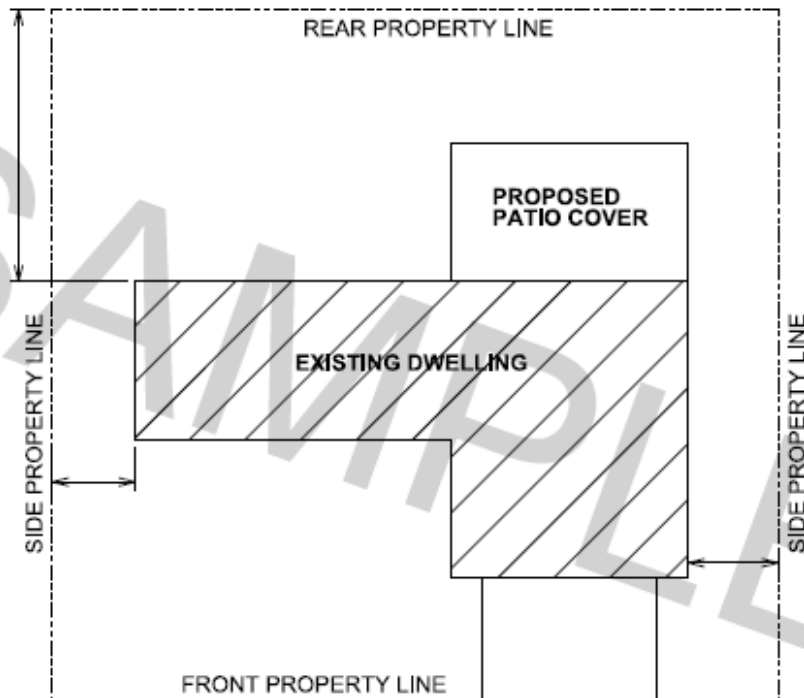


Typical Lattice Patio Cover

FOR INFORMATION ON OBTAINING A PERMIT FOR A PATIO COVER AND COMPLETING THESE DRAWINGS SEE PAGE 4.

