



EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

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COMMERCIAL BUILDING PLAN REQUIREMENTS Minimum plan requirements for submittal to the Planning Department

1. **PLOT/SITE PLAN** (minimum scale 1"=20').
 - a. This plan must show the entire parcel and indicate and identify actual distances from all property lines and/or easements to structures, existing and proposed. The plot plan shall also indicate the distances between structures. Locate septic system(s), propane tank(s), HVAC equipment, pool equipment and well house (if applicable).
 - b. Contour lines at one foot (1'), two feet (2') or five feet (5') vertical increments must be shown which extend twenty feet (20') beyond the building site and/or disturbed area, or to the property line, whichever is less.
 - c. If the plot plan, drawn as required above, is too large to fit on a 24" x 36" sheet of paper, a **SITE PLAN**, drawn to a small scale, shall be provided which locates the area covered by the Plot Plan on the parcel.
 - d. The proposed method of compliance with State Fire Safe Regulations regarding driveway slope, width, surface, turnouts and fuel modification shall be shown on these plans. Driveways are to be shown on the Plot/Site plans and accompanied by a profile indicating the existing elevation at edge of pavement (top of curb), elevations at all grade-breaks and the distance between each given elevation.
 - e. Parking lot layout should show number of existing and proposed spaces, landscape features, and accessibility ramps and parking requirements. Existing and proposed uses shall be summarized in a table with parking requirements.
 - f. Where there is more than one building on site, each building shall be labeled on Site Plan by a numeric or alphabetic system *compatible with previous permit*.
2. **COVER SHEET** of the construction drawings providing a summary of project. This may be combined with any other drawings as long as it is the first sheet of plan set. Provide title block listing the owner, the designer(s), address of project, and the Assessor's Parcel Number. Provide a summary of the work to be done on the permit. As a minimum indicate:
 - a. Existing and proposed use(s) of building or parcel, if outdoors.
 - b. Number of stories.
 - c. Occupancy group(s) classified per CUBC.
 - d. Floor area of: entire building, each occupancy, each story, additions, etc. with parking calculations.
 - e. Occupant load for exiting purposes.
 - f. Type of construction (VN, IIN, etc.).
 - g. Whether the building is with or without fire sprinklers.
 - h. Code years used in design (1998 California Building, Electrical, Mechanical, Plumbing, Fire).
3. **SHEET INDEX** shall be provided. Alternately, the sheets may be labeled "1 of x sheets, etc., where x is the total amount of sheets in plan set. If there is more than one building on the parcel, each building shall be designated by number or letter.