

**CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION**



**DRAWING SHEET DETAILS FOR:
TYPICAL PLOT PLAN
TYPICAL CARPORT
FOUNDATION EXTENSION
WALL FRAMING
PATIO COVER
ROOF FRAMING
RETAINING WALL**

1991 DWELLING CONSTRUCTION UNDER THE U.B.C.

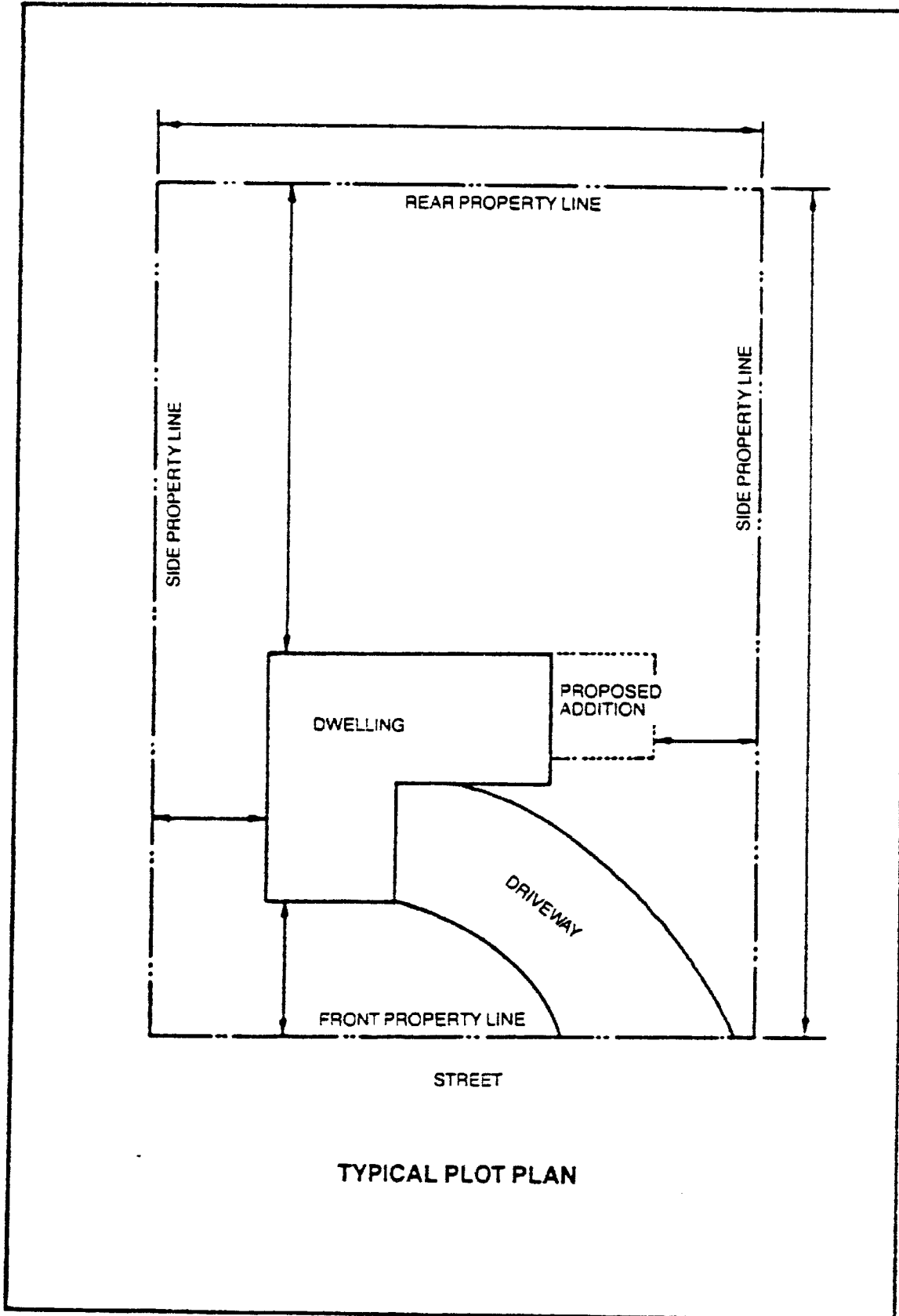
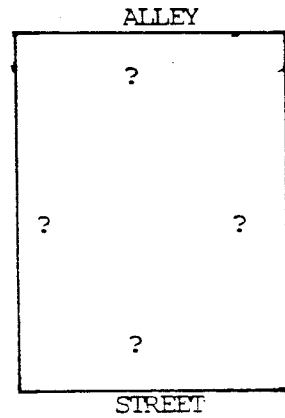


FIGURE NO. 1

THREE STEPS FOR DRAWING A PLOT PLAN
FOR A BUILDING PERMIT APPLICATION

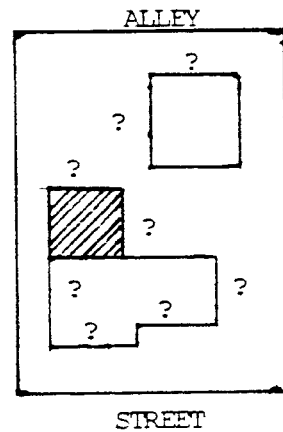
STEP 1

Indicate boundaries of property with their corresponding dimensions, indicating all streets, alleys, and easements bounding said property.



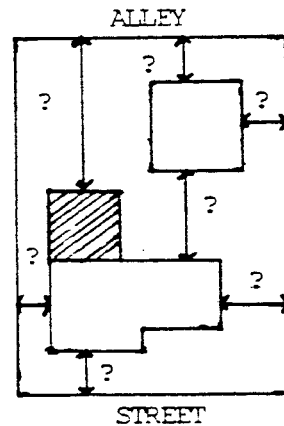
STEP 2

Locate all existing structures on property showing their dimensions. Locate all proposed additions on the property showing their dimensions.

