

# THE CITY OF IRVINE



## **RESIDENTIAL ADDITION/ALTERATION PLANS**

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

(VERSION 2019.3 EFFECTIVE NOVEMBER 2019)

#### **CALIFORNIA GREEN BUILDING STANDARDS CODE**

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL RESIDENTIAL ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. SEE SHEET <INSERT SHEET NUMBER OR N/A> FOR APPLICABLE GREEN BUILDING STANDARDS NOTES AND REQUIREMENTS.

#### PRE-CONSTRUCTION MEETING REQUIREMENT

CONSTRUCTION PROJECTS INVOLVING ADDITIONS TO RESIDENTIAL STRUCTURES OVER 500 SQ.FT. SHALL NOT COMMENCE UNTIL PRE-CONSTRUCTION MEETING HAS BEEN HELD. THESE MEETINGS, WHILE NOT REQUIRED BY CITY CODE FOR RESIDENTIAL IMPROVEMENTS ARE BENEFICIAL FOR THIS TYPE OF RESIDENTIAL ADDITIONS. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT MI **RESIDENTIAL INSPECTIONS SUPERVISOR AT (949)724-6530** 

#### **KITCHEN REMODEL GENERAL NOTES**

THE MAXIMUM FLOW RATE STANDARD FOR NEW SINK FAUCETS SHALL BE 1.8 GPM AT 60 PSI. IN COMPLIANCE WITH THE CALIFORNIA

ALL NEW OR ALTERED LIGHTING SHALL COMPLY WITH CURRENT MANDATORY FEATURES PER CALIFORNIA ENERGY CODE (CEC)

ALL NEW AND ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A. RECESSED DOWN-LIGHT LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE PROVIDED WITH ZERO RECESS INSULATION

CONTACT (IC) LISTED BY UNDERWRITERS LABORATORY (UL) OR EQUIVALENT AND AIR TIGHT (AC) LABEL FIXTURES. LED LUMINAIRES SHALL BE INSTALLED IN LED FIXTURES RATED FOR THE SPECIFIC WATTAGE.

LIGHTING FROM ADJACENT KITCHEN AREA SUCH US DINING AND NOOK AREAS SHALL HAVE SEPARATE CONTROLS IF NOT PART OF

#### **KITCHEN ELECTRICAL OUTLETS**

ALL ELECTRICAL OUTLETS INSTALL TO SERVE THE COUNTERTOP SURFACE IN A KITCHEN SHALL HAVE GROUND-FAULT

ALL WALLS COUNTER TOP SPACES WIDER THAN 12 INCHES SHALL HAVE A RECEPTACLE OUTLET. OUTLET SHALL BE INSTALLED SUCH THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES MEASURE HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE PER 2016 CALIFORNIA ELECTRICAL CODE (CEC) SECTION 210.52(C)(1).

AT LEAST ONE GFCI PROTECTED RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP WITH A LONG DIMENSION OF 2 FEET OR GRATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER PER CEC SECTION 210.52(C)(2). 4. AT LEAST ONE GFCI PROTECTED RECEPTACLE OUTLET IS TO BE INSTALLED AT EACH PENINSULAR COUNTERTOP WITH A LONG DIMENSION OF 3 FEET OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER PER CEC 210.52(C)(3). RECEPTACLE OUTLETS SHALL BE LOCATED ON OR ABOVE, BUT NO MORE THAN 20 INCHES ABOVE THE COUNTER TOP PER CEC

6. PROVIDE A MINIMUM OF TWO 20 AMPS SMALL APPLIANCE BRANCH CIRCUITS FOR RECEPTACLES IN THE KITCHEN PER CEC

#### **BATHROOM REMODEL GENERAL NOTES**

THE MAXIMUM FLOW RATE STANDARDS FOR NEW PLUMBING FIXTURES SET BY THE CALIFORNIA PLUMBING CODE (CPC 401.3) ARE AS

1.28 GALLONS PER FLUSH (SEE NOTE 2)

2.0 GPM @ 80 PSI (SEE NOTE 1) LAVATORY FAUCETS 1.2 GPM @ 60 PSI

(1) WHEN SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME. 2) THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINE AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO

REDUCED FLUSHES AN DONE FULL FLUSH. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS, AND SHOWER COMPARTMENTS SHALL

BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 72 INCHES ABOVE THE FLOOR. (CRC R307) ALL GLAZING LESS THAN 60 INCHES ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING TYPE. (CRC R308.4.5) SHOWERS SHALL HAVE A WASTE OUTLET AND FIXTURE TAILPIECE (P-TRAP) NOT LESS THAN 2 INCHES IN DIAMETER. (CPC 408.4)

SHOWER COMPARTMENTS, REGARDLESS OF THE SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. (CPC 408.6) SHOWER THRESHOLD (WHERE PROVIDED) SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCHES DOOR.

SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.5) BATHROOM BRANCH CIRCUITS: AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER EQUIPMENT, SUCH US LIGHTING, EXHAUST FANS) WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY (CEC 210.11(3)). 8. BATHROOM ELECTRICAL OUTLETS: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUSIDE EDGE OF EACH BASIN. THE RECEPTABLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR

THAN 12 INCHES BELOW THE TOP OF THE BASIN (CEC 210.52 (D)). 9. LUMINAIRE LOCATION: NO PARTS OF CORD-CONNECTED LUMINAIRES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINAIRES, LIGHTING TRACT, PENDANTS, OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD UNLESS SUCH LUMINAIRES ARE LISTED FOR DAMP LOCATIONS, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY (CEC 410.10(D)).

PRIVATE BATHROOMS WITH A BATHTUB OR SHOWER SHALL BE PROVIDED WITH EXHAUST FAN WITH A MINIMUM CAPACITY OF 20 CFM CONTINUOUS OR 50 CFM INTERMITTENT (CMC TABLE 403.7). LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CAN NOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMPHOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL

12. ALL NEW LUMINAIRES INSTALLED IN A BATHROOM SHALL BE HIGH EFFICACY AS REQUIRED PER CALIFORNIA ENERGY CODE (CEC) 150(k)1.A. LUMINAIRES SHALL BE SWITCH WITH A READILY ACCESSIBLE CONTROL THAT PERMIT THE LUMINAIRE TO BE MANUALLY SWITCHED

13. IN BATHROOMS, AT LEAST ONE LUMINAIRE INSTALLED SHALL BE CONTROLLED BY A VACANCY SENSOR (CEC 150(k)1.J). NO CONTROLS SHALL BYPASS THE VACANCY SENSOR FUNCTION (CEC 150(k)1.E). 14. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM, UNLESS, THE LIGHTING CAN BE SWITCHED OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.

15. WATER CLOSETS AND BIDETS SHALL BE INSTALLED A MINIMUM OF 15 INCHES FROM ANY WALL OR OBSTRUCTION MEASURED TO THE CENTERLINE OF THE FIXTURE, AND 30 INCHES TO A SIMILAR FIXTURE MEASURED CENTERLINE TO CENTERLINE. THE CLEAR FLOOR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. (CPC 402.5)

#### 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).

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 (NEPA 54:10.32.1 933.1.2 UNLISTED UNITS: UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. (NFPA 54:10.32.2)

#### DOOR /WINDOW REPLACEMENT

RELACEMENTS OF DOORS AND WINDOWS HAVING THE SAME DIMENSIONS OF THOSE BEING REPLACED SHALL MEET REQUIREMENTS FOR WEATHER PROOFING, SECURITY AND ENERGY EFFICIENCY REPLACEMENT OF EXTERIOR DOORS AND WINDOWS SHALL BE IN COMPLIANCE WITH SECURITY REQUIREMENTS DESCRIBED IN CITY OF IRVINE MUNICIPAL CODE SECTIONS 5-9-511 THRU 5-9-516 CALIFORNIA ENERGY CODE (CEC) SECTION 150.2(b)1.B REQUIRES DOORS/WINDOWS TO MEET U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) IN PRESCRIPTIVE STANDARDS. PER TABLE 150.1A CLIMATE ZONE 8 REQUIREMENTS ARE AS FOLLOW.

- MAXIMUM U-FACTOR MAXIMUM SHGC = 0.25
- MAXIMUM TOTAL AREA = 20%
- MAXIMUM WEST FACING AREA = 5%

### SPACE CONDITIONING SYSTEM CHANGE OUT

COIL OR FURNACE HEAT EXCHANGER REPLACEMENT, REFER TO IB 310. ENTIRELY NEW OR COMPLETE REPLACEMENT OF SPACE-CONDITIONING SYSTEM SHALL BE PROVIDED WITH THE FOLLOWING: ALL NEW EQUIPMENT SHALL BE CERTIFIED WITH THE CALIFORNIA ENERGY COMISSION.

- A/C EFFICIENCY:CENTRAL, SINGLE PHASE AIR CONDITIONERS AND AIR SOURCE HEAT PUMPS SHALL HAVE A MINIMUM SEASONAL ENERGY EFFICIENCY RATIO (SEER) OF 14. GAS-FIRED FURNACE EFFICIENCY SHALL BE AN ANNUAL FUEL UTILIZATION (AFUE) OF 78% FOR UNITS HAVING CAPACITY LESS THAN 225,000 BTU/H AND AN 80% FOR UNITS HAVING CAPACITY EQUAL OR GREATER THAN 225,000 BTU/H. SETBACK CAPABILITY THERMOSTAT THAT ALLOWS THE BUILDING OCCUPANT TO PROGRAM THE TEMPERATURE SET-POINTS FOR AT
- LEAST FOUR PERIODS WITHIN 24 HOURS. ALL DUCTS LOCATED IN UNCONDITIONED SPACE SHALL BE PROVIDED WITH DUCT INSULATION R-6. HOSE INSULATION: FOR SPLIT SYSTEM AIR CONDITIONERS THE SUCTION LINE ONLY REQUIRES INSULATION HAVING A THICKNESS OF 0.5 INCHES FOR LINES HAVING A DIAMETER LESS THAN 1.5 INCHES AND A THICKNESS OF 1 INCH FOR LINES HAVING A DIAMETER OF 1.50
- INCHES OR MORE, INSULATION MUST BE SUITABLE FOR OUTDOOR USE AND BE PROTECTED AGAINST DAMAGE FROM SUNLIGHT. MOISTURE, EQUIPMENT MAINTENANCE AND WIND. SEALING OF ALL DUCTS PART OF THE AIR DISTRIBUTION AND LEAKING TESTING. NOTE THAT IN RESIDENTIAL DUCT SYSTEM LEAKAGE TO OUSTIDE SHALL NOT EXCEED 5% OF THE NOMINAL SYSTEM AIRFLOW.

