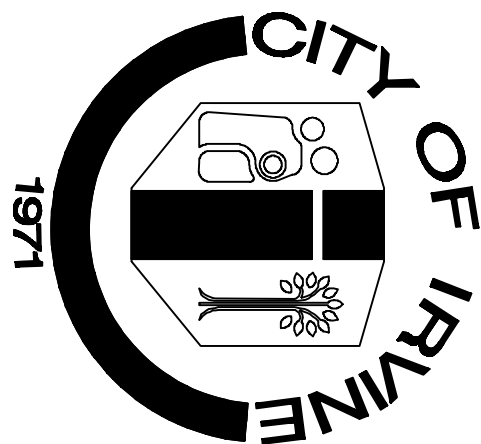


THE CITY OF IRVINE

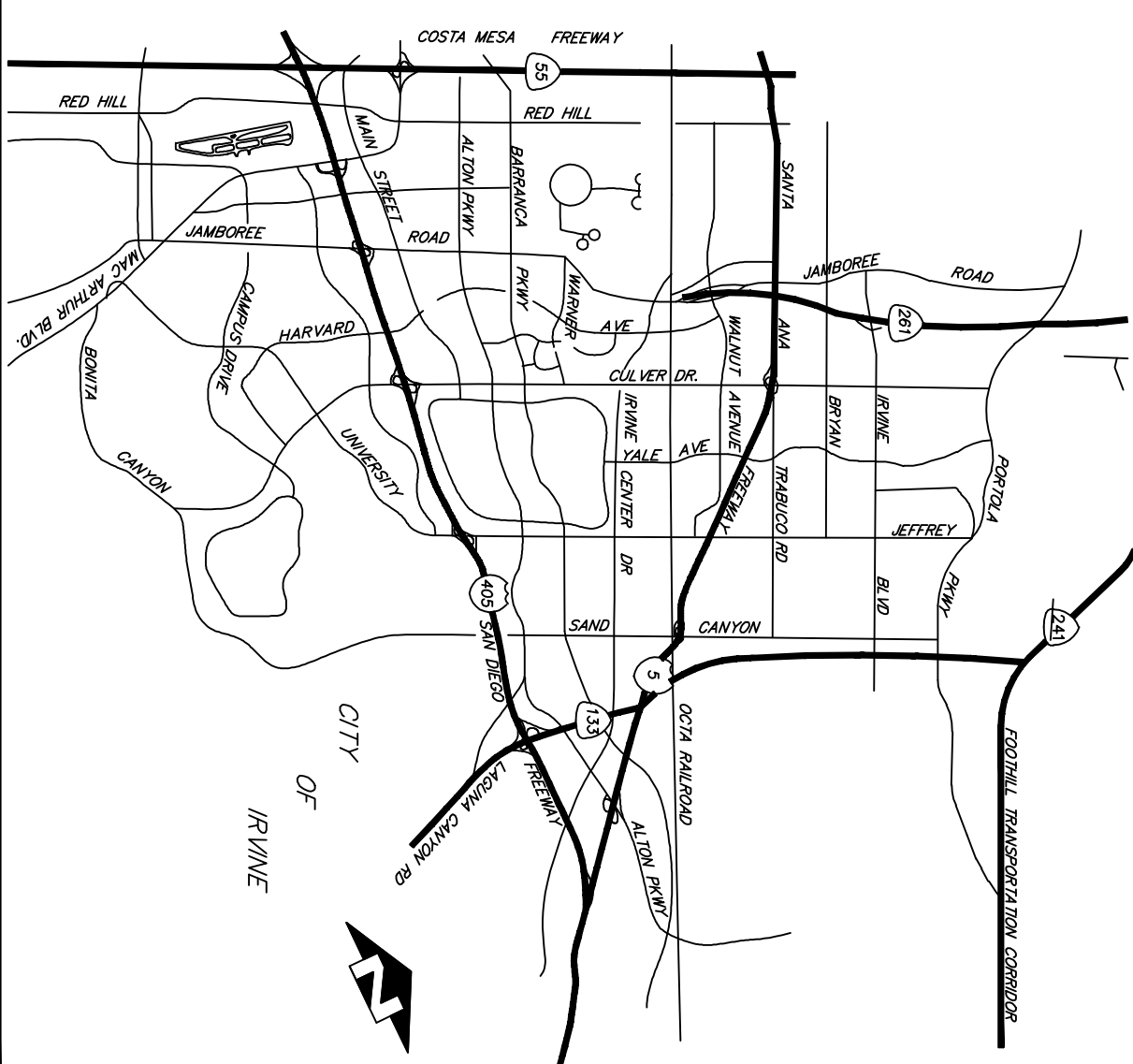


BUILDING PLANS

NOTE: DESIGNER TO PROVIDE PROJECT SPECIFIC INPUT WHERE INDICATED BY INSTRUCTIONS IN BOLD AND BRACKETED BY THE FOLLOWING SYMBOL <> (VERSION 2016.0)

