

THE CITY OF IRVINE



BUILDING PLANS

NOTE: DESIGNER TO PROVIDE PROJECT SPECIFIC INPUT WHERE INDICATED BY INSTRUCTIONS IN BOLD AND

(VERSION 2019.3 APPLICABLE ON NOVEMBER 2019)

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: <INSERT STREET ADDRESS AND MAJOR CROSS STREETS> LEGAL DESCRIPTION FOR NEW TRACTS: <TRACT & LOT NUMBER>

PROJECT DESCRIPTION

<INSERT BRIEF DESCRIPTION OF PROJECT, E.G. THIS PROJECT</p> CONSISTS OF 10 TWO STORY OFFICE BUILDINGS>

<u>SPECIAL CONDITIONS OF LAND USE APPROVAL</u> SPECIAL CONDITIONS RELATING TO THIS PROJECT ARE ESTABLISHED IN <INSERT TYP OF PLANNING ACTION AND COMPLETE REFERENCE NUMBER>

SEE SHEET <INSERT PLAN SHEET NUMBER> UNDER THE HEADING LAND USE CONDITIONS OF APPROVAL FOR COMPLETE CONDITIONS OF APPROVAL

USE(S), OCCUPANCY (IES), AND FLOOR AREAS(S)

<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>

NUMBER OF STORIES < INSERT NUMBER OF STORIES>

MEZZANINES INSERT DESCRIPTION OF MEZZANINES AND FLOOR IN WHICH THEY OCCUR IF NONE INSERT NONE>

TYPE OF CONSTRUCTION <INSERT CONSTRUCTION. TYPE>

FIRE PARTITION WALLS < INSERT YES OR NO. IF YES, DEFINE RATING(S)>

FIRE BARRIER WALLS < INSERT YES OR NO. IF YES. DEFINE RATING(S)>

FIRE WALL <INSERT YES OR NO. IF YES, DEFINE RATING(S)>

SMOKE BARRIER WALLS **<INSERT YES OR NO>**

SEE SHEET(S) < INSERT SHEET NO(S).> FOR WALL ASSEMBLY LEGEND, PROVIDING UNIQUE SYMBOLS FOR EACH RATED WALL TYPE/RATING AND CALL-OUTS TO CONSTRUCTION DETAILS DEMONSTRATING COMPLIANCE WITH ASSEMBLY LISTINGS.

HORIZONTAL ASSEMBLIES <INSERT YES OR NO. IF YES, DEFINE RATING AND MAKE REFERENCE TO DETAIL SHEET(S)>

SPRINKLERS

< INSERT YES OR NO, IF YES DEFINE TYPE AND REASON PER THE NOTES BELOW AND THE APPROPRIATE STATED REASON>

AN <SELECT APPROPRIATE TYPE, NFPA 13, 13D*, 13R> AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED UNDER SEPARATE APPROVAL THROUGH THE ORANGE COUNTY FIRE AUTHORITY. SPRINKLERS ARE PROVIDED

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET.

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET, AND AS SUBSTITUTION FOR RATED CONSTRUCTION.

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET, AND TO JUSTIFY AN INCREASE IN HEIGHT /OR AREA (SEE ANALYSIS BELOW)

PROVIDE ALTERNATE EXPLANATION INCLUDING ALL RELEVANT CODE REFERENCES

*SPECIAL NOTE: FOR 13D SYSTEMS, IE THOSE SYSTEMS WHICH ARE SUPPLIED BY THE BUILDING WATER MAIN, NO PLUMBING GROUNDWORK MAY BE INSPECTED WITHOUT SEPARATE OCFA APPROVED FIRE SPRINKLER PLANS TO VERIFY SIZING

ALLOW HEIGHT AND AREA ANALYSIS PER CBC SECTION 503:

<INSERT COMPLETE ANALYSIS, LISTING ALL ACTUAL AND ALLOWABLE, HEIGHTS,</p> STORIES, AND FLOOR AREAS, INCLUDING EXPLANATION FOR ALL INCREASES> PARKING SUMMARY

REQUIRED PARKING

<REPEAT AS NEEDED>

<INSERT NUMBER OF SPACES REQUIRED> <INSERT USE AND AREA>

TOTAL PARKING PROVIDED SPACES <INSERT NUMBER OF SPACES PROVIDED>

ACCESSIBLE PARKING TOTAL REQUIRED

<INSERT CODE YEAR>

<INSERT CODE YEAR>

<INSERT CODE YEAR>

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

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

<INSERT CODE YEAR> CALIFORNIA PLUMBING CODE <INSERT CODE YEAR> CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS <INSERT CODE YEAR> <INSERT CODE YEAR> CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL NEW RESIDENTIAL BUILDINGS (INCLUDING HOTELS AND MOTELS) AND ALL NEW NON-RESIDENTIAL BUILDINGS.

SEE SHEET <INSERT PLAN SHEET NUMBER OR INDICATE N/A> FOR COMPLETED CITY OF IRVINE GREEN BUILDING STANDARDS NOTES.

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT. SEE SHEET**<INSERT SHEET NUMBER>** FOR COMPLETE COMPLIANCE DOCUMENTATION.

<SELECT AND COMPLETE AS NEEDED THE APPLICABLE NOTES BELOW AND DELETE OTHERS WHICH</p> ARE NOT APPLICABLE>

INSTALLTION OF ON-SITE RENEWABLE ENERGY GENERATION IN THE FORM OF PHOTOVOLTAIC (PV) SYSTEMS ARE PROVIDED IN ACCORDANCE WITH SECTION 150.1(b)2. SEE SHEET(S) <INSERT PLAN SHEET NUMBER> FOR SOLAR ROOFING AND PV CONSTRUCTION PLANS.

SOLAR READY MANDATORY SOLAR READY REQUIREMENTS OF SECTION 110.10:

DO NOT APPLY TO THIS PROJECT BECAUSE **SELECT THE APPROPRIATE REASON OR** INDICATE "N/A": 1) THE PROPOSED SUBDIVISION CONSISTS OF LESS THAN TEN (10) SINGLE-FAMILY RESIDENCES: 2) THE APPLICATION FOR THE PROPOSED SUBDIVISION IS INCOMPLETE AT THE TIME OF SUBMITTAL FOR BUILDING PERMITS; 3) THE PROPOSED HOTEL, MOTEL, OR MULTI-FAMILY RESIDENCE IS GREATER THAN TEN (10) STORIES IN HEIGHT; OR 4) THE PROPOSED NON-RESIDENTIAL BUILDING IS GREATER THAN THREE (3) STORIES IN HEIGHT.>

OTHERWISE. COMPLIANCE IS ACHIEVED AS FOLLOWS:

SOLAR ZONE **SELECT AND COMPLETE APPLICABLE NOTES BELOW AND DELETE OTHERS** WHICH ARE NOT APPLICABLE.>

SINGLE-FAMILY RESIDENCES:

PURSUANT TO SECTION 110.10(b)1.A, AN OBSTRUCTION FREE SOLAR ZONE IS LOCATED ON THE ROOF OR OVERHANG OF EACH BUILDING WITH A TOTAL AREA OF NOT LESS THAN 250 SQUARE FEET AS SHOWN ON PLAN SHEET(S) <INSERT PLAN SHEET NUMBER>.

