Community Development cityofirvine.org

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

April 17, 2026

Ms. Ginger Shulman
LPA
5301 California Avenue
Irvine, CA 92617

Sent Via Email
gshulman@lpadesignstudios.com

Subject: Approval of Minor Modification 00978555-PCPM to Conditional Use Permit 00490549-PCPM for Crean Lutheran High School at 12500 Sand Canyon Avenue in Planning Area 9 (Stonegate East)

Dear Ms. Shulman:

Community Development Department staff reviewed Minor Modification 00978555-PCPM to relocate three existing modular classroom buildings and add three new modular restroom buildings near the central portion of the Crean Lutheran High School main campus located at 12500 San Canyon Avenue in Planning Area 9 (Stonegate East). The project site is designated Medium-High Density Residential in the General Plan Land Use Element and is zoned 2.4G Medium-High Residential.

On January 7, 2010, the Planning Commission adopted Resolution No. 10-2978 approving Conditional Use Permit 00490549-PCPM to allow a 1,200-student private high school campus. The original approval consisted of a 43,250-square-foot administrative and classroom building, a 54,000-square-foot gymnasium, an 1,800-square-foot pool support building, 58,000 square feet of classroom buildings, a 57,000-square-foot theater building, and a 192,000-square-foot four-story parking structure with 341 parking spaces. Since the original approval, the conditional use permit has been modified three times, as follows:

- On October 20, 2016, the first modification (File No. 00620877-PCPU) was approved by the Planning Commission to allow student parking at the school's existing athletic field complex located at 6301 Portola Parkway (approved by the Orange County Zoning Administrator November 8, 2012), and to add seven one-story modular classroom buildings totaling approximately 26,170 square feet on the southeast portion of the main campus. The modification also established a master site plan outlining build-out options for future campus development.
- On August 21, 2020, the second modification (File No. 00817175-PCPM) was administratively approved by the Community Development Director to add four temporary modular classroom buildings totaling approximately 5,760 square feet to the campus with an expiration date of August 29, 2022.

- On August 9, 2023, the third modification (00901643-PCPM) was approved by the Zoning Administrator for a time extension for the temporary modular classroom buildings setting a new expiration date of August 9, 2027.

This proposed fourth modification will relocate three of the existing modular classroom buildings (Buildings E1, E3, and E5 depicted in Enclosure 1) from the southeast portion of the main campus to a vacant area adjacent to the four temporary modular classroom buildings (Buildings B1, B2, B3, and B4) near the primary entrance to the site from Sand Canyon Avenue. Additionally, the proposal will add three new modular restroom buildings; two will be located near the relocated modular classrooms (one building assigned to teaching staff and the other assigned to students), and one placed in the southeast portion of the main campus adjacent to the existing modular classroom buildings (Buildings E2, E4, E6, and E7). Total onsite development would be 94,875 square feet, which is less than the originally approved maximum of 406,050 square feet. Crean Lutheran expects the three relocated modular units to remain in place for approximately five to 10 years, until funding for the campus buildout becomes available.

With the proposed modification, the site development, which serves approximately 1,150 students, will consist of:

a. Building A (existing): 43,250-square-foot administrative and classroom building;
b. Building S (existing) 19,000-square-foot “sprung structure,” that is used for interim classroom space and an interim gymnasium;
c. 7 (existing) individual classroom/modular buildings totaling 26,170 square feet;
d. 4 (existing) temporary classroom/modular buildings totaling 5,760 square feet (to be removed by August 9, 2027);
e. 3 (proposed) modular restroom buildings totaling approximately 695 square feet;
f. Existing track and field facilities;
g. Existing 205-space parking lot at the main campus;
h. Existing 126-space parking lot at the athletic field complex, and
i. 48% site landscaping (15% required).

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

The proposed modification will relocate existing modular classroom buildings and provide three new modular restroom buildings within the existing boundaries of a private high school campus, in an area that was previously disturbed and was approved for development. The scope of this project does not physically expand the development's footprint beyond the existing parcel lines or into areas that have remained undeveloped.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines per Section 15301, Class 1, Existing Facilities, which applies to minor alterations to existing structures involving negligible or no expansion of use.

Therefore, the scope of this modification will not result in significant or potentially significant environmental impacts.

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.

   The proposed modification will relocate existing modular classroom buildings and provide three new modular restroom buildings within the existing boundaries of a private high school campus. With the proposed modification, the total development on the project site will be 94,875 square feet, which is below the originally approved maximum of 406,050 square feet. The existing modular classroom buildings could remain in place through main campus build-out or could be removed, depending on need and available funding. In either case, the enrollment cap of 1,200 students will not change. The proposed modification does not affect student enrollment as the maximum enrollment remains below 1,200 students. Community Development Transportation Division staff reviewed the proposed modification and determined that a traffic analysis is not needed for the project and that the project will not have adverse impacts to on-site and off-site roadway networks.

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

   The findings and conditions of approval for the original conditional use permit (File No. 00490549-PCPU) will not be affected by the proposed modification because the project does not result in a change of use, reduce parking below the applicable standard, cause a significant loss of landscaping, or cause other significant changes that would substantially alter the intent/purpose of the original approval. This project is conditioned to comply with all applicable conditions of approval from original conditional use permit and subsequent modifications. Therefore, the proposed modification is consistent with the intent of the findings and conditions of the original approval.

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 site was originally approved for a private high school campus and will continue to operate as such. Since no new land uses or activities are introduced by this modification, it will not result in an impact to existing, or introduction of new, sensitive uses not previously considered.

5. The proposed changes to the approved site plan will not result in a significant reduction in landscaping or a significant change in parking.

   This modification will not result in any significant change to the landscaping or parking for the project site. The proposed modification will relocate existing modular classroom buildings and provide three new modular restroom buildings within the existing boundaries of a private high school. All classroom/modular buildings are located beyond an existing landscape berm, screening them from Sand Canyon Avenue and nearby residential uses. The area of relocation does not contain required landscaping. Enrollment for the private high school is approximately 1,150 students, which is below the originally approved enrollment of 1,200 students, and is not proposed to change as a result of this project. Parking for the expected student enrollment will not exceed the parking requirements for a 1,200-student high school and will continue to be provided on-site and at the off-site parking lot near the school's athletic fields. The project will continue to comply with all landscaping and parking requirements from the original approval and subsequent modification(s).

Based on analysis of the information submitted with the application, staff determined that the finding required pursuant to Zoning Ordinance Section 2-19-7.A to approve a Minor Modification can be made as follows:

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

   The findings or conditions of approval for the original conditional use permit will not be affected by the proposed modification because the proposed project does not result in a change of use, reduce parking below the applicable standard, cause a net loss of landscaping, or cause other significant changes that substantially alters the intent/purpose of the original approval. This project is conditioned to comply with all conditions of approval from the original conditional use permit and subsequent modifications. Therefore, the proposed 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:

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Condition 3.30 ORANGE COUNTY FIRE AUTHORITY REVIEW

Prior to the issuance of building permit, the applicant shall submit the following to the Orange County Fire Authority for review and approval:

A. Fire Master Plan (Service Code PR145);
B. Fire Sprinkler System Plan (Service Codes PR410-425), if applicable; and
C. Underground Piping Plan (Service Codes PR470-475).

MISCELLANEOUS

Standard Condition 6.1 DISCRETIONARY CASE CHARGES

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

Standard Condition 6.2 LEGAL ACTION - HOLD HARMLESS

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

Prior to the concealment of interior construction, the applicant shall submit a Fire Alarm System Plan (Service Codes PR500-530) for review and approval by the Orange County Fire Authority.

Condition 6.20 PREVIOUS CONDITIONS APPLY

All applicable conditions of approval associated with the original conditional use permit (File No. 00490549-PCPU) and subsequent modifications for Crean Lutheran High School shall remain in full force and effect.

Unless an appeal is filed prior to the five-business-day appeal period ending at 5 p.m. on Friday, April 24, 2026, this approval shall become effective on Saturday, April 25, 2026.

The stamped-approved plans for Minor Modification 00978555-PCPM 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 Senior Planner Hernan DeSantos at 949-724-6441 or by email at hdesantos@cityofirvine.org.

Sincerely,

Stephanie Frady, AICP
Director of Community Development

Enclosures:
1. Stamped-Approved Plans
2. CEQA Notice of Exemption

ec: Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
Files: 00490549-PCPU; 00620877-PCPU; 00817175-PCPM; 00901643-PCPM; 00978555-PCPM

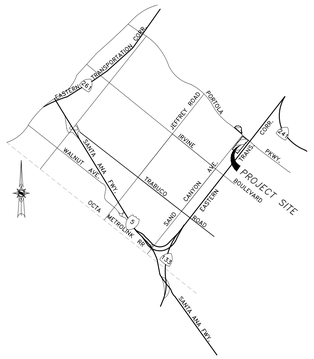
CREAN LUTHERAN SOUTH HIGH SCHOOL

12500 Sand Canyon, Irvine, CA

CUP SUBMITTAL - MINOR MOD
February 16, 2026

VICINITY MAP

SCALE: N.T.S.



REGIONAL MAP (PLANNING AREA 9)

PROJECT SITE
LOCATED IN IRVINE, CA

TRUE NORTH

SHEET INDEX

A0.0	COVER SHEET & SHEET INDEX
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A3.1	FIRE ACCESS AND CIRCULATION SITE PLAN
A4.1	E '1' DRAMA / FLOOR PLAN & ELEVATIONS
A4.2	E '3' CHOIR FLOOR PLAN & ELEVATIONS
A4.4	E '5' CLASSROOM B FLOOR PLAN
A4.5	E '5' CLASSROOM B ELEVATIONS
A4.6	(E) ART PATIO FLOOR PLAN
A4.7	(E) ART PATIO ELEVATIONS
A4.8	PROPOSED PC1 & PC2 RESTROOM FLOOR PLAN
A4.9	PROPOSED PC3 RESTROOM FLOOR PLAN & ELEVATIONS
A5.1	PROPOSED PC3 DECK / RAMP PLANS

PREVIOUS APPROVALS

MAJOR MODIFICATION CUP - 00620877 - PCPU

ORIGINAL CUP – 00490549 – PCPM

PROJECT INFORMATION

General Land Use Designation	Medium-High Density Residential
Zoning Designation	2.4G Medium-High Density Residential
Current Land Use	Institutional - High School
Proposed Land Use	Institutional
APN Number(s)	580-102-02, 03
City Jurisdiction	City of Irvine

Legal Description

BEING A PORTION OF PARCEL 2, IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 368, PAGES 42 THROUGH 46, OF PARCEL MAPS OF SAID COUNTY.

EXCEPTING FROM THE LAND, ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, ANY OTHER MATERIAL RESOURCES AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PROPERTY, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM THE PROPERTY OR ANY OTHER PROPERTY, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM PROPERTIES OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE PROPERTY, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES; WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE PROPERTY, AS RESERVED BY THE IRVINE COMPANY IN DEEDS RECORDED APRIL 18, 2003 AS INSTRUMENT NO. 2003000436059 AND NOVEMBER 30, 2005 AS INSTRUMENT NO. 2005000953645, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM THE LAND, ANY AND ALL WATER, WATER RIGHTS OR INTEREST THEREIN, APPURTENANT OR RELATING TO THE PROPERTY OR OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE PROPERTY (NO MATTER HOW ACQUIRED BY GRANTOR), WHETHER SUCH WATER, WATER RIGHTS OR INTEREST THEREIN, SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM OR IN THE PROPERTY OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER, WATER RIGHTS OR INTEREST THEREIN, ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED BY THE IRVINE COMPANY IN DEEDS RECORDED APRIL 18, 2003 AS INSTRUMENT NO. 2003000436059 AND NOVEMBER 30, 2005 AS INSTRUMENT NO. 2005000953645, BOTH OF OFFICIAL RECORDS.

