve the specified level of compaction with uniformity.</p>			
5.0	Subdrain Installation	<p>Subdrain systems shall be installed in accordance with the approved geotechnical report(s), the grading plan, and the Standard Details. The Geotechnical Consultant may recommend additional subdrains and/or changes in subdrain extent, location, grade, or material depending on conditions encountered during grading. All subdrains shall be surveyed by a land surveyor/civil engineer for line and grade after installation and prior to burial. Sufficient time should be allowed by the Contractor for these surveys.</p>			
6.0	Excavation	<p>Excavations, as well as over-excavation for remedial purposes, shall be evaluated by the Geotechnical Consultant during grading. Remedial removal depths shown on geotechnical plans are estimates only. The actual extent of removal shall be determined by the Geotechnical Consultant based on the field evaluation of exposed conditions during grading. Where fill-over-cut slopes are to be graded, the cut portion of the slope shall be made, evaluated, and accepted by the Geotechnical Consultant prior to placement of materials for construction of the fill portion of the slope, unless otherwise recommended by the Geotechnical Consultant.</p>			
7.0	Trench Backfills	<p>7.1 Contractor shall follow all OSHA and Cal/OSHA requirements for safety of trench excavations.</p> <p>7.2 Bedding and backfill of utility trenches shall be done in accordance with the applicable provisions of Standard Specifications of Public Works Construction. Bedding material shall have a Sand Equivalent greater than 30 (SE>30). The bedding shall be placed to 1 foot over the top of the conduit and densified by jetting. Backfill shall be placed and densified to a minimum 90 percent of maximum from 1 foot above the top of the conduit to the surface, except in traveled ways (see Section 7.6 below).</p> <p>7.3 Jetting of the bedding around the conduits shall be observed by the Geotechnical Consultant.</p> <p>7.4 Geotechnical Consultant shall test the trench backfill for relative compaction. At least one test should be made for every 300 feet of trench and 2 feet of fill.</p> <p>7.5 Lift thickness of trench backfill shall not exceed those allowed in the Standard Specifications of Public Works Construction unless the Contractor can demonstrate to the Geotechnical Consultant that the fill lift can be compacted to the minimum relative compaction by his alternative equipment and method.</p> <p>7.6 Trench backfill in the upper foot measured from finish grade within existing or future traveled way, shoulder, and other paved areas (or areas to receive pavement) should be placed to a minimum 95 percent relative compaction.</p>			
8.0	Grading	<p>8.1 <u>Grading</u>: The Contractor shall prepare and submit to the owner and the Geotechnical Consultant a work plan that indicates the sequence of earthwork grading, the number of "spreads" of work and the estimated quantities of daily earthwork contemplated for the site prior to commencement of grading. The Contractor shall inform the owner and the Geotechnical Consultant of changes in work schedules and updates to the work plan at least 24 hours in advance of such changes so that appropriate observations and tests can be planned and accomplished. The Contractor shall not assume that the Geotechnical Consultant is aware of all grading operations.</p> <p>8.2 <u>Processing</u>: Existing ground that has been declared satisfactory for support of fill by the Geotechnical Consultant shall be scarified to a minimum depth of 6 inches. Existing ground that is not satisfactory shall be overexcavated as specified in the following section. Scarification shall continue until soils are broken down and free of large clay lumps or clods and the working surface is reasonably uniform, flat, and free of uneven features that would inhibit uniform compaction.</p> <p>8.3 <u>Overexcavation</u>: In addition to removals and overexcavations recommended in the approved geotechnical report(s) and the grading plan, soft, loose, dry, saturated, spongy, organic-rich, highly fractured or otherwise unsuitable ground shall be overexcavated to competent ground as evaluated by the Geotechnical Consultant during grading.</p> <p>8.4 <u>Benching</u>: Where fills are to be placed on ground with slopes steeper than 5:1 (horizontal to vertical units), the ground shall be stepped or benched. Please see the Standard Details for a graphic illustration. The lowest bench or key shall be a minimum of 15 feet wide and at least 2 feet deep, into competent material as evaluated by the Geotechnical Consultant. Other benches shall be excavated a minimum height of 4 feet into competent material or as otherwise recommended by the Geotechnical Consultant. Fill placed on ground sloping flatter than 5:1 shall also be benched or otherwise overexcavated to provide a flat subgrade for the fill.</p> <p>8.5 <u>Evaluation/Acceptance of Fill Areas</u>: All areas to receive fill, including removal and processed areas, key bottoms, and benches, shall be observed, mapped, elevations recorded, and/or tested prior to being accepted by the Geotechnical Consultant as suitable to receive fill. The Contractor shall obtain a written acceptance from the Geotechnical Consultant prior to fill placement. A licensed surveyor shall provide the survey control for determining elevations of processed areas, keys, and benches.</p>			
9.0	Earthwork Contractor	<p>The Earthwork Contractor (Contractor) shall be qualified, experienced, and knowledgeable in earthwork logistics, preparation and processing of ground to receive fill, moisture-conditioning and processing of fill, and compacting fill. The Contractor shall review and accept the plans, geotechnical report(s), and these Specifications prior to commencement of grading. The Contractor shall be solely responsible for performing the grading in accordance with the plans and specifications.</p>			
10.0	Preparation of Areas to be Filled	<p>10.1 <u>Clearing and Grubbing</u>: Vegetation, such as brush, grass, roots, and other deleterious material shall be sufficiently removed and properly disposed of in a method acceptable to the owner, governing agencies, and the Geotechnical Consultant.</p> <p>The Geotechnical Consultant shall evaluate the extent of these removals depending on specific site conditions. Earth fill material shall not contain more than 1 percent of organic materials (by volume). No fill lift shall contain more than 5 percent of organic matter. Nesting of the organic materials shall not be allowed.</p> <p>If potentially hazardous materials are encountered, the Contractor shall stop work in the affected area, and a hazardous material specialist shall be informed</p>			
11.0	Compaction of Fill Slopes	<p>In addition to normal compaction procedures specified above, compaction of slopes shall be accomplished by backrolling of slopes with sheepfoot rollers at increments of 3 to 4 feet in fill elevation, or by other methods producing satisfactory results acceptable to the Geotechnical Consultant. Upon completion of grading, relative compaction of the fill, out to the slope face, shall be at least 90 percent of maximum density per ASTM Test Method D1557-91.</p>			
12.0	Compaction Testing	<p>Field tests for moisture content and relative compaction of the fill soils shall be performed by the Geotechnical Consultant. Location and frequency of tests shall be at the Consultant's discretion based on field conditions encountered. Compaction test locations will not necessarily be selected on a random basis. Test locations shall be selected to verify adequacy of compaction levels in areas that are judged to be prone to inadequate compaction (such as close to slope faces and at the fill/bedrock benches).</p>			
13.0	Frequency of Compaction Testing	<p>Tests shall be taken at intervals not exceeding 2 feet in vertical rise and/or 1,000 cubic yards of compacted fill soils embankment. In addition, as a guideline, at least one test shall be taken on slope faces for each 5,000 square feet of slope face and/or each 10 feet of vertical height of slope. The Contractor shall assure that fill construction is such that the testing schedule can be accomplished by the Geotechnical Consultant. The Contractor shall stop or slow down the earthwork construction if these minimum standards are not met.</p>			
14.0	Compaction Test Locations	<p>The Geotechnical Consultant shall document the approximate elevation and horizontal coordinates of each test location. The Contractor shall coordinate with the project surveyor to assure that sufficient grade stakes are established so that the Geotechnical Consultant can determine the test locations with sufficient accuracy. At a minimum, two grade stakes within a horizontal distance of 100 feet and vertically less than 5 feet apart from potential test locations shall be provided.</p>			
15.0	Subdrain Installation	<p>Subdrain systems shall be installed in accordance with the approved geotechnical report(s), the grading plan, and the Standard Details. The Geotechnical Consultant may recommend additional subdrains and/or changes in subdrain extent, location, grade, or material depending on conditions encountered during grading. All subdrains shall be surveyed by a land surveyor/civil engineer for line and grade after installation and prior to burial. Sufficient time should be allowed by the Contractor for these surveys.</p>			

X

EARTHWORK AND GRADING PREPARATION FOR CONTRACTOR TO FOLLOW

7						<div>PHASE 1 100% CD SUBMITTAL</div>	PLAN PREPARED BY:		<div>PORTOLA SPRINGS COMMUNITY PARK INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501</div>	DETAILS	CITY OF IRVINE PUBLIC WORKS & SUSTAINABILITY DEPARTMENT
6											
5											
4											
3											
2											
1											
NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE	CHECKED BY: BBG					

CIP NO.
372501

SHEET
C102
3 OF 22

PLAN CHECK NO.

00961364--PARK

PERMIT NO.

CURVE & LINE DATA:

ALL CURVE AND LINE DATA ARE TO THE FACE OF THE CURB/WOOD HEADER.

WOOD HEADER LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S08°50'15"W	8.75'
L2	N09°46'37"W	10.10'
L3	N09°46'18"W	10.06'
L4	N19°26'07"W	32.17'
L5	N19°26'07"W	32.43'
L6	S06°44'58"W	7.29'
L7	S07°13'51"W	12.21'
L8	S20°18'54"E	30.82'
L9	N20°19'08"W	19.38'
L10	S33°32'31"W	32.14'
L11	S33°30'34"W	11.37'

WOOD HEADER CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	189.50'	2°40'35"	8.85'
C2	120.38'	3°53'32"	8.18'
C3	661.98'	0°40'32"	7.80'
C4	12.00'	65°57'35"	13.81'
C5	12.00'	146°50'11"	30.75'
C6	15.00'	121°58'41"	31.93'
C7	265.05'	7°02'28"	32.57'
C8	259.05'	4°33'36"	20.62'
C9	3671.93'	0°19'27"	20.78'
C10	8.00'	103°41'08"	14.48'
C11	94.16'	15°47'22"	25.95'
C12	12.00'	70°17'23"	14.72'
C13	12.00'	45°41'47"	9.57'
C14	12.00'	79°32'19"	16.66'
C15	12.00'	51°13'09"	10.73'
C16	100.16'	8°01'10"	14.02'
C17	4.00'	109°41'37"	7.66'
C18	10.20'	152°46'09"	27.20'
C19	4.00'	100°52'26"	7.04'
C20	49.00'	49°46'52"	42.57'
C21	55.00'	41°14'22"	39.59'
C22	12.00'	95°49'24"	20.07'
C23	9.00'	158°08'24"	24.84'
C24	35.00'	53°35'15"	32.73'
C25	9.00'	142°24'57"	22.37'
C26	12.00'	56°58'00"	11.93'
C27	31.75'	20°26'04"	11.33'
C28	37.75'	20°30'32"	13.51'
C29	44.06'	38°44'51"	29.80'
C30	15.00'	116°02'50"	30.38'

WOOD HEADER CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C31	720.51'	0°40'43"	8.53'
C32	726.51'	1°32'41"	19.59'
C33	15.00'	107°19'13"	28.10'
C34	12.00'	74°33'34"	15.62'
C35	12.00'	151°22'30"	31.70'
C36	76.17'	5°54'07"	7.85'
C37	15.00'	145°06'10"	37.99'
C38	47.56'	30°57'45"	25.70'
C39	40.53'	29°54'30"	21.16'
C40	34.53'	29°40'39"	17.89'
C41	144.58'	2°31'13"	6.36'
C42	138.58'	1°22'56"	3.34'
C43	15.00'	141°52'21"	37.14'
C44	12.00'	67°25'20"	14.12'
C45	63.36'	7°29'51"	8.29'
C46	207.88'	3°19'42"	12.08'
C47	176.89'	4°45'19"	14.68'
C48	12.00'	119°13'02"	24.97'
C49	8.00'	76°43'19"	10.71'
C50	13.28'	18°32'37"	4.30'
C51	19.28'	18°32'37"	6.24'
C52	45.73'	19°13'22"	15.34'
C53	23.31'	42°17'51"	17.21'
C54	15.00'	108°10'37"	28.32'
C55	250.46'	10°01'48"	43.84'
C56	256.46'	10°11'32"	45.62'
C57	12.00'	128°08'14"	26.84'
C58	8.00'	35°36'15"	4.97'
C59	8.00'	39°07'09"	5.46'
C60	10.00'	128°36'02"	22.45'

WOOD HEADER CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C61	12.00'	133°40'09"	28.00'
C62	91.29'	13°10'37"	20.99'
C63	85.29'	13°00'46"	19.37'
C64	52.54'	5°00'31"	4.59'
C65	58.54'	5°16'29"	5.39'
C66	36.36'	31°38'57"	20.08'
C67	22.52'	59°45'29"	23.49'
C68	15.00'	137°38'31"	36.03'
C69	16.42'	14°42'43"	4.21'
C70	12.00'	136°23'11"	28.56'
C71	169.60'	6°22'37"	18.88'
C72	178.57'	2°40'47"	8.35'

CURB CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C73	15.00'	109°29'24"	28.66'
C74	12.00'	91°40'36"	19.20'

7						<div>PHASE 1 100% CD SUBMITTAL</div>	PLAN PREPARED BY:
6							
5							
4							
3							
2						DRAWN BY: MG	DATE
1						DESIGNED BY: MD	DATE
NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE	CHECKED BY: BBG	DATE



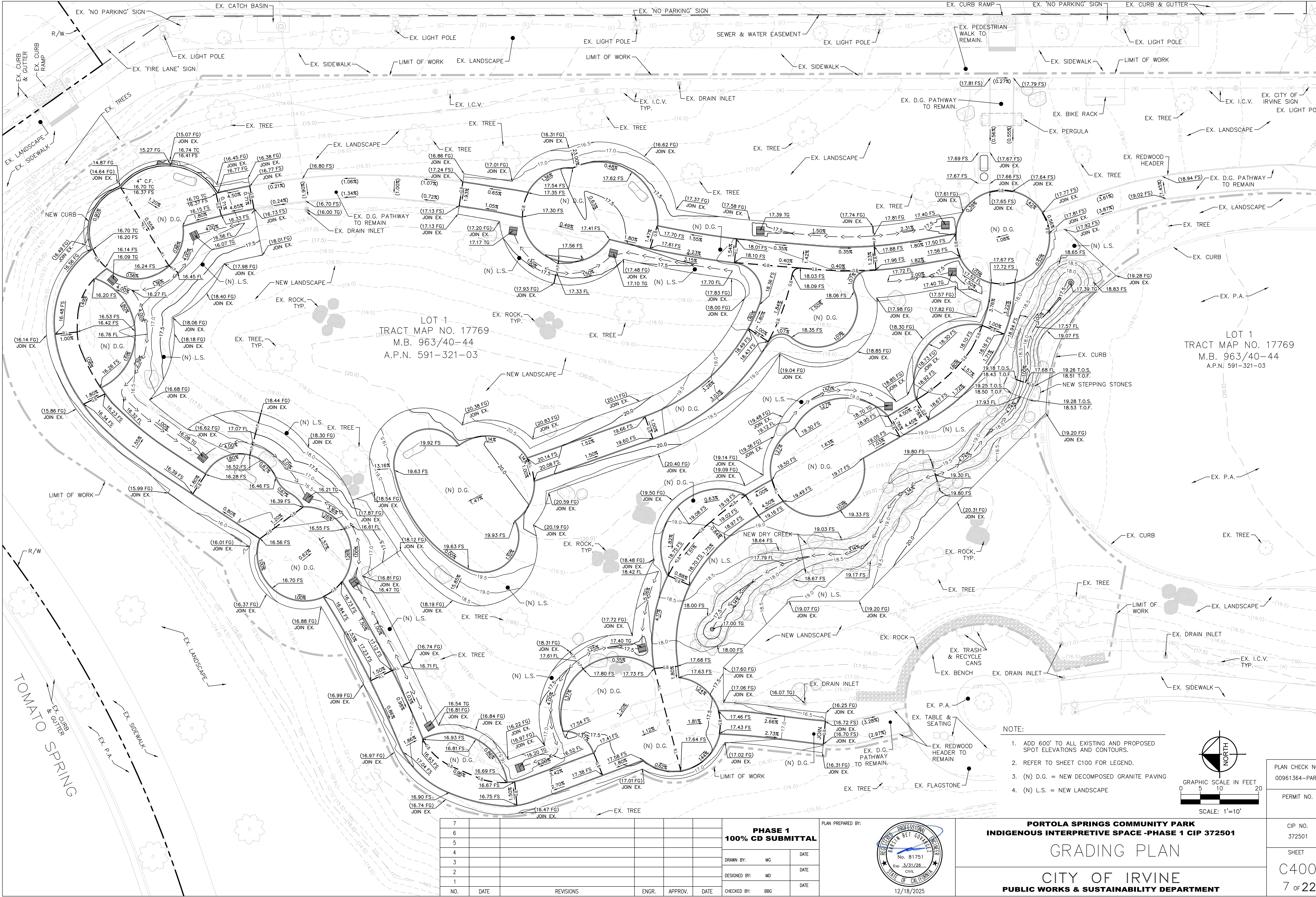
PORTOLA SPRINGS COMMUNITY PARK
INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501

PHASE 1 – CONSTRUCTION PLAN

CITY OF IRVINE

PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

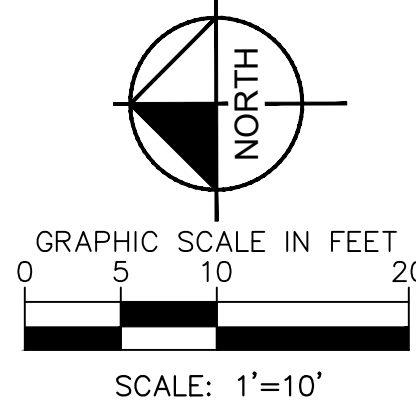
PLAN CHECK NO. 00961364–PARK
PERMIT NO.
CIP NO. 372501
SHEET C301
6 OF 22



LOT 1
TRACT MAP NO. 17769
M.B. 963/40-44
A.P.N. 591-321-03

LOT 1
TRACT MAP NO. 17769
M.B. 963/40-44
A.P.N. 591-321-03

- NOTE:
1. ADD 600' TO ALL EXISTING AND PROPOSED SPOT ELEVATIONS AND CONTOURS.
 2. REFER TO SHEET C100 FOR LEGEND.
 3. (N) D.G. = NEW DECOMPOSED GRANITE PAVING
 4. (N) L.S. = NEW LANDSCAPE



