



New Commercial/Industrial Plan Requirements

For commercial/industrial submittals the City of Temecula requires:

- A precise grading plan submitted to Public Works **prior to submittal** to Building & Safety

Four complete sets of plans

- All plans must be drawn to scale
- A graphic scale must be included
- Non-decorative fonts (Arial) should be utilized
- Plans must be on substantial paper (a minimum of 24" x 36")
- 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
- Read the "detailed submittal requirements" below**

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 <u>Dark Sky Compliant fixtures</u> 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: Four fully dimensioned plot plans with the following information:

- 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

Site address; Assessor's Parcel Number (APN); legal description of property; lot size; setbacks from property lines; parking calculations, lot coverage calculations, distance between proposed and existing structures; a North arrow; wells, watercourses and easements; proposed and existing fire hydrant type and location. Four sets of precise grading plans. A vicinity map showing distance to closest known fault, as shown in ICC publication "Maps of Known Active Fault Near-Sources Zones in California".

2. **FINAL Conditions of Approval:** The project's FINAL Conditions of Approval shall be placed on the full-sized plan sheets in a legible manner. Conditions of Approval should NOT be a separate print-out or document.
3. **Soils Report:** Provide two copies of the soils reports.
4. **Foundation Plan:** Fully dimensioned plan view of the foundation showing the location of all footings and masonry walls. Provide cross-sectional details of the footings showing distance below natural grade, height above adjacent grade, anchor bolt size and spacing, and reinforcement as required by the soils report.
5. **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 included item number of assembly from the table 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.
6. **Finish Schedule:** Show wall, ceiling and floor finish with smoke and flame spread ratings. Provide a door and hardware schedule and a window schedule. Identify the U-value of the proposed glazing.
7. **Roof Plan:** Provide complete roof plan including HVAC, smoke/heat vents and flashing requirements. Truss calculations are required for a proposed truss roof, or if conventionally framed, indicate size, spacing, and direction of rafters. Identify roof finish, sheathing underlayment and structural connection details, with ICC # or UL Listing for hardware and equipment. The truss calculations and the truss layout shall be signed and sealed by a professional civil or structural engineer.
8. **Elevations:** Provide four exterior elevations using North, South, East, and West identifications. Include all gutters, exterior fixtures, and finishes. A line of sight diagram shall be provided encompassing **all actual** rooftop equipment (mechanical, plumbing, etc.). Provide cross sections of the buildings 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.
9. **Construction Details:** Provide structural cross-sections, showing the foundation, underpinning, floor joists, studs, ceiling joists, rafters, pitch of roof and location of intermediate roof supports. The cross-section shall specify ceiling, wall and floor insulation R-values.
10. **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, LTG and OLTG Certificate of Compliance forms shall be completed, signed and printed on the building plans. All other applicable worksheets and forms shall be included.

- 11. Electric:** Provide a one-line diagram showing service, feeder panel, conductors, disconnect, over current sized, 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.
- 12. 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 of outlet side of meter and the demand at each outlet.
- 13. 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. Provide details for damper controls and automatic shutoff controls. Provide velocity calculations for duct size at the point of installation and velocity.
- 14. Structural:** Provide two sets of structural calculations sealed and wet signed by the profession responsible for the calculations.