



SUBMITTAL REQUIREMENTS FOR NEW TENANT IMPROVEMENT ALTERATIONS / ADDITIONS

This handout is designed for assistance in Tenant Improvement Plan Submittal to the Building & Safety Department. Omission of any of the following shall be deemed an Incomplete Submittal and will not be acceptable for plan review.

The California Model Codes currently in effect are the 2007 California Codes, based on the 2006 International Building Code (IBC), 2006 California Plumbing & Mechanical Codes (UPC, UMC), 2005 National Electrical Code (NEC), 2006 International Fire Code (IFC) and the 2005 California Energy code.

Submit four (4) complete sets of fully dimensioned, or 3/16:1 foot scale Architectural, Plumbing, Mechanical and Electrical plans. All plans shall be on a minimum 11" x 17" size bond paper

CONSTRUCTION PLANS SHALL INCLUDE BUT NOT BE LIMITED TO:

Cover sheet:

1. Vicinity map
2. Parcel number(s) and Site Address
3. Business name
4. Building data: Existing building Type of Construction, Sq. Ft. of leased area, leased area intended use/occupancy, occupant loads, Building Code data: (2007 California Model Codes as based on the 2006 IBC, 2006 UMC & UPC, 2005 NEC, 2006 IFC and the 2005 California Energy Code); fully fire sprinkler protected building, etc.
5. List any flammable/combustible materials, chemicals, toxics or hazardous materials used or stored and total quantities of each, including MSDS reports
6. Sheet index

Plot Plans:

1. North Arrow
2. Building location and tenant leased suite location and adjacent uses
3. Accesible parking / unload areas, curb ramps, exterior route of travel to the leased area entry door and at least one route to the public right-of-way

Floor Plans:

1. All wall lines to be indicated by double line
2. Fully dimensioned and to scale (3/16 inch per foot minimum)
4. Exit door locations, widths and direction of door swing
5. Wall legend. Show walls as existing or new, with references to wall construction details indicating heights, framing member size, spacing and material type, connections at top and bottom and top of wall lateral bracing method
6. Show all fixed elements of construction e.g. bathroom facilities, fixtures, cabinets, storage racks and/or shelves
7. Accessible features e.g. fixed customer service counters, including kitchen, dining or drinking bar counters, new bathroom facilities, access to new areas, features and elements

Reflected Ceiling Plans:

If the leased area consists of the existing ceiling, lighting and mechanical and no further alterations are proposed; then along with the reflected ceiling plan, simply indicate the elements as “existing and to remain”

Section Views:

Walls and roof/ceiling finishes, complete occupancy separation and fire resistive construction if required, demising walls etc. For new conditioned spaces, section views shall indicate wall heights and insulation locations for walls and roof/ceilings

Plumbing / Mechanical Plans:

1. System material types & sizes, waste/vent and potable water layouts or isometrics, plumbing fixture schedule, etc
2. HVAC (new or existing) equipment location, distribution layout, material type & sizes fire/smoke control devices and activation
3. Include a line of site detail showing new roof top equipment shielding
4. Gas line diagram, material type, sizes and load demand

Electrical Plans:

1. Interior Main Distribution single line diagram, panel schedule and load calculations, etc
2. Electrical power and lighting plans, interior fixture schedule, illuminated exit signs and emergency illumination (if applicable), or indicate as, “existing and to remain”
3. Title 24 Energy electrical requirements including multi-level switching arrangements and automatic electrical lighting shut-off system

Structural Plan / Foundation / Floor / Ceiling / Roof Plan & Details:

1. Structural design justification of the existing roof framing for new mechanical equipment exceeding 300 lbs
2. Foundation supporting elements and connections, reinforcement, slab and footing details, etc
3. Structural frame plan(s)
4. T-Bar ceiling standard details and seismic restraints

Supplemental Information:

1. Submittal to include two (2) copied sets of original shell building Title 24 Energy calculations or new 8.5" X 11" Title 24 Energy calculations or, Energy calculations as for newly constructed conditioned space
2. ENV or PERF (Envelope), MECH (Mechanical) for conditioned space as new construction or, as for an addition including, LTG (Lighting) Energy Calculations for new lighting with required forms copied to the full size plan sheets
3. Separate submittals and permits are required for signs
4. Fees are based on the City of Murrieta Adopted Fee Schedule
5. Restaurant / Food establishments must obtain Approval from the County Health Department / Food Division; and the local water / sewer purveyor for grease waste interceptors
6. All contractors / sub-contractors must show proof of State and City licenses and shall comply with Sec. 3800 of the Labor Code regarding Workers Compensation