PHASE 1 100% CD SUBMITTAL					
DRAWN BY: MG		DATE			
DESIGNED BY: MD		DATE			
CHECKED BY: BBG		DATE			
NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE
7					
6					
5					
4					
3					
2					
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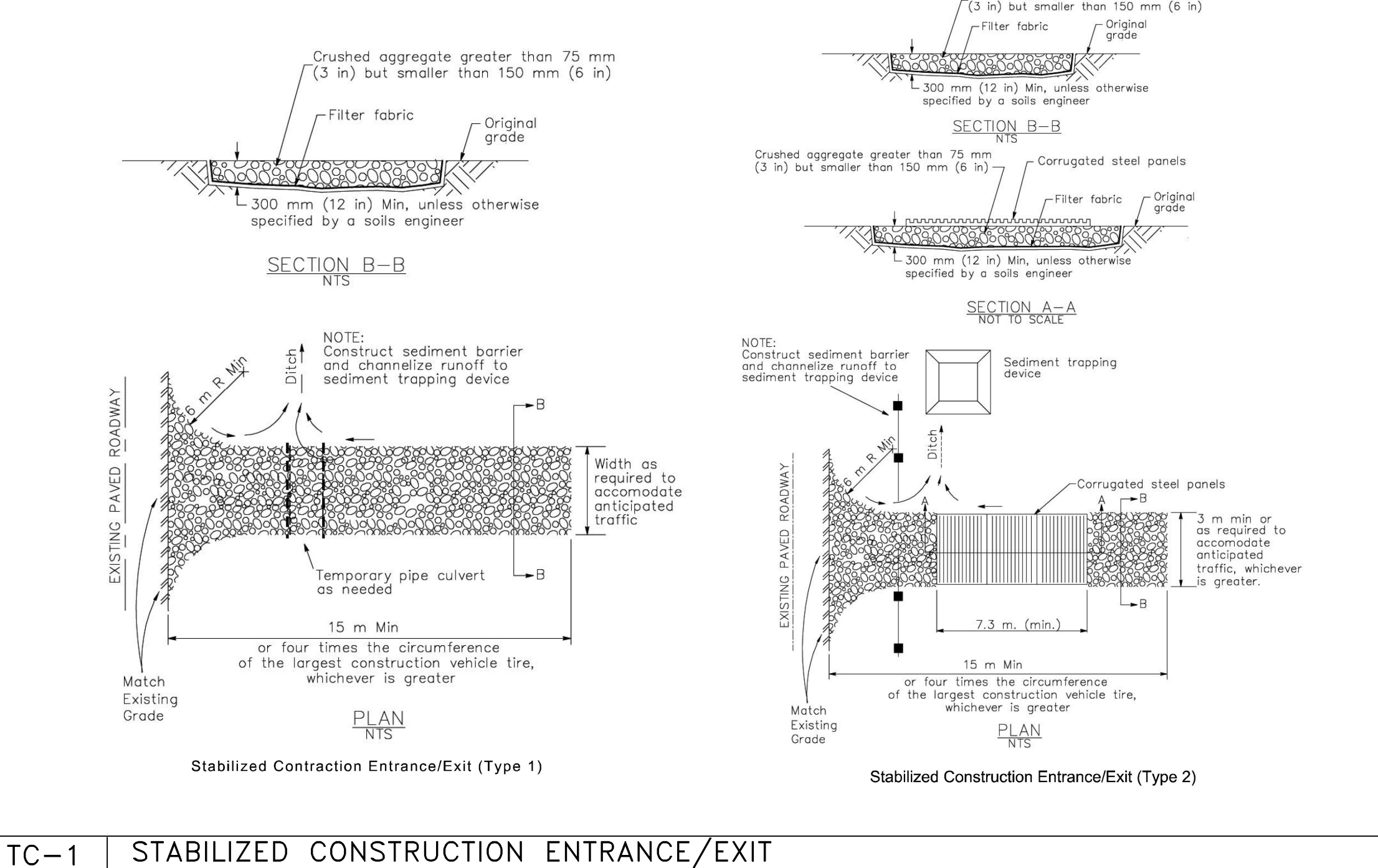
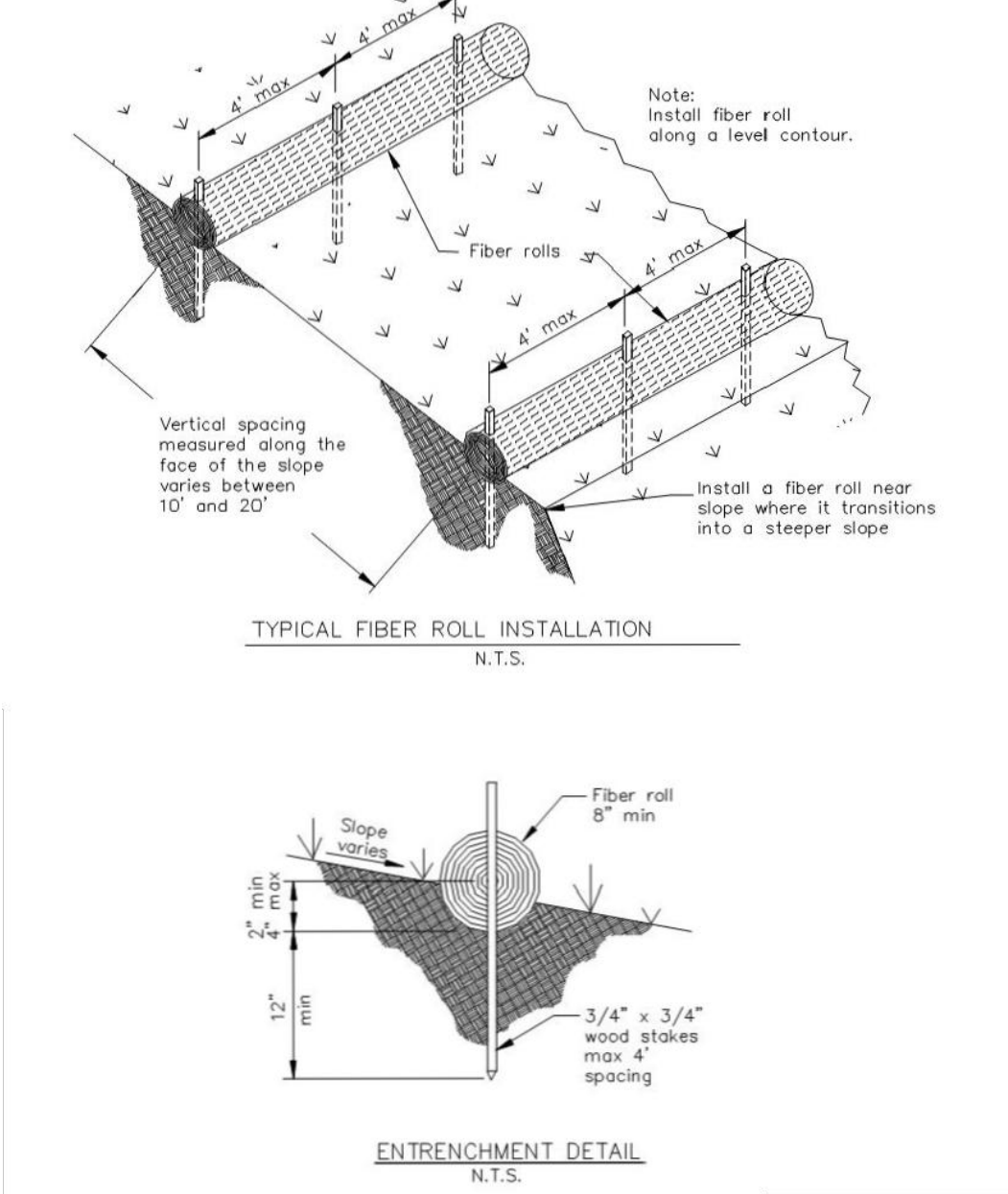
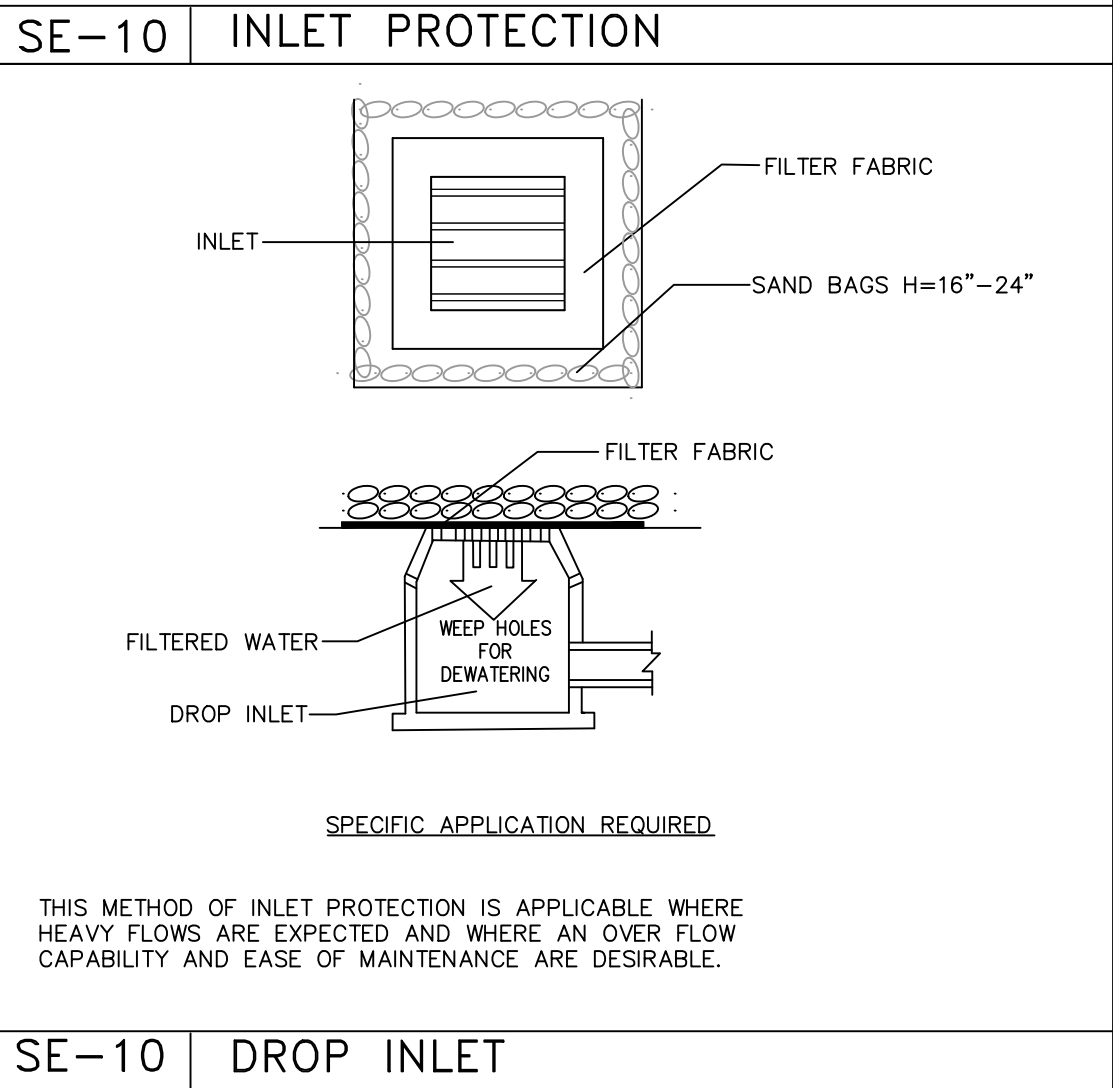
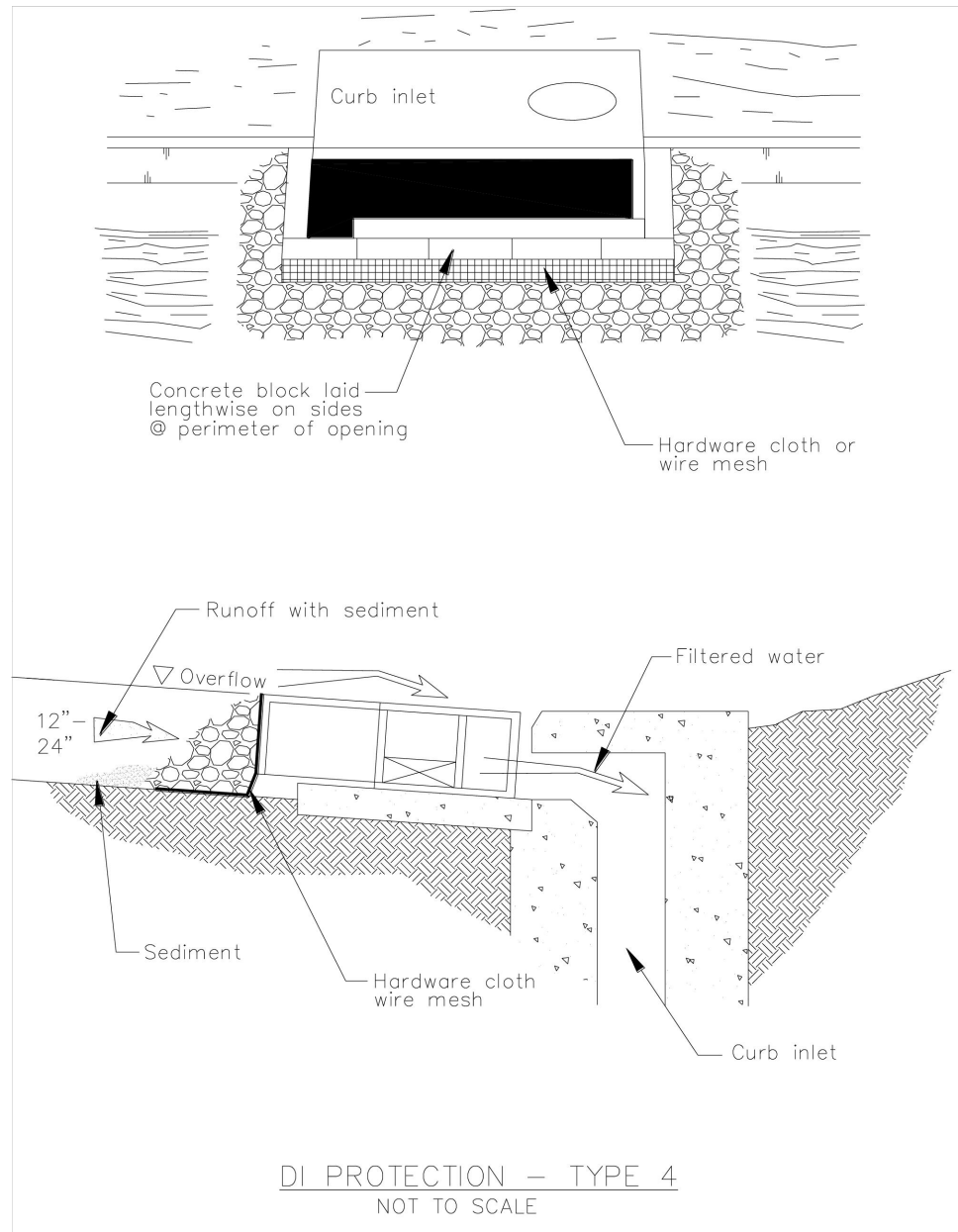


PORTOLA SPRINGS COMMUNITY PARK
INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501

GRADING PLAN

CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

PLAN CHECK NO. 00961364-PARK
PERMIT NO.
CIP NO. 372501
SHEET C400
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LEGEND

XX-X	FURNISH & INSTALL THE BMP PRACTICE PER THE REFERENCED DETAIL
FR	FIBER ROLL
	GRAVEL BAG INLET PROTECTION
	DIRECTIONAL FLOW ARROW

EROSION CONTROL NOTES

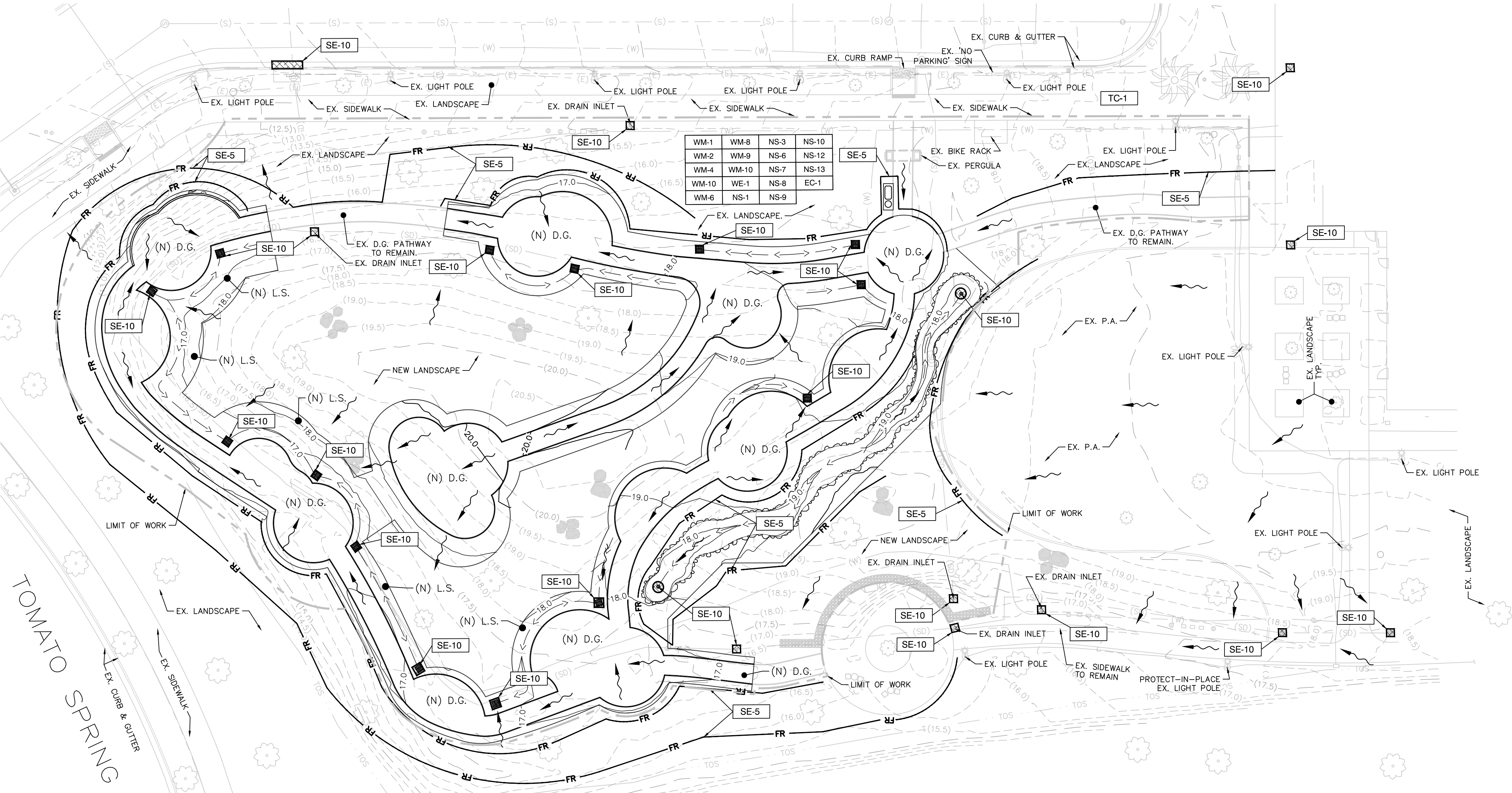
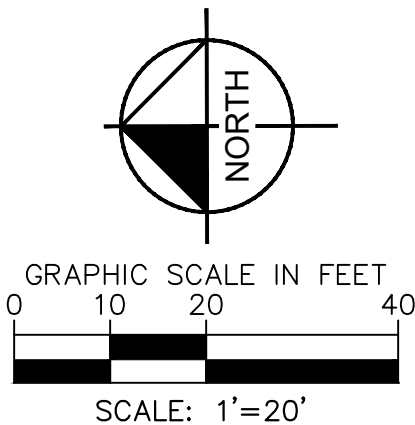
STORM WATER POLLUTION CONTROL REQUIREMENT FOR GRADING CONSTRUCTION. THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER QUALITY ASSOCIATION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT.

