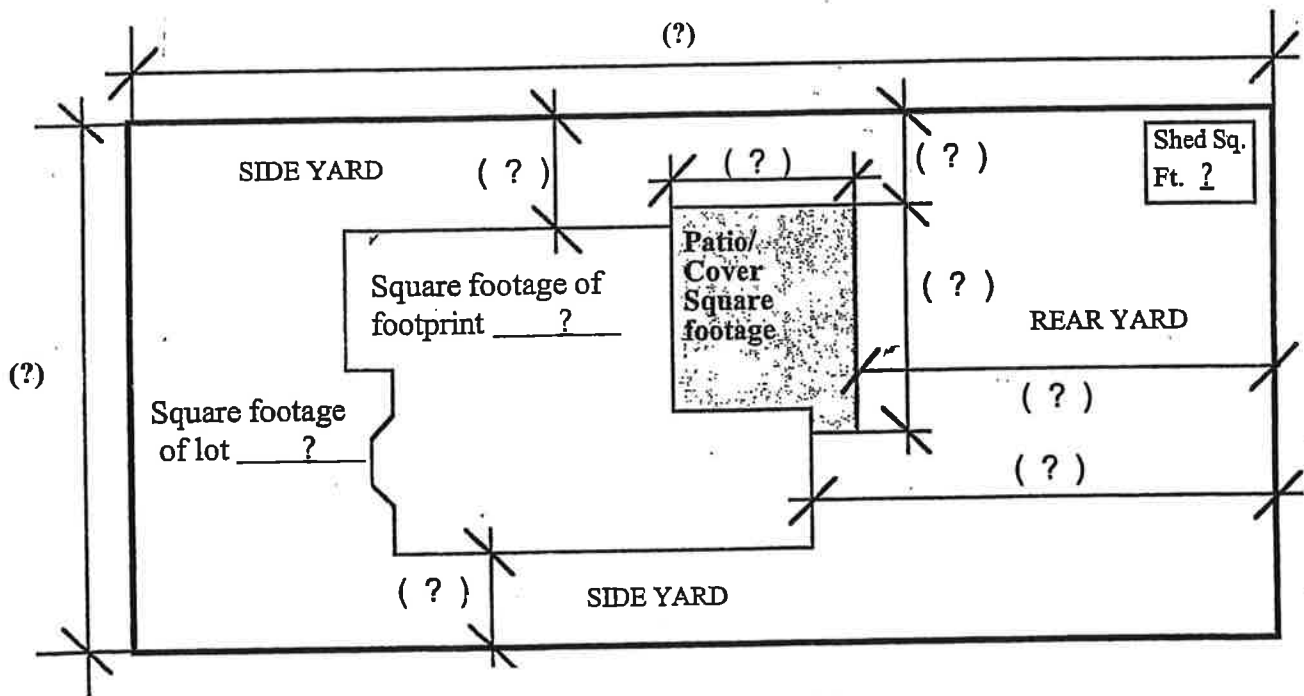


SUBMITTAL REQUIREMENTS FOR PATIO

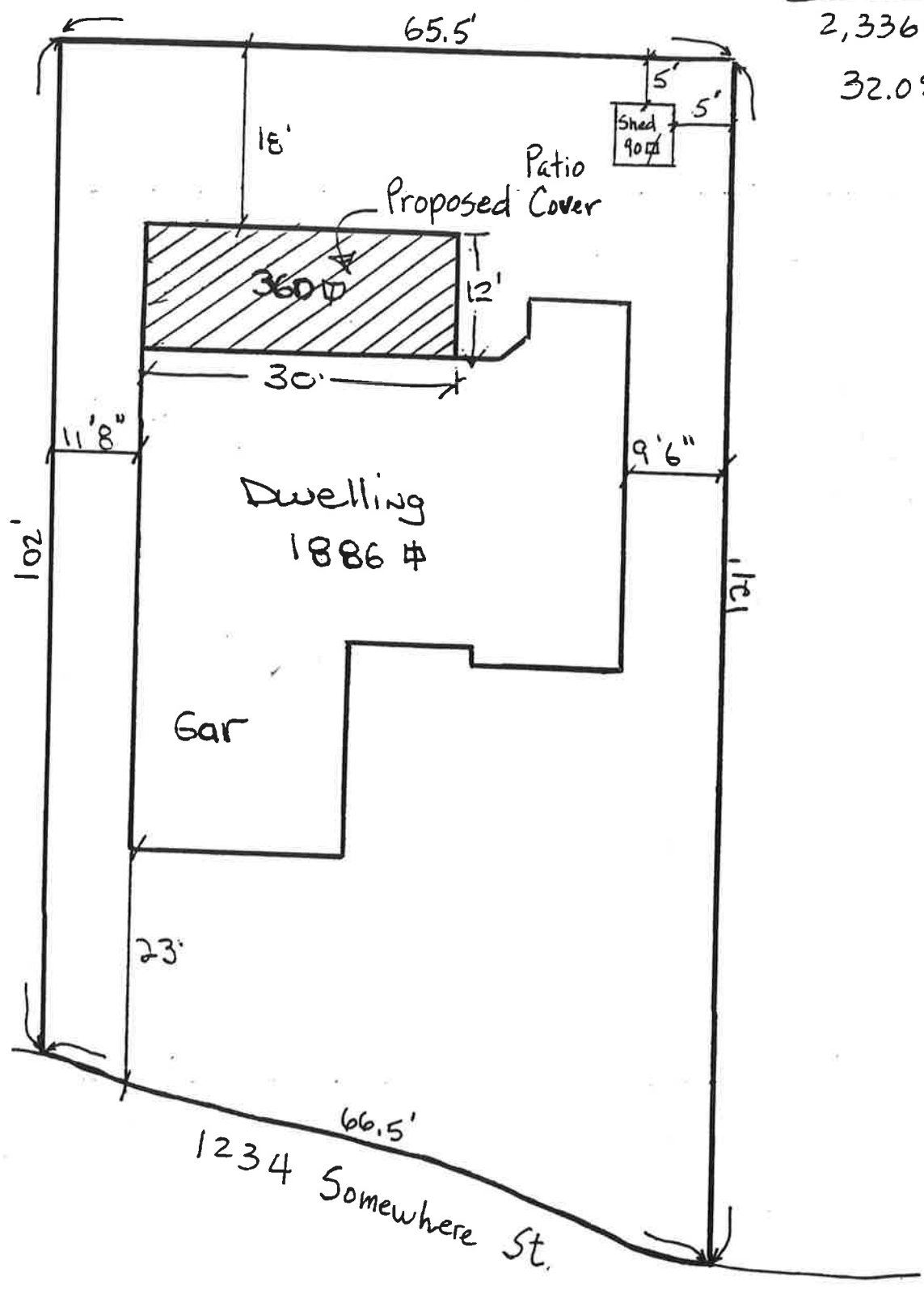
Required information - a site plan of the residence indicating the following information:

- a) Address and owner of the property
- b) Dimensions and square footage of the lot
- c) Show approximate "Footprint(s)" of the house-garage-covered structures on the property showing square footage of each
- d) Patio/Cover square footage
- e) Dimensions showing distance from property lines to structures, existing and proposed
- f) Draw actual site plan on a separate sheet, 8.5" x 11" preferred (don't fill in the "?" below)
- g) Check with the Planning department for side yard and rear yard requirements

