

## **SUBMITTAL REQUIREMENTS FOR COVERED PATIOS**

*Refer to the drawings and information in this handout for help in preparing your submittal.*

**Submit two (2) sets of complete plans, plus one (1) extra copy of the site plan.**

- **Each submittal, five (5) pages or more and all supporting documents must be accompanied by an electric copy of plans in PDF or TIFF form.**

**1. SITE PLAN** (see page 3) shall show:

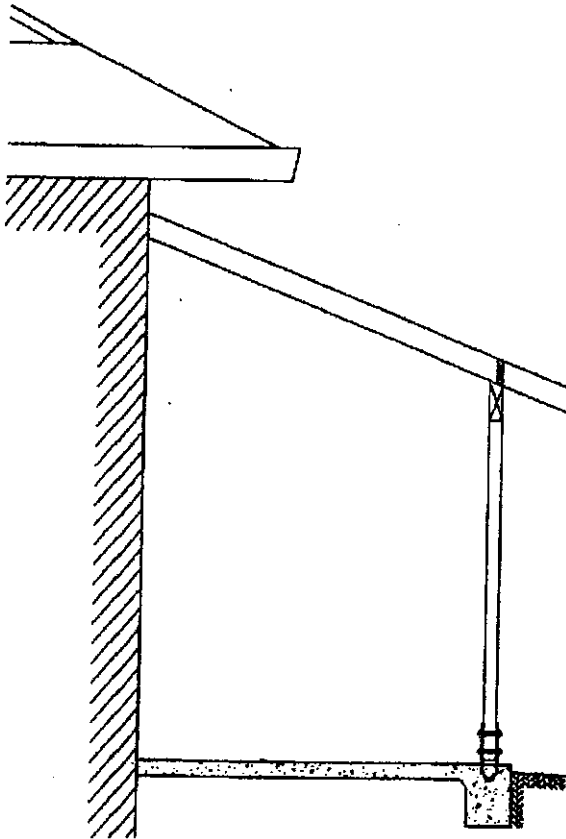
- a. Lot dimensions and easements
- b. Existing structures and the proposed patio structure(s) and their dimensions, including square feet of each.
- c. Distance between the proposed patio and property lines
- d. Distance between the proposed patio and existing structures on the property

**2. ARCHITECTURAL, STRUCTURAL and DETAIL SHEETS** (see pages 6-7) shall show:

- a. Foundation plan, scaled
- b. Framing plan, scaled, shall show size of headers (beams), posts, post spacing, roof rafter size and spacing, attachments to walls, roof sheathing, type of roofing, and roof pitch or slope.
- c. Elevation, scaled, of view that can be observed from the street frontage, if applicable.

## **SETBACK and LOT COVERAGE REQUIREMENTS**

**This overview is provided for reference only. Prior to building any structure or making an addition or modification to any existing structure, check with the Planning Division (209.456.8500) regarding minimum required distances from property lines and other structures. Check with the Public Works Division (209.456.8400) regarding the locations of any easements.**