EXISTING BUILDINGS WERE BUILT TO COMPLY WITH CBC 7A CONSTRUCTION. NEW PROPOSED BUILDINGS COMPLY WITH CBC 7A CONSTRUCTION. AT RELOCATED BUILDINGS FIRE ALARM SYSTEM WILL BE REATTACHED TO EXISTING MAIN FIRE ALARM SYSTEM. PROPOSED BUILINGS WILL CONNECT TO THE MAIN FIRE ALARM SYSTEM

City of Irvine
APPROVED

BY: Director of Community Development

CASE # 00978555-PCPM

DATE: April 17, 2026

ENCLOSURE 1

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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CREAN LUTHERAN HIGH SCHOOL - CUP SUBMITTAL -

MINOR MOD
00978555-PCPM

12500 SAND CANYON AVE.
IRVINE, CALIFORNIA 92618

Developed for
CREAN LUTHERAN HIGH SCHOOL

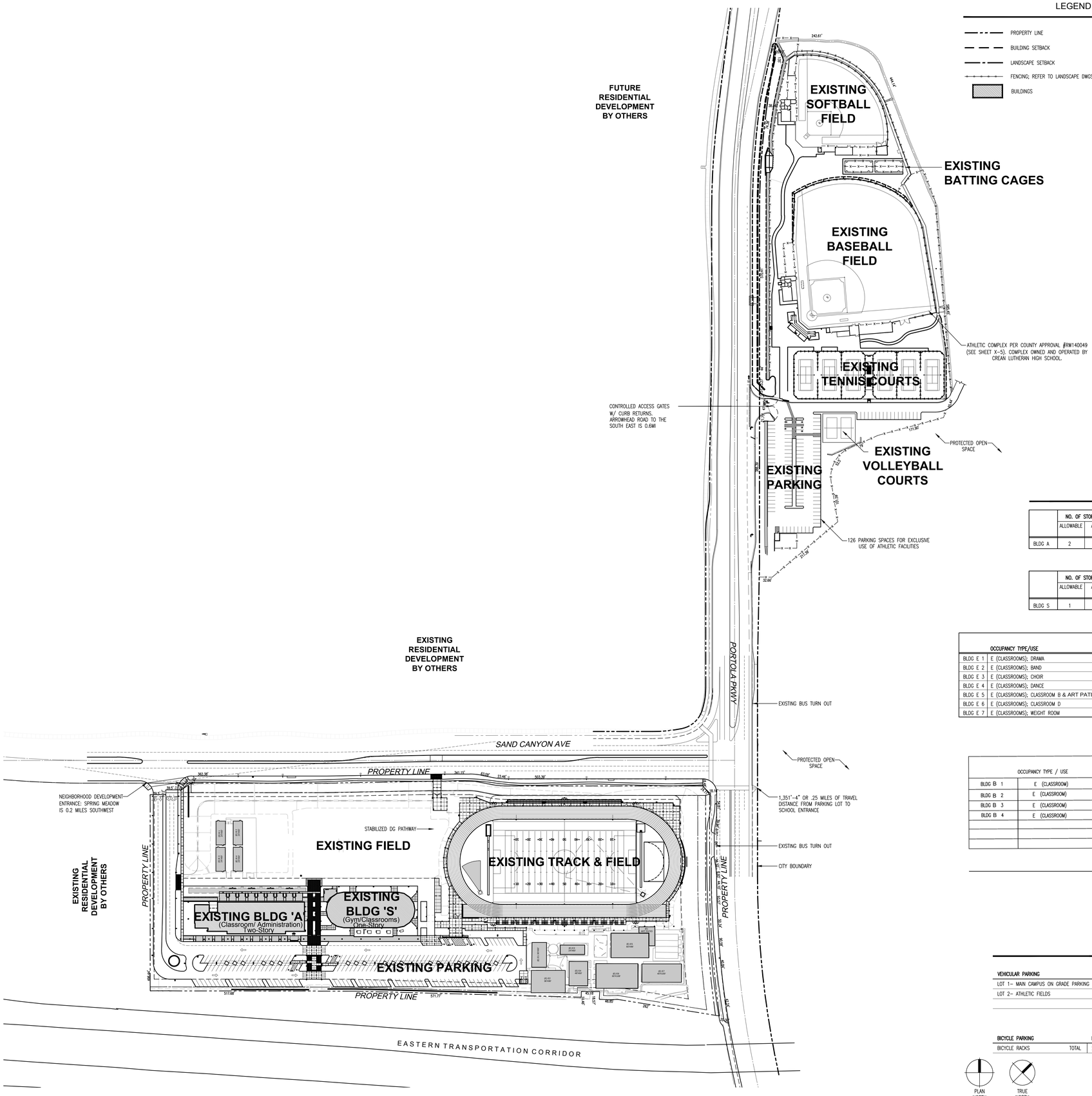
Revision	Date

Submittal	Date
CUP - MINOR MODIFICATION	02/16/2026
CUP - AGENCY SUBMITTAL #2	03/24/2026

Job Number	33543
Checked By	Checker
Scale	

COVER PAGE

A0.0

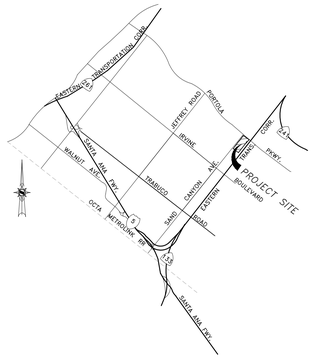


LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE SETBACK
- FENCING; REFER TO LANDSCAPE DWGS
- BUILDINGS

VICINITY MAP

SCALE: N.T.S.



SITE DATA (MAIN CAMPUS)

	PERCENTAGE (%)	AREA (GSF) IRVINE EXTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
PROJECT SITE COVERAGE (BUILDING FOOTPRINT)	±12.4%	0	93,610 S.F.
LANDSCAPING	±50.0%	465,806 S.F.	379,946 S.F.
PAVING	±27.3%	0	206,817 S.F.
TRACK	±10.3%	77,883 S.F.	77,883 S.F.
TOTAL SITE AREA	100.00%	543,689 S.F. = 453 SF/STUDENT	758,256 S.F. (±17.407 ACRES)

SITE DATA (ATHLETIC FIELDS)

	PERCENTAGE (%)	AREA (GSF) IRVINE EXTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
PROJECT SITE COVERAGE (BUILDING FOOTPRINT)	±0%	0	0 S.F.
LANDSCAPING	±67.0%	313,564 S.F.	313,564 S.F.
PAVING	±33.0%	0	154,081 S.F.
TOTAL SITE AREA	100.00%	313,564 S.F. = 261 SF/STUDENT	467,645 S.F. (±10.7 ACRES)

BUILDING DATA (MAIN CAMPUS)

	NO. OF STORIES		BLDG HEIGHT		CONSTRUCTION TYPE	SPRINKLERED (NFPA 13)	OCCUPANCY TYPE/USE			AREA (GSF) IRVINE INTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
	ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL			A-4 (GYM)	B (ADMIN/OFFICE)	E (CLASSROOMS)		
BLDG A	2	2	55'-0"	32'-6"	TYPE III-B	YES		15,973	27,277	27,277	43,250
											43,250 S.F. (SUB-TOTAL BLDG AREA)

	NO. OF STORIES		BLDG HEIGHT		CONSTRUCTION TYPE	SPRINKLERED (NFPA 13)	OCCUPANCY TYPE/USE			AREA (GSF) IRVINE INTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
	ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL			A-4 (GYM)	B (ADMIN/OFFICE)	E (CLASSROOMS)		
BLDG S	1	1	40'-0"	33'-8"	TYPE V-B	YES		2,733	16,267	16,267	19,000
											19,000 S.F. (SUB-TOTAL BLDG AREA)

	OCCUPANCY TYPE/USE	NO. OF STORIES		BLDG HEIGHT		CONSTRUCTION TYPE	SPRINKLERED (NFPA 13)	AREA (GSF) IRVINE INTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
		ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL				
BLDG E 1	E (CLASSROOMS); DRAMA	1	1	40'-0"	15'-0"	TYPE V-B	YES	2,160	2,160
BLDG E 2	E (CLASSROOMS); BAND	1	1	40'-0"	15'-0"	TYPE V-B	YES	2,880	2,880
BLDG E 3	E (CLASSROOMS); CHOIR	1	1	40'-0"	15'-0"	TYPE V-B	YES	1,440	1,440
BLDG E 4	E (CLASSROOMS); DANCE	1	1	40'-0"	15'-0"	TYPE V-B	YES	2,880	2,880
BLDG E 5	E (CLASSROOMS); CLASSROOM B & ART PATIO	1	1	40'-0"	15'-0"	TYPE V-B	YES	6,330	6,330
BLDG E 6	E (CLASSROOMS); CLASSROOM D	1	1	40'-0"	15'-0"	TYPE V-B	YES	6,480	6,480
BLDG E 7	E (CLASSROOMS); WEIGHT ROOM	1	1	40'-0"	15'-0"	TYPE V-B	YES	4,000	4,000
								26,170 S.F.	26,170 S.F. (SUB-TOTAL BLDG AREA)

	OCCUPANCY TYPE / USE	NO. OF STORIES		BUILDING HEIGHT		CONSTRUCTION TYPE	SPRINKLERED (NFPA 13)	AREA (GSF) IRVINE INTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
		ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL				
BLDG B 1	E (CLASSROOM)	1	1	40'-0"	14'-0"	TYPE V-B	NO	1,440 S.F.	1,440 S.F.
BLDG B 2	E (CLASSROOM)	1	1	40'-0"	14'-0"	TYPE V-B	NO	1,440 S.F.	1,440 S.F.
BLDG B 3	E (CLASSROOM)	1	1	40'-0"	14'-0"	TYPE V-B	NO	1,440 S. F.	1,440 S. F.
BLDG B 4	E (CLASSROOM)	1	1	40'-0"	14'-0"	TYPE V-B	NO	1,440 S.F.	1,440 S.F.
								5,760 S. F.	5,760 S. F. (SUB-TOTAL BLDG AREA)

94,180 S.F.
(TOTAL BLDG AREA)

PARKING DATA

VEHICULAR PARKING	PROVIDED
LOT 1- MAIN CAMPUS ON GRADE PARKING	205 SPACES
LOT 2- ATHLETIC FIELDS	126 SPACES
TOTAL	331 SPACES

PARKING ANALYSIS		REQUIRED
BASED ON 1,200 STUDENTS		
CITY OF IRVINE PARKING REQUIREMENTS (PER SEC. 4-3-4 AUTOMOBILE PARKING MATRIX)		
SENIOR HIGH SCHOOL	1 SPACE/FACULTY MEMBER & EMPLOYEE	120 STAFF SPACES
	1 SPACE/6 STUDENTS	200 STUDENT SPACES
		320 TOTAL SPACES

BICYCLE PARKING		PROVIDED	REQUIRED
BICYCLE RACKS	TOTAL	25 SPACES	--

PLAN NORTH

TRUE NORTH

SITE PLAN | 1" = 100' | 01

City of Irvine
APPROVED
BY: Director of Community Development
CASE # 00978555-PCPM
DATE: April 17, 2026

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
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MINOR MOD
00978555-PCPM
12500 SAND CANYON AVE.
IRVINE, CALIFORNIA 92618