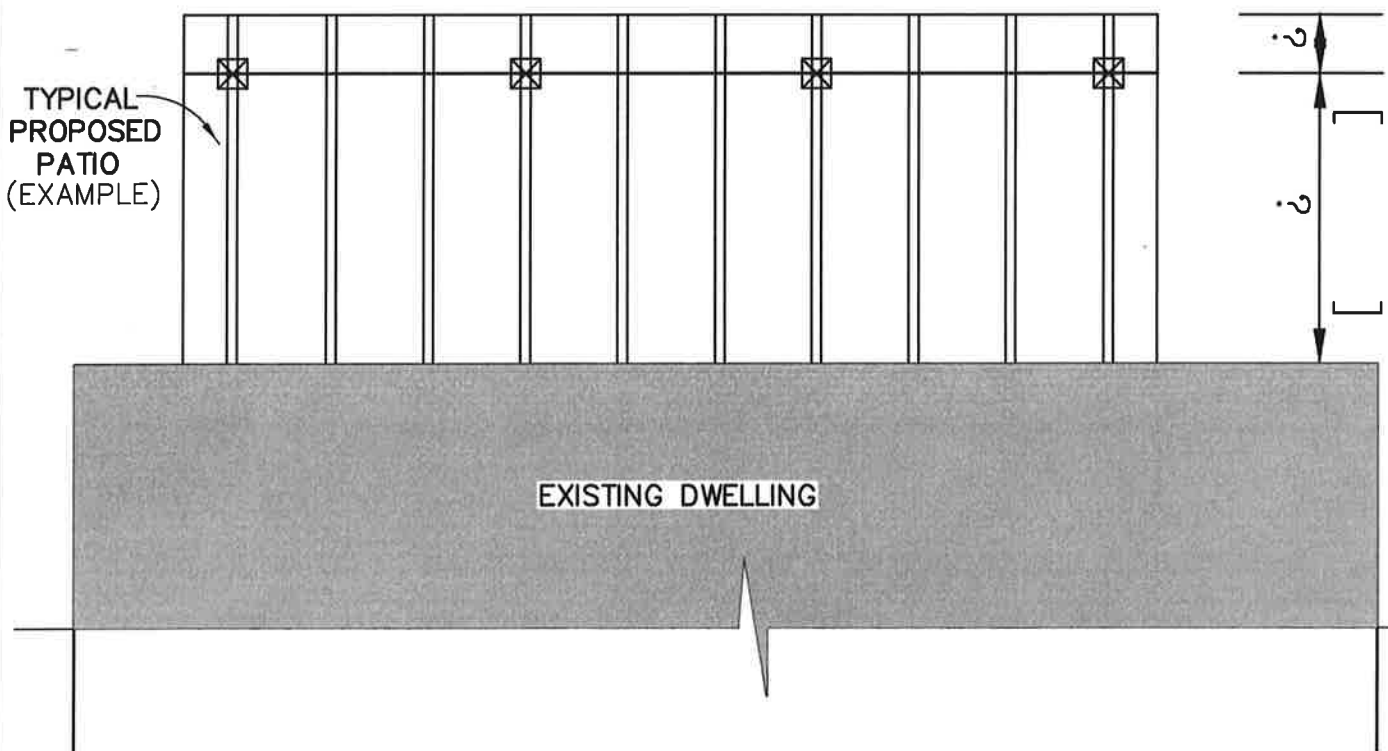
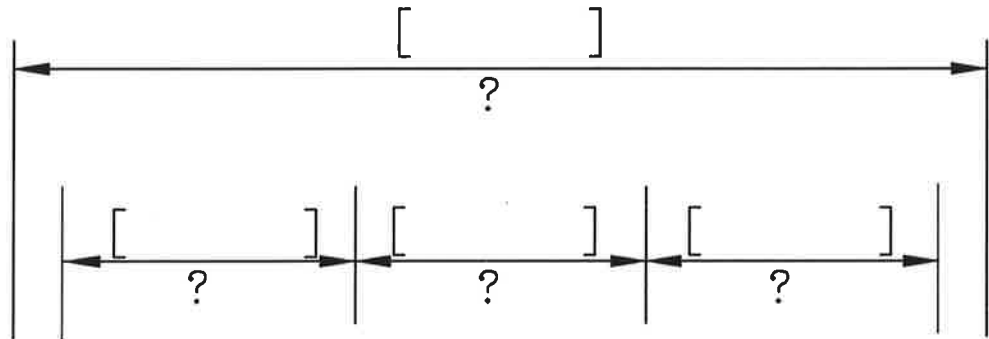


Lot Area = 7,359 sq ft
 Existing Footprint = 1,086 sq ft
 (including garage)
 Shed = 90 sq ft
 Proposed Patio = 360 sq ft

$2,336 \text{ sq ft} \div 7,359 \text{ sq ft}$
 32.0% Lot cover



- 4" x _____ BEAM
- 6" x _____ BEAM
- ⊠ 4" x _____ POST
- ⊠ 6" x _____ POST
- ||| RAFTERS 2" x _____" @ _____" O.C.