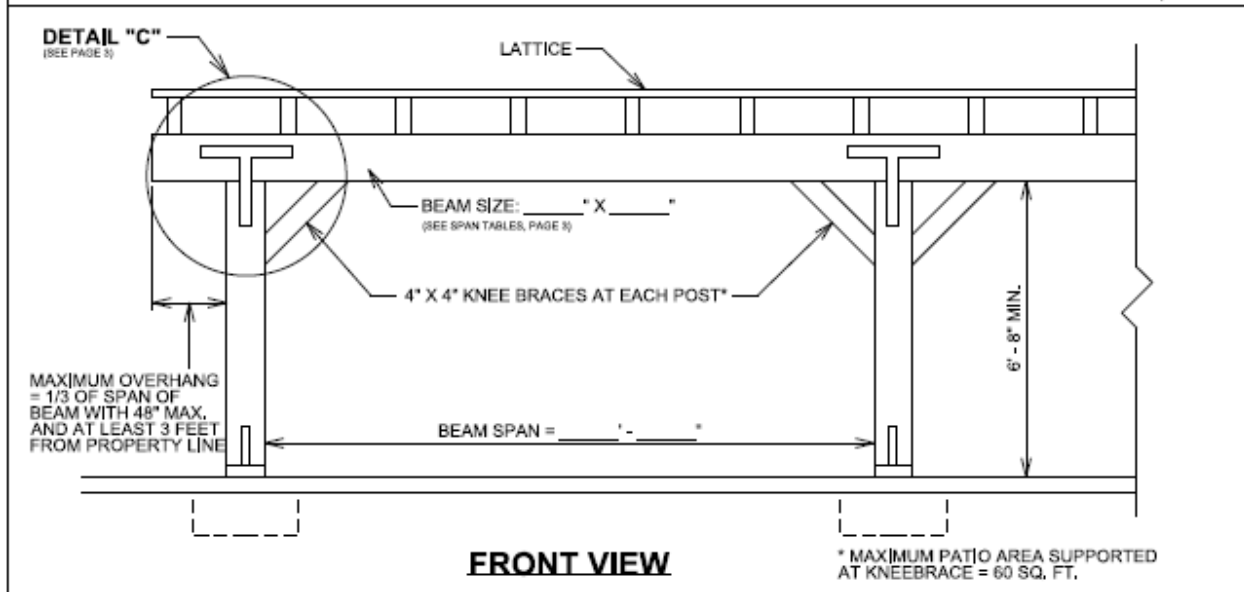
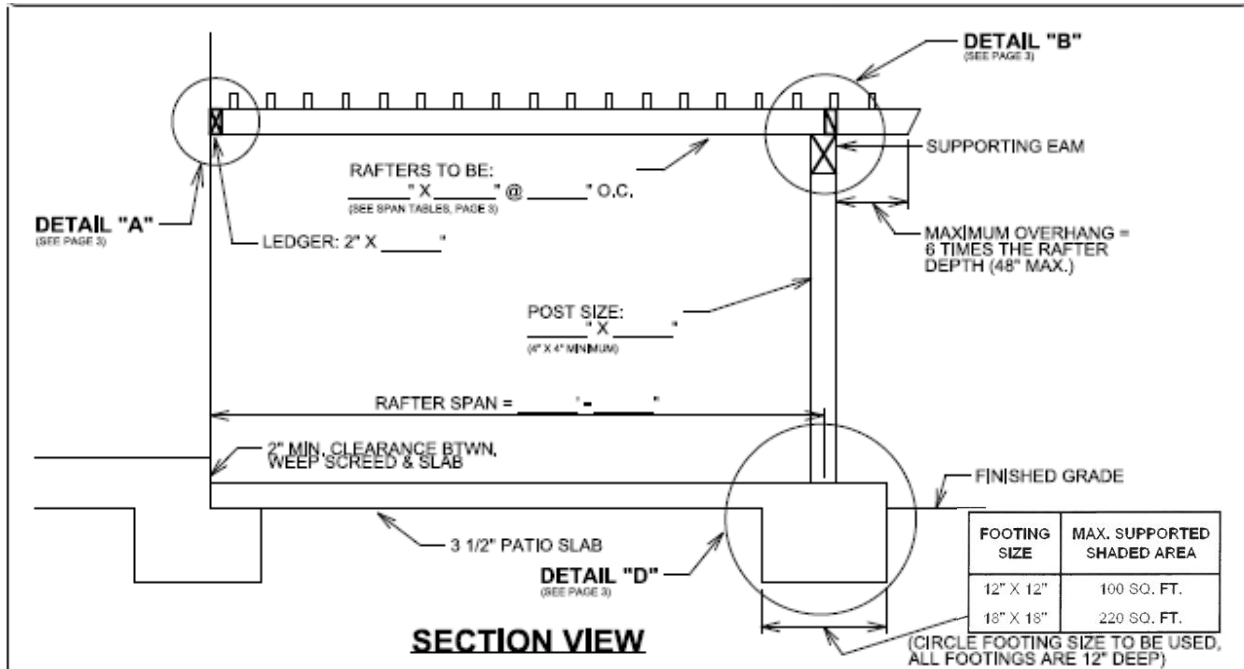
TO COMPLETE THIS PLOT PLAN...

1. SHOW THE LOCATION OF THE PROPOSED PATIO COVER ON THE PLOT PLAN BELOW SHOWING ITS SIZE, AREA AND DISTANCE TO PROPERTY LINES. ALSO SHOW THE LOCATION AND SPACING OF THE SUPPORTING POSTS.
2. SHOW ANY OTHER STRUCTURES IN THE SAME YARD AS THE PROPOSED PATIO COVER, SUCH AS POOLS, RETAINING WALLS, ACCESSORY BUILDINGS AND OAK TREES. DIMENSION THESE ITEMS FROM THE PATIO COVER.
3. SHOW ANY HILLSIDES ON YOUR PROPERTY THAT EXCEED A SLOPE OF 3 HORIZONTAL TO 1 VERTICAL (3:1), SHOW THE DISTANCE FROM THE TOP OR BOTTOM OF THESE SLOPES TO THE PROPOSED PATIO COVER. INDICATE ON THE PLAN THE SLOPE OF THE GRADE AND THE VERTICAL HEIGHT OF THE SLOPE FROM TOP TO BOTTOM.
4. SETBACKS: PATIO COVERS SHALL HAVE A MINIMUM SETBACK OF 5 FEET TO THE SIDE AND REAR PROPERTY LINES AND A MINIMUM 20-FOOT SETBACK TO THE FRONT PROPERTY LINE WHEN LOCATED IN THE FRONT YARD. SETBACKS ARE MEASURED TO THE SUPPORTING POSTS.
5. WHEN THE ABOVE SETBACKS ARE OBSERVED, PLANNING DIVISION APPROVAL WILL NOT BE REQUIRED, ANY DEVIATION OF THE ABOVE SETBACKS WILL REQUIRE THE REVIEW AND APPROVAL OF THE PLANNING DIVISION, INDICATE IF PROPERTY HAS A ZERO LOT LINE.