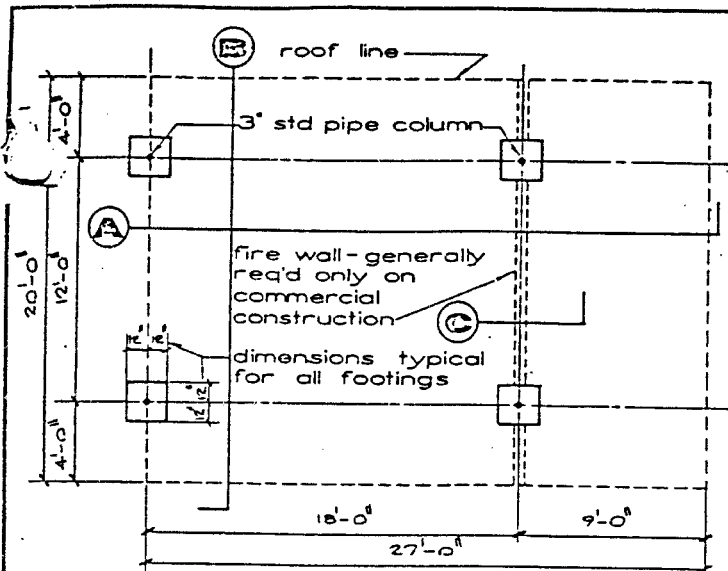


STEP 3

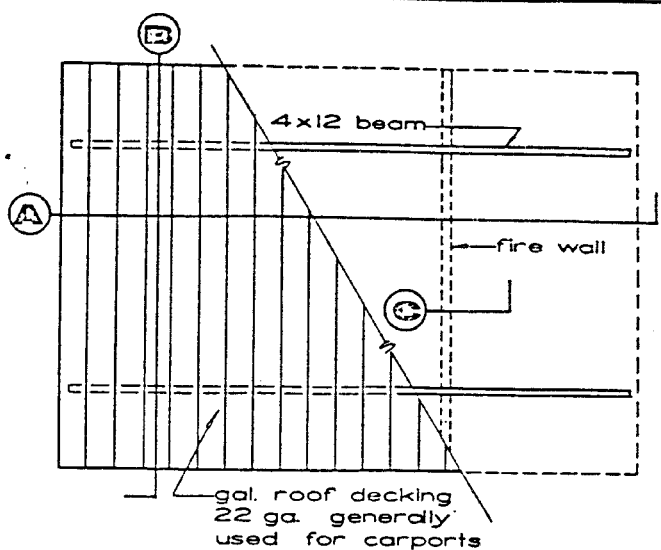
Indicate all dimensions between structures. Indicate dimensions between structures and property lines.