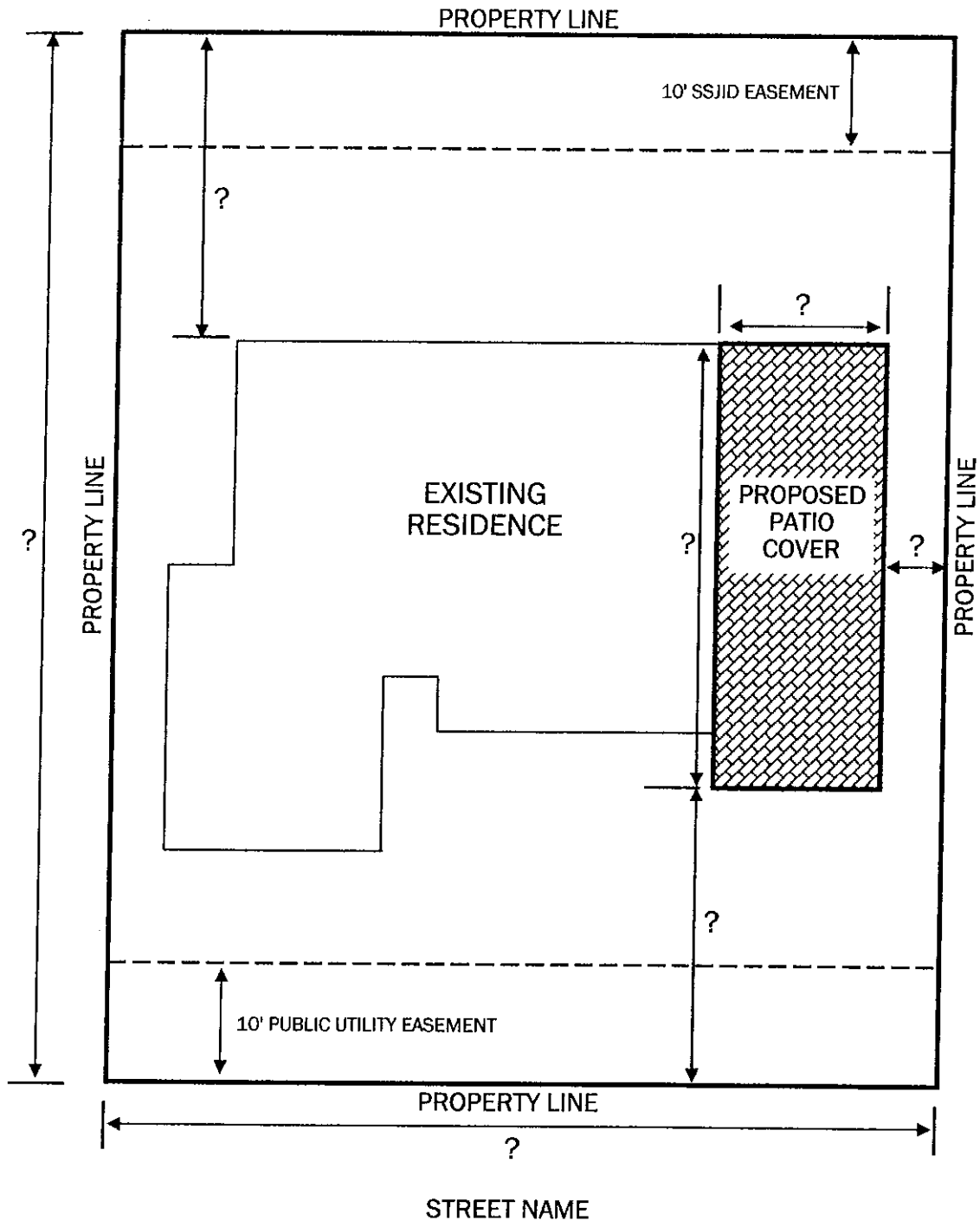


1. The maximum area of a lot that may be covered by roof structures (house, patio, garage, carport, sheds, etc.) is forty-five (45) percent for single-story homes and forty (40) percent for two-story homes.

2. An **attached covered patio** (including lattice patios) must not be located closer than five (5) feet to a side lot line (may extend up to three (3) feet inclusive of roof covering, provided it has 1-hour fire wall rating), or ten (10) feet to a rear lot line, *inclusive of the roof covering*, and may occupy not more than fifty (50) percent of the required rear or side yard. A covered patio in the required side yard of an interior lot shall be no closer than forty (40) feet to the front lot line. (*Contact the Planning Division of the Community Development Department for property line setbacks. The edge of the sidewalk is NOT the property line. The property line is normally 2 feet in back of the sidewalk*)