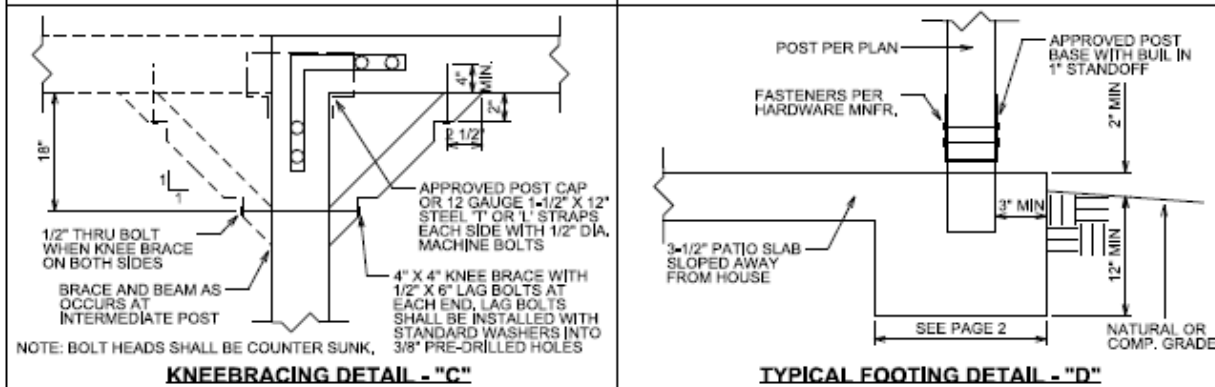
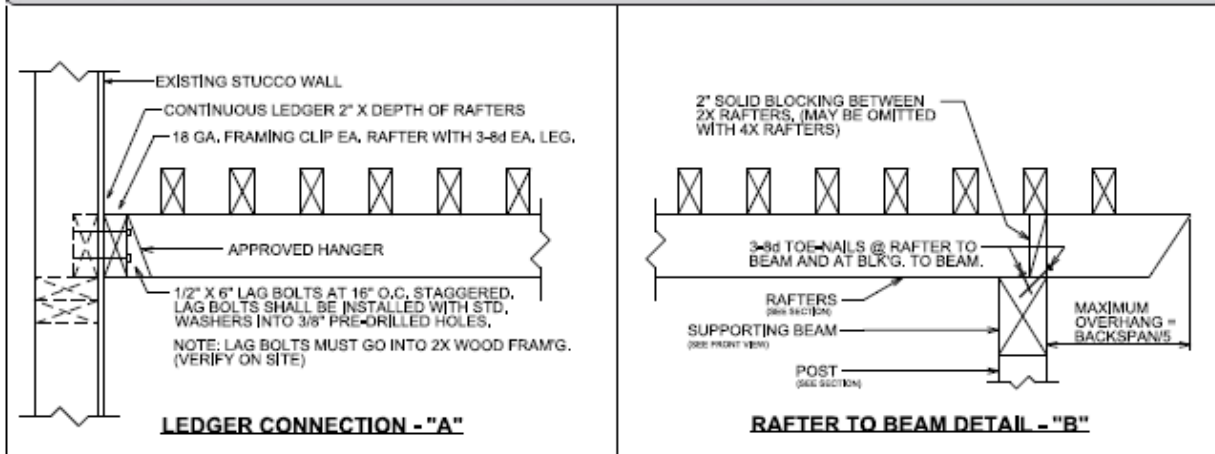
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F.Z. ALLOWABLE RAFTER SPANS N.F.Z.						BEAM SPANS			
Rafter Size	Rafter Spacing	Rafter Span	Rafter Size	Rafter Spacing	Rafter Span	Beam Size	With Rafter Spans..		
							..up to 12'	..up to 20'	
2" x 4"	16"	9'-6"	4" x 4"	24"	11'-0"	4" x 4"	6'-0"	5'-0"	
	24"	8'-4"		32"	10'-0"		4" x 6"	9'-6"	8'-0"
	32"	7'-3"		48"	8'-6"		4" x 8"	12'-0"	10'-6"
2" x 6"	24"	13'-1"	4" x 6"	24"	17'-4"	4" x 10"	16'-0"	13'-0"	
	32"	11'-4"		32"	15'-8"	4" x 12"	19'-0"	16'-0"	
	48"	10'-0"		48"	13'-8"	4" x 14"	22'-0"	18'-0"	
2" x 8"	24"	17'-4"	4" x 8"	24"	20'-0"	6" x 8" #1	16'-0"	14'-0"	
	32"	15'-0"		32"	20'-0"	6" x 10" #1	22'-6"	18'-0"	
	48"	13'-0"		48"	18'-0"	6" x 12" #1	25'-0"	22'-0"	

