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.

EXEMPLARY PLOT PLAN

PROJECT DATA TABLE

- Use: Single Family Dwelling
- Property Line
- Existing
- New
- Occupancy
- R3
- R3/1
- Year
- Construction
- No
- Date
- 1250 Sqft.
- Addition
- 225 Sqft.
- Total
- 1475 Sqft.

OWNER

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

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

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**

- Cuts through existing home with proposed patio cover.

**WEST ELEVATION**

- New glass French doors in (E) Opening
- (N) Concrete Patio Slab and Footings

**NORTH ELEVATION**

- (E) SFD
- (N) Built up Roof to Match Color

**FRAMING SECTION A**

- Diagram showing framing details.
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:

1. 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

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.

**CONSTRUCTION SECTIONS**

- **Existing Rafter:**
  - Existing rafter tails may be cut off with a 28.5° angle at the rafter tails.
  - Existing rafter tails may be cut off with a 25° angle at the rafter tails.

- **Roofing Materials (Check One):**
  - Asphalt Shingles, Tile, or Metal

- **Roofing Details:**
  - See Details C and D.

**ELEVATION**

- **Roof Details:**
  - See Details C and D.

**DETAILED A**

- **Existing Rafter:**
  - Existing rafter tails may be cut off with a 28.5° angle at the rafter tails.

**DETAILED B**

- **Existing Rafter:**
  - Existing rafter tails may be cut off with a 25° angle at the rafter tails.

**DETAILED C**

- **Roof Details:**
  - See Details C and D.

**DETAILED D**

- **Roof Details:**
  - See Details C and D.

**ELEVATION**

- **Roof Details:**
  - See Details C and D.

**INSTRUCTIONS:**

1. 28.5° angle at the rafter tails.
2. 25° angle at the rafter tails.
3. Ensure additional support is not required.

**GENERAL NOTES:***

1. A patio cover is a one-story structure that does not exceed 2 feet in height above the adjacent grade.
2. The proposed design is for residential outdoor living purposes only and shall not be used as a carport, garage, storage room, or similar room.
3. Larger size and wind classification size of the patio cover shall be within the range and not exceed the roof load capacity of the roof framing system.
4. Four feet on each side of the patio cover shall be enclosed with a minimum of 60” high. The roof framing system shall be protected from exposure to rain by a roof overhang.
5. Where a licensed engineer or architect provides structural calculations to justify that no patio cover structure shall not exceed 4 feet in height above the existing grade.
6. Patios and porches for outdoor living only, use of these structures as habitable space requires a building permit and approval from the Oxnard Building Department.
7. The proposed patio cover shall be constructed to comply with the City of Oxnard Building Department’s requirements.

**TYPICAL ASSUMPTIONS:**

- All materials provided by the contractor.
- All materials and items are subject to the approval of the City Department.

**ELEVATION**

- **Roof Details:**
  - See Details C and D.

**INSTRUCTIONS:**

- Ensure additional support is not required.

**GENERAL NOTES:**

- A patio cover is a one-story structure that does not exceed 2 feet in height above the adjacent grade.
- Larger size and wind classification size of the patio cover shall be within the range and not exceed the roof load capacity of the roof framing system.
- Four feet on each side of the patio cover shall be enclosed with a minimum of 60” high. The roof framing system shall be protected from exposure to rain by a roof overhang.
- Where a licensed engineer or architect provides structural calculations to justify that no patio cover structure shall not exceed 4 feet in height above the existing grade.

**TYPICAL ASSUMPTIONS:**

- All materials provided by the contractor.
- All materials and items are subject to the approval of the City Department.

**INSTRUCTIONS:**

- Ensure additional support is not required.

**GENERAL NOTES:**

- A patio cover is a one-story structure that does not exceed 2 feet in height above the adjacent grade.
- Larger size and wind classification size of the patio cover shall be within the range and not exceed the roof load capacity of the roof framing system.
- Four feet on each side of the patio cover shall be enclosed with a minimum of 60” high. The roof framing system shall be protected from exposure to rain by a roof overhang.
- Where a licensed engineer or architect provides structural calculations to justify that no patio cover structure shall not exceed 4 feet in height above the existing grade.

**TYPICAL ASSUMPTIONS:**

- All materials provided by the contractor.
- All materials and items are subject to the approval of the City Department.

**PLATE READY AND PERM:**

- Building permit and all necessary plans and specifications submitted to the Building Department.
- All materials provided by the contractor.
- All materials and items are subject to the approval of the City Department.

**INSTRUCTIONS:**

- Ensure additional support is not required.

