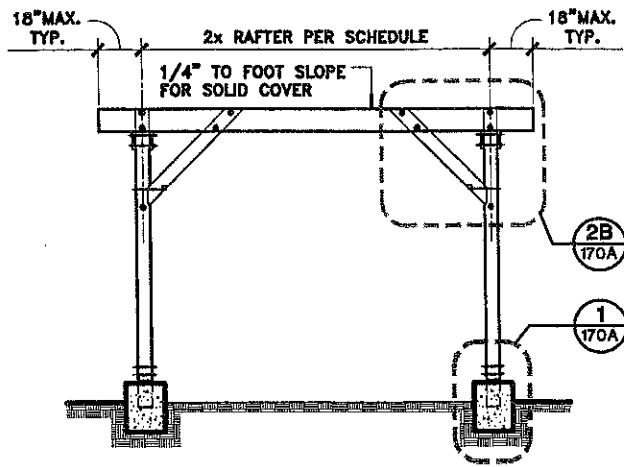
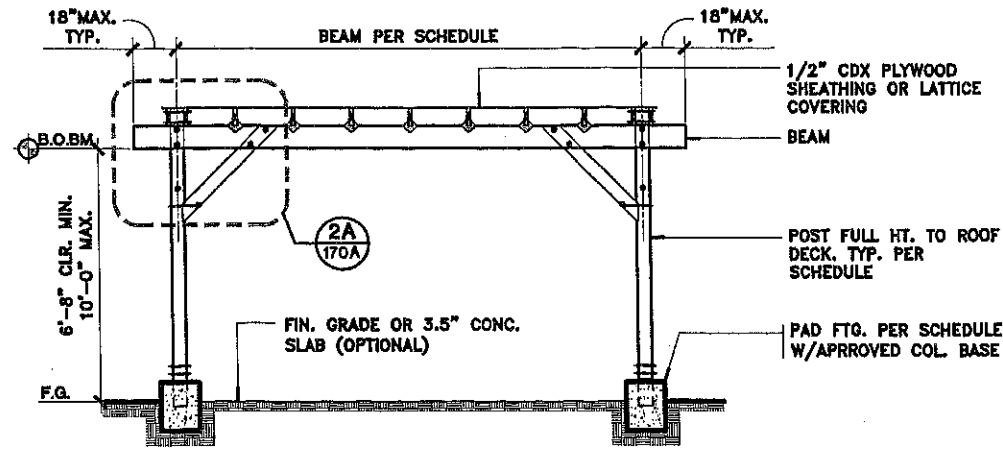