PROPERTY OWNER:	PROPERTY ADDRESS:	PAGE: 3 OF 5
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Typical Lattice Patio Cover

INSTRUCTIONS:

1. A BUILDING PERMIT FOR A PATIO COVER MAY BE OBTAINED USING THIS O.C. STANDARD DRAWING. SIMPLY PROVIDE PLOT PLAN AND FILL IN THE BLANKS AND INFORMATION REQUESTED ON THESE PLANS.
2. COMPLETE AN "APPLICATION FOR A BUILDING PERMIT" AND PRESENT IT WITH THESE PLANS TO A PERMIT SPECIALIST.
3. DEVIATIONS FROM THE CONSTRUCTION AND DESIGNS SHOWN IN THESE DRAWINGS WILL REQUIRE COMPLETE PLANS AND DETAILS AND MUST BE REVIEWED BY A CITY PLAN CHECK ENGINEER PRIOR TO OBTAINING A BUILDING PERMIT. APPROVAL BY A REGISTERED ARCHITECT, CIVIL ENGINEER, OR STRUCTURAL ENGINEER MAY BE REQUIRED.

GENERAL INFORMATION:

1. A SHADE BAR PATIO COVER IS A ONE-STORY STRUCTURE THAT DOES NOT EXCEED 10 FEET IN HEIGHT ABOVE THE ADJACENT GRADE.
2. SHADE BAR PATIO COVERS SHALL BE USED FOR RECREATIONAL, OUTDOOR LIVING PURPOSES ONLY AND SHALL NOT BE USED AS CARPORTS, GARAGES, STORAGE ROOMS OR HABITABLE ROOMS.
3. SHADE BAR PATIO COVERS MUST BE ACCESSORY TO A SINGLE-FAMILY DWELLING OR INDIVIDUAL DWELLING UNIT IN A MULTIPLE DWELLING BUILDING.
4. THE SHADE BARS OF THE PATIO COVER SHALL BE AT LEAST 50% OPEN WITH A MINIMUM OF 1-1/2" SPACING BETWEEN THE SHADE BARS (SELF-SPACING).
5. RAFTERS AND BEAMS FOR THIS PATIO COVER ARE DESIGNED TO SUPPORT A 10 PSF LIVE LOAD. SHADE BARS SHALL NOT BE COVERED WITH ADDITIONAL ROOF COVERINGS.
6. SHADE BAR PATIO COVERS MAY BE PARTIALLY ENCLOSED PROVIDED THE AREA OF THE LONGER WALL AND ONE ADDITIONAL WALL IS AT LEAST 65% OPEN.
7. CONSTRUCTION DETAILS IN THIS STANDARD MAY NOT COMPLY WITH FIRE HAZARD ZONE CONSTRUCTION REQUIREMENTS. SEE WWW.OCFA.ORG FOR MORE INFORMATION ON FIRE HAZARD ZONES AND CONSTRUCTION REQUIREMENTS.

MATERIALS:

1. WOOD SHALL BE GRADE MARKED DOUGLAS FIR LARCH NO. 2 OR BETTER.
2. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3,000 PSI IN 28 DAYS.
3. FRAMING HARDWARE SHALL BE ICC APPROVED FOR THE INTENDED USE AND INSTALLED PER MANUFACTURERS' SPECIFICATIONS USING ALL RECOMMENDED FASTENERS.
4. SHADE BARS MAY BE 2" X 2", 2" X 3", 3" X 3" OR OTHER LIGHTWEIGHT LATTICE MATERIALS.

REQUIRED INSPECTIONS:

1. FIRST INSPECTION SHALL BE AFTER EXCAVATION FOR THE FOOTINGS (BEFORE ANY CONCRETE IS POURED).
2. SECOND INSPECTION SHALL BE THE FINAL INSPECTION WHEN ALL WORK HAS BEEN COMPLETED AND ALL WORK REMAINS READILY VISIBLE. ANY WORK THAT IS PROPOSED TO BE COVERED WILL REQUIRE AN ADDITIONAL INSPECTION PRIOR TO COVERING. EXPOSED WOOD HAS BEEN WEATHER PROTECTED.

