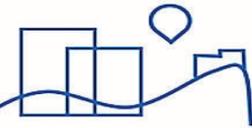




Volar Apartments, Irvine, CA; Source: Garden Communities CA



OBJECTIVE DESIGN STANDARDS CHECKLIST

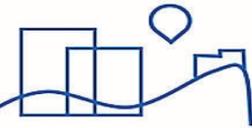


All projects subject to the Objective Design Standards Manual shall submit a completed checklist.

CHAPTER 2 CHECKLIST

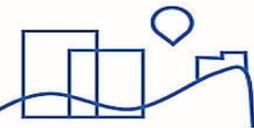
2.1 SITE LAYOUT AND BUILDING PLACEMENT				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.1.1.	<p>Common Recreation Space Adjacent to Primary Street – Projects with 50 or More Units</p> <p>Projects of 50 units or more shall include at least one common open space located outdoors and adjacent to the primary street. The common open space should provide an opportunity for neighborhood interaction, such as a courtyard, picnic/sitting area, or play area. This gathering space counts towards the requirements of Chapter 4, Common Open Space – Projects of 20 or More Units.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Applicant comments and/of further explanation of compliance (optional).</i></p>				

CITY USE ONLY		
2.1 SITE LAYOUT AND BUILDING PLACEMENT		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>City comments (optional).</i></p>		



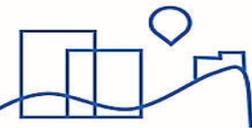
2.2 VEHICULAR PARKING AND ACCESS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.2.1.a.	Primary Access. Side street or alley access shall serve as the primary vehicular access to parking and carport areas, if available. If not available, the primary street may provide vehicular access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2.1.b.	Number of Access Points. A maximum of one vehicle access point from the street is permitted per 100 linear feet of street frontage. Private courts and ways which are internal to the housing development project may be exempt from this standard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2.1.c.	Enhanced Paving and Pedestrian Connections for Entry Driveways. Entry driveways connecting public streets to the interior of the site shall use enhanced paving treatment with patterned and/or colored pavers, bricks, or decorative colored and scored concrete, a minimum of 12 feet in width as measured from the back of sidewalk or landscape planter abutting the driveway, whichever is closest, and spanning the width of the driveway. Vehicular driveways with access to public streets shall also provide sidewalks and connections on both sides of the driveway and shall be accessible in accordance with all applicable regulations in the Americans with Disabilities Act and with City Building and Safety and Public Works requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
2.2 VEHICULAR PARKING AND ACCESS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2.2 VEHICULAR PARKING AND ACCESS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.2.2.	Number of Parking Spaces. The provisions of Division 4 – Parking of the Irvine Zoning Ordinance shall be implemented except as defined by Section 65585 of the Government Code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2.3.a.	Traffic Calming Measures. Private Streets. Projects with privately owned or maintained streets shall implement traffic calming measures and techniques approved by the City’s Public Works Department. Examples of such traffic calming tools include, but are not limited to, speed tables and speed cushions, angled street parking, high-visibility crosswalks, and intersection bulb-outs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2.3.b.	Loading, Moving, and Service Areas. One off-street loading space or moving plaza shall be provided for every 150 units. All required loading, moving, and service areas shall be located along a façade other than the primary building frontage, and/or at the rear or side of the site. Loading, moving, and service areas shall be located to not disrupt or block the flow of onsite and offsite vehicular traffic. Loading, moving, and service areas shall not be located within 50 lineal feet of private or common open space areas (unless separated by a building wall) and shall be either incorporated into the design of vehicular access areas or visually screened from the public right-of-way with walls, solid fencing, and/or dense evergreen vegetation. Loading spaces shall be identified through signage to reserve the loading space for exclusive use by moving vans and delivery vehicles. Refer to Chapter 3-17 - Loading Dock Areas of the Zoning Ordinance for loading requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
2.2 VEHICULAR PARKING AND ACCESS (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



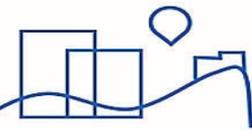
2.2 VEHICULAR PARKING AND ACCESS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.2.3.c.	Passenger Pick-up and Drop-off Location and Ridehare Loading Area. Projects with 50 or More Units with one primary entrance for all units. Projects with 50 or more units shall provide at least one pick-up and drop-off location within 100 feet of a common open space (such as a lobby, community clubhouse, or pool) or within 100 feet of a vehicular access point. The passenger loading spaces shall be at least the size of a full-size uncovered parking space, as identified in Chapter 4-4 – Design Standards of the Zoning Ordinance and shall be clearly marked and visible from an entry driveway (access point) into the site. The drop-off and pick-up locations must be incorporated into the design of parking areas and shall not impede vehicular circulation of self-parking areas or obstruct emergency vehicle access to the buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2.3.d.	Vehicle Light Intrusion. Vehicle parking areas shall be located, oriented, and/or screened to prevent visual intrusion of vehicle lights into habitable residential spaces. Where parking areas are located within 15 feet of a residential unit, they shall be located within a garage, carport, or parking structure, or screened by a solid wall, fence, or landscaping a minimum 6 feet in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
2.2 VEHICULAR PARKING AND ACCESS (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



