



VICINITY MAP

THE CITY OF IRVINE

BUILDING PLANS



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

(VERSION 2025.0 APPLICABLE ON JANUARY 2026)

◀ INSERT LOCATION MAP ▶

LOCATION MAP

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 CONSISTS OF 10 TWO STORY OFFICE BUILDINGS>

SPECIAL CONDITIONS OF LAND USE APPROVAL
SPECIAL CONDITIONS RELATING TO THIS PROJECT ARE ESTABLISHED IN <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>

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 OFCA APPROVED FIRE SPRINKLER PLANS TO VERIFY SIZING REQUIREMENTS.

ALLOW HEIGHT AND AREA ANALYSIS PER CBC SECTION 503:
<INSERT COMPLETE ANALYSIS, LISTING ALL ACTUAL AND ALLOWABLE HEIGHTS, STORIES, AND FLOOR AREAS, INCLUDING EXPLANATION FOR ALL INCREASES>

PARKING SUMMARY

REQUIRED PARKING <INSERT NUMBER OF SPACES REQUIRED> SPACES

TOTAL PARKING PROVIDED <INSERT NUMBER OF SPACES PROVIDED> SPACES

ACCESSIBLE PARKING

TOTAL REQUIRED <INSERT NUMBER OF SPACES REQUIRED> SPACES

TOTAL PROVIDED <INSERT NUMBER OF SPACES PROVIDED> SPACES

ELECTRIC VEHICLE (EV) PARKING

TOTAL REQUIRED:

EV READY (RESIDENTIAL) <INSERT NUMBER OF SPACES PROVIDED> SPACES

EV CAPABLE (NON-RESIDENTIAL) <INSERT NUMBER OF SPACES PROVIDED> SPACES

EV CHARGERS (EVCS) <INSERT NUMBER OF SPACES PROVIDED> SPACES

ACCESSIBLE EVCS SPACES: <INSERT NUMBER OF SPACES PROVIDED> SPACES

BICYCLE PARKING

SHORT-TERM <INSERT TOTAL NUMBER>

LONG-TERM <INSERT TOTAL NUMBER>

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS)

CALIFORNIA BUILDING CODE
CALIFORNIA RESIDENTIAL CODE
CALIFORNIA GREEN BUILDING STANDARDS CODE
CALIFORNIA MECHANICAL CODE
CALIFORNIA ELECTRICAL CODE
CALIFORNIA PLUMBING CODE
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
CALIFORNIA FIRE CODE

<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), RESIDENTIAL PARKING FACILITIES, 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 ENERGY CODE

PROVISIONS OF THE CALIFORNIA ENERGY CODE (CEC) APPLY TO THIS PROJECT. SEE SHEET <INSERT SHEET NUMBER> FOR COMPLETE COMPLIANCE DOCUMENTATION.

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

INSTALLATION OF ON-SITE RENEWABLE ENERGY GENERATION IN THE FORM OF PHOTOVOLTAIC (PV) SYSTEMS AND ENERGY STORAGE SYSTEMS ARE PROVIDED IN ACCORDANCE WITH SECTION 140.10 OR 150.1(c)14, OR 170.2(f/g/h). SEE SHEET(S) <INSERT PLAN SHEET NUMBER> FOR SOLAR ROOFING, PV, AND BATTERY SYSTEM CONSTRUCTION PLANS.

SOLAR READY (ALL OCCUPANCIES) MANDATORY SOLAR READY REQUIREMENTS OF SECTION 10.10:

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> 1) THE BUILDING ROOF AND/OR OVERHANG; 2) THE ROOF AND/OR OVERHANG OF <SPECIFY BUILDING OR STRUCTURE> LOCATED WITHIN 250 FEET OF THE BUILDING; OR 3) THE COVERED PARKING INSTALLED WITH THE BUILDING PROJECT AND WITH A TOTAL AREA OF <INSERT SQUARE FOOTAGE> NOT LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA 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>

SOLAR ZONE ORIENTATION:

<INDICATE SOLAR ZONE ORIENTATION FROM TRUE NORTH ON SITE PLAN FOR BUILDINGS 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 NUMBER>.