Developed for
CREAN LUTHERAN HIGH SCHOOL

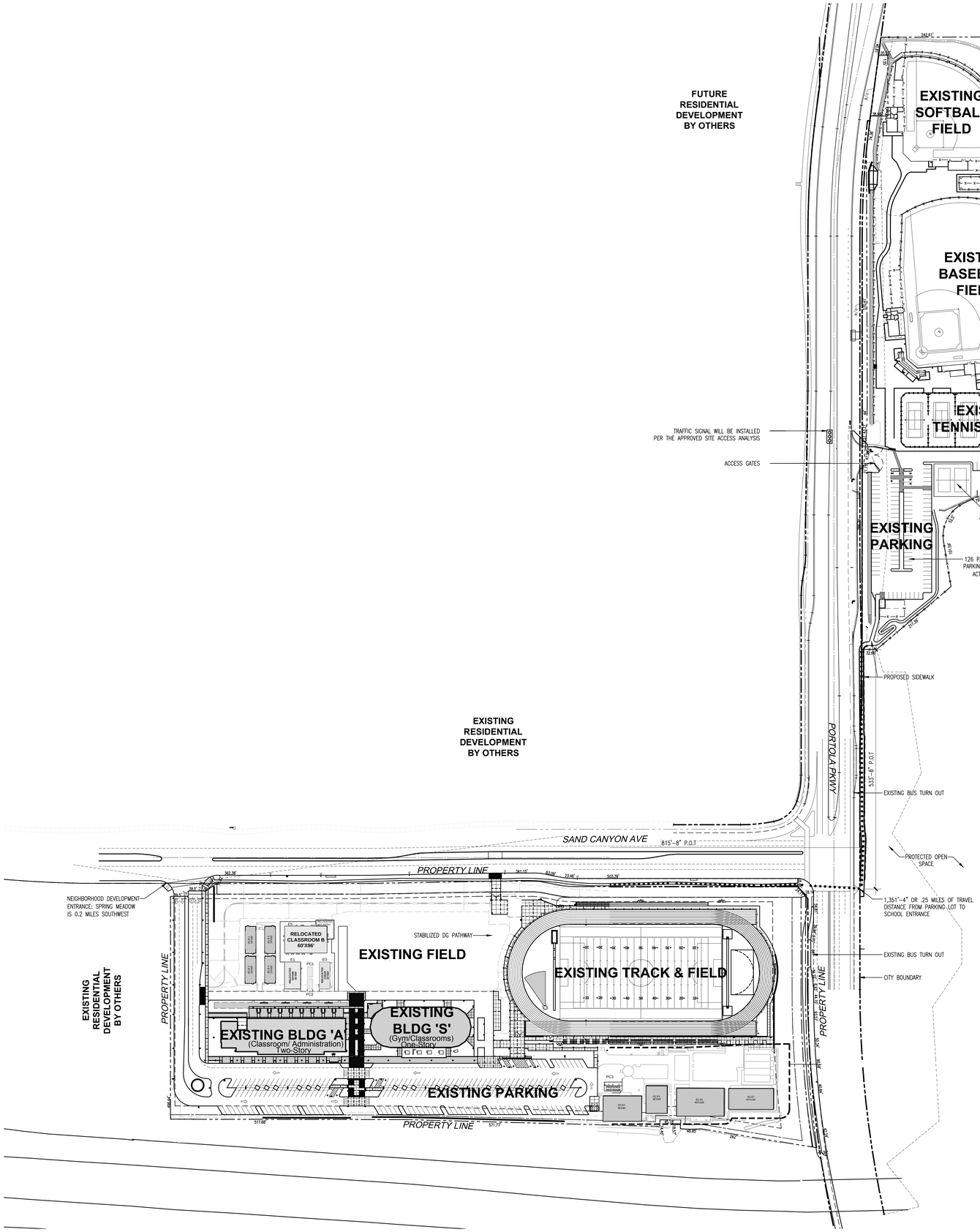
Revision	Date

Submittal	Date
CUP - MINOR MODIFICATION	02/16/2026
CUP - AGENCY SUBMITTAL #2	03/24/2026

Job Number	33543
Checked By	Checker
Scale	

EXISTING SITE PLAN

A1.1

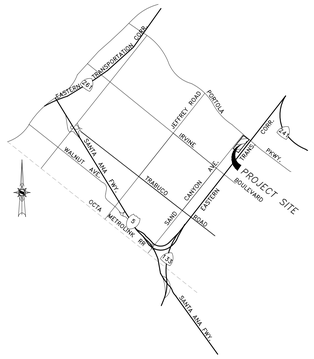


LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE SETBACK
- FENCING; REFER TO LANDSCAPE DWGS
- BUILDINGS

VICINITY MAP

SCALE: N.T.S.



SITE DATA (MAIN CAMPUS)

	PERCENTAGE (%)	AREA (GSF) IRVINE EXTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
PROJECT SITE COVERAGE (BUILDING FOOTPRINT)	±12.5%	0	94,875 S.F.
LANDSCAPING	±48.5%	465,806 S.F.	367,581 S.F.
PAVING	±28.7%	0	217,917 S.F.
TRACK	±10.3%	77,883 S.F.	77,883 S.F.
TOTAL SITE AREA	100.00%	543,689 S.F. = 453 SF/STUDENT	758,256 S.F. (±17.407 ACRES)

SITE DATA (ATHLETIC FIELDS)

	PERCENTAGE (%)	AREA (GSF) IRVINE EXTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
PROJECT SITE COVERAGE (BUILDING FOOTPRINT)	±0%	0	0 S.F.
LANDSCAPING	±67.0%	313,564 S.F.	313,564 S.F.
PAVING	±33.0%	0	154,081 S.F.
TOTAL SITE AREA	100.00%	313,564 S.F. = 261 SF/STUDENT	467,645 S.F. (±10.7 ACRES)

BUILDING DATA (MAIN CAMPUS)

	NO. OF STORIES		BLDG HEIGHT		CONSTRUCTION TYPE	SPRINKLERED (NFPA 13)	OCCUPANCY TYPE/USE			AREA (GSF) IRVINE INTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
	ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL			A-4 (GYM)	B (ADMIN/OFFICE)	E (CLASSROOMS)		
BLDG A	2	2	55'-0"	32'-6"	TYPE III-B	YES		15,973	27,277	27,277	43,250
											43,250 S.F. (SUB-TOTAL BLDG AREA)

	NO. OF STORIES		BLDG HEIGHT		CONSTRUCTION TYPE	SPRINKLERED (NFPA 13)	OCCUPANCY TYPE/USE			AREA (GSF) IRVINE INTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
	ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL			A-4 (GYM)	B (ADMIN/OFFICE)	E (CLASSROOMS)		
BLDG S	1	1	40'-0"	33'-8"	TYPE V-B	YES		2,733	16,267	16,267	19,000
											19,000 S.F. (SUB-TOTAL BLDG AREA)

MODULARS TO BE MOVED TO A NEW LOCATION

OCCUPANCY TYPE / USE		NO. OF STORIES		BUILDING HEIGHT		CONSTRUCTION TYPE	SPRINKLERED (NFPA 13)	AREA (GSF) IRVINE INTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
		ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL				
BLDG PC1	NON-OCCUPIABLE (RESTROOM)	2	1	60'	15'	TYPE V-B	YES	133 SF	133 SF
BLDG PC2	NON-OCCUPIABLE (RESTROOM)	2	1	60'	15'	TYPE V-B	YES	133 SF	133 SF
BLDG E1	E (CLASSROOM)	2	1	60'	15'	TYPE V-B	YES	2,160 SF	2,160 SF
BLDG E3	E (CLASSROOM)	2	1	60'	15'	TYPE V-B	YES	1,440 SF	1,440 SF
BLDG E5 & ART PATIO	E (CLASSROOM)	2	1	60'	15'	TYPE V-B	YES	6,330 SF	6,330 SF
								10,196 SF	10,196 SF
								SUB-TOTAL BLDG AREA	

OCCUPANCY TYPE / USE		NO. OF STORIES		BUILDING HEIGHT		CONSTRUCTION TYPE	SPRINKLERED (NFPA 13)	AREA (GSF) IRVINE INTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
		ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL				
BLDG PC3	NON-OCCUPIABLE (RESTROOM)	2	1	60'	15'	TYPE V-B	YES	429 SF	429 SF
BLDG E2	E (CLASSROOM)	2	1	60'	15'	TYPE V-B	YES	2,880 SF	2,880 SF
BLDG E4	E (CLASSROOM)	2	1	60'	15'	TYPE V-B	YES	2,880 SF	2,880 SF
BLDG E6	E (CLASSROOM)	2	1	60'	15'	TYPE V-B	YES	6,480 SF	6,480 SF
BLDG E7	E (CLASSROOM)	2	1	60'	15'	TYPE V-B	YES	4,000 SF	4,000 SF
								16,669 SF	16,669 SF
								SUB-TOTAL BLDG AREA	

OCCUPANCY TYPE / USE		NO. OF STORIES		BUILDING HEIGHT		CONSTRUCTION TYPE	SPRINKLERED (NFPA 13)	AREA (GSF) IRVINE INTERIOR DEV. STD.	AREA (GROSS SQ.FT.)
		ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL				
BLDG B 1	E (CLASSROOM)	1	1	40'-0"	14'-0"	TYPE V-B	NO	1,440 S.F.	1,440 S.F.
BLDG B 2	E (CLASSROOM)	1	1	40'-0"	14'-0"	TYPE V-B	NO	1,440 S.F.	1,440 S.F.
BLDG B 3	E (CLASSROOM)	1	1	40'-0"	14'-0"	TYPE V-B	NO	1,440 S. F.	1,440 S. F.
BLDG B 4	E (CLASSROOM)	1	1	40'-0"	14'-0"	TYPE V-B	NO	1,440 S.F.	1,440 S.F.
								5,760 S. F.	5,760 S. F.
								SUB-TOTAL BLDG AREA	
								94,875 S.F.	
								TOTAL PROPOSED BUILDING AREA	

PARKING DATA

VEHICULAR PARKING	PROVIDED
LOT 1– MAIN CAMPUS ON GRADE PARKING	205 SPACES
LOT 2– ATHLETIC FIELDS	126 SPACES
TOTAL	331 SPACES

PARKING ANALYSIS		REQUIRED
BASED ON 1,200 STUDENTS		
CITY OF IRVINE PARKING REQUIREMENTS (PER SEC. 4-3-4 AUTOMOBILE PARKING MATRIX)		
SENIOR HIGH SCHOOL	1 SPACE/FACULTY MEMBER & EMPLOYEE	120 STAFF SPACES
	1 SPACE/6 STUDENTS	200 STUDENT SPACES
		320 TOTAL SPACES

BICYCLE PARKING		PROVIDED	REQUIRED
BICYCLE RACKS	TOTAL	25 SPACES	--

PLAN NORTH

TRUE NORTH

City of Irvine
APPROVED

BY: Director of Community Development

CASE # 00978555-PCPM

DATE: April 17, 2026

PHASE 3A - SITE PLAN | 1" = 100' | 01

LPA

ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office

LPADesignStudios.com

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Irvine, California 92617

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CREAN LUTHERAN HIGH SCHOOL - CUP SUBMITTAL -
MINOR MOD
00978555-PCPM

12500 SAND CANYON AVE.
IRVINE, CALIFORNIA 92618

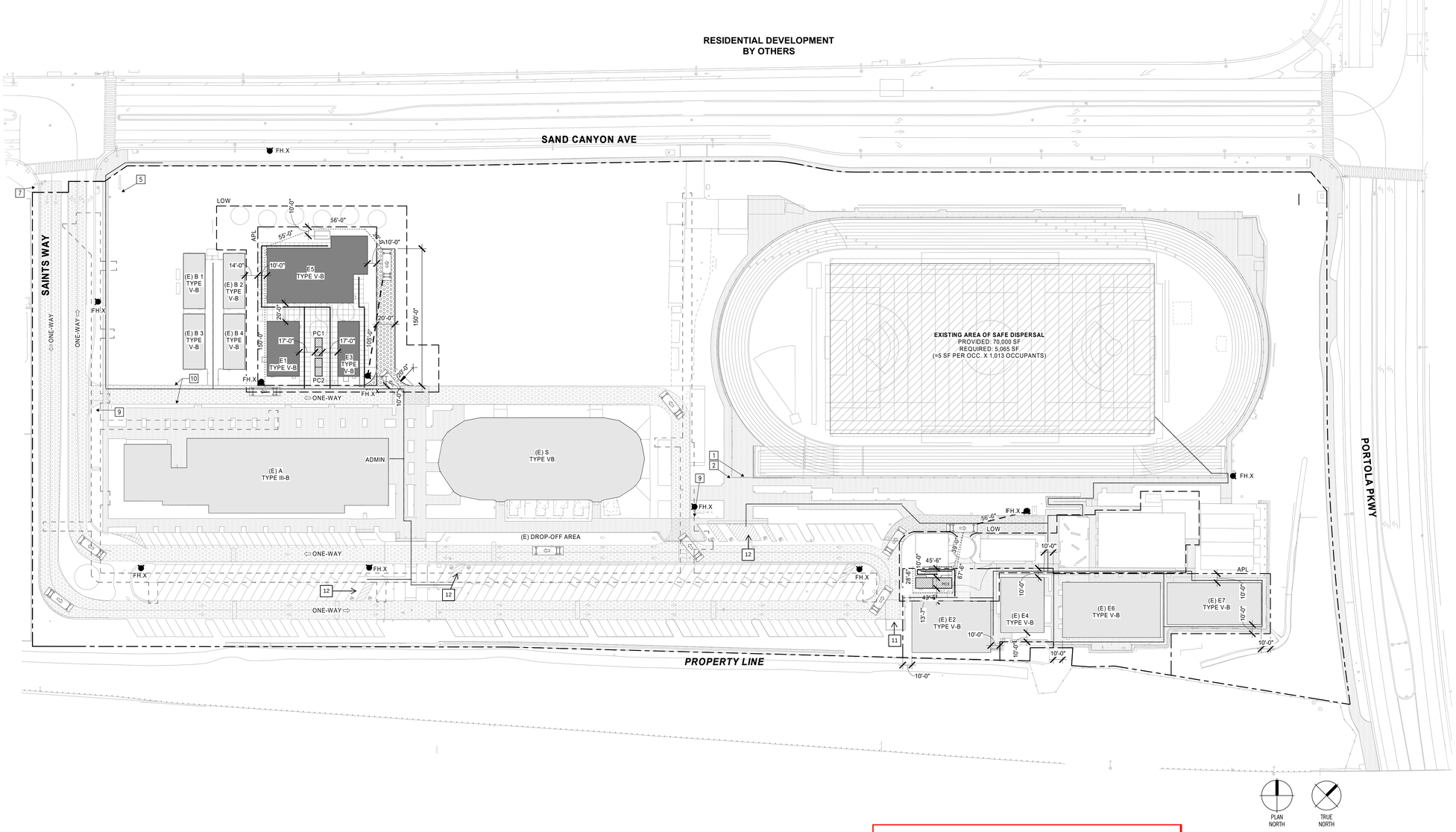
Developed for
CREAN LUTHERAN HIGH SCHOOL

