

Tenant Improvements Plan Requirements

For Tenant Improvements the City of Temecula requires:

3 complete sets of plans
or
4 complete sets of plans (if there are any exterior changes or if a Planning Application was required)

- If any exterior changes are being made (paint colors, windows, doors, etc... a Planning Application is required prior to Building and Safety submittal).
- All plans must be drawn to scale
- A graphic scale must be included
- Fonts shall be non-decorative (Arial)
- Plans must be on substantial paper (a minimum of 11" x 17")
- Plans must be blueprinted or ink drawn and bear a seal and wet signature of a licensed professional engineer or architect licensed by the State of California
- Please read the "detailed submittal requirements"** below for a comprehensive description of minimum submittal requirements

Each project is unique and additional submittal requirements may be required

<p style="text-align: center;">Construction Requirements</p> <p>All construction requirements are based on the California Code of Regulations (CCR) Title 24:</p> <ul style="list-style-type: none"> • 2019 California Building Code (CBC) • 2019 California Mechanical Code (CMC) • 2019 California Plumbing Code (CPC) • 2019 California Electrical Code (CEC) • 2019 California Fire Code (CFC) • 2019 California Energy Code (CEC) • ADA Regulations • Specific requirements as outlined in a technical report • Temecula Adoption & Amendments – <u>Temecula Municipal Code 15.04</u> 	<p style="text-align: center;">Geographic Information</p> <ul style="list-style-type: none"> • Wind Speed- 110 MPH • Exposure- C • Seismic Zone - 4 • Rainfall - 3" Per Hour • Climate Zone – 10 <p style="text-align: center;">Exterior Lighting</p> <ul style="list-style-type: none"> • Riverside County Ordinance No. 655 <p>LED lights must be Dark Sky Compliant fixtures that are fully shielded and must have a color rendition of 3,000 Kelvin (K) or below.</p>
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1. Plot Plan: Fully dimensioned plot plans with the following information: Site address; Assessor's Parcel Number (APN); location of the suite or area of improvement; name and type of occupant on either side of proposed improvement accessible parking, an accessible route to the building entrance, an accessible route to the public right-of-way, and an accessible route to the trash enclosure. Trash enclosures shall be detailed on the plans; updated Water Quality Management Plan (WQMP) regulations may require trash enclosure upgrades

- Owner's name, phone number, e-mail, and address
- Architect's name, phone number, e-mail, and address
- Contractor's name, phone number, e-mail, and address
- Engineer's name, phone number, e-mail, and address
- Landscape Architect's name, phone number, e-mail, and address

- 2. Site Plan:** Provide a site plan showings accessible parking, accessible routes to the building entrance, accessible routes to the trash enclosure, and the public right-of-way.

NOTE: Uncovered trash enclosures may require upgrades (non-permeable covers, architectural integration and/or additional bin space). Please consult with the Public Works Department and Planning Department prior to your Building and Safety plan submittal.

- 3. Floor Plan:** Fully dimensioned plan view identifying all occupied space (office, storage, etc.). Show width, distance to, and direction of all exits. Show location of panic hardware. Indicate width and distance of all corridors and type of fire resistive construction when required. Show all fixed elements of construction (walls, partitions, cabinets, etc.). Identify area/occupancy separation walls and fire resistive rating of each. Show details of fire rated construction and include item number of assembly from the tables in Chapter 7 of the CBC. or indicate GA file number if assembly is from Gypsum Association Fire Resistance Design Manual. Show details of special or unusual construction or materials. Show location, size and grade of all framing members.
- 4. Finish Schedule:** Show wall, ceiling and floor finish with smoke and flame spread ratings. Provide a door and hardware schedule and a window schedule. Show T-bar ceiling details.
- 5. Wall Section:** show the typical wall section detail indicating stud size, spacing, height, insulation and structural connection and bracing.
- 6. Energy:** Submit two sets of calculations showing compliance with the California Energy Commission Regulations for nonresidential construction. The location of the water heater(s), furnace and air conditioning units are to be shown including manufacturer, model and size. The ENV, MECH and LTG Certificate of Compliance forms shall be completed, signed and printed on the building plans. All other applicable worksheets and forms shall be included.
- 7. Electric:** Provide a one-line diagram showing service, feeder panel, conductors, disconnect, over-current sizes, grounding methods and service load calculations. Provide panel schedule with circuit identification, description of circuits, watts and voltage. Provide fixture schedule, including exit signage, exit illumination and method of support. Detail suspended fixtures. **Exterior lighting** must be in compliance with Riverside County Ordinance No. 655. Exterior LED lights must be Dark Sky Compliant fixtures that are fully shielded and must have a color rendition of 3,000 Kelvin (K) or below. All diagrams, energy forms, and call-outs must reflect exterior lighting that is 3,000K or below.
- 8. Plumbing:** Provide a plumbing isometric or line drawing showing sewer, drain, waste, vents and cleanout sizes and material. Show the water piping system, pipe sizes and pipe material. Show the location of all gas meters and all gas piping including sizes and lengths on outlet side of meter and the demand at each outlet.
- 9. Mechanical:** Show the location of heating and air conditioning equipment including manufacturer's name, model number and weight of equipment. Show the duct locations, material and sizes. Show the location of smoke and fire dampers and duct smoke detectors, if applicable. Provide velocity calculations for duct smoke detectors including CFM, duct size at point of installation and velocity. Provide complete kitchen equipment schedule and exhaust hood plans, if applicable. A line of sight diagram shall be provided encompassing **all actual** rooftop equipment (mechanical, plumbing, etc.). Provide cross sections of the buildings



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where rooftop equipment will be located to ensure that the equipment is located below the parapet line. Provide a line of sight diagram at a distance of 1,200' showing that equipment is not visible from all adjacent streets.