



RESIDENTIAL ATTACHED PATIO COVERS

REQUIRED INFORMATION AND EXAMPLE PLANS

REQUIRED PLANS:

Provide 3 sets of plans, drawn to scale, which include the following:

1. PLOT PLAN & PROJECT DATA TABLE

- location of any adjoining street, sidewalk, parkway, walkway, or alley;
- dimensions of property (lot size) and proposed patio cover;
- location and uses of existing building and proposed patio cover;
- distances from proposed patio cover to existing buildings and property lines;
- location of all underground or overhead utilities and size of sewer;
- project data table showing new & existing use, occupancy, area, stories, height, sprinklers, etc...
- dimensions of adjacent alley or walkway if there is one;
- roof and building overhangs;
- location of required interior yard space;
- owners & designers contact information.

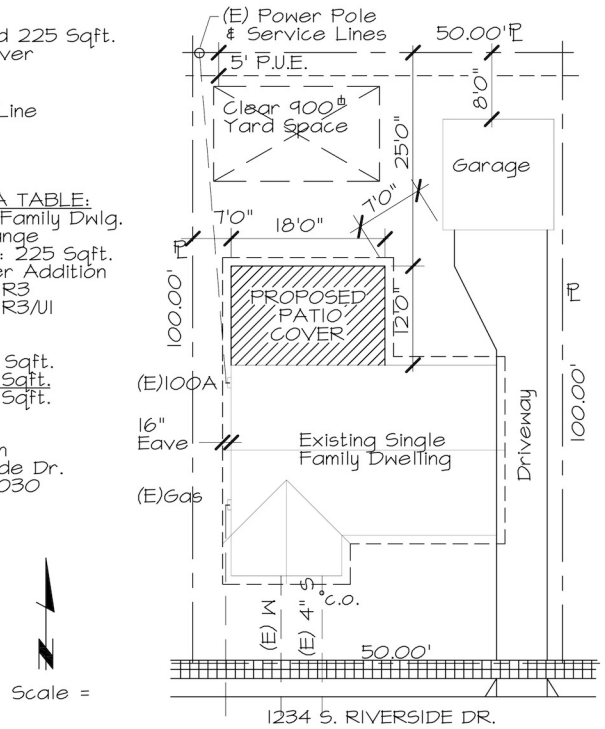
Proposed 225 Sqft. Patio Cover

PL = Property Line
(E) = Existing
(N) = New

PROJECT DATA TABLE:
 (E) Use: Single Family Dwlg.
 (N) Use: No Change
 Scope of Work: 225 Sqft. Patio Cover Addition
 (E) Occupancy: R3
 (N) Occupancy: R3/11
 Stories: 1
 Sprinklers: No
 (E) Area: 1250 Sqft.
 Addition: 225 Sqft.
 Total: 1495 Sqft.

OWNER
 Mr. & Mrs. Smith
 1234 S. Riverside Dr.
 Oxnard CA, 93030

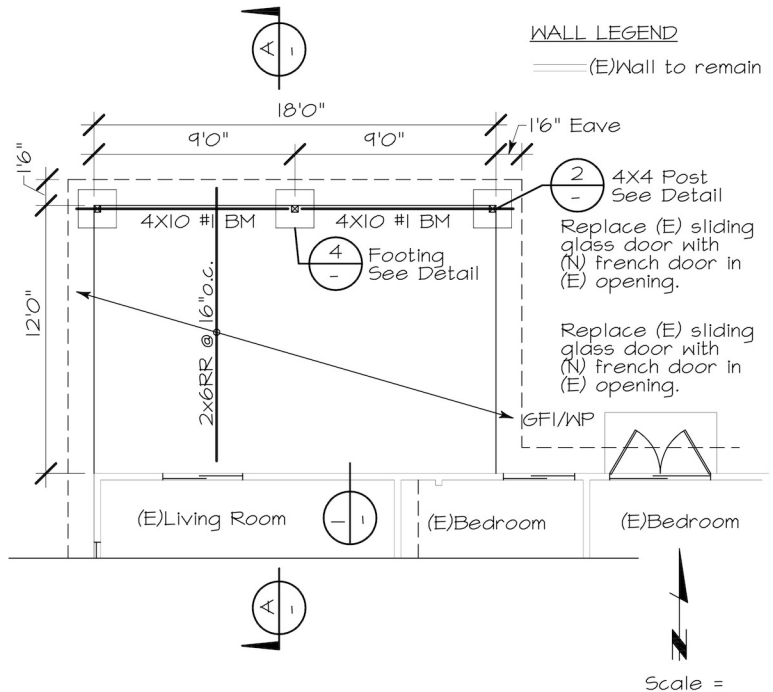
EXAMPLE PLOT PLAN



2. FRAMING AND FOUNDATION PLAN

- dimensions of proposed patio cover, location of columns, overhangs/eaves, etc...
- use of adjoining rooms with the location and type openings in the wall between the house and patio cover;
- types of material, locations, sizes, spans, & spacing of all new structural members (ridge, sheathing, roof and ceiling joist, post, braces, post, headers, etc...);
- reference structural and architectural connection details;
- slab thickness, reinforcing, and underlayment;
- location of any embeds including post bases, hold downs, etc...; and
- location and scope of any other proposed work such as any windows and doors to be altered.

