



CITY OF MANTECA COMMUNITY DEVELOPMENT DEPARTMENT

1001 West Center Street • Manteca, CA 95337 • FAX (209) 923-8955

Building Safety Division (209) 456-8550 • Community Development/Planning Division (209) 456-8500

Attached/Detached Patio Cover/Carport

NOTE: Check with your homeowners' association and architectural review committee for Conditions, Covenants & Restrictions (CC&R's). The City of Manteca has no regulatory authority to enforce or notify permit applicants of CC&R requirements, nor deny permits for non-compliance.



SUBMITTAL REQUIREMENTS FOR COVERED PATIOS

Refer to the drawings and information in this handout for help in preparing your submittal.

Submit two (2) sets of complete plans, plus one (1) extra copy of the site plan.

- **Each submittal, five (5) pages or more and all supporting documents must be accompanied by an electric copy of plans in PDF or TIFF form.**

1. SITE PLAN (see page 3) shall show:

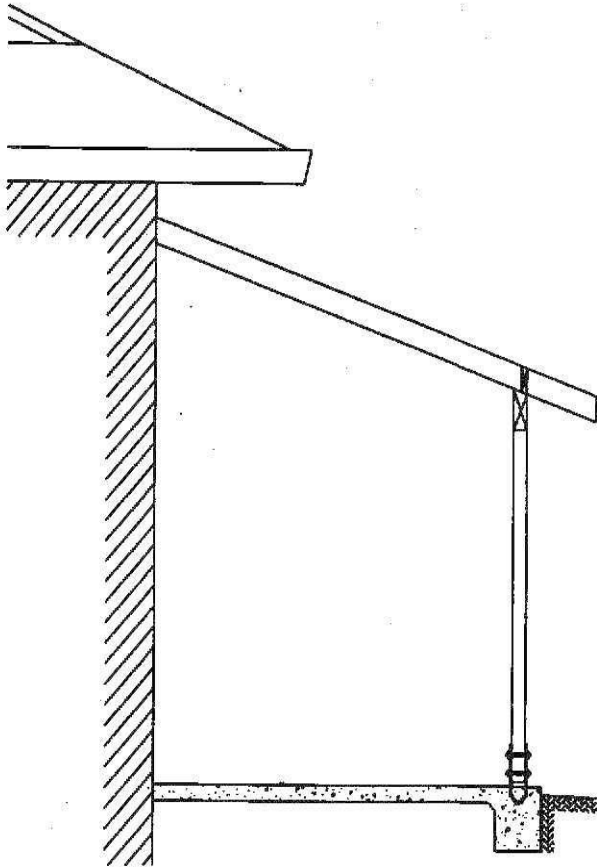
- a. Lot dimensions and easements
- b. Existing structures and the proposed patio structure(s) and their dimensions, including square feet of each.
- c. Distance between the proposed patio and property lines
- d. Distance between the proposed patio and existing structures on the property

2. ARCHITECTURAL, STRUCTURAL and DETAIL SHEETS (see pages 6-7) shall show:

- a. Foundation plan, scaled
- b. Framing plan, scaled, shall show size of headers (beams), posts, post spacing, roof rafter size and spacing, attachments to walls, roof sheathing, type of roofing, and roof pitch or slope.
- c. Elevation, scaled, of view that can be observed from the street frontage, if applicable.

SETBACK and LOT COVERAGE REQUIREMENTS

This overview is provided for reference only. Prior to building any structure or making an addition or modification to any existing structure, check with the Planning Division (209.456.8500) regarding minimum required distances from property lines and other structures. Check with the Public Works Division (209.456.8400) regarding the locations of any easements.