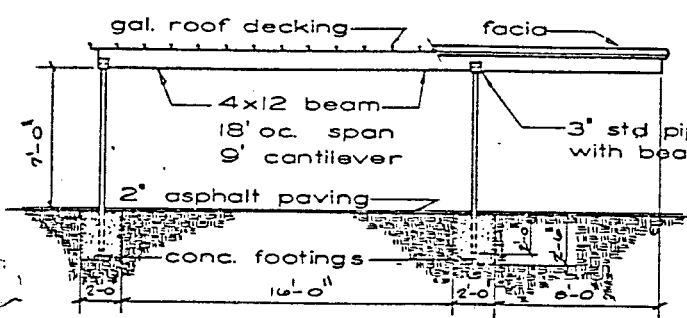
W11 - 1212



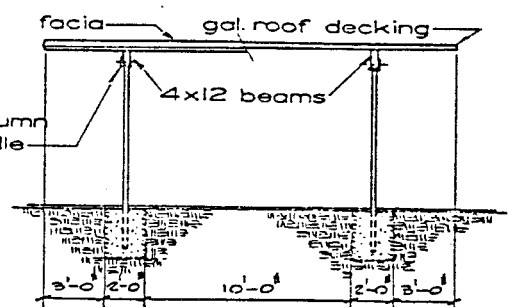
FOUNDATION PLAN



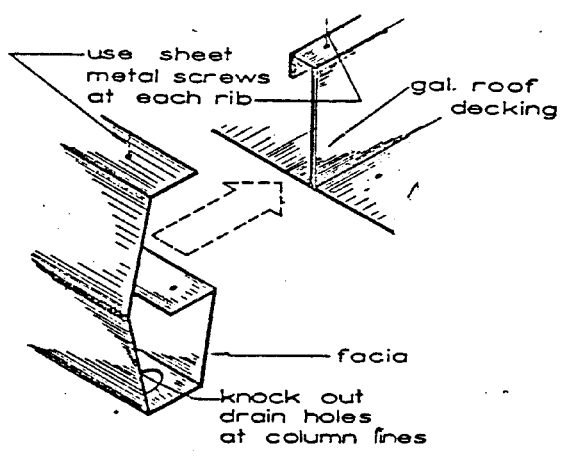
ROOF PLAN



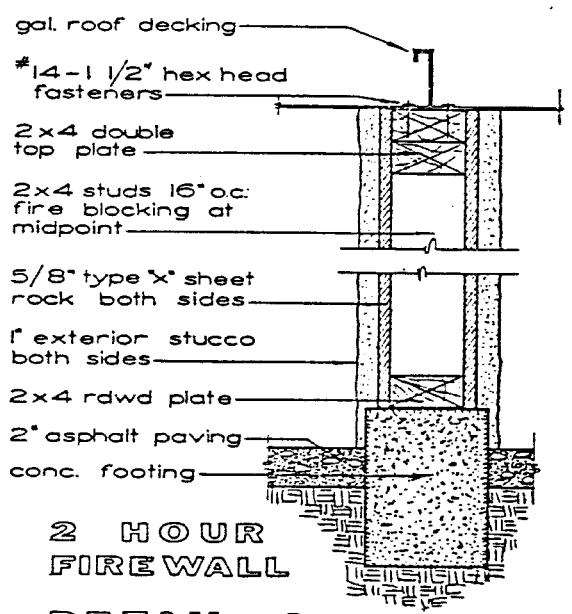
DETAIL A



DETAIL B



FACIA DETAIL



2 HOUR FIREWALL

DETAIL C



TYPICAL CARPORT DETAILS



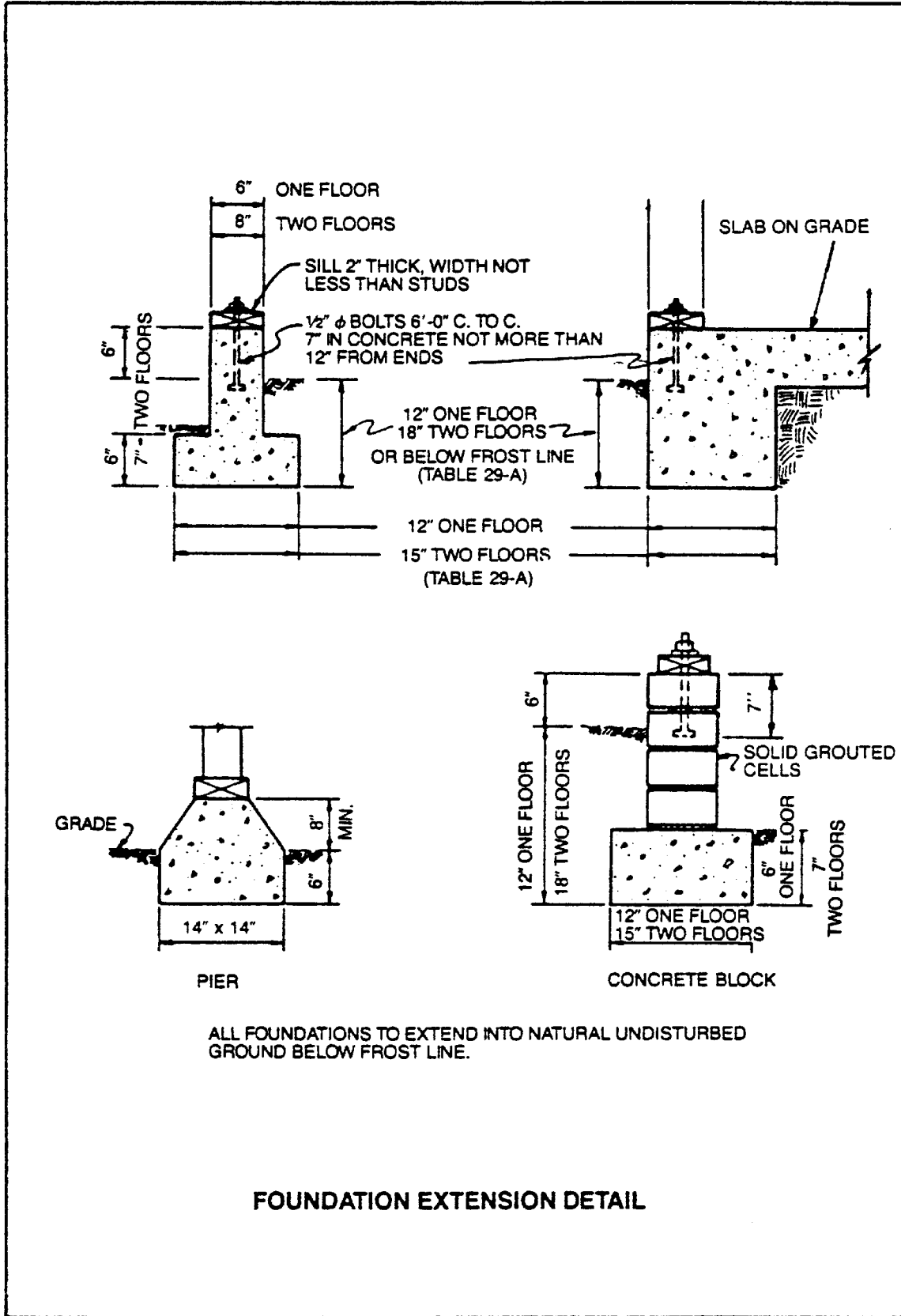


FIGURE NO. 4

1991 DWELLING CONSTRUCTION UNDER THE U.B.C.

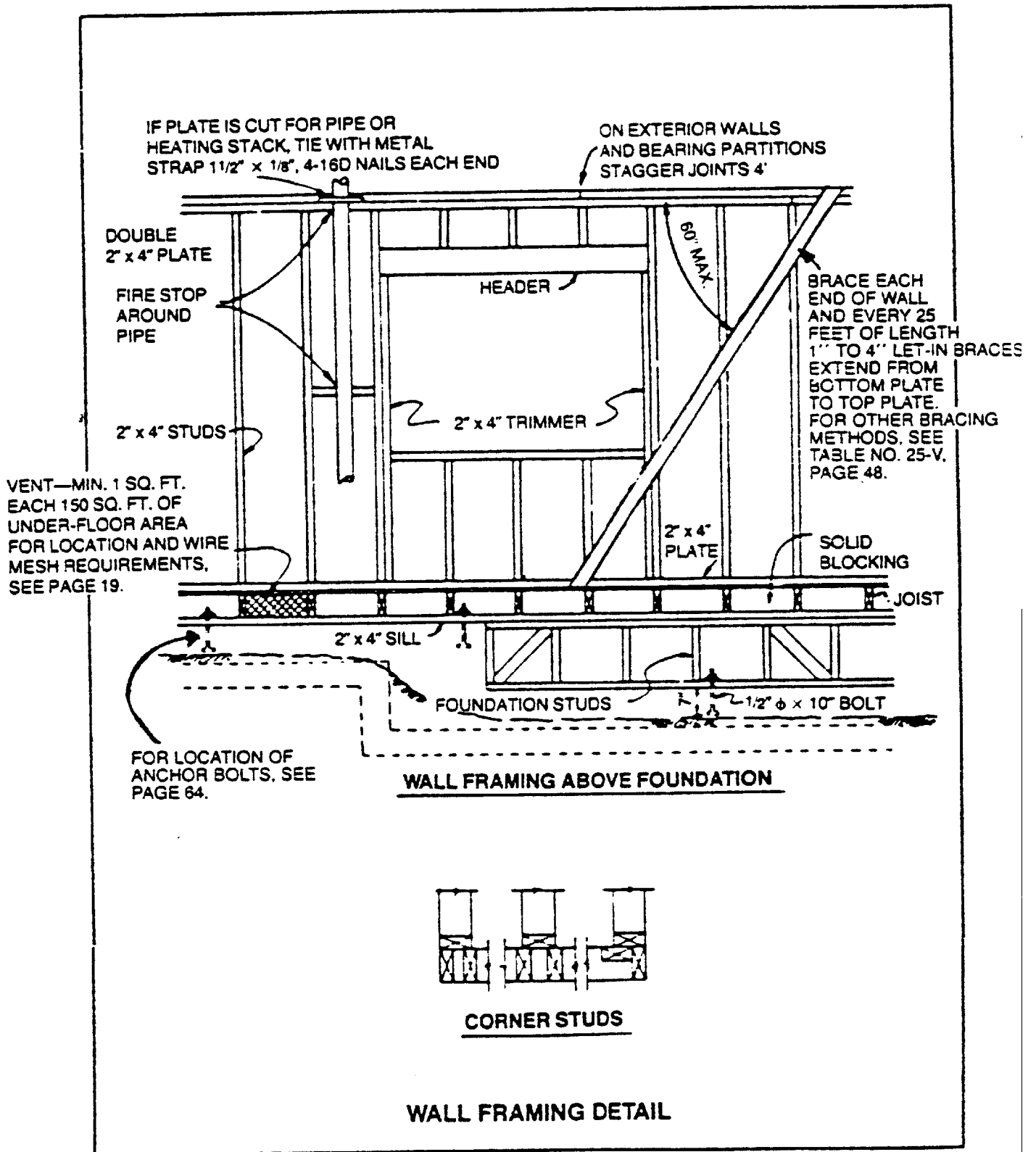


FIGURE NO. 7



CITY OF REEDLEY

Community Development Dept.
Building Division
1733 9th Street
Reedley, CA 93654
Tel: (209) 637-4200, Ext. 225
Fax: (209) 637-2139

PATIO COVERS

Thinking about building a patio cover? It's really not all that difficult...with this bit of information. If you are proposing a concrete slab only, no permit is required. However, if you are proposing a shade structure (trellis) or a solid cover, a building permit is required.

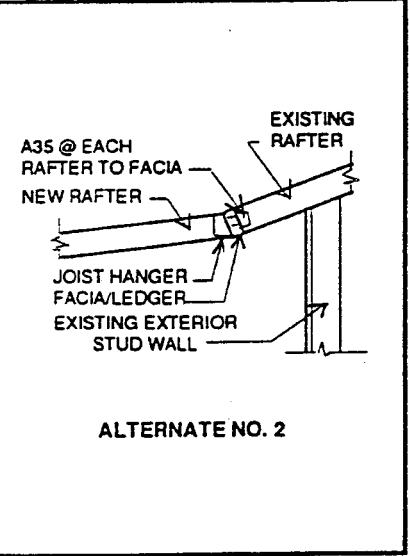
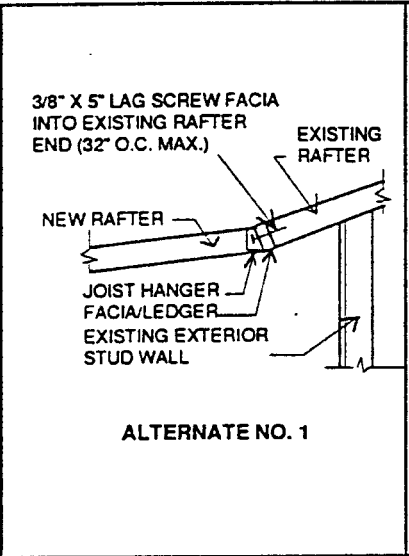
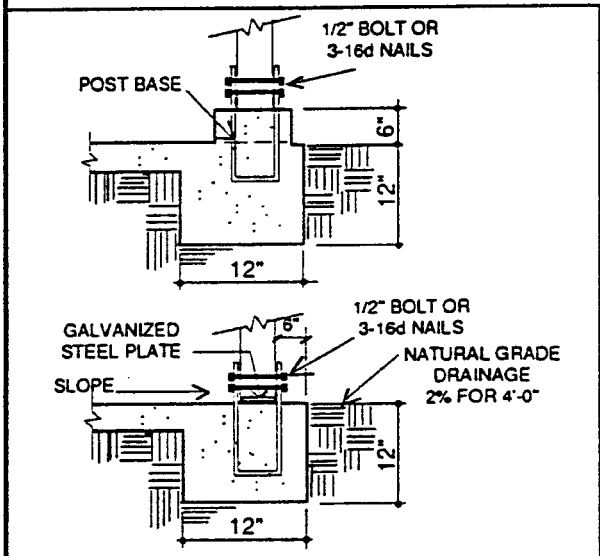
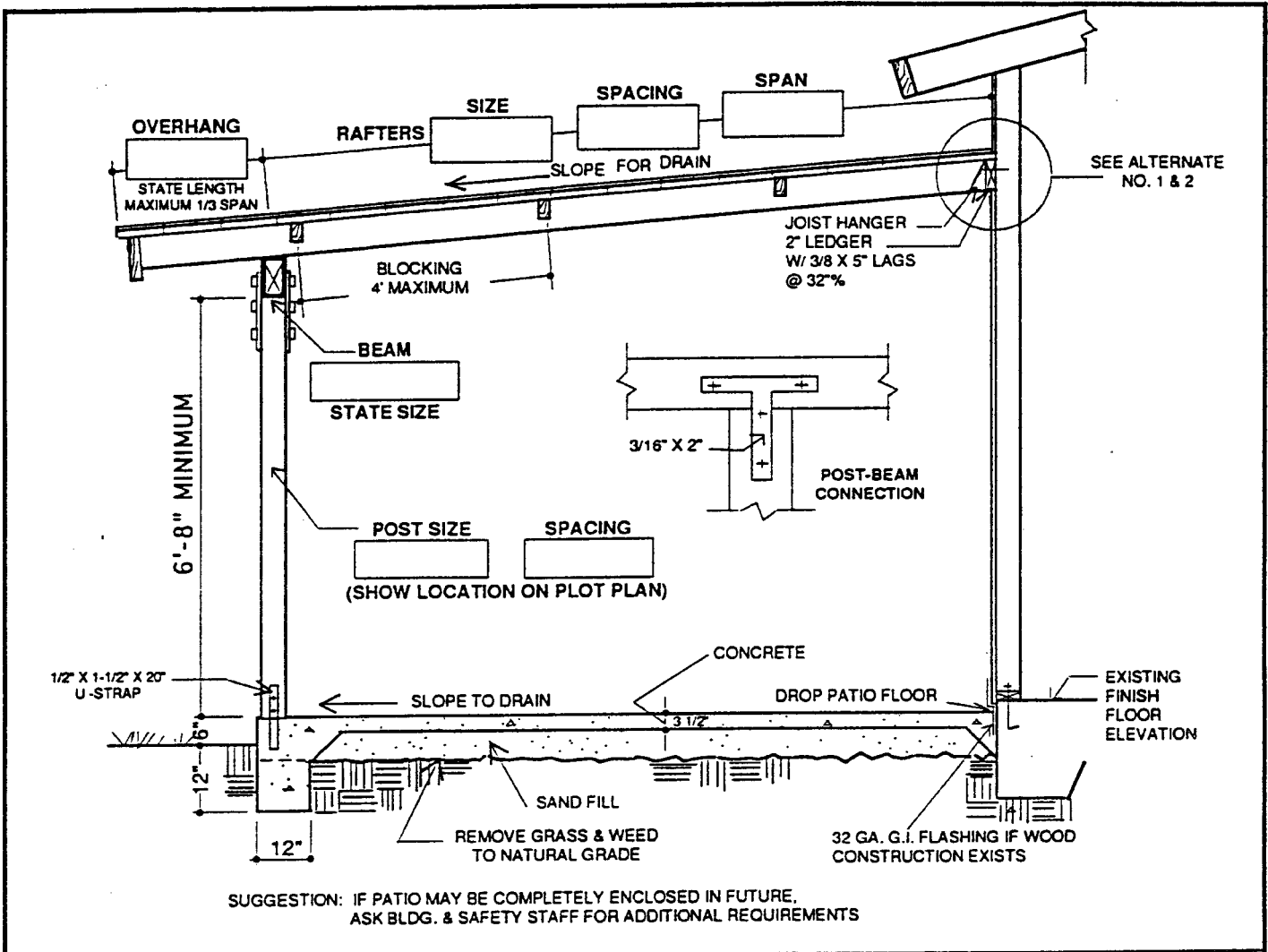
In order to obtain a permit you will need approvals from the City Building Division. You will need two sets of plans consisting of a plot plan and your patio cover construction drawing, both drawn to scale. For those of you who are not familiar with a plot plan, it is a footprint of your house and garage on your lot. If you have other structures also include them. The plot plan will show the existing structure(s), and how they are situated on the lot, the distances of the structures from property line(s) and the distances between the structures. You can develop a plot plan by measuring your home and the setback distances from the property line as they exist. First determine the size of your lot. Dimensions may be obtained from an assessors parcel map; physically determine the location of the property lines on the site (sometimes on new tracts the lot corners are marked at or near the sidewalk); then continue measuring the front, side and rear yard setbacks; transfer the measurements to a sheet of paper to a convenient scale. When you are finished, your plot will show your existing condition. See the attached illustration.