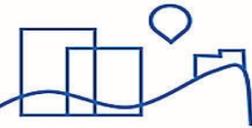
2.3 PEDESTRIAN CIRCULATION AND ACCESS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.3.1.	General. Paved or hardscape on-site pedestrian circulation and access shall be provided according to the following standards:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.1.a	Pedestrian walkways shall connect residential units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common open space, waste and recycling enclosures, and other amenities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.1.b	Pedestrian walkways shall connect public sidewalks to all building entrances and vehicle and bike parking areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.1.c	Pedestrian walkways shall connect primary building entrances through the site interior to all transit stops directly adjacent to the project, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.1.d	Pedestrian walkways shall connect multiple buildings throughout the site, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.1.e.	Primary pedestrian entries for commercial/retail uses within mixed-use projects must be directly from a street or plaza.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
2.3 PEDESTRIAN CIRCULATION AND ACCESS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



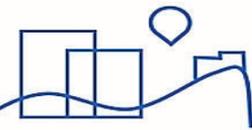
2.3 PEDESTRIAN CIRCULATION AND ACCESS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.3.2	Private pedestrian walkways shall be provided with a minimum width of four feet along the entire length, according to the following standards:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.2.a.	Materials. Walkways shall be constructed of firm, stable, and slip-resistant materials, such as poured-in-place concrete (including stamped concrete), permeable paving, or concrete pavers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.2.b.	Enhanced Paving for Pedestrian Crossings. Where a pedestrian walkway intersects with a vehicle accessway, the pedestrian crossing shall include enhanced paving treatment using patterned and/ or colored pavers, brick, or decorative colored and scored concrete. Pedestrian crossings shall feature enhanced paving with a minimum width of five feet and span the length of the intersecting drive area. Private courts utilized to access garages serving individual dwellings are not subject to this requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.2.c	Landscaping. See Irvine Zoning Ordinance Chapter 3-15, Landscaping , for landscaping requirements adjacent to pedestrian walkways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
2.3 PEDESTRIAN CIRCULATION AND ACCESS (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



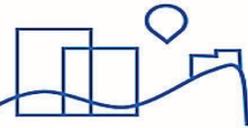
2.4 COMMON OPEN SPACE - PROJECTS OF 20 OR MORE UNITS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.4	Projects of 20 or more units shall provide on-site common open spaces at a minimum of 100 square feet per unit. Common open space includes amenities accessible to all residents such as play areas, community centers, courtyards, gathering and picnic spaces, rooftop lounges, multi-use paths/trails, pocket parks, athletic/recreational courts or gyms, dog runs and enclosures; pools and spas; and community gardens. An application may provide on-site common open space through an amenity not on this list if it is readily accessible by all residents for open and social purposes. Common open space provided as part of park dedication requirements pursuant to Municipal Code Section 5-5-1004 may be used to fulfill open space requirements established in this Manual.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4.1.	Minimum Dimensions. Except for pocket parks and multi-use paths and trails, common open spaces shall be continuous space with no less than 15 feet (continuous) in any given direction.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
2.4 COMMON OPEN SPACE - PROJECTS OF 20 OR MORE UNITS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



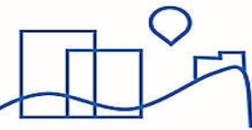
2.4 COMMON OPEN SPACE - PROJECTS OF 20 OR MORE UNITS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.4.1.a.	Pocket Parks. Pocket parks shall have a minimum width of 50 feet in at least one direction.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4.1.b.	Exemption for Multi-use Paths and Trails. Multi-use paths and trails are not subject to the minimum dimension requirement of 15 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4.2.	Visibility. Common open spaces shall be located and arranged to allow visibility into the space from pedestrian walkways on the interior of the site. Fencing or barriers shall be designed with transparency to allow visibility.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
2.4 COMMON OPEN SPACE - PROJECTS OF 20 OR MORE UNITS (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



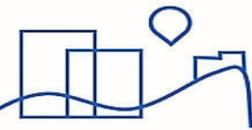
2.5 PRIVATE RECREATIONAL SPACE				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.5.	Private open spaces are intended for use for each dwelling unit and may include amenities such as private gardens and yards, terraces, porches, patios, decks, and balconies. Where provided, private open spaces shall comply with the following requirements. All multi-family residential projects shall provide private open space for a minimum of 50% of the total number of units at a minimum of 80 square feet per dwelling unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
2.5 PRIVATE RECREATIONAL SPACE		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



