



October 23, 2025

Mr. Terry Smith
Rengel & Company Architects
333 El Camino Real
Tustin, CA 92780

Sent Via Email:
tsmith@rengelarch.com

Subject: Approval of Modification 00957990-PMPC to Master Plan 00434337-PMP for the Community Ice Facility located at 888 Ridge Valley in Planning Area 51 (Great Park)

Dear Mr. Smith:

Community Development Department staff reviewed Minor Modification 00957990-PMPC for a proposed expansion of the existing community ice facility for the Anaheim Ducks. The project site is zoned 8.1 Trails and Transit Oriented Development and is within Planning Area 51 (Great Park).

In August 2007, the Planning Commission approved the Great Park Master Plan (File No. 00434337-PMP) for the conceptual design of a 1,145-acre park with passive and active features. In 2011, the City approved a Great Park Master Plan Modification 00524784-PMP for the development of a community ice facility. Subsequent to this approval, the City approved Master Plan Modification 00661956-PMPC to refine the previously approved conceptual design and approved a four-sheet community ice facility.

The proposed modification seeks to expand the existing building by 3,303 square feet to accommodate training space for the Anaheim Ducks. The expansion will include coach offices, equipment rooms, restrooms, shower facilities, and exercise and trainer areas. Additionally, the project will relocate the northernmost driveway (Driveway A) along Ridge Valley further south to accommodate the location of the building addition and an outdoor workout area, resulting in a reduction of nine parking stalls. The prior driveway area will be re-landscaped and the meandering sidewalk in that area will be replaced. The vehicular gate at the prior location will also be moved to the new location of Driveway A.

Although the proposed modification will increase the building square footage and change the site layout, it will not result in new uses beyond those specified in the Great Park Master Plan.

Section 2-19-2 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified as a "major modification." A major modification must

be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a “minor modification” and reviewed by the Director of Community Development.

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

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

In 2011, the Planning Commission approved Master Plan Modification 00524784-PMP, which included a 117,635-square-foot community ice facility with three sheets of ice at the Great Park. In 2016, a subsequent master plan modification was approved to refine the conceptual design and add one more sheet of ice. The current proposed modification will not increase the number of sheets of ice but rather would expand the accessory training space for coach offices, equipment rooms, restrooms, shower facilities, and exercise and trainer areas. To accommodate this building expansion and the placement of an outdoor workout area, the existing gated driveway will be relocated, leading to a net loss of nine parking stalls. These changes will not result in any environmental impacts beyond those already evaluated beyond those evaluated during the original approval process.

Pursuant to Section 15153 of the California Environmental Quality Act (CEQA) Guidelines, the community ice facility is within the scope of the project described by the Orange County Great Park Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2002101020) as modified by previously adopted addenda (cumulatively the “Great Park FEIR”). Addendum No. 10 was prepared for the previously approved Great Park Master Plan Modification 00524784-PMP pursuant to Section 15164 of the State of California Environmental Guidelines and concluded that the community ice facility is not anticipated to have any significant effect on the environment.

In addition, the proposed project is exempt under CEQA Guidelines Section 15301, Class 1, Existing Facilities, which applies to projects that consist of minor alterations of existing structures and facilities. The proposed 3,303-square-foot addition will provide additional training spaces will not increase the number of sheets of ice and is in an area where public services and facilities will allow for the maximum development permissible in the General Plan. A Notice of Exemption has been prepared for the project and is attached for reference (Enclosure 2).

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

Transportation Division staff reviewed the proposed relocation of gated Driveway A and its impact on internal site circulation as well as stacking distance from the street. As the new driveway location provides the same amount of stacking area, its location is supportable. Additionally, staff did not identify any onsite impacts with regard to onsite impacts from the driveway relocation or removal of parking spaces associated with the proposed project.

The proposed building expansion to add equipment rooms, coach offices, restrooms, shower facilities, and exercise and trainer areas, as well as the addition of an outdoor training area, is accessory to the existing community ice facility. Because the building expansion is incidental and subordinate to the principal use, it is not anticipated to generate additional vehicle trips or parking needs. Therefore, the project is not anticipated to generate any significant traffic impacts.

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

The intent and use of the site will remain consistent with the previous master plan approval, which includes a community facility with four sheets of ice. The original conditions of approval remain unchanged and in effect. The project will be subject to compliance with all conditions established in the original master plan and subsequent master plan modifications, along with any conditions adopted through subsequent modifications.

4. Proposed addition, deletion, and/or relocation of structures would result in an impact to or introduction of sensitive uses not previously considered within the site. This includes, but is not limited to, uses not previously considered such as childcare centers, schools, residences, and medical establishments.

The project will not impact or introduce sensitive uses not previously considered within the site because the project site was originally approved for a community ice facility. The proposed expansion for additional training area is an accessory use to the existing ice facility with no changes to the number of sheets of ice. Since no new land uses are introduced by this modification, it will not result in an impact to existing, or introduction of new, sensitive uses not previously considered.

5. Reconfiguration of the site plan resulting in: a) a significant reduction of landscaping; or b) a significant change in parking.

The proposed building expansion for the Anaheim Ducks' accessory uses will require site improvements and eliminate nine parking stalls, resulting in a total of 656 stalls. The community ice facility is a part of the larger Great Park, which has parking above the minimum parking requirements through their campus parking program. With the relocation of the driveway, there will be an overall increase in landscaping

by 24 square feet. Therefore, the change in the site plan will not result in a significant change in parking or landscaping.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Zoning Ordinance and hereby approves Minor Modification 00957990-PMPC.

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

The modification will not result in a change of use or other significant changes that would substantially alter the findings of and/or conditions applied to the original Great Park Master Plan approval. The modification will expand the training facility to provide a larger space for training and recovery functions for the Anaheim Ducks. All conditions of approval previously established in the original Great Park Master Plan will continue to be applied to this modification. Therefore, the modification is consistent with the intent of the findings and conditions of the original approval.

This approval is subject to the following conditions of approval:

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

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

Standard Condition 6.2

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 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 6.19

COMPLIANCE WITH PRIOR CONDITIONS

All conditions of approval associated with the original master plan application (File No. 00434337-PMP) and subsequent modifications (File Nos. 00524784-PMP, 00598937-PMP, 00661956-PMPC, 00957990-PMPC) shall remain in full force and effect.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. on Thursday, October 30, 2025, the approval granted by this letter shall become effective Friday, October 31, 2025.

The stamped-approved plans for Minor Modification 00957990-PMPC 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 Planning Technician Samantha Zepeda at 949-724-5427 or via email at szepeda@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Approved Project Plans
2. Notice of Exemption dated October 23, 2025

ec: Alyssa Matheus, Planning Manager
Diane Vu, Principal Planner
Files: 00434337-PMP; 00524784-PMP; 00598937-PMP; 00661956-PMPC;
00957990-PMPC

NOTICE OF EXEMPTION



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

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

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575
Attn: Samantha Zepeda
Planning Technician
949-724-5427
szepeda@cityofirvine.org

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

Project Title and File No.: Minor Modification to Great Park Master Plan for Community Ice Facility in Planning Area 51 (File No. 00957990-PMPC)

Project Location: 888 Ridge Valley in Planning Area 51 (Great Park), in the City of Irvine, County of Orange
(include County)

Project Description: The master plan modification would expand the existing community ice facility by 3,303 square feet to accommodate required training space for the Anaheim Ducks and revise driveway access resulting in the reduction of nine parking stalls.

Approving Public Agency: City of Irvine
Director of Community Development
PO Box 19575
Irvine, CA 92623

Approval Date: October 23, 2025
Resolution No. n/a

Project Applicant: Rengel & Company Architects
333 El Camino Real
Tustin, CA 92780
Attn: Terrence Smith
714-505-5335
tsmith@rengelarch.com

Exempt Status:
(check one)

- ☐ Ministerial (Section 21080(b)(1); 15268)
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a))
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c))
- ☐ Statutory Exemption:
- ☒ Categorical Exemption: Section 15301, Class 1 for Existing Facilities
- ☐ General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt:

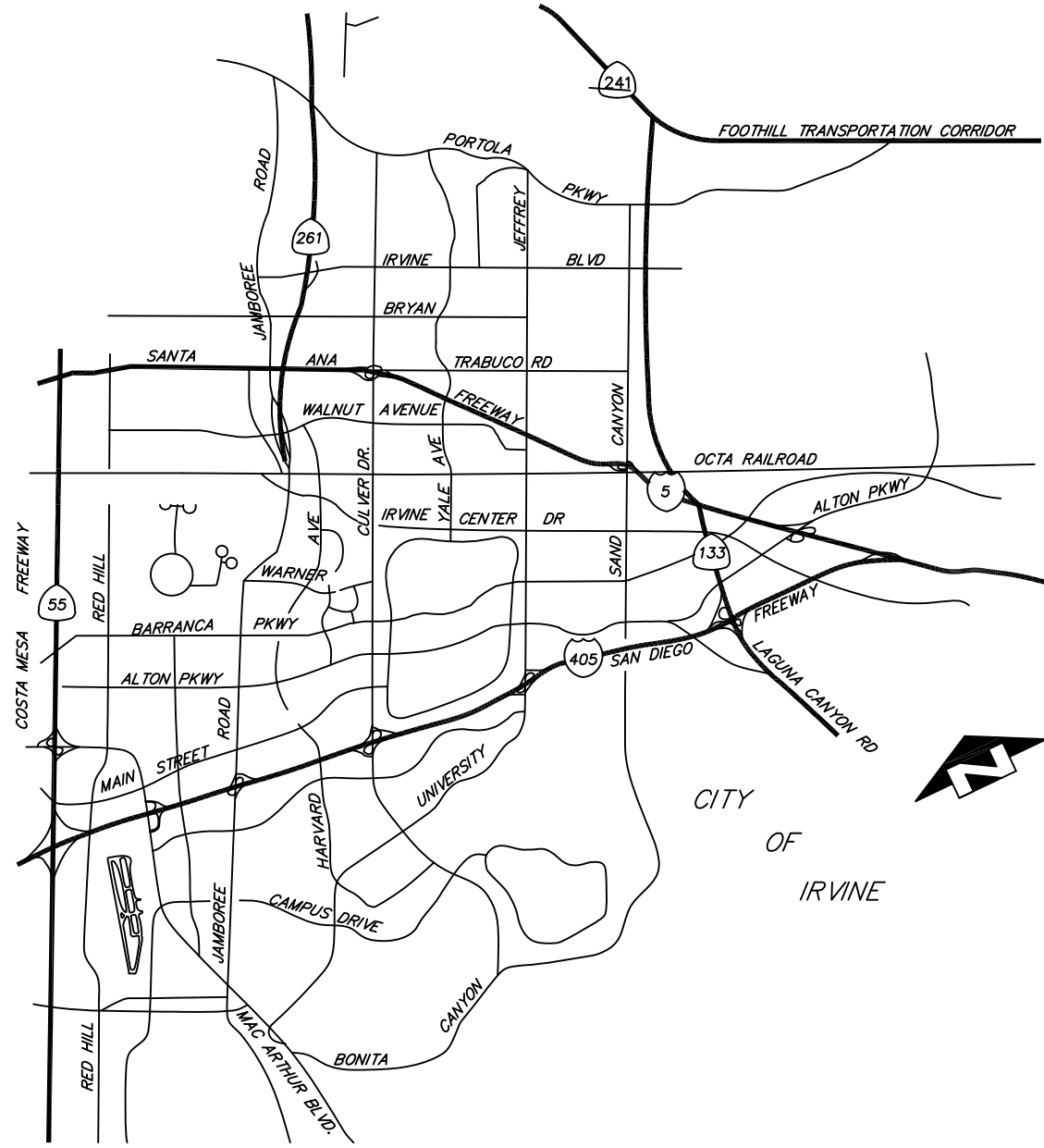
Project is exempt pursuant to CEQA Guidelines Section 15301, Class 1 for Existing Facilities. The project will expand an existing community ice facility by adding 3,303 square feet to provide training space and will not increase the existing number of sheets of ice on-site. The proposed addition is within an area where public services and facilities will allow for the maximum development permissible in the General Plan. The project is minor in nature and will not expand on the existing land use.

Samantha Zepeda, Planning Technician
Name and Title

Samantha Zepeda
Signature

October 23, 2025
Date

(VERSION 2022.1 EFFECTIVE JANUARY 2025)

[illegible]

OF 2

GREAT PARK ICE

TENANT IMPROVEMENTS

888 • RIDGE VALLEY • CALIFORNIA • 92618

Revisions:		
No.	Date	Description
2	08/19/25	2ND PLAN CHECK COMMENTS
3	09/10/25	3RD PLAN CHECK COMMENTS

Project name:

GREAT PARK ICE

888 RIDGE VALLEY
IRVINE, CA 92618

00957990-PMPC

SYMBOLS	ABBREVIATIONS	PROJECT DATA	PROJECT REPRESENTATIVES	SHEET INDEX
1 A COLUMN LINE 1 5.0 BUILDING SECTION SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN 1 5.0 EXTERIOR ELEVATION ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN 1 A200 DETAIL DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN 1 A200 INTERIOR ELEVATIONS ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN 4 KEY NOTE SYMBOL REFERENCE NUMBER C DOOR SYMBOL DOOR IDENTIFICATION A WINDOW TYPE SYMBOL WINDOW IDENTIFICATION 3 WALL TYPE SYMBOL P3 EXTERIOR FINISH SYMBOL F-1 INTERIOR FINISH SYMBOL OFFICE 100 ROOM NUMBER ROOM NAME ROOM NUMBER 1 △ REVISION CLOUD AROUND REVISED AREA 1 ● MATCH LINE (SHADED PORTION IS SIDE CONSIDERED) 1 ● DATUM POINT NORTH ↑ NORTH ARROW	A.B.F. ACC. A.P. ACOUST. AC.T. ADJ. ADJT. A/C ALT. ALUM. A.B. ANOD. APPROX. ARCH. AUTO. A.C. ASPH. A/C B.M. BSMT. BM. BRG. BET. B.L. BLK. BLKG. BD. BOT. BLDG. B.U.R. CAB. CPT. C.I. C.I.F. CLG. CLG.HT. CEM. CTR. C.T. CLR. CLO. COL. CONC. C.M.U. CONST. CONST.JT. CONT. C.JT. C.G. CORR. C.W. CER. CIR. CLKG. CONN. CTSK. C.B. C.J. D. DET. DIAG. DIA. DIF. DIA. DISP. DR. DWR. DWG. D.F. DIV. DN. DS. E. ELEC. E.W.C. EL. EA. E.N. ELEV. EMER. ENC. EQ. EQUIP. EXH. EXIST. EXP.JT. EXP. EXT. FIN. F.A. F.E. F.E.C. F.H.S. FP. F.P.S.C. F.R. FLR. F.D. FLUOR. FT. (I) FTG. FND. F.A.I. F.S. FURR. ABOVE FINISHED FLOOR ACCESS ACCESS PANEL ACOUSTICAL ADJACENT TILE ADJACENT ADJUSTIBLE AIR CONDITIONING ALTERNATE ALUMINUM ANCHOR BOLT ANODIZED APPROXIMATE ARCHITECT (URAL) AUTOMATIC ASPHALT CONCRETE ASPHALT AIR CONDITIONING BENCH MARK BASEMENT BEAM BEARING BETWEEN BUILDING LINE BLOCK BLOCKING BOARD BOTTOM BUILDING BUILT UP ROOFING CABINET CARPET (ED) CAST IRON CUT IN FIELD CLG. CEILING HEIGHT CEMENT CENTER CERAMIC TILE CLEAR (ANCE) CLOSET COLUMN CONCRETE (CAST-IN-PLACE) CONCRETE MASONRY UNIT CONSTRUCTION CONSTRUCTION JOINT CONTINUOUS OR CONTINUE CONTROL JOINT CORNER GUARD CORRIDOR CURTAIN WALL OR COLD WATER CERAMIC CIRCLE CAULKING CONNECTION COUNTERSUNK CATCH BASIN C.E.J. DEEP, DEPTH DETAIL DIAGONAL DIAMETER DIFFUSER DIMENSION DISPENSER DOOR DRAWER DRAWING DRINKING FOUNTAIN DIVISION DOWN DOWNSPOUT EAST ELECTRIC (AL) ELECTRIC WATER COOLER ELEVATION EACH EDGE NAILING ELEVATOR EMERGENCY ENCLOSURE (URE) EQUAL EQUIPMENT EXHAUST EXISTING EXPANSION JOINT EXPOSED EXTERIOR FINISH (ED) FIRE ALARM FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE HOSE STATION FIREPROOFING FIRE-PROOF-SELF-CLOSING FIRE-RESISTANT FLOOR (ING) FLOOR DRAIN FLUORESCENT FOOT FOOTING FOUNDATION FRESH AIR INTAKE FULL SIZE FURRED (ING) H.O. HTG. H.V.A.C. HT. H. H.P. H.C. H.M. HORIZ. H.B. H.W. H.W.H. HR. HYD. IN. (") INCL. I.D. INSUL. INT. JAN. JT. KIT. K.O. L. LT. LBL. LAB. LAD. LAM. LAV. L.H. LT.WT. LN. LVR. L.P. LNQ. LTG. M.B. MBR. MFR. MAS. M.O. MATL. MAX. MECH. MED. MEMB. MTL. MEZZ. MIN. (") MIR. MISC. MLD. M.R. MT. MOV. MULL. NAT. NOM. N. N.I.C. N.T.S. NO. OR # N.G. OFF. O.C. OPG. OPP. O.D. O.A. OBS. PTD. PNL. P.BD. PTH. PERF. P. PLAS. PLAS. LAM. PL. PL.GL. PLUMB. PLYWOOD PT. P.V.C. P.S.F. P.S.I. P.L. PR. PT. Q.T. RAD. RECP. REF. REG. REINF. RESIL. RET. R.A. REV. R.H. R.D. RM. R.O. R. HIGH OUTPUT HEATING HEATING/VENTING/AIR CONDITIONING HEIGHT HIGH HIGH POINT HOLLOW CORE HOLLOW METAL HORIZONTAL HOSE BIBB HOT WATER HOT WATER HEATER HOURL HYDRANT INCH INCLUDE (D), (ING) INSIDE DIAMETER INSULATE (D), (ION) INTERIOR JANITOR JOINT KITCHEN KNOCK OUT LENGTH LIGHT LABEL LABORATORY LADDER LAMINATE (D) LAVATORY LEFT HAND LIGHTWEIGHT LINEAR LOUVER LOW POINT LNQLEUM LIGHTING MACHINE BOLT MEMBER MANUFACTURE (R) MASONRY MASONRY OPENING MATERIAL (S) MAXIMUM MECHANIC (AL) MEDIUM MEMBRANE METAL MEZZANINE MINIMUM, MINUTE MIRROR MISC. MOLDING, MOULDING MOP RECEPTOR MOUNT (ED), (ING) MOVABLE MULLION NATURAL NOMINAL NORTH NOT IN CONTRACT NOT TO SCALE NUMBER NATURAL GRADE OFFICE ON CENTER (S) OPENING OPPOSITE OUTSIDE DIAMETER OVERALL OBSCURE PAIN (ED) PANEL PARTICLE BOARD PARTITION PERFORATE (D) PERSON (S) PLASTER PLASTIC LAMINATE PLATE PLATE GLASS PLUMBING PLYWOOD POINT POLYVINYL CHLORIDE POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PROPERTY LINE PAIR POINT QUARRY TILE RADIUS RECEPTACLE REFERENCE REGISTER REINFORCE (D), (ING) RESILIENT RETURN RETURN AIR REVISION (S), REVISED RIGHT HAND ROOF DRAIN ROOM ROUGH OPENING RISER	PROJECT ADDRESS: 888 RIDGE VALLEY, IRVINE, CA 92618 APN#: 580-765-21 ZONE: 1.9 PLANNING AREA: (GREAT PARK) 51 BUILDING CODE SUMMARY: CONSTRUCTION TYPE: I-B FULLY SPRINKLERED EXISTING STORIES: 2 PROPOSED STORIES: 1 EXISTING OCCUPANCIES: S-2,A-4,B,F,M PROPOSED OCCUPANCY: A-4 AREA JUSTIFICATION: 60' MIN. YARD ON 4 SIDES PER CBC SECTION 507.5 UNLIMITED PER TABLE 506.2 SCOPE OF WORK: THIS PROJECT SHALL CONSIST OF CONSTRUCTING A PROPOSED BUILDING ADDITION AT APPROXIMATELY 2,874 S.F. FOR TRAINING/ LOCKER ROOM USE. SQUARE FOOTAGES: EXISTING NEW TOTAL 267,202 S.F. + 3,033 S.F. 270,505 S.F. TOTAL SQUARE FOOTAGE: 267,202 S.F. BUILDING FOOTPRINT: 212,739 S.F. SITE AREA: 648,175 S.F. LOT COVERAGE: 33% PROPOSED: 65% DEMOLITION AREA: 12,508 S.F. NO HAZARDOUS MATERIALS STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1(1) AND 307.2(2).	TENANT: ANAHEIM DUCKS 888 RIDGE VALLEY RIVINE, CA, 92618 ARCHITECT: RENGEL + COMPANY ARCHITECTS 333 EL CAMINO REAL TUSTIN, CA 92780 OT. (714) 832-3333 DT. (714) 505- 5335 CONTACT: TERRY SMITH TSMITH@RENGELARCH.COM APPLICABLE CODES ALL CONSTRUCTION SHALL CONFORM TO: 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ENERGY CODE (CEC) 2022 CALIFORNIA HISTORICAL BUILDING CODE (HBC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 CALIFORNIA EXISTING BUILDING CODE (EBC) 2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CAL GREEN) NOTE TO CONTRACTOR SPECIFICATIONS CURRENT ISSUE, ARE A PART OF THIS PLAN SET, AND MUST BE REVIEWED DURING BIDDING, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF RENGEL+CO. PRIOR TO BID SUBMITTAL. SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIM/ HER SELF WITH PLANS, SPECS, AND SITE CONDITIONS. CLAIMS FOR MATERIALS AND LABOR SUBSEQUENT TO THE BID WILL NOT BE RECOGNIZED FOR LACK OF PROPER REVIEW OF PLANS, SPECS, AND SITE. PROJECT NOTES A SUPER GRAPHIC WILL REQUIRE A SIGN PROGRAM. PLEASE NOTE THIS IS A SEPARATE APPLICATION AND APPROVAL.	REVISION NO. 1 2 3 SHEET# SHEET TITLE ARCHITECTURAL SHEETS: 9 T100 TITLE SHEET GN100 ACCESSIBLE DETAILS GN101 PARTIAL EGRESS FLOOR PLAN A100 PURPOSED SITE PLAN A101 ENLARGED PROPOSED SITE PLAN A200 BUILDING FLOOR PLAN A201 DEMOLITION FLOOR PLAN A202 PARTIAL FLOOR PLAN A300 PROPOSED ELEVATIONS SHEET TOTAL: 9

Stamp:



Sheet title:

TITLE SHEET

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Date: 08.18.25

Drawn by: R.C.A.