Submittal	Date
CUP - MINOR MODIFICATION	02/16/2026
CUP - AGENCY SUBMITTAL #2	03/24/2026

Job Number	33543
Checked By	Checker
Scale	

PROPOSED SITE PLAN

A1.2



LEGEND

- NEW BUILDING UNDER PROJECT SCOPE OF WORK
- HATCH INDICATES RESTROOM OUTLINES (M) MEN, (W) WOMEN, (B) BOYS, (G) GIRLS, (U) UNISEX
- RELOCATED BUILDING
- EXISTING BUILDING OUTSIDE OF PROJECT SCOPE OF WORK
- PROPOSED FIRE ACCESS LANE, 20'-0"W U.N.O., 20'-0" MIN. INSIDE RADIUS U.N.O.
- EXISTING FIRE ACCESS LANE
- EXISITING ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL (P.O.T.)
- F.H.X — EXISTING FIRE HYDRANT
- FIRE HOSELAY PATH FROM TRUCK TO BUILDING (150 FOOT MAX)
- EXISTING EASEMENT

KEYNOTES

1. VEHICULAR GATE (MANUAL)
2. PEDESTRIAN GATE
3. COVERED CANOPY STRUCTURE
4. OPEN TRELLIS STRUCTURE
5. PROJECT MONUMENT SIGN
6. KNOX BOX
7. "FIRE LANE" ENTRANCE SIGN. REF. DETAIL 12
8. NOT USED
9. SERVICE ACCESS SIGN – "NO PARKING BEYOND THIS POINT" SEE REF. DETAIL 04
10. 6 INCH WIDE CONCRETE MOW BAND
11. EXISTING TRASH ENCLOSURE
12. EXISTING ACCESSIBLE PARKING

FIRE AUTHORITY NOTES (ATTACHMENT 1)

ATTACHMENT 1

GUIDELINE B-09 JANUARY 1, 2008

INSPECTION REQUIREMENTS

1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE, CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION), ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 68,000 LBS, TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS IN A WILDLAND INTERFACE AREA, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION, USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL, CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION, AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA.

PRIOR TO USE

8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION,
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 35 FEET IN HEIGHT.

GENERAL REQUIREMENTS

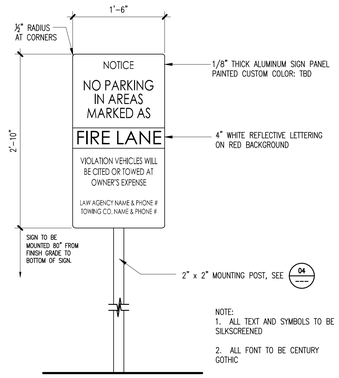
11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.Q. ROLLED, RAMPED, ETC).
12. THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN, ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD, ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED, ADDRESS NUMBERS SHALL BE ILLUMINATED AT NIGHT.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES, VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HERE-IN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

PROJECT -SPECIFIC REQUIREMENTS

22. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
23. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
24. A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE OCFA PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
25. A COPY OF THE APPROVED PHASING PLAN(S) WILL BE AVAILABLE ON-SITE PRIOR TO BRINGING COMBUSTIBLE MATERIALS ON-SITE.

City of Irvine
APPROVED
BY: Director of Community Development
CASE # 00978555-PCPM
DATE: April 17, 2026

NOTE: ACCESS DEFICIENCY APPROVED BY ERIC ELMER



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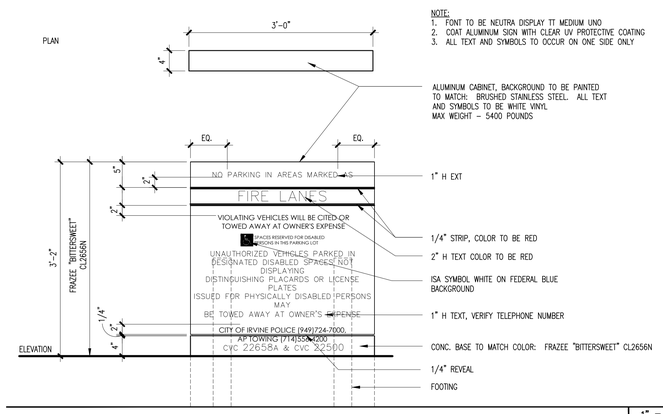

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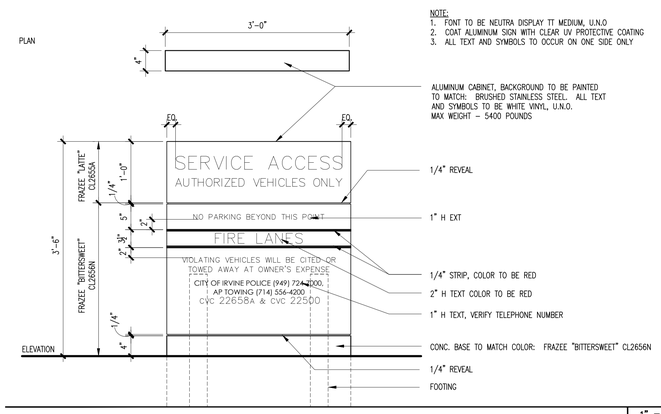

EXTERIOR SIGN TYPE CC 1" = 1'-0" site_GRX_CC 04

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CREAN LUTHERAN HIGH SCHOOL - CUP SUBMITTAL -

MINOR MOD
00978555-PCPM

12500 SAND CANYON AVE.
IRVINE, CALIFORNIA 92618

Developed for
CREAN LUTHERAN HIGH SCHOOL

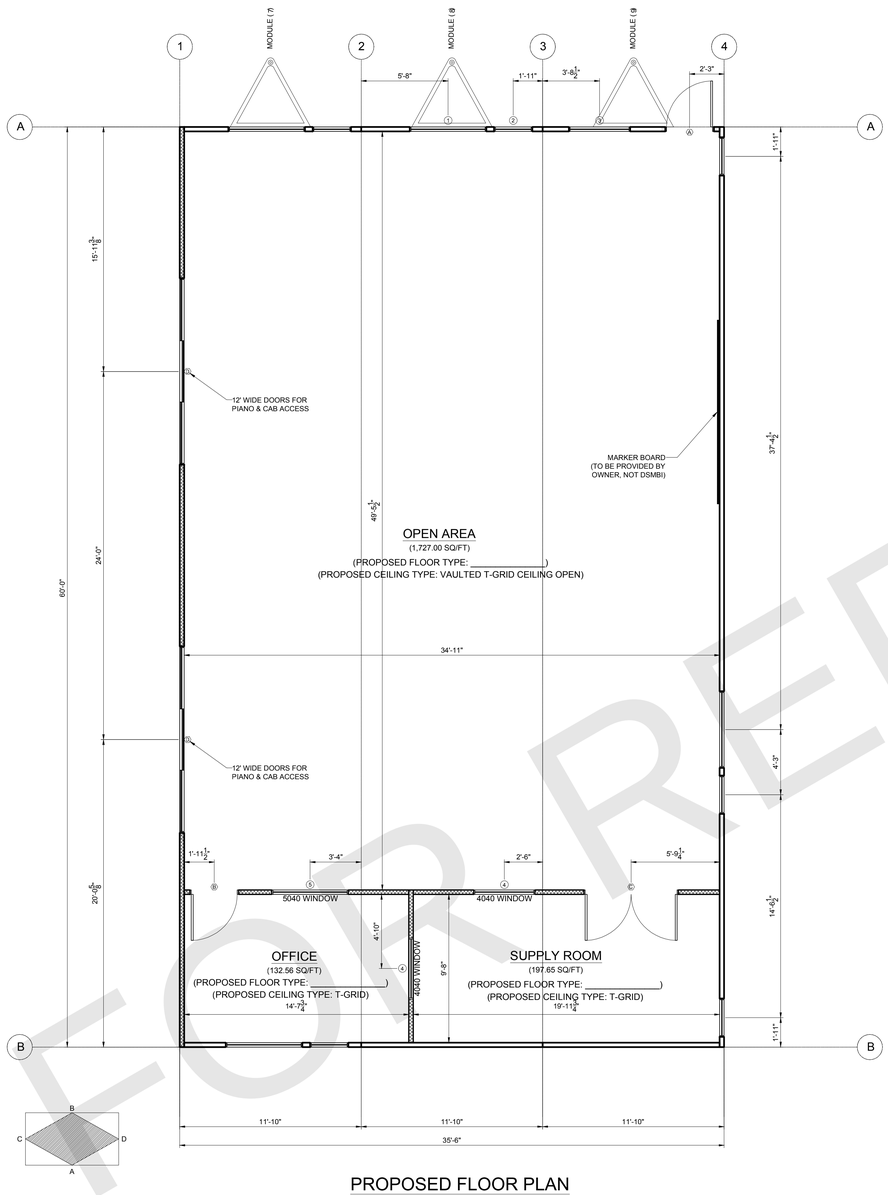
Revision	Date

Submittal	Date
CUP - MINOR MODIFICATION	02/16/2026
CUP - AGENCY SUBMITTAL #2	03/24/2026

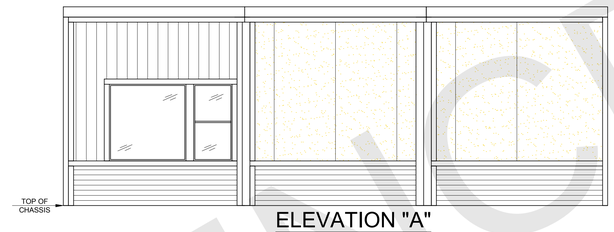
Job Number	33543
Checked By	Checker
Scale	

FIRE ACCESS & CIRCULATION SITE PLAN

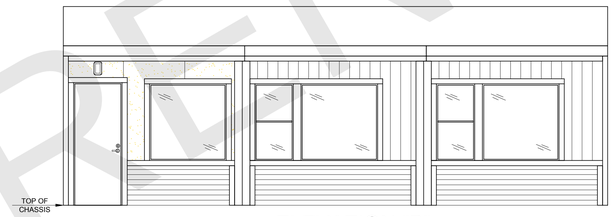
A3.1



PROPOSED FLOOR PLAN
SCALE: ¼" = 1'-0"



ELEVATION "A"
SCALE: 1/4"=1'-0"