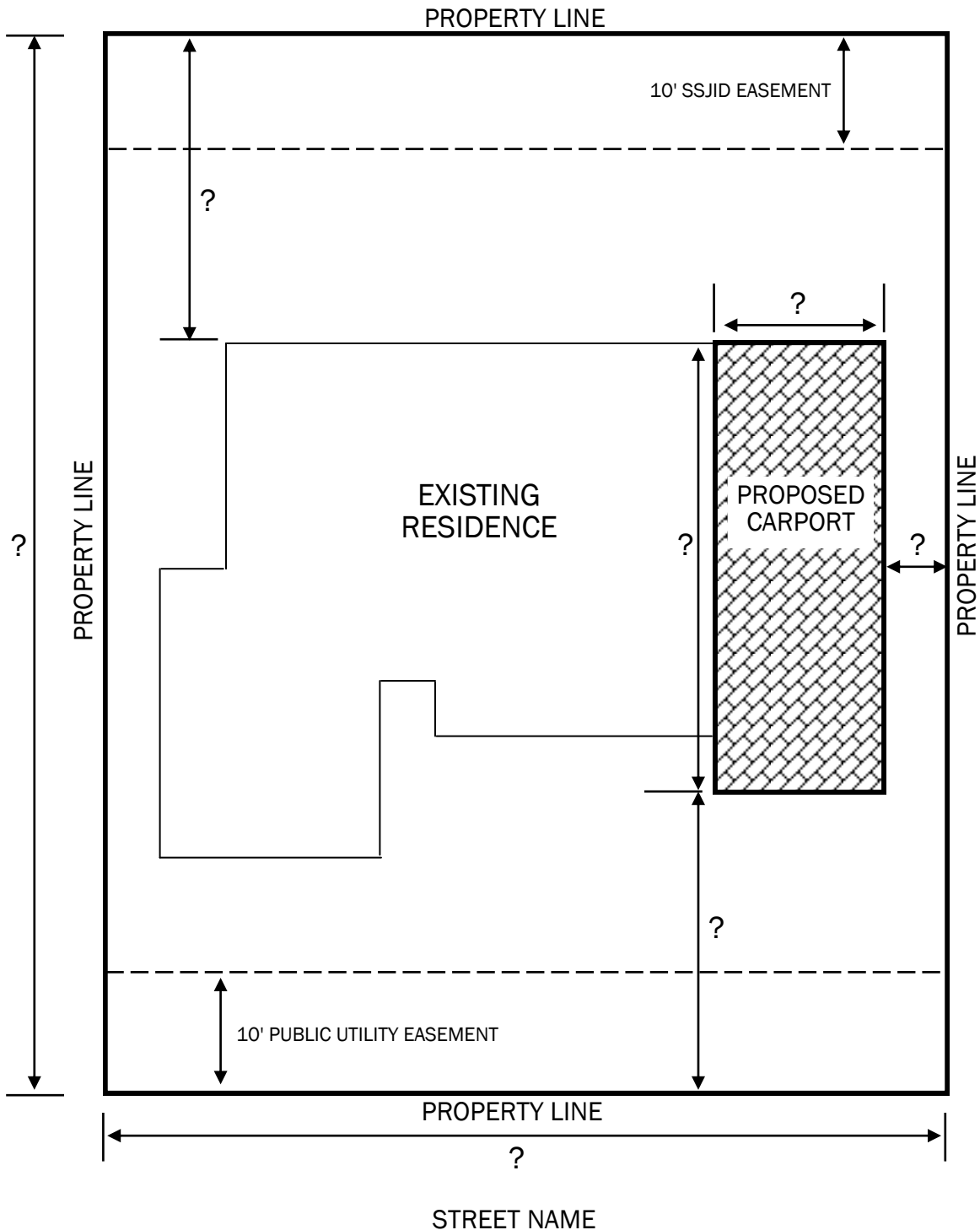


1. The maximum area of a lot that may be covered by roof structures (house, patio, garage, carport, sheds, etc.) (60) percent in the R-1 and R-2 Zoning District.

2. An **attached/detached covered patio** (including lattice patios) cannot be located closer than (5) five feet to a side or rear line unless one-hour fire protected then it can be (3) three feet inclusive of roof covering (overhang). The patio may not occupy more than (30) thirty percent of the required rear yard. A minimum of (10) ten feet (inclusive of roof covering) from street side lot line is required. *(Contact the Planning Division of the Community Development Department for property line setbacks. The edge of the sidewalk is NOT the property line. The property line is normally 2 feet in back of the sidewalk)*