THE BMP'S SHOWN ON THIS PLAN REPRESENT THE MINIMUM THAT SHALL BE REQUIRED, ADDITIONAL MEASURES MAY BE NECESSARY IF DEEMED APPROPRIATE BY FIELD ENGINEER.

WM-1 : MATERIAL DELIVERY AND STORAGE	TC-1 : STABILIZED CONSTRUCTION ENTRANCE
WM-2 : MATERIAL USE	TC-3 : ENTRANCE/OUTLET TIRE WASH
WM-3 : STOCKPILE MANAGEMENT	
WM-4 : SPILL PREVENTION AND CONTROL	EC-1 : SCHEDULING
WM-5 : SOLID WASTE MANAGEMENT	EC-2 : PRESERVATION OF EXISTING VEGETATION
WM-6 : HAZARDOUS WASTE MANAGEMENT	EC-4 : HYDROSEED
WM-8 : CONCRETE WASTE MANAGEMENT	
WM-9 : SANITARY/SEPTIC WASTE MANAGEMENT	WE-1 : WIND EROSION CONTROL
WM-10 : LIQUID WASTE MANAGEMENT	

SE-1 : SILT FENCE
SE-5 : FIBER ROLLS
SE-7 : STREET SWEEPING AND VACUUMING
SE-10 : STORM DRAIN INLET PROTECTION

NS-1 : WATER CONSERVATION PRACTICES
NS-3 : PAVING AND GRADING OPERATIONS
NS-6 : ILLICIT CONNECTION/DISCHARGE
NS-7 : POTABLE WATER/IRRIGATION
NS-8 : VEHICLE AND EQUIPMENT CLEANING
NS-9 : VEHICLE AND EQUIPMENT FUELING
NS-10 : VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 : CONCRETE CURING
NS-13 : CONCRETE FINISHING



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PHASE 1 100% CD SUBMITTAL	
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DESIGNED BY: MD	DATE
CHECKED BY: BBG	DATE

PLAN PREPARED BY:



PORTOLA SPRINGS COMMUNITY PARK
INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501
EROSION CONTROL PLAN & DETAILS
CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

PLAN CHECK NO. 00961364-PARK
PERMIT NO.
CIP NO. 372501
SHEET C600
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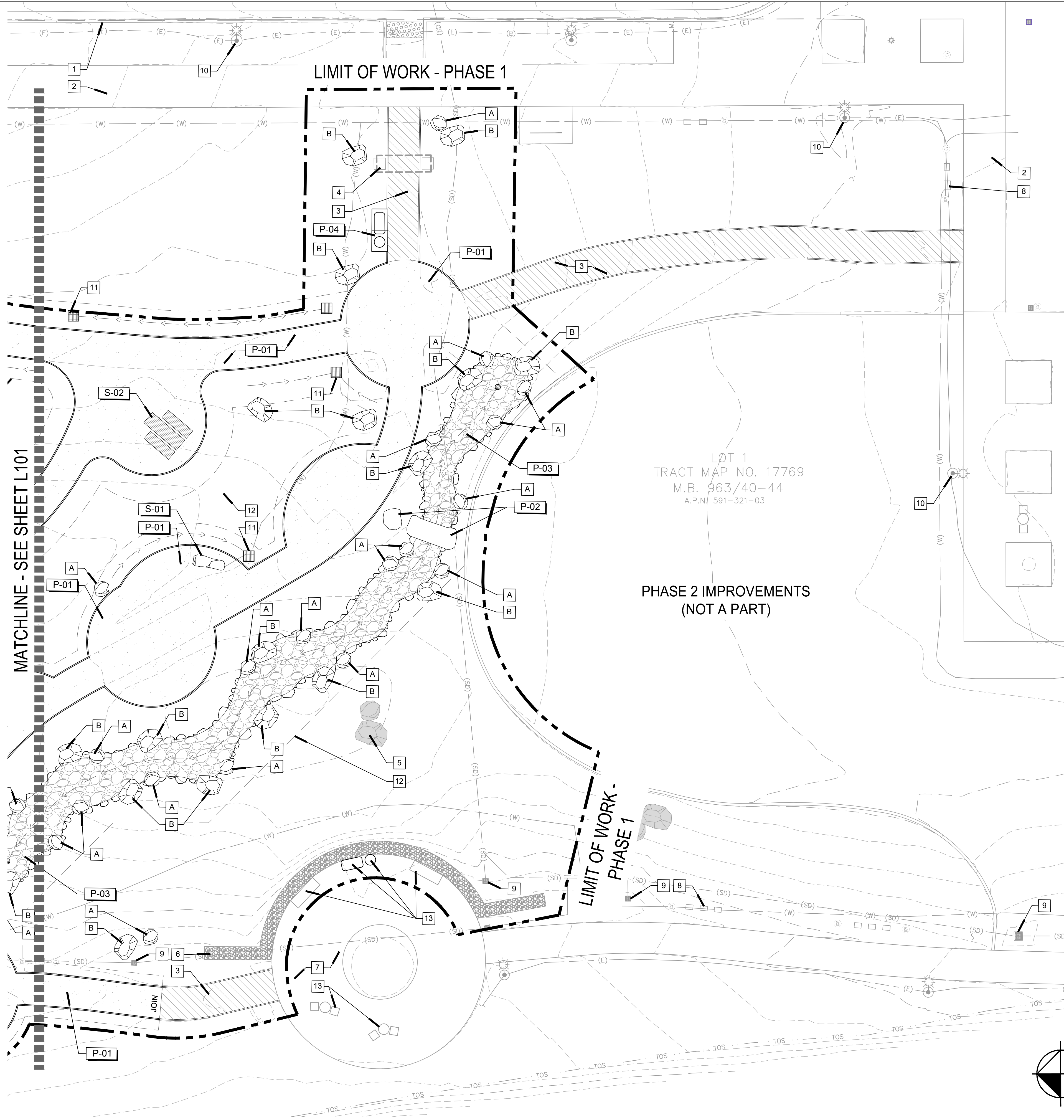
MASTER CONSTRUCTION LEGEND								
PAVING LEGEND								
CODE	DESCRIPTION	DETAIL/ SHEET	MATERIAL / MODEL NO.		COLOR / FINISH	MANUFACTURER / SUPPLIER	REQUIRED SAMPLE/MOCKUP	REMARKS / COMMENTS
P-01	DECOMPOSED GRANITE PAVING WITH STABILIZER	A / L151	DECOMPOSED GRANITE		NEW CALIFORNIA GOLD	KRC ROCK OR APPROVED EQUAL (760) 744-1036	PROVIDE 4'X4' MOCK UP FOR REVIEW AND APPROVAL BY OWNER/LANDSCAPE ARCHITECT	INSTALL PER MANUFACTURER'S RECOMMENDATIONS
			EDGE: RED WOOD HEADER SIZE: 2"x6"		N/A	N/A		
P-02	STEPPING STONE AND BRIDGE	A & B / L152	STEPPING STONE: AUTUMN GOLD FLAGSTONE SIZE: APPROX. 3' x 4'. 1 1/2" - 2" THICKNESS		AUTUMN GOLD	KRC ROCK OR APPROVED EQUAL (760) 744-1036	N / A	LOCATE STEPPING STONE AND BRIDGE PER PLAN
			BRIDGE: ARIZONA BUFF BENCH BOULDER SIZE: APPROX. 9' LENGTH. 9" THICKNESS		NATURAL BEIGE, PINK, AND BUFF TONES	SOUTHWEST BOULDER & STONE (562) 294-0084	N / A	
P-03	DRY CREEK RIP RAP	B / L151	PEBBLE: ARIZONA ROCK SIZE: 1.5" TO 3" (INNER FIELD), 3" TO 8" (OUTER EDGE)		ASSORTED MAUVES, TAN, GRAYS, AND GREENS	SOUTHWEST BOULDER & STONE (562) 294-0084	N / A	LOCATE BOULDERS PER THE DIRECTION OF LANDSCAPE ARCHITECT.
P-04	PEDESTRIAN CONCRETE PAVING	F / L151	POUR-IN-PLACE CONCRETE		NATURAL GRAY - TOPCAST #3 ACID ETCH FINISH OR EQUIVALENT	N / A	N / A	SAW CUT JOINTS TYPICAL PER PLAN
SITE ELEMENT LEGEND								
CODE	DESCRIPTION	DETAIL/ SHEET	QTY.	MATERIAL / MODEL NO.	COLOR / FINISH / PATTERN	MANUFACTURER/ SUPPLIER	REQUIRED SAMPLE/MOCKUP	REMARKS / COMMENTS
S-01	STONE SEATING	C / L152	6	ARIZONA BUFF BENCH BOULDER SIZE: 6'	NATURAL BEIGE, PINK, AND BUFF TONES	SOUTHWEST BOULDER & STONE (562) 294-0084	N/A	BURIED TO APPROX. 18" ABOVE FINISH SURFACE
S-02	PICNIC SEATING AREA	C, D / L151	3	PICNIC TABLE: #443-558-1/S-2	BLACK	DUMOR, INC (800) 598-4018	N/A	INSTALL PER MANUFACTURER'S RECOMMENDATIONS

BOULDER LEGEND							
CODE	DESCRIPTION	DETAIL/ SHEET	QTY	COLOR / FINISH	MANUFACTURER / SUPPLIER	REMARKS / COMMENTS	LEAD TIME
A	3' DIA. LANDSCAPE BOULDER	E / L151	26	SHADES OF GRAY COMBINED WITH GOLDEN TAN AND BEIGE	SOUTHWEST BOULDER ERIKA TREPTOW (714) 882-1010	LOCATE BOULDERS PER THE DIRECTION OF LANDSCAPE ARCHITECT.	WEEKS - TBD
B	5' DIA. LANDSCAPE BOULDER		27				

CONSTRUCTION NOTES	
1. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO "CALIFORNIA TITLE 24" REQUIREMENTS.	7. COORDINATE WITH OTHER CONTRACTORS' WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
2. ALL WOOD IN CONTACT WITH GRADE, CONCRETE, OR MASONRY MUST BE TREATED, U.N.O.	8. ENSURE THAT DRAIN LINES, ELECTRICAL CONDUITS, SLEEVES, ETC., ARE IN PLACE PRIOR TO INSTALLATION OF PAVING AND WALLS.
3. ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS, AND OTHER STRUCTURES.	9. REPLACE OR REPAIR EXISTING MATERIALS (PROVIDE LIKE FOR LIKE)THAT ARE DAMAGED BY CONTRACTOR DURING CONSTRUCTION OPERATIONS.
4. CONFORM WORK TO REQUIREMENTS OF LATEST ADOPTED EDITION OF UNIFORM BUILDING CODE AND OTHER APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.	10. VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
5. WHERE CONFLICTS OCCUR BETWEEN GENERAL CONSTRUCTION NOTES, DRAWINGS, SPECS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE FOR CLARIFICATION. FAILURE TO PROVIDE SUCH NOTIFICATION MAY MAKE CONTRACTOR LIABLE FOR COSTS INCURRED TO RECTIFY THE DISCREPANCY.	11. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT AND DRAWINGS FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES, PIPES, AND RELATED STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF EXISTING AND/OR NEWLY INSTALLED UTILITIES.
6. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH CONDITIONS TO THE ATTENTION OF OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.	12. CONTRACTOR SHALL REFER TO MASTER CONSTRUCTION LEGEND FOR COLOR, FINISHES, TYPES AND MANUFACTURER REQUIREMENTS.
	13. CONFORM TO CITY OF IRVINE PARK/PUBLIC FACILITY STANDARDS AND CITY OF IRVINE LANDSCAPE MANUAL AND STANDARDS PLANS.

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		PLAN CHECK NO. 00961364-PARK
		PERMIT NO.
PORTOLA SPRINGS COMMUNITY PARK INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501		CIP NO. 372501
CONSTRUCTION LEGEND AND NOTES		SHEET L100
CITY OF IRVINE PUBLIC WORKS & SUSTAINABILITY DEPARTMENT		10 OF 22



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PHASE 1 100% CD SUBMITTAL			
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DESIGNED BY:	MD	DATE	
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PLAN PREPARED BY:

12/18/2025

LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
3/31/2027
12/18/2025

PORTOLA SPRINGS COMMUNITY PARK
INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501

CONSTRUCTION LAYOUT PLAN

CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

PLAN CHECK NO. 00961364-PARK	CIP NO. 372501
PERMIT NO.	SHEET L102
	12 OF 22

MASTER CONSTRUCTION LEGEND			
PAVING LEGEND			
CODE	DESCRIPTION	DETAIL/ SHEET	
P-01	DECOMPOSED GRANITE PAVING WITH STABILIZER	A / L151	
P-02	STEPPING STONE AND BRIDGE	A & B / L152	
P-03	DRY CREEK RIP RAP	B / L151	
P-04	PEDESTRIAN CONCRETE PAVING	F / L151	
SITE ELEMENT LEGEND			
CODE	DESCRIPTION	DETAIL/ SHEET	QTY.
S-01	STONE SEATING	C / L152	1
S-02	PICNIC SEATING AREA	C, D / L151	1
BOULDER LEGEND			
CODE	DESCRIPTION	DETAIL/ SHEET	QTY
A	3' DIA. LANDSCAPE BOULDER	E / L151	19
B	5' DIA. LANDSCAPE BOULDER		17

