



City of Pinole
Community Development Department
Building Division

2131 Pear Street
Pinole, CA 94564
Ph: (510) 724-8912
Fax: (510) 724-4921

RESIDENTIAL ROOM ADDITION PLAN REQUIREMENTS

Three (3) complete sets of plans drawn on substantial paper, minimum size is 11" x 17," showing precise details of construction shall be submitted to the Building Division. A separate copy of the site plan and the floor plan(s) is required for the Contra Costa County Assessor. Submittal requirements are detailed below.

1. SITE PLAN

Site Plan must be drawn to scale with job address, owner's name, lot dimension, setback distances from property lines to existing buildings and proposed addition. Show location and size of all existing structures and the existing sewage disposal system if applicable. Provide a north arrow. Residential setbacks are 20 ft. front and rear yard, and 5 ft. side yard.

2. FOUNDATION PLAN

Provide a plan view of the foundation slab and a cross-sectional footing detail. Show all hold down hardware and indicate anchor bolt size and spacing.

3. FLOOR PLAN

Provide a double lined plan view of proposed job. Indicate size and location of all doors, windows, and headers. Show size, spacing, and direction of ceiling joists. Identify all HVAC equipment, ducts, plumbing fixtures, electrical devices, outlets, lights, and switches. Show the existing use, square footage, and location, type and size of the window(s), in the adjacent room(s). Indicate existing square footage of the entire house and proposed square footage of the room addition.

4. ROOF PLAN

Truss calculations required for proposed truss roof, or if conventionally framed, indicate size, type/grade, spacing, direction of rafters and sheathing underlayment. Identify roof finish material. Specify nailing requirement for the roof sheathing.

5. EXTERIOR ELEVATIONS

Provide three (3) exterior elevations identified as front, left and right sides. Show doors, window(s), finished floor line, wall bracing, exterior finish, and indicate roof pitch.

6. REQUIRED DETAILS

Provide a cross-section of proposed job. Show foundation, wall studs, ceiling joists, rafters, and roof pitch. Indicate size, spacing and material proposed. If ceiling is vaulted, please show a cross-section detail. Provide enlarged details of all structural hardware connections.

7. FINISH MATERIALS

Indicate ceiling, wall, and floor finish materials on floor plan; also identify proposed glazing (dual or single).

8. ENERGY

Provide wall, ceiling, foundation, slab or raised floor U-values on cross-section as per Title 24 special package A or D, as applicable, or submit a complete Title 24 energy compliance package. Indicate manufacturer's name, and model number of existing furnace. Title 24 information should be placed upon the plans.

9. GEOTECHNICAL REPORT

Provide Two (2) Sets of Geotechnical Reports for additions to residences on a sloped grade, any second story additions and additions over 500 square feet.