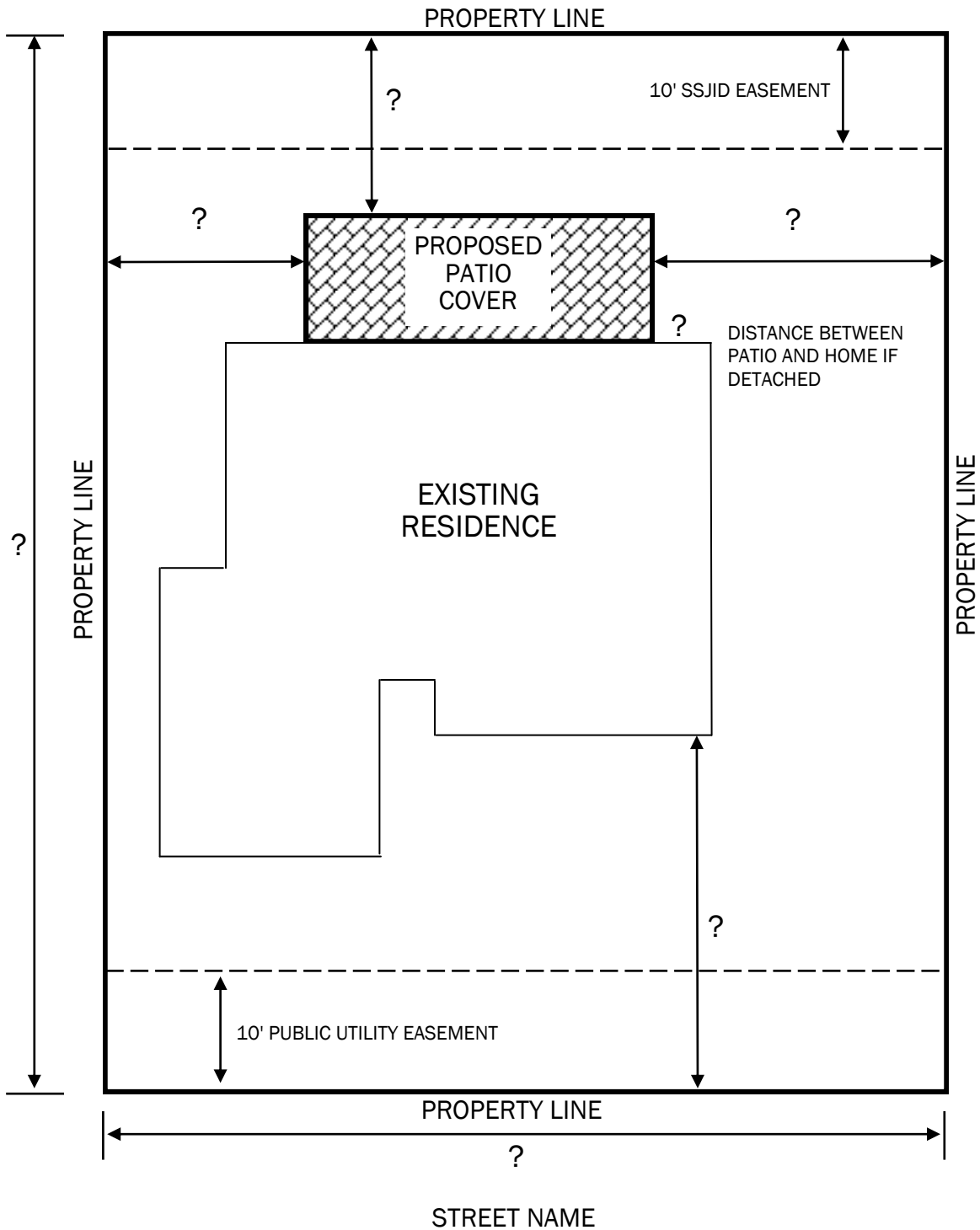
3. A detached covered patio (e.g. gazebo) shall not be located closer than ten (10) feet to the main building (may extend up to five (5) feet, inclusive of roof covering, provided it has 1-hour fire wall rating).

SAMPLE SITE PLAN-CARPORT



- 1) Show lot dimensions and total square footage of all covered areas.
- 2) Check with the Planning Division for building setback requirements.
- 3) Check with Public Works for location of any utility easements.