EXAMPLE FRAMING/FOUNDATION PLAN

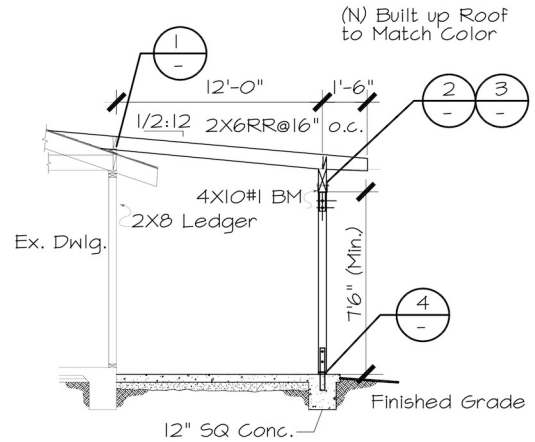


RESIDENTIAL ATTACHED PATIO COVERS

REQUIRED INFORMATION AND EXAMPLE PLANS (Continued)

3. CONSTRUCTION SECTION

- a cut through the house and proposed patio cover;
- specification for finish materials;
- sizes, spans & spacing of new structural members.

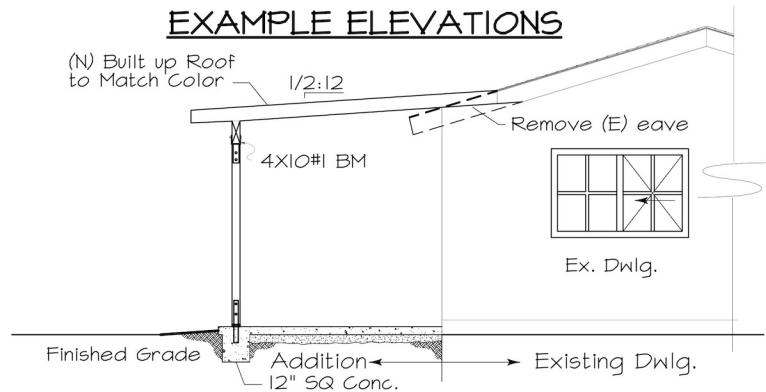


FRAMING SECTION A

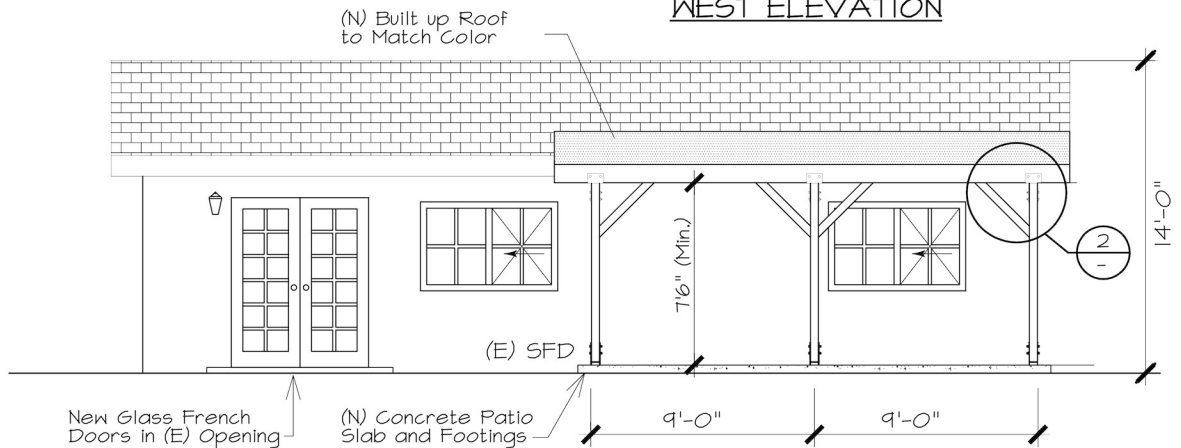
4. ELEVATIONS

- exterior views of patio cover, include attachment to existing;
- roofing material and pitch;
- specification on finish materials;
- height of the structure,
- sizes, spans, and spacing, of new roof joist and beams.

