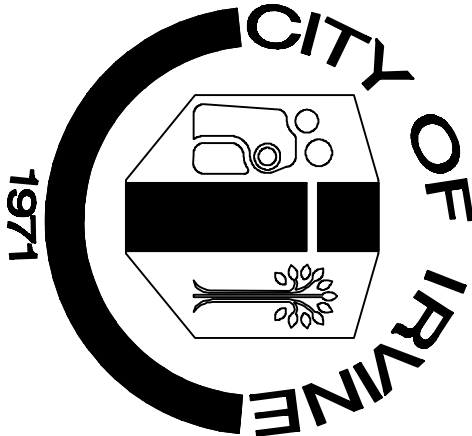


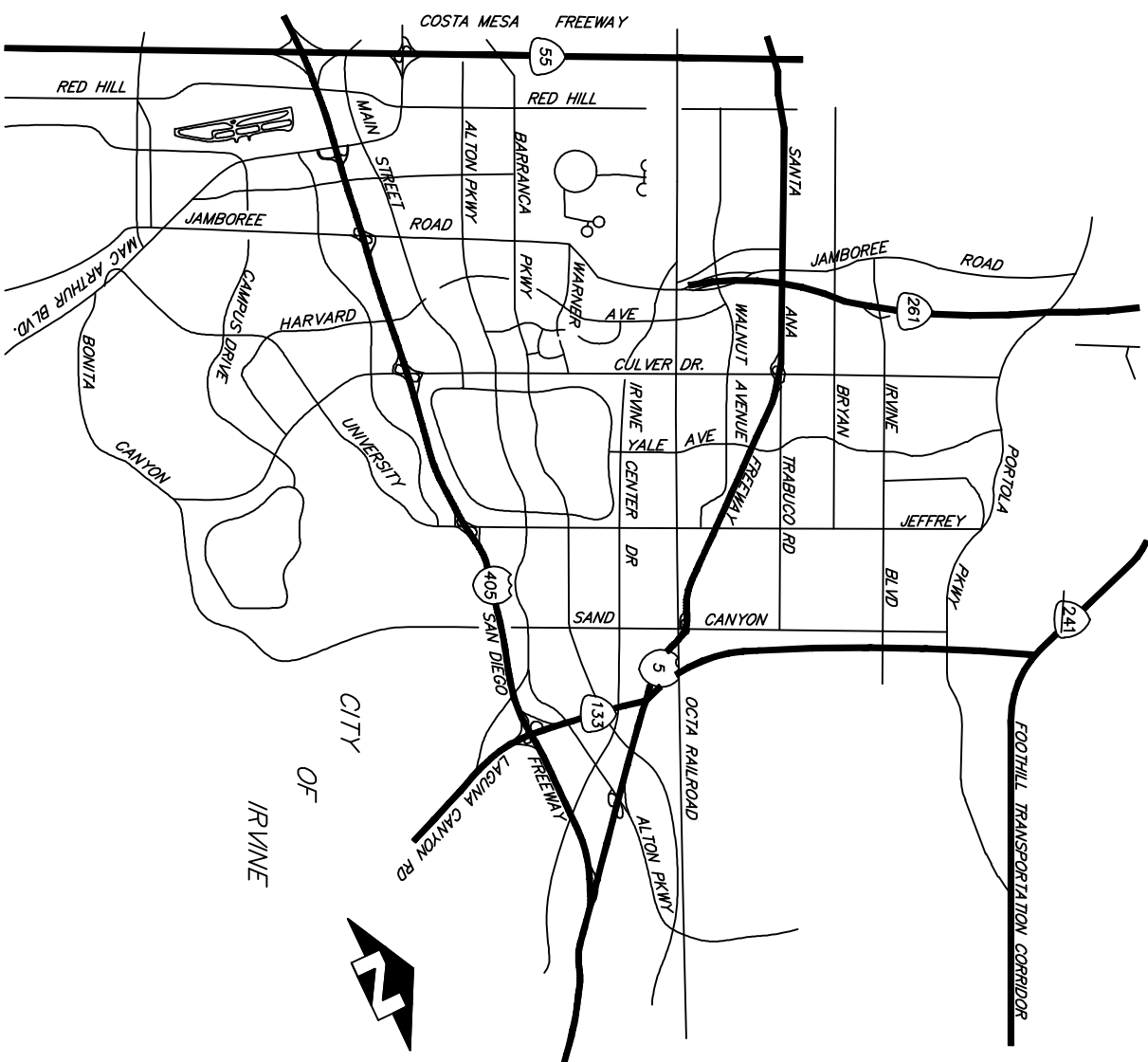
THE CITY OF IRVINE



BUILDING PLANS

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

VICINITY MAP



LOCATION MAP

<INSERT LOCATION MAP>

PROJECT INFORMATION REQUIREMENTS

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

PROJECT DESCRIPTION

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

SPECIAL CONDITIONS OF LAND USE APPROVAL

<INSERT TYPE 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 AREA(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>