REFER TO IB 310 FOR TESTING AND INSPECTION REQUIREMENTS.

#### MECHANICAL VENTS AND EXHAUST TERMINATIONS AT ZERO LOT LINES AND YARD EASEMENTS

TERMINATIONS AT SUCH EASEMENTS.

### SMOKE ALARM AND CARBON MONOXIDE ALARM REQUIREMENTS

WHERE ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING BUILDING PERMIT OCCUR. OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (CRC R314)

FUEL-FIRE APPLIANCE OR FIREPLACE, OR THAT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT. (CRC R315)

#### POOL AND SPA NOTES

FOR GENERAL NOTES FOR SWIMMING POOLS AND SPAS, REFER TO CITY OF IRVINE FORM 40-56 (REV 03/15).

#### STORMWATER 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 MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES. FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND. THE SITE BY THE FORCES OF WIND AND WATER FLOW.

CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. 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. BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.

RAINWATER AND DISPERSAL BY WIND. 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.

#### SHEET INDEX

SEE SHEET <INSERT SHEET ON WHICH SHEET INDEX IS FOUND> FOR SHEET INDEX

#### **OUTDOOR DECORATIVE APPLIANCES**

- WITH THE MANUFACTURER'S INSTALLATION AND CLARANCES TO COMBUSTIBLE MATERIALS OR NOT LESS THAN 36 INCHES FROM THE SIDES.

## APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMI

- 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

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- FOR REQUIREMENTS FOR ALTERATIONS MADE TO RESIDENTIAL SPLIT SYSTEM AIR CONDITIONER CONDENSING UNIT, HEATING OR COOLING

- REFER TO CITY OF IRVINE INFORMATIONAL BULLETIN NO. 325 THAT PROHIBITS MECHANICAL APPLIANCES AND THEIR VENTS AND EXHAUSTS
- FOR EXISTING BUILDINGS AND NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS CONTAINING A
- IRVINE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE
- COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT
- AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE

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CALIFORNIA BUILDING CODE CALIFORNIA RESIDENTIAL CODE CALIFORNIA GREEN BUILDING STANDAF CALIFORNIA MECHANICAL CODE CALIFORNIA ELECTRICAL CODE CALIFORNIA PLUMBING CODE CALIFORNIA BUILDING ENERGY EFFICIE SOUTH COAST AIR QUALIT	<pre></pre> <indicate code="" year=""> <indicate code="" year=""> RDS CODE <indicate code="" year=""> <indicate code="" year=""> <indicate code="" year=""> <indicate code="" year=""> <indicate code="" year=""></indicate></indicate></indicate></indicate></indicate></indicate></indicate>	DESIGNED: 7	UKAWN: 5	CHECKED: 4	3		SCALE: NO
CALIFORNIA HEALTH AND SAFETY CODE COAST AQMD BE PROVIDED TO CITY OF DEMOLITION WORK. EPA REGULATIONS REQUIRE THAT ANY RESIDENCE OR CHILD-CARE FACILITY M NOTE: PLAN REVIEW IS LIMITED TO AR	ie-book/reg-vit/rule-1403.pdf) FOR ALL CURRENT REQUIREMENTS. I 19827.5 REQUIRES THAT EVIDENCE OF DEMOLITION NOTIFICATION SUBMITTED TO THE SOUTH I RVINE BUILDING AND SAFETY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT INCLUDING <b>CENTRATOR OR MAINTENANCE STAFF WHO DISTURBS LEAD-BASED PAINT IN A PRE-1978</b> IUST BE LEAD-SAFE CERTIFIED AND TRAINED IN LEAD-SAFE WORK PRACTICES. CHITECTURAL, STRUCTURAL AND ENERGY REQUIREMENTS. IT IS RESPONSIBILITY OF THE DESIGNER PLUMBING, MECHANICAL AND ELECTRICAL FIXTURES AND APPLIANCES ARE INSTALLED PER CODE 1000000000000000000000000000000000000	PLANS PREPARED BY:			SOILS ENGINEER:		ARCHITECT: LICENSE NO. EXP. DATE REPORT # DATE
						CITY OF RVINE	COMMUNITY DEVELOPMENT DEPARTMENT
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