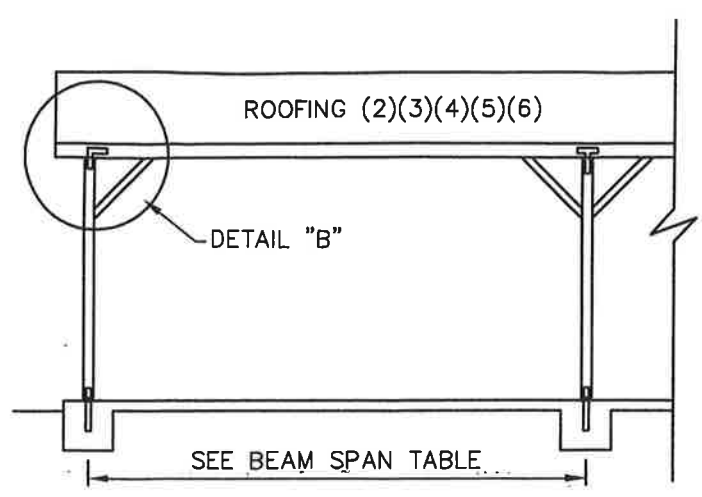
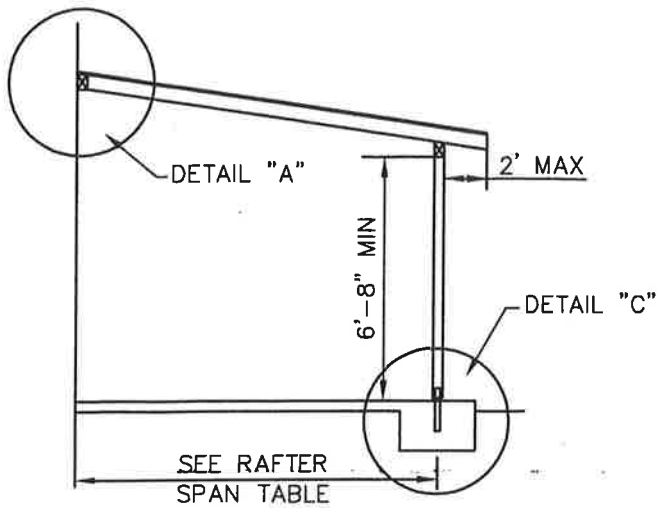


CITY OF LANCASTER

PATIO LAYOUT PLAN

BS-1

REVISION
AUG 21, 2000



**ALLOWABLE RAFTER SPANS—DOUGLAS FIR
LARCH NO. 2 (NO CEILING)**

**ALLOWABLE BEAM SPANS—
4 x DF. NO. 2 & DF NO. 1**

RAFTER SIZE	SPACING ON CENTER	OPEN LATTICE	LIGHT WEIGHT	MEDIUM WEIGHT	HEAVY WEIGHT	BEAM SIZE	OPEN LATTICE	LIGHT WEIGHT	MEDIUM WEIGHT	HEAVY WEIGHT
2 x 4 NO. 2	12"	10' - 7"	9' - 1"	8' - 6"	8' - 1"	4 x 4	5' - 6"	4' - 9"	4' - 3"	4' - 0"
	16"	9' - 7"	8' - 3"	7' - 9"	7' - 4"	4 x 6	8' - 6"	7' - 3"	6' - 6"	6' - 0"
	24"	8' - 5"	7' - 2"	6' - 9"	6' - 5"	4 x 8	11' - 3"	9' - 6"	8' - 9"	8' - 0"
2 x 6 NO. 2	12"	16' - 7"	14' - 3"	13' - 6"	12' - 9"	4 x 10	13' - 9"	11' - 9"	10' - 9"	10' - 0"
	16"	15' - 1"	12' - 11"	12' - 3"	11' - 7"	4 x 12	15' - 9"	13' - 9"	12' - 8"	12' - 0"
	24"	13' - 2"	11' - 2"	10' - 8"	10' - 1"	4 x 14	17' - 6"	15' - 4"	14' - 0"	13' - 0"
2 x 8 NO. 2	12"	20' - 0"	16' - 0"	16' - 0"	16' - 0"	6 x 6	10' - 6"	9' - 6"	8' - 10"	8' - 3"
	16"	19' - 11"	16' - 0"	16' - 0"	15' - 4"	6 x 8	14' - 6"	13' - 0"	12' - 3"	11' - 5"
	24"	17' - 5"	15' - 0"	14' - 1"	13' - 4"	6 x 10	18' - 0"	16' - 0"	15' - 6"	14' - 6"