PURSUANT TO SECTION 110.10(b)1.A EXCEPTION <INSERT EXCEPTION NUMBER>, AN OBSTRUCTION FREE SOLAR ZONE IS LOCATED ON THE ROOF OR OVERHANG OF EACH BUILDING WITH A TOTAL AREA OF **<INSERT SQUARE FOOTAGE LESS THAN 250** SQUARE FEET> AS SHOWN ON PLAN SHEET(S) <INSERT PLAN SHEET NUMBER>. COMPLIANCE WITH THE FOLLOWING CONDITIONS IS REQUIRED:

<INSERT LIST OF REQUIREMENTS APPLICABLE TO THE CHOSEN EXCEPTION>

HOTEL/MOTEL/MULTI-FAMILY RESIDENCE/NON-RESIDENTIAL BUILDING:

PURSUANT TO SECTION 110.10(b)1.B, AN OBSTRUCTION FREE SOLAR ZONE IS LOCATED ON **SELECT APPLICABLE LOCATION AND DELETE OTHERS: THE BUILDING** ROOF AND/OR OVERHANG; THE ROOF AND/OR OVERHANG OF (SPECIFY BUILDING OR STRUCTURE) LOCATED WITHIN 250 FEET OF THE BUILDING; OR THE COVERED PARKING INSTALLED WITH THE BUILDING PROJECT> WITH A TOTAL AREA OF <INSERT SQUARE FOOTAGE NOT LESS THAT 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA> AS SHOWN ON PLAN SHEET(S) <INSERT PLAN SHEET NUMBER>.

PURSUANT TO SECTION 110.10(b)1.B EXCEPTION <INSERT EXCEPTION NUMBER>, AN OBSTRUCTION FREE SOLAR ZONÉ IS LOCATED ON **SELECT APPLICABLE LOCATION** AND DELETE OTHERS: THE BUILDING ROOF AND/OR OVERHANG; THE ROOF AND/OR OVERHANG OF (SPECIFY BUILDING OR STRUCTURE) LOCATED WITHIN 250 FEET OF THE BUILDING: OR THE COVERED PARKING INSTALLED WITH THE BUILDING PROJECT> WITH A TOTAL AREA OF **INSERT SQUARE FOOTAGE LESS THAT 15 PERCENT OF THE TOTAL** ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA> AS SHOWN ON SHEET(S) <INSERT PLAN SHEET NUMBER>. COMPLIANCE WITH THE FOLLOWING CONDITIONS IS REQUIRED:

<INSERT LIST OF REQUIREMENTS APPLICABLE TO THE CHOSEN EXCEPTION>.

SOLAR ZONE ORIENTATION:

<INDICATE SOLAR ZONE ORIENTATION FROM TRUE NORTH ON SITE PLAN FOR BUILDINGS</p> WITH ROOFS STEEPER THAN 2:12. BUILDING ORIENTATION FOR PRODUCTION UNITS IS **REQUIRED AT TIME OF MODEL PLAN REVIEW.>**

STRUCTURAL DESIGN LIVE AND DEAD LOADS FOR THE SOLAR ZONE ARE <INSERT LIVE AND DEAD LOADS THAT APPLY TO THE SOLAR ZONE> RESPECTIVELY

INTERCONNECTION PATHWAYS

LOCATION FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY FOR ROUTING OF CONDUIT FROM THE SOLAR ZONE TO THE POINT OF INTERCONNECTION WITH THE MAIN ELECTRICAL SERVICE PANEL ARE SHOWN ON **INSERT PLAN SHEET**

PATHWAYS FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM ARE SHOWN ON **INSERT PLAN SHEET NUMBER>**

SEE SHEET <INSERT PLAN SHEET NUMBER> FOR APPLICABLE COMPLETED SECURITY CODE

ROOFING [IMC 5-9-401 H. & 5-9-402 O.]

ROOF COVERING CLASSIFICATION SHALL MEET MINIMUM CLASS A.

ATTIC AND UNDERFLOOR VENT COVERS [IMC 5-9-401 G. & 5-9-402 M. & N.]

ROOF AND UNDERFLOOR VENT OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE, CORROSION RESISTANT, METAL WIRE MESH OR OTHER MATERIALS HAVING OPENINGS OF 1/16 INCH MINIMUM TO 1/8 INCH MAXIMUM. SEE DETAIL

<INSERT DETAIL REFERENCE AND PLAN SHEET OR INDICATE N/A>

OFF-SITE FABRICATION

PROVISIONS.