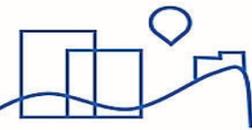
2.6 LANDSCAPING				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.6.	Landscaping shall be utilized for all outdoor areas that are not specifically used for parking, driveways, walkways, patios, or open space. Projects shall comply with additional objective standards in the City of Irvine Zoning Ordinance Chapter 3-15.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.6.1	Landscape Buffer. A landscape buffer of a minimum of five feet shall be located adjacent to all ground-level residential spaces abutting the exterior or open air space, to provide additional privacy and security for residents. The buffer shall be planted with dense shrubs, which grow to or are maintained at a maximum height of 4 feet. Projects located in a Very High Fire Hazard Severity Zone shall not be subject to this requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.6.2	Pedestrian Walkways. Pedestrian walkways shall be flanked with landscaping, including, groundcover and shrubs. A tree shall be provided on either side of the walkway every 50 feet of walkway length, on average. Regular alternating intervals of trees on both sides of all walkways may be provided where there is sufficient space to promote healthy tree growth and avoid root damage to adjacent hardscape elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
2.6 LANDSCAPING		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2.6 LANDSCAPING (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.6.3	Plant Selection. Projects shall utilize plant materials consistent with the requirements of the City of Irvine Zoning Ordinance and any applicable permit conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.6.4	Privacy. Landscape screening shall obscure direct sight lines into ground-floor dwelling units and private open space from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscaping may be used in combination with walls, fencing, and/or trellises to screen views where consistent with objective standards from the City of Irvine Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

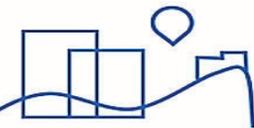
2.6 LANDSCAPING (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<i>City comments (optional).</i>		



CHAPTER 3 CHECKLIST

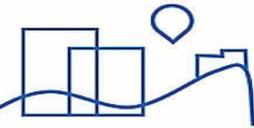
3.1 BUILDING FORM, MASSING, AND ARTICULATION				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.1	Building Form and Hierarchy. Buildings greater than two stories shall be designed to differentiate a defined base; a middle or body; and a top, cornice, or parapet cap. Buildings two stories or less shall include a defined base and top. The “base” and “top” each shall not exceed two stories in height (one-story each). This effect shall be achieved through at least two of the following for all buildings:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.1.a.	Color, texture, or material changes. <input type="checkbox"/>			
3.1.1.b.	Variations, projections, or reveals in the wall plane. <input type="checkbox"/>			
3.1.1.c.	Variations in fenestration size or pattern. <input type="checkbox"/>			
3.1.1.d.	Decorative architectural details such as cornices and columns, or arcades. <input type="checkbox"/>			
3.1.2.a.	Wall plane Variation. Upper Floor Area Reduction. For buildings that provide one primary entrance for multiple units, the floor area for upper floors shall be a maximum of 90% of the ground floor area. The upper floor area for each upper floor shall not protrude more than five feet over the first floor along the street frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



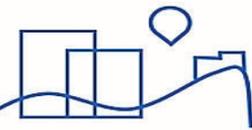
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.2.b	Wall Plane Variation. Horizontal Articulation. Walls visible from a public right-of-way shall not run in a continuous horizontal plane for more than 40 feet without incorporating articulating features such as glazing, overhangs, cornices, canopies, columns, pilasters, trellises, arches, or other clearly defined projecting or recessed architectural elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.3.	Corner Buildings. Corner buildings located at the intersection of two streets (with the exception of private ways and courts) that are greater than two stories in height shall include one or more of the following features on both façades:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.3.a.	An entry to ground floor commercial uses or a primary building entrance located within 25 feet of the corner of the building. <input type="checkbox"/>			
3.1.3.b.	A different material application, color, or fenestration pattern of windows and doors from the rest of the façade located within 40 feet of the corner of the building on both sides. <input type="checkbox"/>			
3.1.3.c.	A change in height of at least five feet (taller or shorter) compared to the height of the abutting façade, located within 40 feet of the corner of the building on both sides. <input type="checkbox"/>			
3.1.4	Corner Articulation. For buildings with one or more primary entrances to multiple units, a different material application, color, or fenestration pattern of windows and doors from the rest of the facade located within 40 feet of the corner of the buildings on both sides shall be provided on each corner of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.5.a	For buildings with one or more primary entrances to multiple units, roof lines shall not extend horizontally more than 40 feet in length without at least one of the following prominent changes described below:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.5.a.i.	Provide variation in roof form, such as hipped, gable, shed, flat, and mansard. <input type="checkbox"/>			
3.1.5.a.ii.	Provide variation in architectural elements, such as parapets, varying cornices, chimneys, and reveals. <input type="checkbox"/>			
3.1.5.a.iii.	Provide variation of roof height of at least 18 inches, as measured from the highest point of each roof line. <input type="checkbox"/>			
3.1.5.b.	For buildings with individual unit entrances, roof lines shall not extend horizontally more than 60 feet in length without at least one of the following prominent changes described below:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.5.b.i.	Provide variation in roof form, such as hipped, gable, shed, flat, and mansard. <input type="checkbox"/>			
3.1.5.b.ii.	Provide variation in architectural elements, such as parapets, varying cornices, chimneys, and reveals. <input type="checkbox"/>			
3.1.5.b.iii.	Provide variation of roof height of at least 18 inches, as measured from the highest point of each roof line. <input type="checkbox"/>			