NOTE: FOR CONSTRUCTION NOT CONSISTENT WITH THE FRAMING METHODS SHOWN ABOVE, APPROVAL MUST BE OBTAINED FROM BUILDING AND SAFETY DIVISION BEFORE STARTING ANY WORK.

1. PATIOS MAY ONLY BE ENCLOSED BY INSECT SCREENING AND READILY REMOVABLE TRANSPARENT FLEXIBLE PLASTIC NOT MORE THAN 1/8 INCH IN THICKNESS. CONTACT THE BUILDING DIVISION FOR ADDITIONAL REQUIREMENTS FOR ENCLOSURE.
2. SOLID ROOFING SHALL HAVE A MINIMUM SLOPE OF 1/4" IN 12".
3. OPEN LATTICE ROOFS CONSIST OF SHADE BARS, ETC.. THAT ARE AT LEAST 50% OPEN AND A MINIMUM OF 1-1/2" SPACING BETWEEN SHADE BARS.
4. LIGHT WEIGHT ROOFS CONSIST OF ALUMINUM AND FIBERGLASS ROOFING.
5. MEDIUM WEIGHT ROOFS CONSIST OF 90# CAP SHEET OVER TWO LAYER OF 15# FELT. ASPHALT SHINGLES REQUIRE MINIMUM PITCH OF 2" IN 12".
6. HEAVY WEIGHT ROOFS CONSIST OF TILE OVER CAP SHEET ROOFING, OR TILE OVER 30# FELT. MINIMUM PITCH OF 3" IN 12", OR AS RECOMMENDED BY THE MANUFACTURER.
7. THE BEAM SPANS ARE BASED ON MAXIMUM HORIZONTAL RAFTER SPAN OF 16" FOR HEAVY, MEDIUM AND LIGHT WEIGHT ROOF; AND HORIZONTAL RAFTER SPAN OF 20' FOR OPEN LATTICE ROOF.