SAMPLE SITE PLAN-PATIO COVERS



- 1) Show lot dimensions and total square footage of all covered areas.
- 2) Check with the Planning Division for building setback requirements.
- 3) Check with Public Works for location of any utility easements.

SAMPLE FLOOR PLAN

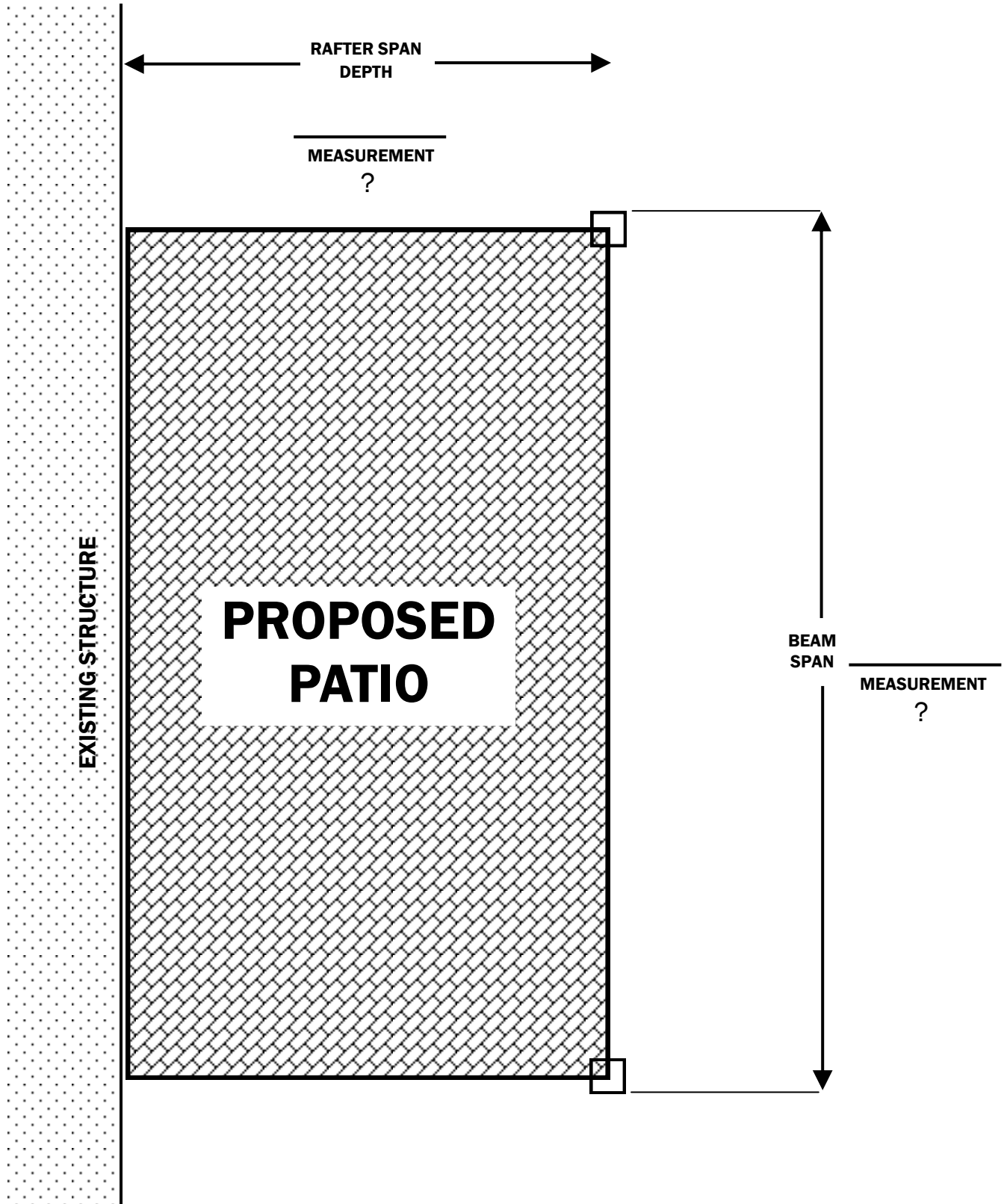


TABLE A: Allowable Spans for Rafters

(Live Load = 20 psf, Dead Load = 10 psf)