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



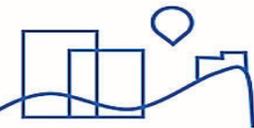
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.6.	Flat Roofs and Parapets. Parapets shall be provided around the perimeter of a flat roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.6.a.	Rooftop equipment shall be located a minimum of five feet away from any roof edge and parapet adjacent to a public right-of-way. Rooftop equipment shall also be screened in accordance with Chapter 3-20 of the Irvine Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.6.b.	Interior side of parapet walls shall not be visible from a common open space or public right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.6.c.	Parapets shall be capped with precast treatment, continuous banding, projecting cornices, dentils, or similar edge treatment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.7.	Garages. Garage doors shall be recessed a minimum of four inches from the exterior wall to accentuate patterns and relief. Garages shall not front the primary street unless there is no other driveway access available onsite for residential parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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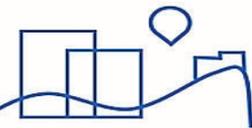
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.8.	Structure Length. Minor and/or major massing breaks shall be required for buildings specified under the following circumstances:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.8.a.i.	Minor. For buildings with one primary entrance to all units, Minor massing breaks shall be provided at least every 60 feet along the street frontage, adjacent public or common open spaces, publicly accessible outdoor space, or designated open space, with varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of one foot deep and four feet wide and extend the full height of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.8.a.ii	Major. For buildings with one primary entrance to all units, Major massing breaks shall be provided at least every 100 feet along any street frontage, adjacent public open space (or private open space where residents of the building would have access), publicly accessible open space, or designated open space. Massing breaks shall be accomplished by using varying setbacks and/or building entries. Major breaks shall be a minimum three feet deep and four feet wide and extend the full height of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.8.a.iii.	For buildings with one primary entrance to units, any single building frontage shall not be longer than 220 feet without a break of at least 15 feet in depth and 15 feet in length.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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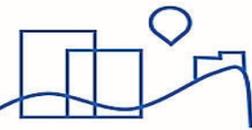
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.8.b.i	For buildings with individual unit entrances, i. Minor massing breaks shall be provided at least every 60 feet along the street frontage, adjacent public or common open spaces, publicly accessible outdoor space, or designated open space, with varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of one foot deep and extend the full height of the building. Buildings with individual unit entrances shall not be subject to providing major massing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.9.	Building Height. Refer to the maximum building height requirements in the Irvine Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.9.a.	Buildings shall be designed with variations in building height to create visual interest. On buildings five or more stories in height, one dominant building height shall not exceed 70% of the building footprint and on buildings up to four stories, one dominant height shall not exceed 80% of the building footprint. Parking structures are not included in the calculation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.9.b.	Buildings shall not extend above a plane starting at 25 feet in height directly above the parcel line abutting any residentially zoned parcel and from that point extending in at a 45-degree angle from vertical toward the interior of the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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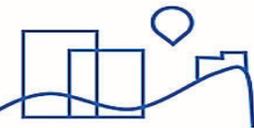
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.10.	Exterior Stairwells. Exterior stairwells shall not be oriented to the public right-of-way. Exterior stairwells shall face interior spaces, such as plazas and gathering areas, parking areas, and pedestrian pathways and shall not be separated from these areas for safety and security.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.11.a.	Building Themes. Buildings shall carry the same theme on all elevations. For purposes of this requirement, a theme includes primary (non-accent) materials and colors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.11.b.	Building Themes. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