In order to acquire approval, you will need to meet "zoning" requirements. Zoning regulates development such as setback distances from property lines as in front yard, rear yard and side yard and building coverage. In a single-family residential zone your rear yard setback is 10'. The following are the requirements for attached patio covers in the required rear yard:

1. Cover supports are to be located a minimum of 10 feet from the rear property line and 5 feet from the side property line.
2. Cover overhang may be minimum of 3 feet from the side property line (this allows for a 2 ft. overhang).
3. No enclosure of walls of any kind is permitted to unattached sides of your cover.
4. Building coverage is limited to 40% for R-1-6 and R-1-7, R-1-9 and R-1-12 zone lots.

Remember the requirements 1-4 apply any time your attached patio cover is located in the described rear yard.

Now that you've had a short lesson on zoning requirements you will find that Building and Safety requirements are much easier. All you need is a construction plan or working drawing. Attached is an illustration of a typical patio cover along with span tables. If the illustration fits what you have in mind, all you have to do is fill in the blanks. If you have something else in mind, submit your construction plan for us to review. The important items that are to be included on your plan are attachment to the house, proper member sizes, post to beam connections and attachment to concrete footings or slab.



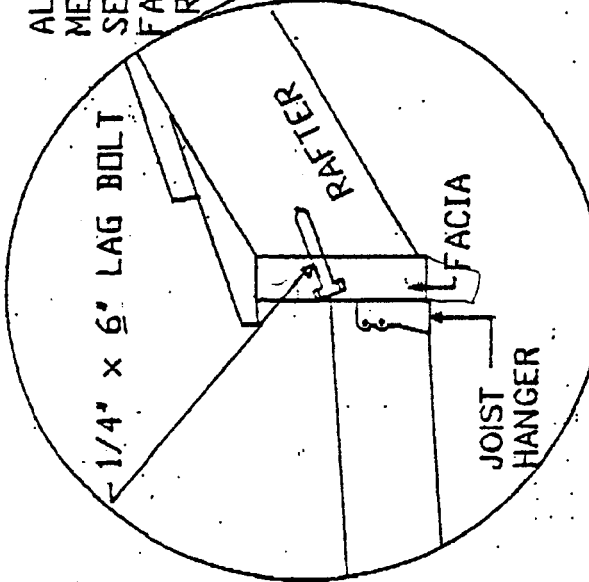
ALLOWABLE OPEN PATIO RAFTER SPANS (FEET AND INCHES)
10 PSF LIVE LOAD + 7 PSF DEAD LOAD PLUS WEIGHT OF RAFTERS

SIZE/GRADE	SPACING					SIZE/GRADE	SPACING				
	12"	16"	24"	32"	48"		32"	42"	48"	60"	72"
2 X 4 D.F. No. 2	13'0"	11'3"	9'6"	7'6"	5'0"	4 x 4 D.F. No. 2	9'9"	8'9"	8'3"	7'3"	6'6"
2 x 6 D.F. No. 2	17'0"	16'0"	12'3"	9'9"	6-3"	4 x 6 D.F. No. 2	18'0"	15'6"	14'6"	12'3"	12'0"
2 x 8 D.F. No. 2	22'0"	19'6"	16'0"	13'3"	8'6"	4 x 8 D.F. No. 2			18'0"	16'3"	15'0"
2 x 10 D.F. No. 2		24'6"	21'0"	16'9"	11'0"	4 x 10 D.F. No. 2				21'0"	19-0"
2 x 12 D.F. No. 2			30'6"	24'6"	15'6"						