CITY OF LANCASTER

ATTACHED OPEN PATIO

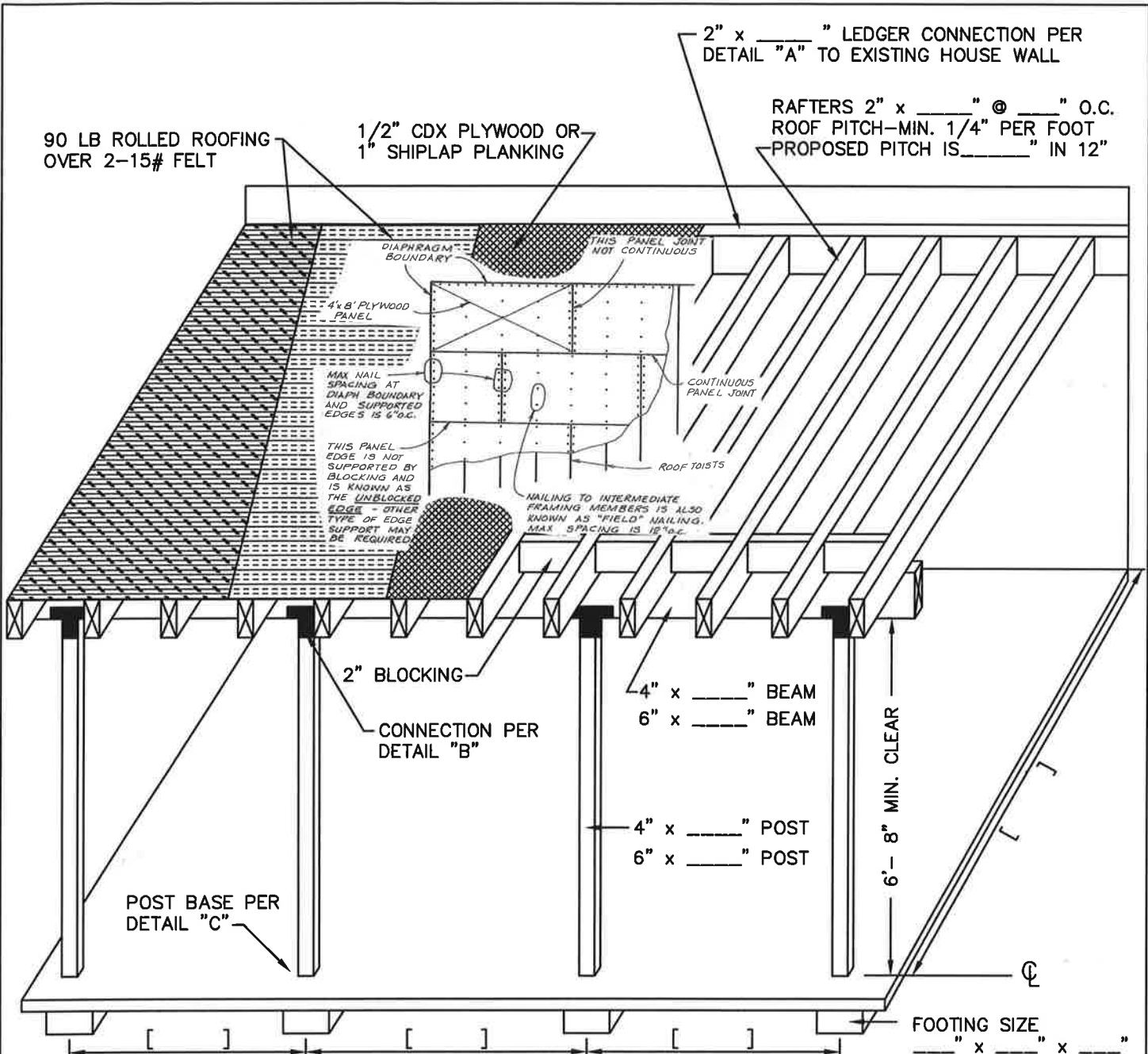
BS-1

APPROVED *Robert C. Neel*

10/3/2000
DATE

REVISION

OCT 03, 2000



GENERAL NOTES

- USE LUMBER D.F. #2. CONCRETE $f_c = 2000$ PSI. A-307 BOLTS OR BETTER. 1/2" CDX PLYWOOD WITH 8d @ 6", 12" O.C. LAID PERPENDICULAR TO FRAMING MEMBERS.
 - PROVIDE MID-SPAN BLOCKING WHEN SPAN OF RAFTER EXCEEDS 10 FEET.
 - NAIL EACH BLOCKING TO BEAM WITH 2-10d NAIL OR A FRAMING CLIP PER BLOCK.
 - INSPECTION: 1) PRIOR TO POURING CONCRETE.
 - 2) PRIOR TO COVERING PLYWOOD.
 - 3) WHEN COMPLETED.
- PERMIT IS VALID FOR 180 DAYS AFTER LAST INSPECTION.