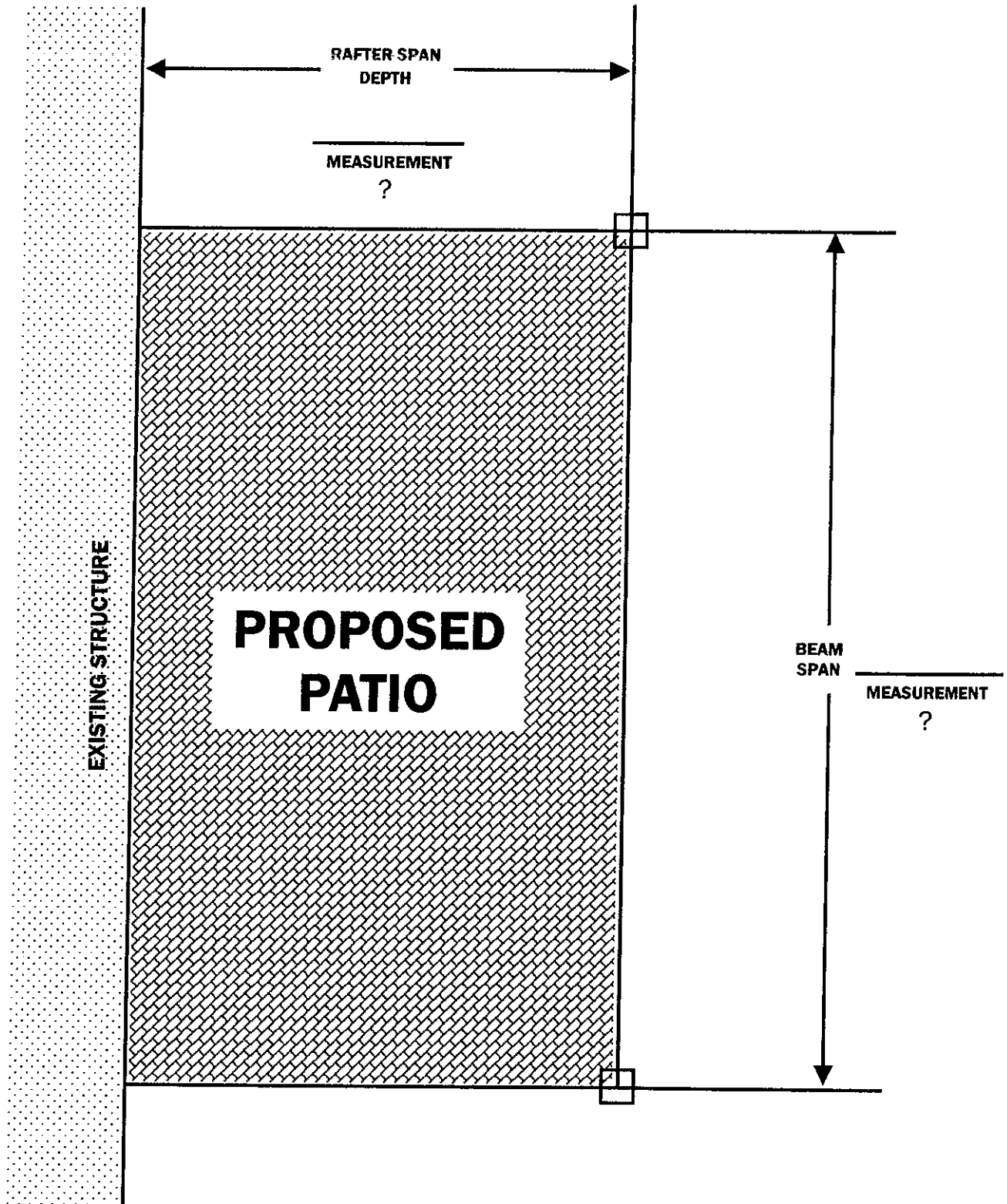
3. A **detached covered patio** must not occupy more than fifty (50) percent of a required rear yard, and shall be subject to the following requirements:
- a. A detached covered patio (e.g. gazebo) shall not be located closer than ten (10) feet to the main building (may extend up to five (5) feet, inclusive of roof covering, provided it has 1-hour fire wall rating).
  - b. On a corner lot, a detached covered patio shall not encroach on that half of the lot nearest the streets.
  - c. A detached covered patio shall not be closer than five (5) feet to a side or rear lot line, *inclusive of roof covering*.