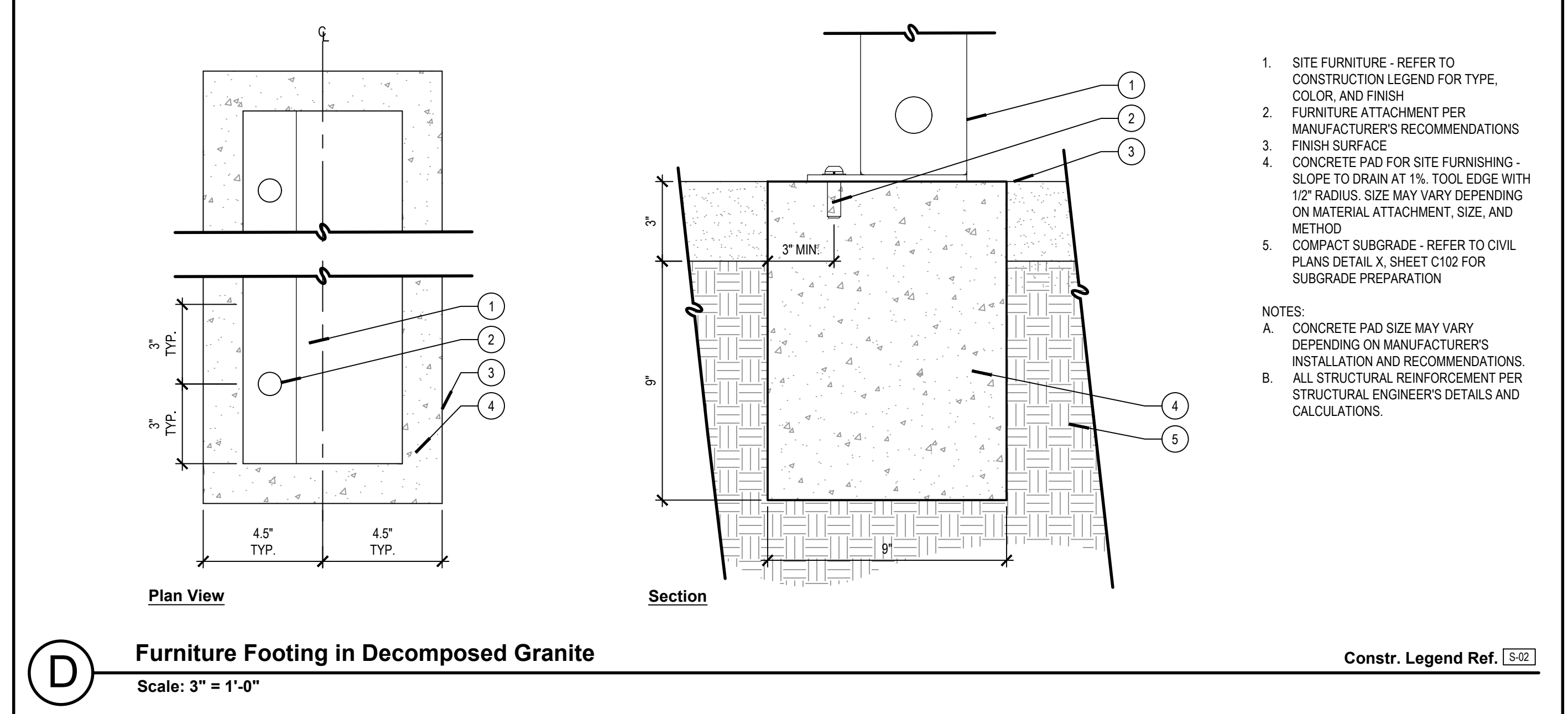
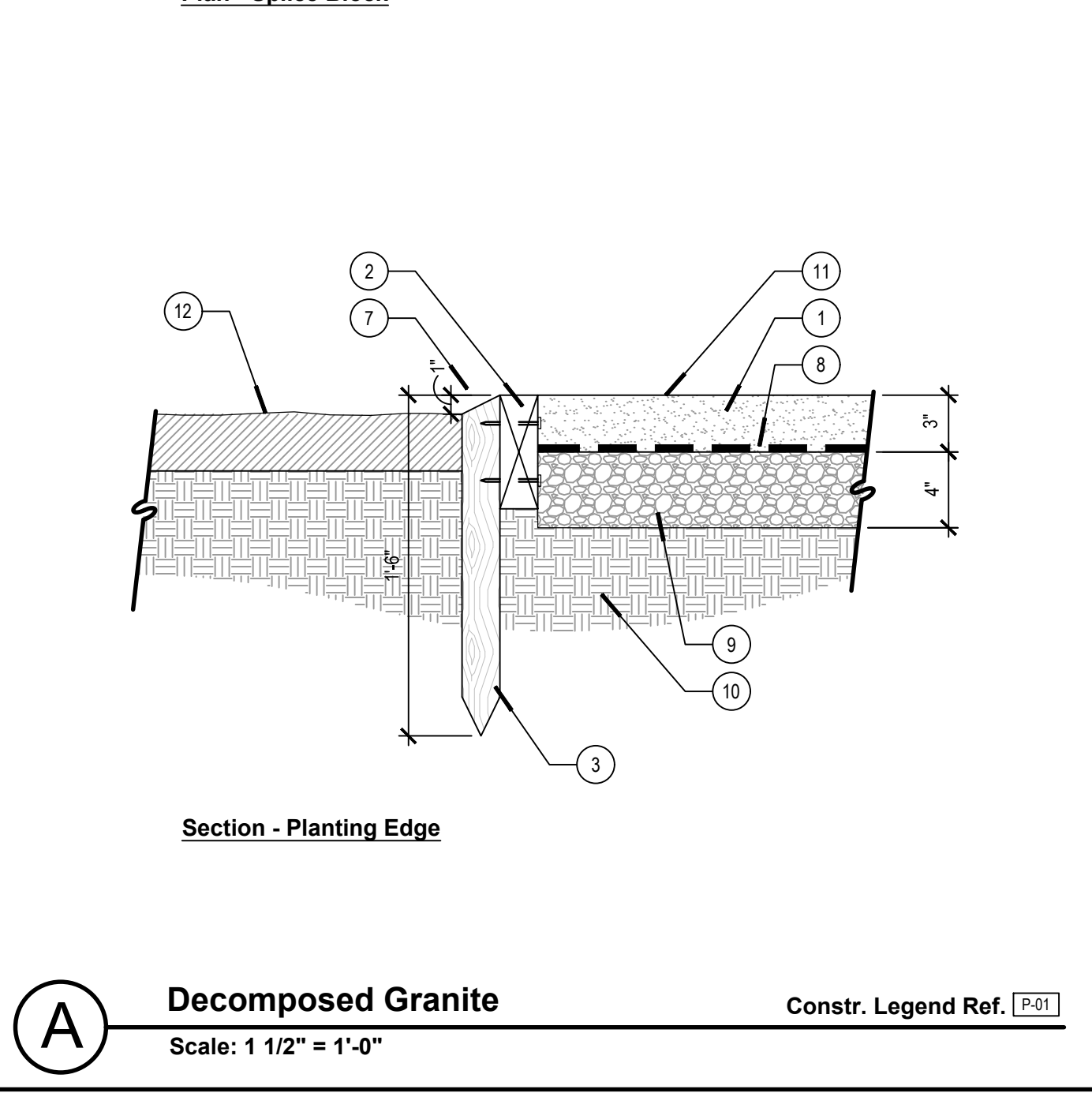
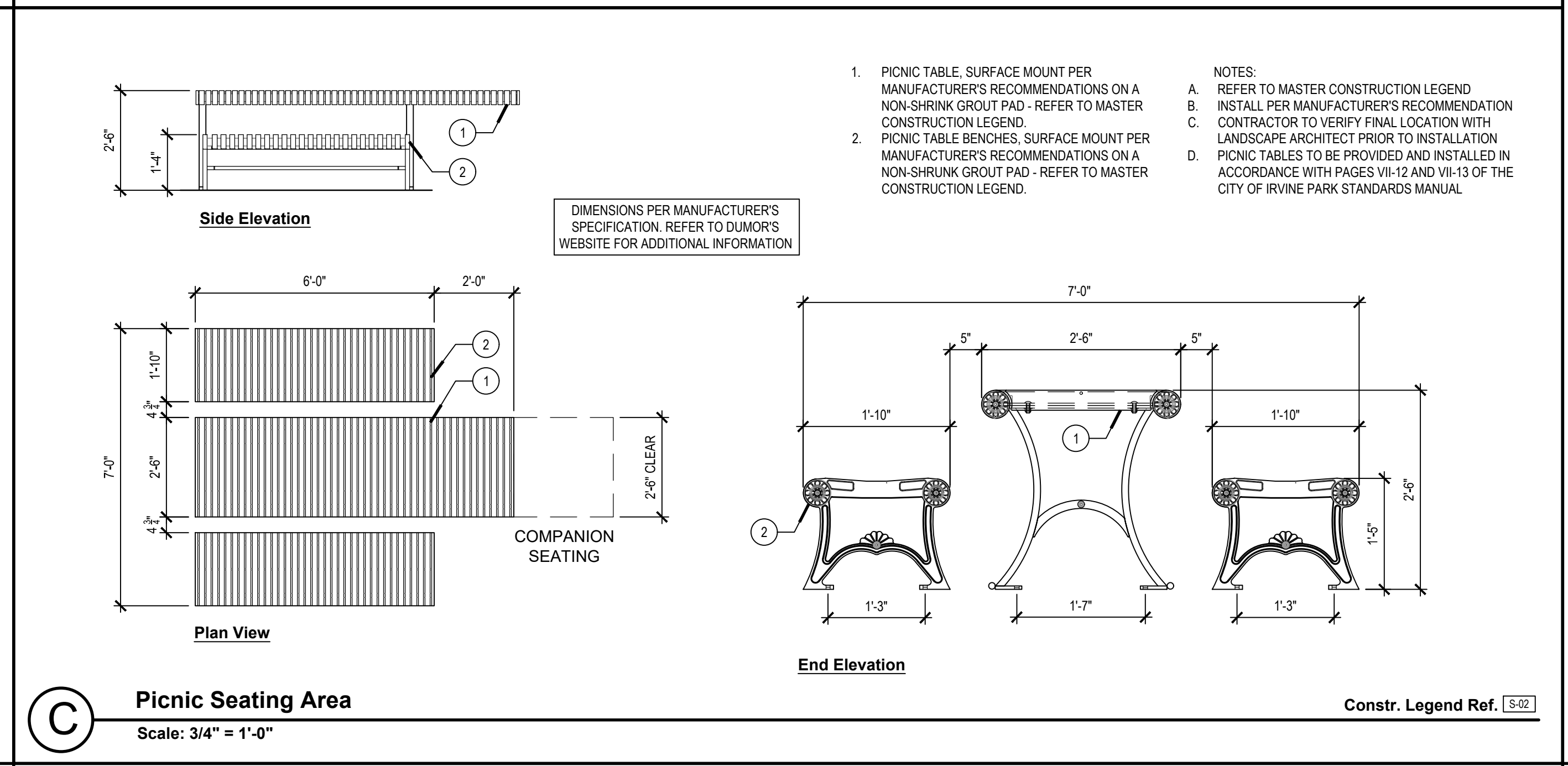
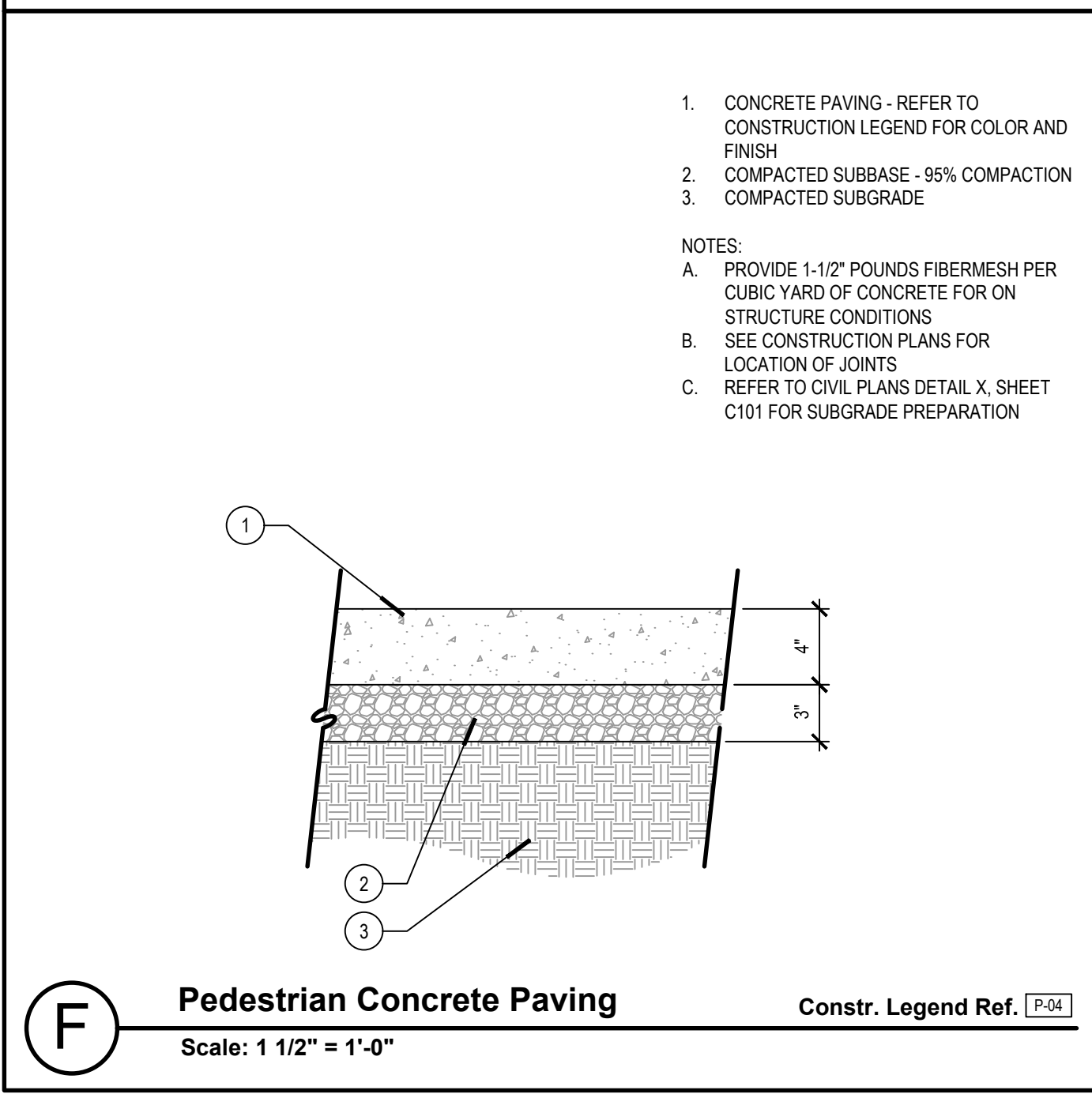
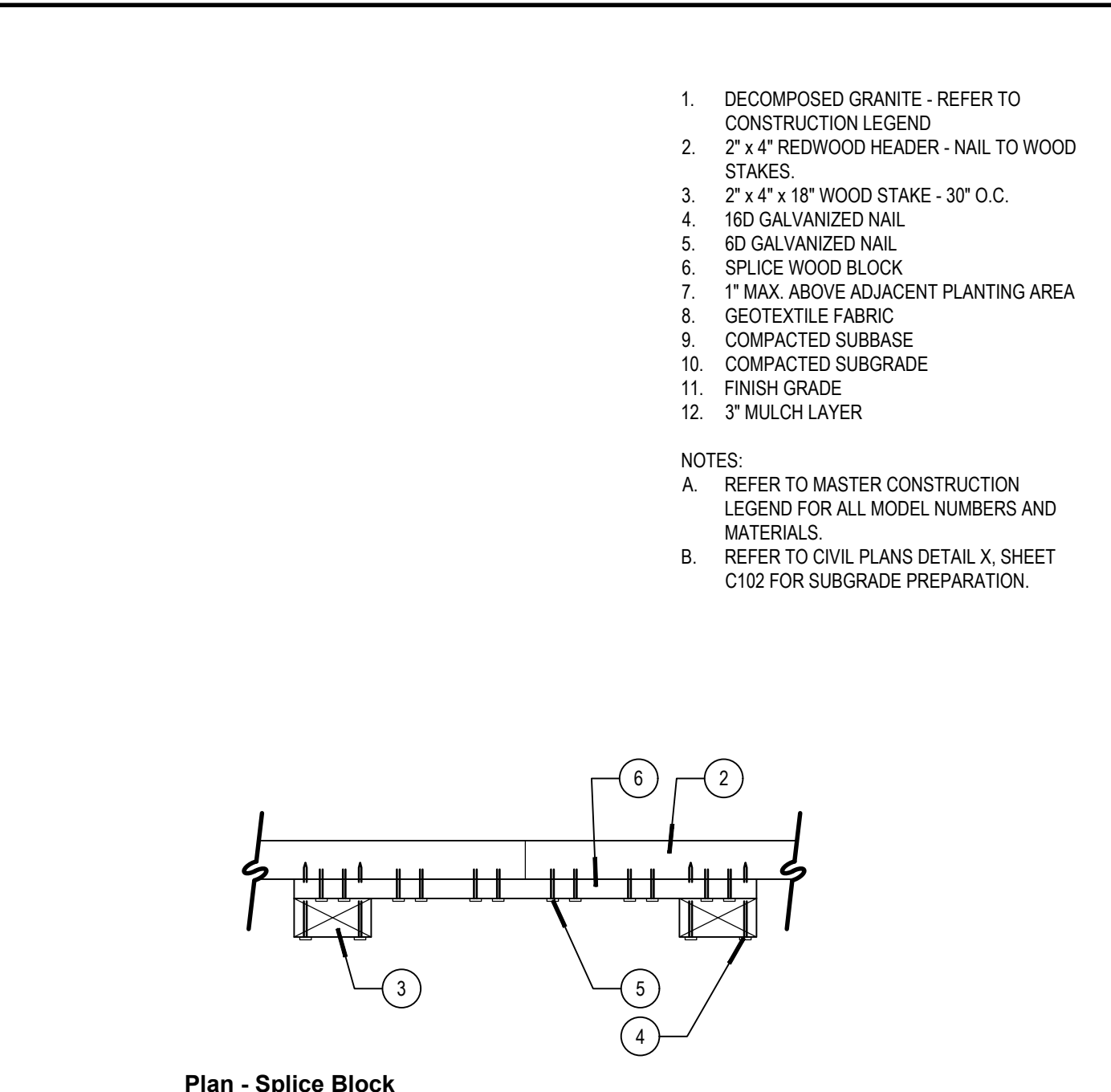
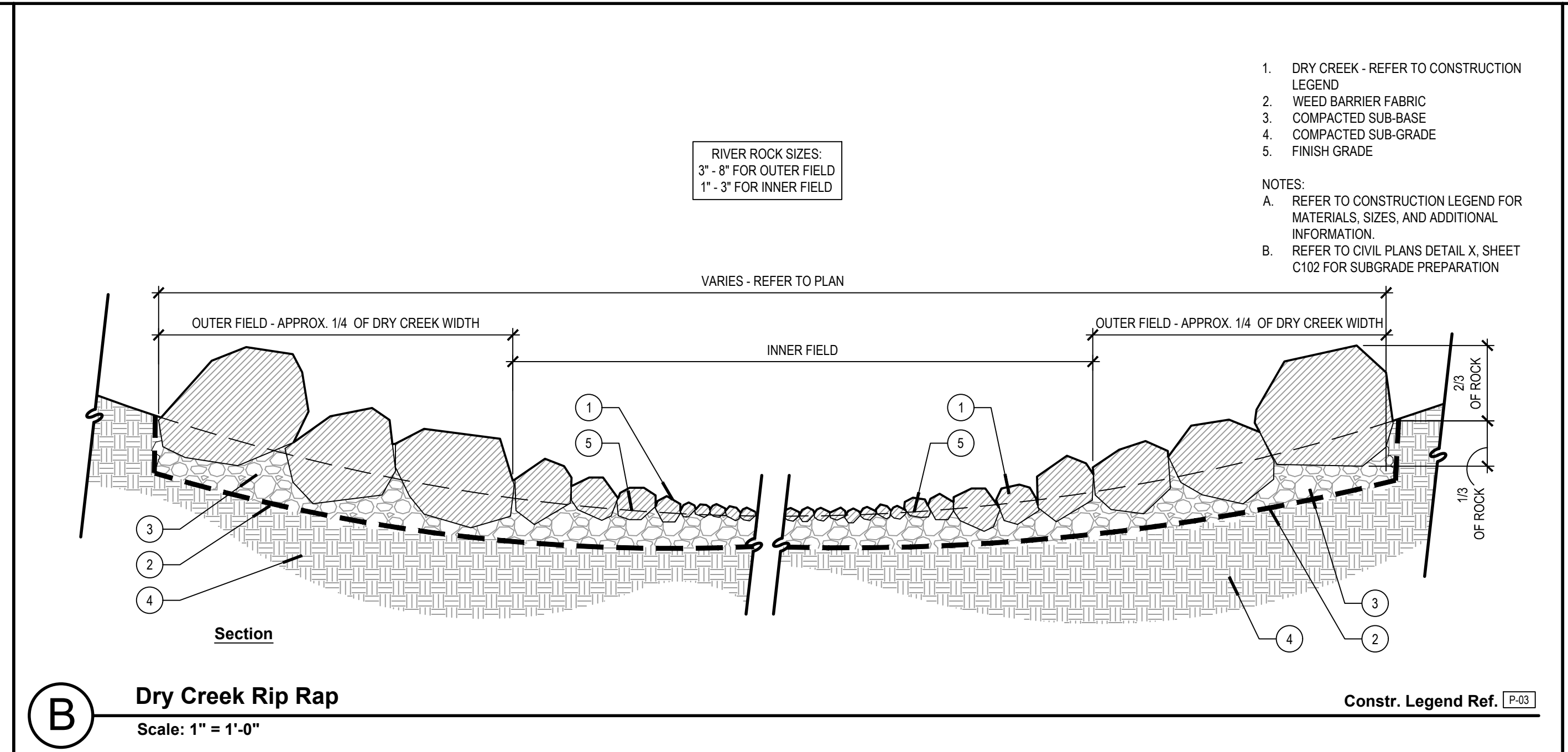
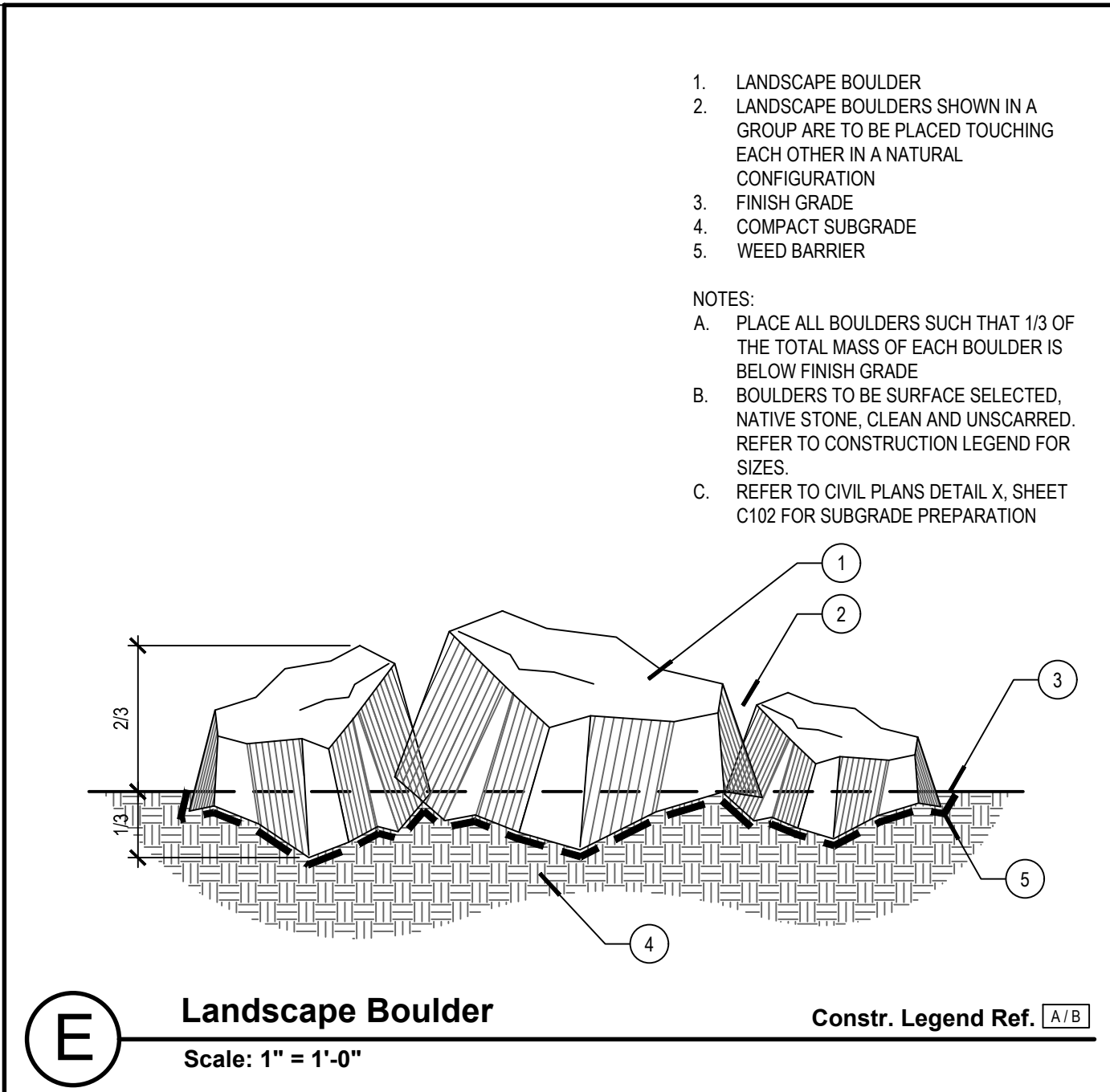
REFERENCE KEY NOTE LEGEND	
CODE	DESCRIPTION
1	EXISTING CURB AND GUTTER
2	EXISTING SIDEWALK
3	EXISTING DECOMPOSED GRANITE PAVING AND REDWOOD HEADER
4	EXISTING ENTRY GATEWAY PORTAL
5	EXISTING LANDSCAPE BOULDERS
6	EXISTING ROCK OUTCROPPING
7	EXISTING FLAGSTONE PAVING
8	EXISTING IRRIGATION CONTROL VALVE / EQUIPMENT
9	EXISTING STORM DRAIN
10	EXISTING LIGHT FIXTURE
11	STORM DRAIN - PER CIVIL ENGINEER'S PLAN
12	DEMOLITION LIMIT OF WORK - PER CIVIL ENGINEER'S PLAN
13	EXISTING SITE FURNITURE

