



Building Department

# Multifamily or Mixed-Use Plan Submittal Requirements AB2234

## REFERENCE

Current Applicable California Building Code

Outlined below are the common plans and documents that the Building Department requires in order to review a proposed new Multifamily / Mixed Use building. Other types of plans and documents may be required depending on your project.

<p><b>PLAN SUBMITTAL</b></p> <p>Sheet Size: 24" X 36" Minimum</p>	<p><b>Put plans, as applicable, in this order:</b></p> <ul style="list-style-type: none"> <li>■ Cover Sheet with project description</li> <li>■ Special Conditions - Planning Specifics: (Planned Development, Design Review, Conditional Use Permit), Alternate Design, Accessibility, or Deferred Submittals</li> <li>■ <a href="#">MWELO</a> &amp; <a href="#">Oak</a> forms</li> <li>■ Site Plan, Grading Plan, Landscape Plan, (If applicable per MWELO)</li> <li>■ Architectural Plan, Elevations</li> <li>■ Structural Plan, Details</li> <li>■ Electrical Plan</li> <li>■ Mechanical Plan</li> <li>■ Plumbing Plan</li> <li>■ Title 24 Energy Documents</li> </ul> <p><b>Note:</b> Architect or engineer of record is to stamp and sign all pages and wet sign/wet stamp the cover page for Plan Sets and Calculations at the time of permit issuance.</p>	
<p><b>CALCULATION REQUIREMENTS</b></p>	<p><b>Required calculations may include:</b></p> <ul style="list-style-type: none"> <li>■ Structural calculations, vertical and lateral loads</li> <li>■ Title 24 Energy Calculations and forms for: <ul style="list-style-type: none"> <li>- New construction or alteration of the existing building envelope</li> <li>- Changes to the HVAC system, except for equipment replacements</li> </ul> </li> </ul>	
<p><b>OTHER DOCUMENTS</b></p>	<p><b>Depending on the project, other documents or plans may be required, such as:</b></p> <ul style="list-style-type: none"> <li>■ Soils Report &amp; Geologic Hazard Study if in a Geologic Hazard Zone</li> <li>■ Hazardous Material Inventory List, listing types and quantities of chemicals stored on site</li> <li>■ Demolition of Structures on Site Specifications</li> </ul>	
<p><b>OTHER APPROVALS OR CLEARANCES</b></p> <p>as applicable</p>	<p><i>Condition or Feature of Proposed Project</i></p>	<p><i>Reviewed by</i></p>
	<p>Flood zone, geologic hazards, landscaping, Design Review, or other clearances</p>	<p>Planning Department 530-621-5355</p>
	<p>Projects that affect or include fire sprinklers, fire alarms, or hazardous material storage</p>	<p>Local Fire District</p>
	<ul style="list-style-type: none"> <li>■ Water Service</li> <li>■ Waste Service</li> <li>■ Easements</li> </ul>	<p>El Dorado Irrigation District 530-622-4513</p>
	<p>Easements, Encroachments, &amp; Right of Way</p>	<p>Department of Transportation 530-621-5900</p>

