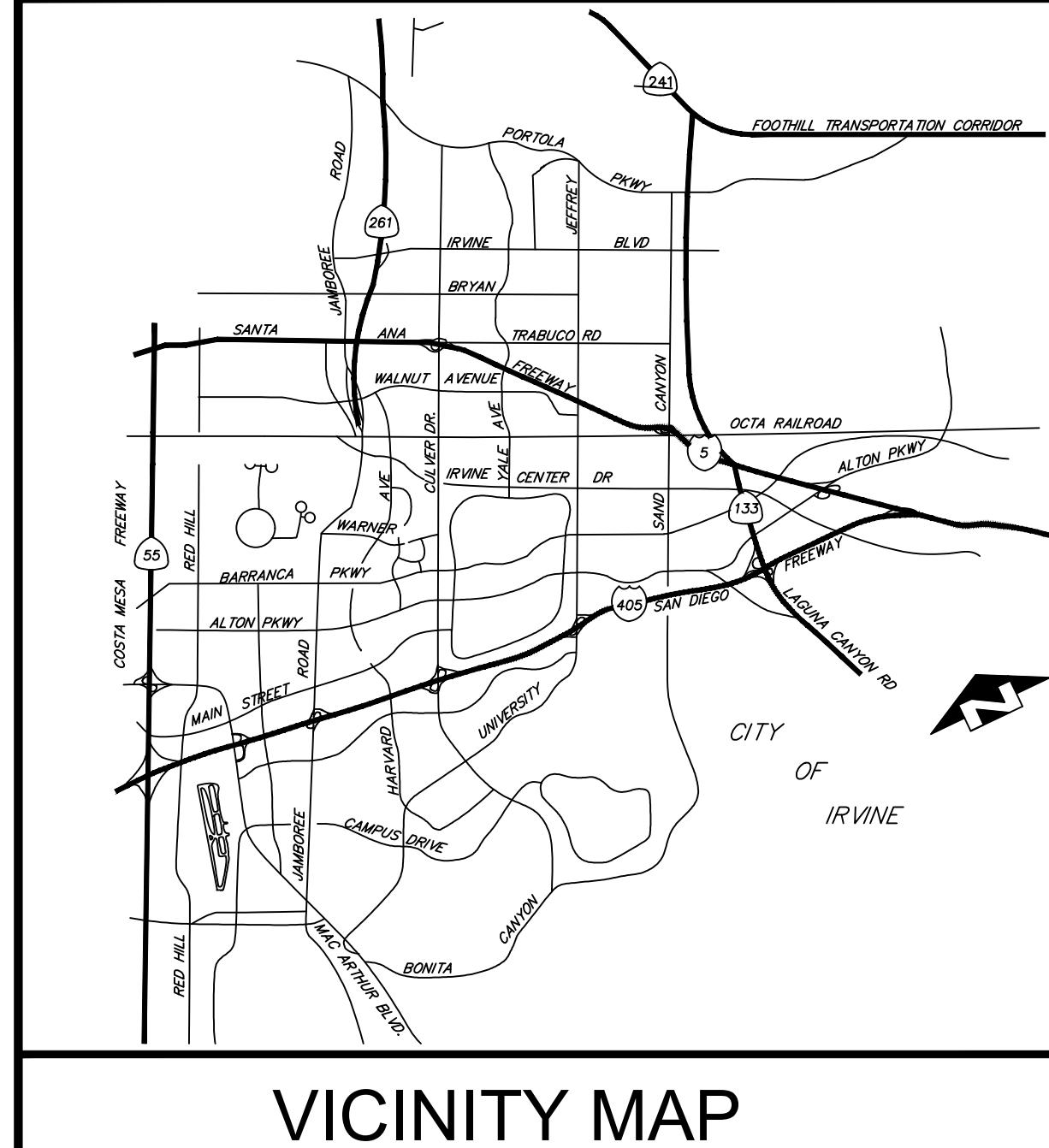




THE CITY OF IRVINE

BUILDING PLANS



VICINITY MAP

PROJECT INFORMATION

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

PROJECT DESCRIPTION: <INSERT BRIEF DESCRIPTION OF PROJECT INCLUDING TOTAL FLOOR AREA OF WORK>
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/OCCUPANCY/FLOOR AREA: <TABULATE USE, OCCUPANCY GROUP, AND FLOOR AREA BY STORY FOR THE PROPOSED WORK>

NUMBER OF STORIES: <INSERT NUMBER OF STORIES>
MEZZANINES: <INSERT DESCRIPTION OF MEZZANINES AND STORIES IN WHICH THEY OCCUR. IF NONE, INDICATE "N/A.">

TYPE OF CONSTRUCTION: <INSERT BUILDING CONSTRUCTION TYPE>

FIRE RESISTANCE RATED ASSEMBLIES CONSTRUCTED OR ALTERED IN SCOPE OF WORK:

EXTERIOR WALLS: <INSERT YES OR NO. IF YES, DEFINE RATING>

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

FIRE BARRIERS: <INSERT YES OR NO. IF YES, DEFINE RATING>

FIRE PARTITIONS: <INSERT YES OR NO. IF YES, DEFINE RATING>

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

SEE SHEET <INSERT SHEET NUMBER> FOR FIRE-RESISTANCE RATED ASSEMBLY LEGEND, PROVIDING UNIQUE SYMBOLS FOR EACH RATED ASSEMBLY TYPE/RATING AND CALL-OUTS TO CONSTRUCTION DETAILS DEMONSTRATING COMPLIANCE WITH ASSEMBLY LISTINGS.