CITY OF LANCASTER

TYPICAL PATIO FRAMING LAYOUT

BS-1

REVISION

JULY 9, 2007

FOOTING WIDTH (inches)

COVER TYPE	RAFTER SPAN IN FEET	POST TO POST SPAN								
		6 FEET	7 FEET	8 FEET	9 FEET	10 FEET	12 FEET	14 FEET	16 FEET	18 FEET
OPEN LATTICE COVER 15 PSF	6	12	12	12	12	12	12	12	12	12
	7	12	12	12	12	12	12	12	12	13
	8	12	12	12	12	12	12	12	12	13
	9	12	12	12	12	12	12	12	12	13
	10	12	12	12	12	12	12	12	13	14
	12	12	12	12	12	12	12	13	14	15
	14	12	12	12	12	12	12	13	14	15
	16	12	12	12	12	12	13	14	15	16
	18	12	12	12	12	13	14	15	16	17
20	12	12	12	13	13	14	15	17	18	
LIGHT WEIGHT COVER 25 PSF	6	12	12	12	12	12	13	14	15	
	7	12	12	12	12	12	14	15	16	
	8	12	12	12	12	13	14	15	16	
	9	12	12	12	13	13	15	16	17	
	10	12	12	12	13	14	15	16	17	
	12	12	12	12	14	15	16	17	19	
	14	12	12	13	15	16	17	18	20	
	16	12	13	14	16	16	18	19	21	
MEDIUM WEIGHT COVER 30 PSF	6	12	12	12	12	13	14	15	16	
	7	12	12	12	13	14	15	16	17	
	8	12	12	13	13	14	15	17	18	
	9	12	12	13	14	15	16	17	18	
	10	12	13	14	14	15	17	18	19	
	12	13	14	15	15	16	18	19	20	
	14	13	14	15	16	17	19	20	21	
	16	14	15	16	17	18	20	21	22	
HEAVY WEIGHT COVER 35 PSF	6	12	12	13	13	14	15	16	17	
	7	12	12	13	14	15	16	17	18	
	8	12	13	14	14	15	17	18	19	
	9	12	13	14	15	16	17	18	20	
	10	13	14	15	16	16	18	19	20	
	12	14	15	16	17	17	19	20	22	
	14	14	16	17	17	18	20	22	23	
	16	15	16	17	18	19	21	23	24	

1. Soil bearing pressure is based on 1500 PSF.
2. See Patio Cover Handout for definition of cover types.
3. Refer to detail C for more information.