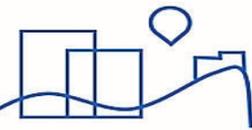
3.2 BUILDING AND UNIT ENTRANCES				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.2.	Entrances for buildings and individual units shall incorporate architectural treatments such as feature window details, towers, decorative veneer or siding, porches, stoops and/or changes in roofline or wall planes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.1.	Common Building Entrance. For buildings with one primary entrance that provides interior access to multiple individual dwelling units, the primary building entrance must face the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.1.a.	Primary building entries serving multiple units shall be easily identifiable and designed with distinctive massing. Entries may include recessed or projecting elements, and/or a change in roofline.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.1.b.	Primary building entries shall include either projected or recessed weather protection with a depth and width that is as wide as the entry with a minimum projection of 4 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.1.c.	Entryways shall not be separated from the street or common open space areas such as landscaped courtyards, plazas, or paseos by vehicular parking, a wall, fence, or landscaping taller than three feet in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.2 BUILDING AND UNIT ENTRANCES		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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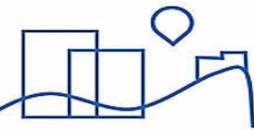
3.2 BUILDING AND UNIT ENTRANCES (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.2.1.d.	Primary common building entrances shall provide decorative and accent paving that spans the entire length of the building entrance and extends to the public right-of-way. This paving shall contrast in color and texture from the adjacent pedestrian walkway paving.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.2.a.	Individual Unit Entrance. On lots where units have individual exterior entrances, all ground floor units with street frontage must have an entrance that faces the street. If any wall of a ground floor unit faces the street, the unit must comply with the following requirements:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.2.a.i.	Buildings with individual exterior entrances shall be articulated with stoops, porches, balconies, overhangs, arcades (i.e., facades with an attached colonnade covered by upper stories where the sidewalk is fully incorporated under the roof), recessed forecourts (i.e., recessed courts within a storefront gallery or arcade frontage suitable for gardens, vehicular drop-offs and utility off-loading), galleries (i.e., storefronts with an attached colonnade that projects over the sidewalk and encroaches into the public right-of-way), and other architectural devices that articulate the façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.2.a.ii.	Entryways shall not be separated from the street by vehicular parking, a wall, fence, or landscaping taller than three feet in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.2.a.iii.	Weather Protection. Entrances shall have either a projected sheltering element or be recessed from the main façade; the projection or recess shall have a minimum depth of 24 inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.2 BUILDING AND UNIT ENTRANCES (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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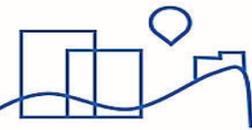
3.2 BUILDING AND UNIT ENTRANCES (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.2.2.b.	If exterior corridors are proposed, exterior entrances to individual units on upper floors are permitted through an exterior corridor. No exterior access corridor providing access to upper-floor units shall be longer than 40 horizontal feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.2.c.	On lots where units have individual exterior entrances, all ground floor units without street frontage may face the interior of the lot and must be oriented to common areas such as paseos, courtyards, parking areas, and active landscape areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.2.d.	A pedestrian walkway that is a minimum of 4 feet in width shall provide a connection between the public street and all building entrances that are required by Chapters 1 and 2 of this Manual. Where site grades prohibit direct access to the street, a separate walkway may be provided at the top or bottom of the finished grade for entryways along the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
3.2 BUILDING AND UNIT ENTRANCES (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<i>City comments (optional).</i>		



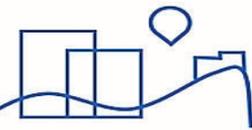
3.3 WINDOWS AND DOORS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.3.a.	Street-facing building walls shall provide clear glass windows or doors for a minimum of 35% of the building frontage. All structured parking facilities are exempt from this standard and are excluded from this calculation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.b.	When dwelling units are abutting common open space areas, a minimum of one window from each dwelling unit shall be located to overlook any common area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.c.	Window and door style, material, shape, and proportion shall be consistent on all elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.d.	Windows shall be designed to include a variation in opening size, varied and/or orderly grouping of windows, or use of recessed windows (minimum three inches for surrounding wall plane). No blank wall areas (without windows or entrances) exceeding 20 linear feet shall be permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.e.	All windows facing a public right-of-way and visible from public view shall feature enhanced window treatments, such as decorative architectural brackets, trim, shutters, awnings, and/or trellises.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.3 WINDOWS AND DOORS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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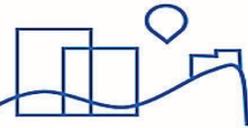
3.3 WINDOWS AND DOORS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.3.f.	A window trim of at least one inch in width shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from the wall plane by a minimum of three inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.g.	The use of functional or decorative shutters shall reflect the same dimensions as the adjacent window glazing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.h.	Mirrored glass is prohibited to minimize off-site glare and maximize transparency.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
3.3 WINDOWS AND DOORS (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<i>City comments (optional).</i>		