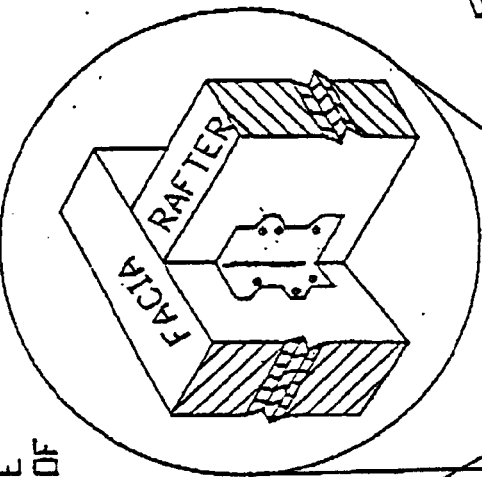
SIZE/GRADE	SPACING				A RAFTER SPAN (FT.)	B MAXIMUM POST SPACING (FT.) D. FIR #2	C BEAM
	48"	60"	72"	96"			
6 X 6 D.F. NO. 1	19'3"	17'9"	16'0"	14'0"	8	12'	4 x 6
6 X 8 D.F. NO. 1	26'0"	23'6"	21'6"	19'3"	12	10'6"	
6 X 10 D.F. NO. 1			29'3"	25'3"	14	9'6"	
					16	9'	
					12	14'	4 X 8
					16	12'	
					20	11'6"	
					24	11'	
					16	16'	4 X 10
					20	14'9"	
					24	13'9"	
					28	12'9"	

The diagram illustrates a cross-section of a rafter system. A horizontal beam is supported by several vertical posts. The distance between the outer edges of the posts is labeled 'POST SPACING (SEE COLUMN B)'. The total length of the beam, including a 2-foot overhang on each end, is labeled 'RAFTER SPAN (SEE COLUMN A)'. The beam itself is labeled 'BEAM (SEE COLUMN C)'. The posts are labeled 'POSTS'.

PATIO DETAIL

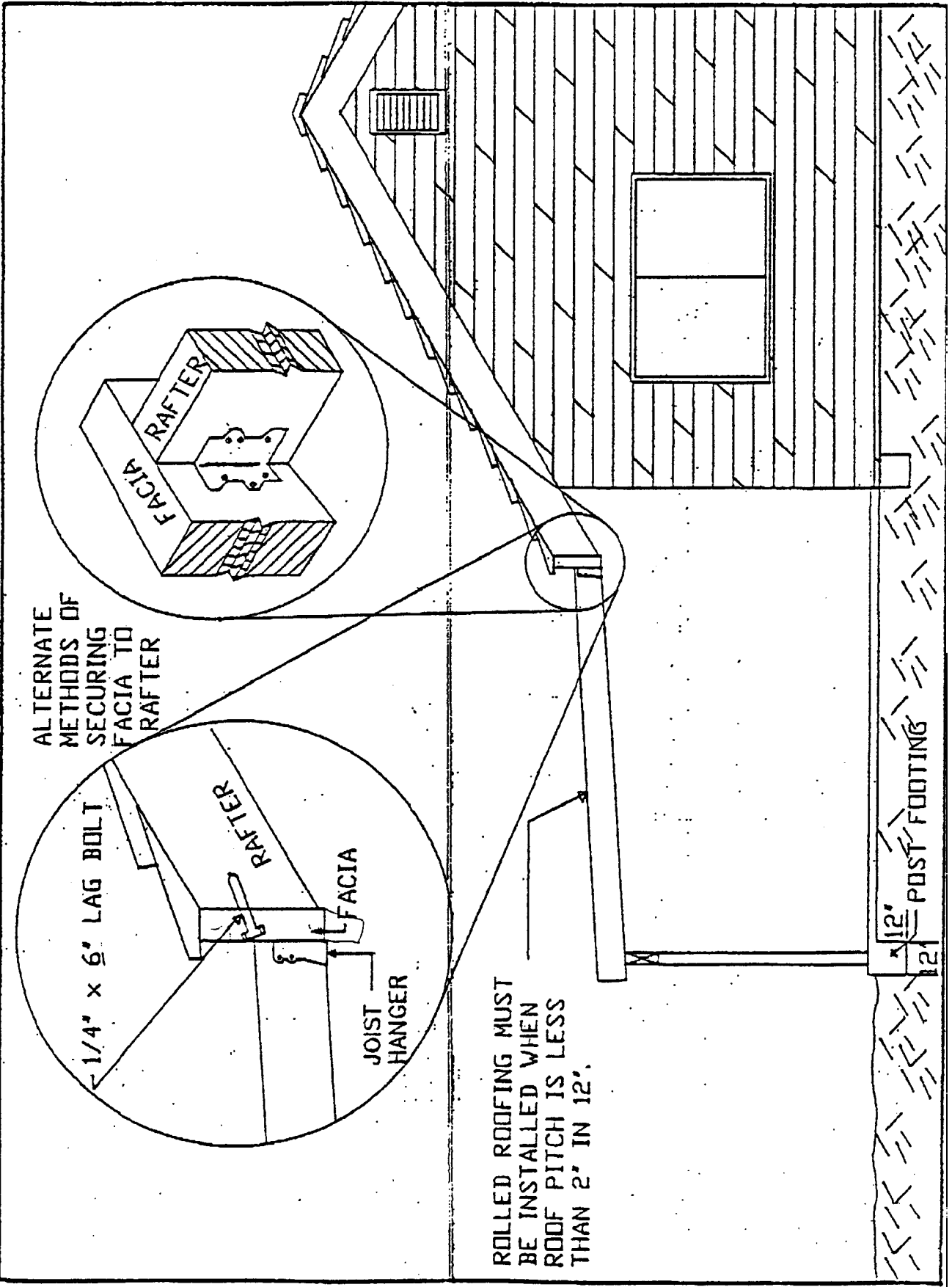


ALTERNATE METHODS OF SECURING FACIA TO RAFTER



ROLLED ROOFING MUST BE INSTALLED WHEN ROOF PITCH IS LESS THAN 2" IN 12".