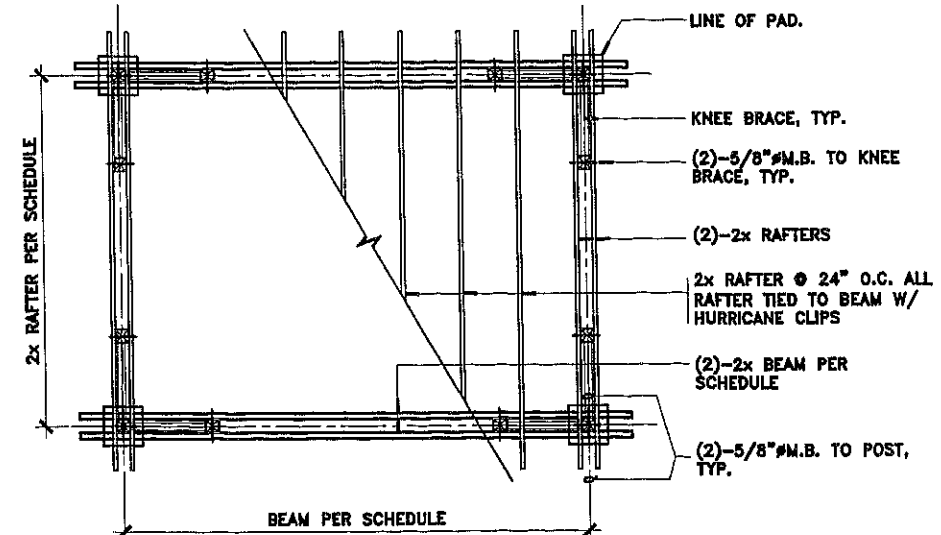
CITY OF MENIFEE, BUILDING AND SAFETY



SIDE ELEVATION



FRONT ELEVATION



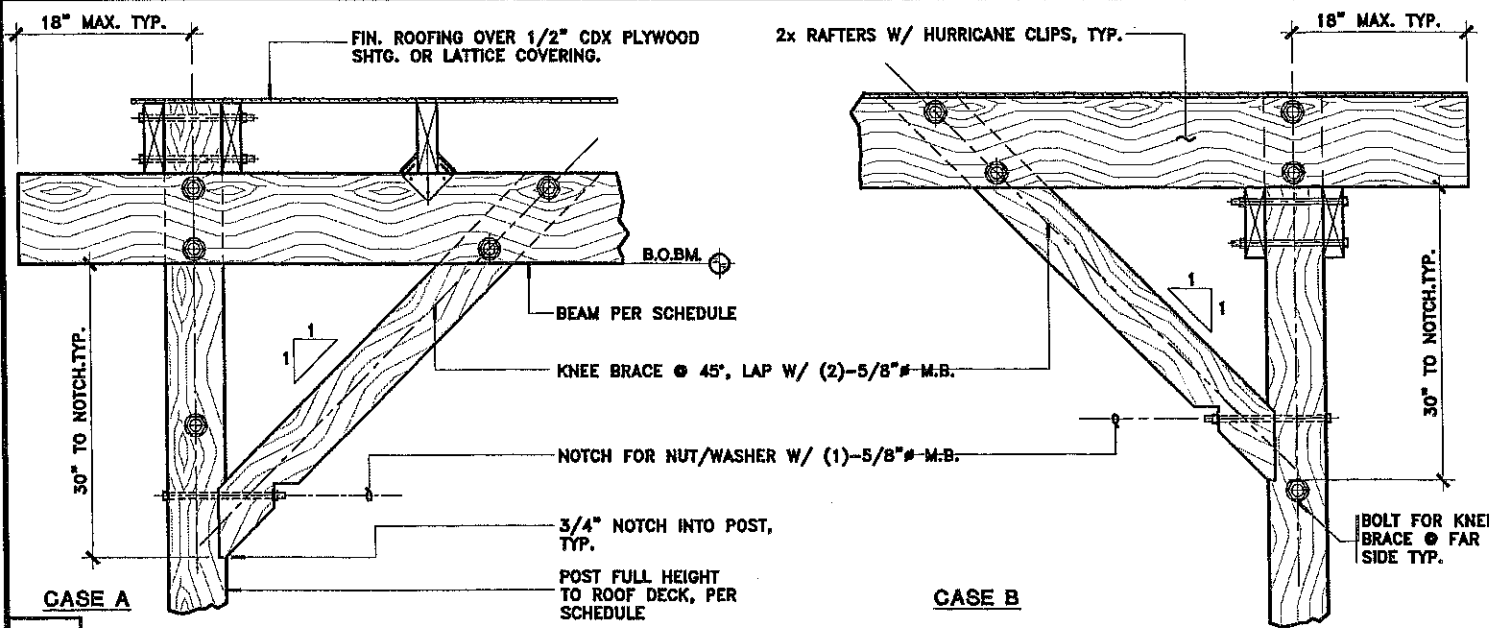
FRAMING PLAN

NOTES & LEGEND:

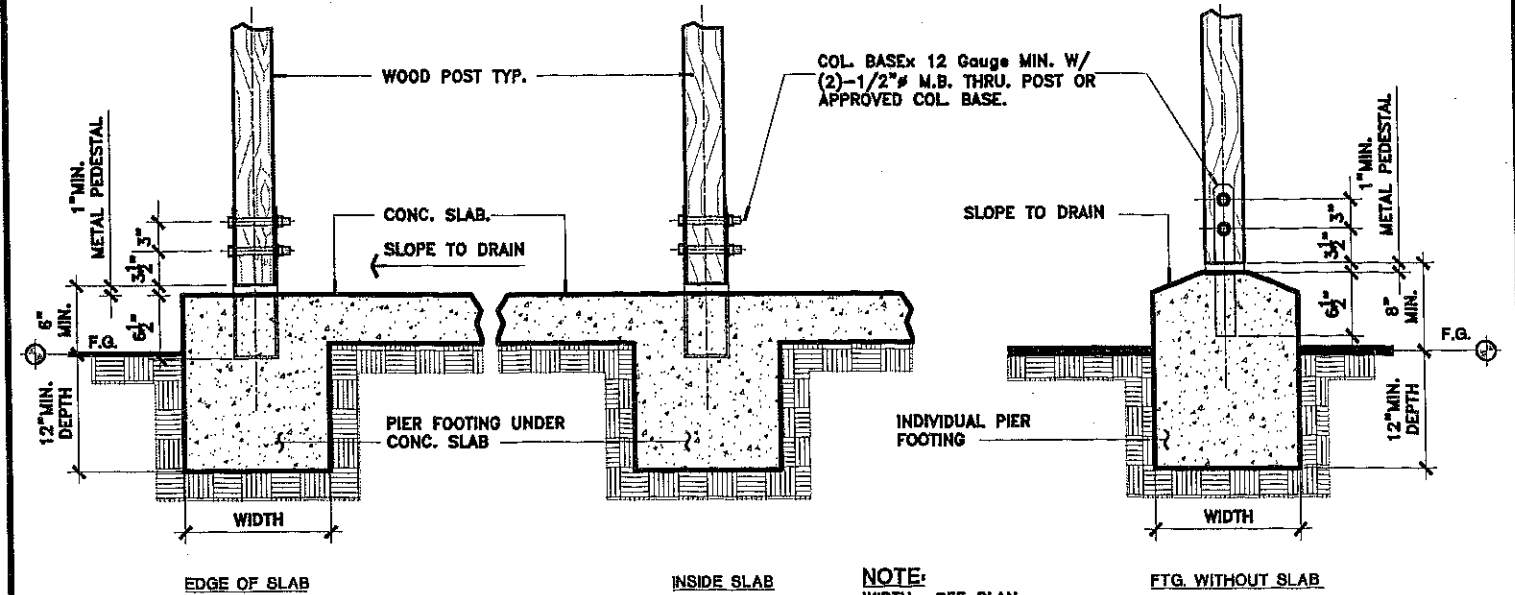
- ① - DETAIL NO.
- DWG - DWG. NO. 284-170A