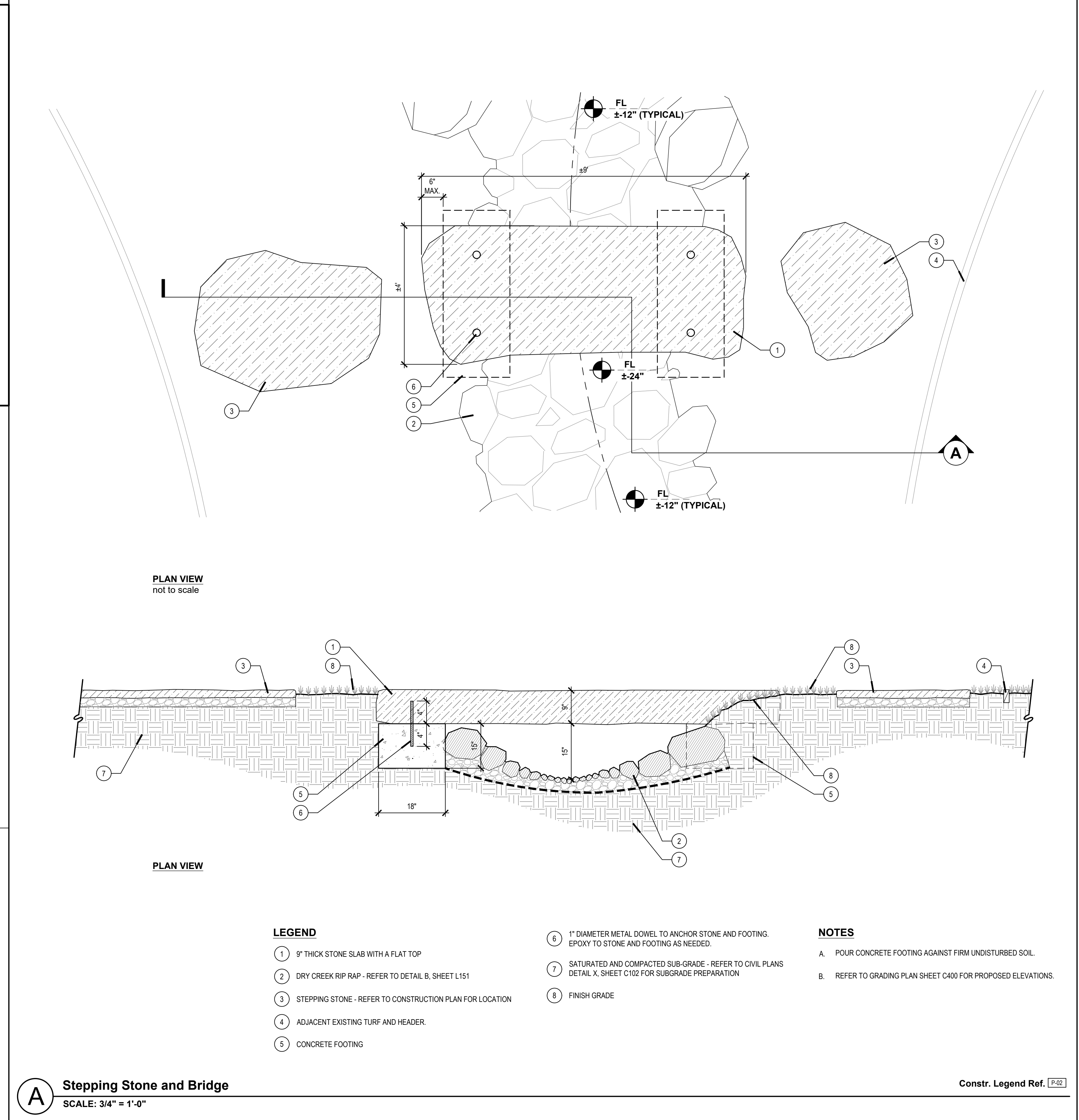
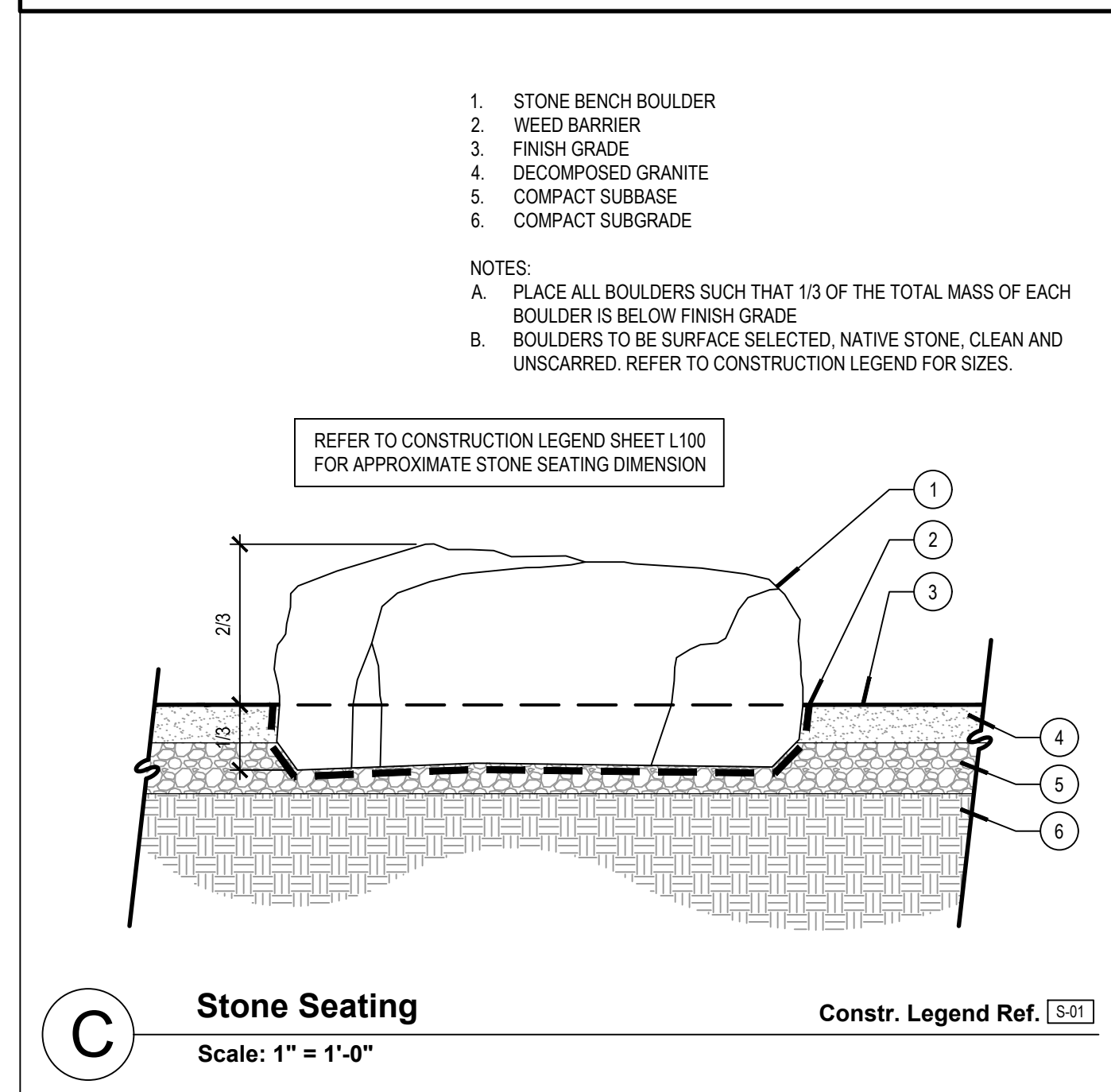
KEY MAP

TOWARD SPRINGS

PEARBLOSSOM

N.T.S.





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PLAN PREPARED BY



12/18/2025

**PORTOLA SPRINGS COMMUNITY PARK
INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501**

CONSTRUCTION DETAILS

CITY OF IRVINE

PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

PLAN CHECK NO.
00961364-PARK

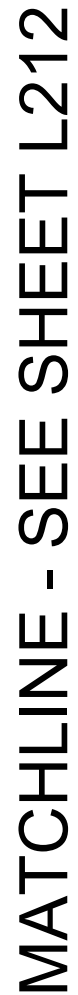
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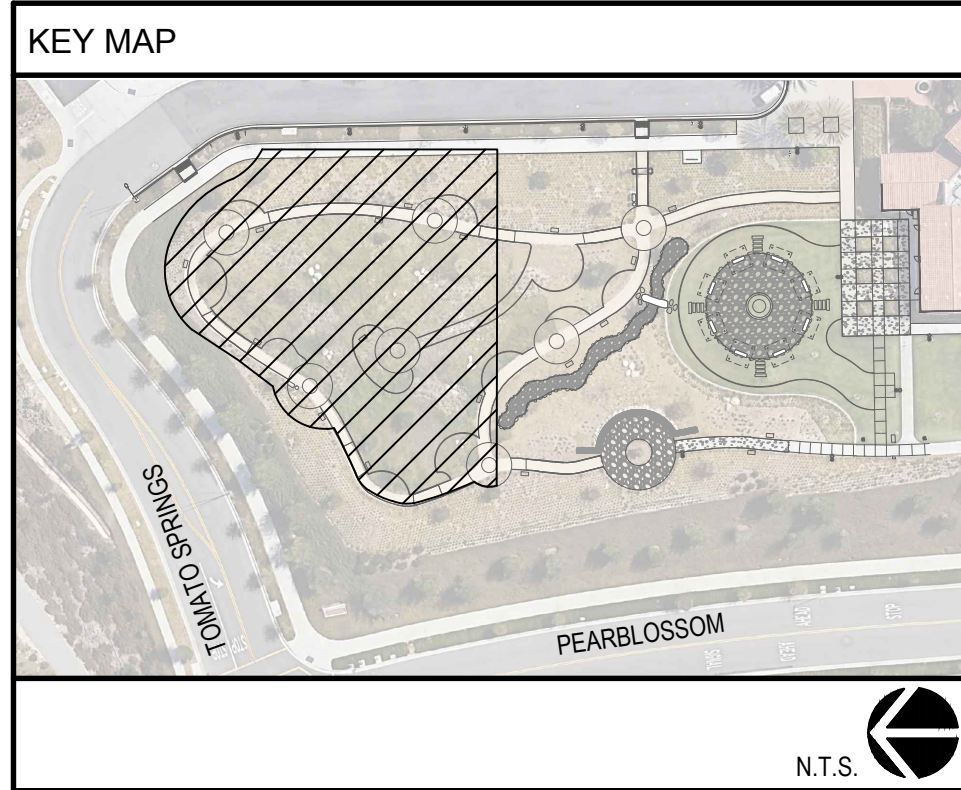
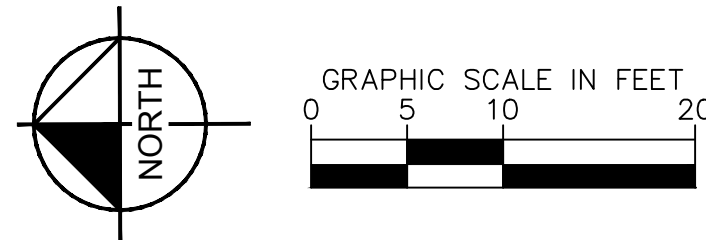
CONTRACTOR SHALL PATCH AND REPAIR EXISTING RECYCLED WATER IRRIGATION SYSTEM(S) DAMAGED BY THIS WORK THROUGHOUT THE EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT'S LIMITS OF CONSTRUCTION. LIMITS SHOWN HERE FOR BIDDING PURPOSES ONLY. AND ACTUAL FIELD CONDITIONS MAY REQUIRE ADDITIONAL ATTENTION BEYOND WHAT IS SHOWN. SCOPE OF WORK SHALL INCLUDE ALL LABOR AND MATERIALS TO REPAIR/REPLACE/ADJUST EXISTING IRRIGATION AS NEEDED TO PROVIDE FULL COVERAGE THROUGHOUT. CONTRACTOR MAY SALVAGE EXISTING MATERIAL AND RELOCATE THEM IN PLACE TO ALIGN WITH EDGES OF NEW LANDSCAPE AREAS OR ALLOW FOR INSTALLATION OF NEW PLANT MATERIAL. CONTRACTOR SHALL PROVIDE AND INSTALL NEW EQUIPMENT AS NEEDED TO RETURN EXISTING IRRIGATION SYSTEM(S) TO FULL OPERATIONAL CONDITION. PROVIDE (2) NEW BUBBLERS WHERE NEW TREES ARE PROPOSED WITHIN EXISTING RECYCLED WATER IRRIGATION SYSTEM AND CONNECT TO EXISTING BUBBLER SYSTEM ADJACENT. PROVIDE MATCHING EQUIPMENT, MATCHING LIKE FOR LIKE. PROVIDE COMPLETE IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL. SHOP DRAWINGS SHALL DEMONSTRATE PROPOSED IRRIGATION ADJUSTMENTS AND CONNECTIONS TO EXISTING CONTROL VALVES AND/OR ANY EXISTING LATERALS THAT WERE CAPPED DURING DEMOLITION OPERATIONS.