12" POST FOOTING



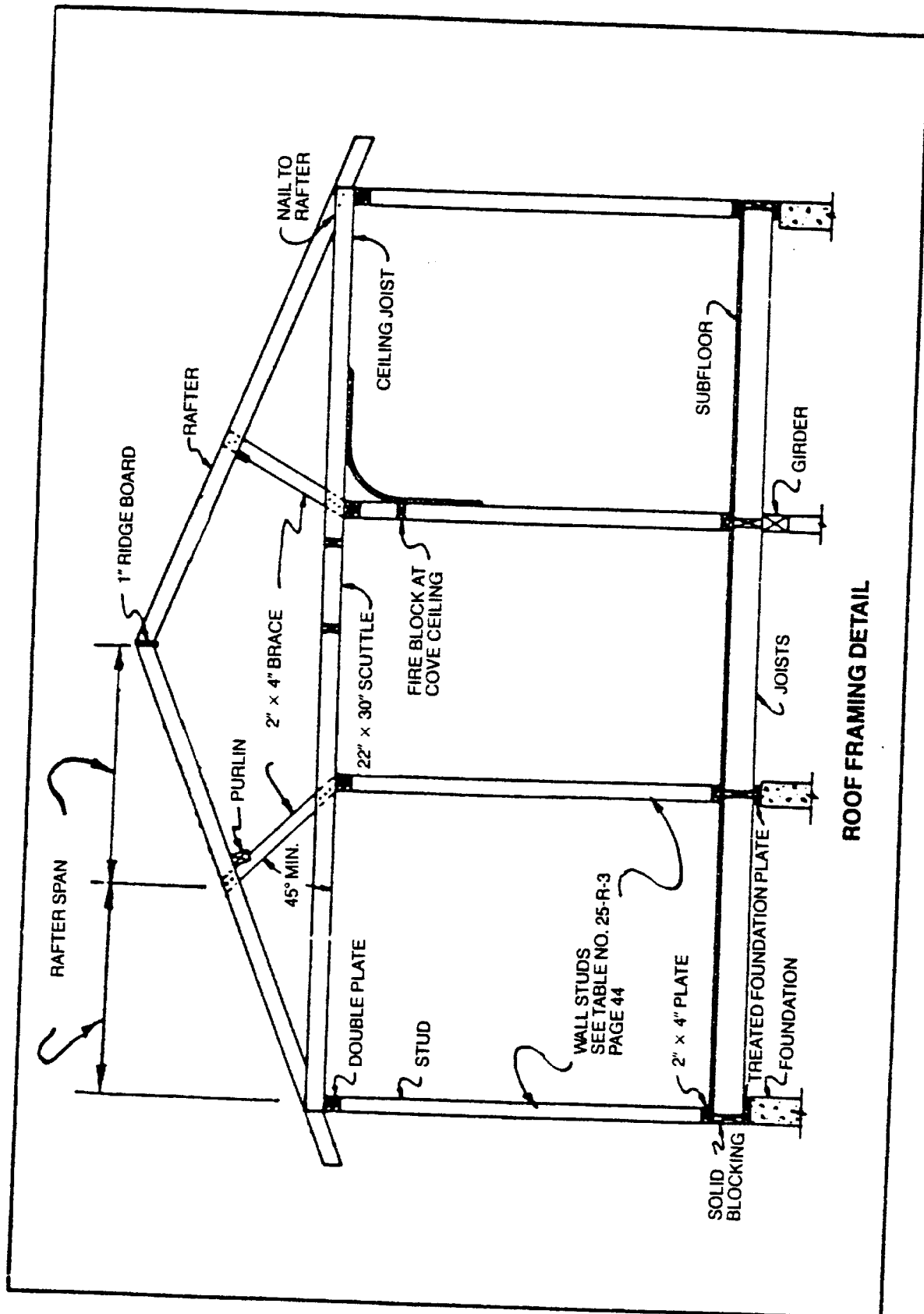
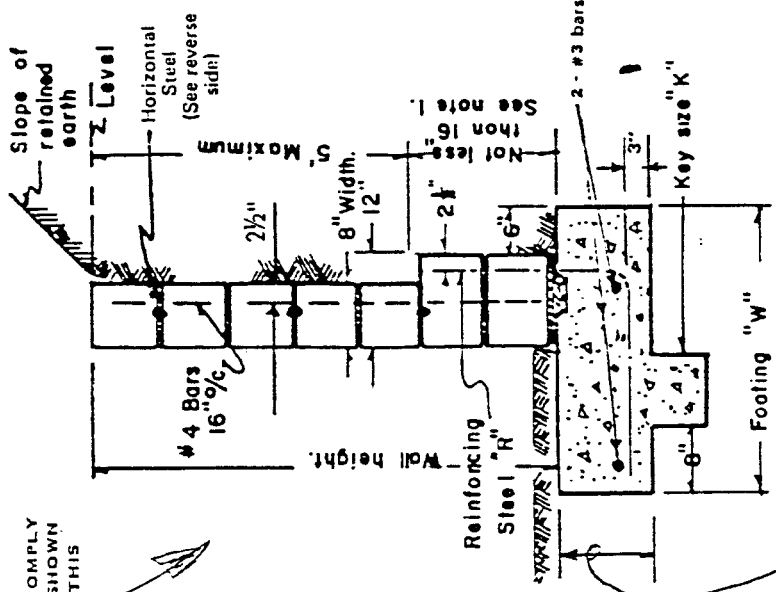
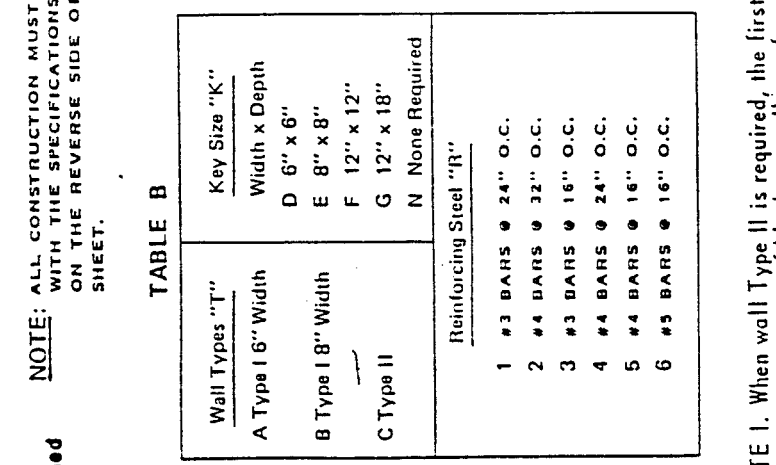