EXAMPLE ELEVATIONS



WEST ELEVATION



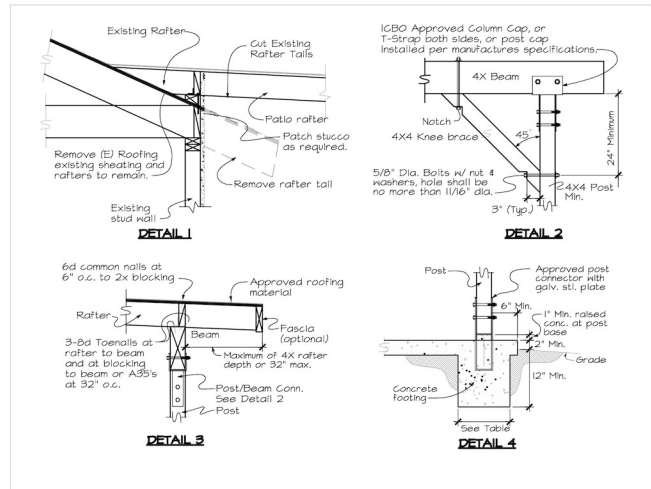
NORTH ELEVATION

RESIDENTIAL ATTACHED PATIO COVERS

REQUIRED INFORMATION AND EXAMPLE PLANS (Continued)

7. CONSTRUCTION DETAILS

- details showing connection of new to existing;
- foundation construction, anchor bolt, grade separation, reinforcement, etc...;
- special detail such as stair framing, deck construction, ridge beam, post connections, hold down anchors, weep screen etc...



8. CONSTRUCTION NOTES:

- structural specifications for the grade of building materials - timber, steel, concrete, and masonry;
- non-structural component specification such as piping to be used, or finishes to be applied, etc...;
- list any special inspections or required structural observation;
- nailing schedule;
- city standard plate 601.

CONSTRUCTION NOTES

1. Roof Covering shall be Class B or better fire retardant.
2. Rafters shall be marked Douglas Fir Grade #2 or better, Beams shall be marked Douglas Fir Grade #1 or better.
3. Concrete shall have a minimum strength of 2000 psi in 28 days.
4. Framing hardware shall be ICC approved for the intended use and installed per manufacturer's specifications using all recommended fasteners.
5. Roof Sheathing shall be continuous over 2 or more rafter spans, face grain shall be perpendicular to supports and maximum span shall be as follows:

SHEATHING	SPAN RATINGS		MAX. SPAN	NAILING
	20/0	40/20		
3/8" CDX Plywood	20/0	24/0	16' o.c.	6d common or deformed shank
1/2" CDX Plywood	24/0	40/20	24' o.c.	6d common or deformed shank
5/8" CDX Plywood	40/20	48/24	36' o.c.	6d common or deformed shank
3/4" CDX Plywood	48/24	60/48	48' o.c.	10d common or deformed shank
1-1/8" CDX Plywood	60/48		24' o.c.	2-6d at each leg
1x nominal lumber			48' o.c.	2-6d at each rafter

(all nail spacing for plywood sheathing shall be 6" on center (o.c.) at edges and 12" on center field)

6. Grading and drainage of the property shall comply with City Standard Plate 601. See Plate attached.

9. ELECTRICAL, PLUMBING, MECHANICAL

- items must be noted and located on the plans.

REQUIRED CALCULATIONS:

I. STRUCTURAL CALCULATIONS ARE NOT REQUIRED PROVIDED:

- Patio rafters are not connected to the rafter tails of the house;
- Total roofing dead load does not exceed 6 pounds per square feet (No Tile);
- Knee Braces or Kickers are installed as detailed on Oxnard's Patio Cover Standard plan sheet;
- The size and span of framing members do not exceed those allowed by Oxnard's Patio Cover Standard plan;
- No additional loads are imposed on the lateral system such as stucco soffits;
- The patio cover is conventionally framed and connections all meet standard practice as determined by Development Service's staff.
- When structural calculations are required, they shall be prepared by professional engineers or architects to prove the design of the structure is adequate to resist gravity, occupant, earthquake, and wind forces as required by the Building Code. Both calculations and plans shall be stamped and signed by a responsible engineer and/or architect.

RESIDENTIAL ATTACHED PATIO COVERS

REQUIRED INFORMATION AND EXAMPLE PLANS

(Continued)

7. USE OF CITY STANDARD PLAN:

- If the proposed structure has a shed roof, City of Oxnard's Attached Patio Cover standard plan along with a plot plan may be used to construct a patio cover that fall within the standard. Show on the plot plan the location and size of the post, beams, and rafters to complete your plan. Any deviations from the standard may require additional information.

Roofing Materials (Check One)

- Light Weight Roof: Fiberglass, Lath or 2x2's or other spaced boards; other materials provided the material does not exceed 6 pounds per square foot.
- Normal Weight Roofing < 2:12: 300# rock or gravel over 3 layers of 15 lb felt not matted between on approved built-up roof.
- For slopes greater than 2:12 composition shingles may be used with assemblies specified by the manufacturer.