Project #: 202524

File name: Projects/Ducks/Irvine/Great Park Ice Locker Room 2025/ CDs

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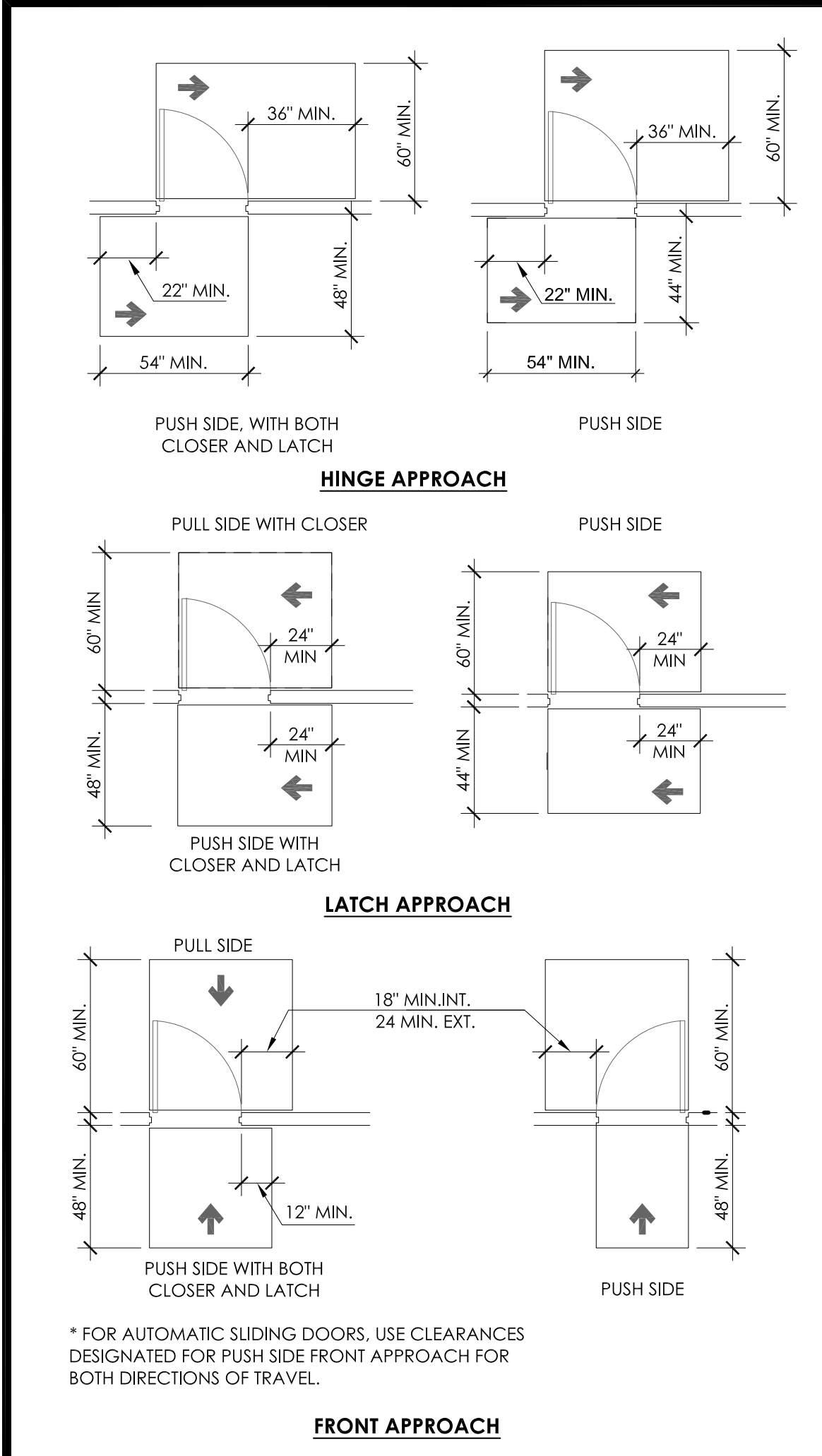
T100