SIZE*	SPACING	SPAN
2" x 4"	12"	10' 10"
	16"	9' 10"
	24"	8' 0"
2" x 6"	12"	16' 7"
	16"	14' 4"
	24"	11' 9"
2" x 8"	12"	21' 0"
	16"	18' 2"
	24"	14' 10"
2" x 10"	12"	25' 8"
	16"	22' 3"
	24"	18' 2"
2" x 12"	12"	Span exceeds 26' in length
	16"	25' 9"
	24"	21' 0"

TABLE B: Allowable Spans for Beams

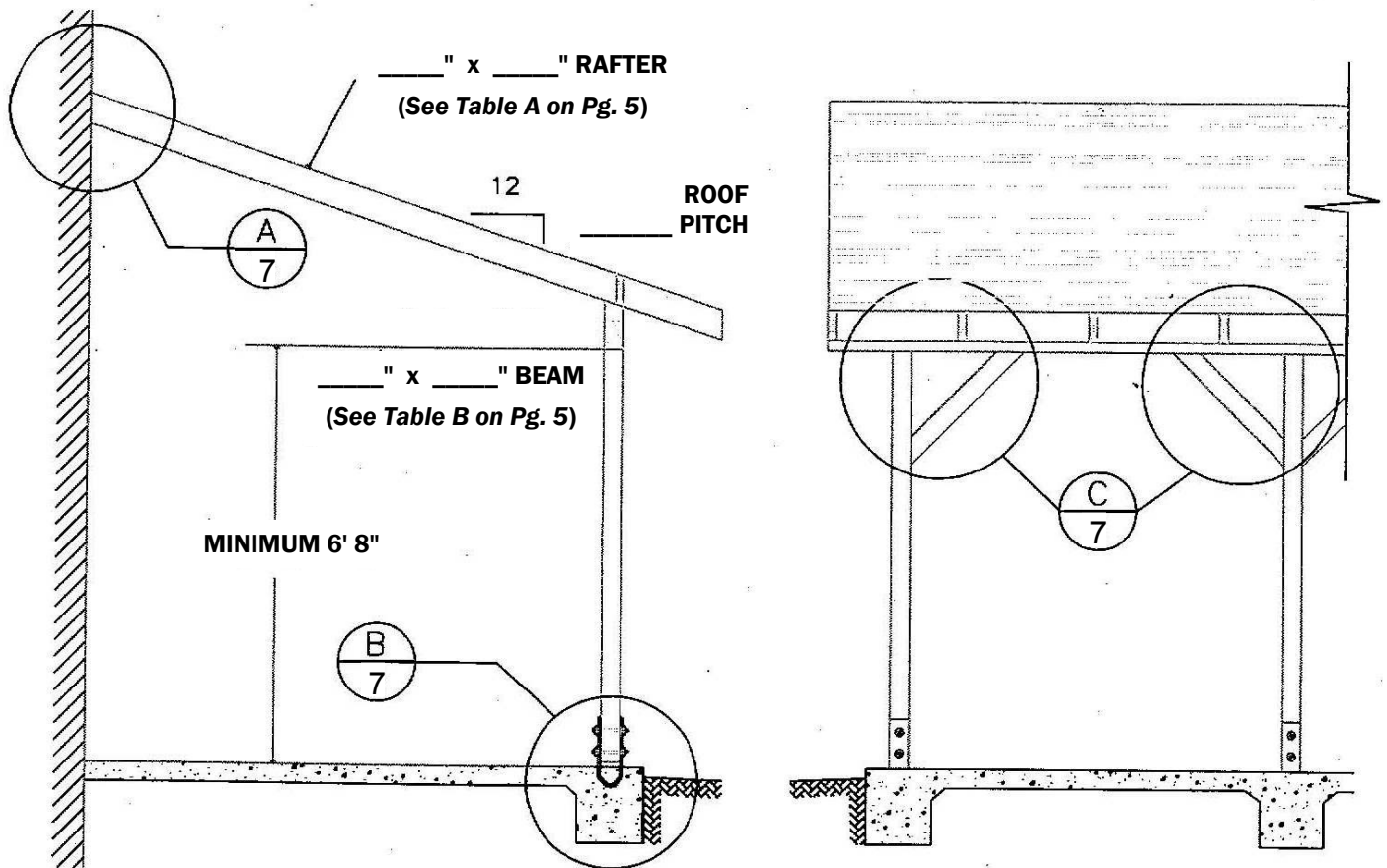
(Live Load = 20psf, Dead Load = 10 psf)