CONSTRUCTION SECTION

ELEVATION

PATIO COVER - ATTACHED
HELP FOR THE HOMEOWNER DEVELOPMENT SERVICES
 Rob Roshanian 9/10/05
 Date: 9/10/05 Sheet 1 of 4 B10

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- For slopes greater than 2:12 composition shingles may be used with assemblies specified by the manufacturer.

CONSTRUCTION SECTION

ELEVATION

RAFTER SPANS (DFL #2)					BEAM SPANS or COLUMN SPACING (DFL #1)										
Rafter Size	Rafter Spacing	Beam Span	Beam Spacing	Beam Spacing	4x6	4x8	4x10	4x12	4x14	4x16	6x8	6x10	6x12	6x14	
2x4	12"	12'-1"	12'-1"	6'-2"	10'	10'-5"	13'-4"	16'-4"	19'-1"	20'-0"	16'-7"	20'-0"	20'-0"	20'-0"	
2x6	12"	11'-1"	9'-3"	8'-0"	10'	10'-5"	13'-4"	16'-4"	19'-1"	20'-0"	16'-7"	19'-6"	18'-5"	18'-5"	
2x8	12"	10'-2"	11'-8"	10'-2"	12'	10'-11"	13'-3"	16'-0"	17'-10"	20'-0"	14'-0"	16'-4"	14'-5"	14'-5"	
2x10	12"	10'-4"	14'-4"	12'-5"	14'	13'-3"	15'-4"	18'-4"	16'-6"	18'-0"	12'-11"	15'-8"	15'-0"	20'-0"	
2x12	12"	10'-0"	16'-7"	14'-4"	14'-4"	11'-4"	11'-4"	16'	18'-1"	14'-11"	13'-4"	15'-5"	17'-10"	14'-8"	
4x6	12"	14'-4"	12'-11"	11'-6"	10'-0"	11'-6"	14'-2"	11'-3"	13'-0"	14'-7"	16'-4"	15'-3"	15'-4"	18'-1"	
4x8	12"	14'-4"	12'-11"	11'-6"	10'-0"	11'-6"	14'-2"	11'-3"	13'-0"	14'-7"	16'-4"	15'-3"	15'-4"	18'-1"	
4x10	12"	14'-4"	12'-11"	11'-6"	10'-0"	11'-6"	14'-2"	11'-3"	13'-0"	14'-7"	16'-4"	15'-3"	15'-4"	18'-1"	
4x12	12"	14'-4"	12'-11"	11'-6"	10'-0"	11'-6"	14'-2"	11'-3"	13'-0"	14'-7"	16'-4"	15'-3"	15'-4"	18'-1"	
4x14	12"	14'-4"	12'-11"	11'-6"	10'-0"	11'-6"	14'-2"	11'-3"	13'-0"	14'-7"	16'-4"	15'-3"	15'-4"	18'-1"	

PATIO COVER - ATTACHED
HELP FOR THE HOMEOWNER DEVELOPMENT SERVICES
 Rob Roshanian 9/10/05
 Date: 9/10/05 Sheet 2 of 4 B10

INSTRUCTIONS:

- A building permit for a patio cover may be obtained using these City standard drawings. Simply fill in the blanks and information requested on these plans.
- Draw a plot plan (instructions can be found on the City's "Sample Plot/Site Plan" handout) and bring three copies of the completed drawing to Building and Safety where it can be reviewed for Building and Zoning code requirements a permit issued. (Show any openings in wall below patio cover to ensure additional support is not required.)
- Deviations from the construction and designs shown in these drawings will require complete plans and details and must be reviewed by a plan check engineer prior to obtaining a building permit.

GENERAL NOTES

- A patio cover is a one story structure that does not exceed 12 feet in height above the adjacent grade.
- Patio covers shall be used for recreational, outdoor living purposes only and shall not be used as carports, garages, storage rooms or habitable rooms.
- Longer side and one additional side of the patio shall be 65% open, below 6'0" above the floor. Openings may be enclosed with insect screening or readily removable plastic (transparent or translucent) up to 1/8" thick. Framed windows are not permitted.
- One hour fire wall required when exterior face of post/wall is located less than 3'0" from the property line. Eaves over openings cannot be located within 3'0" of the property line.
- Unless a licensed engineer or architect provides structural calculations to justify it, no patio cover/structure will attach to or rely upon the existing rafter tails or roof projection for the purpose of supporting the new structure.
- Patio covers are for outdoor living only. Use of these structures as habitable space requires a building permit and alterations to both the patio cover and the house, to comply with code requirements. Conversions may require upgrades to your foundation system, roof framing, electrical, fire life safety and many other items. Also you may need to provide a vapor barrier under slabs, a reinforced slab and footing, new wall bracing, heating, electrical outlets, energy forms, and insulation for the space to be converted.
- These drawings are examples of the way an open patio cover may be installed. Other methods may be used provided they are approved by this Department prior to installation. All material types and sizes are subjected to the approval of this Department.
- Post may be supported on a 3-1/2" thick reinforced concrete slab on grade when posts support a combined live and dead load less than 150 pounds per column. Approved connector between post and concrete slab shall be capable to withstand uplift wind forces.