EXISTING RECYCLED WATER IRRIGATION SYSTEM TO REMAIN,
PROTECT-IN-PLACE UNLESS NOTED OTHERWISE.

CONTRACTOR SHALL CAP ALL INTERIOR IRRIGATION CONTROL VALVES. ALL INTERIOR PLANTING AREAS SHALL BE HAND WATERED DURING THE PLANT ESTABLISHMENT PERIOD.

1. ALL LOCAL, MUNICIPAL AND STATE LAWS ARE HEREBY INCORPORATED

1. ALL LOCAL, MUNICIPAL AND STATE LAWS ARE HEREBY INCORPORATED INTO THESE PLANS AND SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ANY AND ALL PERMITS REQUIRED TO PERFORM THEIR SCOPE OF WORK.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK PRIOR TO COMMENCING ANY WORK. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE LANDSCAPE ARCHITECT MAKES NO GUARANTEES ABOUT THEIR ACTUAL LOCATIONS. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE EVENT DISCREPANCIES ARE FOUND BETWEEN THE PLANS AND CONDITIONS IN THE FIELD.
4. THE IRRIGATION DESIGN SHOWN HERE-IN IS DIAGRAMMATIC AND SHOWN FOR GRAPHIC CLARITY ONLY. ALL MAINLINE, SLEEVING, VALVES, ETC. SHALL BE INSTALLED WITHIN THE LIMIT OF WORK AND LOCATED IN LANDSCAPE AREAS WHERE EVER POSSIBLE. CONTRACTOR WILL BE EXPECTED TO MAKE ADJUSTMENTS IN THE FIELD TO AVOID CONFLICTS WITH PROPOSED PLANTING AND ARCHITECTURAL IMPROVEMENTS.



PLAN CHECK NO.
00961364-PARK

PERMIT NO.

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**PORTOLA SPRINGS COMMUNITY PARK
INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501**

CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

CIP NO.
372501

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PHASE 1
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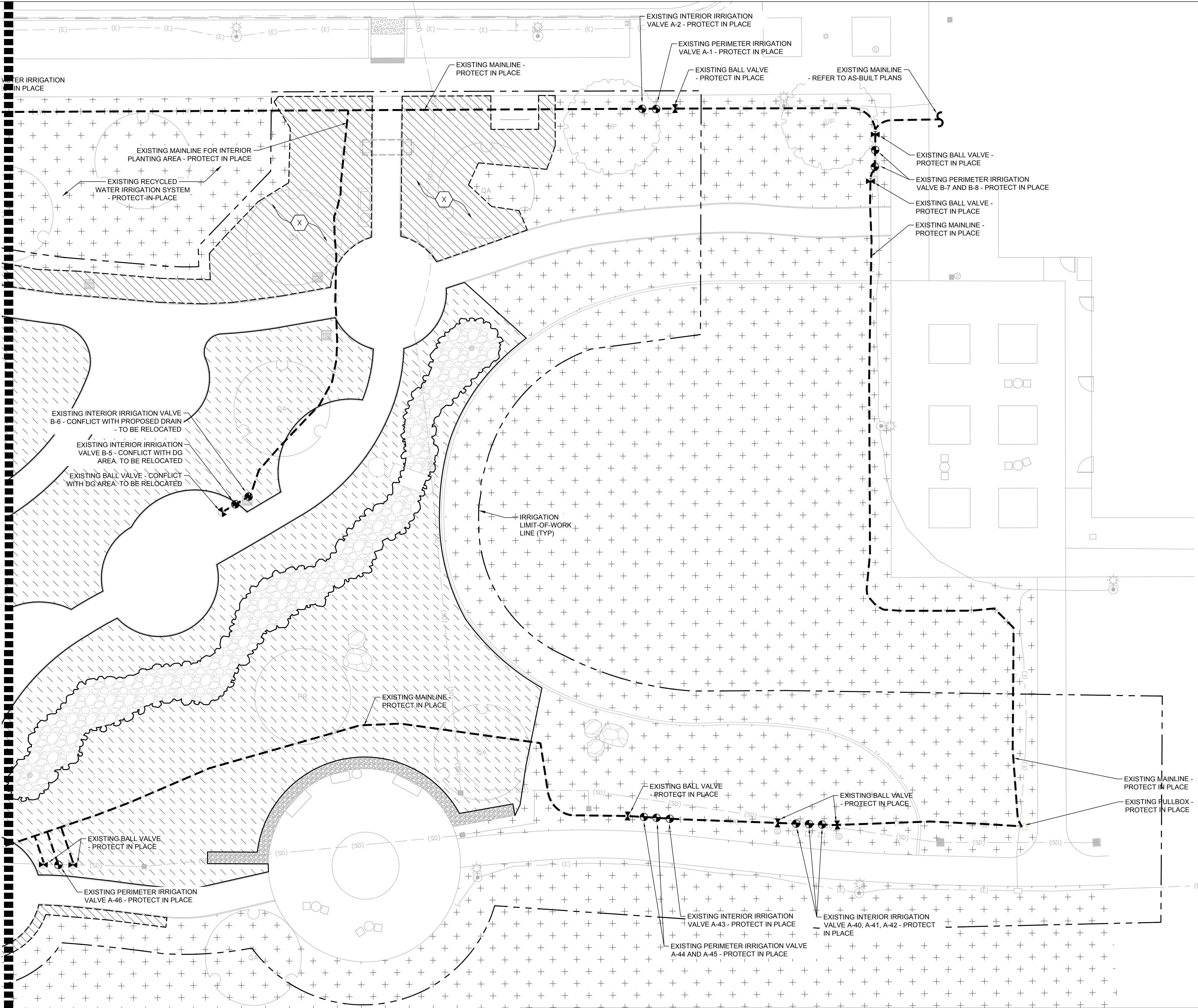
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ADJUST EXISTING PERIMETER IRRIGATION SCOPE

CONTRACTOR SHALL PATCH AND REPAIR EXISTING RECYCLED WATER IRRIGATION SYSTEM(S) DAMAGED BY THIS WORK THROUGHOUT THE EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT'S LIMITS OF CONSTRUCTION. LIMITS SHOWN HERE FOR BIDDING PURPOSES ONLY AND ACTUAL FIELD CONDITIONS MAY REQUIRE ADDITIONAL ATTENTION BEYOND WHAT IS SHOWN. SCOPE OF WORK SHALL INCLUDE ALL LABOR AND MATERIALS TO REPAIR/REPLACE/ADJUST EXISTING IRRIGATION AS NEEDED TO PROVIDE FULL COVERAGE THROUGHOUT. CONTRACTOR MAY SALVAGE EXISTING MATERIAL AND RELOCATE THEM IN PLACE TO ALIGN WITH EDGES OF NEW LANDSCAPE AREAS OR ALLOW FOR INSTALLATION OF NEW PLANT MATERIAL. CONTRACTOR SHALL PROVIDE AND INSTALL NEW EQUIPMENT AS NEEDED TO RETURN EXISTING IRRIGATION SYSTEM(S) TO FULLY OPERATIONAL CONDITION. PROVIDE (2) NEW BUBBLERS WHERE NEW TREES ARE PROPOSED WITHIN EXISTING RECYCLED WATER IRRIGATION SYSTEM AND CONNECT TO EXISTING BUBBLER SYSTEM ADJACENT. PROVIDE MATCHING EQUIPMENT, MATCHING LIKE FOR LIKE. PROVIDE COMPLETE IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL. SHOP DRAWINGS SHALL DEMONSTRATE PROPOSED IRRIGATION ADJUSTMENTS AND CONNECTIONS TO EXISTING CONTROL VALVES AND/OR ANY EXISTING LATERALS THAT WERE CAPPED DURING DEMOLITION OPERATIONS.

EXISTING RECYCLED WATER IRRIGATION SYSTEM

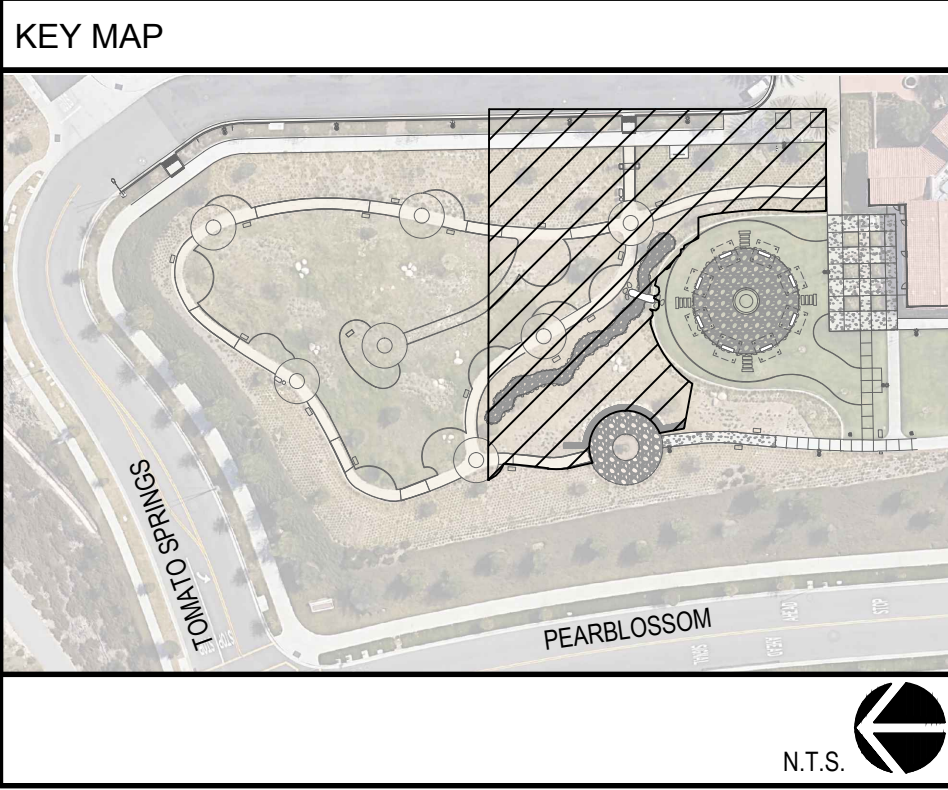
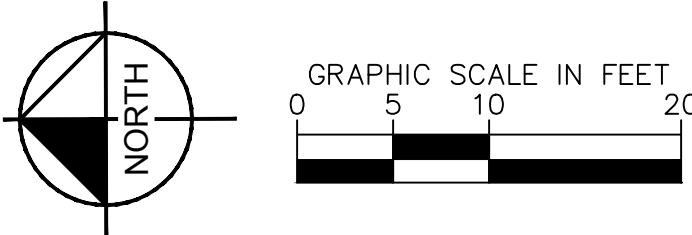
EXISTING RECYCLED WATER IRRIGATION SYSTEM TO REMAIN, PROTECT-IN-PLACE UNLESS NOTED OTHERWISE.

EXISTING INTERIOR IRRIGATION SYSTEM

CONTRACTOR SHALL CAP ALL INTERIOR IRRIGATION CONTROL VALVES. ALL INTERIOR PLANTING AREAS SHALL BE HAND WATERED DURING THE PLANT ESTABLISHMENT PERIOD.

IRRIGATION NOTES

- ALL LOCAL, MUNICIPAL AND STATE LAWS ARE HEREBY INCORPORATED INTO THESE PLANS AND SHALL BE CARRIED OUT BY THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ANY AND ALL PERMITS REQUIRED TO PERFORM THEIR SCOPE OF WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK PRIOR TO COMMENCING ANY WORK. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE LANDSCAPE ARCHITECT MAKES NO GUARANTEES ABOUT THEIR ACTUAL LOCATIONS. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE EVENT DISCREPANCIES ARE FOUND BETWEEN THE PLANS AND CONDITIONS IN THE FIELD.
- THE IRRIGATION DESIGN SHOWN HERE-IN IS DIAGRAMMATIC AND SHOWN FOR GRAPHIC CLARITY ONLY. ALL MAINLINE, SLEEVING, VALVES, ETC. SHALL BE INSTALLED WITHIN THE LIMIT OF WORK AND LOCATED IN LANDSCAPE AREAS WHERE EVER POSSIBLE. CONTRACTOR WILL BE EXPECTED TO MAKE ADJUSTMENTS IN THE FIELD TO AVOID CONFLICTS WITH PROPOSED PLANTING AND ARCHITECTURAL IMPROVEMENTS.

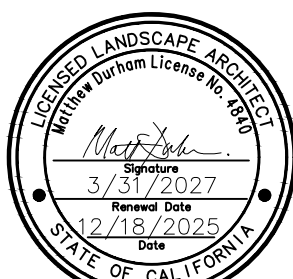


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PLAN PREPARED BY:



12/18/2025

PORTOLA SPRINGS COMMUNITY PARK
INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501

IRRIGATION PLAN

CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

PLAN CHECK NO.
00961364--PARK

PERMIT NO.

CIP NO.
372501

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MWEO COMPLIANCE
LANDSCAPE ARCHITECT STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT:

Matthew Durham


3/31/2027

12/18/2025

Matthew Durham

CA NO. 4840

12/18/2025
DATE

HYDROSEED MIX		
	PO Box 1275 Carpinteria, CA 93014-1275 - USA Tel. 805-684-0436 * Fax 805-684-279A8	
Inland Irrigated Meadow		
Species	Common Name	Bulk Lbs/Acre
Achillea millefolium	Yarrow	1.00
Aristida purpurea	Purple Threawn	2.00
Eschscholzia californica	California Poppy	3.00
Festuca microstachys	Pacific Fescue	8.00
Lasthenia californica	Goldfields	1.00
Lupinus microcarpus	Chick Lupine	4.00
Muhlenbergia microsperma	Little Muhly	2.00
Phacelia campanularia	Desert Bluebells	3.00
Poa secunda	Sandberg Bluegrass	3.00
Stipa cemua	Nodding Needlegrass	6.00
Stipa hymenoides	Ricegrass	4.00
Trifolium cilialatum	Foothill Clover	2.00

- PLANTING NOTES:
1.

ALL LANDSCAPE AREAS SHALL SLOPE TO AREA DRAINAGE INLETS AS SHOWN ON THE APPROVED CIVIL ENGINEER'S PRECISE GRADING PLANS. FOR LANDSCAPE AREAS NOT REFERENCING GRADING & DRAINAGE, PROVIDE 2% MINIMUM SLOPE TO SURROUNDING AREA DRAINAGE. LANDSCAPE GRADE SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, BUILDINGS AND WALLS.

2.

REFER TO THE LANDSCAPE CONSTRUCTION PLANS FOR ALL CONSTRUCTION FEATURES SHOWN HEREON. CONTRACTOR TO REVIEW THE PLANS, STAKE PROPOSED TREES AND MARK SHRUB AREAS FOR REVIEW. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BYCITY/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

3.

ALL LANDSCAPE DRAINAGE FLOW LINES SHALL BE CLEAR OF ANY DEBRIS, MULCH, ETC TO PROMOTE UNOBSTRUCTED FLOW TO AREA DRAINS. MAINTAIN DRAINAGE FLOW LINES AS SHOWN ON THE CIVIL ENGINEER'S PRECISE GRADE PLANS.

4.

APPLY PRE-EMERGENT (2 ROUNDS) BEFORE THE MULCH LAYER IS INSTALLED TO PREVENT WEEDS. WEEDS SHALL BE REMOVED BEFORE 2" HIGH OR WEED SEED DEVELOPS.

5.

ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A MINIMUM THREE (3) INCH THICK LAYER OF LANDSCAPE MULCH UNLESS NOTED OTHERWISE, EXCEPT TURF AREAS OR DIRECT SEEDING APPLICATIONS. MULCH TO BE "RECYCLED ORGANIC" IN APPEARANCE AND GRADE - "FOREST FLOOR" TYPE WOOD CHIPPED MULCH OR EQUAL - CHIP TO BE 2" OR SMALLER. PROVIDE SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

6.

ALL TREES THAT ARE CLOSER THAN FIVE (5) FEET TO HARDSCAPE AND VERTICAL SITE ELEMENTS SHALL BE PLANTED WITH A POLYETHYLENE LINEAR ROOT BARRIER (24" DEEP, 20' WIDE OR EXTENT OF MATURE TREE CANOPY WHICHEVER IS GREATER) - REFER TO ROOT BARRIER DETAIL. ROOT BARRIER LOCATIONS ARE REFERENCED ON PLAN BUT IT'S THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED ROOT BARRIERS AS REQUIRED BY THE GOVERNING AGENCY.

7.