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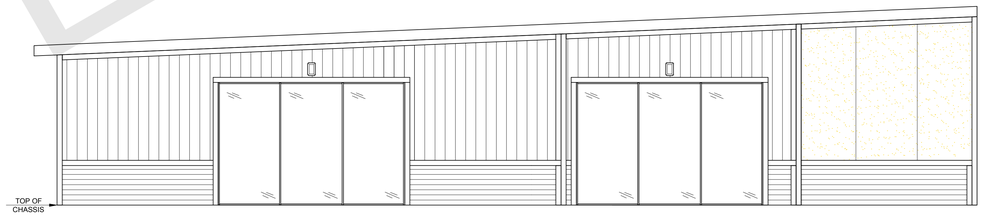

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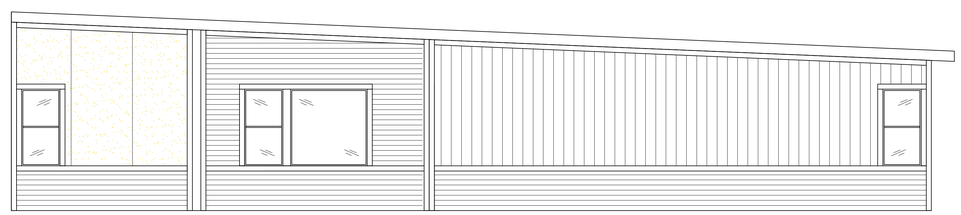

ELEVATION "D"
SCALE: 1/4"=1'-0"

FOR REFERENCE

CUSTOMER PLAN APPROVAL
THESE DRAWINGS ILLUSTRATE HOW THE BUILDING WILL BE CONSTRUCTED. THOROUGHLY REVIEW PLANS BEFORE AFFIXING YOUR SIGNATURE IN THE SPACE PROVIDED. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE SPECIFICATIONS (IF ANY) THE PLANS WILL TAKE PRECEDENCE. YOUR SIGNATURE INDICATES ACCEPTANCE OF THIS DESIGN AS ILLUSTRATED. APPROVED AS NOTED:

☐ * NO EXCEPTIONS TAKEN:
☐ * APPROVED WITH MODIFICATIONS:
☐ * REVISE & RE-SUBMIT:

SIGNATURE:_____

DATE:_____
CHANGES MAY RESULT IN A DELAY TO ORIGINAL SCHEDULE

A DESIGNS
Exterior-Interior Design

DesignSpace
MODULAR BUILDINGS
From Vision to Reality | On Time and On Budget
1935 CAMINO VIDA ROBLE SUITE # 210
CARLSBAD, CA 92008
PHONE: 760 - 496 - 1500
FAX: 815 - 642 - 0636

PAUL McSHANE

PROJECT NAME: 36'-0" x 60'-0" (E '1' DRAMA)

SHEET TITLE: ~~PROPOSED~~ MODULAR BUILDING FLOOR PLAN EXISTING

#	BY:	DATE:
1		
2		
3		

DATE: 04/ 19 / 2016
DRAWN BY: A.F.

SHEET NO.
A1.0

City of Irvine
APPROVED

BY: Director of Community Development

CASE # 00978555-PCPM

DATE: April 17, 2026

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Job Number	33543
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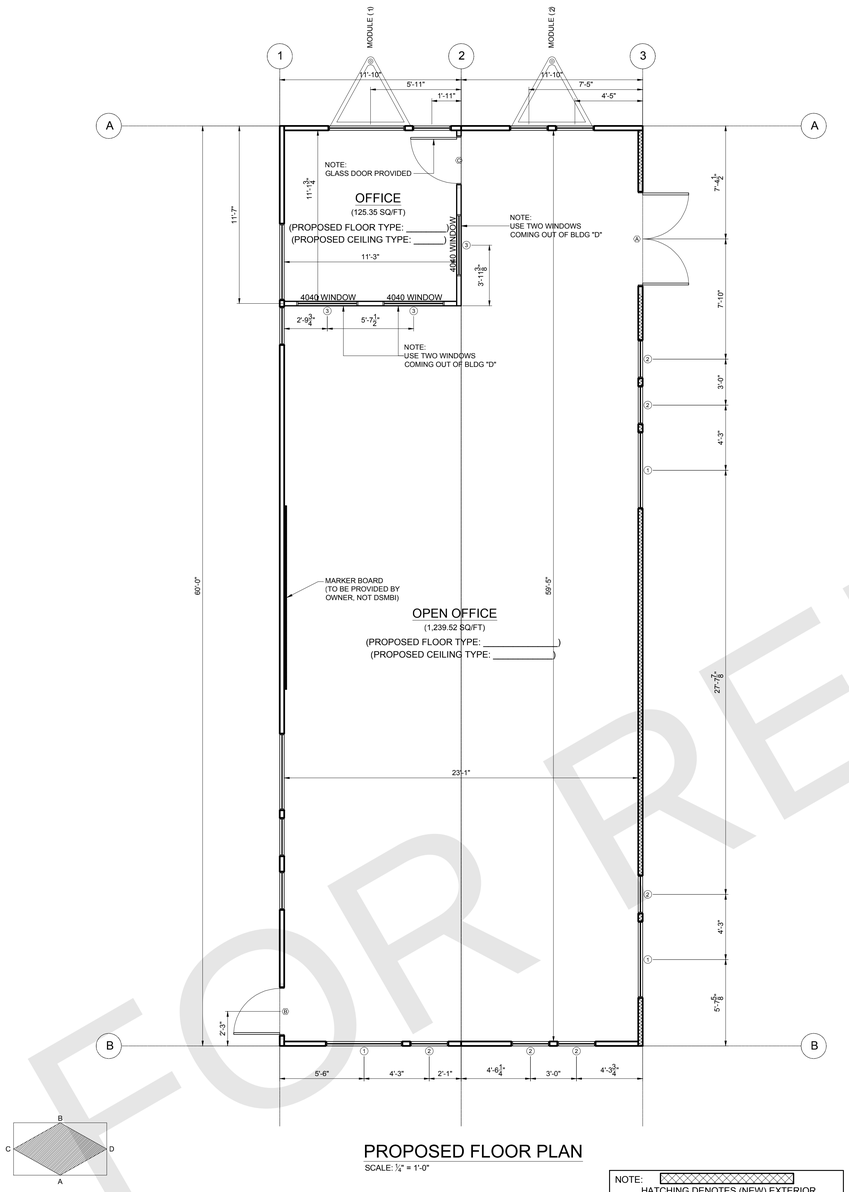
Scale	

E '1' DRAMA FLOOR PLAN & ELEVATIONS

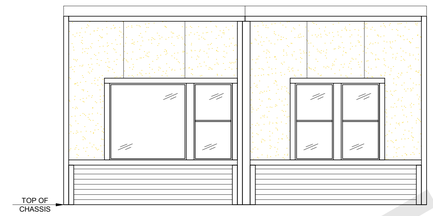
A4.1



PROPOSED FLOOR PLAN

SCALE: ¼" = 1'-0"

NOTE: HATCHING DENOTES (NEW) EXTERIOR WALL.



ELEVATION "A"

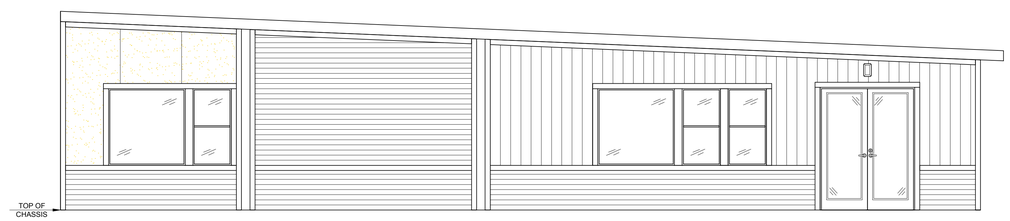
SCALE: 1/4"=1'-0"

ELEVATION "B"

SCALE: 1/4"=1'-0"

ELEVATION "C"

SCALE: 1/4"=1'-0"



ELEVATION "D"

SCALE: 1/4"=1'-0"

FOR REFERENCE

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CARLSBAD, CA 92008
PHONE: 760 - 496 - 1500
FAX: 815 - 642 - 0636

PAUL McSHANE

PROJECT NAME:
24'-0" x 60'-0" (E '3' CHOIR)

SHEET TITLE:
~~PROPOSED~~ MODULAR BUILDING FLOOR PLAN
EXISTING

#	BY:	DATE:
1		
2		
3		

DATE: 04 / 19 / 2016
DRAWN BY: A.F.

SHEET NO.
A1.0

City of Irvine
APPROVED

BY: Director of Community Development
CASE # 00978555-PCPM
DATE: April 17, 2026

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ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
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MINOR MOD
00978555-PCPM
12500 SAND CANYON AVE.
IRVINE, CALIFORNIA 92618
Developed for
CREAN LUTHERAN HIGH SCHOOL

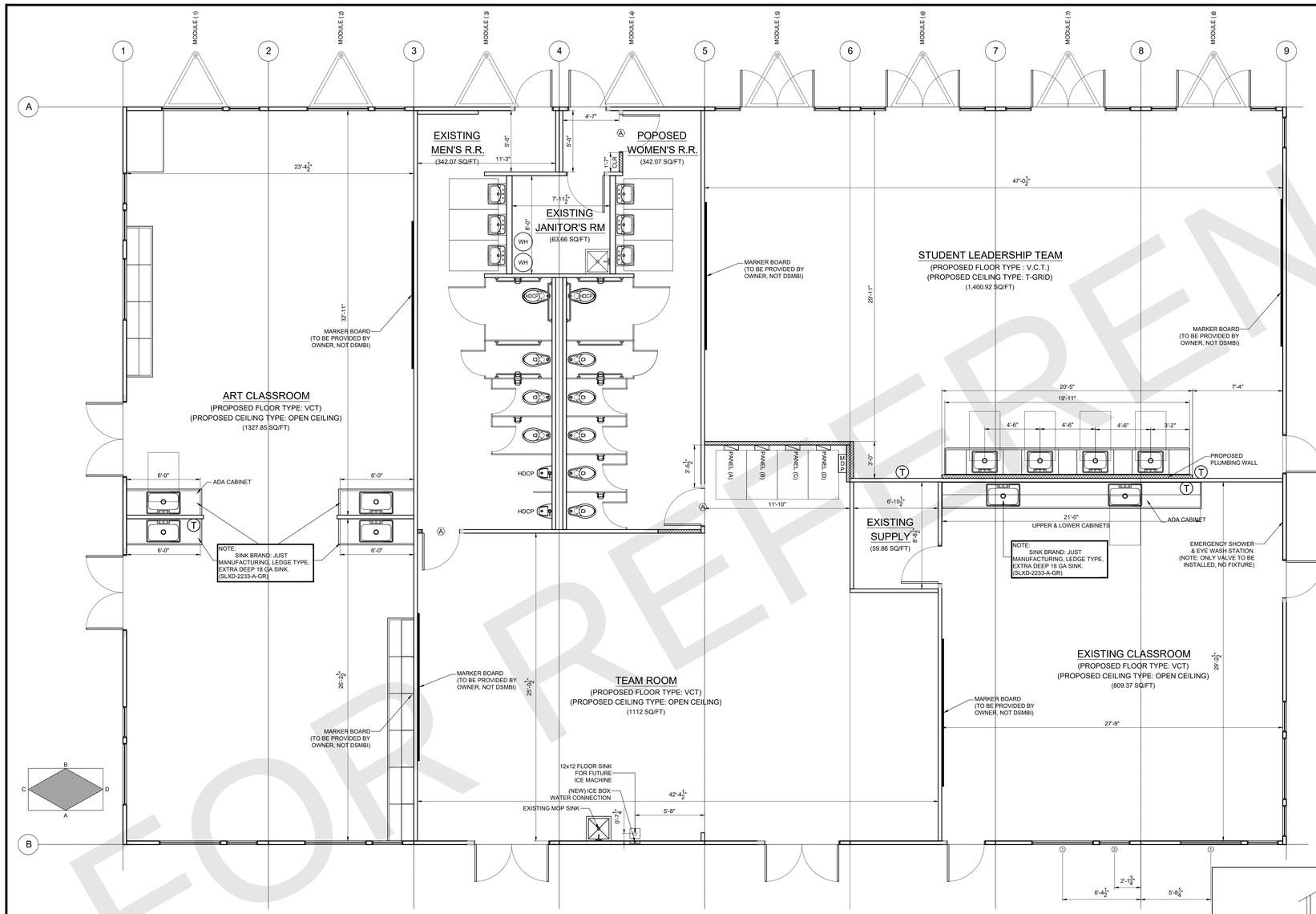
Revision	Date

Submittal	Date
CUP - MINOR MODIFICATION	02/16/2026
CUP - AGENCY SUBMITTAL #2	03/24/2026

Job Number	33543
Checked By	Checker
Scale	

E '3' CHOIR FLOOR
PLAN & ELEVATIONS

A4.2



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE: HATCHING DENOTES (NEW) FULL HEIGHT WALLS TO BOTTOM OF GRID.