TYPICAL ABBREVIATIONS:

Conc. = Concrete	DL = Dead Load
Conn. = Connection	LL = Live Load
DFL = Douglas Fir Larch	psf = Pounds per Square Foot
Dia. = Diameter	psi = Pounds per Square Inch
Dim. = Dimension	o.c. = on center (spacing)
Ga. = Gauge	stl. = Steel
Galv. = Galvanized	> = Greater Than

REQUIRED INSPECTIONS:

- FIRST INSPECTION: shall be after excavation for the footing (before any concrete is poured) and verification of the solid wood blocking for the ledger bolting.
- SECOND INSPECTION: shall be the framing inspection when all framing has been completed. The roof sheathing and nailing will be inspected at this time.
- THIRD INSPECTION: will be the final inspection after the roof covering has been installed.

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 Date: 9/10/05 Sheet 3 of 4 B10

CONSTRUCTION NOTES

- Roof covering shall be Class B or better fire retardant. Rafters shall be sized based on the table shown on page 2. Patio covers utilizing this sheet shall have roofing assemblies weighing less than 6 psf, including asphalt or fiberglass shingles, cap sheets, built-up roofs, not matted assemblies and some light weight tile roofs. Use of heavy weight roofs including concrete, clay or slate tile or stucco soffits require calculations and plans by a licensed engineer.
- Rafters shall be marked Douglas Fir Grade #2 or better, Beams shall be marked Douglas Fir Grade #1 or better.
- Concrete shall have a minimum strength of 2000 psi in 28 days.
- Framing hardware shall be ICG approved for the intended use and installed per manufacturer's specifications using all recommended fasteners.
- Roof sheathing shall be continuous over 2 or more rafter spans, face grain shall be perpendicular to supports and maximum span shall be as follows:

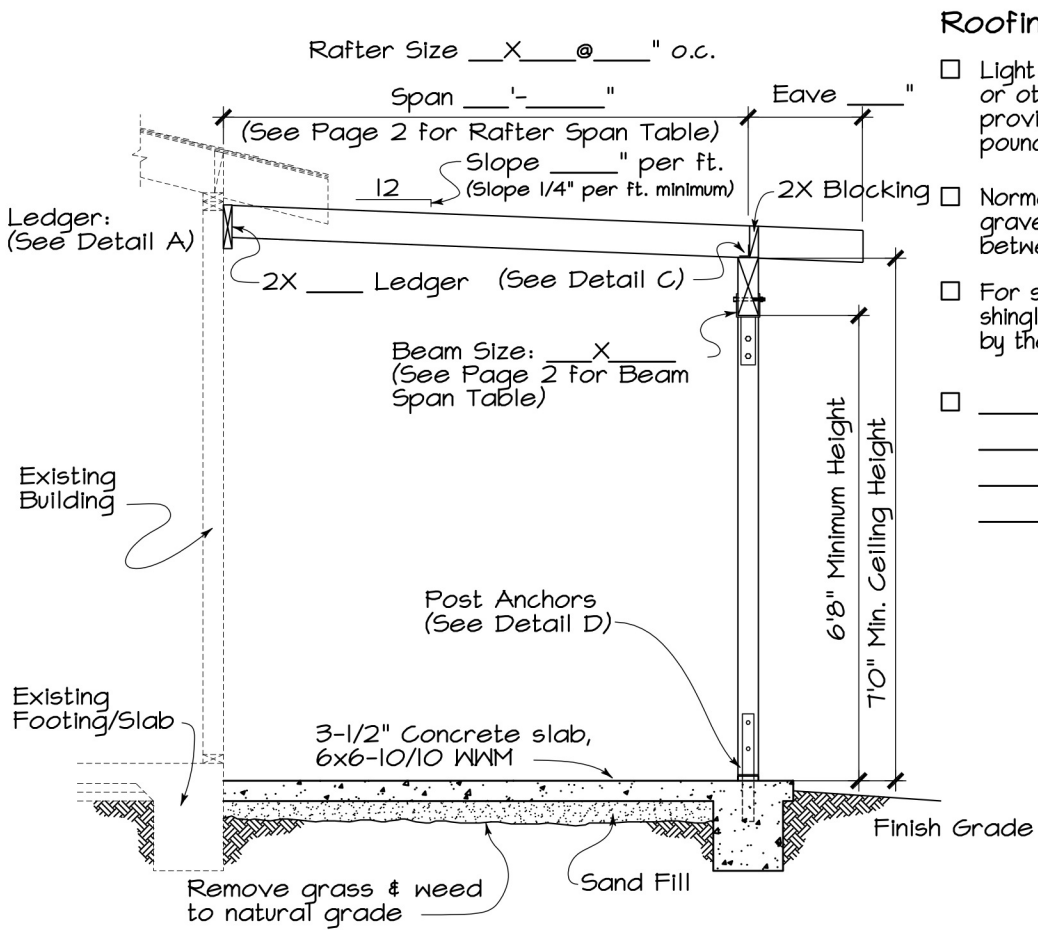
SHEATHING	SPAN RATINGS	MAX. SPAN	NAILING
3/8" CDX Plywood	20/0	16' o.c.	6d common or deformed shank
1/2" CDX Plywood	24/0	24' o.c.	6d common or deformed shank
5/8" CDX Plywood	40/20	32' o.c.	8d common or deformed shank
3/4" CDX Plywood	48/24	36' o.c.	8d common or deformed shank
1-1/8" CDX Plywood	60/48	48' o.c.	10d common or deformed shank
2x Decking	24' o.c.	24' o.c.	2-8d at each lap
		48' o.c.	2-8d at each rafter