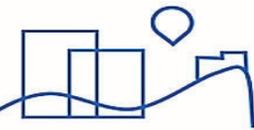
3.4 PARKING STRUCTURE TREATMENTS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.4.1	<p>Freestanding Parking Structures</p> <p>Portions of any parking structure facing a street shall be lined with residential units or community/commercial facilities so that at least 70% of the ground floor length of the parking structure is visually screened from the street.</p> <p>a. Parking structures that are located along property lines, not directly adjacent to streets and/or parks shall utilize architectural detailing, facade treatment, or other architectural features to enhance the facade.</p> <p>b. The landscape area shall be a minimum of 8 feet in depth at the ground level where the landscaping is the only means of visual screening.</p> <p>c. Upper levels of any structures shall be of similar color and material to adjacent buildings and include enhanced architectural treatment to provide facade variation. View of cars shall be screened by a 42 inch high parapet.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.4 PARKING STRUCTURE TREATMENTS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



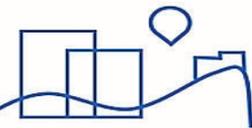
3.4 PARKING STRUCTURE TREATMENTS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.4.2	<p>Podium Parking Structures</p> <p>a. Exposed portions shall be architecturally treated with stoops, porches, courtyards, vents and screened with landscape planting.</p> <p>b. Where a podium parking structure extends higher than 3.5 feet above grade it shall be treated as a freestanding parking structure and be subject to freestanding parking structure requirements.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Applicant comments and/of further explanation of compliance (optional).</i></p>				

CITY USE ONLY		
3.4 PARKING STRUCTURE TREATMENTS (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>City comments (optional).</i></p>		



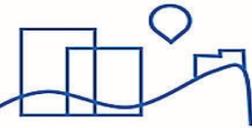
3.5 MATERIALS AND COLORS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.5.1.	Variation Between Buildings – Projects with Multiple Buildings. For projects with multiple buildings, the colors or materials of exterior walls, doors, and accents (such as window trim) shall vary for each building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.2.	Consistency Between Elevations. The same materials, colors, and styles of windows, doors, roofs, decks, balconies, exterior staircases, porches, and any façade treatment shall be used on more than one elevation of a building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.3.	Wall Material. The primary exterior siding material for buildings shall be wood, stone, brick, stucco, fiber cement, composite wood, or stone. Plywood is prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.4.	Chimneys. Chimneys shall either be painted the same color as the exterior wall or constructed with the same materials present on other accents or elements of the façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.5	Balcones. Balconies shall be constructed with the same materials present on other accents or elements of the facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.5 MATERIALS AND COLORS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3.5 MATERIALS AND COLORS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.5.6.	Material Transition. For buildings providing one primary entrance to multiple units, changes in material shall occur on opposing walls at the corner of intersecting walls or at architectural features that break up the wall plane, such as columns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.7.	Accent Material. Use of two or more accent materials such as glass, tile, brick, stone, concrete, or plaster, which differ from the primary exterior siding material, shall be incorporated to highlight building features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.8.	Building Color. Building exteriors shall be designed to incorporate the use of contrasting/complementary colors and materials which reflect rather than absorb sunlight. Primary exterior building colors shall be used over 65% of percent of the building exterior, or more, and shall utilize neutral, earth tone colors including but not limited to white, off-white, light ochre, beige, or other neutral earth tones with other darker tones/colors used to accentuate door or window openings, cornices, and other architectural elements/features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.9.	Glass Building Wall. Building elevations that include a glass curtain wall shall be designed to incorporate a contrast/ratio between punched openings and curtain wall elements. Curtain wall elements shall not exceed 85 percent of any one building facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

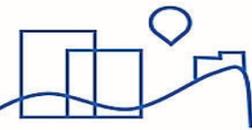
CITY USE ONLY		
3.5 MATERIALS AND COLORS (CONTD.)		
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CHAPTER 4 CHECKLIST