City of Irvine
APPROVED

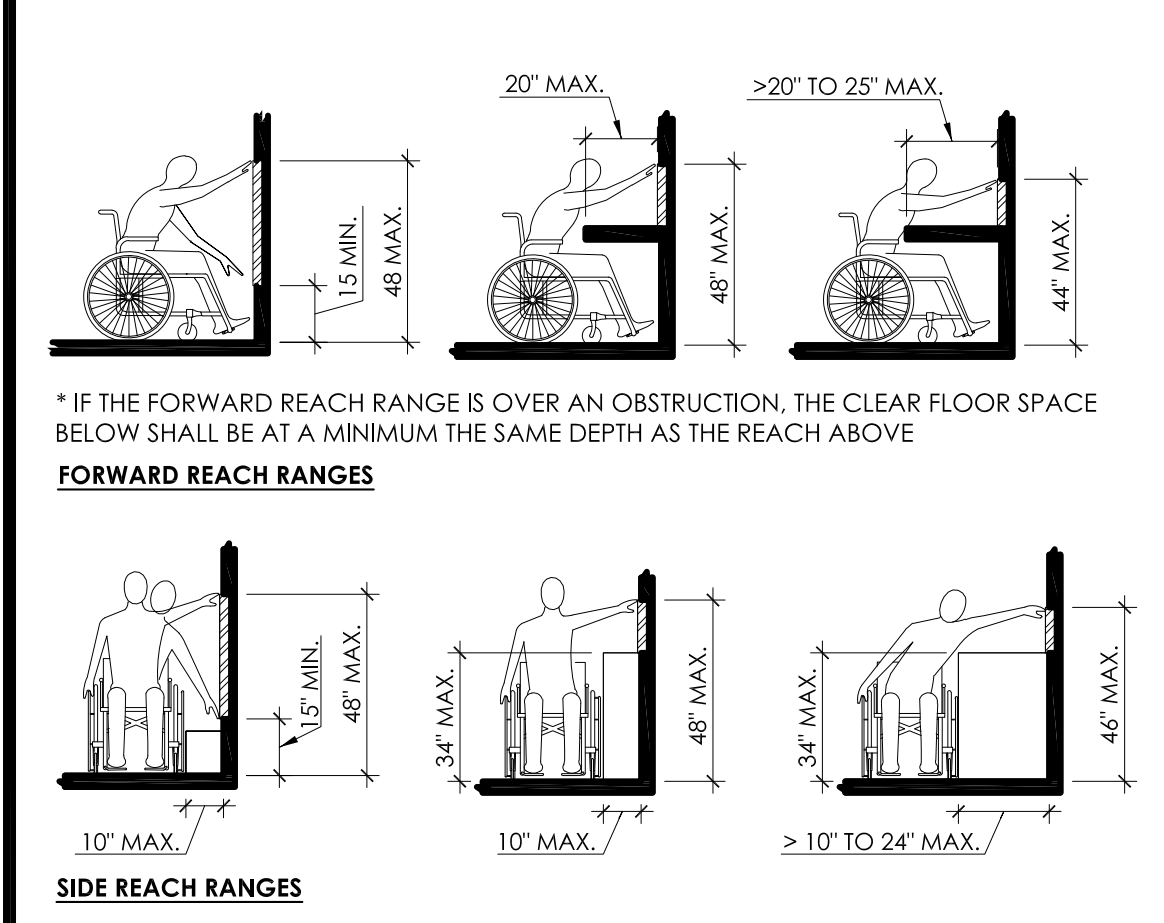
BY Samantha Zepeda

CASE # 00957990-PMPC

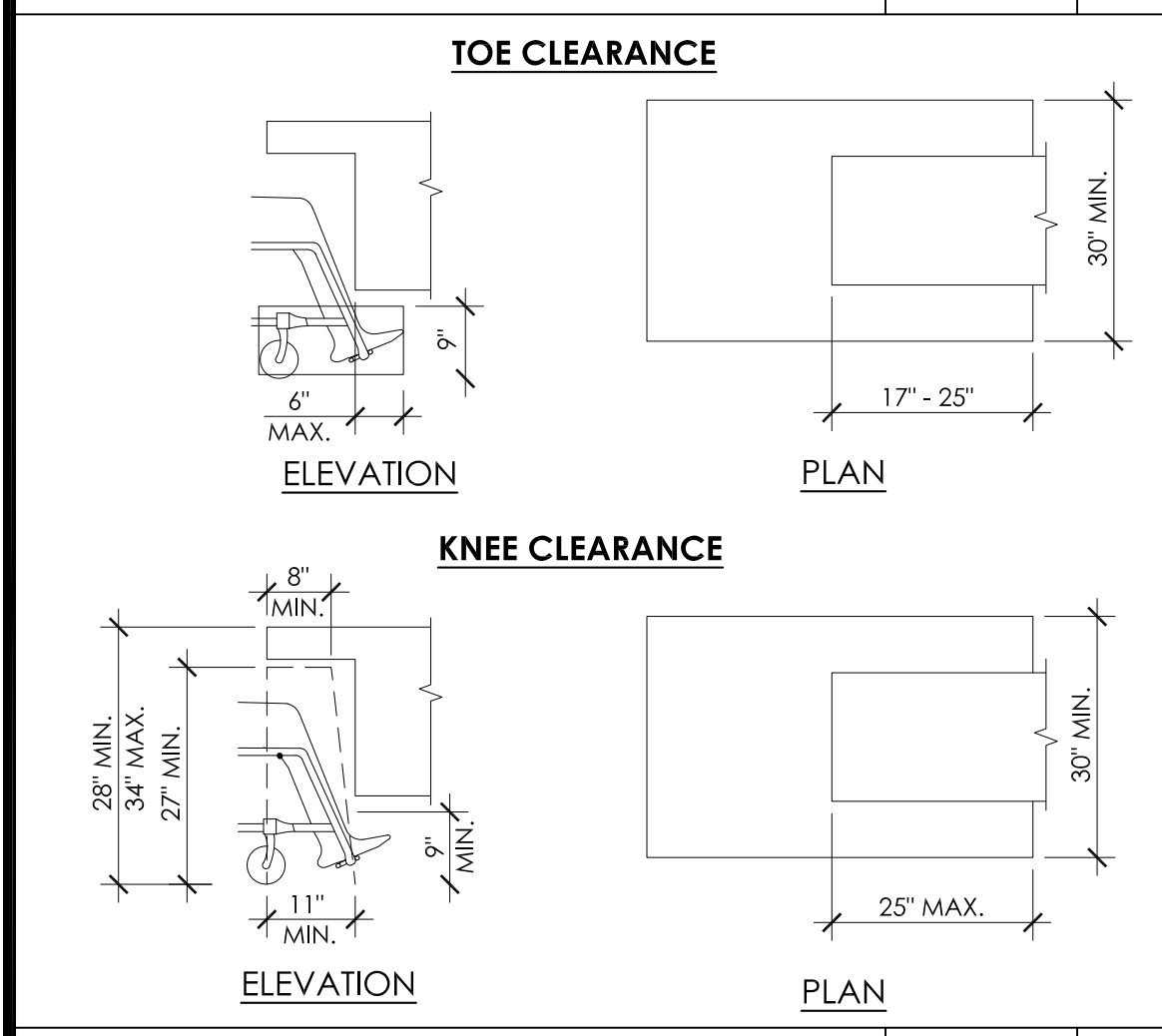
DATE 10/23/2025



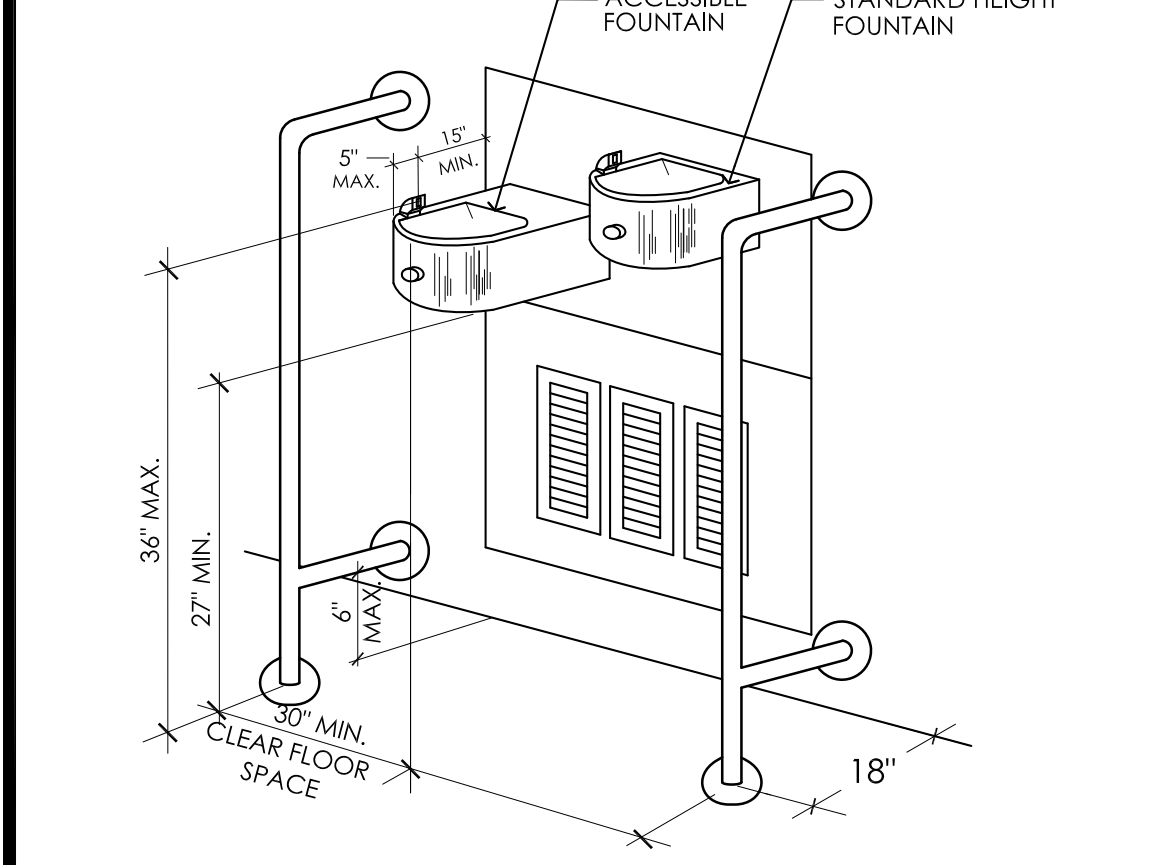
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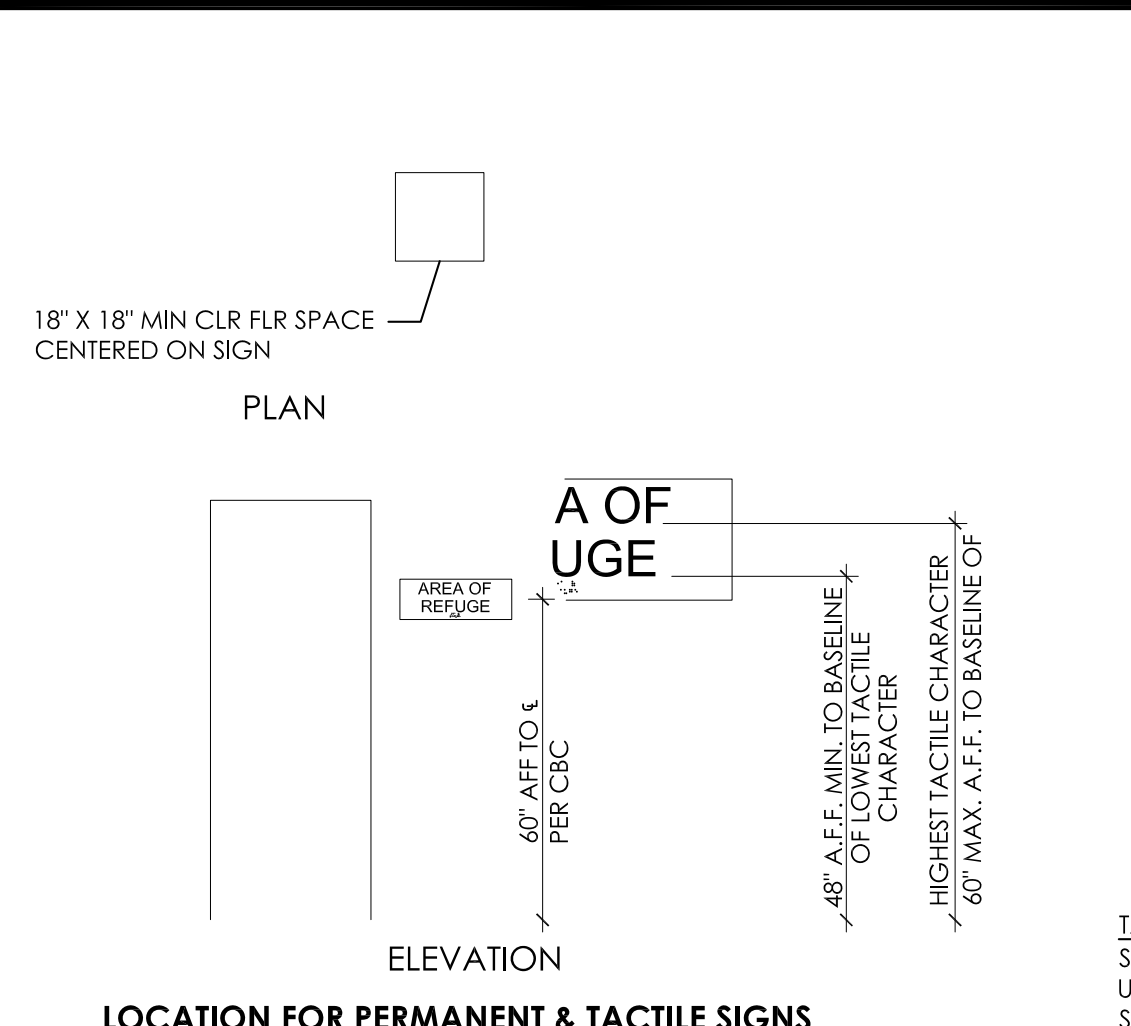
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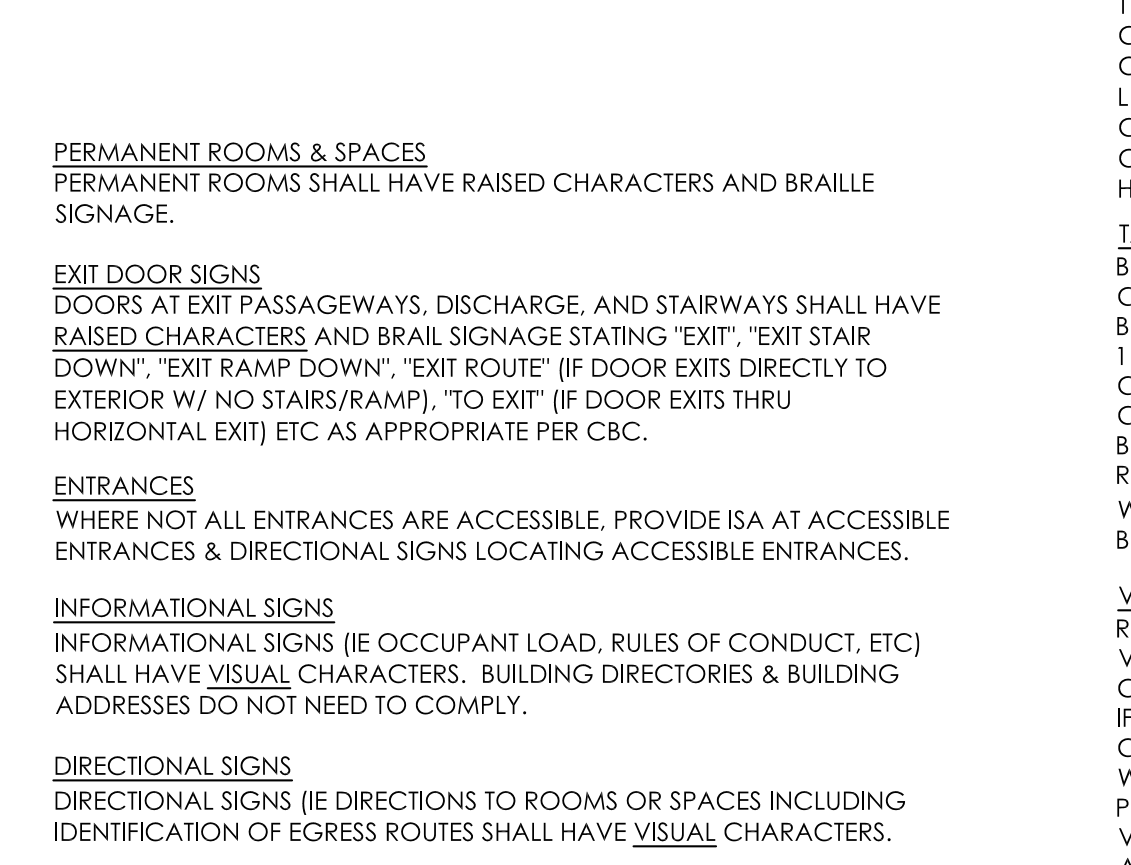
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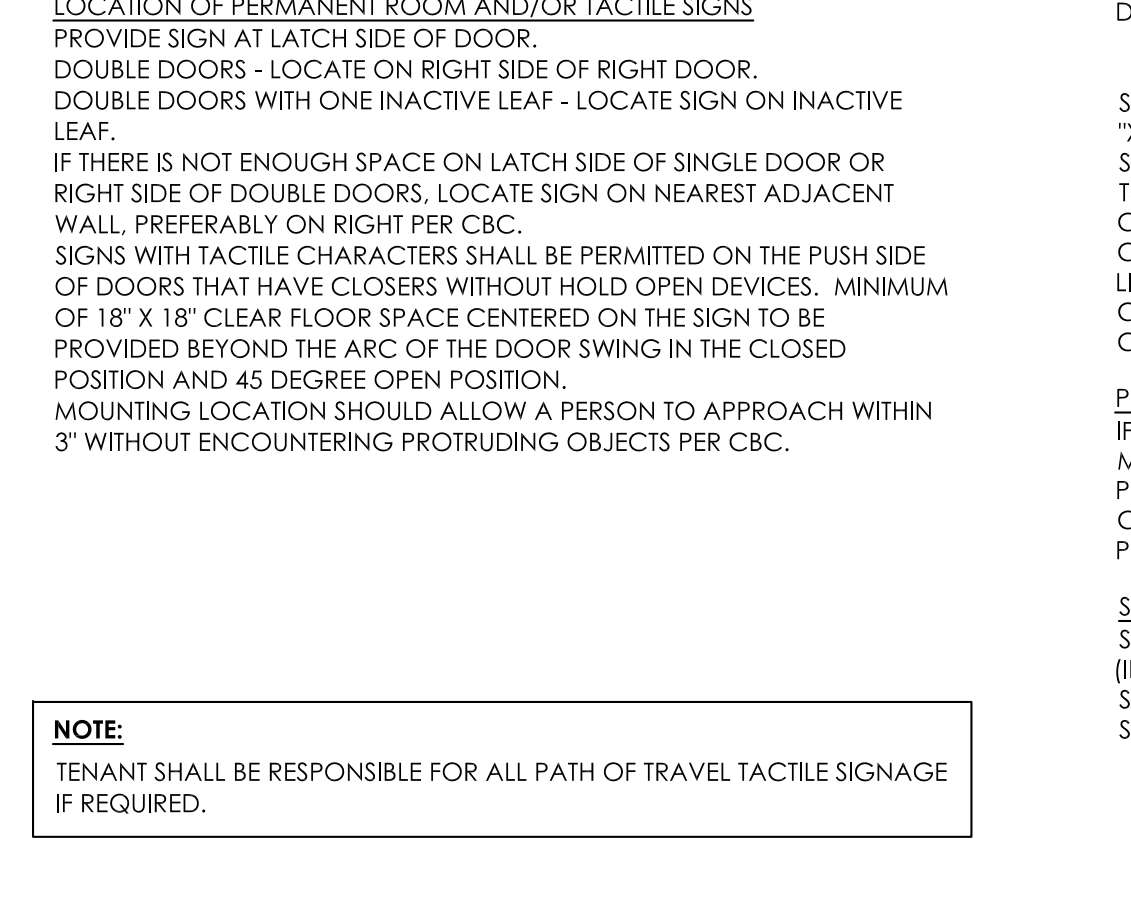
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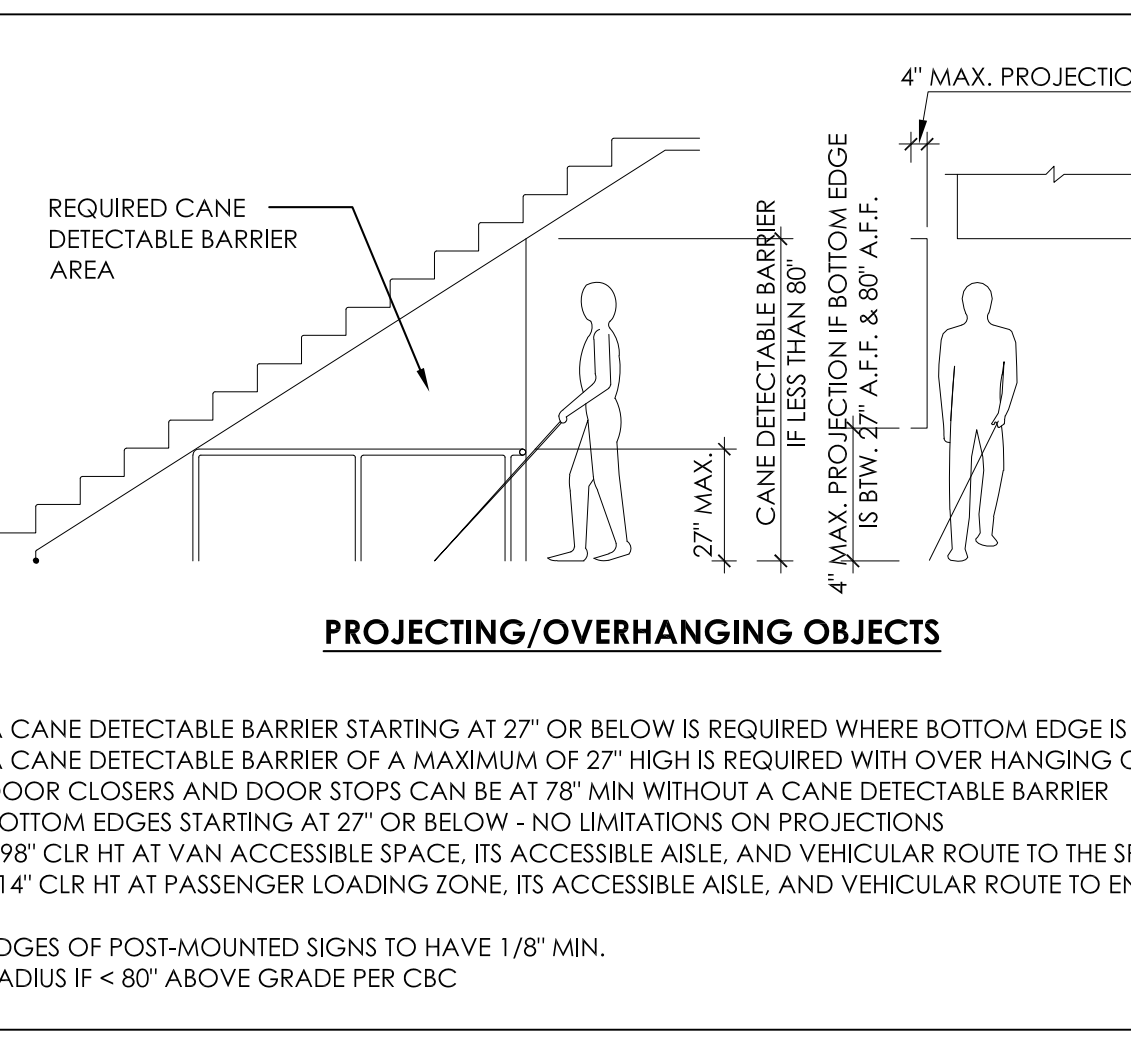
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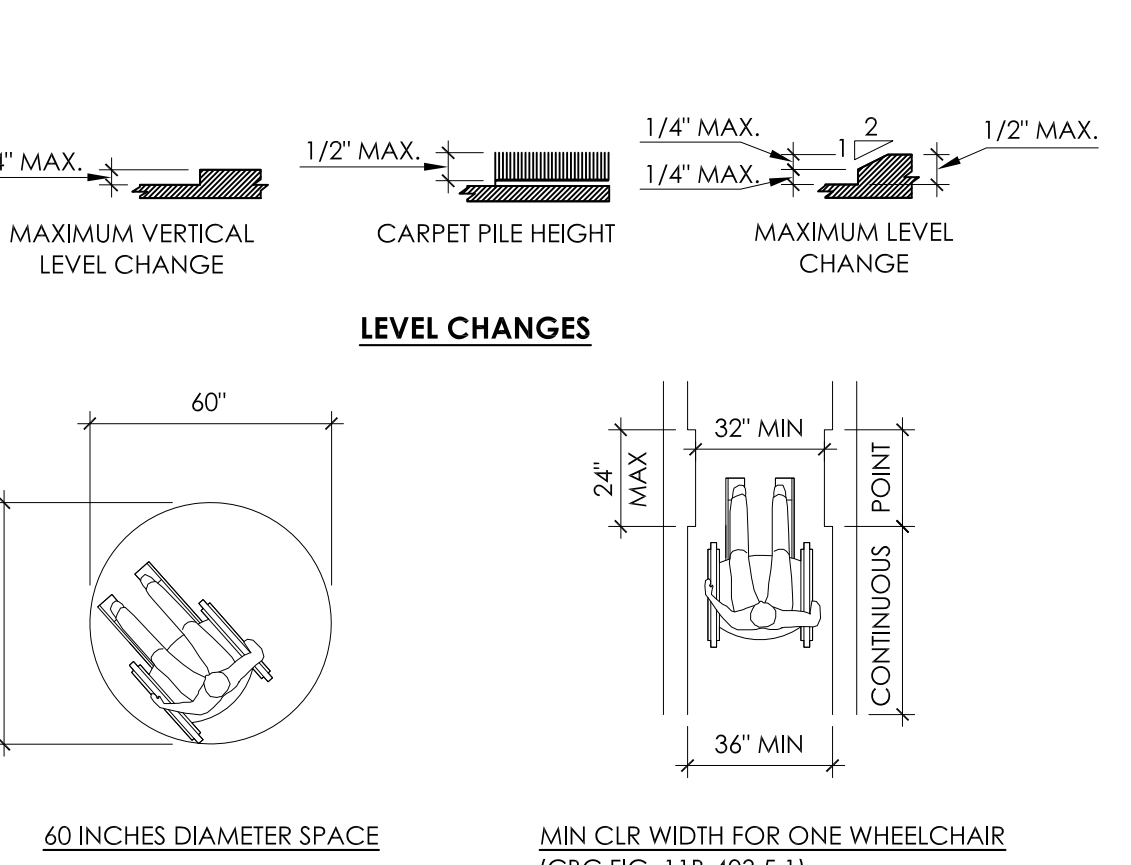
DOOR CLEARANCES



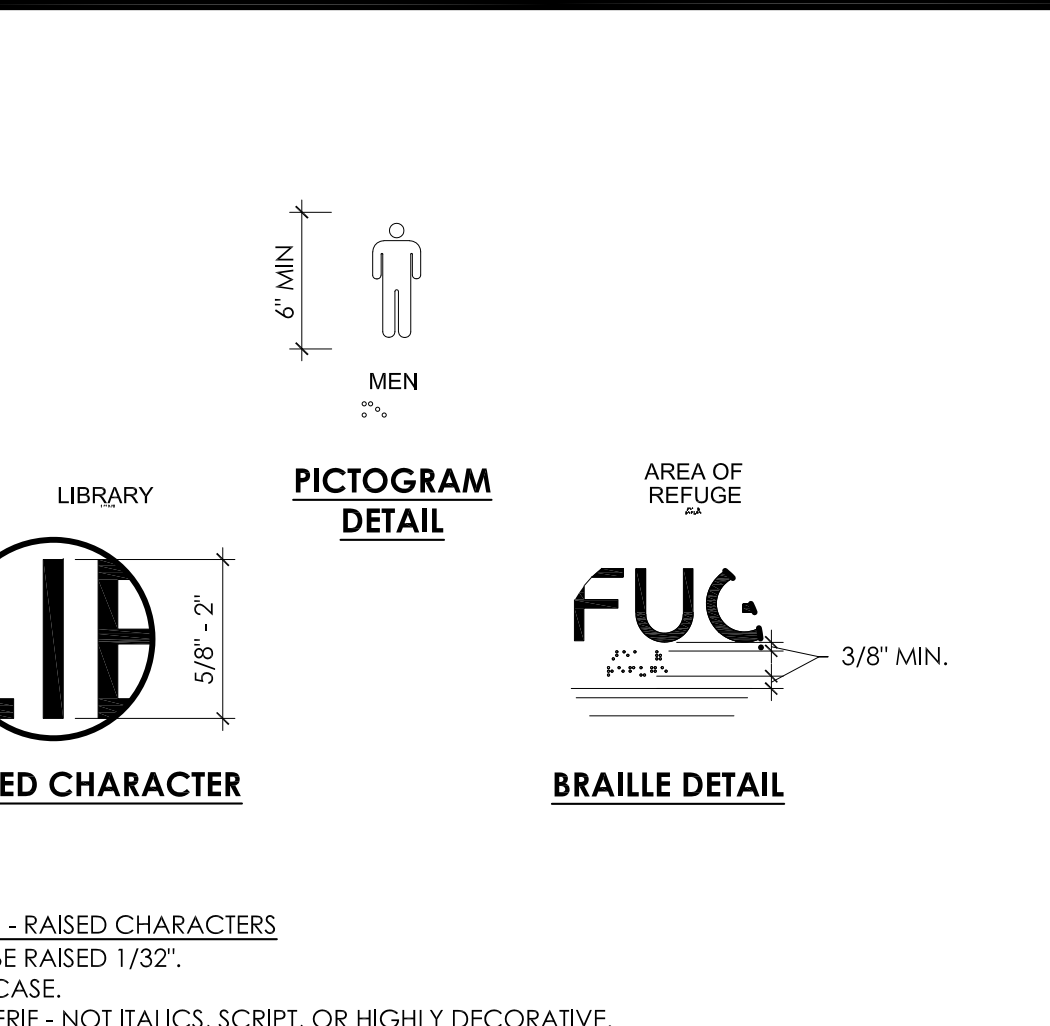
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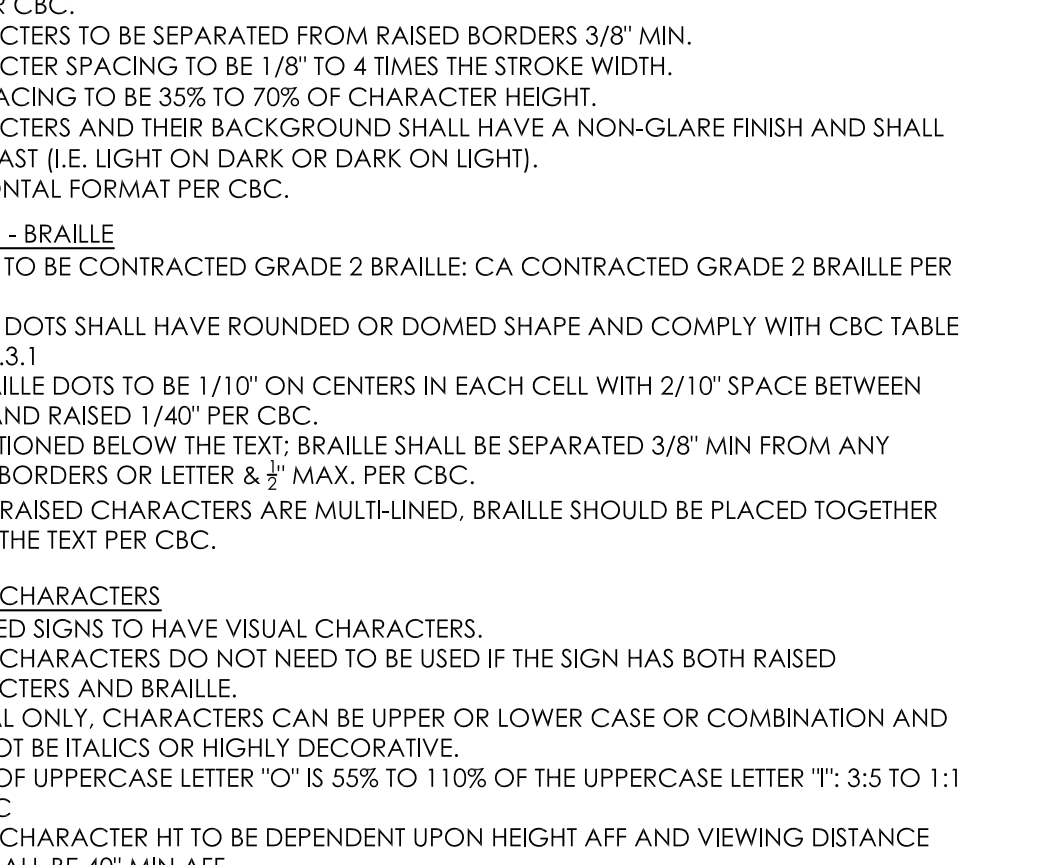
KNEE & TOE CLEARANCES



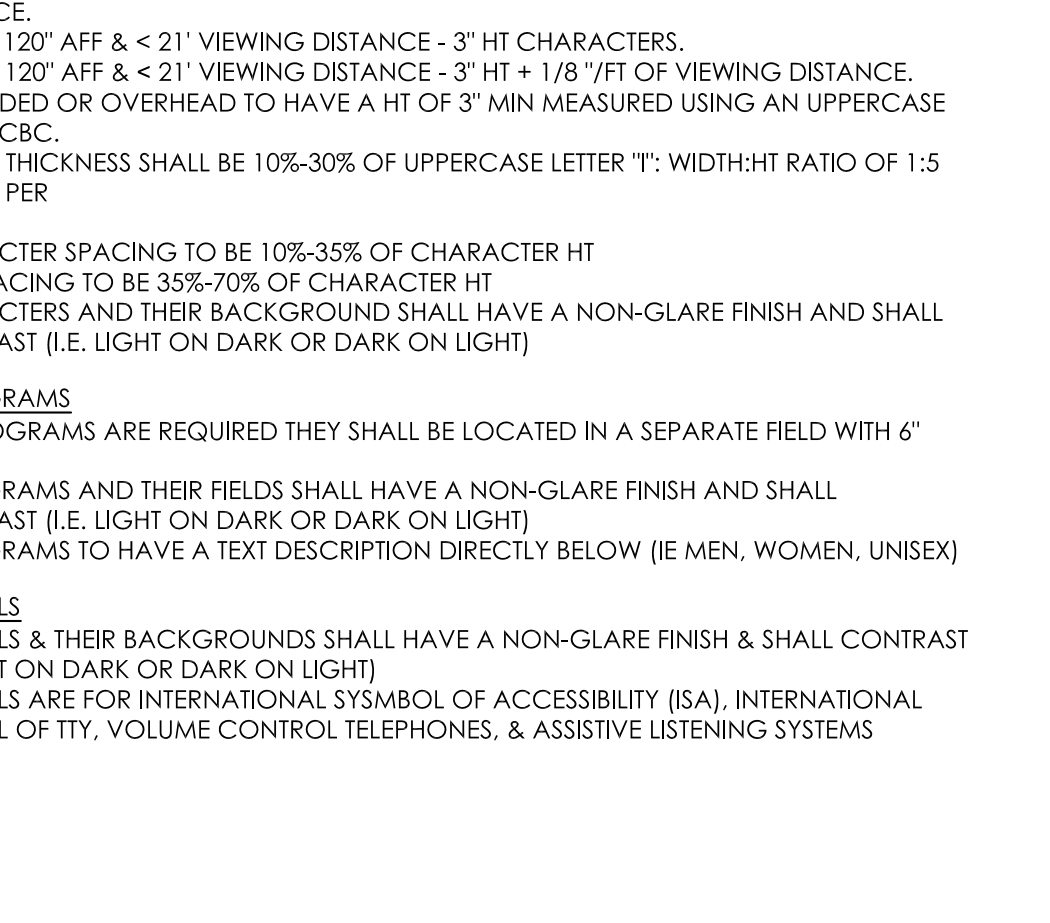
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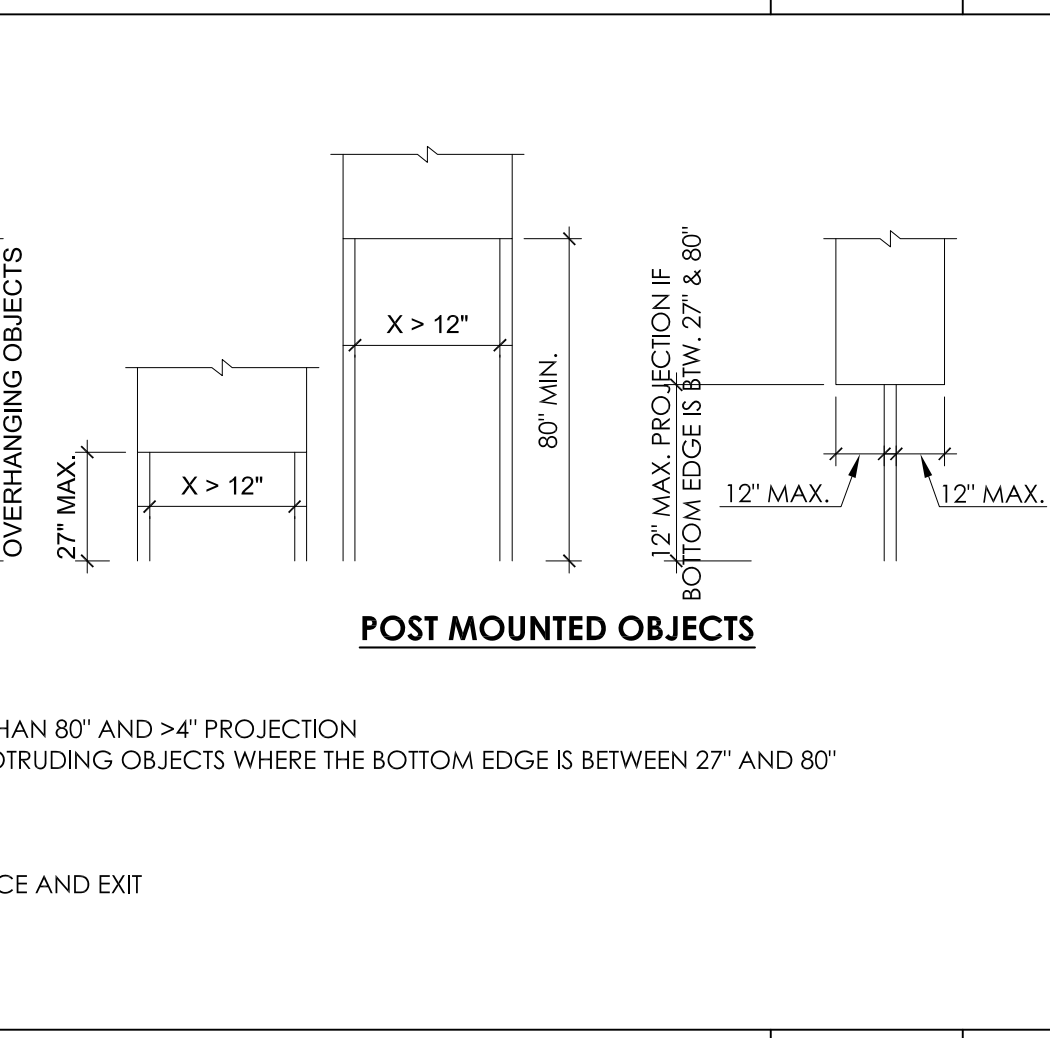
LOCATION FOR PERMANENT & TACTILE SIGNS