**GENERAL NOTES:**

- A patio cover is a one-story structure that does not exceed 2 feet in height above the adjacent grade.
- Larger size and wind classification size of the patio cover shall be within the range and not exceed the roof load capacity of the roof framing system.
- Four feet on each side of the patio cover shall be enclosed with a minimum of 60” high. The roof framing system shall be protected from exposure to rain by a roof overhang.
- Where a licensed engineer or architect provides structural calculations to justify that no patio cover structure shall not exceed 4 feet in height above the existing grade.

**TYPICAL ASSUMPTIONS:**

- All materials provided by the contractor.
- All materials and items are subject to the approval of the City Department.

**PLATE READY AND PERM:**

- Building permit and all necessary plans and specifications submitted to the Building Department.
- All materials provided by the contractor.
- All materials and items are subject to the approval of the City Department.

**INSTRUCTIONS:**

- Ensure additional support is not required.

**GENERAL NOTES:**

- A patio cover is a one-story structure that does not exceed 2 feet in height above the adjacent grade.
- Larger size and wind classification size of the patio cover shall be within the range and not exceed the roof load capacity of the roof framing system.
- Four feet on each side of the patio cover shall be enclosed with a minimum of 60” high. The roof framing system shall be protected from exposure to rain by a roof overhang.
- Where a licensed engineer or architect provides structural calculations to justify that no patio cover structure shall not exceed 4 feet in height above the existing grade.

**TYPICAL ASSUMPTIONS:**

- All materials provided by the contractor.
- All materials and items are subject to the approval of the City Department.

**PLATE READY AND PERM:**

- Building permit and all necessary plans and specifications submitted to the Building Department.
- All materials provided by the contractor.
- All materials and items are subject to the approval of the City Department.
Roofing Material: (Check One)
- Light Weight Roofing: Fiberglass, Lath or 2x2's or other spaced boards, other materials provided the material does not exceed 8 pounds per square foot.
- Normal Weight Roofing < 2:12; 300# rock or gravel over 3 layers of 15 lb felt hot mopped between or approved built-up roof.
- For slopes greater than 2:12 composition shingles may be used with assemblies specified by the manufacturer.

Patio Cover - Attached
Help for the Homeowner
Development Services

CONSTRUCTION SECTION
INSTRUCTIONS:
1. 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.
2. 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.)
3. 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
1. A patio cover is a one story structure that does not exceed 12 feet in height above the adjacent grade.
2. Patio covers shall be used for recreational, outdoor living purposes only and shall not be used as carpents, garages, storage rooms or habitable rooms.
3. Longer side and one additional side of the patio shall be 65% open, below 6’6” above the floor. Openings may be enclosed with insect screening or readily removable plastic (translucent or transparent) up to 1/8-inch thick. Framed windows are not permitted.
4. One hour fire wall required when exterior face of post/wall is located less than 30” from the property line. Eaves over openings cannot be located within 30” of the property line.
5. 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.
6. 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 slab, a reinforced slab and footing, new wall bracing, heating, electrical outlets, energy forms, and insulation. Insulation for the space to be converted.
7. 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 subject to the approval of this Department.
8. 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 750 pounds per column. Approved connector between post and concrete slab shall be capable to withstand uplift wind forces.

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

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

1. 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, hot mopped 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.

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:

<table>
<thead>
<tr>
<th>SHEATHING</th>
<th>SPAN RATING</th>
<th>MAX. SPAN</th>
<th>NAILING</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/8&quot; CDX Plywood</td>
<td>20/O</td>
<td>16&quot; o.c.</td>
<td>6d common or deformed shank</td>
</tr>
<tr>
<td>1/2&quot; CDX Plywood</td>
<td>24/O</td>
<td>24&quot; o.c.</td>
<td>6d common or deformed shank</td>
</tr>
<tr>
<td>5/8&quot; CDX Plywood</td>
<td>40/20</td>
<td>32&quot; o.c.</td>
<td>8d common or deformed shank</td>
</tr>
<tr>
<td>3/4&quot; CDX Plywood</td>
<td>48/24</td>
<td>36&quot; o.c.</td>
<td>8d common or deformed shank</td>
</tr>
<tr>
<td>1&quot; nominal lumber</td>
<td>60/48</td>
<td>48&quot; o.c.</td>
<td>10d common or deformed shank</td>
</tr>
<tr>
<td>2x Decking</td>
<td></td>
<td>24&quot; o.c.</td>
<td>2-5d at each lap</td>
</tr>
<tr>
<td></td>
<td></td>
<td>48&quot; o.c.</td>
<td>2-16d at each rafter</td>
</tr>
</tbody>
</table>

(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: ___________________________

PATIO COVER - ATTACHED

HELP FOR THE HOMEOWNER
DEVELOPMENT SERVICES

Rob Roshanian 3/15/05
Building official: ___________________________ Date: ___________________________