<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 FLOOR AREA>

NUMBER OF STORES: <INSERT NUMBER OF STORES>

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>

FIRE BARRIER WALLS: <INSERT YES OR NO, IF YES DEFINE RATING>

FIRE WALL: <INSERT YES OR NO, IF YES DEFINE RATING AND SEPARATED OCCUPANCIES>

HORIZONTAL ASSEMBLIES: <INSERT YES OR NO, IF YES DEFINE RATING>

SPRINKLERS: <INSERT YES OR NO, IF YES DEFINE TYPE AND REASON PER THE NOTES BELOW AND THE APPROPRIATE LISTED RELATION>

AN -SELECT APPROPRIATE TYPE NFPA 13, 130, 138> 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 VAIED 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

ALLOW HEIGHT AND AREA ANALYSIS PER CBC SECTION 504:

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

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

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

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

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

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL NEW LOW-RISE RESIDENTIAL BUILDINGS (FOUR STORES AND LESS 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.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

THIS PROJECT IS SUBJECT TO BOTH SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION PER CALIFORNIA BUILDING CODE (CBC) CHAPTER 17 AND SHALL FOLLOW THE REQUIREMENTS AS DEFINED IN CITY OF IRVINE INFORMATION BULLETINS NO. 278 AND 281.

SEE SHEET <INSERT PLAN SHEET NUMBER> FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL INSPECTION PROGRAM FORM.

SEE SHEET <INSERT PLAN SHEET NUMBER> FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL OBSERVATION PROGRAM FORM.

CITY OF IRVINE MUNICIPAL CODE

[NOTE: COMPLETE INC. TEXT IS AVAILABLE ON THE INTERNET AT WWW.MUNICODE.COM] THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE IRVINE MUNICIPAL CODE PROVISIONS INCLUDING BUT NOT LIMITED TO:

CONSTRUCTION WORK HOURS [INC SECT. 6-8-205]

MON-FRI 7 AM TO 7 PM  
SAT 9 AM TO 6 PM  
NO WORK ON SUNDAYS OR FEDERAL HOLIDAYS

SECURITY DESIGN STANDARDS [INC SECT. 5-9-520 AND 5-9-528]  
SEE SHEET <INSERT PLAN SHEET NUMBER> FOR APPLICABLE COMPLETED SECURITY CODE PROVISIONS.

ROOFING [INC 5-9-401 I. & 5-9-402 E.]

ROOF COVERING CLASSIFICATION SHALL MEET MINIMUM CLASS A.

ATTIC AND UNDERFLOOR VENT COVERS [INC 5-9-401 H. & 5-9-402 D.]

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. (CBC 706A.2) SEE DETAIL  
<INSERT DETAIL REFERENCE AND PLAN SHEET OR INDICATE N/A>

OFF-SITE FABRICATION

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.

PRE-CONSTRUCTION MEETING REQUIREMENT

ALL CONSTRUCTION PROJECTS INVOLVING NEW STRUCTURES AND THOSE INVOLVING ADDITIONS TO NON-RESIDENTIAL STRUCTURES SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION MEETING HAS BEEN HELD. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT EITHER ROGER CARTON, NON-RESIDENTIAL INSPECTIONS SUPERVISOR AT (949)724-6331 OR RESIDENTIAL INSPECTION SUPERVISOR GINA MAURO AT (949)724-6546

CONSTRUCTION SITE SECURITY REQUIREMENTS [INC. SECT 5-9-521]

GENERAL REQUIREMENTS MUNICIPAL CODE SECTIONS 5-9-521.B

FOR THE GENERAL REQUIREMENTS CHECKLIST FOR CONSTRUCTION SITE SECURITY PER THE CITY OF IRVINE CONSTRUCTION SITE SECURITY ORDINANCE, SEE <INSERT PLAN SHEET NUMBER>

FOR RESIDENTIAL PROJECTS WITH 25 DWELLING UNITS OR MORE OR NON-RESIDENTIAL PROJECTS WITH 50,000 SQUARE FEET OR MORE, A SECURITY PLAN IS ALSO REQUIRED IN ADDITION TO THESE GENERAL REQUIREMENTS. (MUNICIPAL CODE SECTION 5-9-521.C) A SEPARATE GUIDELINE IS AVAILABLE OUTLINING SECURITY PLAN REQUIREMENTS.

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

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 LINE PER ITEM FOR EXAMPLE:

- ? STEEL STAIRS
- ? WOOD TRUSSES
- ? CURTAIN WALL SYSTEMS
- ? PUBLIC SAFETY RADIO SYSTEMS COVERAGE DETERMINATION (SEE NOTES ON NEXT SHEETS)

SHEET INDEX:

SEE SHEET <INSERT SHEET NUMBER> FOR SHEET INDEX.

PLANS PREPARED BY:

ARCHITECT: LICENSE NO. EXP. DATE

DEVELOPER:

SOILS ENGINEER:

REPORT # DATE

DESIGNED:

DRAWN:

CHECKED:

DATE:

SCALE:

7  
6  
5  
4  
3  
2  
1  
NO. DATE

REVISIONS

CITY OF IRVINE  
COMMUNITY DEVELOPMENT DEPARTMENT