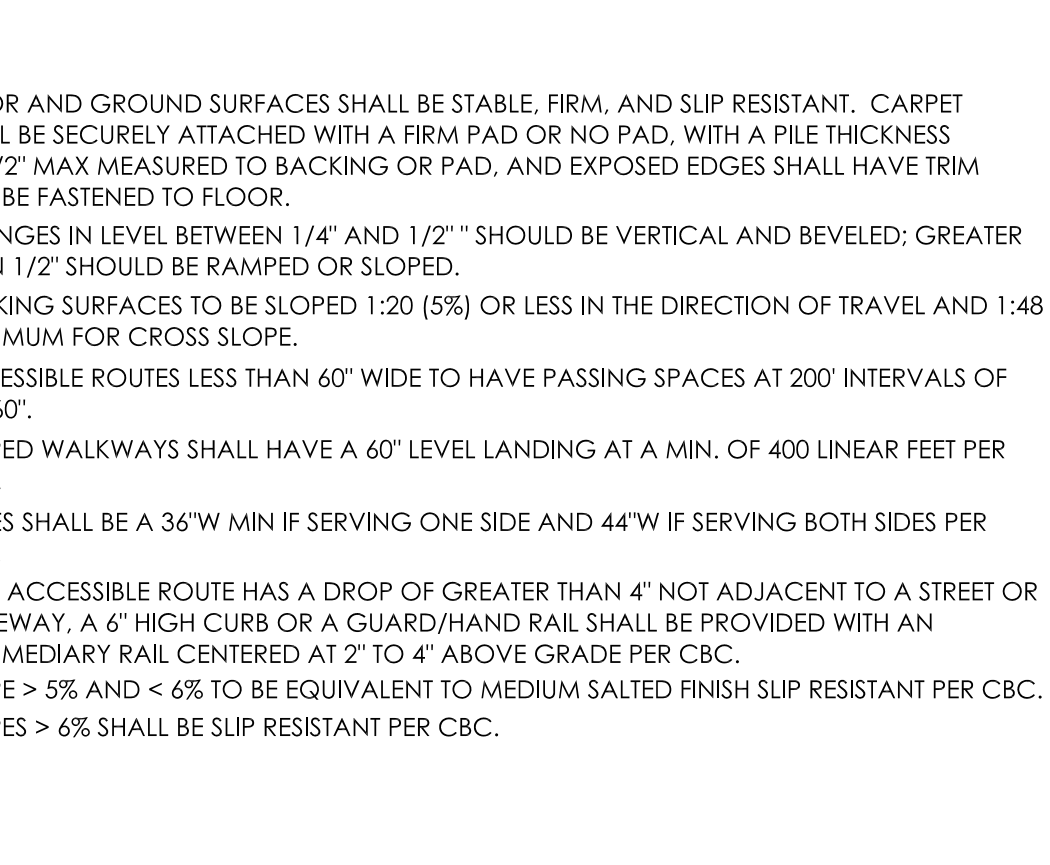
DOOR CLEARANCES



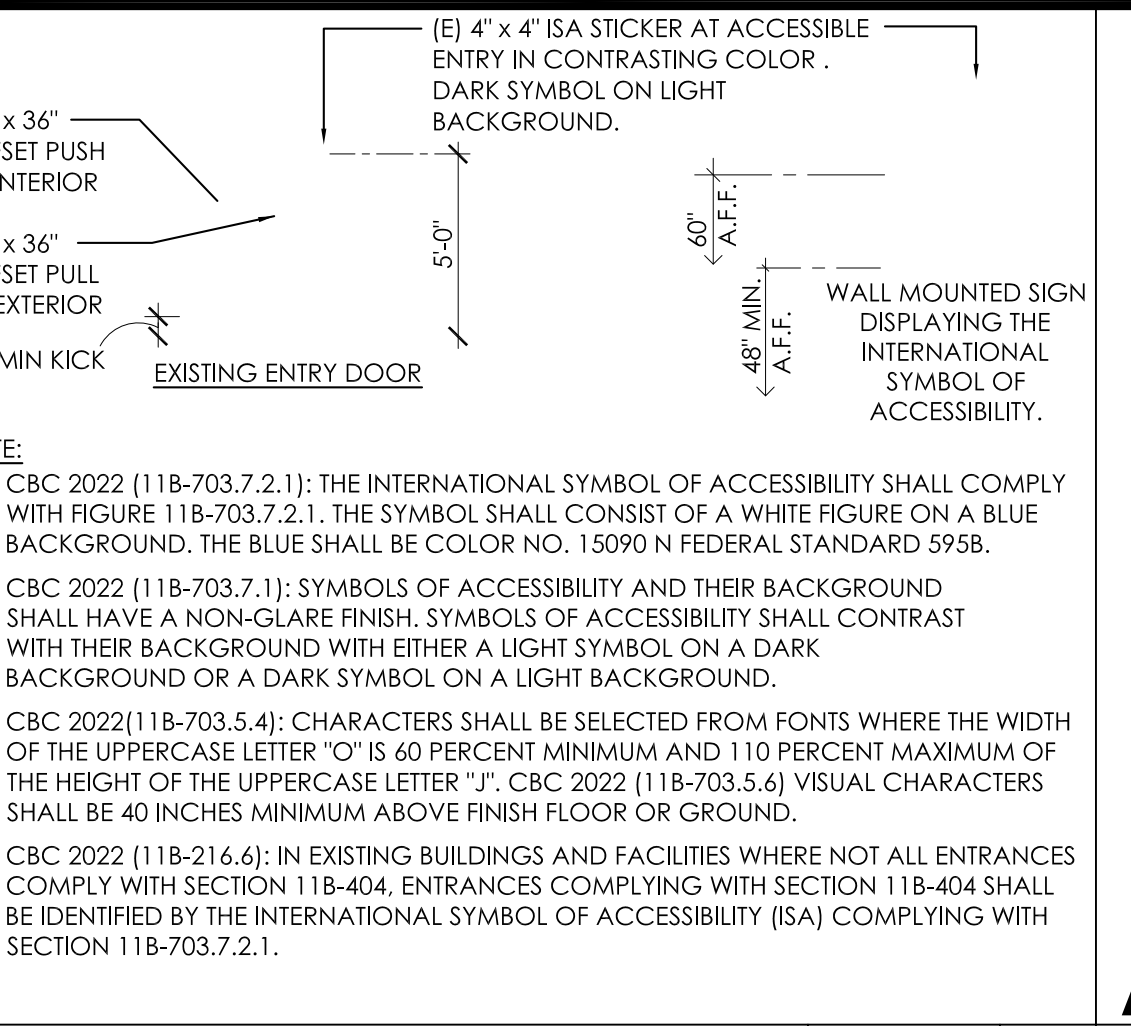
REACH RANGES



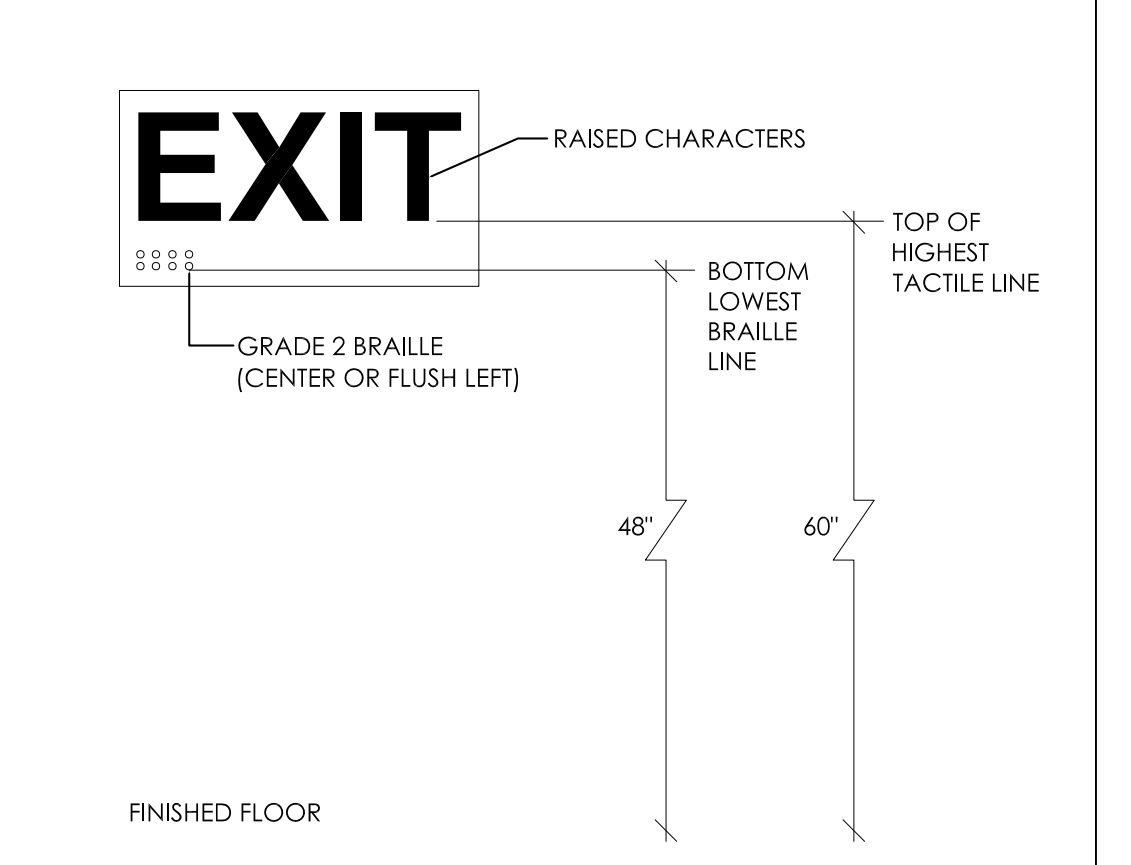
KNEE & TOE CLEARANCES



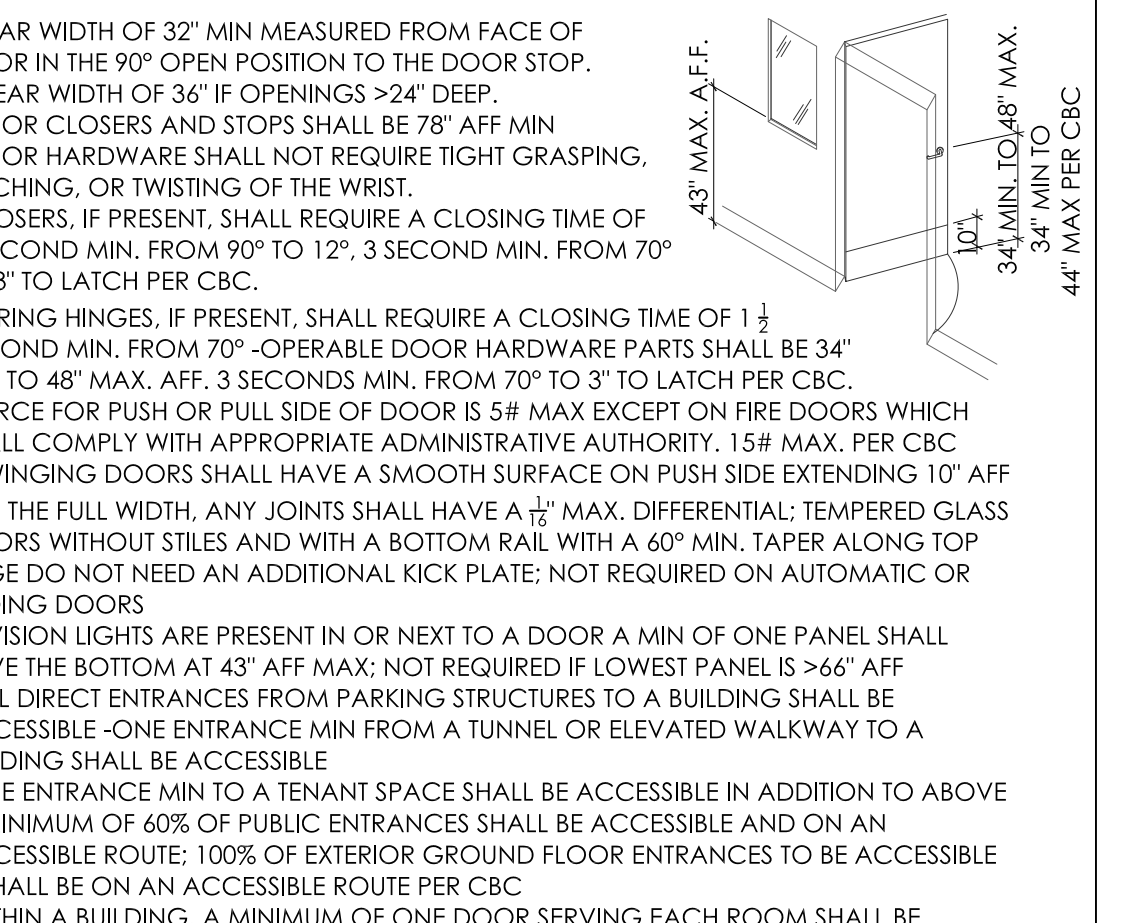
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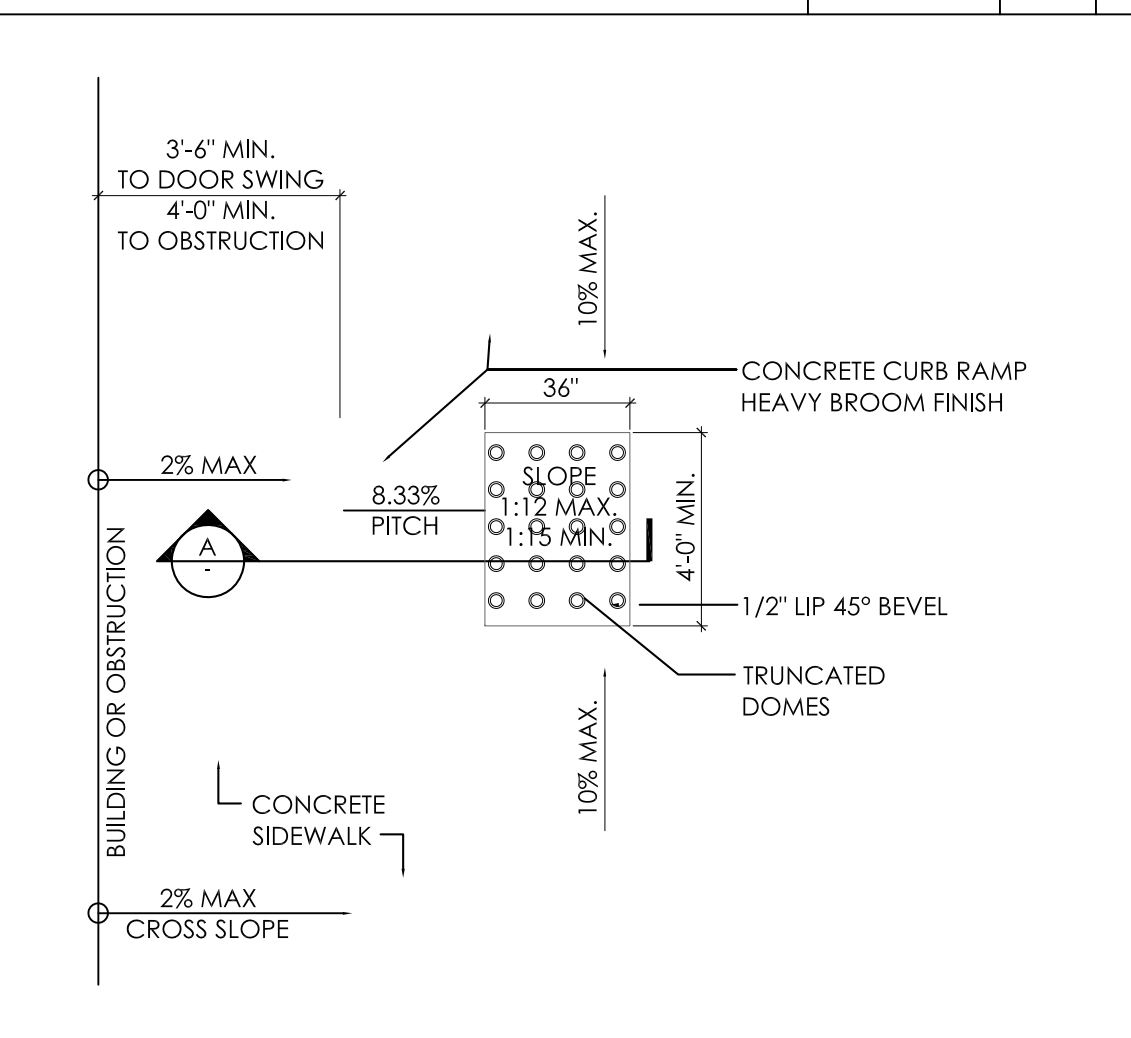
LOCATION FOR PERMANENT & TACTILE SIGNS