## **SAMPLE SITE PLAN**



- 1) Show lot dimensions and total square footage of all covered areas.
- 2) Check with the Planning Division for building setback requirements.
- 3) Check with Public Works for location of any utility easements.

## SAMPLE FLOOR PLAN



**TABLE A: Allowable Spans for Rafters**

<b>SIZE*</b>	<b>SPACING</b>	<b>SPAN</b>
2" x 6"	12"	15' 6"
	16"	14' 1"
	24"	11' 9"
2" x 8"	12"	20' 5"
	16"	18' 2"
	24"	14' 10"
2" x 10"	12"	25' 6"
	16"	22' 3"
	24"	18' 2"
2" x 12"	12"	Span exceeds 26' in length
	16"	25' 9"
	24"	21' 0"

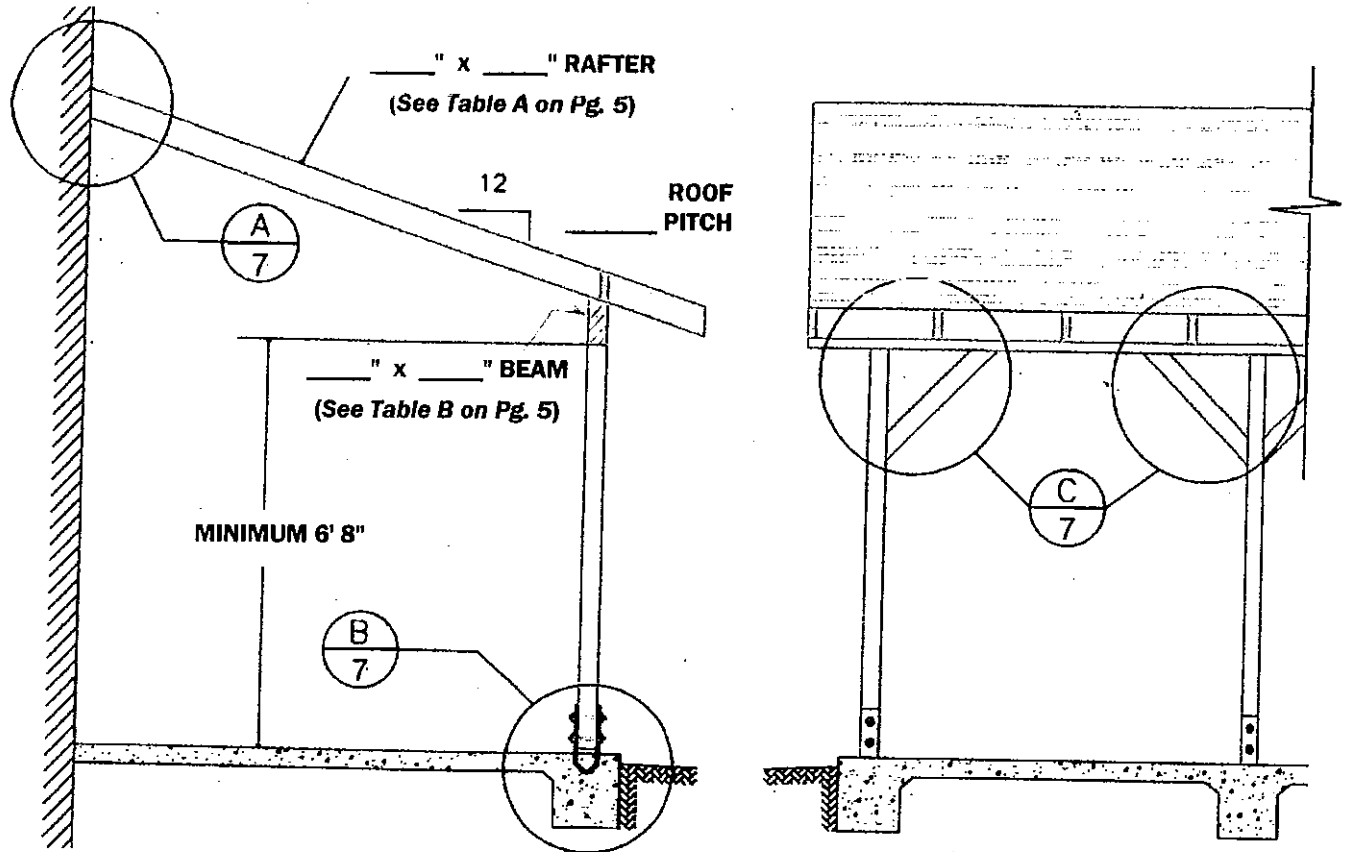
**TABLE B: Allowable Spans for Beams**

<b>SIZE*</b>	<b>10' DEPTH</b>	<b>15' DEPTH</b>	<b>20' DEPTH</b>
4" x 6"	8' 0"	6' 6"	5' 6"
4" x 8"	11' 0"	9' 0"	7' 6"
4" x 10"	13' 6"	11' 0"	9' 6"
4" x 12"	16' 0"	13' 0"	11' 0"
4" x 14"	18' 0"	14' 6"	12' 6"

\*Douglas Fir Larch #2

## **REQUIRED DETAILS**

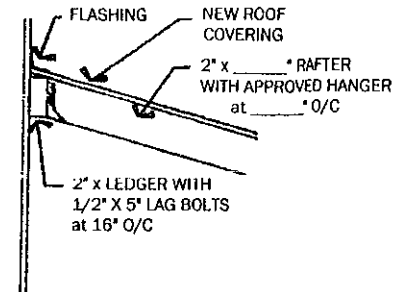
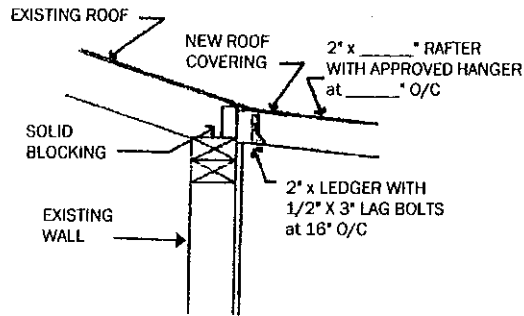
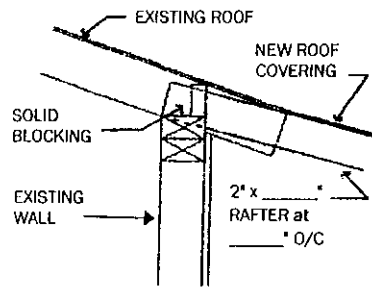
See Page 7 for Specifications