(all nail spacing for plywood sheathing shall be 6" on center (o.c.) at edges and 12 on center field)

PLEASE READ AND SIGN:
 The owner and/or contractor, as the applicant for this permit, has read and understands the information on these pages and agrees to construct the proposed patio cover as shown on these plans. Note these plans will be reviewed for compliance to the design assumptions of this handout and for code compliance.

Signature of applicant: _____ Position: _____ Date: _____

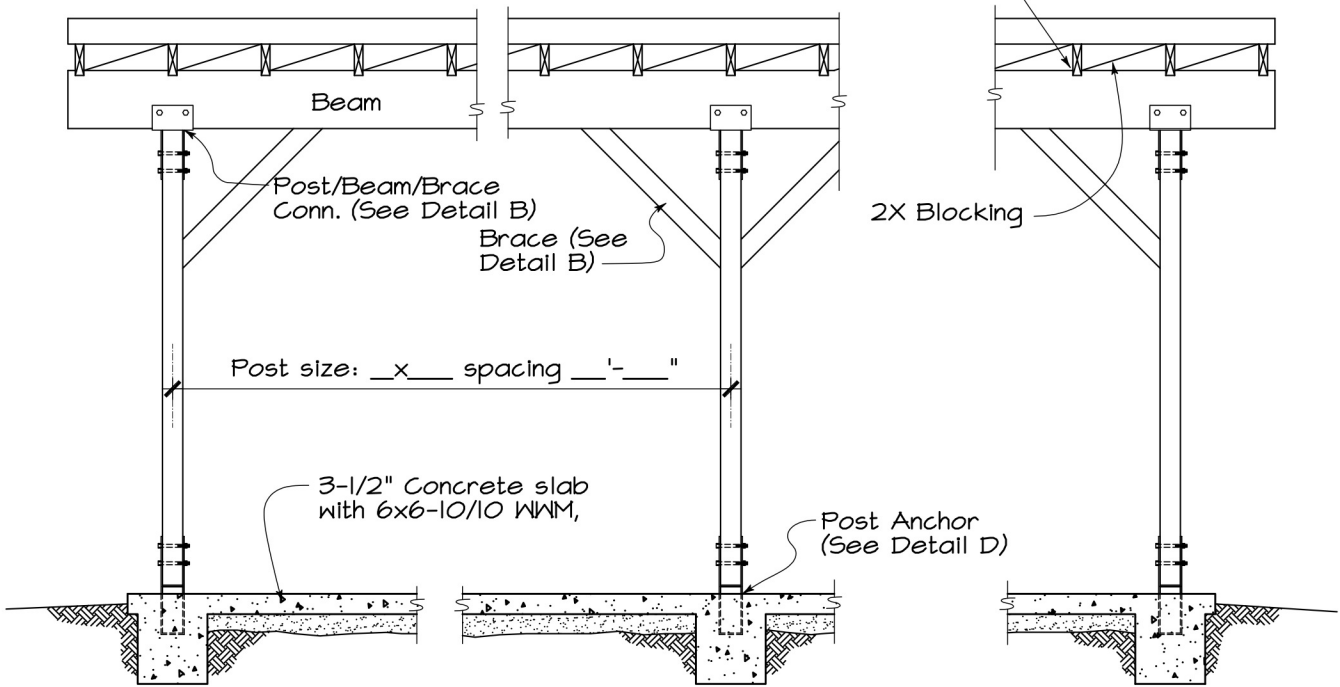
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Roofing Material: (Check One)

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or
- Normal Weight Roofing < 2:12: 300# rock or gravel over 3 layers of 15 lb felt hot mopped between or approved built-up roof.
or
- For slopes greater that 2:12 composition shingles may be used with assemblies specified by the manufacturer.
or
- _____