WINDOW SCHEDULE (PROPOSED)

SYM	SIZE	WINDOW TYPE	FRAME	GLASS	QTY	ROUGH OPENING	REMARKS
1	5050	FIXED	BRONZE ANODIZED	DUAL GLAZE BRONZE	2	60" x 60"	INTERNATIONAL (6200) SERIES
2	2650	VERTICLE SLIDER	BRONZE ANODIZED	DUAL GLAZE BRONZE	1	30" x 60"	INTERNATIONAL (6200) SERIES

WINDOW HEADER HEIGHT | MISCELLANEOUS

INTERIOR WINDOW SIS (EXISTING)

DOOR SCHEDULE (PROPOSED)

SYM	SIZE	THK	DOOR MATL	DOOR TYPE	JAMB MATL	JAMB TYPE	WALL THICK	HRD GRP	FIN GRP	QTY	ROUGH OPENING	REMARKS
A	3068	1 3/4"	WOOD	SC	16ga	KD	4 5/8"	1	1	1	38" x 81"	
B	6068	1 3/4"	18GA	HM	16ga	KD	4 1/2"	2	1	1	74 1/2" x 81"	

HARDWARE GROUP:

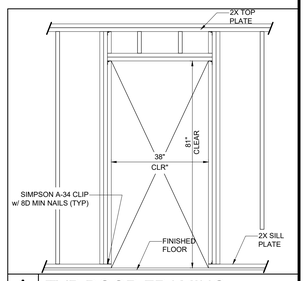
NOTE: DOOR HANDLES TO BE HANDICAP ACCESSIBLE

EXTERIOR DOORS KEYED ALIKE: YES

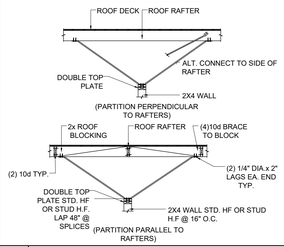
INSTALL EXTERIOR DOOR THRESHOLD OVER 26ga GALV. FLASHING

FINISH GROUP:

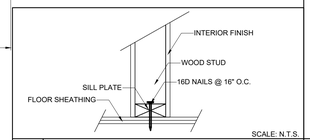
1. PAINT GRADE DOOR w/ KD DOOR
DOOR COLOR:
FRAME COLOR: ENAMEL JAMB
INT JAMB COLOR:
EXT JAMB COLOR:



A TYP DOOR FRAMING SCALE: 1/2" = 1'-0"



B TYP INT. WALL BRACING



SCALE: N.T.S.

C TYP INT. WALL TO FLOOR

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PHONE: 760 - 496 - 1500
FAX: 815 - 642 - 0636

PAUL McSHANE

PROJECT NAME: 96'-0" x 60'-0" (BLDG B)

SHEET TITLE: ~~PROPOSED~~ MODULAR BUILDING FLOOR PLAN EXISTING

#	BY:	DATE:
1		
2		
3		

DATE: 01 / 28 / 2017
DRAWN BY: A.F.

SHEET NO. A1.5

City of Irvine
APPROVED
BY: Director of Community Development
CASE # 00978555-PCPM
DATE: April 17, 2026

FOR REFERENCE

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Developed for
CREAN LUTHERAN HIGH SCHOOL

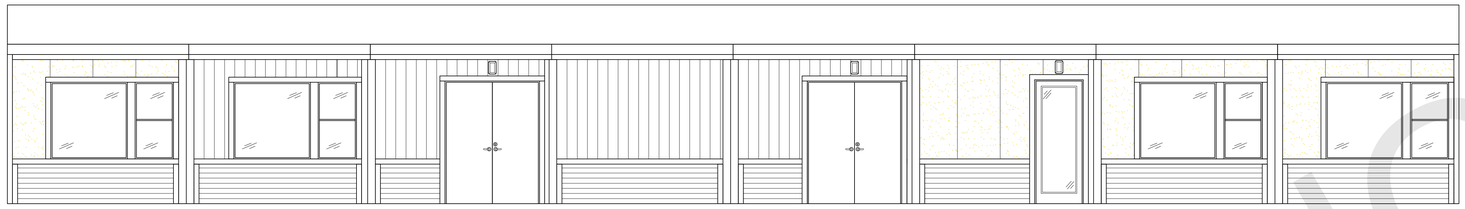
Submittal	Date
CUP - MINOR MODIFICATION	02/16/2026
CUP - AGENCY SUBMITTAL #2	03/24/2026

Revision | Date

Job Number	33543
Checked By	Checker
Scale	

E '5' CLASSROOM B FLOOR PLAN

A4.4



ELEVATION "A"
SCALE: 1/4"=1'-0"

ELEVATION "B"
SCALE: 1/4"=1'-0"

ELEVATION "C"
SCALE: 1/4"=1'-0"

ELEVATION "C"
SCALE: 1/4"=1'-0"

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PHONE: 760 - 496 - 1500
FAX: 815 - 642 - 0636

PAUL McSHANE

PROJECT NAME:
96'-0" x 60'-0" (E '5' CLASSROOM B) (RELOCATED)

SHEET TITLE:
EXTERIOR ELEVATIONS

#	BY:	DATE:
1		
2		
3		

DATE: 04 / 19 / 2016
DRAWN BY: A.F.

SHEET NO.
A2.0

City of Irvine
APPROVED

BY: Director of Community Development
CASE # 00978555-PCPM
DATE: April 17, 2026

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Developed for
CREAN LUTHERAN HIGH SCHOOL

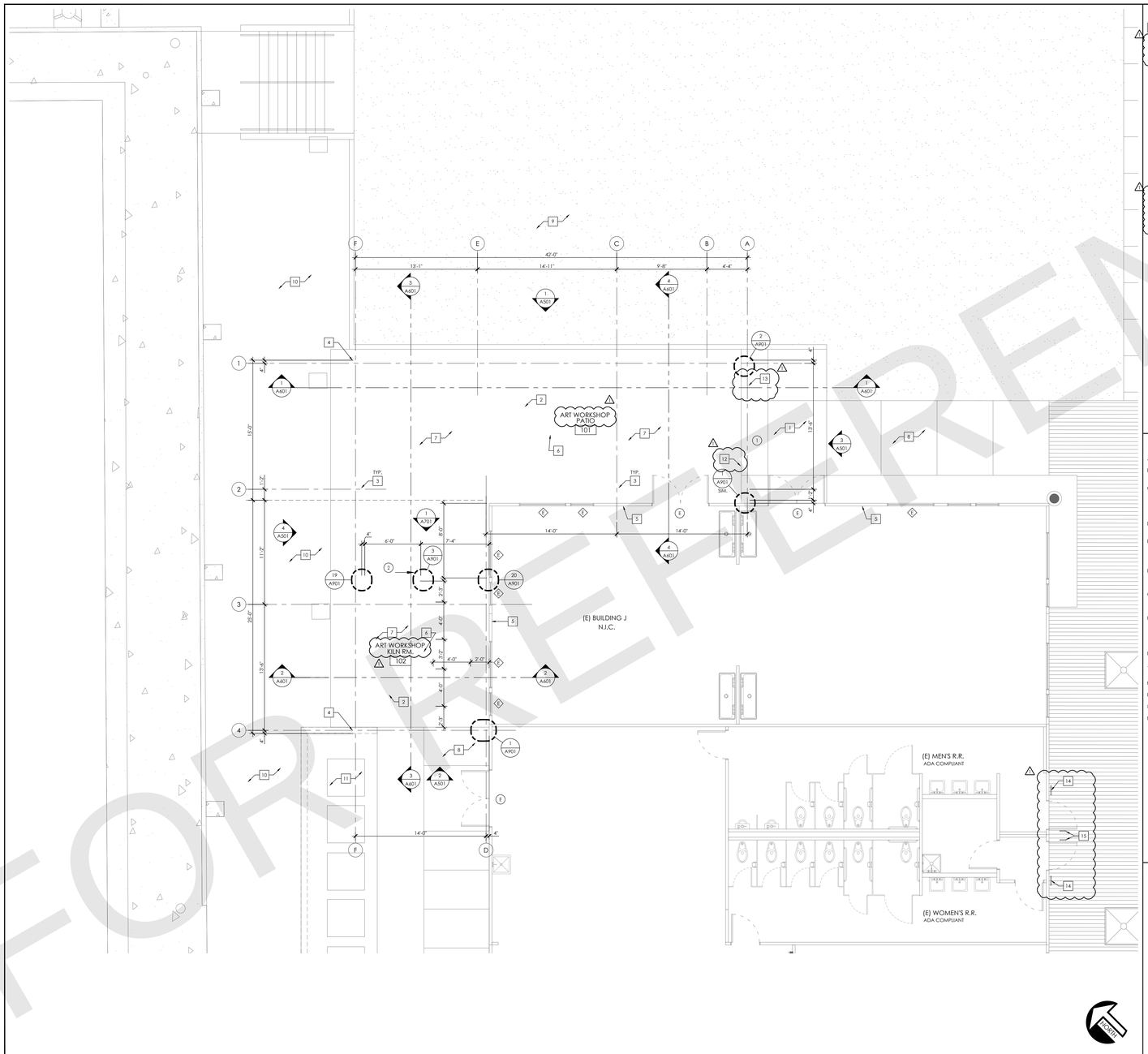
Revision	Date

Submittal	Date
CUP - MINOR MODIFICATION	02/16/2026
CUP - AGENCY SUBMITTAL #2	03/24/2026

Job Number	33543
Checked By	Checker
Scale	

E '5' CLASSROOM B
ELEVATIONS

A4.5



FLOOR PLAN | SCALE 1/4" = 1'-0" | 1

SHEET & ASSOCIATED VIEWS SCALED DOWN BY 25% FOR REFERENCE

KEYNOTES

X THE NUMBER DESIGNATES THE KEYNOTES REFERENCED ON THE DRAWINGS.

1. LEVEL LANDING AT EXTERIOR OF DOOR. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES. 60" MINIMUM IN THE DIRECTION OF TRAVEL. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
2. SLOPED CONCRETE SLAB TO DRAIN. 2% MAXIMUM.
3. BUILDING COLUMN. BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
4. DOWNSPOUT PLUMBED TO EXISTING STORM DRAIN SYSTEM. BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
5. EXISTING STRUCTURE.
6. AREA FLOOR DRAIN.
7. SEALED CONCRETE SLAB.
8. EXISTING PAVED WALKWAY.
9. EXISTING TURF AREA.
10. EXISTING LANDSCAPING AREA.
11. EXISTING HVAC EQUIPMENT ON EXISTING CONCRETE PAD.
12. RAISED CHARACTER AND BRAILLE EXIT SIGNS. SEE DETAIL 1/A003.
13. INTERNATIONAL SIGN OF ACCESSIBILITY AT ENTRY DOORS. SEE DETAIL 2/A003.
14. RESTROOM TACTILE SIGN. SEE DETAIL 1/A003.
15. GEOMETRIC RESTROOM SIGN. SEE ACCESSIBLE DETAILS ON SHEET A003.

PLAN NOTES

A. DO NOT SCALE DRAWING.

B. DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS NOTED OTHERWISE. (U.N.O.)

C. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE M.E.P. DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING / INSTALLATION OF MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND M.E.P. DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR IMMEDIATE CLARIFICATION.

D. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.

E. FIRE EXTINGUISHER(S) SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF NFPA-10. PLACEMENT IS SUBJECT TO LOCAL CODE. THE APPROVAL OF THE GOVERNING AUTHORITY. PROVIDE FIRE EXTINGUISHER PLACECARDS ON COLUMNS, PEEL AND STICK NOT PERMITTED.

F. WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION.

G. CONTRACTOR TO VERIFY ALL FIRE RATED PLYWOOD REQUIRED FOR ELECTRICAL EQUIPMENT WITH ELECTRICAL SHEETS. INSTALL PLYWOOD AS DIRECTED ON ELECTRICAL SHEETS.

H. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION.

I. ALL INTERIOR DOORS ARE 4" OFF FINISHED WALL U.N.O.

J. MAINTAIN 44" MINIMUM CLEAR CORRIDOR WIDTH LEADING TO ANY SPACE OR ROOM WITH AN OCCUPANT LOAD OF TEN (10) OR MORE.

K. FOR TYPICAL ACCESSIBLE ROUTES, SEE SHEET A002 AND A003.

L. FOR ACCESSIBLE REACH RANGE GUIDELINES, SEE SHEET A003.

M. FOR PROTRUDING, OVERHANGING OBJECT GUIDELINES, SEE A003.

N. FOR ACCESSIBLE DOOR REQUIREMENTS, SEE SHEET A002.

LEGEND

- EXISTING WALL.
- NEW WALL
- DOOR SYMBOL - SEE DOOR SCHEDULE ON SHEET A801.
- WINDOW SYMBOL
- ILLUMINATED SINGLE FACE EXIT SIGN. QTY. & LOCATIONS PER LOCAL CODES
- ILLUMINATED DUAL FACE DIRECTIONAL EXIT SIGN. QUANTITY AND LOCATIONS PER LOCAL CODES.
- REQUIRED DOOR MANEUVERING CLEARANCE. SEE SHEET A002.

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27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

STAMP:

REGISTERED ARCHITECT JOHN D. LAPINSKI NO. C-23337 EXP. 10/21 STATE OF CALIFORNIA

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IRVINE, CA 92618

OWNER:

CREAN LUTHERAN HIGH SCHOOL
12500 SAND CANYON AVENUE
IRVINE, CA 92618

PROJECT:

CREAN LUTHERAN HIGH SCHOOL
ART PATIO
12500 SAND CANYON AVENUE
IRVINE, CA 92618

C-DSMB-004.1

#	DESCRIPTION	DATE
	90% CD	03/15/19
	BLDG. DEPT. SUBMITTAL	12/10/19
1	BLDG. DEPT. SUBMITTAL	02/05/20

Plot Date: Feb 12, 2020 - 6:14pm

SHEET TITLE:

FLOOR PLAN

SHEET NO:

A201

FOR REFERENCE

City of Irvine
APPROVED
BY: Director of Community Development
CASE # 00978555-PCPM
DATE: April 17, 2026

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LANDSCAPE ARCHITECTURE PLANNING
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Developed for
CREAN LUTHERAN HIGH SCHOOL

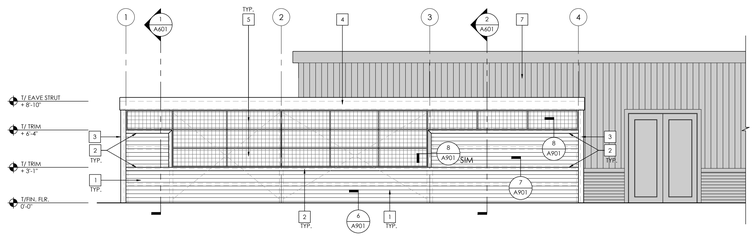
Revision	Date

Submittal	Date
CUP - MINOR MODIFICATION	02/16/2026
CUP - AGENCY SUBMITTAL #2	03/24/2026

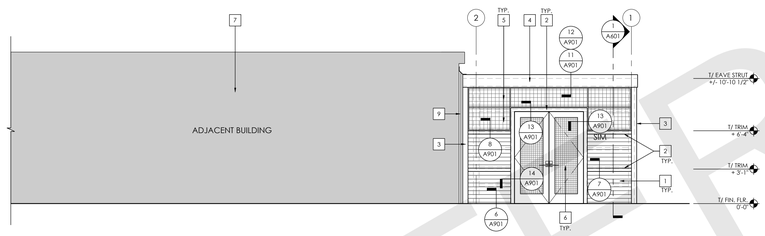
Job Number	33543
Checked By	Checker
Scale	

(E) ART PATIO FLOOR PLAN

A4.6

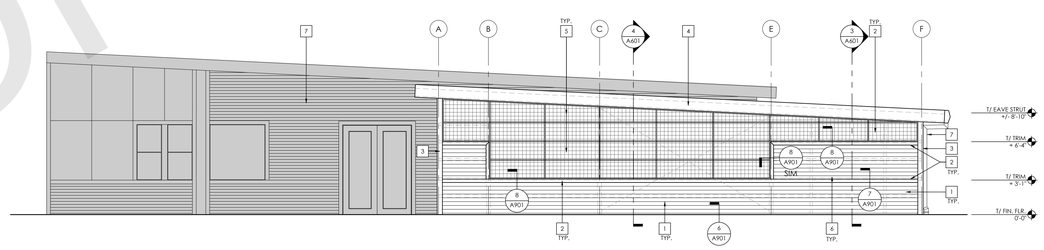


SOUTH EXTERIOR ELEVATION — SCALE 1/4" = 1'-0" — 4



EAST EXTERIOR ELEVATION — SCALE 1/4" = 1'-0" — 3

NORTH EXTERIOR ELEVATION — SCALE 1/4" = 1'-0" — 2



WEST EXTERIOR ELEVATION — SCALE 1/4" = 1'-0" — 1

SHEET & ASSOCIATED VIEWS SCALED DOWN BY 25% FOR REFERENCE

KEYNOTES

X THE NUMBER DESIGNATES THE KEYNOTES REFERENCED ON THE DRAWINGS.

1. JAMES HARDIE 5/16" HARDIE PLANK LAP SIDING CEDAR MILL WITH 4" REVEAL. COLOR TO MATCH EXISTING.
2. JAMES HARDIE HARDIE TRIM HLD SMOOTH 5/4X4" PAINTED WOOD TRIM. COLOR TO MATCH EXISTING.
3. JAMES HARDIE HARDIE TRIM HLD SMOOTH 5/4X6" PAINTED WOOD CORNER TRIM. COLOR TO MATCH EXISTING.
4. ROOF TRIM. BY PRE-ENGINEERED METAL BUILDING MANUFACTURER. COLOR TO MATCH EXISTING.
5. DIRECT METALS 4" SQUARE. 0.25" GALVANIZED WELDED WIRE MESH WITH 1" U-EDGING. NO PRE-DRILLED HOLES. COLOR TO MATCH EXISTING.
6. DIRECT METALS 2" SQUARE. 0.25" GALVANIZED WELDED WIRE MESH WITH 1" U-EDGING. NO PRE-DRILLED HOLES. COLOR TO MATCH EXISTING.
7. DOWNSPOUT PLUMBED TO EXISTING STORM DRAIN SYSTEM. BY PRE-ENGINEERED METAL BUILDING MANUFACTURER. COLOR TO MATCH EXISTING.
8. EXISTING BUILDING STRUCTURE.
9. EXPANSION JOINT. COLOR TO MATCH ADJACENT COLOR

PLAN NOTES

1. FOR GRAPHIC SYMBOLS AND ABBREVATIONS SEE SHEET G-001.
2. CONTRACTORS SHALL VERIFY ALL INTERIOR MATERIALS, COLORS, AND FINISHES WITH THE FINISH SCHEDULE. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
3. REFER TO FLOOR PLAN AND ELECTRICAL DRAWINGS FOR LIGHTING PLACEMENT, TYPES AND MOUNTING HEIGHT.
4. REFER TO SHEET TO A-601 FOR INTERIOR FINISH CALL OUTS.
5. CONTRACTOR TO VERIFY LIGHTING W/ OWNER/ARCHITECT PRIOR TO ORDERING.

FOR REFERENCE

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ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office

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PHONE: (949) 716-9990 | FAX: (949) 716-9997

STAMP:

REGISTERED ARCHITECT — CHRISTOPHER A. JOHNSON — NO. C-23337 — EXP. 10/21 — STATE OF CALIFORNIA

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HIGH SCHOOL

12500 SAND CANYON AVENUE
IRVINE, CA 92618

OWNER:

CREAN LUTHERAN
HIGH SCHOOL

12500 SAND CANYON AVENUE
IRVINE, CA 92618

PROJECT:

CREAN LUTHERAN
HIGH SCHOOL
ART PATIO

12500 SAND CANYON AVENUE
IRVINE, CA 92618

C-DSMB-004.1

#	DESCRIPTION	DATE
	90% CD	03/15/19
	BLDG. DEPT. SUBMITTAL	12/10/19
1	BLDG. DEPT. SUBMITTAL	02/05/20

Plot Date: Feb 12, 2020 - 6:14pm

SHEET TITLE:

EXTERIOR
BUILDING
ELEVATIONS

SHEET NO:

A501

City of Irvine
APPROVED

BY: Director of Community Development

CASE # 00978555-PCPM

DATE: April 17, 2026

CREAN LUTHERAN HIGH SCHOOL - CUP SUBMITTAL -

MINOR MOD
00978555-PCPM

12500 SAND CANYON AVE.
IRVINE, CALIFORNIA 92618

Developed for
CREAN LUTHERAN HIGH SCHOOL

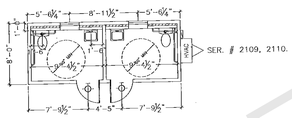
Revision	Date

Submittal	Date
CUP - MINOR MODIFICATION	02/16/2026
CUP - AGENCY SUBMITTAL #2	03/24/2026

Job Number	33543
Checked By	Checker
Scale	

(E) ART PATIO
ELEVATIONS

A4.7



NOTE: EXISTING ROOF

UNIT MANUF. BY (ID)	DATE OF MFR.	SIZE OF UNIT	MFR. SERIAL NUMBER	RESTROOM INSTALLED	TYPE
MODTECH	03/10/05	8X20	2109	(X) T-L	DMV
MODTECH	03/10/05	8X20	2110	(X) T-L	DMV

GENERAL NOTES:

1) FINISHES:

EXTERIOR

[1] GALV. METAL ROOF
[2] 1" T1-11 EXTERIOR SIDING w/GROOVES @ 8" o/c or 19/32 SMART PANEL
[3] 1" x 8" TOP & BOTTOM HORIZONTAL TRIM
[4] 2" x 4" CORNER TRIM
[5] 2" x 5" DOOR & WINDOW TRIM
[6] OPT. SKIRTING TO MATCH SIDING

INTERIOR

⚠ FLOORING: ⅛" ARMSTRONG VCT TILE THROUGHOUT
⚠ WALL COVERING: FRP/MICRO FS-2000.
⚠ MOULDING: TO BE COMPATABLE TO WALL FINISH
⚠ CEILING: SUSPENDED T-BAR WITH RECESSED LIGHTING (FLORESCENT)

2) DOORS:
(A) 3'-0" x 6'-8" REG. EXTERIOR DOORS
HARDWARE: LEVER PASSAGE & DEAD BOLT w/DOOR CHAIN.

3) WINDOWS:
(1) 30"x 38" SINGLE PANE BRONZE FRAME & OBSCURED GLASS.
VERTICLE SLIDERS W/ BUG SCREENS.

10) HVAC UNIT.
AC UNIT: EXTERIOR WALL MOUNT 1.5 TON DUCTED SUPPLY 100% FRESH AIR.