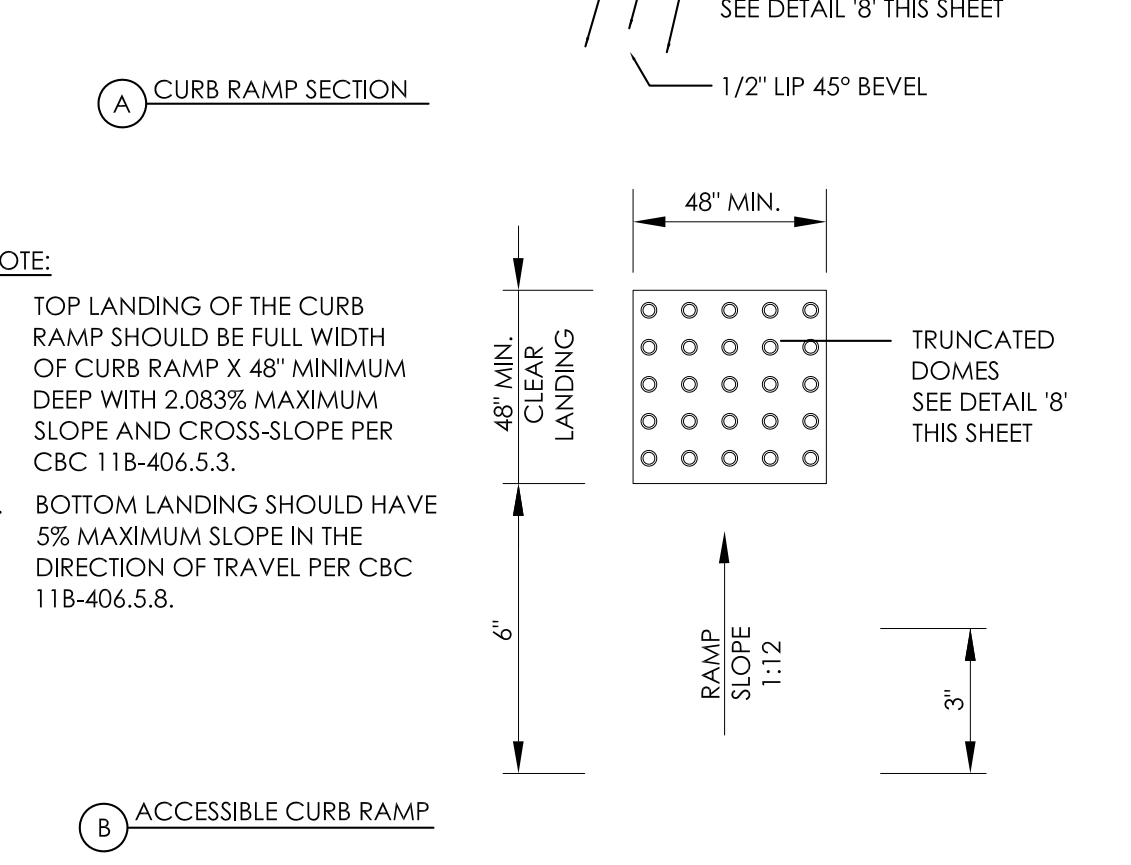
DOOR CLEARANCES



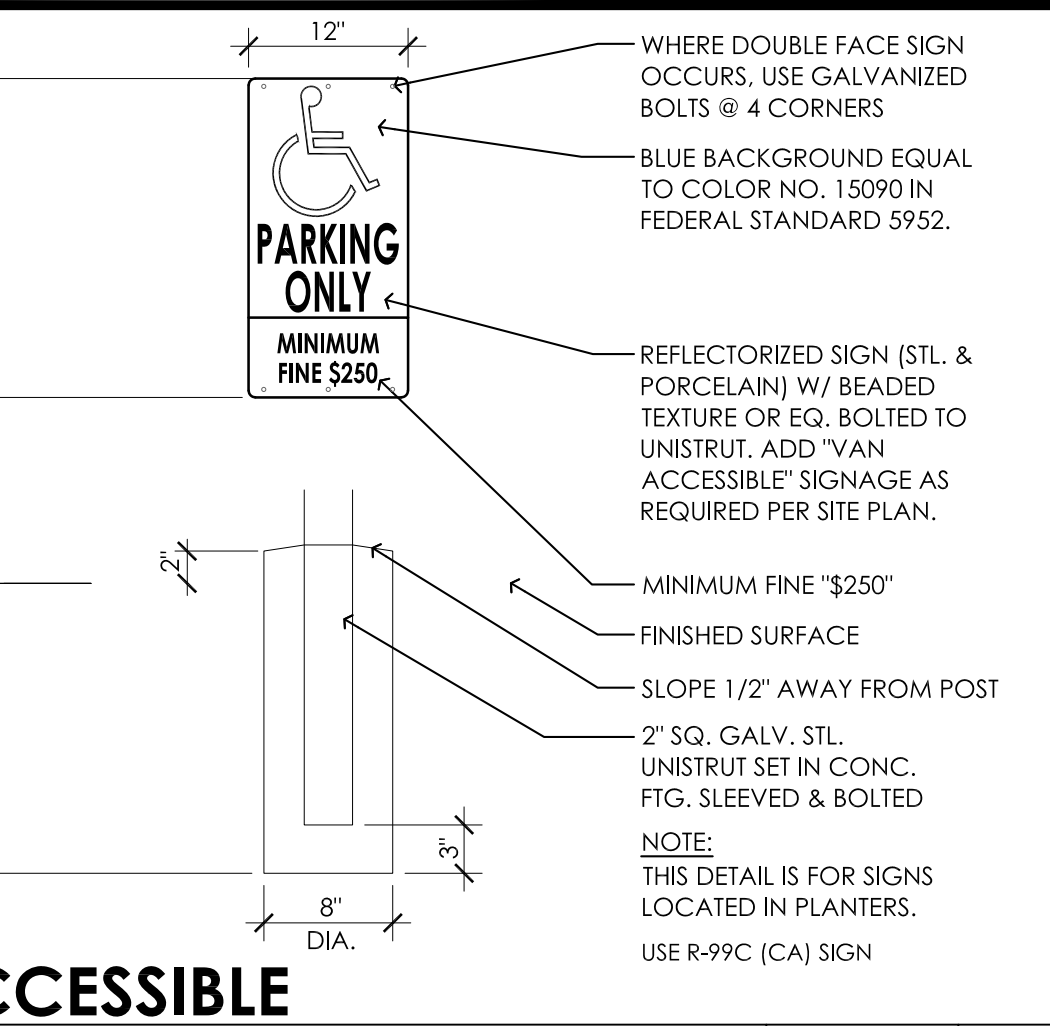
REACH RANGES



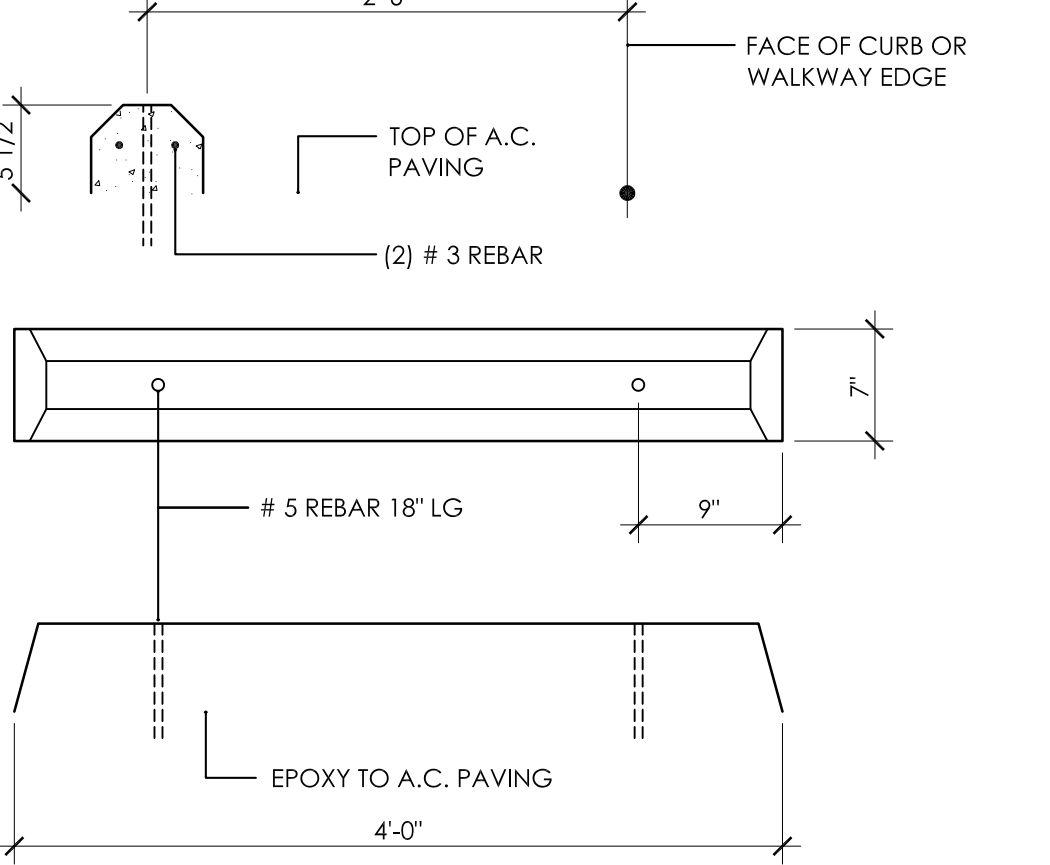
KNEE & TOE CLEARANCES



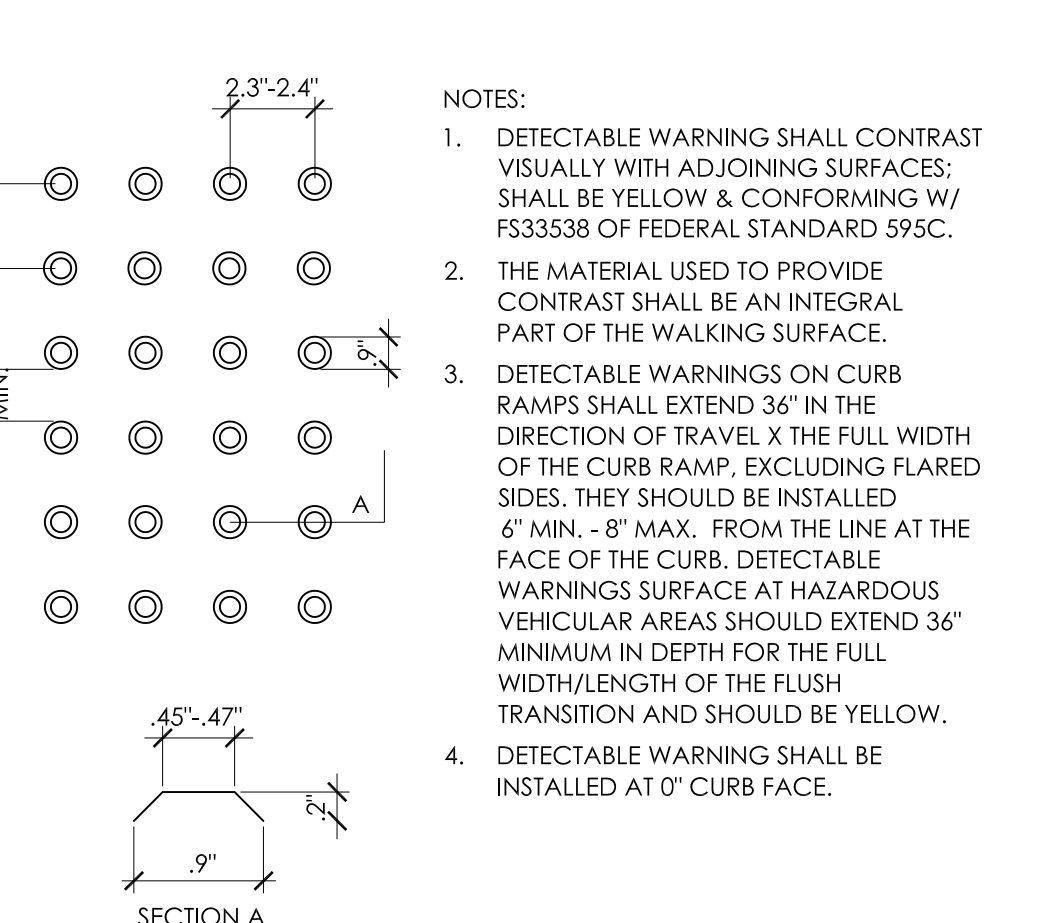
LOW/HIGH DRINKING FOUNTAIN



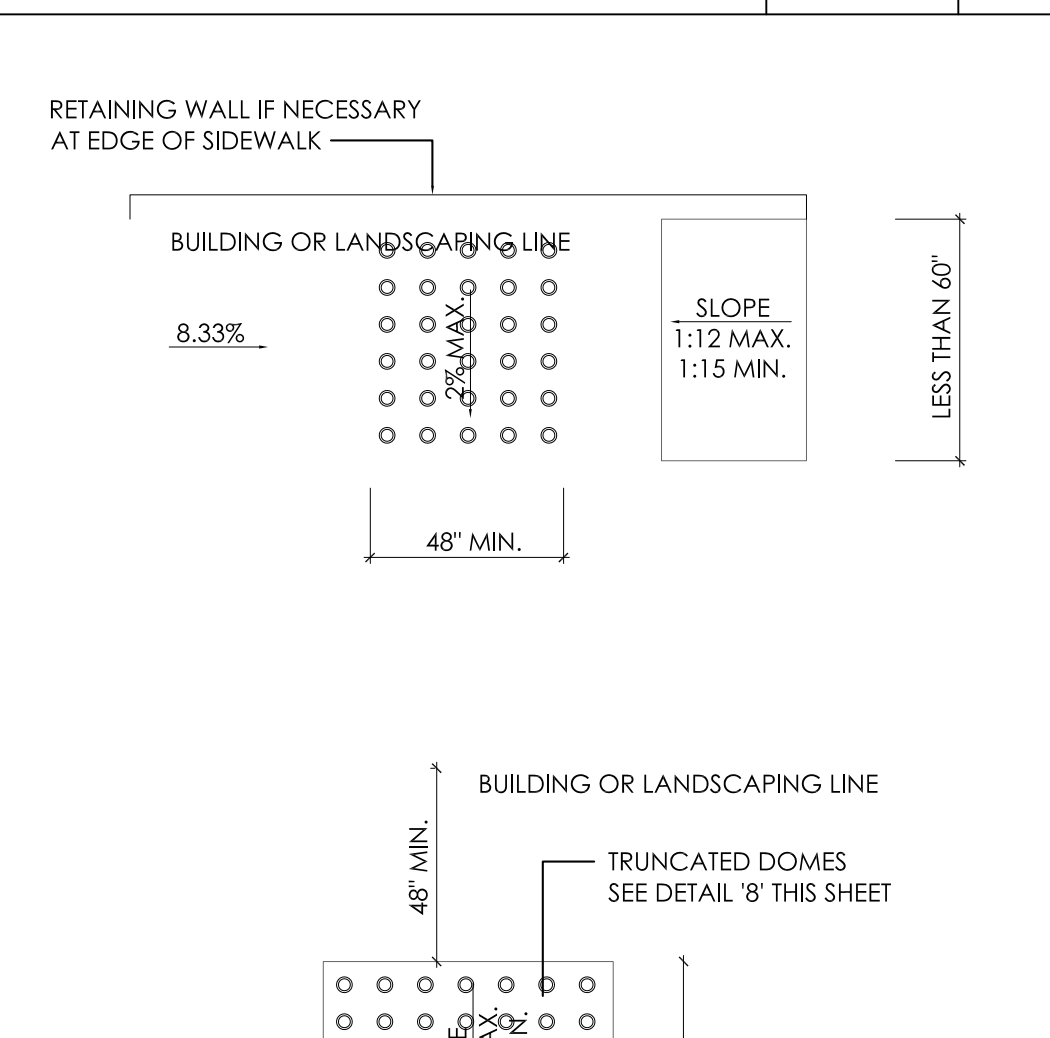
LOCATION FOR PERMANENT & TACTILE SIGNS



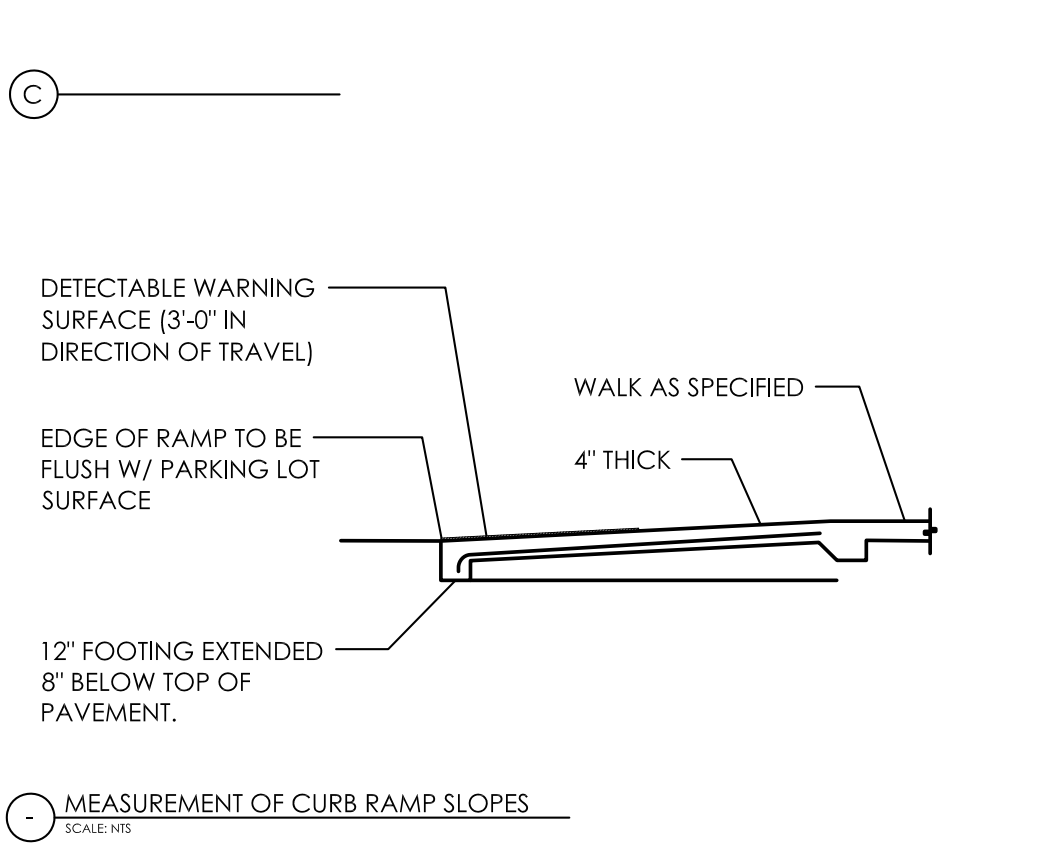
DOOR CLEARANCES



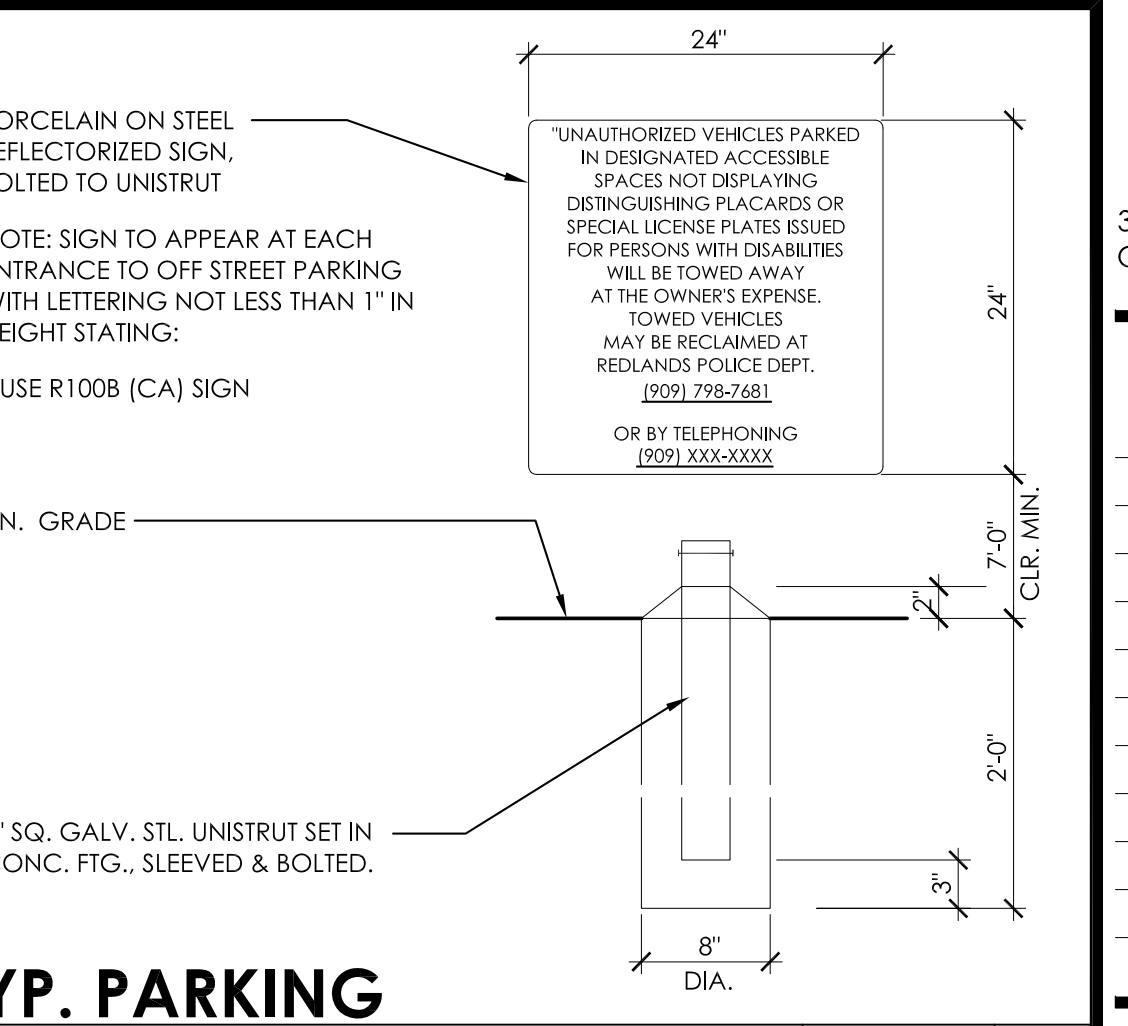
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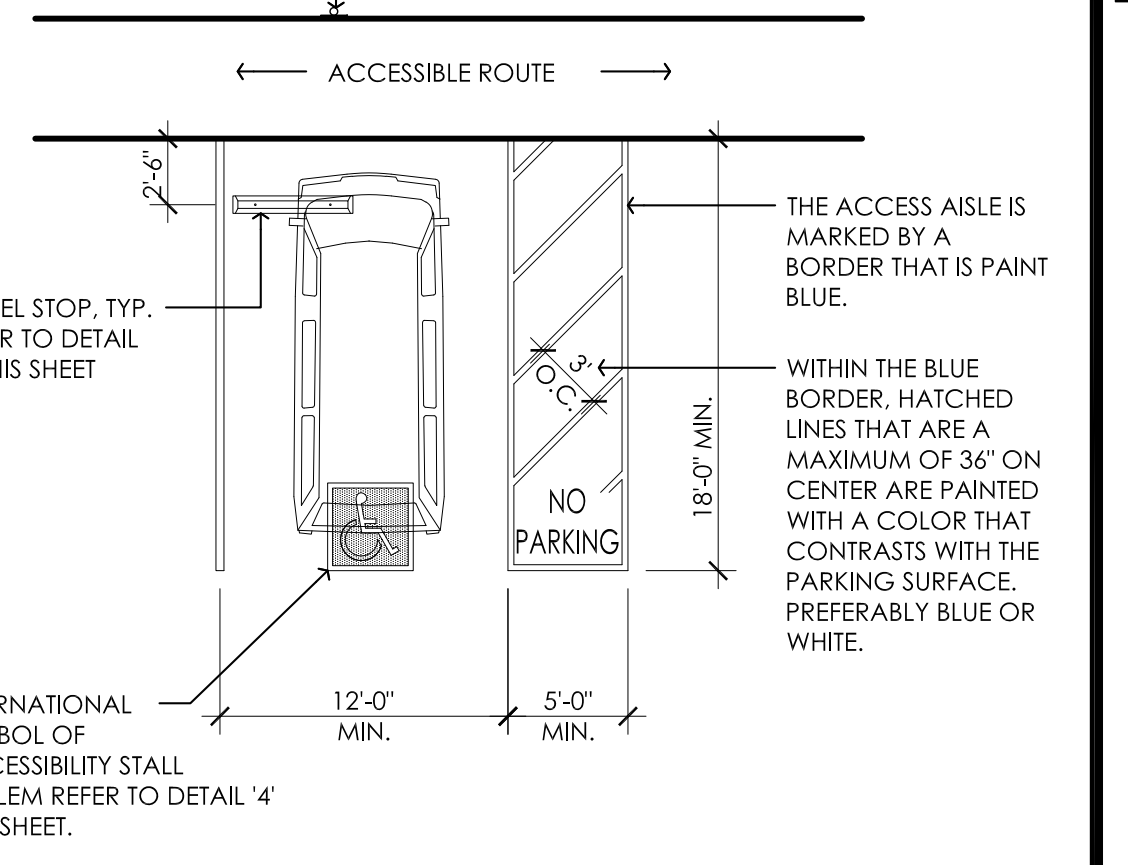
KNEE & TOE CLEARANCES