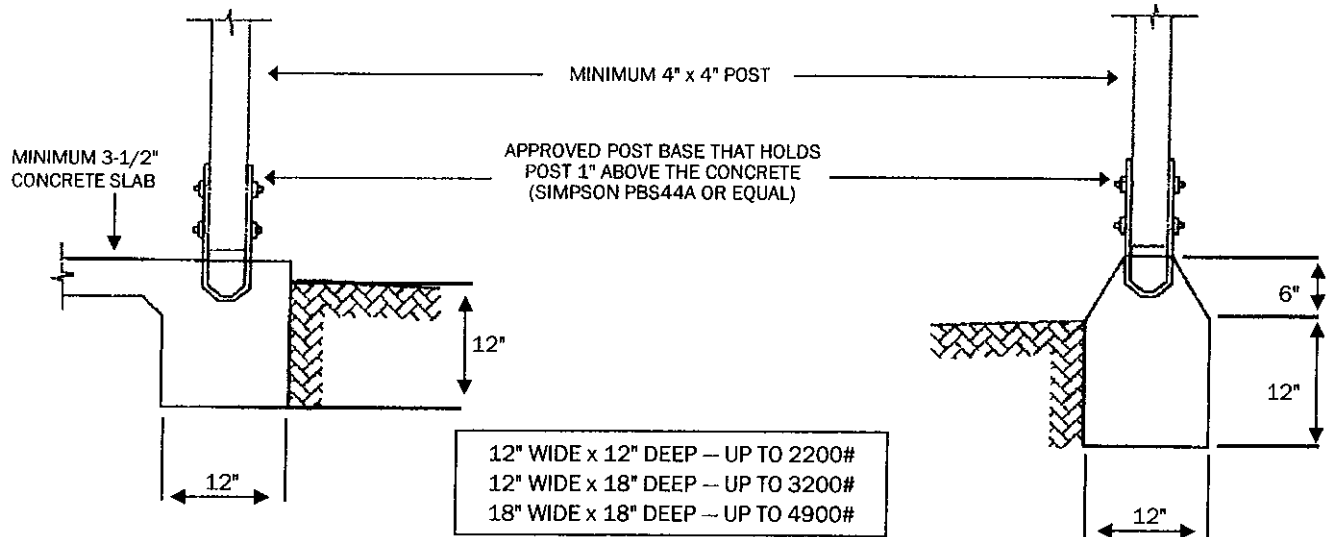
## **ROOF COVERING SPECIFICATIONS**

1. The minimum roof pitch for asphalt shingles is 4:12; however, asphalt shingles may be installed at a pitch between 2:12 to less than 4:12 if two layers of Type 15 felt applied shingle-fashion are used and the shingles are self-sealing (2010 CBC Sect. 1507.2.2).
2. The minimum roof pitch for 24" wood shakes is 4:12 with a 10" exposure (2010 CBC Sect. 1507.9.2).
3. Plywood or particle board must be CC exterior or better and rated for the span being used. Nailing shall be a minimum of 8d at 6" O.C. on the edges and 12" O.C. on the field.
4. For roof pitches below 2:12, a low-sloped roofing system approved by the Building Official shall be used.
5. The details on this sheet are not meant to be used for concrete tile roof coverings.

ROOF COVERING: \_\_\_\_\_  
(SEE NOTES ON PAGE 6)

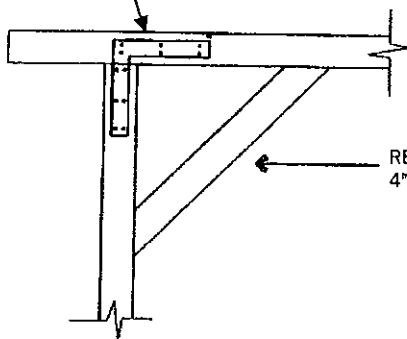


## DETAIL A

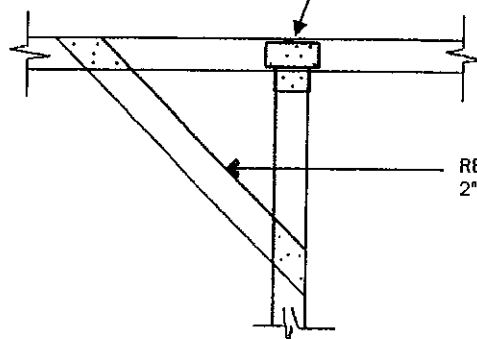


## DETAIL B

APPROVED "L" BRACKET, "T" BRACKET OR POST CAP



APPROVED "L" BRACKET, "T" BRACKET OR POST CAP



## DETAIL C