



PLANNING DIVISION

RESIDENTIAL PLAN CHECK WORKSHEET

City of Big Bear Lake
PO Box 10000
39707 Big Bear Blvd
Big Bear Lake, CA

SUBMIT TWO COMPLETE SETS AND ONE PARTIAL SET (Assessor's Set) OF PLANS FOR PLAN CHECK TO THE BUILDING & SAFETY DIVISION. THE PLANS MUST BE DRAWN ON SUBSTANTIAL PAPER (MINIMUM 11X17), CONSISTING OF THE FOLLOWING:

PROPERTY INFORMATION

- Address
- APN #
- Tract & Lot #
- Zoning Designation
- FEMA flood zone category

SITE PLAN

- Lot Dimensions
- Contours
- Proposed utility connection(s) & location(s)
- Required Setbacks
- All structures (distance between structures and property lines)
- All retaining walls (show wall height & materials). (Maximum height shall be 4' in the required front setback & 8' elsewhere on the property).
- All required onsite paved parking & parking dimensions (9x19 exterior)(10x20 interior)
- Lot Coverage Calculations ($\left[\frac{\text{footprint of all structures}}{\text{total lot size}} \right] = \text{Lot Coverage \%}$) (exclude uncovered ground floor decks less than 4' in height as measured from grade)
- Impervious Surface Calculation (area of all existing and new impervious surfaces)
- All Landscaping & All Trees equal to or greater than 12" in diameter
- Tree Table Matrix (show the total number of trees existing, to be removed, to be replaced and to be protected.)
- Note: "Contractor/Owner shall be responsible for the protection and preservation of all trees during construction pursuant to *Development Code Section 17.10 Tree Conservation.*"

BUILDING ELEVATIONS

- Average building height Calculation (as measured from 4 elevations). Use the following formula to calculate each elevation on a slope:

$$\text{Average Height} = (\text{highest ridge line}) - \frac{(\text{highest grade}) - (\text{lowest grade})}{2}$$

- Building Materials & Color (Design shall reflect a "Mountain Theme")
- Retaining Wall Materials & Color (all walls visible from the public shall be constructed of a decorative material). (Plain CMU block shall not be permitted).
- Roof Pitch (minimum pitch is 2:12). (Flat roofs shall not be permitted).
- Eave & gable overhangs (minimum 12" overhangs are required)

FLOOR PLANS

- Only (1) one kitchen shall be permitted per unit
- Washer and Dryer location required per unit
- Detached or attached accessory structures and/or additions that have no internal circulation require a Single Family Residential Land Use Agreement to be signed and notarized. (contact the Planning Division)
- Accessory Dwelling Units (ADUs) required independent access and a deed restriction.

For more information on Development Code Requirements, research *Section 17.25 Residential Zones*. For specific requirements regarding ADUs, review *Section 17.25.210 Accessory Dwelling Units*. Any additional Development Code questions can be sent to the Planning Division at bbplan@citybigbearlake.com or by phone at (909)866-5831.