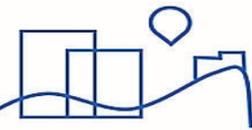
4.1 VERTICAL MIXED-USE				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.1.1.	Ground Floor Use and Activity. In addition to non-residential uses, common open spaces, amenities, and leasing offices are allowed on the ground floor along the primary street. Residential dwelling units shall not be located within the ground floor space along the primary street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.2.	Ground Floor Height. Mixed-use buildings with one primary entrance for multiple units shall incorporate a minimum ground floor height (measured from floor to floor) of 14 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.3.	Ground Floor Transparency. Mixed-use buildings located adjacent to a primary street shall include windows and doors for a minimum of 50% of the building area located between three and seven feet above the height of the finished grade of the sidewalk. The area of signage and posters within a window display shall not count towards this requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.3.a.	Parking garages are not required to meet the ground floor transparency requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.3.b.	Transparent or translucent glazing is required on the ground floor façade. Opaque, reflective, or dark tinted glass that obstructs interior views at the street level is not permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
4.1 VERTICAL MIXED-USE		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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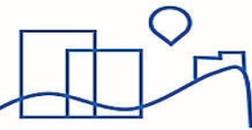
4.1 VERTICAL MIXED-USE (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.1.4.	Product Displays. The bottom of any product display window shall be between 18 to 35 inches in height, as measured from the height of the finished grade of the sidewalk. Product display windows shall be internally lit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5.	Ground Floor Pedestrian Scale. Mixed-use building façades providing one primary entrance to multiple units that are located adjacent to the primary street shall provide two of the following for every 40 feet in façade length.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5.a.	An awning, canopy, or other shade/weather protection structure a minimum of 10 feet in height as measured from the height of the finished sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5.a.i	If provided as one continuous awning, canopy, or other shade/weather protection structure, the structure shall extend a minimum of 10 feet in length.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
4.1 VERTICAL MIXED-USE (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



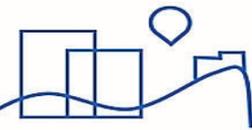
4.1 VERTICAL MIXED-USE (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.1.5.a.ii.	If provided as multiple awnings, canopies, or other shade/weather protection structures, the structure shall be provided at a minimum over every window.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5.b.	A change in exterior wall material consistent with Chapter 3.5, Materials and Colors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5.c.	Planter boxes located under each window or on either side of entry doors, each a minimum of four feet in length.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5.d.	Signage projecting from the building façade wall at a perpendicular angle, or signage attached to a fixed canopy or awning. Signage shall adhere to Division 7 of the Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
4.1 VERTICAL MIXED-USE (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



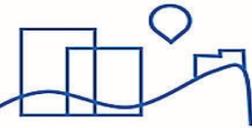
4.2 HORIZONTAL MIXED-USE				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.2.1.	Pedestrian Circulation. Pedestrian walkways shall connect multiple buildings throughout the site, as per Chapter 2.3 Pedestrian Circulation and Access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.2.	Access to Common Open Spaces. Commercial tenants, visitors, and residents shall have access to open space areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.3	Nuisances and Hazards. Buildings shall be located and sited in compliance with objective standards in the Irvine Zoning Ordinance as related to noise, vibration, odor, glare, and other nuisances and hazards.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.3	<p>Non-Residential Back of House and Outdoor Receiving Areas</p> <p>a.Back of house areas include all behind-the-scenes areas that are not intended for customers to see. This includes, but is not limited to, offices, storage areas, kitchen and preparation areas, trash storage, and delivery areas. All back of house and outdoor receiving areas shall be incorporated as part of the overall building design with similar materials, colors, and architectural features. Back of house areas shall be fully screened by mature landscaping or other similar screening materials so that these areas are not visible from any residential units.</p> <p>i.Where back of house areas absolutely cannot be incorporated into a building, they shall be located at the rear of the site in freestanding, completely enclosed structures designed to be compatible with the architecture of the rest of the development.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
4.2 HORIZONTAL MIXED-USE		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



4.2 HORIZONTAL MIXED-USE (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.2.3	<p>Hotels and Outdoor Dining Areas</p> <p>a. Hotel main entries shall be oriented away from residential unit entries and balconies.</p> <p>b. Outdoor dining areas shall be oriented away from residential unit entries.</p> <p>c. Hotel main entries and outdoor dining areas shall be separated from residential units by mature landscaping or other similar screening materials.</p> <p>d. Hotel main entries and outdoor dining areas shall incorporate the following design strategies to provide privacy for residential uses: offsetting windows, clerestory windows, opaque treatment on windows.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Applicant comments and/of further explanation of compliance (optional).</i></p>				

CITY USE ONLY		
4.2 HORIZONTAL MIXED-USE (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>City comments (optional).</i></p>		

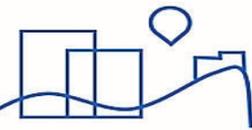


CHAPTER 5 CHECKLIST

5.1 COMMUNITY DELIVERY CENTER – PROJECTS OF 20 OR MORE UNITS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.1.	For all developments consisting of 20 or more residential units, a delivery room, consolidated mailbox, or mail pick-up and drop-off location shall be provided. Outdoor consolidated mailbox or mail pick-up and drop-off locations shall be designed and operate in accordance with United States Postal Service requirements. This amenity shall have direct pedestrian access to the public right-of-way for delivery personnel. A dedicated USPS parking space shall be provided near this mailbox.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Applicant comments and/of further explanation of compliance (optional).</i></p>				

