

PATIO COVER SPECIFICATIONS

NOTE: CONTRACTOR SHALL PROVIDE A COMPLETE ESTIMATE FOR PATIO COVER MEETING THE FOLLOWING SPECIFICATIONS:

- ROUGH AREA DIMENSIONS INCLUDING CANTILEVER: **PER PLAN**
- CANTILEVER PART NAME: **PER PLAN**
- DESCRIPTION: PRESTANDING ATTACHED TO BUILDING PERMIT REQUIRED FOR STRUCTURE
- LUMBER TYPE: **DOWELS PER #1 GRADE**
(LUMBER TO BE ROUGH SAW, UNLESS OTHERWISE INDICATED)
- CONCRETE FOOTING DIMENSIONS: **PER STRUCTURAL ENGINEERING REPORT**
- LISTING OF LUMBER DIMENSIONS: **PER STRUCTURAL ENGINEERING REPORT**

MEMBER	DIMENSION	CONNECTOR
POSTS		PC PS
BEAMS	8" x 12"	CARRIAGE BOLT
LAGGER		LAG BOLT PER DETAIL
JOIST	6" x 10"	TOE NAIL
BATTS	1x6 T&G	TOE NAIL
POST TRIM		TOE NAIL
CORBELS		LAG BOLT
REINFORCED CMU COLUMNS	2'x2' CMU MASONRY COLUMNS	

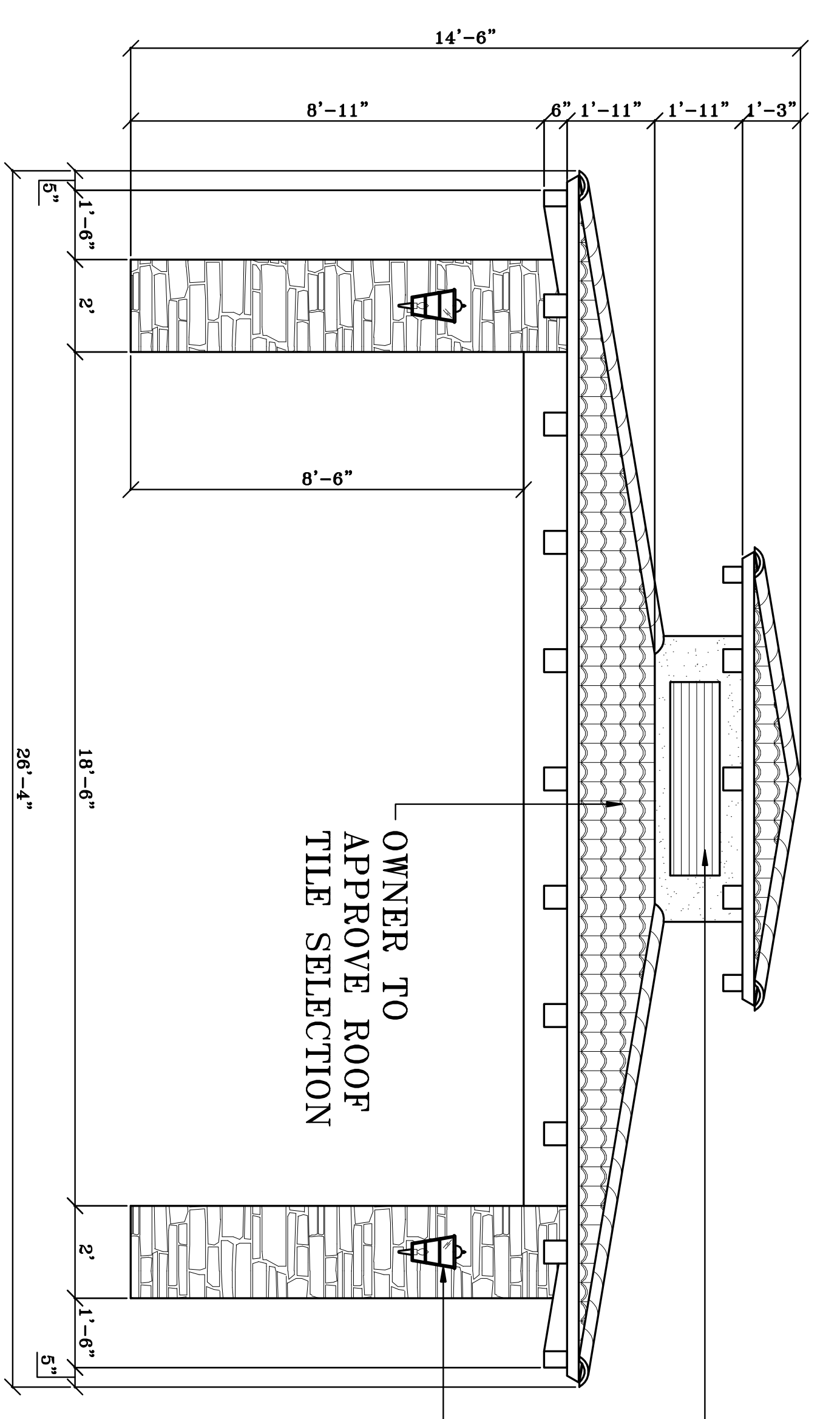
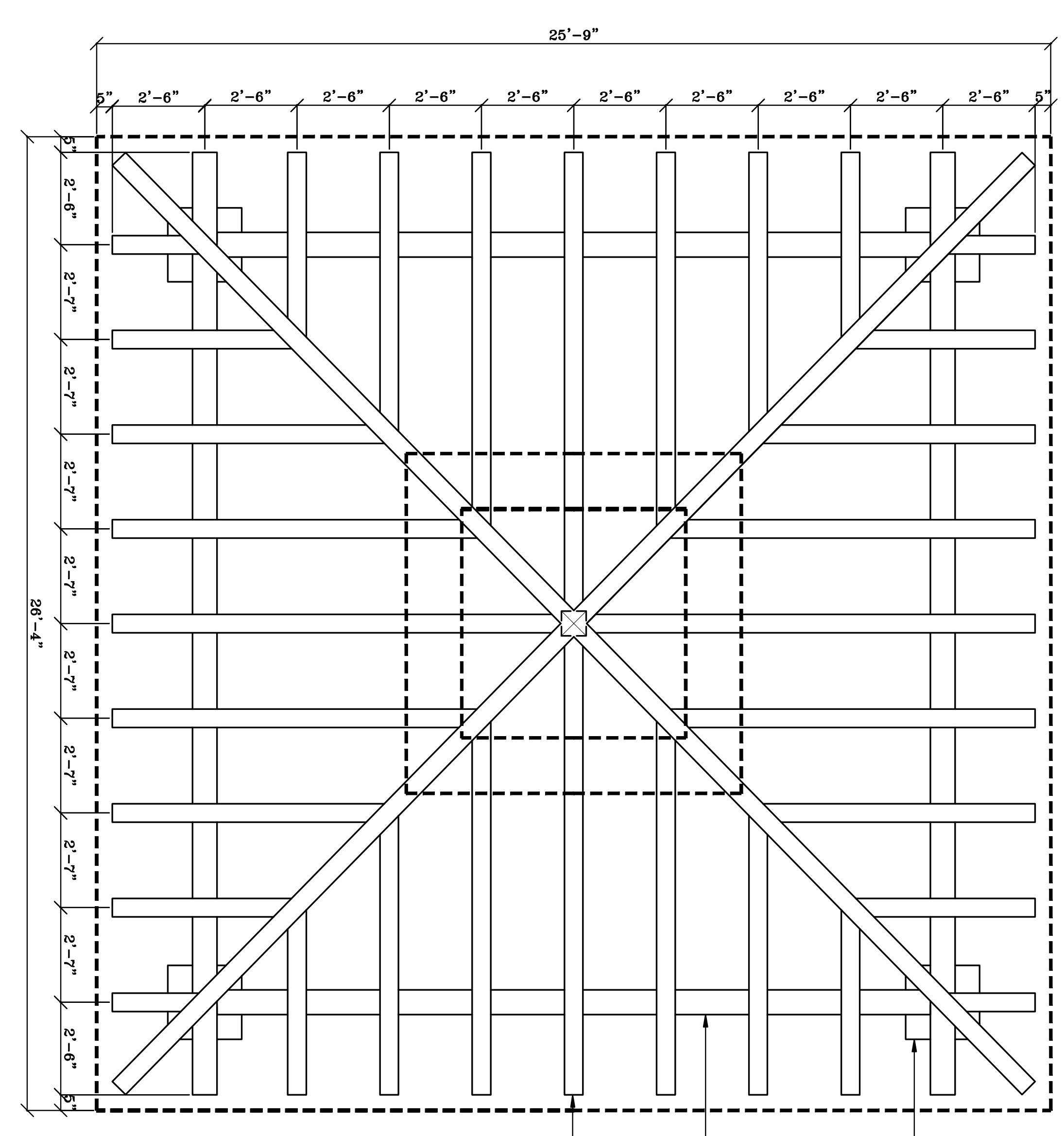
- ALL CONNECTORS SHALL BE SIMPSON® AND TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
- ALL NAILS, BOLTS, AND WASHERS TO BE HOT DIPPED GALVANIZED, COUNTERSINK ALL BOLTS.
- LAGS WITH DIMENSIONS 4" AND LARGER SHALL BE INDIVIDUALLY NOTCHED TO REST ON BEAMS. (NOTES DEPEND ON LAG SIZE AND LAGGER DIMENSION)
- ALL POST BASES TO INCLUDE 2X 4" MINIMUM BRACES AS DECORATIVE TRIM.
- PAINT ALL LUMBER PRIOR TO CONSTRUCTION. PAINT TO INCLUDE PRIMER AND FINISH COAT(S) (COLOR TO APPROVED BY OWNER)
- APPROVED PAINT COLOR TO BE IN CONFORMANCE WITH HOMEOWNERS ASSOCIATION (COCA) STANDARDS.
- INSTALL OVERHEAD FLOODLIGHT FIXTURES INTO OVERHEAD JOIST STRUCTURE WITH APPROPRIATE SPACING FOR COMPLETE ILLUMINATION OF PATIO.
- PROVIDE 12 VOLT WIRE INSTALLATIONS AND CONNECT TO TRANSFORMER WITH UNDERGROUND 12-2 COPPER WIRE IN SEC. 40 CONDUIT UNDER ALL CONCRETE PAVING.
- PROVIDE OPTION FOR 120 VOLT FLOOD LIGHTING AND CONNECTION TO MANUAL SWITCH INSIDE HOME AT OTHER APPROVED LOCATION. INCLUDE DIMMER SWITCH.
- PROVIDE OPTION (ESTIMATE) FOR STEREO SPEAKER INSTALLATION TO BE WIRED INTO PATIO COVER.
- PROVIDE DECORATIVE ENDCAPS TO ALL BEAMS AND JOIST AS INDICATED PER PLANS.
- CERTIFIED ELECTRICIAN TO APPROVE ALL CODE ELECTRICAL WORK INCLUDING WIRING, SWITCHES, ELECTRICAL OUTLETS, AND TO SIGN OFF ON ALL ELECTRICAL PERMITS.
- WORK AREA TO BE FREE OF ALL HAZARDOUS MATERIALS, INCLUDING NAILS AND DEBRIS WHICH MIGHT BE INDIAGNOS.
- CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS FOR CONSTRUCTION THROUGH THE PERTINENT MUNICIPAL BUILDING DEPARTMENT.
- IN CASE OF MORE THAN ONE PATIO COVER, OWNER TO BE PROVIDED WITH SEPARATE ESTIMATES.
- CONTRACTOR TO VERIFY ALL SETBACKS DURING PERMITTING PROCESS AND PRIOR TO CONSTRUCTION. CONTRACTOR TO PLACE SPERIAL BATTS ABOVE ROSES TO SHOW OWNER THE AMOUNT OF SHADE THAT CAN BE EXPECTED FOR SET SPACING. IF OWNER REQUESTS TO TIGHTEN OR WIDEN SPACING, OWNER TO SIGN A CHANGE ORDER IF MORE MATERIAL/LABOR IS REQUIRED.

SUPPLIER LIST NOTE: BOX CHECK INDICATES RECOMMENDED SUPPLIERS FOR THIS PROJECT

DIBBLENT LUMBER 766-245-7271
 J & W REDWOOD 766-486-6533
 FINE TREE LUMBER ESCONDIDO 766-745-6600
 ESCONDIDO 766-745-9411

TABLE: A MINIMUM HEADER SIZES

HEADER SIZE	SOLID LT WCHT	ROOF TYPE / MAXIMUM SPAN	SOLID LT WCHT
4x4	5'-9"	6'-4"	5'-11"
4x6	9'-1"	10'-0"	9'-4"
4x8	12'-0"	13'-3"	12'-4"
4x10	15'-4"	16'-11"	15'-8"
4x12	18'-8"	20'-6"	19'-1"
6x6	14'-2"	11'-5"	12'-8"
6x8	10'-4"	15'-7"	15'-11"
6x10	17'-11"	19'-9"	22'-3"



NOTE: SOLID ROOF STRUCTURES WILL REQUIRE DESIGN CALCULATIONS FROM CALIF. LICENSED STRUCTURAL ENGINEER (OWNER TO PROVIDE PRIOR TO BID)

(1 OF 4) 2'x2' CMU MASONRY COLUMNS W/ELDORADO STONE VENEER OWNER TO APPROVE VENEER SELECTION.

NOTE: INTERIOR CEILING TO BE T&G

CONSTRUCT WOOD LOUVERED PANELS ON 4 SIDES OF CUPOLA FOR VENTILATION

COPPER SCONCE LIGHT FIXTURE BY OWNER

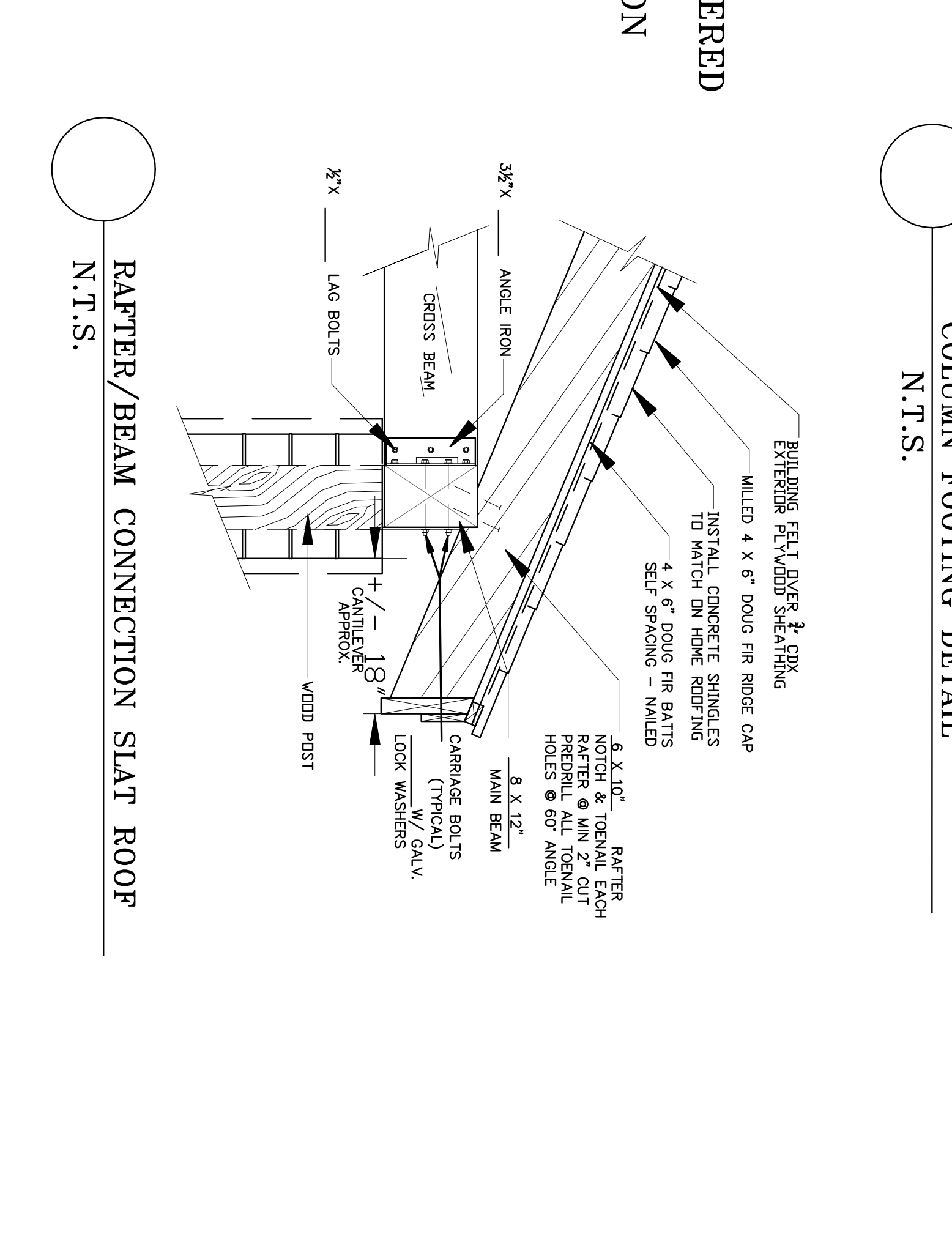
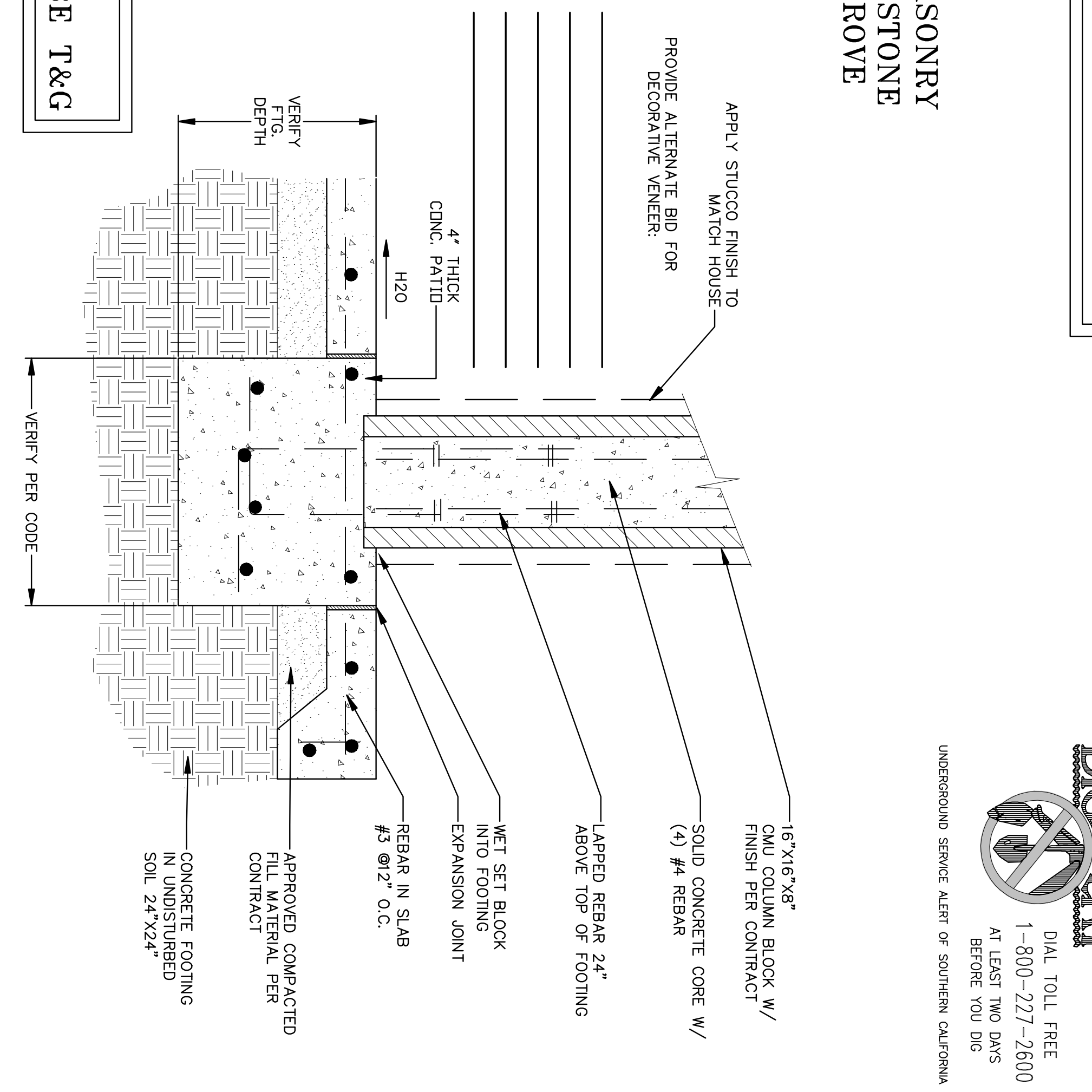


TABLE: B MAXIMUM RAFTER SPAN

RAFTER SIZE	16"	24"	32"	36"	48"	60"	72"	16"	24"	32"	36"	48"
2x4**	11'-6"	10'-0"	7'-11"	7'-7"	6'-11"	6'-5"	6'-1"	9'-1"	7'-11"	7'-2"	6'-11"	6'-3"
2x6	18'-1"	15'-5"	12'-6"	12'-1"	10'-11"	10'-1"	9'-6"	13'-10"	12'-6"	11'-4"	10'-11"	9'-11"
2x8	23'-10"	20'-10"	16'-6"	15'-10"	14'-5"	13'-4"	12'-7"	18'-10"	16'-6"	14'-11"	14'-5"	13'-1"
2x10	20'-11"	20'-2"	18'-4"	17'-0"	17'-0"	16'-0"	24'-0"	20'-11"	19'-0"	18'-4"	16'-7"	16'-7"
4x4	11'-7"	10'-6"	10'-1"	9'-2"	8'-6"	8'-0"	12'-1"	10'-6"	10'-6"	9'-7"	9'-2"	8'-4"
4x6	18'-2"	16'-6"	15'-10"	14'-5"	13'-4"	12'-7"	18'-10"	16'-6"	14'-11"	14'-5"	13'-1"	13'-1"
4x8	24'-1"	21'-10"	21'-0"	19'-1"	17'-3"	16'-8"	23'-1"	21'-10"	19'-10"	19'-1"	17'-4"	17'-4"
4x10	24'-4"	22'-7"	21'-3"	24'-4"	22'-7"	21'-3"	25'-4"	23'-4"	24'-4"	22'-1"	22'-1"	22'-1"

TABLE: C MINIMUM SQUARE FOOTING SIZES

POST SPACING	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"
4'-0"	12" sq. 12"	12" sq. 12"	12" sq. 12"	12" sq. 12"	12" sq. 12"	12" sq. 12"	12" sq. 12"	12" sq. 12"
6'-0"	14" sq. 14"	14" sq. 14"	14" sq. 14"	14" sq. 14"	14" sq. 14"	14" sq. 14"	14" sq. 14"	14" sq. 14"
8'-0"	16" sq. 16"	16" sq. 16"	16" sq. 16"	16" sq. 16"	16" sq. 16"	16" sq. 16"	16" sq. 16"	16" sq. 16"
10'-0"	18" sq. 18"	18" sq. 18"	18" sq. 18"	18" sq. 18"	18" sq. 18"	18" sq. 18"	18" sq. 18"	18" sq. 18"
12'-0"	20" sq. 20"	20" sq. 20"	20" sq. 20"	20" sq. 20"	20" sq. 20"	20" sq. 20"	20" sq. 20"	20" sq. 20"
14'-0"	22" sq. 22"	22" sq. 22"	22" sq. 22"	22" sq. 22"	22" sq. 22"	22" sq. 22"	22" sq. 22"	22" sq. 22"
16'-0"	24" sq. 24"	24" sq. 24"	24" sq. 24"	24" sq. 24"	24" sq. 24"	24" sq. 24"	24" sq. 24"	24" sq. 24"
18'-0"	26" sq. 26"	26" sq. 26"	26" sq. 26"	26" sq. 26"	26" sq. 26"	26" sq. 26"	26" sq. 26"	26" sq. 26"
20'-0"	28" sq. 28"	28" sq. 28"	28" sq. 28"	28" sq. 28"	28" sq. 28"	28" sq. 28"	28" sq. 28"	28" sq. 28"

DIGITAL
 PRELIMINARY PLAN ONLY
 NOT FOR CONSTRUCTION
 DIAL TOLL FREE
 1-800-277-2800
 AT LEAST TWO DAYS
 BEFORE YOU DIG
 UNDERGROUND SERVICE AGENCY OF SOUTHERN CALIFORNIA

PATIO COVER DETAIL

PROJECT NAME:
 PHONE:

NICK MARTIN
 Landscape Architect, Inc.
 210 S. Juniper Ste. #106
 Escondido, CA 92025
 Phone (760) 735-8262 Fax (760) 495-0405
 Website: www.nicklandscapeartistry.com

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