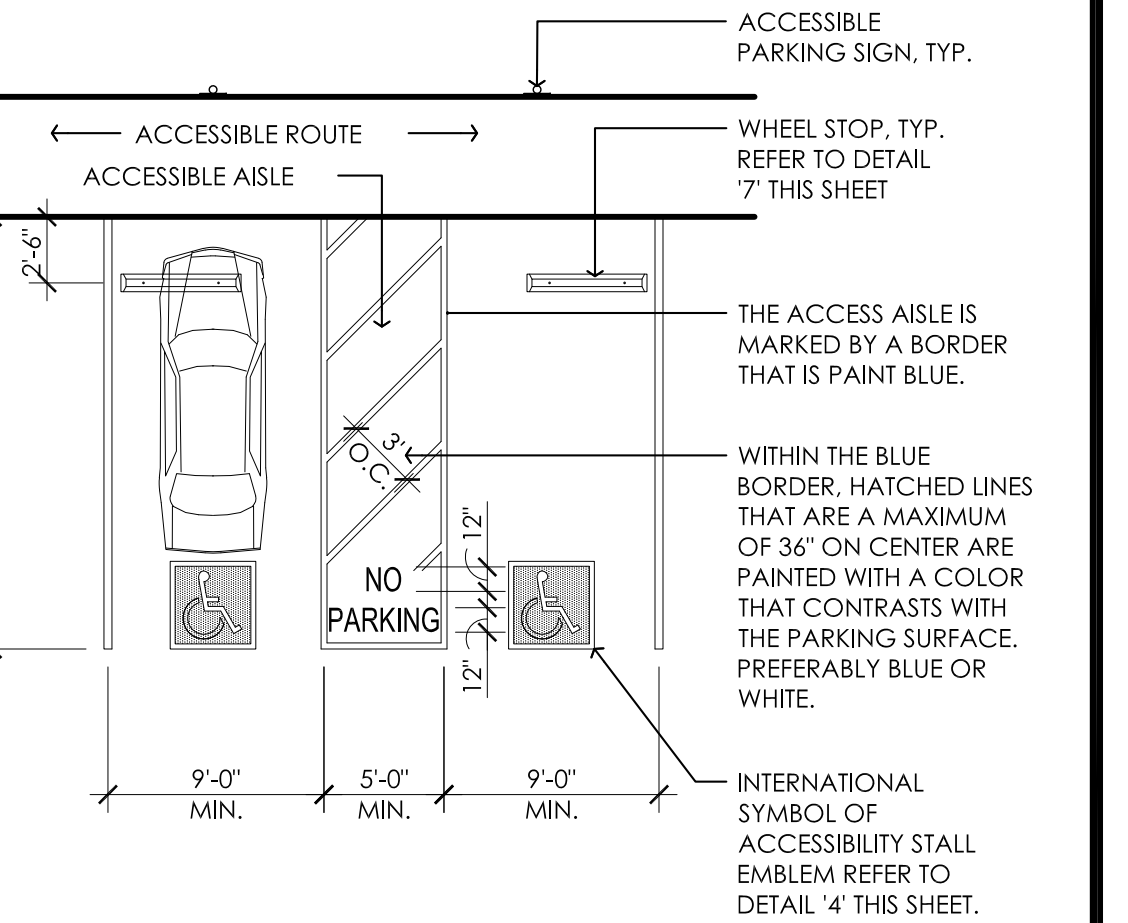
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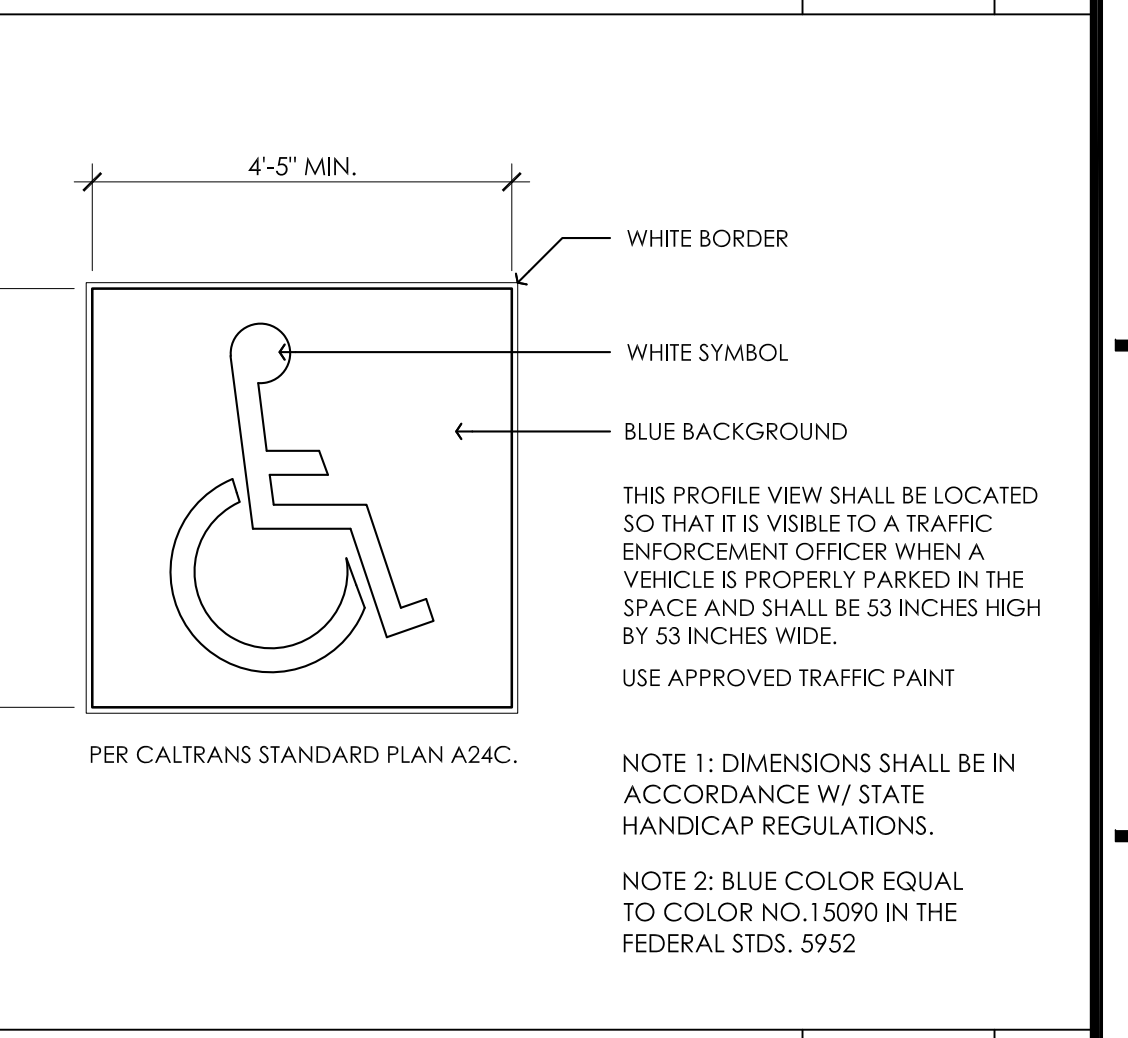
LOCATION FOR PERMANENT & TACTILE SIGNS



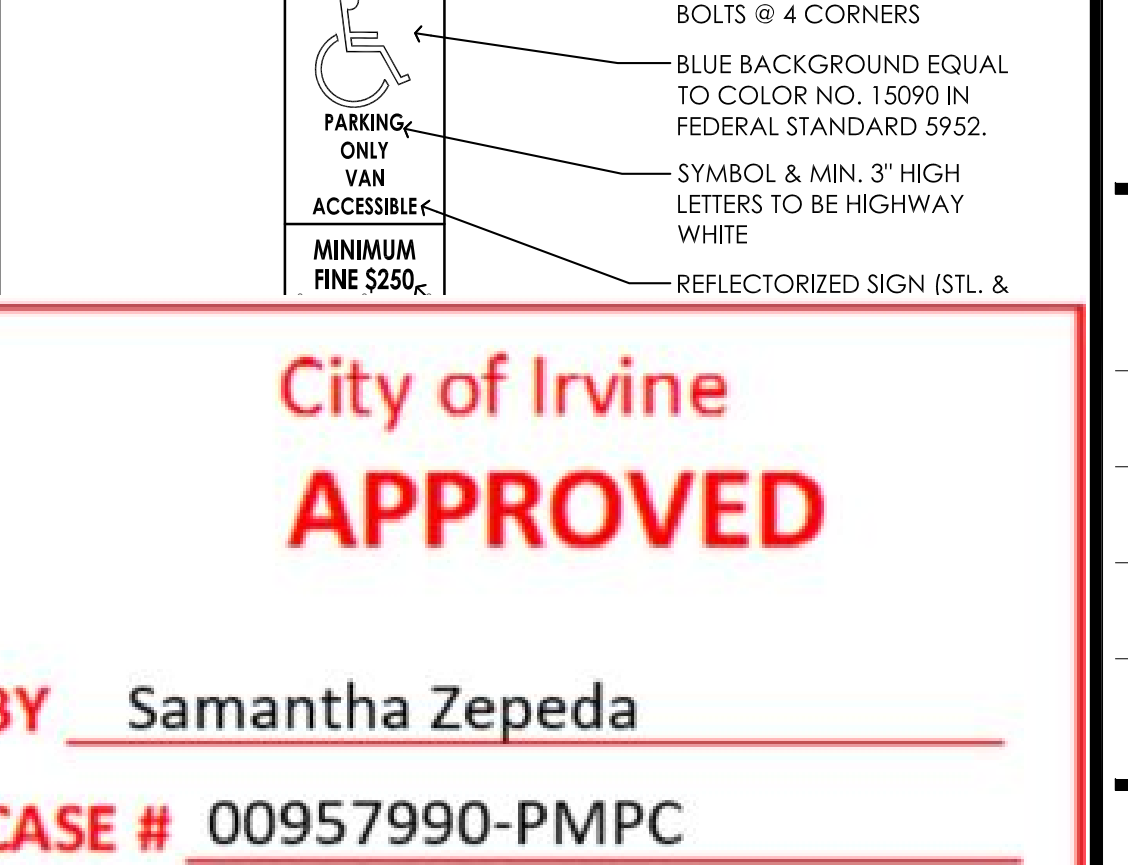
DOOR CLEARANCES



REACH RANGES



KNEE & TOE CLEARANCES



LOW/HIGH DRINKING FOUNTAIN

rengel+co. architects

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Revisions:

No.	Date	Description

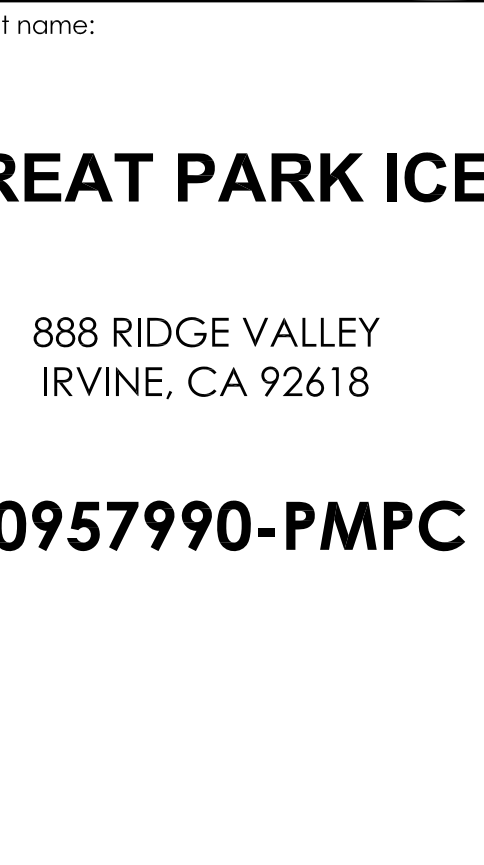
Project name:

GREAT PARK ICE

888 RIDGE VALLEY
IRVINE, CA 92618

00957990-PMPC

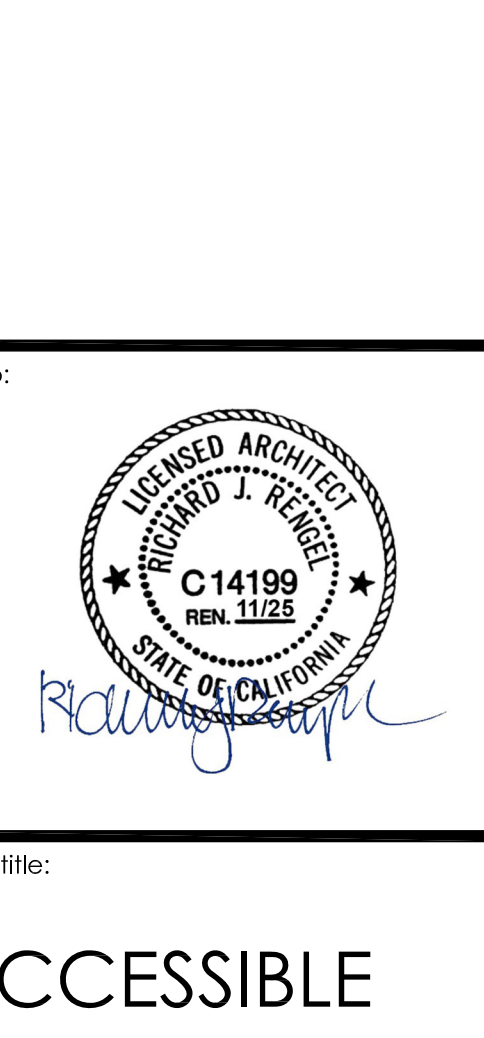
TYP. PARKING ENTRANCE SIGNAGE



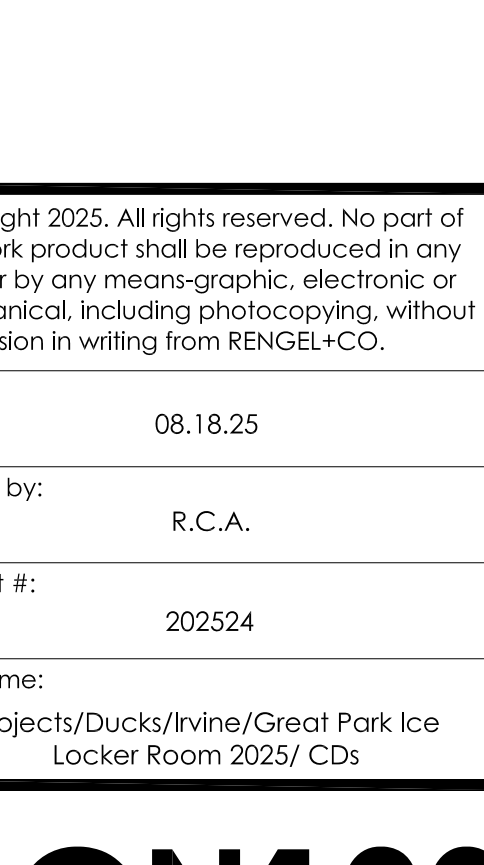
VAN ACCESSIBLE PARKING STALL



ACCESSIBLE PARKING STALL



ACCESSIBLE GRAPHIC



ACCESSIBLE DETAILS



Project name:

888 RIDGE VALLEY
IRVINE, CA 92618

Diagram illustrating the required dimensions and character specifications for exit signs:

- Sign Dimensions:** 6" wide by 7" high.
- Character Specifications:**
 - UPPERCASE 'E' is 1/2" high.
 - SANS-SERIF CHARACTERS RASED 1/32" MIN.
 - CORRESPONDING GRADE B BRAILLE
- Examples of Exit Sign Configurations:**
 - A. EXAMPLE:** EXIT (BRAILLE)
 - B. EXIT ROUTE (BRAILLE)**
 - C. TO EXIT (BRAILLE)**
 - D. EXIT STAIRS DOWN (BRAILLE)**
 - E. EXIT RAMP DOWN (BRAILLE)**
 - F. EXIT STAIRS UP (BRAILLE)**
 - G. EXIT RAMP UP (BRAILLE)**

A. "EXIT"
B. "EXIT ROUTE"
C. "TO EXIT"
D. "EXIT STAIR DOWN"
E. "EXIT STAIRS UP"
F. "EXIT RAMP DOWN"
G. "EXIT RAMP UP"

EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".

EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".

EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT".

THE CHARACTERS AND BACKGROUND SHALL HAVE A MATTE FINISH AND THE COLOR SHALL CONTRAST WITH THE COLOR ON WHICH IT IS MOUNTED.

SIGNS ARE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR (AT DOUBLE LEAF DOORS AND WHEN THERE IS NO WALL SPACE AT THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT).

**DENOTES ACCESSORY SPACE

EGRESS WIDTH REQUIRED: $607 \times 0.2 = 121.4'$
EGRESS WIDTH PROVIDED: $144' > 121.4' = \text{OK}$

SYMBOL DEFINITION:

*S.Q. FOOTAGE OF ROOM AREA ——— 500
 *TABLE 1004.5 PER OCCUPANT ——— 50
 LOAD FACTOR TYPE ———
 *NO. OF OCCUPANTS ———

* INDICATES PANIC HARDWARE.
 — *DENOTES EXIT ACCESS TRAVEL

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES (54 LUX).
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.2-1101.1.5.3).
6. DOOR HANDLES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
7. LOCKS AND LATCHES SHALL COMPLY WITH CBC 2022 SECTION 1010.2.4 / 3.2 A READILY VISIBLE DURABLE SIGN SHALL BE POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" THE SIGN SHALL BE HIGHLY CONTRASTING BACKGROUND.
8. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.9.7.
9. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
10. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE DURING SURFILLING.
11. ALL EXIT DOORS AND GATES MUST BE OPERABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. (CBC 1010.1.9)

ROOM #	DESCRIPTION	OCCUPANCY GROUP	SQ. FT.	OCCUPANT LOAD FACTOR	OCC. LOAD
MAIN LEVEL PROPOSED LOCKER FACILITY					
100	(N) LOBBY	B	941	5	188
101	(N) PLAYERS LOUNGE	A-4	1,701	15	113
102	(N) EQUIPMENT ROOM	S-1	1,853	300	6
103	(N) COACHES ROOM	B	1,069	150	7
104	(N) VIDEO ROOM	B	568	20	28
105	(N) SENSORY ROOM	B	173	50	3
106	(N) KIDS LOCKERS	A-4	210	50	4
107	(N) SAUNA	B	127	50	3
108	(N) TOILET/ SHOWERS	A-4	836	50	16
109	(N) STEAM	B	127	50	3
110	(N) CHANGING ROOM	A-4	330	50	7
111	(N) LOCKER ROOM	A-4	1,200	50	24
113	(N) ATHLETIC TRAIN RM	B	2,100	50	42
114	(N) SHOOTING LANES	B	932	50	19
115	(N) TRAINER OFFICE	B	128	150	1
116	(N) TRAINER OFFICE	B	158	150	1
117	(N) MOVEMENT TRAIN RM	B	1821	50	36
OCCUPANT LOCKER ROOM FACILITY					501

TOTAL OCCUPANT LOAD	501
---------------------	-----

BY Samantha Zepeda
CASE # 00957990-PMPC
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PARTIAL EGRESS FLOOR PLAN

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Date: 08.18.25

Drawn by: R C A

Project #: 202524

File name:
Projects/Ducks/Irvine/Great Park Ice
Locker Room 2025/ CDs

Sheet: _____

Sheet:

CN101

GNTO

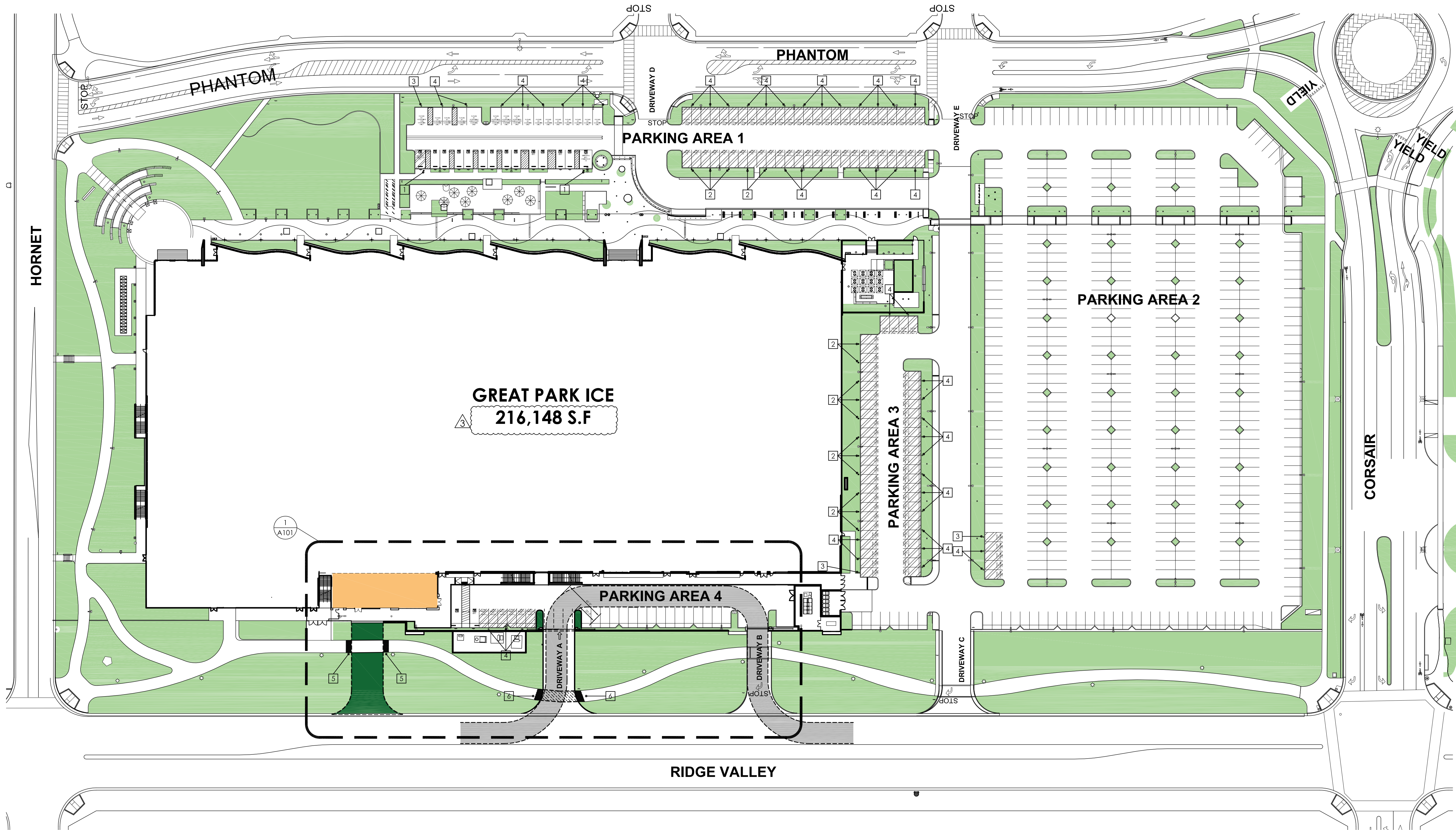
1. *Journal of Management Studies*, 1996, 33, 1, 1-14.