SHEAR STRAPPING PER S-104

*ALL DIMENSIONS ARE NOMINAL AND MAY VARY SLIGHTLY DO TO STRUCTURAL CONSIDERATION

MOBILE MODULAR
11450 MISSION BLVD.
MIRA LOMA, CA 91752

SCALE: 1/8" = 1'		DRAWN BY: K. DALLA
DATE: 12/10/12		REV:
STOCK		
A-1 FLOOR PLAN		DRAWING NUMBER

FOR REFERENCE

City of Irvine
APPROVED

BY: Director of Community Development

CASE # 00978555-PCPM

DATE: April 17, 2026

LPA
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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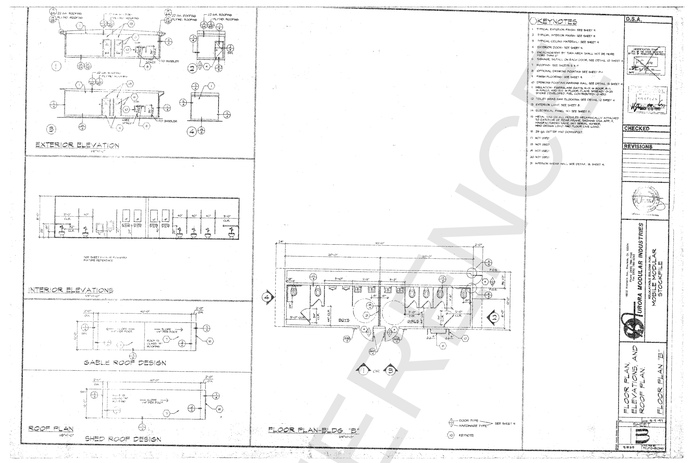
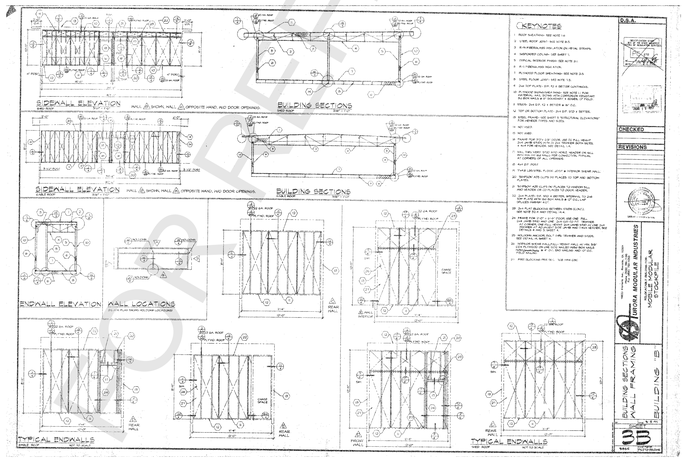
PROPOSED PC1 & PC2 RESTROOM FLOOR PLAN

A4.8





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City of Irvine

APPROVED

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CASE # 00978555-PCPM

DATE: April 17, 2026

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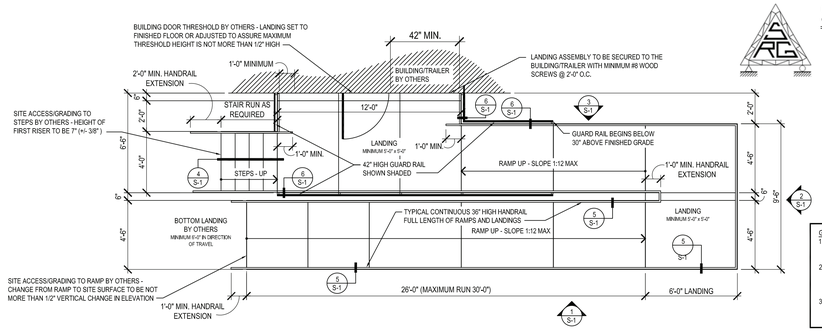
Job Number	33543
Checked By	Checker
Scale	

PROPOSED PC3 RESTROOM FLOOR PLAN & ELEVATIONS

A4.9



GENERAL NOTES:

1. MAXIMUM RAMP AND LANDING CROSS SLOPE TO BE NOT MORE THAT 2% (1 IN 50).
2. GUARD RAILS AND/OR WALL ADJACENT TO HANDRAILS SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS OR EDGES.
3. RAMP LANDING SHALL COMPLY WITH CBC 11B-405.7.5. DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN 42".

2 ENLARGED PLAN w/ TYPICAL DETAILS

SCALE: 1/4"=1'-0" PLAN OPTION B AS EXAMPLE

Salvatore R. Granata P.E., C.E.

Phone: (678) 367-3151
Cell: (770) 301-5817
Toll Free: (877) 346-5126

11509 Lodgepole Ct
Spanish Fort, AL 36527-6700

Fax: (866)815-4682
sal@srgpe.net
salgranata.com

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S-0 TABLE OF CONTENTS - GENERAL NOTES - TYPICAL LAYOUTS - ENLARGED PLAN

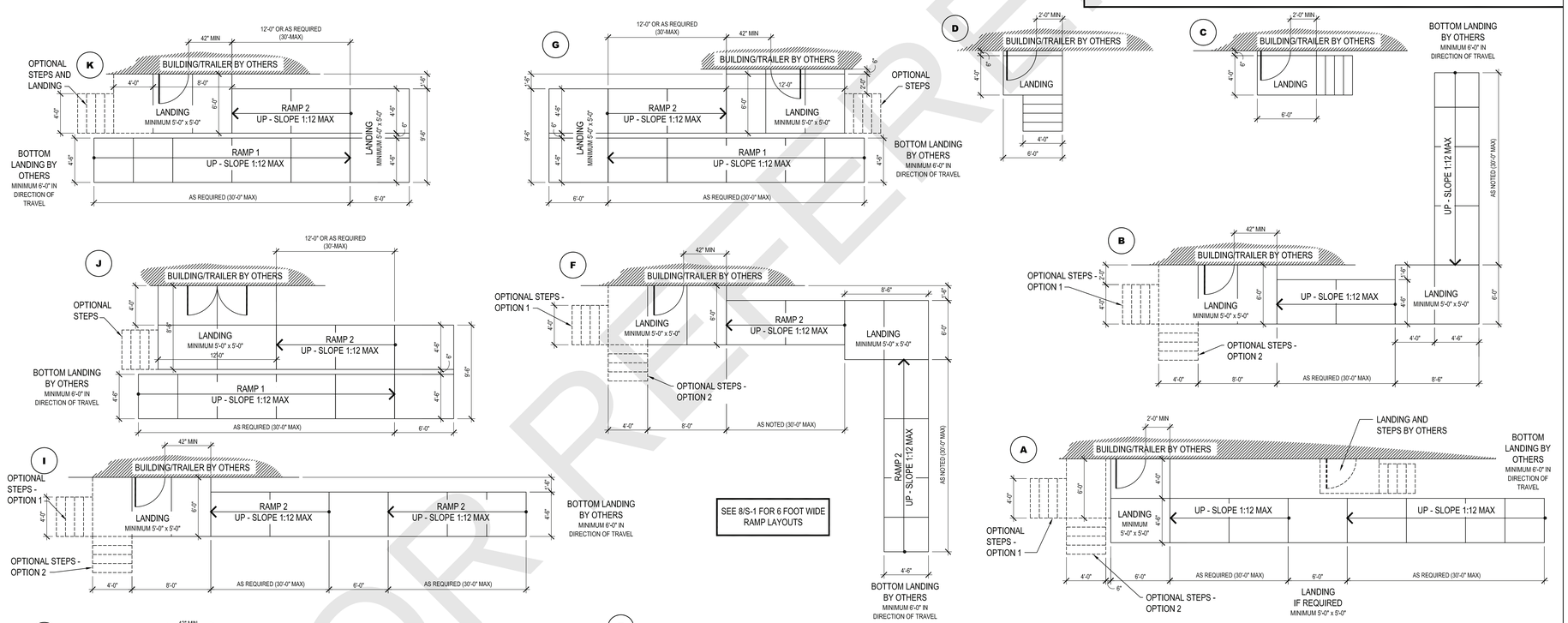
S-1 ELEVATIONS AND DETAILS

S-2 MATERIAL LIST/DETAIL AND STRUCTURAL NOTES

S-3 FOUNDATION BASE OPTIONS

GENERAL NOTES

1. APPLICABLE CODES ARE AS FOLLOWS:
   1.1. CALIFORNIA BUILDING CODE (CBC) 2025, IBC 2024
2. THE DRAWINGS SUBMITTED ARE REPRESENTATIVE OF THE "QUICK-DECK" TEMPORARY OR PERMANENT MODULAR PLATFORM SYSTEM. QUICK-DECK IS A PATENTED (#4598510). PRE-ENGINEERED SYSTEM OF DECKING, RAMPS, STAIRS AND RAILINGS. QUICK-DECK IS DESIGNED TO BOLT TOGETHER IN THE FIELD WITH NO ELECTRICAL POWER OR CONCRETE POURING.
3. ALL STRUCTURAL, RAIL AND DECK COMPONENTS WILL BE GALVANIZED STEEL.
4. STRUCTURAL LOADS
   4.1. LIVE LOAD MINIMUM 100 PSF.
   4.2. HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OR 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. THIS LOAD NEED NOT TO BE ASSUMED TO ACT CONCURRENTLY WITH THE OTHER LOADS SPECIFIED.
   4.3. INTERMEDIATE RAILS (ALL THOSE EXCEPT HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT, INCLUDING OPENINGS AND SPACE BETWEEN RAILS. THIS LOAD NEED NOT TO BE ASSUMED TO ACT CONCURRENTLY WITH THE OTHER LOADS SPECIFIED.
   4.4. DESIGN SNOW LOAD 20 PSF.
5. ELECTRICAL GROUNDING - BY OTHERS AS REQUIRED BY CODE OR LOCAL REQUIREMENTS
6. STAIR TREADS - ALL STAIR TREADS TO HAVE A CONTRASTING NOSING MAXIMUM 1" FROM TREAD EDGE AND 2" WIDE.
7. HANDRAILS
   7.1. 5/8" BALUSTERS @ 4" OC AND 1-1/4" SQUARE NEWEL POSTS RESULT IN THE HANDRAIL OBSTRUCTION BEING LESS THAN 17%, LESS THAN THE 20% MAXIMUM OBSTRUCTION REQUIRED BY ANSI A-117.1.
   7.2. THE 1-1/4"x1-1/4" SQUARE HANDRAIL COMPLIES WITH THE CODE MINIMUM 1-1/4" DIMENSION AND HAS A PERIMETER OF 5" WHICH IS LESS WITHIN THE CODE REQUIRED PERIMETER RANGE OF 4" TO 6-1/4".
   7.3. HANDRAIL EXTENSIONS FOR RAMPS AND STAIRS TO BE 12" MINIMUM AT TOP AND BOTTOM OF RUNS. EXTENSION ANGLE AT BOTTOM OF STARS AND LANDING TO FOLLOW THE SLOPE PER CODE REQUIREMENTS.



10 TYPICAL RAMP/LANDING CONFIGURATIONS

SCALE: 3/16"=1'-0"

Quick-Deck Inc.
131 Pine Forest Drive
Locust, NC 28226
704.888.0327
Fax: 704.888.0382
Email: jwintz@quick-deck.com

Quick-Deck, Inc.
California State Standard
Model Number: QD-2022-01

△ Revisions:

Proj. No.:
Date: February 12, 2026

Sheet Name:
Table of Contents - General Notes - Typical Layouts - Enlarged Plan

S-0

REGISTERED PROFESSIONAL ENGINEER SALVATORE RAY GRANATA 60382 CIVIL STATE OF CALIFORNIA
02/25/26
Expires: 06-30-26

City of Irvine
APPROVED
BY: Director of Community Development
CASE # 00978555-PCPM
DATE: April 17, 2026

FOR REFERENCE

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PROPOSED PC3
DECK / RAMP PLANS

A5.1

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: Hernan DeSantos
Senior Planner
949-724-6441
hdesantos@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 00978555-PCPM to Conditional Use Permit (File No. 00490549-PCPM) for Crean Lutheran High School

Project Location:
(include County)
The project is located at 12500 Sand Canyon Avenue in Planning Area 9 (Stonegate East), in the City of Irvine, County of Orange.

Project Description: The proposed project will relocate three existing modular classroom buildings within an existing private high school campus. Additionally, the proposal will add three new modular restroom buildings.

Approving Public Agency: City of Irvine
Community Development
PO Box 19575
Irvine, CA 92623-9575

Approval Date: April 17, 2026
Resolution No. Not Applicable

Project Applicant: LPA Design Studios, on behalf of Crean Lutheran High School
5301 California Avenue, Suite 100
Irvine, CA 92617
Attn: Ginger Shulman
949-701-4163
Gshulman@LPAdesignstudios.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 categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Guidelines, Section 15301, Class 1, Existing Facilities, which applies to minor alterations to existing structures involving negligible or no expansion of use.

Hernan DeSantos, Senior Planner		April 17, 2026
Name and Title	**Signature**	**Date**

FORM 45-02 (Rev. 10/2006)

ENCLOSURE 2