LOCATION MAP

VICINITY MAP



PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: <INSERT STREET ADDRESS AND MAJOR CROSS STREETS>

SCOPE OF WORK

<REPEAT THIS SECTION ENTIRELY FOR EACH BUILDING TYPE COVERED BY THE PLANS>
<INSERT USE (CONFORMING TO APPROVED PLANNING TERMINOLOGY) AND OCCUPANCY>
<INSERT FLOOR AREA>

<REPEAT THIS SECTION ENTIRELY FOR EACH BUILDING TYPE COVERED BY THE PLANS>
<INSERT USE (CONFORMING TO APPROVED PLANNING TERMINOLOGY) AND OCCUPANCY>
<INSERT FLOOR AREA>

<REPEAT THIS SECTION ENTIRELY FOR EACH BUILDING TYPE COVERED BY THE PLANS>
<INSERT USE (CONFORMING TO APPROVED PLANNING TERMINOLOGY) AND OCCUPANCY>
<INSERT FLOOR AREA>

<REPEAT THIS SECTION ENTIRELY FOR EACH BUILDING TYPE COVERED BY THE PLANS>
<INSERT USE (CONFORMING TO APPROVED PLANNING TERMINOLOGY) AND OCCUPANCY>
<INSERT FLOOR AREA>

PARKING SUMMARY
REQUIRED PARKING
<INSERT USE AND AREA>
<REPEAT AS NEEDED>

<INSERT NUMBER OF SPACES REQUIRED> SPACES

TOTAL PARKING PROVIDED

<INSERT NUMBER OF SPACES REQUIRED> SPACES

ACCESSIBLE PARKING
TOTAL REQUIRED
TOTAL PROVIDED
TOTAL ACCESSIBLE REQUIRED
TOTAL ACCESSIBLE PROVIDED

<INSERT NUMBER OF SPACES REQUIRED> SPACES
<INSERT NUMBER OF SPACES PROVIDED> SPACES
<INSERT NUMBER OF SPACES REQUIRED> SPACES
<INSERT NUMBER OF SPACES PROVIDED> SPACES

EV PARKING
TOTAL REQUIRED
TOTAL PROVIDED
TOTAL ACCESSIBLE REQUIRED
TOTAL ACCESSIBLE PROVIDED

<INSERT NUMBER OF SPACES REQUIRED> SPACES
<INSERT NUMBER OF SPACES PROVIDED> SPACES
<INSERT NUMBER OF SPACES REQUIRED> SPACES
<INSERT NUMBER OF SPACES PROVIDED> SPACES

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS)
CALIFORNIA BUILDING CODE
CALIFORNIA RESIDENTIAL CODE
CALIFORNIA GREEN BUILDING STANDARDS CODE
CALIFORNIA MECHANICAL CODE
CALIFORNIA ELECTRICAL CODE
CALIFORNIA PLUMBING CODE
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

<INSERT CODE YEAR>
<INSERT CODE YEAR>
<INSERT CODE YEAR>
<INSERT CODE YEAR>
<INSERT CODE YEAR>
<INSERT CODE YEAR>
<INSERT CODE YEAR>

ADDITIONS AND ALTERATIONS:

PRIOR TO USE, OCCUPANCY OR FINAL INSPECTION, EXISTING OR RETROFITTED ADDRESSING MEETING THE HEIGHT, CONTRAST AND FONT REQUIREMENTS OF SECTION 5-9-517 ITEM 1. OF THE CITY OF IRVINE MUNICIPAL CODE SHALL BE VERIFIED BY THE CITY INSPECTOR.

RECYCLING:

AT LEAST 50% OF CONSTRUCTION WASTE MATERIALS ARE TO BE RECYCLED.

<INSERT LOCATION MAP>

SHEET INDEX:

SEE SHEET <INSERT SHEET NUMBER> FOR SHEET INDEX.

STORM WATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF IRVINE WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3, WATER, OF DIVISION 8 OF TITLE 6 OF THE IRVINE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

1. AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
2. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED ON, AND MAY NOT BE TRANSPORTED FROM THE SITE BY THE FORCES OF WIND, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO EXHAUST INTO THE SOIL AND BE PROHIBITED FROM ALL AREAS OF THE SITE. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
6. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

PLANS PREPARED BY:

ARCHITECT: LICENSE NO. EXP. DATE

DEVELOPER:

SOILS ENGINEER:

REPORT # DATE

DESIGNED:

DRAWN:

CHECKED:

DATE:

SCALE:

7

6

5

4

3

2

1

NO.

DATE

REVISIONS

CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN CHECK:

REMARK:

SHEET EV1

OF 1