AUTOMATIC FIRE SPRINKLERS: <INSERT YES OR NO. IF YES, DEFINE TYPE AND SELECT THE APPROPRIATE REASON BELOW>

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

ALLOWABLE HEIGHT/AREA ANALYSIS (CBC CHAPTER 5):
<INSERT COMPLETE ANALYSIS, LISTING ALL ACTUAL AND ALLOWABLE HEIGHTS, STORIES, AND FLOOR AREAS, INCLUDING EXPLANATION FOR ALL INCREASES>

PARKING SUMMARY:

REQUIRED PARKING: <INSERT TOTAL REQUIRED PARKING STALLS>

TOTAL PARKING PROVIDED: <INSERT TOTAL PROVIDED PARKING STALLS>

VAN ACCESSIBLE PARKING PROVIDED: <INSERT TOTAL VAN-ACCESSIBLE PARKING>

STANDARD ACCESSIBLE PARKING PROVIDED: <INSERT TOTAL STD. ACCESSIBLE PARKING>

EV CAPABLE: <INSERT TOTAL NUMBER OR INDICATE N/A>

EVCS: <INSERT TOTAL NUMBER OR INDICATE N/A>

EVCS (W/ ACCESSIBLE FEATURES): <INSERT TOTAL NUMBER OR INDICATE N/A>

BICYCLE PARKING REQUIRED BASED ON TENANT OCCUPANTS OR VISITORS: <INSERT TOTAL NUMBER OR INDICATE N/A>

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS):

CALIFORNIA BUILDING CODE <INSERT APPLICABLE CODE YEAR>

CALIFORNIA ELECTRIC CODE <INSERT APPLICABLE CODE YEAR>

CALIFORNIA MECHANICAL CODE <INSERT APPLICABLE CODE YEAR>

CALIFORNIA PLUMBING CODE <INSERT APPLICABLE CODE YEAR>

CALIFORNIA ENERGY EFFICIENCY CODE <INSERT APPLICABLE CODE YEAR>

CALIFORNIA GREEN BUILDING STANDARDS CODE <INSERT APPLICABLE CODE YEAR>

CALIFORNIA FIRE CODE <INSERT APPLICABLE CODE YEAR>

WATER CONSERVING PLMB. FIXTURE VERIFICATION/RETROFIT

BUILDINGS FOR WHICH AN INITIAL FINAL INSPECTION WAS RECEIVED ON OR BEFORE JANUARY 1, 1994 SHALL COMPLY WITH THE CITY OF IRVINE'S INFORMATION BULLETIN # 321. WAS THE INITIAL FINAL INSPECTION ON THE PROPERTY UNDERGOING THE PROPOSED TENANT IMPROVEMENT RECEIVED PRIOR TO JANUARY 1, 1994: <INSERT YES OR NO>

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL NEWLY CONSTRUCTED BUILDINGS, NEW LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS, AND ALL NON-RESIDENTIAL TENANT IMPROVEMENT WITH VALUATION EQUAL OR GREATER THAN \$200,000 AND ADDITIONS EQUAL OR GREATER THAN 1,000 SQUARE FEET.

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 BULLETIN 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. 5-9-517, 5-9-522 AND 5-9-528)

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

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

(VERSION 2025.0 EFFECTIVE JANUARY 2026)

<INSERT LOCATION MAP>

LOCATION MAP

SHOPPING CART COMPLIANCE

THIS PROJECT IS FOR A RETAIL ESTABLISHMENT THAT CURRENTLY COMPLIES WITH THE SHOPPING CART CONTAINMENT OR RETRIEVAL PROVISIONS IN IRVINE MUNICIPAL CODE SECTIONS 4-11-701 THROUGH 4-11-709 UNDER A PLAN APPROVED ON: (APPROVAL DATE)

EPA RENOVATION, REPAIR, AND PAINTING (RRP) RULE:

EPA REGULATIONS REQUIRE THAT ANY CONTRACTOR OR MAINTENANCE STAFF WHO DISTURBS LEAD-BASED PAINT IN A PRE-1978 RESIDENCE OR CHILD-CARE FACILITY MUST BE LEAD-SAFE CERTIFIED AND TRAINED IN LEAD-SAFE WORK PRACTICES.

RECYCLING:

CONSTRUCTION WASTE MATERIAL SHALL BE RECYCLED PER APPROVED CONSTRUCTION WASTE REDUCTION COMPLIANCE REPORT.

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT ADVISORY:

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQD) RULE 1403 GOVERNS WORK PRACTICE REQUIREMENTS FOR ASBESTOS IN ALL RENOVATION AND DEMOLITION ACTIVITIES. PLEASE REFER TO RULE 1403 ([HTTP://WWW.AGMO.GOV/DOCS/DEFAULT-SOURCE/RULE-BOOK/REG-XVIRULE-1403.PDF](http://WWW.AGMO.GOV/DOCS/DEFAULT-SOURCE/RULE-BOOK/REG-XVIRULE-1403.PDF)) FOR ALL CURRENT REQUIREMENTS.

CALIFORNIA HEALTH AND SAFETY CODE 1982.5 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.

ACCESSIBILITY COMPLIANCE:

CALIFORNIA BUILDING CODE, CHAPTER 11B REQUIRES COMPLIANCE WITH ALL PATH OF TRAVEL REQUIREMENTS. IS THE PROFESSIONAL OF RECORD USING CODE EXCEPTIONS FOR COMPLIANCE <YES OR NO>

WHEN USING CODE EXCEPTIONS ONLY, REFER TO SHEET _____ FOR JUSTIFICATION.

SHEET INDEX:

SEE SHEET <INSERT SHEET NUMBER> FOR SHEET INDEX.

PLANS PREPARED BY:	DEVELOPER
SOILS ENGINEER:	REPORT #
ARCHITECT:	LICENSE NO. EXP. DATE
PERMIT #:	DATE
PLAN CHECK #:	
PERMIT #:	
SHEET T11	OF 1