**TYPICAL PLAN SETS INCLUDE:**

<b>A-1 COVER SHEET - Include these items:</b>	✓
1. Preparer's Name, Title, and Registration (if applicable), Address, Phone Number	
2. Project Name, Address, Assessor Parcel Number; Legal Property Owner's Name, Address, Phone Number	
3. Scope of Work identifying all work proposed under this permit.	
4. Occupancy Groups Classification (e.g., R3 and U) and Type of Construction (e.g., Type VB)	
5. Allowable Area Calculations	
6. Gross Area Per Floor and Building Height	
7. Index of Drawings/Plans and Scale used for drawings and details.	
8. Applicable Codes and Editions e.g., CBC, CMC, CPC, CEC & Energy Efficiency Standards	
<b>C-1 GRADING AND DRAINAGE PLANS</b>	
9. Trees in Vicinity of Proposed Work & Labeled "OAK" "PINE", etc.	
10. Existing and Proposed Grading Plans detailing tops and toes of slopes	
11. Pad Elevations and Ground Slope Drainage Scheme and Topographic drawn to 5'-0" Contours	
12. Retaining Walls and Drainage Systems, existing and proposed & Height of Retaining Walls	
<b>A-2 PLOT PLAN - Drawn to scale and include these items:</b>	
13. Show full Parcel, Lot Dimensions, Property Lines, Interior Lot Lines if applicable, and Street Name/s.	
14. Show Building Footprint and Roof Line with all projections and dimensions to property lines.	
15. Show small Vicinity Map including North Arrow.	
16. Show any recorded Easements and Visible Utilities (meters for electric, gas, water & Riparian Features).	
17. Parking Layout, Driveway Locations and Sidewalk Design (fully detail disabled accessibility features)	
18. Show location of existing fire hydrants within 500 feet of project	
19. Detail Exit Door locations	
<b>A-4 LANDSCAPING PLAN</b>	
20. Accessory Structures, Walkways, Swimming Pools, Decks, etc., Including disabled accessibility features	
<b>A-5 ARCHITECTURAL PLANS</b>	
21. Architectural Floor plans with unit/suite and building plans; Itemized Square Footage	
22. Accessibility Features Fully Detailed and Dimensioned	
23. Exist Locations, Paths, and Lighting	
24. Exterior Elevations with Heights	
25. Window Schedule: List sizes and types (detail safety glazing locations)	
26. Door Schedule: List sizes and types (detail fire ratings, hardware, closers & thresholds)	
27. Flashing: Vertical & Vertical to Horizontal Junctures of Materials	
28. Roof: Eaves, Overhangs, Rake, and Gables	
29. Handrails, Guardrails, and Support Details	
30. Details of Fire Separation with Assembly Number and Section	
31. Detail all Fire Penetrations & Openings including Assembly Numbers	
32. Section of Fire Rated Corridor, Door Ratings, Smoke/Fire Damper Locations	
33. Stairway Rise and Run, Framing, Attachment, and Dimensions of Members	
34. Finish Schedule with Flame Spread Ratings	
35. Provide Details of all Features and Fixtures in compliance with the State Building Code	
36. Disabled Accessibility Standard (Chapter IIA or IIB)	

<b>S-1 STRUCTURAL PLANS</b>	✓
37. Foundation and Structural Floor plans	
38. Roof Framing plan	
39. Structural Material Specifications	
40. Typical Cross Sections in each direction	
41. Calculations and Details	
42. Ceiling Details with Bracing and Support Details	
<b>S-2 DETAIL SHEETS</b> as applicable-all details and sections should cross reference.	
43. Footings, Piers, and Grade Beams	
44. Post and Girder Intersections	
45. Structural Sections with Details at Foundation, Floor and Roof Levels	
46. Shear Transfer Details and Holdown Bolt Details	
<b>S - 3 PREFAB TRUSSES</b>	
47. Roof Framing Plan with Truss ID No's. for each building	
48. Specify Truss Manufacturer on the Drawings	
49. Details of Truss Splices, Connections, Plate Sizes and Hangers	
50. Truss Plans and Details to be Stamped and Signed by Truss Design Engineer	
51. Truss Plans and Layout, Reviewed and Stamped "No Exception Taken" by Building Design Engineer/Architect	
<b>P-1 PLUMBING</b>	
52. Site Utility Plan and Sizing Calculations	
53. Waste and Vent Plan and Sizing Calculations	
54. Water Piping Sizing Calculations	
55. Kitchen Plan for Commercial Kitchens	
56. Roof Drain Plan and Sizing Calculations	
57. Condensate Drain Plan & Hydronics Piping Plan	
58. Chemical Waste & Piping Plan (requires Water Pollution Control & Hazmat approvals)	
<b>M-1 MECHANICAL</b>	
59. HVAC Plan (Location, size, duct layout, smoke/fire dampers)	
60. Environmental and Product Conveying Duct Plan	
61. Gas Piping and Sizing Calculations	
62. Kitchen Plan for commercial kitchens	
<b>E-1 ELECTRICAL</b>	
63. Load Calculations and Panel Schedule	
64. One Line Diagram, include Wire & Conduit sizes.	
65. Reflected Ceiling Lighting Plan (Including Exit Lighting as applicable)	
<b>ENERGY REQUIREMENTS</b>	
66. Form ENV-1, MECH-1, LTG-1 & LTG-2 with all required signatures on documentation	
67. Backup Forms and all Calculations	
68. List of Mandatory Features, and print ENV-1, MECH-1, LTG-1 & LTG-2 on drawings	

<b>OTHER DOCUMENTS OR PERMITS</b>	✓
Depending on the project, other documents or plans may be required, such as:	
<ul style="list-style-type: none"> <li>■ Automatic Fire Sprinklers, Smoke Detection Systems, and Fire Alarm Systems</li> </ul>	
<ul style="list-style-type: none"> <li>■ Additional Grading Plans and Permits maybe required</li> </ul>	
<ul style="list-style-type: none"> <li>■ Demolition of Structures on Site</li> </ul>	