

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

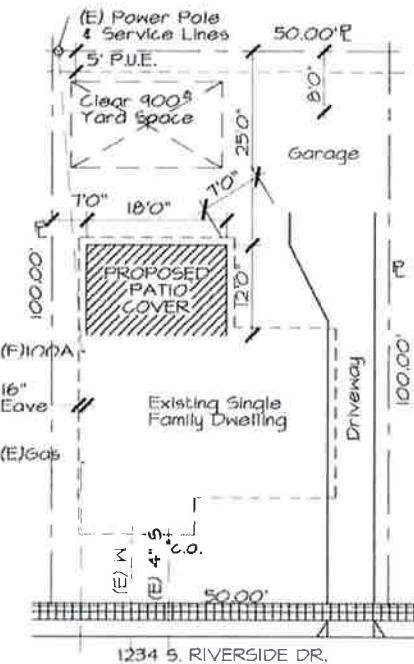
(P) = Property Line
(E) = Existing
(N) = New

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/NI
Stories: 1
Sprinklers: No
(E) Area: 1250 Sqft.
Addition: 225 Sqft.
Total: 1475 Sqft.

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

Scale =

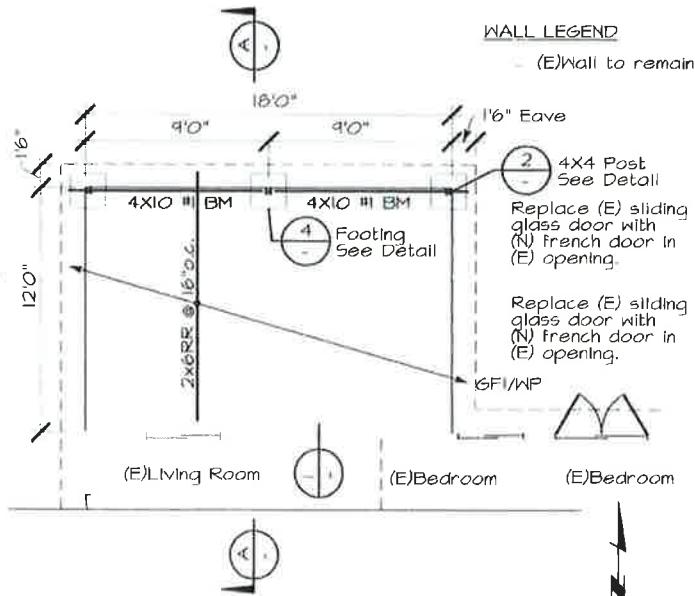
EXAMPLE PLOT PLAN



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



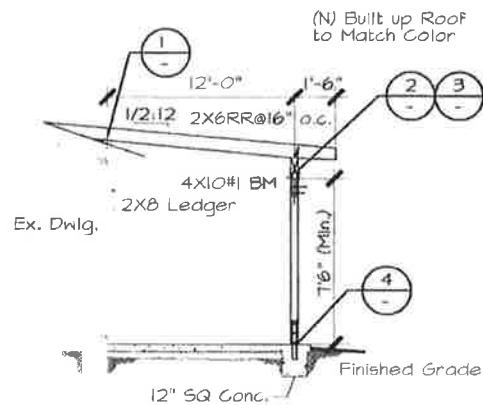
	Residential Attached Patio Covers		
	HELP FOR THE HOMEOWNER		
		Building Official:	6/6/16
		Date:	Sheet 1 of 4

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.

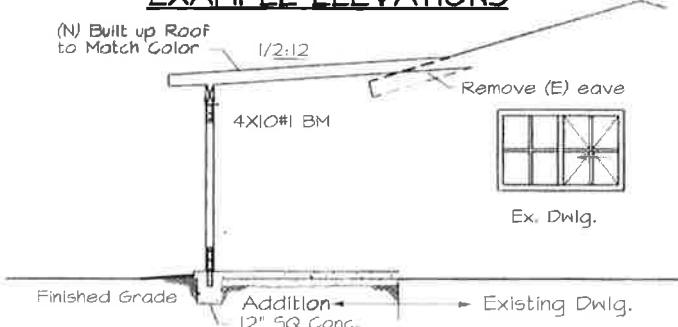


FRAMING SECTION A

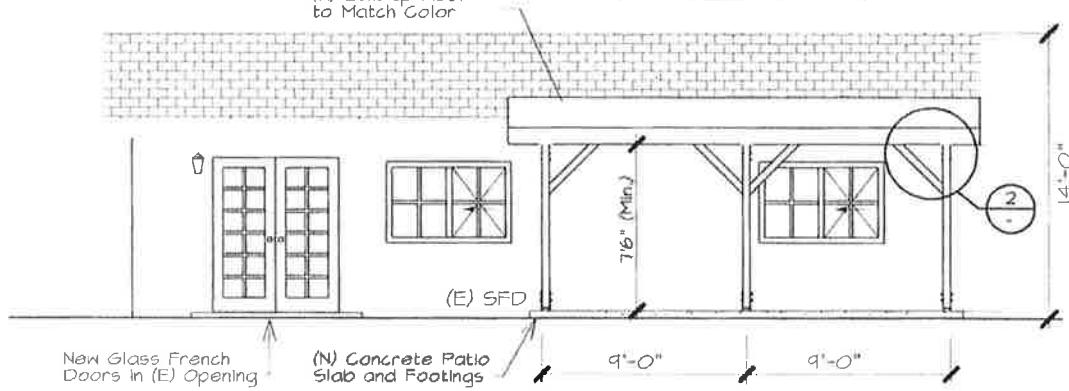
4. ELEVATIONS

- 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



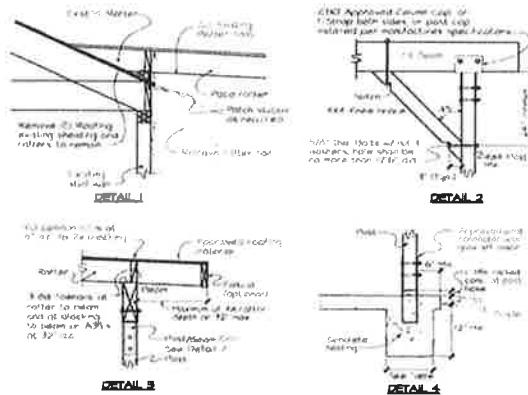
NORTH ELEVATION

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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.

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 foot (No Tile);
- Knee Braces or Kickers are installed as detailed on Ojai's Patio Cover Standard plan sheet;
- The size and span of framing members do not exceed those allowed by Ojai'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 Community Development Department'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 Ojai'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.