SIZE*	10' DEPTH	15' DEPTH	20' DEPTH
(2) 2" x 6"	8' 11"	7' 6"	6' 7"
(2) 2" x 8"	11' 4"	9' 6"	8' 4"
(2) 2" x 10"	13' 10"	11' 7"	10' 2"
(2) 2" x 12"	16' 0"	13' 5"	11' 10"
4" x 4"	6' 7"	5' 6"	4' 10"
4" x 6"	9' 8"	8' 1"	7' 1"
4" x 8"	12' 8"	10' 8"	9' 5"
4" x 10"	15' 7"	13' 1"	11' 6"
4" x 12"	18' 2"	15' 3"	13' 5"
4" x 14"	20' 4"	17' 1"	15' 1"

*Douglas Fir Larch #2

REQUIRED DETAILS

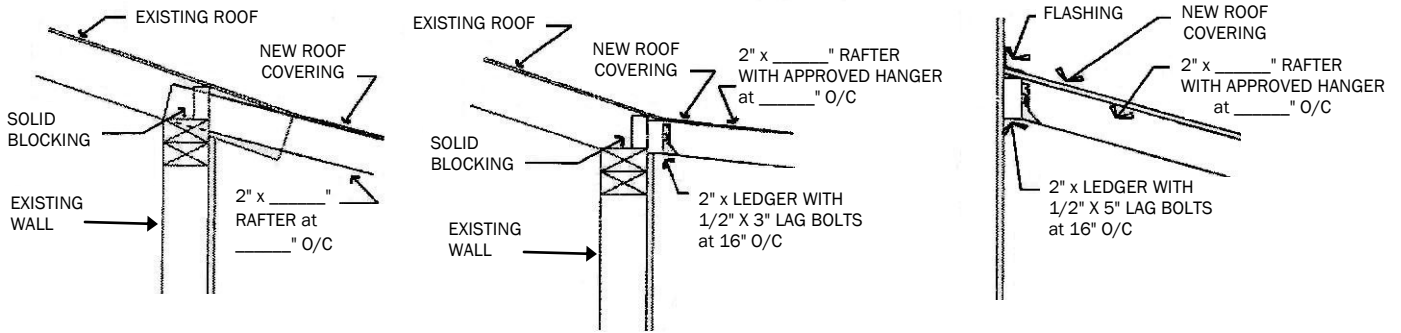
See Page 7 for Specifications



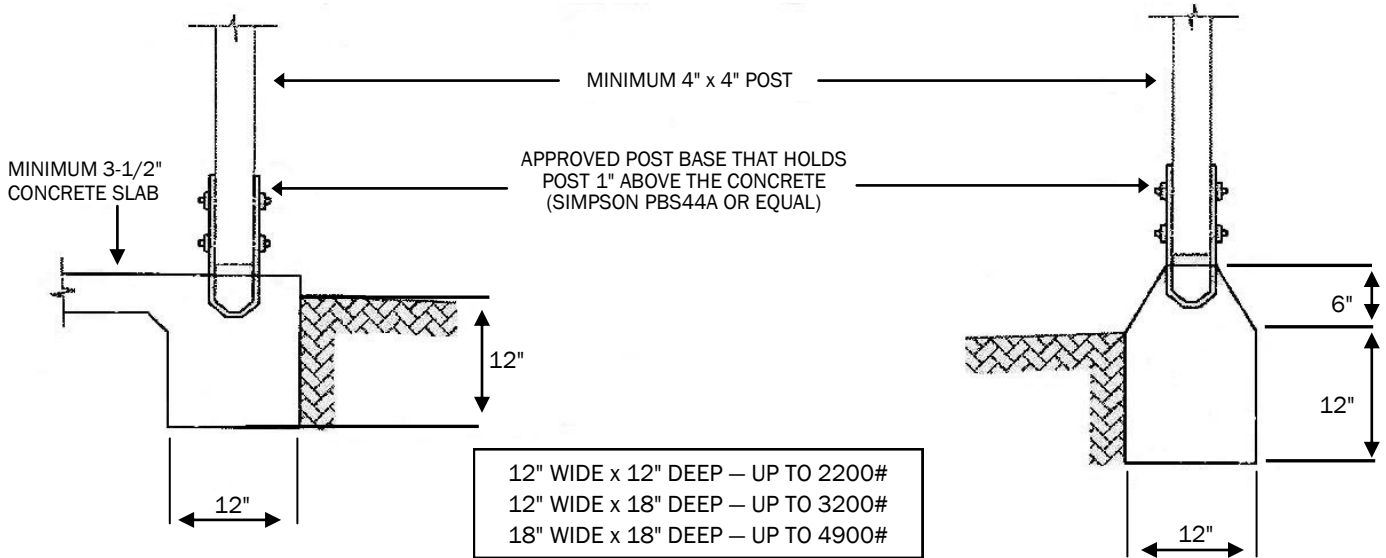
ROOF COVERING SPECIFICATIONS

1. The minimum roof pitch for asphalt shingles is 4:12; however, asphalt shingles may be installed at a pitch between 2:12 to less than 4:12 if two layers of Type 15 felt applied shingle-fashion are used and the shingles are self-sealing (2010 CBC Sect. 1507.2.2).