PARTIAL EGRESS FLOOR PLAN

NORTH

A black arrow pointing to the left, indicating North.

SCALE:
1/8" = 1'



KEY NOTES			
PROJECT ADDRESS: 8000 GREAT PARK BLVD, IRVINE, CA 92618			
PERMIT #: 00957990-PMPC			
APN#: 580-765-21			
ZONE: 1.9			
PLANNING AREA: (GREAT PARK) 51			
CONSTRUCTION TYPE: 1-B			
EXISTING NUMBER OF STORIES: 2			
PROPOSED NUMBER OF STORIES: 1			
OCCUPANCY CLASSIFICATION: S-2, A-4, B, F.M.			
FIRST FLOOR:			
SECOND FLOOR:			
ADDITION OCCUPANCY CLASSIFICATION: A-4			
SETBACKS: REQUIRED PROVIDE			
STREET: 50'-0" 140'-10 1/2"			
COMMUTER HIGHWAY/LOCAL: 15'-0" 102'-8 1/2"			
SIDE: 5'-0" 79'-5 1/2"			
REAR: 10'-0" 102'-8 1/2"			
BUILDING TO BUILDING: 0'-0" N/A			
SQUARE FOOTAGES:			
TOTAL SQUARE FOOTAGE: 267,202 S.F. 270,505 S.F.			
BUILDING FOOTPRINT: 212,739 S.F. 216,148 S.F.			
SITE AREA: 648,175 S.F.			
LOT COVERAGE: 33%			
PROPOSED: 65%			
ALLOWED:			
DEMOLITION AREA: 12,508 S.F.			
PER 2022 CBC TABLE 506.2			
A-4 OCCUPANCY, 'SM', TYPE 1-B= UNLIMITED			
S-2 OCCUPANCY 'SM', TYPE 1-B = 237,000 S.F.			
237,000 S.F. > 13,300 S.F. = OK			
B OCCUPANCY, 'SM', TYPE 1-B = UNLIMITED			
F OCCUPANCY, 'SM', TYPE 1-B = UNLIMITED			
M OCCUPANCY 'SM', TYPE 1-B = UNLIMITED			
LANDSCAPE COVERAGE			
EXISTING LANDSCAPING: 195,454 S.F.			
PROPOSED DRIVEWAY REMOVAL: -2,840 S.F.			
PROPOSED DRIVEWAY NEW: 2,864 S.F.			
PROPOSED TOTAL: 195,478 S.F.			
SITE LANDSCAPE COVERAGE			
REQUIRED: 15%			
PROPOSED: 30%			
PARKING LOT COVERAGE			
EXISTING: 236,573 S.F.			
PROPOSED PARING LOT REMOVAL: -3,455 S.F.			
PROPOSED TOTAL: 233,118 S.F.			
PARKING LOT COVERAGE			
EXISTING: 37%			
PROPOSED: 36%			

OCCUPANCY CALCULATIONS			
EXISTING OCCUPANCY LOAD: 344			
LOAD FACTOR/ SQFT = TOTAL			
PROPOSED OCCUPANCY LOAD: 3,303 / 50 = 66			
TOTAL NEW OCCUPANCY LOAD: 410			
ACCORDING TO C.B.C.118- TABLE 208.2, 9 ACCESSIBLE PARKING SPACES ARE REQUIRED.			
KEYNOTES			
1 NEW LEVEL-2 ELECTRIC VEHICLE CHARGING STATION (EVSE).			
2 NEW LEVEL-2 ELECTRIC VEHICLE CHARGING STATION W/ DUEL CHARGER (EVSE).			
3 NEW INFRASTRUCTURE THAT WILL FACILITATE USE OF FUTURE LEVEL-2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)			
4 NEW INFRASTRUCTURE THAT WILL FACILITATE USE OF FUTURE LEVEL-2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) WITH DUEL CHARGER			
5 REMOVE TRUNCATED DOMES			
6 PROVIDE NEW TRUNCATED DOMES			
PARKING TABULATION			
REQUIRED PARKING: 665			
PROVIDED PARKING:			
STANDARD PARKING SPACES: 9x18' 507			
STANDARD ACCESSIBLE PARKING SPACES: 9x18' 11			
VAN ACCESSIBLE PARKING SPACE: 9x18' 3			
STANDARD EV PARKING SPACES (EVCS WITH EVSE): 9x18' 31			
STANDARD ACCESSIBLE EV PARKING SPACE (EVCS WITH EVSE): 9x18' 1			
VAN ACCESSIBLE EV PARKING SPACE (EVCS WITH EVSE): 12x18' 1			
FUTURE STANDARD EV PARKING SPACES (EVCS): 9x18' 92			
FUTURE EV STANDARD ACCESSIBLE PARKING STALL (EVCS): 9x18' 3			
FUTURE EV VAN ACCESSIBLE PARKING STALL: 12x18' 1			
FUTURE EV AMBULATORY ACCESSIBLE PARKING STALL (EVCS): 10x18' 4			
TOTAL PROVIDED PARKING: 654			

LEGEND			
PROPOSED TENANT IMPROVEMENT AREA			
PROPOSED LANDSCAPE AREA			
EXISTING LANDSCAPE AREA			
DETAIL # SHEET #			
INC			
City of Irvine APPROVED			
BY Samantha Zepeda			
CASE # 00957990-PMPC			
DATE 10/23/2025			

Revisions:		
No.	Date	Description
2	08/19/25	2ND PLAN CHECK COMMENTS
3	09/10/25	3RD PLAN CHECK COMMENTS

Project name:

GREAT PARK ICE

888 RIDGE VALLEY
IRVINE, CA 92618

00957990-PMPC

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Sheet title:

SITE PLAN

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Date: 08.18.25

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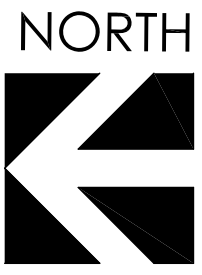
Project #: 202524

File name: Projects/Ducks/Irvine/Great Park Ice Locker Room 2025/ CDs

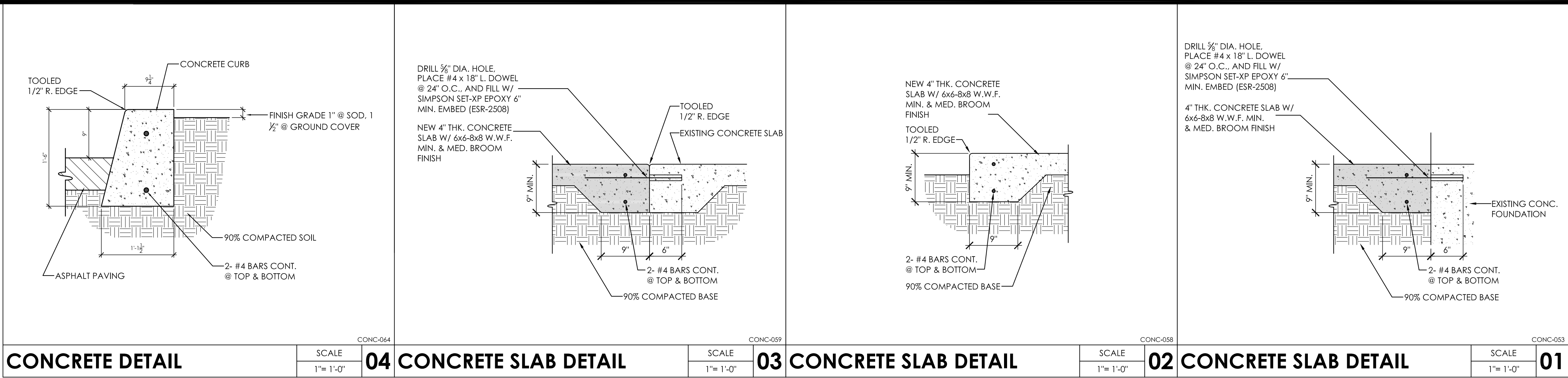
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PROPOSED SITE PLAN



SCALE:
1" = 50'-0"



- ### KEY NOTES
- EXISTING 8' HIGH CMU WALL
 - PROPOSED MOTORIZED ROLLING GATE AT DESIGNATED LOCATION, TO HAVE SAME FUNCTION AS EXISTING GATE.
 - EXISTING 2' WIDE CONCRETE VALLEY GUTTER
 - EXISTING ELECTRICAL EQUIPMENT
 - EXISTING HARDSCAPE WALKWAY
 - PROPOSED HARDSCAPE WALKWAY 3/A101
 - NEW 48" WIDE MINIMUM STRIPED PEDESTRIAN WALKWAY WITH 5% MAX SLOPE IN THE DIRECTION OF TRAVEL AND WITH 2% MAX. CROSS SLOPE.
 - NEW LANDSCAPE PLANTING WITH PERMANENT AND AUTOMATIC IRRIGATION SYSTEM
 - NEW 6" H. CONCRETE CURB/ PLANTER AREA 4/A101
 - EXISTING LANDSCAPE PLANTING WITH PERMANENT AND AUTOMATIC IRRIGATION SYSTEM
 - EXISTING 6" H. CONCRETE CURB/ PLANTER AREA
 - TYPICAL PARKING STALL & WHEEL STOP
 - ACCESSIBLE PATH OF TRAVEL WITH 5% MAX SLOPE IN THE DIRECTION OF TRAVEL AND WITH 2% MAX. CROSS SLOPE. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY.
 - PROPOSED OUTDOOR WORKOUT AREA
 - REPLACE EXISTING DRIVEWAY CURB AND GUTTER WITH NEW PROPOSED CURB AND GUTTER TO MATCH EXISTING
 - REPLACE EXISTING CURB AND GUTTER WITH NEW PROPOSED DRIVEWAY CURB AND GUTTER TO MATCH EXISTING, PER CITY STANDARDS
 - PROPOSED ONE WAY GATED ACCESS DRIVEWAY TO MATCH EXISTING
 - EXISTING LIGHT POST TO REMAIN
 - EXISTING STAIRS TO REMAIN
 - EXISTING HARDSCAPE WALKWAY TO BE DEMOLISHED
 - EXISTING FIRE HYDRANT
 - NEW CURB TAMP WITH TRUNCATED DOMES TRANSITION AREA 26" DEEP MIN X WALKWAY WIDTH MAXIMUM 1/4" BEVELED TRANSITION 100'/GN200
 - NEW "VAN ACCESSIBLE" SIGNAGE WITH "250 FINE" STALL SIGNAGE 5/GN200
 - NEW "ACCESSIBLE" SIGNAGE WITH "250 FINE" STALL SIGNAGE 1/GN200
 - NEW CONCRETE WHEEL STOPS 7/GN200
 - NEW DOOR THRESHOLD SHALL BE 1/2" MAX TO COMPLY WITH SECTION 11B 404.2.5 OF CBC 2022
 - NEW CARD READER LOCATION.

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Revisions:

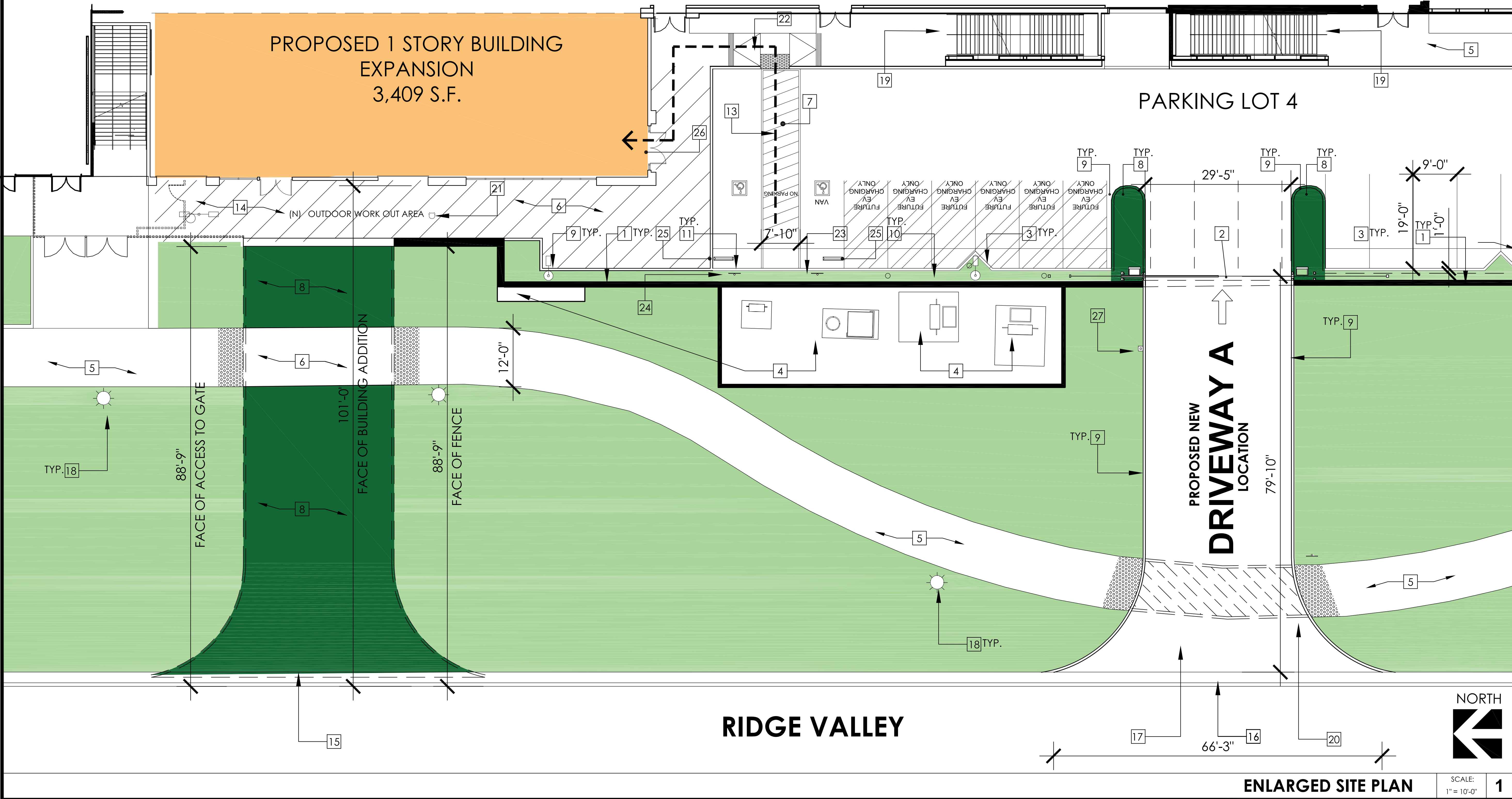
No.	Date	Description
2	08/19/25	2ND PLAN CHECK COMMENTS
3	09/10/25	3RD PLAN CHECK COMMENTS

Project name:

GREAT PARK ICE

888 RIDGE VALLEY
IRVINE, CA 92618

00957990-PMPC



WALL/SYMBOL LEGEND

- EXISTING PARTITION TO REMAIN
- PROPOSED DEMOLITION
- PROPOSED NEW PARTITION WAL
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- PROPOSED HARDSCAPE

City of Irvine
APPROVED

BY Samantha Zepeda
CASE # 00957990-PMPC
DATE 10/23/2025

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**ENLARGED
SITE PLAN**

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Date: 08.18.25

Drawn by: R.C.A.

Project #: 202524

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A101

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No.	Date	Description

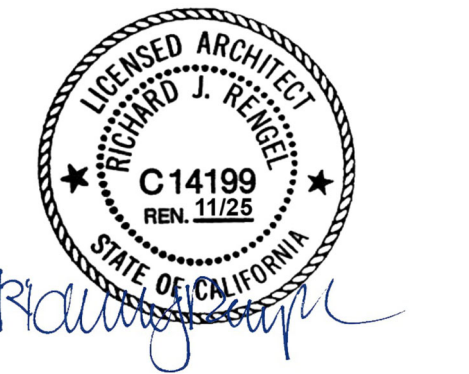
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OVERALL BUILDING FLOORPLAN

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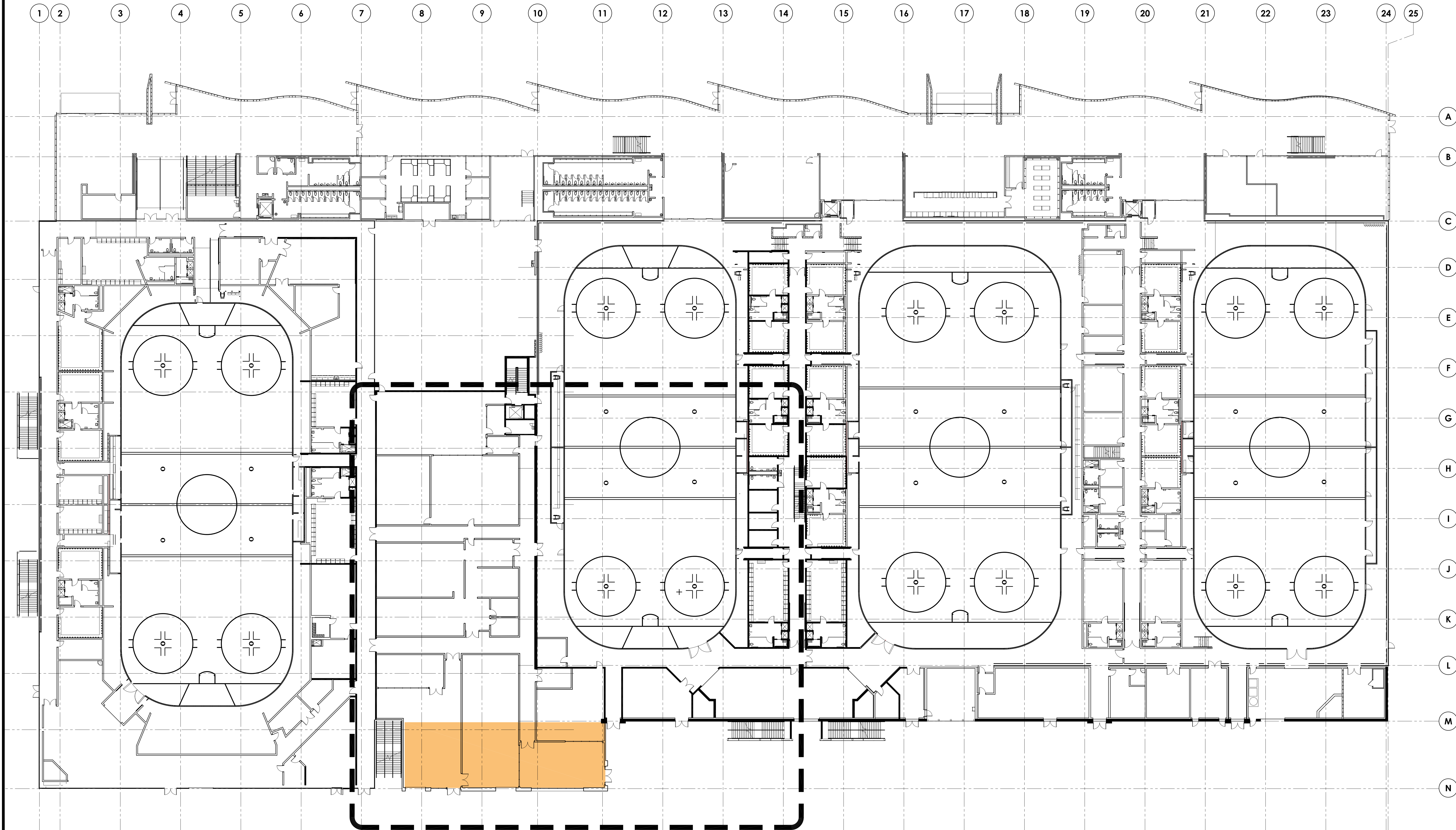
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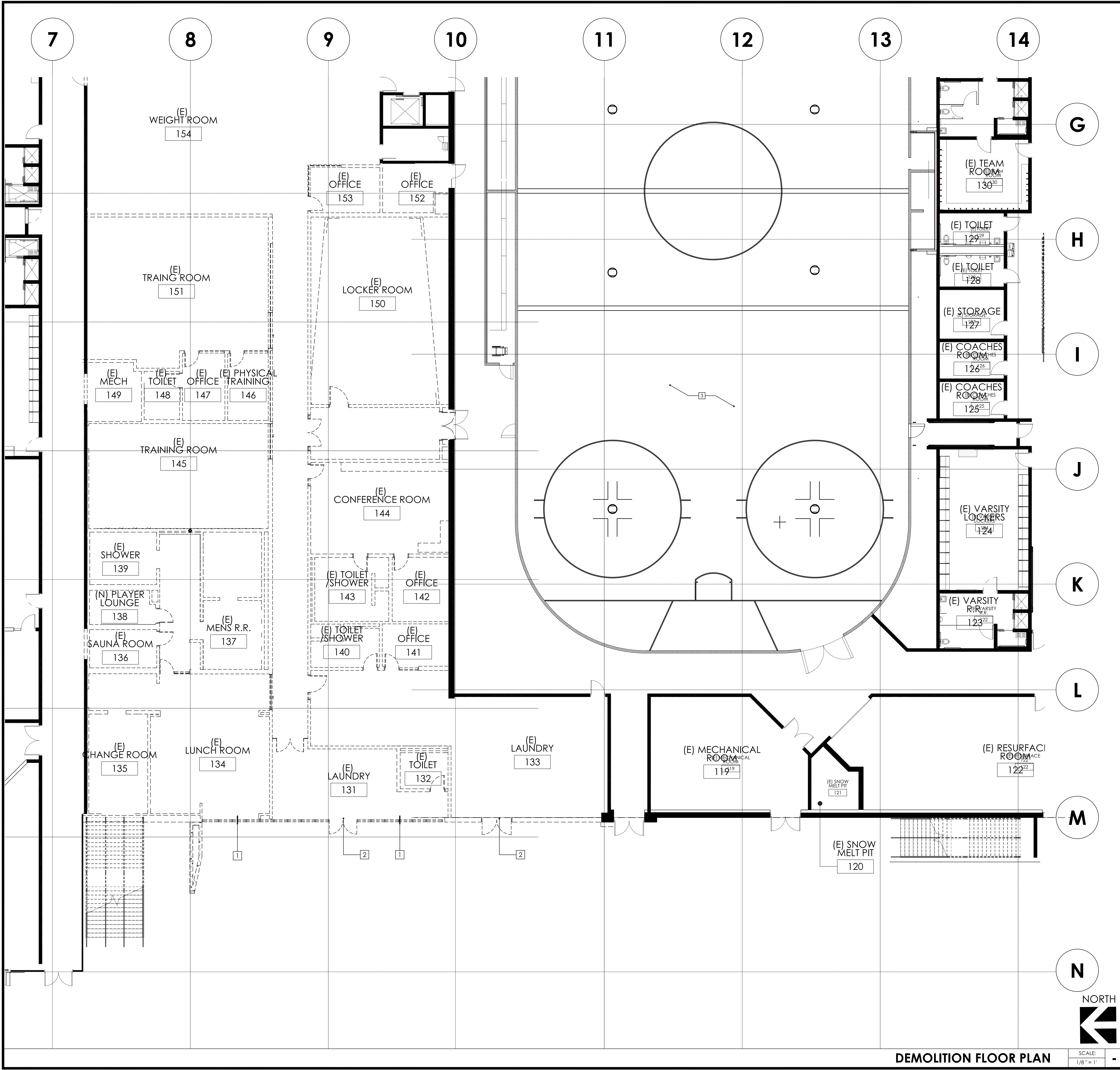
A201
AREA OF
PURPOSED WORK

