



City of El Dorado Building Department

Residential Plan Review Checklist For One- and Two- Family Dwellings

EL DORADO
THE FINE ART OF LIVING WELL

Project Address: _____ Date: _____

New Construction	Addition	Alteration/Remodel	
			Permit Application
			2 Sets of Site Plans
			2 Sets of Construction Plans
SITE PLANS SHALL INCLUDE THE FOLLOWING			
			Project Name, Address & Date
			Legal Description
			North Arrow & Scale
			Name & Address of Owner of Record & Developer
			Dimensions to Lot Lines, Easements, and Right-of-Ways
			Location, Use & Size of all Structures Within the Lot
			Driveway Approaches, Sidewalks & Adjacent Streets
			Fire Hydrants & Fences
			Utility Locations (Water/Sewer/Phone/Elec/Gas/Storm Drainage)
			Stormwater Pollution Prevention Plan
			Grading Plan w/ Flood Plain Shown
			Traffic Control Plan, Street or Curb Cuts
CONSTRUCTION PLANS SHALL INCLUDE THE FOLLOWING			
			Property Address
			Accurate Drawings, Reversed Drawings are Not Allowed
			Foundation & Structural Plans
			Floor plans
			Exterior Elevations
			Roof Plan
			Details/Sections

Note: The plans, specifications, details and/or documents required in this checklist are identified as needed for common projects in each of the categories listed above. Specific circumstances associated with each project may require additional information whether or not noted herein. The International Residential Code requires that all plans, specifications and construction documents shall be drawn to scale on substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and shown in detail that it will conform to the provisions of all relevant codes, laws, ordinances, rules and regulations.