FOR ALL SPECIFIED NURSERY STOCK TREE FORMS SEE PLANTING LEGEND.

8.

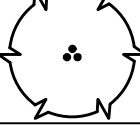
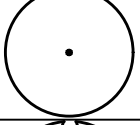
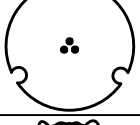
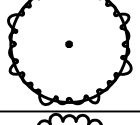
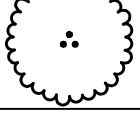


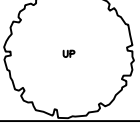
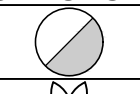
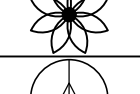
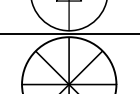
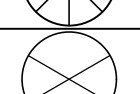
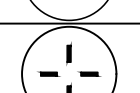
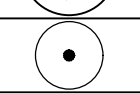
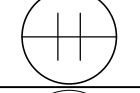
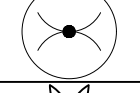
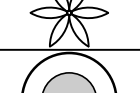
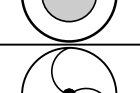
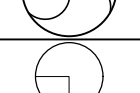
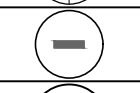
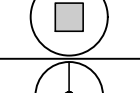
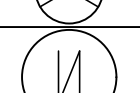
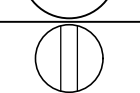
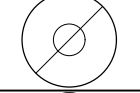
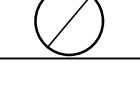

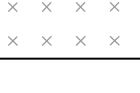
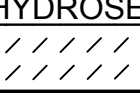
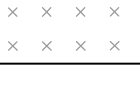
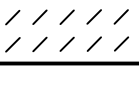
ALL TREES TO BE PLANTED OUTSIDE OF SWALES, TYPICAL.

9.

CONTRACTOR TO REPLACE IN KIND ALL DEAD OR DYING PLANT MATERIAL WITHIN EXISTING PLANTING AREAS.

10.

CONTRACTOR TO REPLACE IN KIND ALL EXISTING-TO-REMAIN PLANT MATERIAL DAMAGED DURING CONSTRUCTION.

PLANT LEGEND						
SYMBOL	BOTANICAL / COMMON NAME	CONT.	CAL.	WUCOLS	SIZE AT MATURITY	QTY
TREES						
	ARCTOSTAPHYLOS GLAUCA BIGBERRY MANZANITA MULTI-TRUNK	24" BOX	1" CAL. PER TRUNK	VERY LOW	10'-15' HT. X 10'-15' SPR.	9
	PLATANUS RACEMOSA 'COLUMBIA' CALIFORNIA SYCAMORE STANDARD TRUNK	36" BOX	3" CAL.	MODERATE	40'-60' HT. X 40'-60' SPR.	4
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	48" BOX	2.5" CAL. PER TRUNK	LOW	40'-60' HT. X 40'-50' SPR.	7
	SALIX LASIOLEPIS ARROYO WILLOW STANDARD TRUNK	36" BOX	3" CAL.	HIGH	20'-30' HT. X 10'-15' SPR.	6
	SAMBUCUS MEXICANA MEXICAN ELDERBERRY MULTI-TRUNK	36" BOX	1.5" CAL. PER TRUNK	LOW	15'-25' HT. X 20'-25' SPR.	3
EXISTING TREE						
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE EXISTING TO REMAIN (PIP)	-	-	MODERATE	--	5
	QUERCUS AGRIFOLIA COAST LIVE OAK EXISTING TO REMAIN (PIP)	-	-	LOW	--	18
	ULMUS PARVIFOLIA CHINESE ELM EXISTING TO REMAIN (PIP)	-	-	MODERATE	--	2
SYMBOL	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	SIZE AT MATURITY	QTY
SHRUBS						
	ACHILLEA MILLEFOLIUM COMMON YARROW	1 GAL.	24" O.C.	LOW	1'-3' HT. X 1'-3' SPR.	52
	AGAVE ATTENUATA FOXTAIL AGAVE	15 GAL.	AS SHOWN	LOW	4'-5' HT. X 4'-5' SPR.	21
	ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH	5 GAL.	48" O.C.	VERY LOW	3'-4' HT. X 3'-4' SPR.	34
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	5 GAL.	72" O.C.	VERY LOW	3'-15' HT. X 10' SPR.	16
	BACCHARIS PILLULARIS 'TWIN PEAKS #2' TWIN PEAKS #2 COYOTE BRUSH	5 GAL.	60" O.C.	LOW	1'-2' HT. X 3'-6' SPR.	26
	BACCHARIS SALICIFOLIA MULEFAT	1 GAL.	72" O.C.	LOW	6'-12' HT. X 3'-9' SPR.	3
	CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL.	24" O.C.	LOW	2' HT. X 2' SPR.	348
	CEANOTHUS GRISEUS 'POINT SAL' POINT SAL CARMEL CEANOTHUS	5 GAL.	60" O.C.	LOW	2'-3' HT. X 4'-5' SPR.	8
	CEANOTHUS GRISEUS H. 'DIAMOND HEIGHTS' DIAMOND HEIGHTS CARMEL CREEPER	1 GAL.	60" O.C.	LOW	1'-1.5' HT. X 4'-6' SPR.	14
	HESPEROYUCCA WHIPPLEI CHAPARRAL YUCCA	15 GAL.	AS SHOWN	LOW	2'-3' HT. X 3'-4' SPR.	44
	HETEROMELES ARBUTIFOLIA TOYON	5 GAL.	AS SHOWN	LOW	6'-10' HT. X 6'-8' SPR.	11
	ISOMERIS ARBOREA BLADDERPOD	5 GAL.	72" O.C.	LOW	4'-6' HT. X 4'-6' SPR.	18
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL.	24" O.C.	MODERATE	1'-3' HT. X 1'-3' SPR.	260
	LUPINUS EXCUBITUS GRAPE SODA LUPINE	5 GAL.	24" O.C.	LOW	2'-3' HT. X 1'-5' SPR.	76
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	48" O.C.	LOW	3'-5' HT. X 3'-4' SPR.	123
	RHUS TRILOBATA SKUNKBUSH SUMAC	5 GAL.	36" O.C.	LOW	3'-5' HT. X 4' SPR.	65
	RIBES MALVACEUM CHAPARRAL CURRANT	5 GAL.	72" O.C.	UM	5'-8' HT. X 4'-6' SPR.	6
	SALVIA APIANA COMPACTA COMPACT WHITE SAGE	5 GAL.	36" O.C.	LOW	2'-3' HT. X 2'-3' SPR.	68
	SALVIA MELLIFERA 'TERRA SECA' TERRA SECA BLACK SAGE	5 GAL.	60" O.C.	LOW	2' HT. X 5' SPR.	76
	SCHOENOPECTELUS ACUTUS HARDSTEM BULRUSH	5 GAL.	24" O.C.	MODERATE	3'-10' HT. X 2'-4' SPR.	96
SYMBOL	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	SIZE AT MATURITY	QTY
EXISTING						
	EXISTING VEGETATION TO REMAIN	-	-	-		43,230 SF
HYDROSEED						
	HYDROSEED S&S NATIVE GRASS AND FLOWERING SHRUB MIX	HYDROSEED	-	LOW		6,998 SF

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DATE

REVISIONS

ENGR.

APPROV.

DATE

PHASE 1
100% CD SUBMITTAL

DRAWN BY:RY / GP

DATE


DESIGNED BY:MD

DATE

CHECKED BY:MD

DATE

PLAN PREPARED BY:



12/18/2025

PLAN CHECK NO.
00961364--PARK

PERMIT NO.

CIP NO.
372501

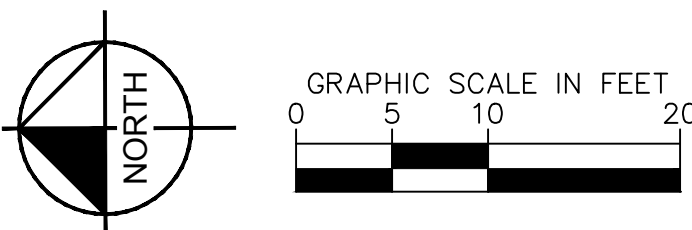
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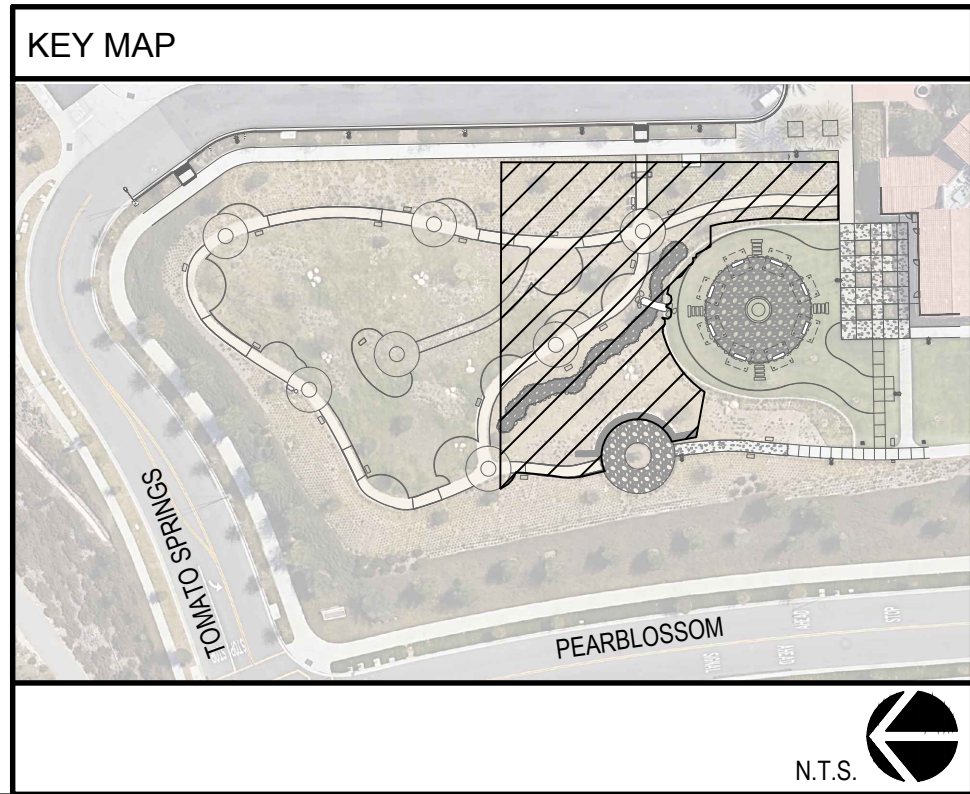
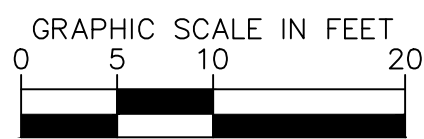
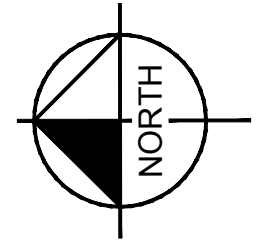
17 OF 22

PORTOLA SPRINGS COMMUNITY PARK
INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501

PLANTING LEGEND AND NOTES

CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY DEPARTMENT





*QUANTITIES SHOWN FOR THIS SHEET ONLY. SEE
L300 FOR COMPLETE LEGEND AND PLANTING NOTES

7						PHASE 1 100% CD SUBMITTAL
6						
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NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE	DRAWN BY: RY / GP DATE DESIGNED BY: MD DATE CHECKED BY: MD DATE

PLAN PREPARED BY



12/18/2025

**PORTOLA SPRINGS COMMUNITY PARK
INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501**

PLANTING PLAN

CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

PLAN CHECK NO
00961364-PARK

PERMIT NO.

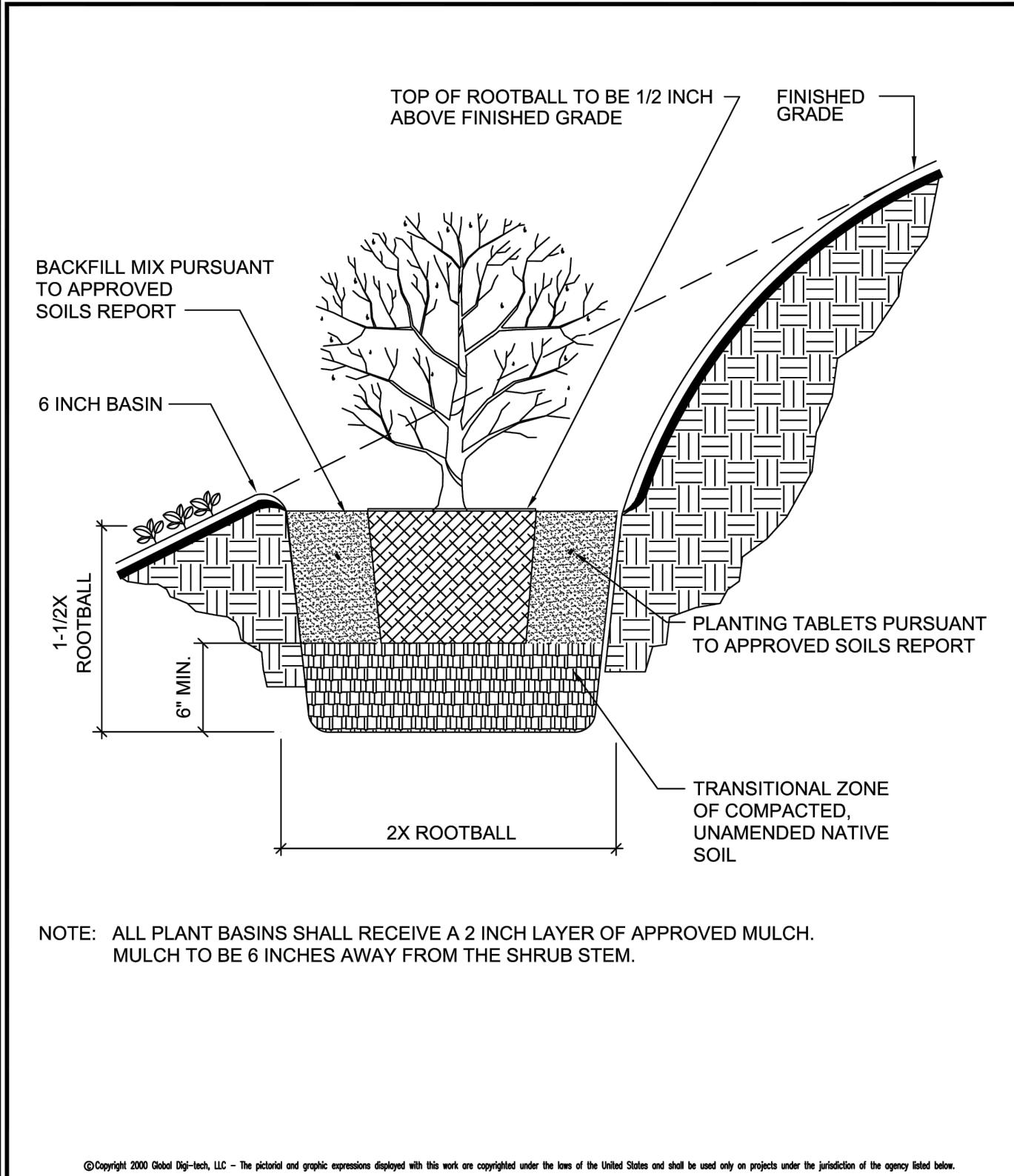
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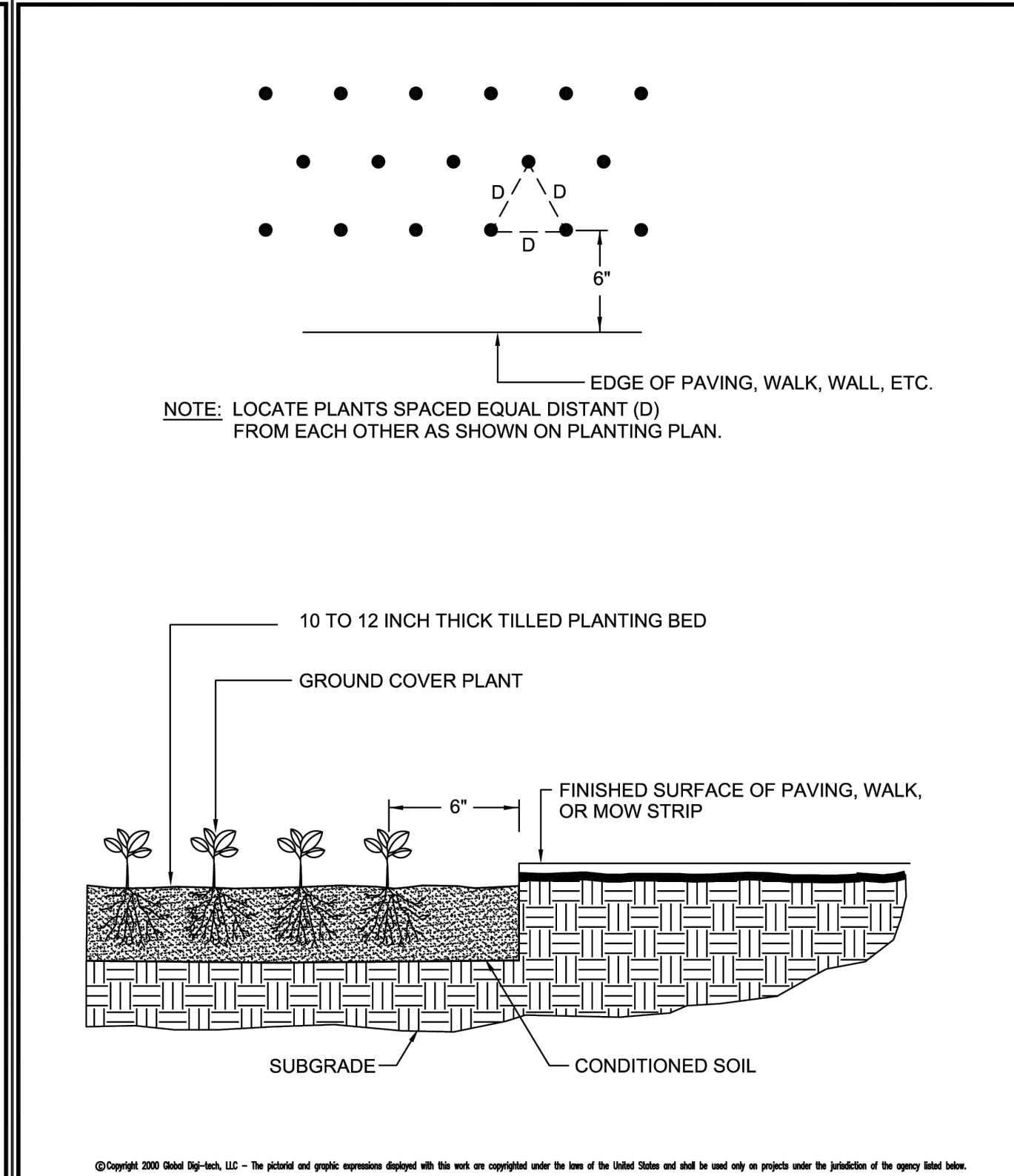
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20 OF 22