CONSTRUCTION SECTION



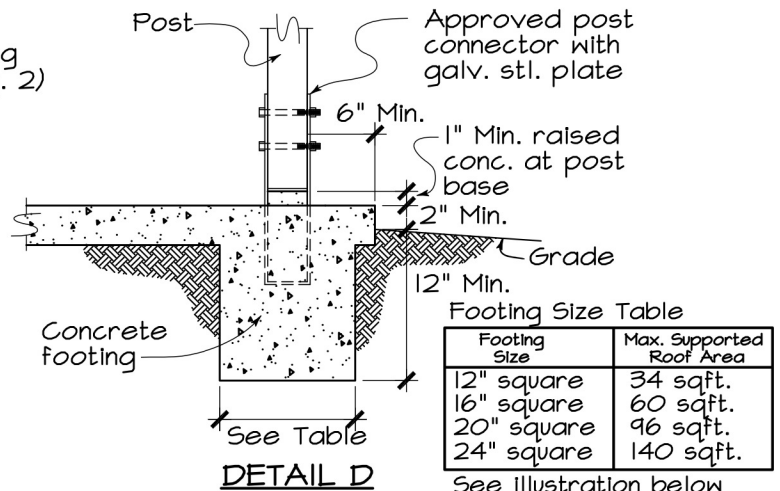
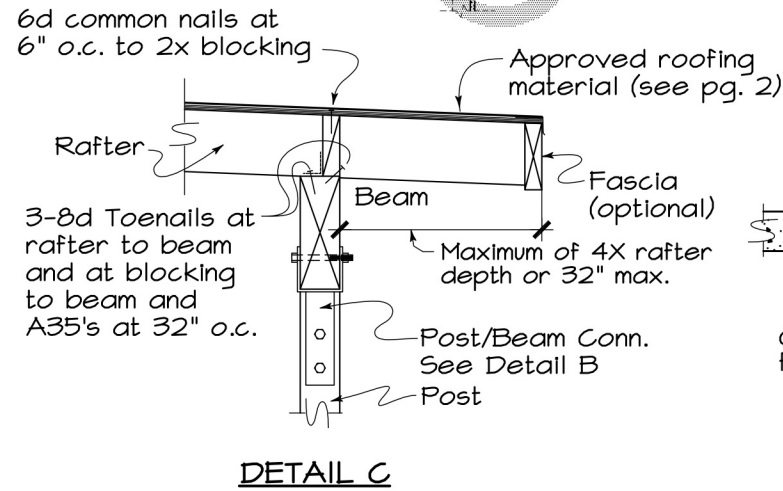
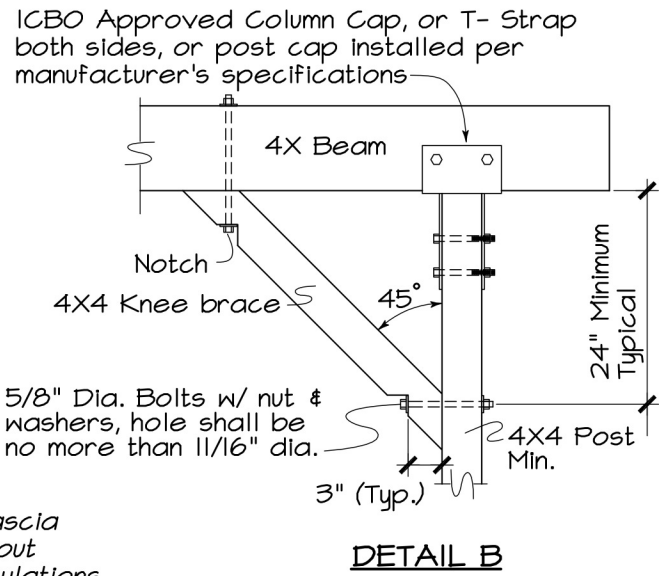
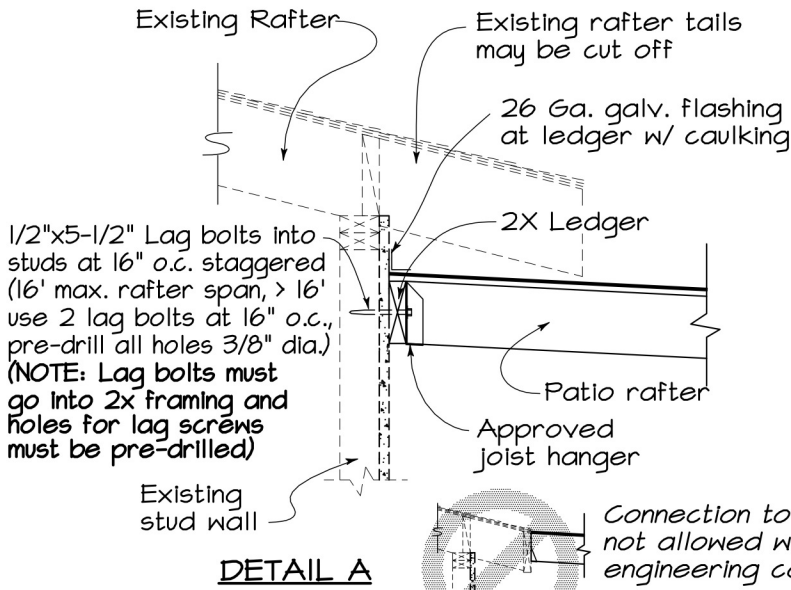
ELEVATION