OVERALL BUILDING FLOORPLAN

N.T.S.

City of Irvine
APPROVED

BY Samantha Zepeda
CASE # 00957990-PMPC
DATE 10/23/2025



KEY NOTES

1. EXISTING STOREFRONT MULLION AND GLASS SYSTEM TO BE REMOVED PREP OPENING TO RECEIVE NEW FURRING

2. EXISTING DOOR AND FRAMES TO BE REMOVED PREP OPENING TO RECEIVE NEW FURRING

3. EXISTING ICE RINK

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Revisions:

No.	Date	Description

Project name:

GREAT PARK ICE

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IRVINE, CA 92618

00957990-PMPC

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REGISTERED ARCHITECT
RICHARD J. RENGEL
C14199
EXPI. 11/25
STATE OF CALIFORNIA

R. J. Rengel

Sheet title:

DEMOLITION FLOOR PLAN

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Date: 08.18.25

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Project #: 202524

File name: Projects/Ducks/Irvine/Great Park Ice Locker Room 2025/ CDs

Sheet:

WALL/SYMBOL LEGEND

—

EXISTING PARTITION WALL TO REMAIN

- - - -

EXISTING PARTITION WALL TO BE DEMOLISHED

EXISTING DOOR

City of Irvine
APPROVED

BY Samantha Zepeda

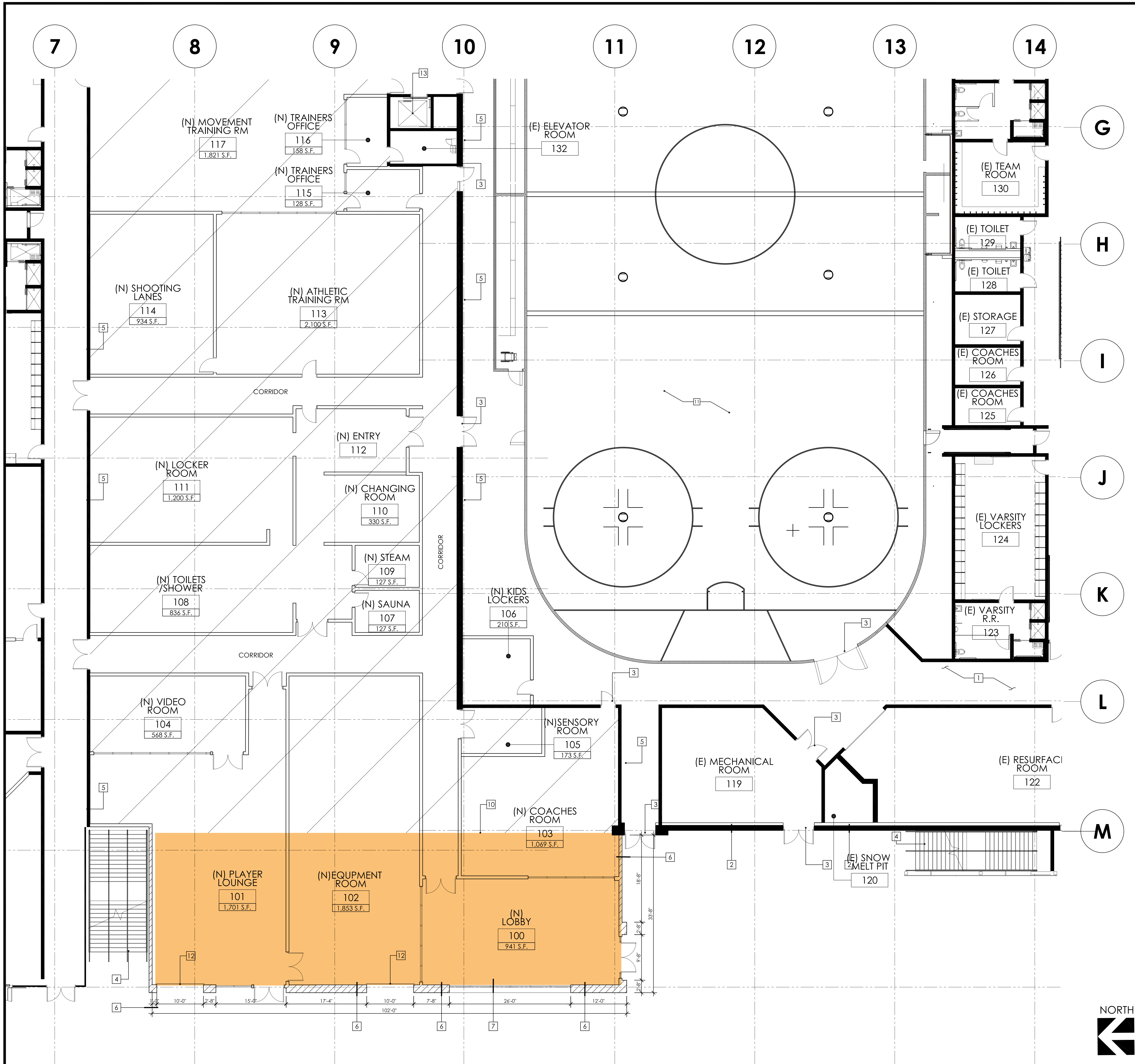
CASE # 00957990-PMPC

DATE 10/23/2025

DEMOLITION FLOOR PLAN

SCALE: 1/8" = 1'

NORTH



KEY NOTES

- EXISTING BUILDING
- EXISTING BUILDINGS EXTERIOR WALLS, TYPICAL, CMU
- EXISTING DOORS TO REMAIN
- EXISTING EGRESS STAIRS TO REMAIN
- EXISTING WALL TO REMAIN
- PROPOSED NEW BUILDING EXPANSION WALL, TYPICAL
- PROPOSED NEW STORE FRONT MULLION AND GLASS SYSTEM, MATCH EXISTING
- PROPOSED NEW STORE FRONT MULLION AND GLASS SYSTEM WITH DOUBLE DOORS, MATCH EXISTING
- PROPOSED COLUMNS
- PROPOSED BUILDING EXPANSION
- EXISTING ICE RINK
- 10'-0" X 8'-0" STORE FRONT SECTION WITH LOCKABLE HARDWARE
- EXISTING ELEVATOR

Revisions:		
No.	Date	Description

Project name:

GREAT PARK ICE

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IRVINE, CA 92618

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Sheet title:

ENLARGED FLOOR PLAN

WALL/SYMBOL LEGEND

- EXISTING PARTITION TO REMAIN
- PROPOSED DEMOLISH PARTITION
- PROPOSED EXTERIOR BUILDING EXPANSION PARTITION WALL
- PROPOSED INTERIOR TENANT IMPROVEMENT NONBEARING PARTITION WALL

City of Irvine
APPROVED

BY Samantha Zepeda

CASE # 00957990-PMPC

DATE 10/23/2025



PARTIAL PROPOSED FLOOR PLAN

SCALE:
1/8" = 1'

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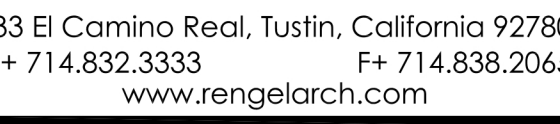
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Project #: 202524

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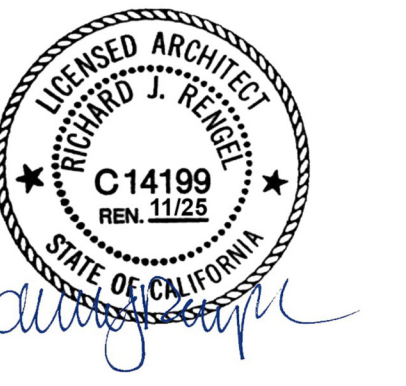
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Project name:

888 RIDGE VALLEY
IRVINE, CA 92618

00957990-PMPC

Timestamp:



Sheet title:

A300

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date: 05.15.25

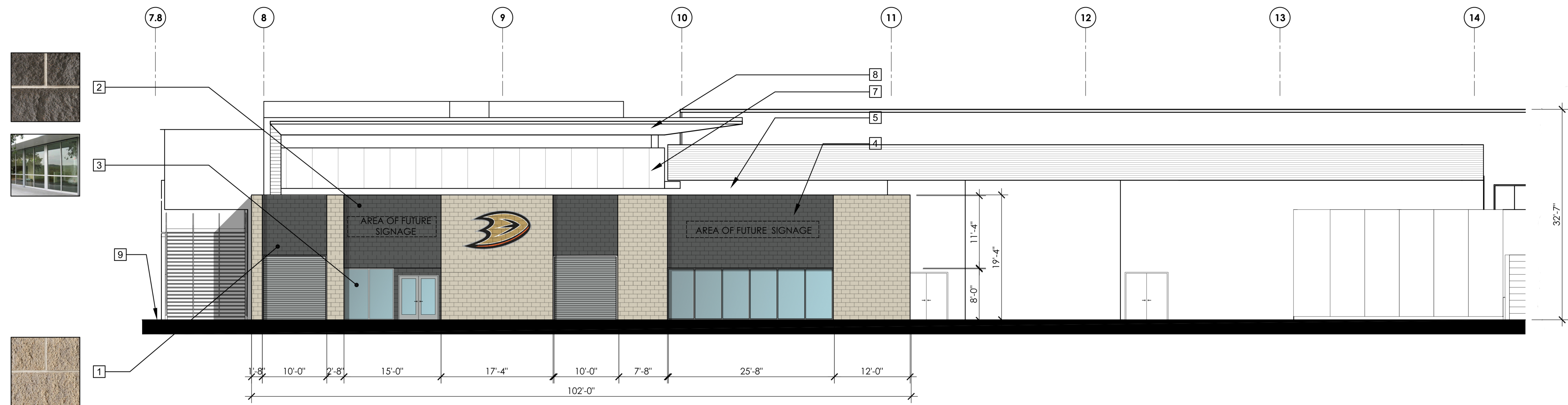
Drawn by: R.C.A.

Project #: 202251

File name: Projects/Great Park Ice

Sheet: _____

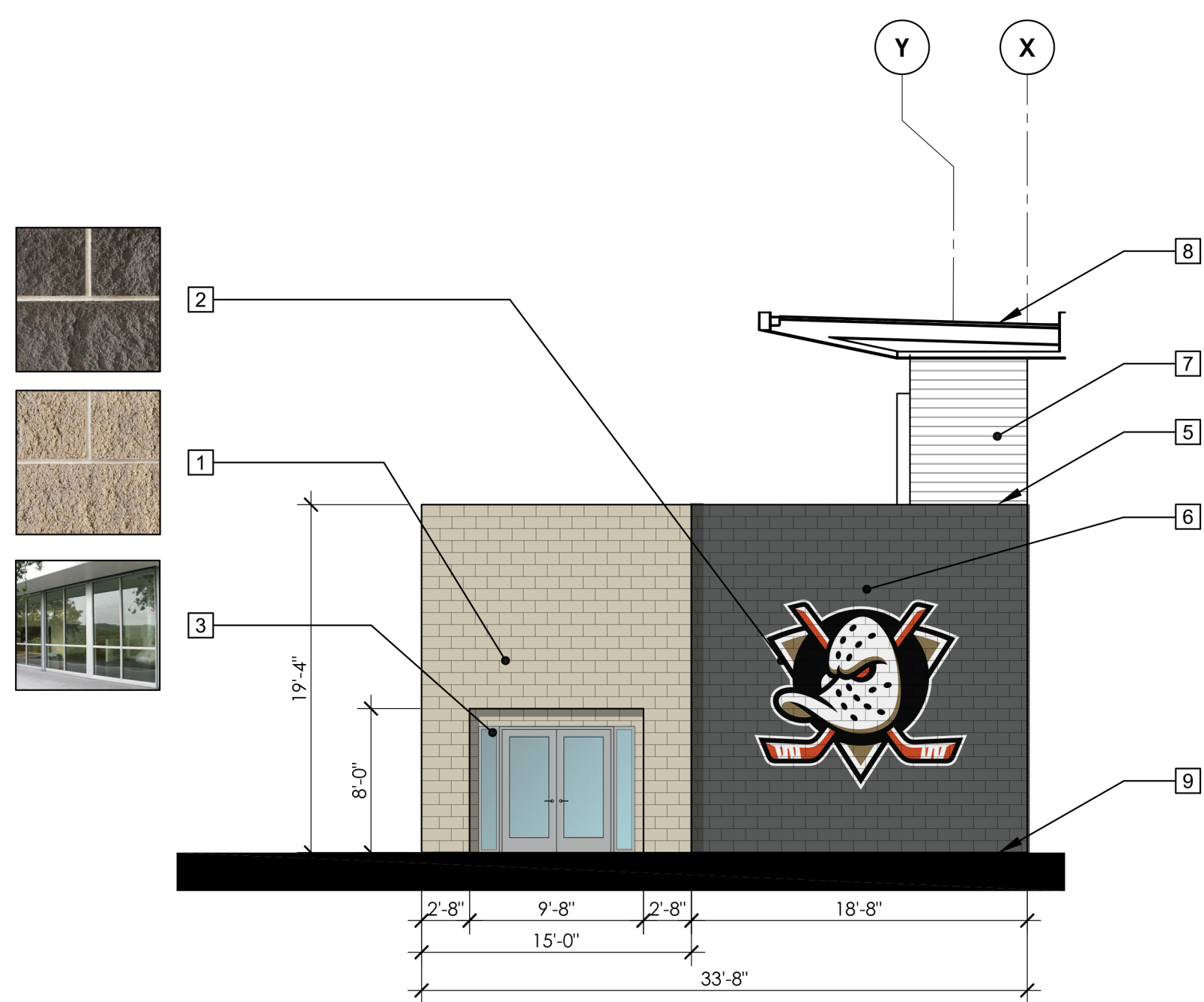
- 1] NEW CMU, NATURAL GRAY, BRICK TO MATCH EXISTING
- 2] NEW CMU, MIDNIGHT, TO MATCH EXISTING
- 3] NEW STOREFRONT WINDOWS AND DOOR
- 4] AREA OF FUTURE SIGNAGE SUBJECT TO SEPARATE REVIEW AND PERMITTING
- 5] PROPOSED TOP OF PARAPET WALL
- 6] PROPOSED DUCKS LOGO
- 7] EXISTING BUILDING SOFFIT WALL TO REMAIN
- 8] EXISTING TOP OF PARAPET
- 9] FINISH WALKWAY SURFACE EXISTING



PARTIAL WEST ELEVATION

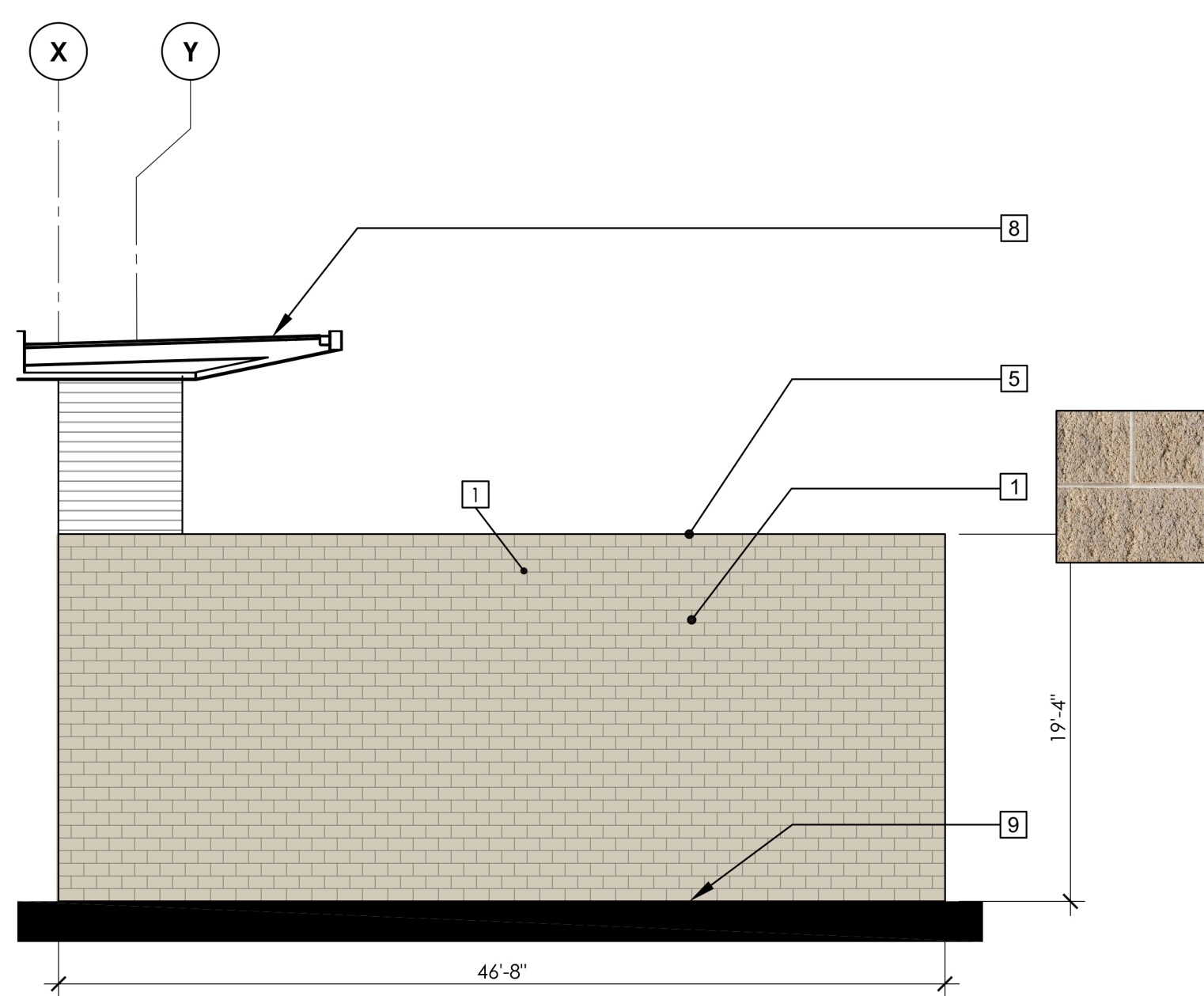
SCALE:	1
$1/8" = 1'-0"$	

1



PARTIAL SOUTH ELEVATION

SCALE:	3
$1/8" = 1'-0"$	



PARTIAL NORTH ELEVATION

SCALE:	2
$1/8" = 1'-0"$	

2

City of Irvine
APPROVED

BY Samantha Zepeda

CASE # 00957990-PMPC

DATE 10/23/2025