ALL OFF-SITE FABRICATION OF STRUCTURAL STEEL COMPONENTS INCLUDING STEEL STAIRS AND PRE-CAST CONCRETE SHALL BE DONE IN AN APPROVED FABRICATOR SHOP AS REQUIRED BY CITY OF IRVINE INFORMATION BULLETIN NO. 311. SEE BULLETIN FOR DETAILS AND REQUIRED DOCUMENTATION REQUIRED AT THE RECEIPT OF ANY SHIPMENT OF OFF-SITE FABRICATED ITEMS.

OUTDOOR COOKING APPLIANCE

REFER TO CALIFORNIA MECHANICAL CODE SECTION 924.0 FOR OUTDOOR COOKING

APPLIANCES. 924.1 LISTED UNITS: LISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTION (NFPA 54:10.20.1)

924.2 UNLISTED UNITS: UNLISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED OUTDOORS WITH CLEARANCES TO COMBUSTIBLE MATERIALS OF NOT LESS THAN 36 INCHES AT THE SIDES AND BACK AND NOT LESS THAN 48 INCHES AT THE FRONT. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION (NFPA 54:10.20.2).

OUTDOOR DECORATIVE APPLIANCES

REFER TO CALIFORNIA MECHANICAL CODE SECTION 933.0 FOR OUTDOOR OPEN FLAME DECORATIVE APPLIANCES.

933.1.1 LISTED UNITS: LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INTALLATION INSTRUCTION (NFPA 54:10.32.1)

933.1.2 UNLISTED UNITS: UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION AND CLARANCES TO COMBUSTIBLE MATERIALS OR NOT LESS THAN 36 INCHES FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. (NFPA 54:10.32.2)

SEE SHEET **<INSERT PLAN SHEET NUMBER OR INDICATE N/A>** FOR SITE SPECIFIC CONSTRUCTION SITE SECURITY PLAN.

<INSERT LOCATION MAP>

ACOUSTICAL REPORT: <INDICATE N/A IF NOT APPLICABLE>

REPORT NO .: PREPARED BY:

BUILDING FEATURES RECOMMENDATIONS: < SPECIFY RECOMMENDATIONS AND DETAILS IF APPLICABLE>

DEFERRED SUBMITTALS

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY THE CITY SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH THE CITY. <INSERT COMPREHENSIVE LIST OF DEFERRED SUBMITTALS USING SEPARATE</p>

FOR EXAMPLE: ? STEEL STAIRS

LINE PER ITEM

WOOD TRUSSES **CURTAIN WALL SYSTEMS**

PUBLIC SAFETY RADIO SYSTEMS COVERAGE DETERMINATION (SEE NOTES ON NEXT

SHEET INDEX:

SEE SHEET **<INSERT SHEET NUMBER>** FOR SHEET INDEX.

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT:

BE ADVISED, SOUTH COAST AIR QUALITY MANAGEMENT (SCAQMD) RULE 1403 GOVERNS WORK PRACTICE REQUIREMENTS FOR ASBESTOS IN ALL RENOVATION AND DEMOLITION ACTIVITIES. PLEASE REFER TO RULE 1403 (http://www.agmd.gov/docs/default-source/rule-book/reg-xiv/rule-1403.pdf) FOR ALL CURRENT REQUIREMENTS.

CALIFORNIA HEALTH AND SAFETY CODE 19827.5 REQUIRES THAT EVIDENCE OF DEMOLITION NOTIFICATION SUBMITTED TO THE SOUTH COAST AQMD BE PROVIDED TO CITY OF IRVINE BUILDING AND SAFETY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT INCLUDING DEMOLITION WORK.

PLAN CHECK:

SHEET

OF