2. The minimum roof pitch for 24" wood shakes is 4:12 with a 10" exposure (2010 CBC Sect. 1507.9.2).
3. Plywood or particle board must be CC exterior or better and rated for the span being used. Nailing shall be a minimum of 8d at 6" O.C. on the edges and 12" O.C. on the field.
4. For roof pitches below 2:12, a low-sloped roofing system approved by the Building Official shall be used.
5. The details on this sheet are not meant to be used for concrete tile roof coverings.

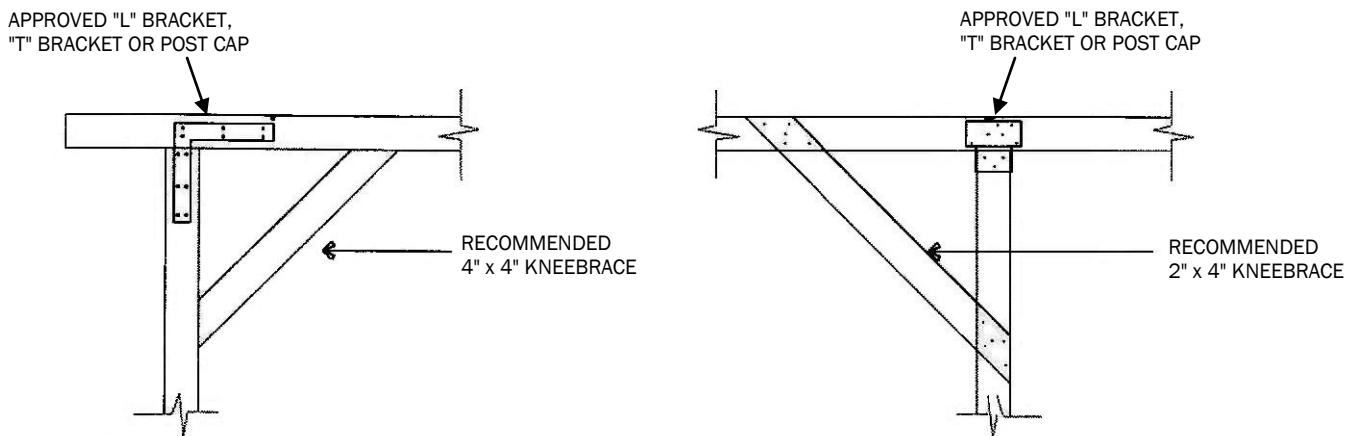
ROOF COVERING: _____
 (SEE NOTES ON PAGE 6)



DETAIL A



DETAIL B



DETAIL C