FIGURE NO. 9



TYPE I WALL
12" min. concrete depth 12" min. into natural ground or approved compacted fill



TYPE II WALL
12" min. concrete depth 12" min. into natural ground or approved compacted fill

TABLE B

Wall Types "T"	Key Size "K"
A Type I 6" Width	Width x Depth D 6" x 6"
B Type I 8" Width	E 8" x 8"
C Type II	F 12" x 12"
	G 12" x 18"
	N None Required

Reinforcing Steel "R"
1 #3 BARS @ 24" O.C.
2 #4 BARS @ 32" O.C.
3 #3 BARS @ 16" O.C.
4 #4 BARS @ 24" O.C.
5 #4 BARS @ 16" O.C.
6 #5 BARS @ 16" O.C.

NOTE 1. When wall Type II is required, the first two courses of block, regardless of wall height, consist of 12" wide masonry units.

TABLE A

SLOPE OF RETAINED EARTH — HORIZONTAL RUN TO VERTICAL RISE

Wall Height	5 to 1		4 to 1		3 to 1		2 to 1		1 1/2 to 1		1 to 1	
	T	R	T	R	T	R	T	R	T	R	T	R
1.5'	A	N	A	N	A	N	A	N	A	N	A	N
2.0'	A	N	A	N	A	N	A	N	A	N	A	N
2.5'	A	N	A	N	A	N	A	N	A	N	A	N
3.0'	A	N	A	N	A	N	A	N	A	N	A	N
3.5'	A	N	A	N	A	N	A	N	A	N	A	N
4.0'	A	N	A	N	A	N	A	N	A	N	A	N
4.5'	B	N	B	N	B	N	B	N	B	N	B	N
5.0'	B	N	B	N	B	N	B	N	B	N	B	N
5.5'	B	N	B	N	B	N	B	N	B	N	B	N
6.0'	C	N	C	N	C	N	C	N	C	N	C	N
7.0'	C	N	C	N	C	N	C	N	C	N	C	N
8.0'	C	N	C	N	C	N	C	N	C	N	C	N

Footing sizes are based on 1000 lb. per. square foot maximum soil bearing value. * 3 course 12" block required

**CONCRETE BLOCK WALLS
LEVEL OR SLOPING SURCHARGE**

INSPECTIONS Call for inspections as follows:

- A. When the footing has been formed, with the steel tied securely in final position, and is ready for the concrete to be placed.
- B. Where cleanout holes are not provided: (1) After the blocks have been laid up to a height of 4', or full height for walls up to 5', with the steel in place but before the grout is poured and, (2) after the first lift is properly grouted, the blocks have been laid up to the top of the wall, with the steel tied securely in place, but before the upper lift is grouted.
Where clean out holes are provided: After the blocks have been laid to the top of the wall, with the steel tied securely in place, but before grouting.
- C. After grouting is completed and after rock or rubble wall drains are in place but before earth backfill is placed.
- D. Final inspection when all work has been completed.

WALL HEIGHT Wall height is measured from the top of the footing to the top of the wall. Walls not shown in the tables must be designed specifically for the existing condition. The walls shown here are designed as walls retaining earth banks from level to a slope of 1 horizontal to 1 vertical (sloping surcharge). There shall be no building foundation, driveway, or other loading on the upper level within a distance equal to the height of the wall.

USE OF TABLES Determine height of wall to be constructed as described above and slope of retained earth. Using Table A for appropriate wall height and slope of retained earth, read T, R, & K designation & Footing W (Footing width). T, R, & K values can then be determined using Table B.

EXAMPLE: Wall height 5'-0"; slope of retained earth 3 horizontal to 1 vertical.

FROM TABLE A: T = Type B wall
R = Group 5 reinforcing steel
K = Type E key
FTG. Width = 2'-9"

FROM TABLE B: Type B wall is Type I (see sketch) 8" concrete block.
Group 5 reinforcing steel is #4 Bars @ 16" o/c.
Type E key is 8" wide x 8" deep.

CONCRETE MIX The mix for the concrete used for footings shall be 1 part Portland cement, 2½ sand, and 3½ parts ¾" maximum size gravel, with not more than 7 gallons of water per sack of cement.

MORTAR MIX The mix for block mortar shall be 1 Portland cement, 3½ sand, and ¼ part hydrated lime or lime putty. Plastic cement may be used with 3 parts sand to 1 part plastic cement.

GROUT MIX The mix for the grout shall be 1 part Portland cement to 3 parts sand and 2 parts pea gravel (¾" aggregate), with water added to pouring consistency without segregation of the grout constituents. Plastic cement shall not be used for grout.

ALL CELLS SHALL BE FILLED SOLID WITH GROUT

Rod or vibrate grout within 10 minutes of pouring to insure solid consolidation. Bring grout to a point 2" from top of masonry units when grouting of second lift is to be continued at another time.

MORTAR KEY To insure proper bonding between the footing and the first course of block, a mortar key shall be formed by embedding a flat 2 x 4 flush with and at the top of the freshly poured footing. It should be removed after the concrete has started to harden (approx. 1 hour). A mortar key may be omitted if the first course of block is set into the fresh concrete when the footing is poured, and a good bond is obtained.

HORIZONTAL STEEL Two #3 bars shall be placed longitudinally in the footing as shown. One #3 bar in center of wall or ladder mesh shall be placed longitudinally in the mortar joint every sixteen inches as the blocks are laid up.

WALL DRAINS Wall drains shall be provided at 6-foot intervals along the length of the wall and located at the level of the bottom course of block. They shall be 4" in diameter, formed by placing a block on its side, or leaving out every head joint in the first course of block. Backfill behind wall drains or open head joints shall be loose rubble or gravel.

SOIL All footings shall extend at least 12" into undisturbed natural soil. Soil should be dampened prior to placing concrete in footings.

STEEL LAP When one continuous bar cannot be used, a lap or splice of thirty bar diameters shall be used.