



Submittal Requirements for New Multi-Family Residential & Tract Model Homes

City of Murrieta – Development Services Department
1 Town Square, Murrieta CA 92562

DS-137

February 2023

SUBMITTAL REQUIREMENTS FOR NEW MULTI-FAMILY RESIDENTIAL & TRACT MODEL HOMES

This handout is designed for assistance in Multi-Family and Tract Model Home Plan Submittal to the Building and Safety Division. Omission of any of the following plan review items shall be deemed an Incomplete Submittal and will not be accepted for plan review.

The California Model Codes currently in effect are the 2022 California Codes, based on the 2021 International Residential Code (IRC), 2021 Uniform Plumbing and Mechanical Codes (UPC, UMC), 2020 National Electric Code (NEC), 2021 International Fire Code (IFC) and the 2022 California Energy Code, 2022 California Green Building Standard Code ("Cal Green"); and the City of Murrieta Ordinance for Universal Design Residential Dwelling.

Provide a tract production application and sequence worksheet with the following information:

1. Identify the applicant, developer/builder, financial depositor and their City customer I.D. number; tract phase and lot number(s) on the City's application form
2. On the sequence worksheet, identify the address, building number, number of units in each building, lot numbers, plan types, elevations, habitable square foot area, garage square foot area, patio/deck square footage, chosen options and total valuations for each plan type
3. Clearly identify all options creating additional square feet, or changes to total square foot area
4. Identification of residential lots based on percentages required by the Universal Design Ordinance
5. Provide Mitigation fees, TUMF and DIF estimate worksheet to the Building and Safety Division.

Submit one (1) complete set of architectural, structural and PME's plans and supplemental documents digitally. Plans shall conform to DS-162 Digital Submittal Requirements.

CONSTRUCTION PLANS SHALL INCLUDE BUT NOT BE LIMITED TO:

Cover Sheet:

1. Vicinity Map
2. Assessor's Parcel Number, Tract and Lot number; and Site Address, Building numbers and unit numbers as applicable.
3. Building data: Proposed building Sq. Ft., use/occupancy, Building Code data: 2022 California Model Codes as based on the 2021 IRC, 2021 UMC and UPC, 2020 NEC, 2021 IFC, 2022 California Energy Code and the 2022 "Cal Green" Code.
4. Building is NFPA 13-D 13-R fire sprinkler protected (Separate plan submittal to the Fire Department).

Plot Plans:

1. North Arrow
2. Street frontage, lot lines and lot dimensions.
3. Building location and setbacks to property lines and/or easements.
4. Include all accessibility components, path of travel, and parking as applicable.



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Floor Plans:

1. Each model or building type.
2. Universal Design components per murrieta munipicle code 15.12 for any building not covered under 11A/11B or any SFR Track project with 5 or greater homes/ lots.
3. Fully dimensioned and to scale (3/16 inch per foot minimum scale).
4. Show walls as double lined with references to wall construction details indicating wall heights, framing member sizes, spacing and material type; exterior and interior wall finish, etc.
5. Door and window locations, sizes and types.
6. Identify all elements of habitable space all room uses, closets, fixed shelves, counters, media niches, fireplaces, appliances, plumbing fixtures, etc.

Elevations:

Provide North, South, East and West side views of the building exterior, showing the structure's exterior features and elements e.g. exterior wall finish, wall veneers, fireplace chimney, roof pitch, roof vents, doors, windows, etc.

Section Views:

Provide section views indicating wall/roof heights; insulation locations for walls, floors and roof/ceilings of conditioned spaces; wall and roof/ceiling finish etc.

Plumbing/Mechanical:

1. Points of connection for water/sewer meter locations.
2. Material type and sizes for waste/vent, water and gas supply systems.
3. Provide size and tie in location for all hot and cold water lines
4. Provide pipe insulation schedule for all hot water lines.
5. HVAC equipment location; gas stub locations and BTU input for gas appliances.

Electrical Plan:

1. Electrical main service size, location and grounding method, and electrical load calculations.
2. Provide voltage drop calculations as required by CA Electrical, Energy and Green code
3. Provide smoke and carbon monoxide alarms and approved wiring method
4. Electrical power and lighting plans, lighting fixture schedule.
5. Title 24 Energy Code electrical requirements including high efficacy fixture types, motion sensors, dimmer switching or photo controls.
6. EV Chargers as per CA Green Code.
7. Provide Electric Ready Building Requirements



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Structural Plan/Foundation/Framing/Roof Plan and Details:

1. Structural design by a State Of California registered engineer or licensed architect if the proposed structure does not comply with conventional light wood framing.
2. Foundation elements to include, footing & slab reinforcement; footing and slab details, including base preparation, sand layer(s), moisture barrier; anchor bolt size and spacing, hold down devices, etc.
3. Structural frame plan(s) and key referenced details for walls, floor levels and roof.
4. One (1) set of “wet” or digitally stamped/signed Structural Calculations.
5. One (1) set of “wet” or digitally stamped/signed Roof Truss Calculations (if applicable). The architect or engineer of record shall first review and stamp the truss layout sheet, indicating the design to be in general conformance with the building design, prior to submittal to the Building and Safety Division for review and approval.
6. Provide Manufacture specification sheets all specialty equipment (I.E. Simpson Shear Walls).

Supplemental Information:

1. One (1) copy of current Geotechnical soils reports, dated within 1 year of plan submittal or, an older report with an update letter addressing current soils data from the same engineering firm.
2. Provide at submittal, prescriptive method Energy Forms T-24, or State approved computerized ENV /PERF (Envelope), MECH (Mechanical), LTG (lighting) and Mandatory Measures energy calculation forms for new conditioned space; and all the required compliance forms are to be copied to the full size plan sheets.
3. Include full plan size copies of the City Divisions Conditions of Approval to the plans.
4. One copy of the approved precise grading plan for reference.
5. Fees are based on the current City of Murrieta annually Adopted Fee Schedule.
6. The contractor must sign the permit application and provide evidence of current CA State contractor’s license. All contractor’s/sub-contractor’s must show proof of State and City licenses and shall comply with Sec. 3800 of the Labor Code regarding Workers Compensation.
7. Applicant shall obtain all required clearances and/or approvals from the appropriate water and sewer district(s) prior to submission of plans. Private water (well) and sewer (septic) shall have approval clearances from County of Riverside Department of Environmental Health.
8. Prior to permit issuance a Construction Phasing Plan shall be submitted, reviewed and approved.
9. Prior to permit issuance one (1) copy of a Waste Management Plan DS-153 if the project is to be phased for construction waste diversion shall be submitted to Building and Safety Department.