1. SEE TABLE 1 FOR RAFTER SCHEDULE ON DWG. 284-170GN
2. SEE TABLE 2 FOR BEAM SCHEDULE ON DWG. 284-170GN
3. SEE TABLE 3 FOR POST/FOOTING SCHEDULE ON DWG. 284-170GN

MAXIMUM SIZE 120 SQ.FT.
PLANNING DEPARTMENT APPROVAL REQUIRED IF THE
PATIO IS OVER 120 SQ.FT.



2 KNEE BRACING



1 TYPICAL FOOTING DETAILS

PROJECT :
FREE STANDING PATIO COVER
 (This shall not be used for carport)

SITE ADDRESS:

Permit No:
 Issued by:
 Date:

Rev.: AUGUST 1, 2014
 Appr.by: KS
 Drawn By: LTN
 [A+GN]

DWG. No.: 284
 Sheet 1 of 2
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GENERAL NOTES:

NOT APPLICABLE FOR TILE ROOF

1. ALL CONSTRUCTION AND QUALITY OF MATERIALS SHALL CONFORM TO THE 1997 UBC.
2. ALL MATERIAL FROM FOOTING EXCAVATION TO BE REMOVED AND SHOULD NOT BE USED UNDER THE SLAB ON GRADE.
3. ANCHOR BOLTS, DOWELS, INSERTS, ETC., SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
4. FULLY DIMENSIONED PLOT PLAN SHOWING EXISTING BUILDING MUST BE PROVIDED.
5. SIDE OF RAFTER, BEAM, POST AND FOOTING SHALL BE DETERMINED BY THE DEPARTMENT BY THE INFORMATION ON PLOT PLAN.

STRUCTURAL NOTES:

CONCRETE:

1. ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE @ 28 DAYS SHALL BE 2500 psi. CONCERT SHALL BE A 5 SACK READY - MIX OR MACHINE MIXED WITH 1 PART CEMENT, 1 PART SAND AND NOT MORE THAN 4 PARTS 3/4" GRAVEL. WATER CONTENT SHALL NOT EXCEED 7.5 GALLONS PER SACK OF CEMENT.

2. ALL REINFORCING STEEL TO CONFORM TO ASTM A-815 GRADE 40.

LUMBER:

1. ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR - LARCH OR REDWOOD (ROUGH SAWN OR S4S):

- A. GRADE #2 OR BETTER FOR ALL 2x JOISTS/ RAFTERS/ LEDGERS.
- B. GRADE #1 OR BETTER FOR 4x OR LARGER BEAMS AND POSTS.
- C. CONSTRUCTION GRADE OR BETTER FOR STUDS, PLATES, SILLS & BLOCKINGS.

2. WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURE AND LOCATED NEAR THAN 6" TO EARTH SHALL BE TREATED WOOD OR REDWOOD.

HARDWARE:

1. BOLT HOLES SHALL BE DRILLED OR PUNCHED. SIZE HOLES 1/16" (MAX) LARGER IN DIAMETER THAN THE NOMINAL SIZE OF BOLT USED.

2. ALL HARDWARE CONNECTORS (NAILS, BOLTS, ETC.) EXPOSED TO WEATHER SHALL BE OF GALVANIZED.

3. A METAL PLATE, METAL STRAP OR WASHER NOT LESS THAN STANDARD CUT WASHER SHALL BE BETWEEN THE WOOD AND BOLTS HEAD AND BETWEEN THE WOOD AND THE NUT.