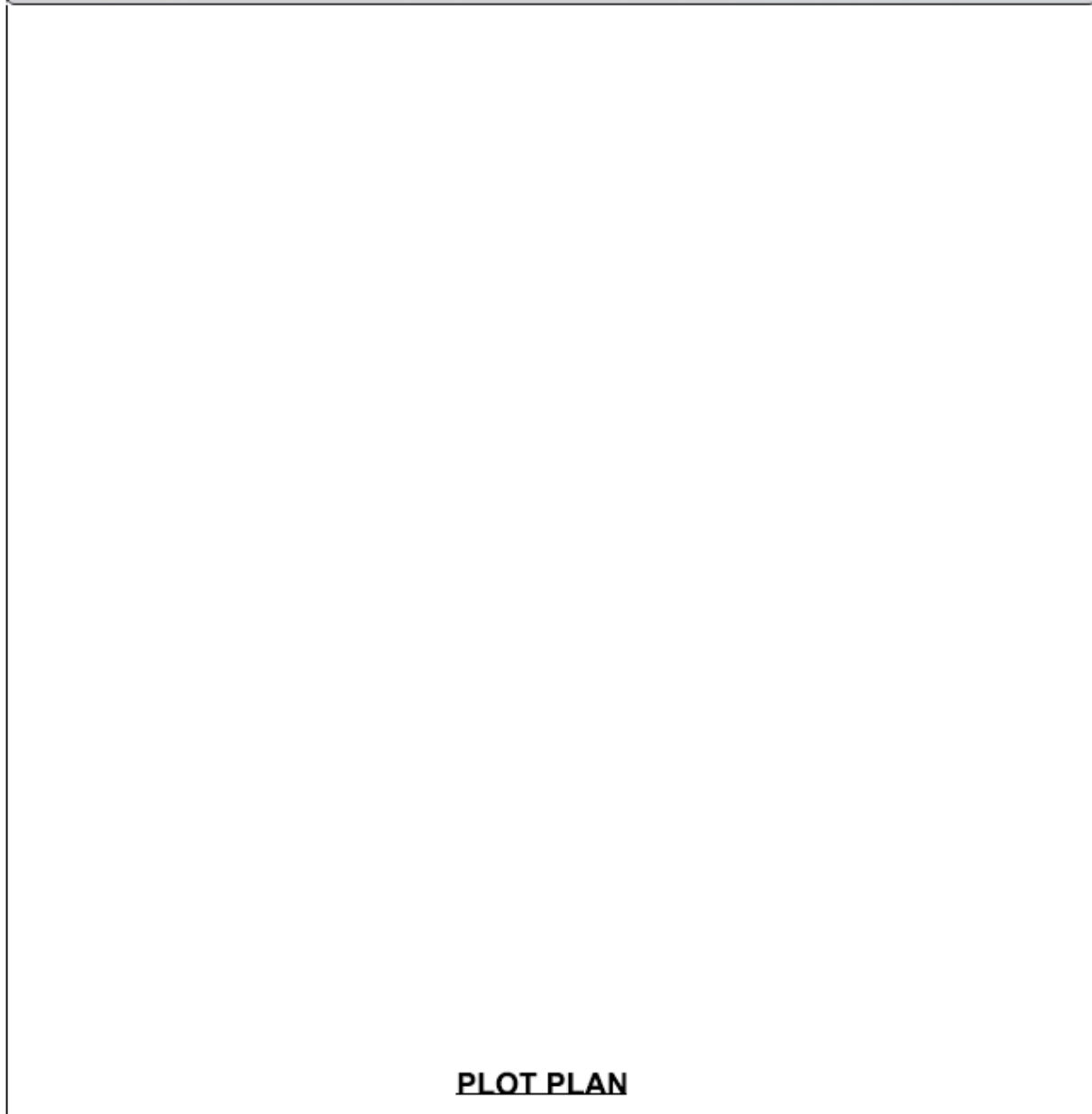
PLEASE READ AND SIGN:

THE OWNER AND/OR CONTRACTOR, AS APPLICANT FOR THIS PERMIT, HAS READ AND UNDERSTANDS THE INFORMATION ON THIS PAGE AND AGREES TO CONSTRUCT THE PROPOSED PATIO COVER AS SHOWN ON THESE PLANS, AND THESE PLANS ARE NOT FOR PATIO COVER WITHIN FUEL MODIFICATION ZONE OR WILDLAND URBAN INTERFACE FIRE AREA. NONCOMBUSTIBLE CONSTRUCTION MAY BE REQUIRED.

SIGNATURE OF APPLICANT _____ DATE: _____

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PLOT PLAN

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