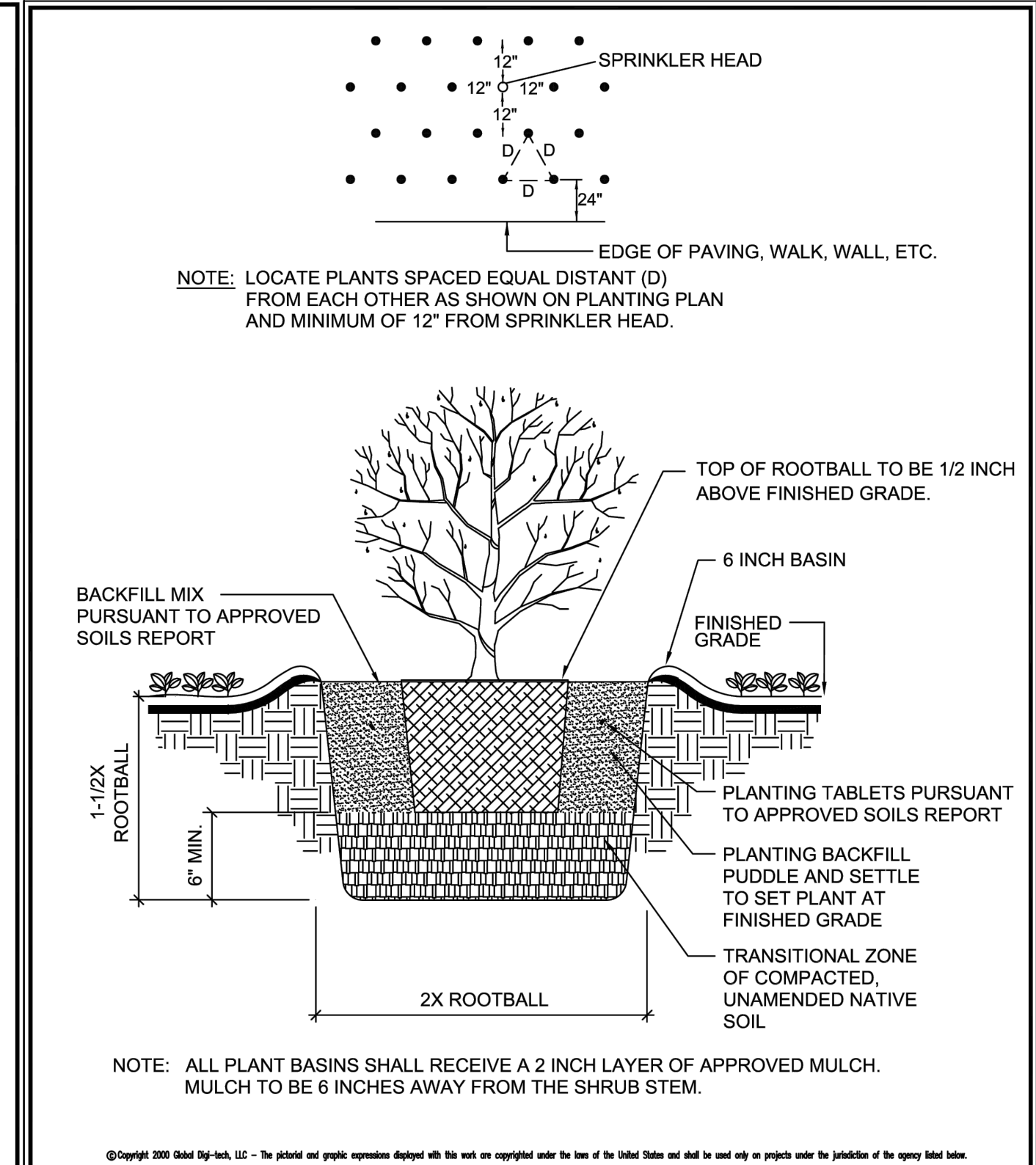
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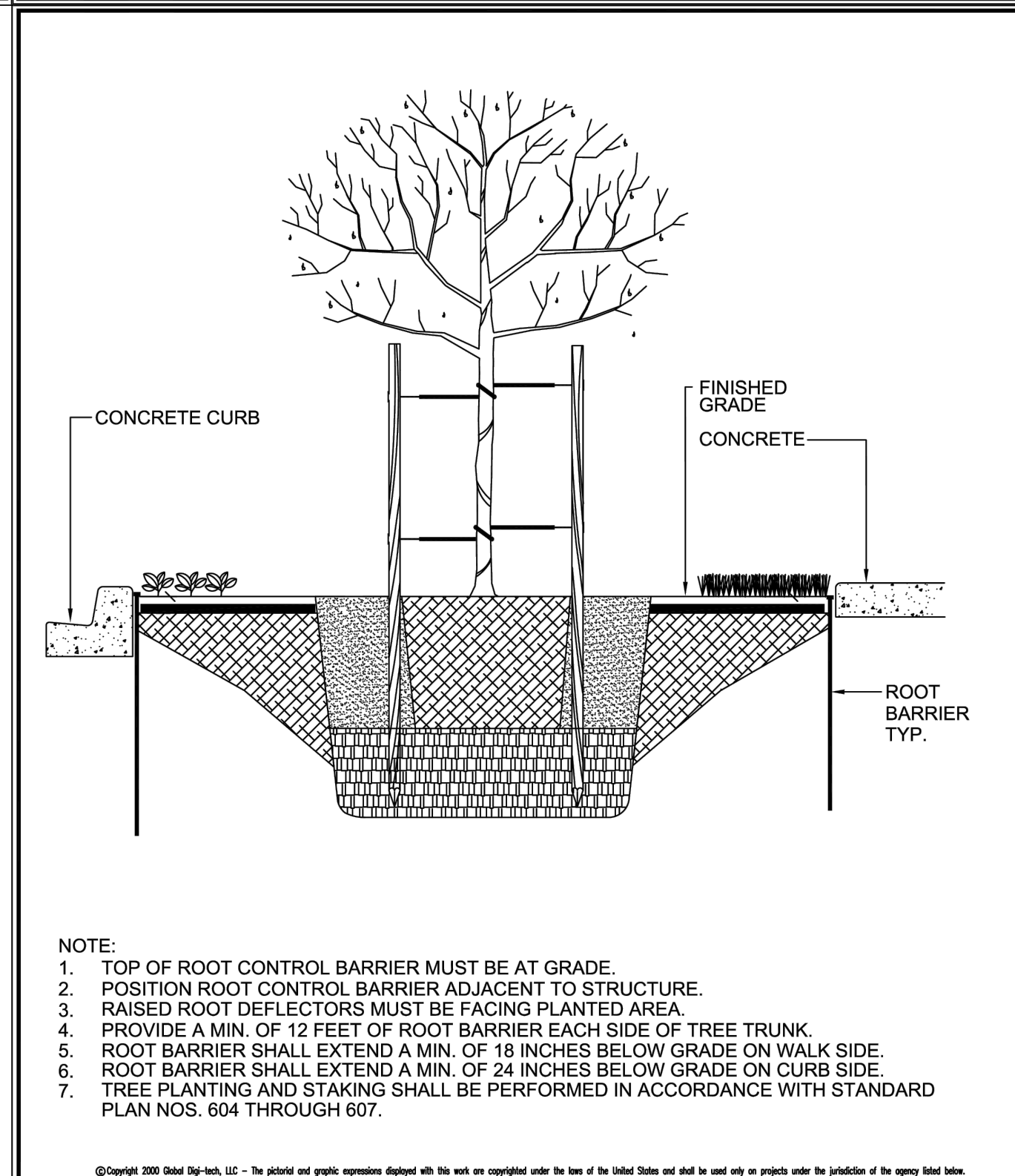
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	SHRUB PLANTING ON SLOPE	602
	Approved by: <i>Mark L. Carroll</i> Mark L. Carroll R.C.E. 31515 City Engineer	Sheet 1 of 1
	Date: 6-22-09	



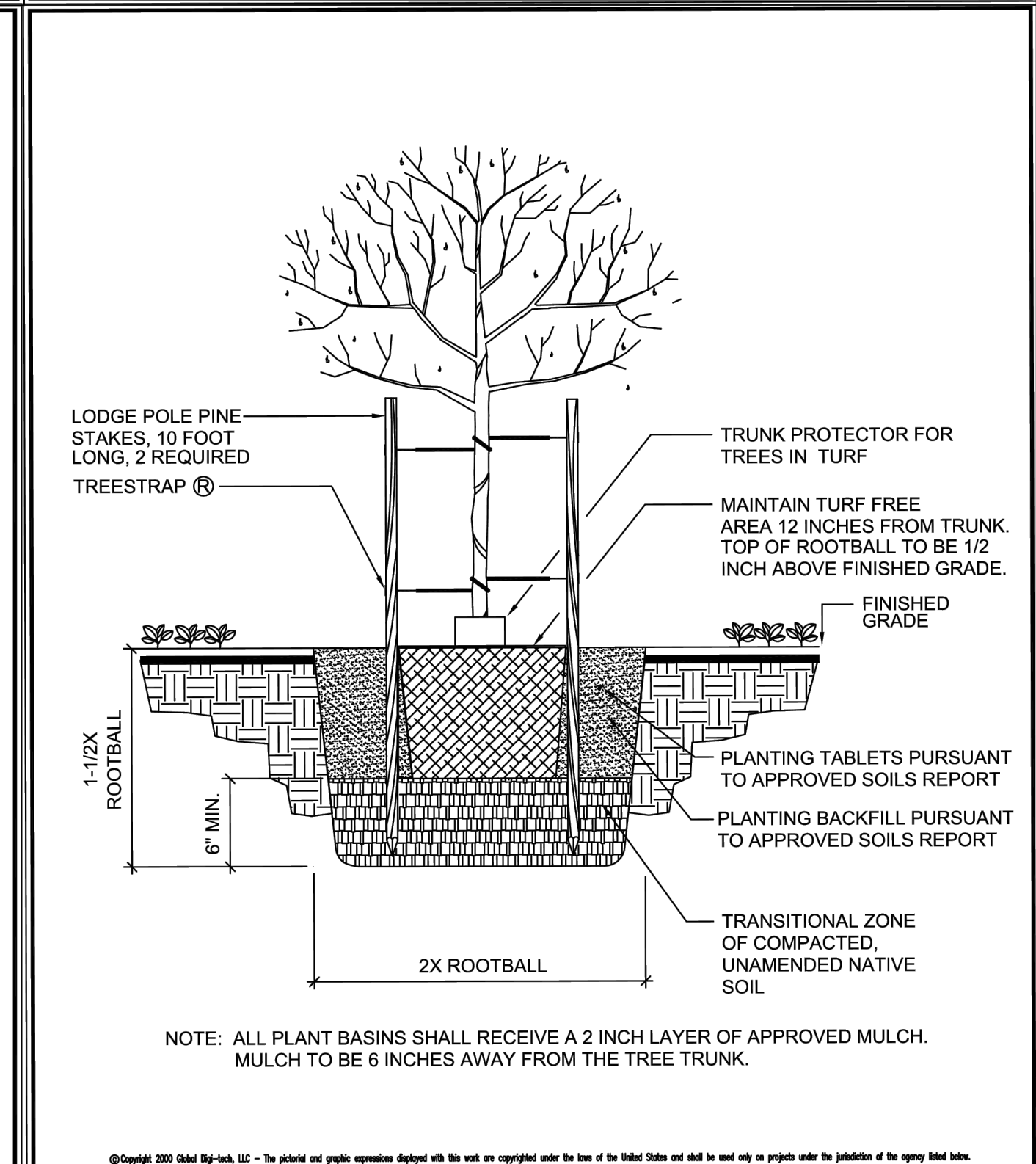
REVISIONS	CITY OF IRVINE	STANDARD PLAN NO.
	GROUND COVER PLANTING	609
	Approved by: <i>Mark L. Carroll</i> Mark L. Carroll R.C.E. 31515 City Engineer	Sheet 1 of 1
	Date: 6-22-09	



REVISIONS	CITY OF IRVINE	STANDARD PLAN NO.
	SHRUB PLANTING	601
	Approved by: <i>Mark L. Carroll</i> Mark L. Carroll R.C.E. 31515 City Engineer	Sheet 1 of 1
	Date: 6-22-09	



REVISIONS	CITY OF IRVINE	STANDARD PLAN NO.
	ROOT BARRIER	608
	Approved by: <i>Mark L. Carroll</i> Mark L. Carroll R.C.E. 31515 City Engineer	Sheet 1 of 1
	Date: 6-22-09	



REVISIONS	CITY OF IRVINE	STANDARD PLAN NO.
	DOUBLE STAKE TREE, 15 GAL. & 24 INCH BOX	606
	Approved by: <i>Mark L. Carroll</i> Mark L. Carroll R.C.E. 31515 City Engineer	Sheet 1 of 1
	Date: 6-22-09	

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NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE				

PHASE 1		
100% CD SUBMITTAL		
DRAWN BY:	RY / GP	DATE
DESIGNED BY:	MD	DATE
CHECKED BY:	MD	DATE

PLAN PREPARED BY:

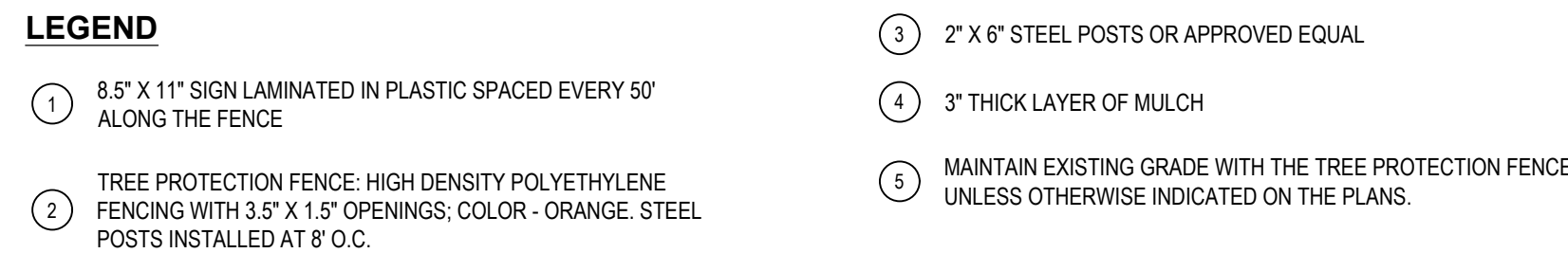
12/18/2025

PORTOLA SPRINGS COMMUNITY PARK
INDIGENOUS INTERPRETIVE SPACE -PHASE 1 CIP 372501

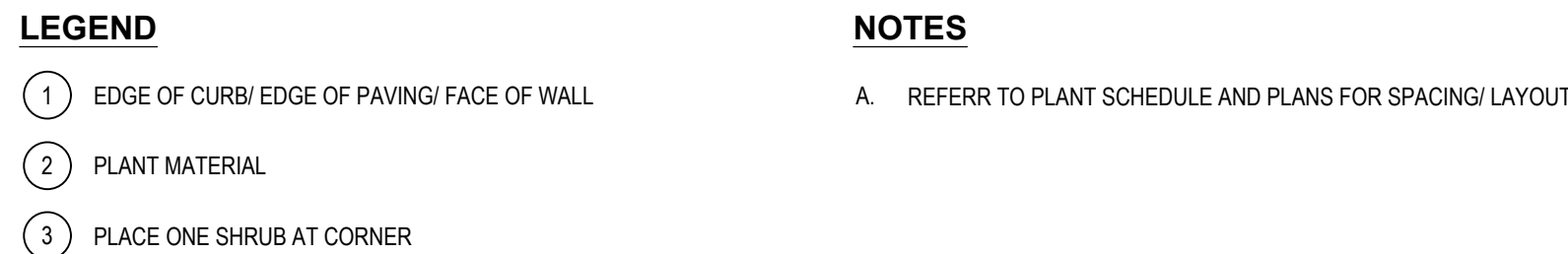
PLANTING DETAILS

CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

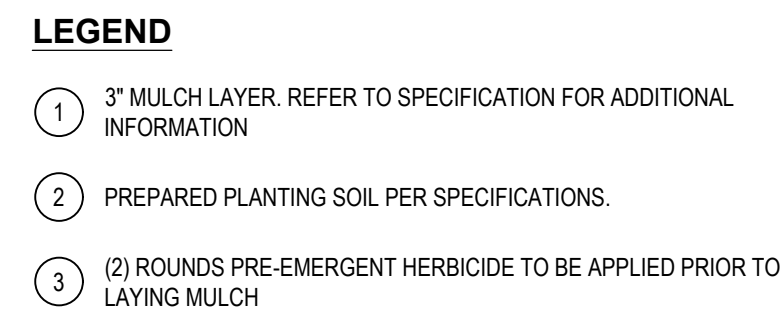
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PERMIT NO.
CIP NO. 372501
SHEET L350
21 OF 22



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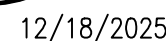
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SCALE: 3" = 1'-0"



Scale: 1/2" = 1'-0"

PLAN PREPARED BY

CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

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