NAILING SCHEDULE

Table 23-II-B-1 UBC.1997

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1x8 SUBFLOOR TO JOIST, FACE NAIL	2-8d
4. WIDER THAN 1x8 SUBFLOOR TO JOIST, FACE NAIL	3-8d
5. 2 INCHES SUBFLOOR OR JOIST OR BLOCKING, FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLKG., FACE NAIL	16d @ 16" o.c.
SOLE PLATE TO JOIST OR BLKG. @ BRACED WALL PANELS	3-16d @ 16" o.c.
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE, END NAIL	4-8d, TOENAILS OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" o.c.
10. DOUBLE TOP PLATES, FACE NAIL	16d @ 16" o.c.
DOUBLE TOP PLATE @ LAP SPLICE	8-16d
11. BLACKINGS BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOE NAIL	8d @ 6" o.c.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER, 2 PIECES	16d @ 16" o.c. ALONG EACH EDGE
15. CEILING JOIST TO PLATE, TOE NAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
17. CEILING JOIST LAP OVER PARTITION, FACE NAIL	3-16d
18. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOE NAIL	3-8d
20. 1 INCHES x BRACE TO EACH STUD & PLATE, FACE NAIL	2-8d
21. 1x8 SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1x8 SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d @ 24" o.c.
24. BUILT-UP GIRDER AND BEAM	20d @ 32" o.c. @ TOP & BOT. AND STAGGERED 2-20d @ EACH ENDS AND @ EACH SPLICE
	2-16d @ each bearing
25. 2 INCHES PLANKS	
26. WOOD STRUCTURAL PANELS & PARTICLE BOARD (6 INCHES EDGE & 12 INCHES FIELD)	
1/2 INCH AND LESS	6d
19/32 - 3/4 INCH	8d
7/8 - 1 INCH	10d
1-1/8 - 1-1/4 INCHES	10d
27. PANEL SIDING TO FRAMING (CORROSION-RESISTANT SIDING NAILS)	
1/2 INCH AND LESS	6d
5/8 INCH	8d
28. FIBER BOARD SHEATHING	
1/2 INCH AND LESS	6d
25/32 INCH	8d
29. INTERIOR PANELING	
1/4 INCH	4d
3/8 INCH	6d

1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED
2. FOR ALL PANEL NAILING: NAIL @ 6 INCHES O.C., INTERMEDIATE SUPPORT EXCEPT 6 INCHES @ ALL SUPPORTS WHERE SPANS @ EDGES 12 INCHES O.C. @ ARE 48 INCHES OR MORE.

TABLE 1 - RAFTER SCHEDULE

SIDE	SPACING	MAX. SPAN	REMARK
2x8	24" O.C.	12'-0"	
	18" O.C.	14'-6"	
2x8	24" O.C.	16'-0"	

TABLE 2 - BEAM SCHEDULE

JOIST LENGTH	BEAM LENGTH						
	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"
8'-0"	(2)-2x8	(2)-2x8	(2)-2x8	(2)-2x8	(2)-2x10	(2)-2x10	(2)-2x10
10'-0"	(2)-2x8	(2)-2x8	(2)-2x8	(2)-2x10	(2)-2x10	(2)-2x12	(2)-2x12
12'-0"	(2)-2x8	(2)-2x8	(2)-2x8	(2)-2x10	(2)-2x12	(2)-2x12	(2)-2x12
14'-0"	(2)-2x8	(2)-2x8	(2)-2x10	(2)-2x10	(2)-2x12	(2)-2x12	(2)-3x12
16'-0"	(2)-2x8	(2)-2x8	(2)-2x10	(2)-2x10	(2)-2x12	(2)-3x12	(2)-3x12
18'-0"	(2)-2x8	(2)-2x8	(2)-2x10	(2)-2x12	(2)-3x12	(2)-3x12	(2)-3x12
20'-0"	(2)-2x10	(2)-2x8	(2)-2x10	(2)-2x12	(2)-3x12	(2)-3x12	(2)-3x12

TABLE 3 - POST/ FTG. SCHEDULE

	PATIO SIZE (sf)		
	UP TO 140	320	400
POST & KNEE BRACE	4x4 (1)	6x6	6x6
FOOTING (2)	12x12	14x14	16x16

NOTES:

1. KNEE BRACE MAY BE OMITED
2. PROVIDED 12" MIN. DEPTH BELOW UNDISTURBED GROUND SURFACE

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Sheet 2 of 2

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