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Rob Roshanian 3/15/05
 Building Official: _____ Date
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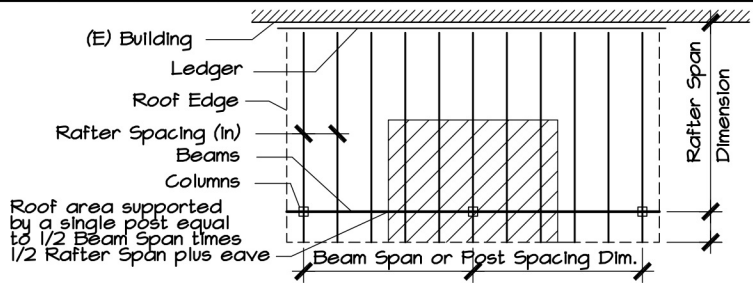
RAFTER SPANS (DFL #2)

Rafter Size	Rafter Spacing				
	12"	16"	24"	32"	48"
2x4	7'-9"	7'-1"	6'-2"		
2x6	12'-3"	11'-1"	9'-3"	8'-0"	6'-6"
2x8	16'-2"	14'-8"	11'-8"	10'-2"	8'-3"
2x10	20'-0"	18'-9"	14'-4"	12'-5"	10'-1"
2x12	20'-0"	20'-0"	16'-7"	14'-4"	11'-9"
4x6	16'-3"	14'-9"	12'-11"	11'-6"	10'-0"
4x8	20'-0"	19'-5"	17'-0"	15'-3"	12'-8"
4x10		20'-0"	20'-0"	18'-11"	15'-5"
4x12				20'-0"	17'-11"
4x14					20'-0"

BEAM SPANS or COLUMN SPACING (DFL #1)

Rafter Span	Beam Span									
	4x6	4x8	4x10	4x12	4x14	4x16	6x8	6x10	6x12	6x14
8'	10'-5"	13'-9"	16'-9"	19'-7"	20'-0"		16'-7"	20'-0"		
10'	9'-8"	12'-4"	15'-1"	17'-6"	19'-7"	20'-0"	15'-4"	18'-6"	20'-0"	
12'	8'-11"	11'-3"	13'-9"	16'-0"	17'-10"	20'-0"	14'-0"	16'-9"	19'-5"	
14'	8'-3"	10'-5"	12'-9"	14'-9"	16'-6"	19'-0"	12'-11"	15'-8"	18'-0"	20'-0"
16'	7'-8"	9'-9"	11'-11"	13'-9"	15'-5"	17'-10"	12'-1"	14'-8"	16'-10"	19'-9"
18'	7'-3"	9'-2"	11'-3"	13'-0"	14'-7"	16'-9"	11'-5"	13'-9"	15'-9"	18'-7"
20'	6'-11"	8'-9"	10'-8"	12'-4"	13'-10"	15'-11"	10'-9"	13'-1"	15'-0"	17'-8"

Loading: DL = 16 psf. (Roofing Material = 6 psf max.)
 LL = 20 psf
 Loading assumes 3/4" ply for spans <24" and 2x decking for spans >24". Other designs are possible but evidence must be submitted to establish their adequacy. No stucco finishes or roofing material exceeding 6 psf w/o engineering. Footing bearing pressures account for load duration and allowable bearing pressures of 1000 psf.



PATIO COVER - ATTACHED

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Rob Roshanian 3/15/05
 Building Official: _____ Date: _____
 Date: 3/15/05 Sheet 2 of 4 B810

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PATIO COVER - ATTACHED
HELP FOR THE HOMEOWNER
DEVELOPMENT SERVICES

Rob Roshanian		3/15/05
Building Official:		Date
Date: 3/15/05	Sheet 3 of 4	B810

CONSTRUCTION NOTES

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5/8" CDX Plywood	40/20	32" o.c.	8d common or deformed shank
3/4" CDX Plywood	48/24	36" o.c.	8d common or deformed shank
1-1/8" CDX Plywood	60/48	48" o.c.	10d common or deformed shank
1x nominal lumber		24" o.c.	2-8d at each lap
2x Decking		48" o.c.	2-16d at each rafter

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Signature of applicant: _____ Position: _____ Date: _____



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DEVELOPMENT SERVICES**

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