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

MAIN ELECTRICAL SERVICE PANEL (SINGLE-FAMILY RESIDENCES ONLY)

THE MAIN ELECTRICAL SERVICE PANEL SHALL:

- HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
- HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION, POSITIONED AT THE OPPOSITE END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION, AND MARKED AS "FOR FUTURE SOLAR ELECTRIC."

ENERGY STORAGE SYSTEM READY (SINGLE FAMILY PROJECTS)

COMPLIANCE IS ACHIEVED IN ACCORDANCE WITH CEC SECTION 150.0 (s). SEE SHEET(S) <INSERT PLAN SHEET NUMBER> FOR REQUIRED INFORMATION.

ELECTRIC READY (SINGLE FAMILY/MULTIFAMILY PROJECTS)

COMPLIANCE IS ACHIEVED IN ACCORDANCE WITH THE REQUIREMENTS PER CEC SECTION 150.0 (t), 150.0 (u), 150.0 (v) OR CEC SECTION 160.9. SEE SHEET(S) <INSERT PLAN SHEET(S) NUMBER> FOR REQUIRED INFORMATION.

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 251.

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 IMC 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 [IMC 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 [IMC SECT. 5-9-501 THROUGH 5-9-520]
SEE SHEET <INSERT PLAN SHEET NUMBER> FOR APPLICABLE COMPLETED SECURITY CODE PROVISIONS.

ROOFING [IMC 5-9-401 D. & 5-9-402 K.]

ROOF COVERING CLASSIFICATION SHALL MEET MINIMUM CLASS A.

ATTIC AND UNDERFLOOR VENT COVERS [IMC 5-9-401 C. & 5-9-402 I.]

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

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.

FIRE RESISTIVE CONSTRUCTION

THE DESIGN, CONSTRUCTION AND INSPECTION OF FIRE RESISTIVE CONSTRUCTION (TYPE VA, TYPE IIIA AND B, TYPE IIA, TYPE IA AND B) SHALL CONFORM TO CITY OF IRVINE INFORMATION BULLETIN NO. 323 SEE BULLETIN FOR DETAILS.

PRE-CONSTRUCTION MEETING REQUIREMENT [IMC 5-9-209A]

ALL CONSTRUCTION PROJECTS INVOLVING NEW STRUCTURES AND THOSE INVOLVING ADDITIONS TO NON-RESIDENTIAL STRUCTURES OR TENANT IMPROVEMENTS EXCEEDING 5,000 SQUARE FEET OR INVOLVING A NEW RESTAURANT ESTABLISHMENT SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION MEETING HAS BEEN HELD. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT THE NON-RESIDENTIAL INSPECTION TEAM AT (949)724-6136 OR RESIDENTIAL INSPECTION TEAM AT (949)724-6548.

CONSTRUCTION SITE SECURITY REQUIREMENTS [IMC 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.

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

REPORT NO.:

PREPARED BY:

DATE:

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 LINE PER ITEM>

FOR EXAMPLE:

? STEEL STAIRS

? WOOD TRUSSES

? CURTAIN WALL SYSTEMS

? PUBLIC SAFETY RADIO SYSTEMS COVERAGE DETERMINATION (SEE NOTES ON NEXT SHEETS)

RELATED CASES:

<INSERT RELATED CASE NUMBERS>

SHEET INDEX:

SEE SHEET <INSERT SHEET NUMBER> FOR SHEET INDEX.

PLANS PREPARED BY:	DEVELOPER	SITE ENGINEER	REPORT #
PLANS EXP. DATE:	DATE	DATE	DATE
ARCHITECT:	PERMIT #	PERMIT #	PERMIT #
PLAN CHECK:	1	2	3
PERMIT:	1	2	3
SHEET 1	1	2	3
OF	1	2	3

CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT