PATIO COVER SPECIFICATIONS

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

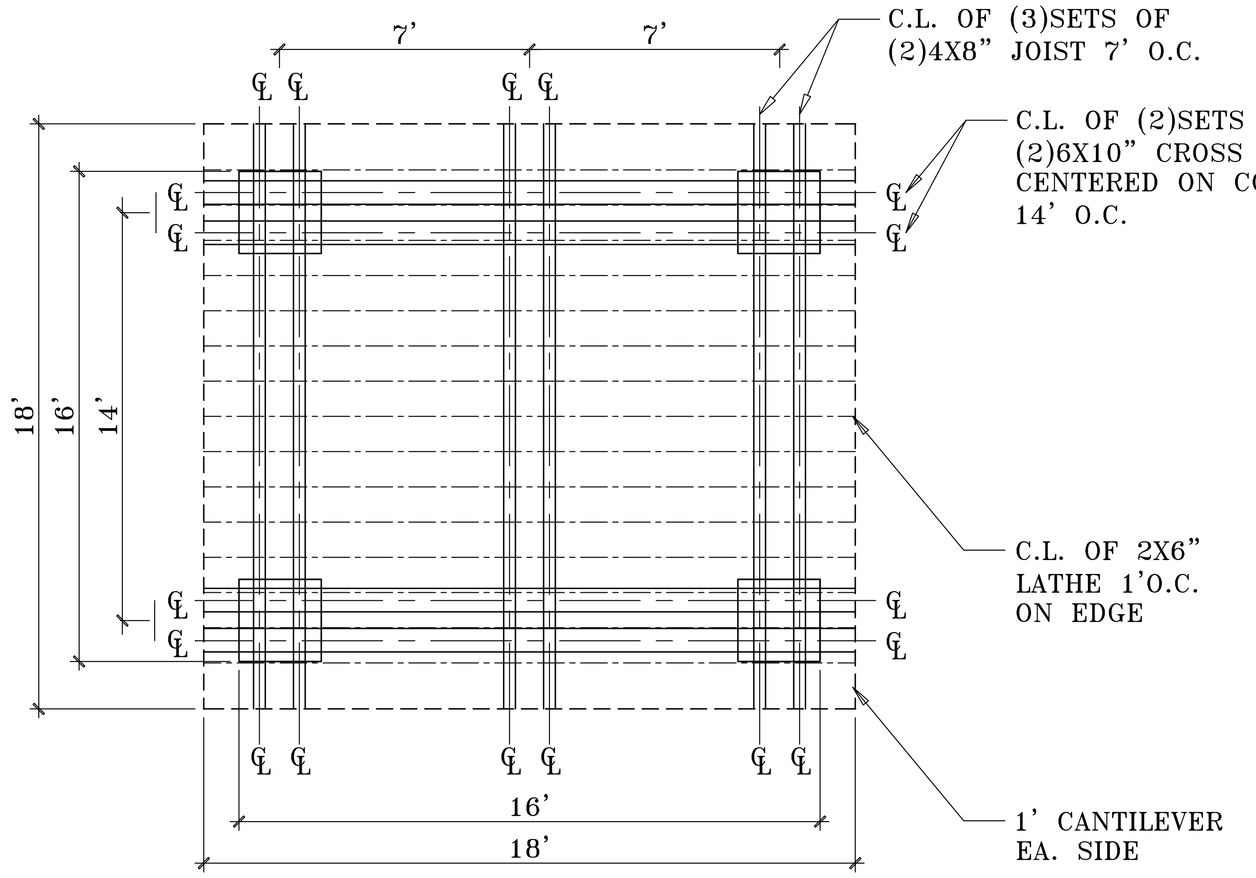
1. ROUGH AREA DIMENSIONS INCLUDING CANTILEVER: 18' x 18'
2. CANTILEVER PAST BEAM: PER PLAN
3. DESCRIPTION: ✓ FREESTANDING ____ ATTACHED TO BUILDING
   ☒ PERMIT REQUIRED FOR STRUCTURE
4. LUMBER TYPE: DOUGLAS FIR #1 GRADE
   (LUMBER TO BE ROUGH SAWN UNLESS OTHERWISE INDICATED)
5. CONCRETE FOOTING DIMENSIONS: PER ENGINEERING REPORT
6. LISTING OF LUMBER DIMENSIONS:

BEAMS	6 x 10"	CARRIAGE BOLT
LEDGER	NA	LAG BOLT PER DETAIL
JOIST	4 x 8"	TOE NAIL
LATHE	2 x 6" ON EDGE, O.C.	TOE NAIL
POST TRIM	NA	TOE NAIL
CORBELS	NA	LAG BOLT

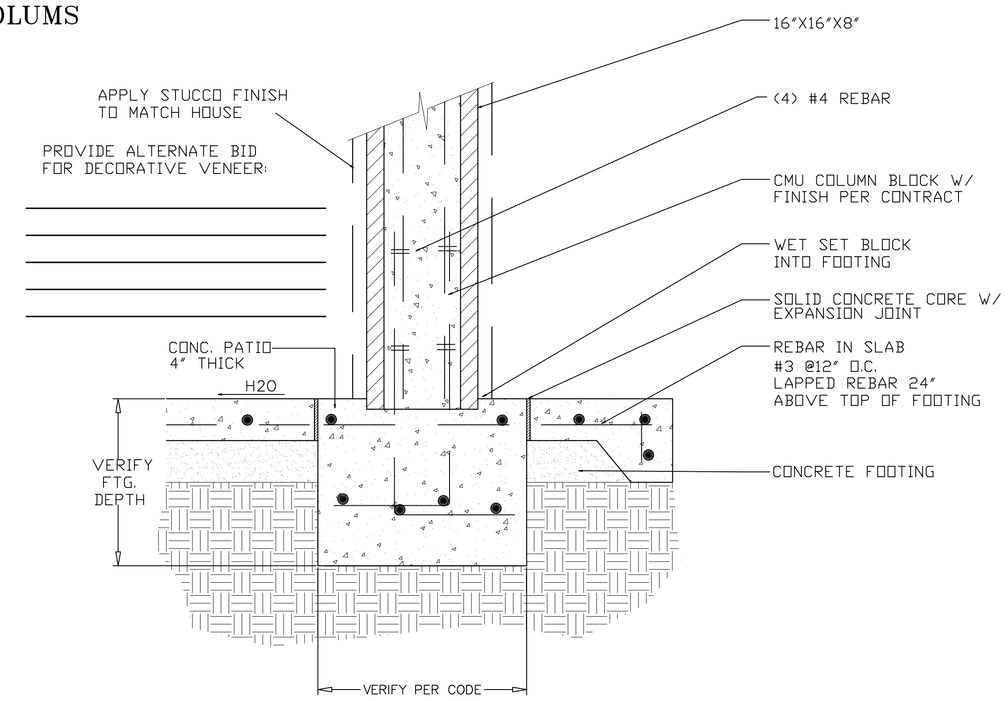
7. ALL CONNECTORS SHALL BE 'SIMPSON' AND TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
8. ALL NAILS, BOLTS, AND WASHERS TO BE HOT DIPPED GALVANIZED. COUNTERSINK ALL BOLTS.
9. JOISTS WITH DIMENSIONS 4X AND LARGER, SHALL BE INDIVIDUALLY NOTCHED TO REST ON BEAMS. (NOTCH DEPTH @ 3/4" MIN.)
10. ALL POST BASES TO INCLUDE 2X MITRE BOXES AS DECORATIVE TRIM.
11. PAINT ALL LUMBER PRIOR TO CONSTRUCTION. PAINT TO INCLUDE PRIMER AND FINISH COAT(S) (COLOR TO APPROVED BY OWNER)
12. APPROVED PAINT COLOR TO BE IN CONFORMANCE WITH HOMEOWNER'S ASSOCIATION (CC&R) STANDARDS.
13. INSTALL OVERHEAD FLOODLIGHT FIXTURES INTO OVERHEAD JOIST STRUCTURE WITH APPROPRIATE SPACING FOR COMPLETE ILLUMINATION OF PATIO.
14. PROVIDE 12 VOLT WIRE INSTALLATIONS AND CONNECT TO TRANSFORMER WITH UNDERGROUND 12-2 COPPER WIRE IN SC.. 40 CONDUIT UNDER ALL CONCRETE PAVING.
15. PROVIDE OPTION FOR 120 VOLT FLOOD LIGHTING AND CONNECTION TO MANUAL SWITCH INSIDE HOME AT OWNER APPROVED LOCATION. INCLUDE DIMMER SWITCH.
16. PROVIDE OPTION (ESTIMATE) FOR STEREO SPEAKER INSTALLATION TO BE WIRED INTO PATIO COVER.
17. PROVIDE DECORATIVE ENDCUTS TO ALL BEAMS AND JOIST AS INDICATED PER PLANS.
18. CERTIFIED ELECTRICIAN TO APPROVE ALL CODE ELECTRICAL WORK INCLUDING WIRING, SWITCHES, ELECTRICAL OUTLETS, AND TO SIGN OFF ON ALL ELECTRICAL PERMITS.
19. WORK AREA TO BE FREE OF ALL HAZARDOUS MATERIALS, INCLUDING NAILS AND DEBRIS WHICH MIGHT BE INJURIOUS.
20. CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS FOR CONSTRUCTION THROUGH THE PERTINENT MUNICIPAL BUILDING DEPARTMENT.
21. IN CASE OF MORE THAN ONE PATIO COVER, OWNER TO BE PROVIDED WITH SEPARATE ESTIMATES.
22. CONTRACTOR TO VERIFY ALL SETBACKS DURING PERMITTING PROCESS AND PRIOR TO CONSTRUCTION.
23. CONTRACTOR TO PLACE SEVERAL BATTES ABOVE POSTS TO SHOW OWNER THE AMOUNT OF SHADE THAT CAN BE EXPECTED FOR SELF SPACING. IF OWNER REQUESTS TO TIGHTEN OR WIDEN SPACING. OWNER TO SIGN A CHANGE ORDER IF MORE MATERIAL/LABOR IS REQUIRED.

SUPPLER LIST NOTE: ☐ BOX CHECK INDICATES RECOMMENDED SUPPLIER FOR THIS PROJECT

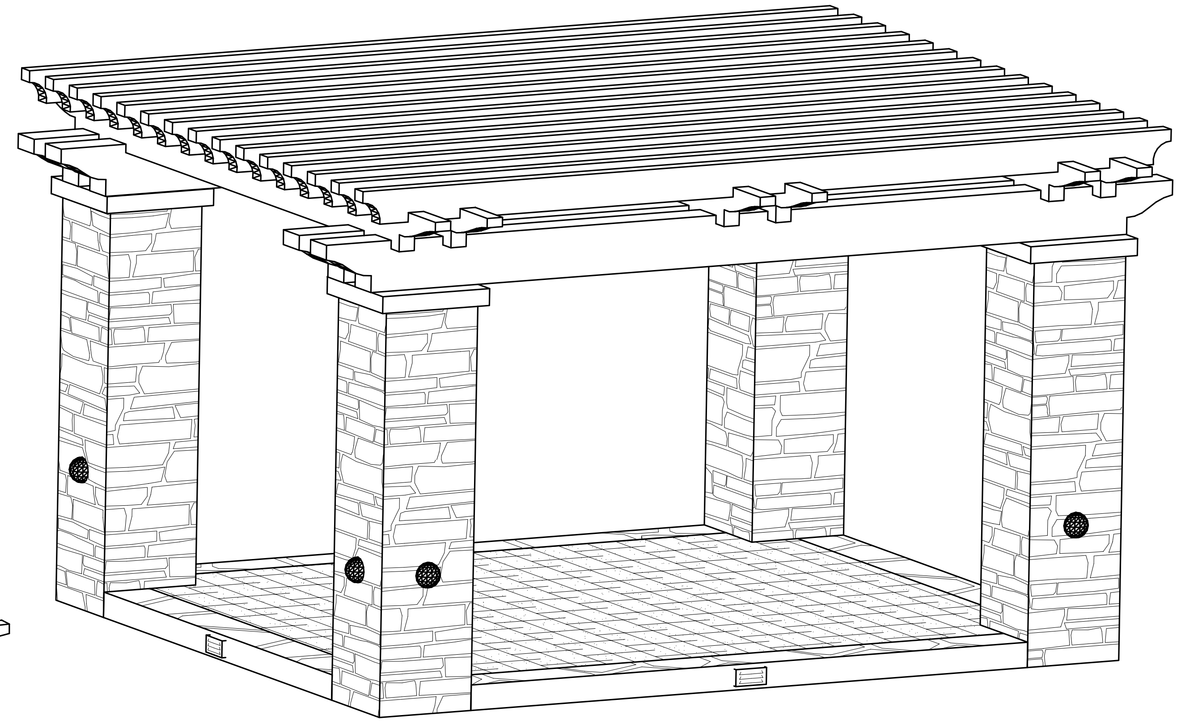
☐	DIXIELINE LUMBER	ESCONDIDO POWAY	760-745-7271 619-486-6333
☐	J & W REDWOOD	ESCONDIDO	760-745-6800
☐	PINE TREE LUMBER	ESCONDIDO	760-745-0411
☐	LITESTONE PRECAST CONCRETE		619-596-9151

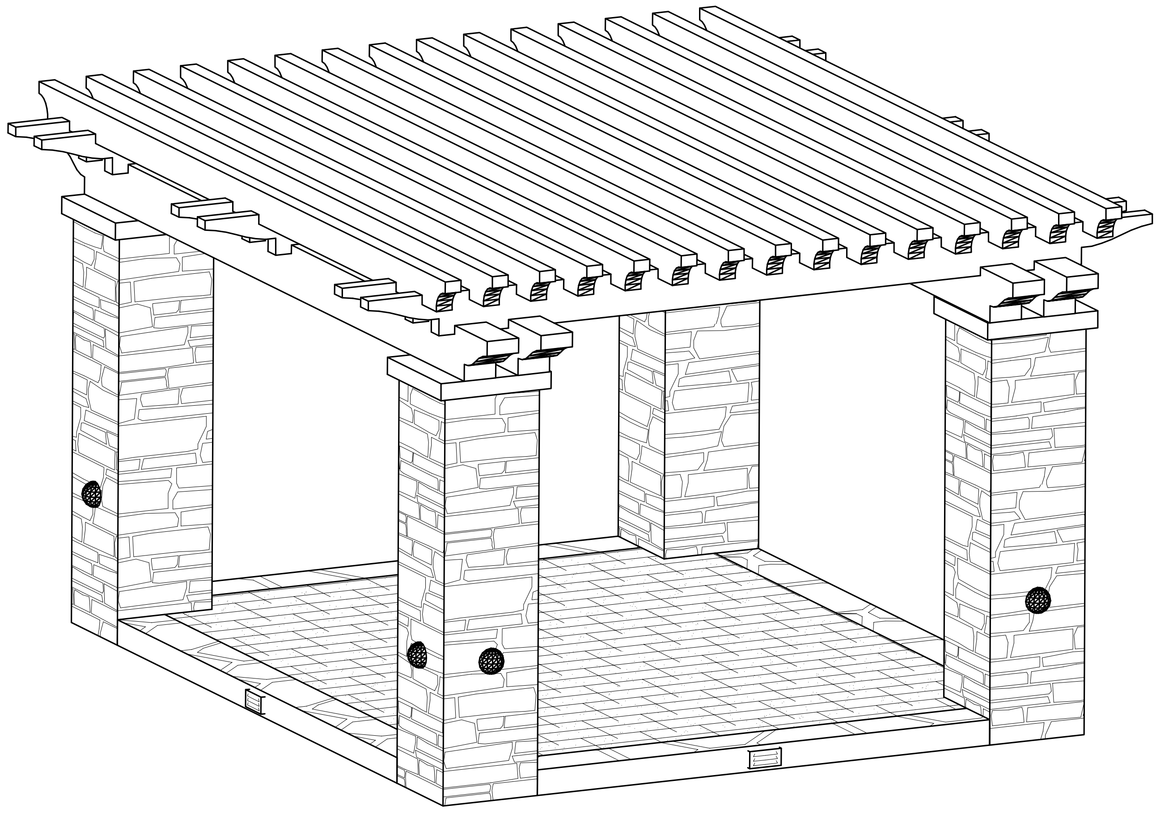


ROOF PLAN
NTS



COLUMN FOOTING DETAIL
NTS





NOTE TO CONTRACTOR

THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.

MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY FOR UNAUTHORIZED CHANGES TO PLANS, SPECIFICATIONS OR CONTRACT PROVIDED BY OWNER/CLIENT WITHOUT THE WRITTEN PERMISSION OF THE OWNER/CLIENT.

REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK. LANDSCAPE ARCHITECT, RLA 3138, MAY BE REACHED AT: (760)735-8262

REGISTERED LANDSCAPE ARCHITECT NICK MARTIN NO. 3138 EXP. 4/30/08 STATE OF CALIFORNIA

PATIO COVER DETAIL

PROJECT NAME:

PHONE:

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Escondido, CA 92025
Phone (760) 735-8262 Fax (760) 735-8882
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