CITY OF LANCASTER

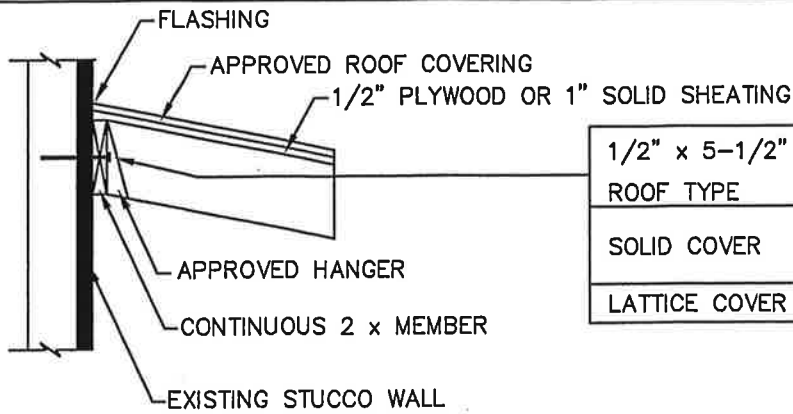
PATIO COVER FOOTING MATRIX

BS-1

APPROVED *Robert C. Neal*

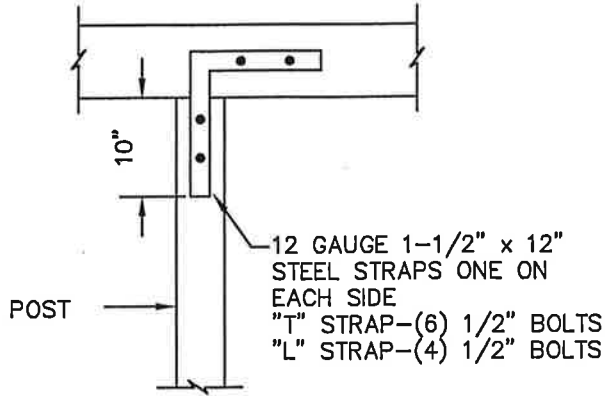
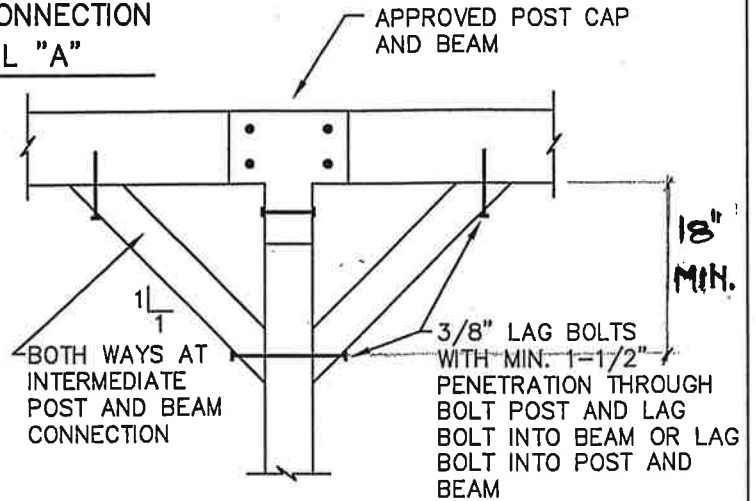
7/20/00
DATE

REVISION *9/11/2013*



1/2" x 5-1/2" LAG BOLTS INTO STUDS, RIM OR PLATE		
ROOF TYPE	RAFTER SPAN	NO. OF BOLTS
SOLID COVER	12' OR LESS	(1) BOLT @ 16" O.C.
	12' TO 16'	(2) BOLT @ 16" O.C.
LATTICE COVER	16' OR LESS	(1) BOLT @ 16" O.C.

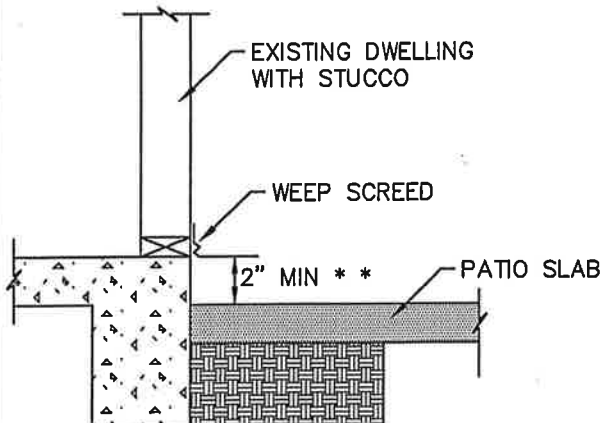
LEDGER CONNECTION
DETAIL "A"



APPROVED "T" AND "L" STRAP
DETAIL "B"

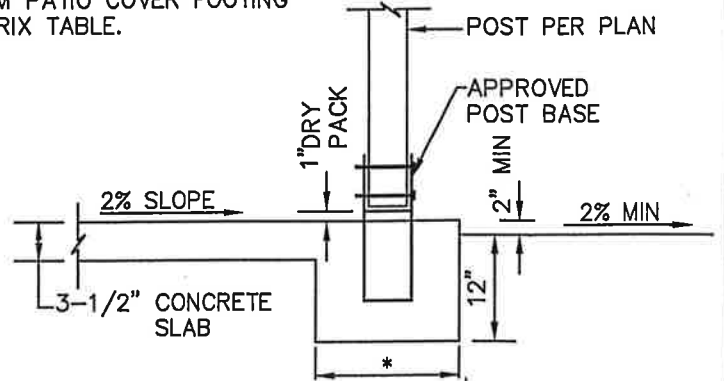
4 x KNEEBRACING
DETAIL "B"

* FOOTING WIDTH TO BE OBTAINED FROM PATIO COVER FOOTING MATRIX TABLE.



** MEASURE FROM BOTTOM OF WEEP SCREED

FOOTING
DETAIL "C"



CITY OF LANCASTER

TYPICAL PATIO FRAMING DETAILS

BS-1

APPROVED _____

DATE

REVISIONS

9/11/2013

JULY 9, 2007