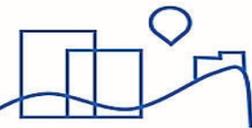
CITY USE ONLY		
5.1 COMMUNITY DELIVERY CENTER – PROJECTS OF 20 OR MORE UNITS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>City comments (optional).</i></p>		

OBJECTIVE DESIGN STANDARDS CHECKLIST



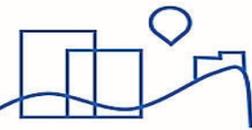
5.2 FENCES AND WALLS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.2.1.a.	Fences, walls, and gates shall be architecturally treated on both sides. Fence, wall, and gate materials and finishes shall be constructed of quality and durable materials. Refer to Irvine Zoning Ordinance Chapter 3-35 for permitted and prohibited materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2.1.b.	Where fences and walls of different materials or finish touch or intersect, a transition such as a pilaster shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2.2.a.	Retaining walls shall be constructed of masonry material such as brick, poured-in place concrete with architectural finish, stone, or ornamental/split face concrete blocks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2.2.b.	Where retaining walls of different materials or finish touch or intersect, a transition such as a pilaster shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2.3.a.	Exterior fences/walls abutting a public right-of-way shall provide a landscaped recession for every 50 feet of continuous wall length or a landscape buffer from the street. The landscaped recession shall accommodate a mature tree.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2.3.b.	A fence or wall located adjacent to a public sidewalk or trail shall integrate an illuminated pedestrian entry gate a minimum of every continuous wall length of 200 feet, on average.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Applicant comments and/of further explanation of compliance (optional).</p> <div style="border: 1px solid black; height: 100px;"></div>				

CITY USE ONLY		
5.2 FENCES AND WALLS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>City comments (optional).</p> <div style="border: 1px solid black; height: 100px;"></div>		



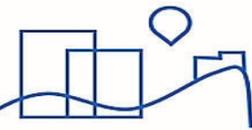
5.3 LIGHTING				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.3.1.a.	All pedestrian walkways, parking areas, structure entries, refuse, and recycling enclosures and common space areas shall be illuminated for safety and security.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3.1.b.	All entry signs, directional signs, and unit and structure identifiers shall be externally illuminated for visibility at night. Illumination shall comply with Division 7 of the Irvine Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3.1.c.	All lighting shall be fully shielded and directed downward.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3.1.d.	Lighting shall not spill beyond the intended area and shall not extend off-site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3.2.a	Outdoor light fixtures including pole lights, wall mounted lights and bollards shall all be hooded, fully shielded, and aimed downward.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3.2.b.	Outdoor light fixtures and poles shall match other site furnishings in design, color, and finish.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3.2.c	All project outdoor light fixtures and poles shall be of consistent design, color, and finish.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
5.3 LIGHTING		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



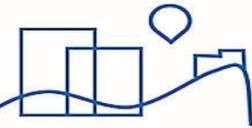
5.4 EQUIPMENT AND UTILITY SCREENING				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.4.1	Wall-mounted utility elements such as wires, conduits, junction boxes, transformers, ballasts, backflow devices, irrigation controllers, switch and panel boxes, utilities such as gas and electrical meters, and any other similar equipment shall be located at interior corners of building walls, or behind buildings or screened by landscape elements that conceal them from the view of pedestrian walkways, communal gathering areas, and the public right-of-way. All wall-mounted elements shall be located at interior corners of building walls or behind building elements that conceal them from the view of pedestrian walkways. All flashing, sheet metal vents, exhaust fans/ventilators, downspouts, and pipe stacks shall be painted to match the adjacent roof or wall material and/or color.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.4.2	Ground-mounted and rooftop equipment shall comply with outdoor storage and equipment area screening requirements in Chapter 3-20 of the Irvine Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
5.4 EQUIPMENT AND UTILITY SCREENING		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



5.5 REFUSE AND RECYCLING				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.5.1.	Location. The enclosure shall be located to the rear or side of the building and within 500 feet of an access point to the units served. The enclosure shall not be oriented towards the primary street frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5.2.	Screening. The enclosure shall be enclosed within a solid wall without breaks or transparency and having a gate or door. Enclosures shall also have a roof to protect the refuse and recycling areas. Enclosures shall also comply with design requirements in Section 3-23-4 of the Irvine Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5.3.	Materials. The enclosure shall incorporate the same materials and colors of the primary building design.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
5.5 REFUSE AND RECYCLING		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



5.6 SIGNS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.6.	Sign design shall comply with the objective requirements of Irvine Zoning Ordinance Division 7 – Signs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
5.6 SIGNS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		

5.7 PUBLIC ART				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.7.	Developments with 50 or more units shall provide at least one public art amenity. Public art shall be approved by the City’s Public Arts Commission or Community Services Commission.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
5.7 PUBLIC ART		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		