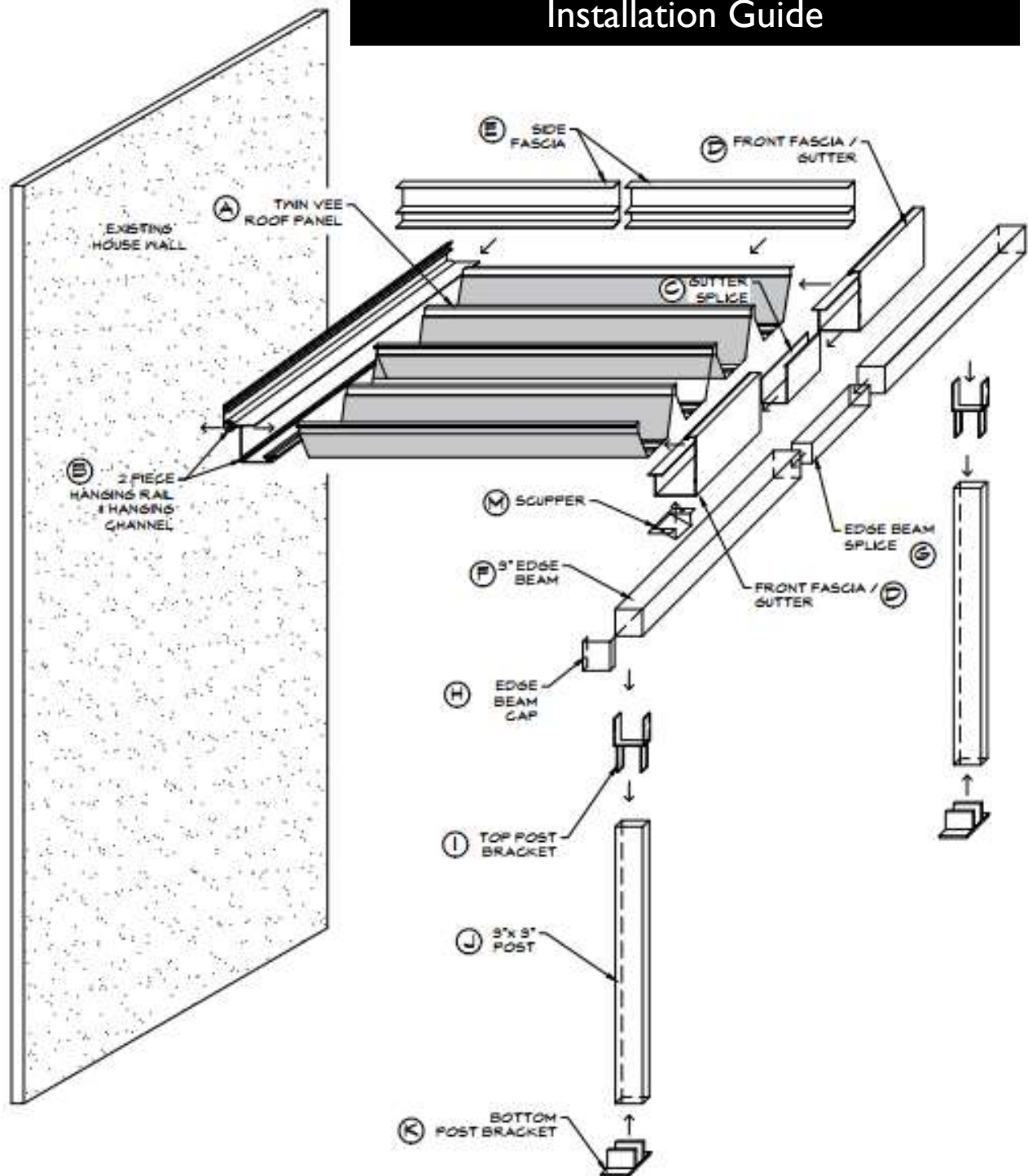


# Optima Patio Cover Installation Manual

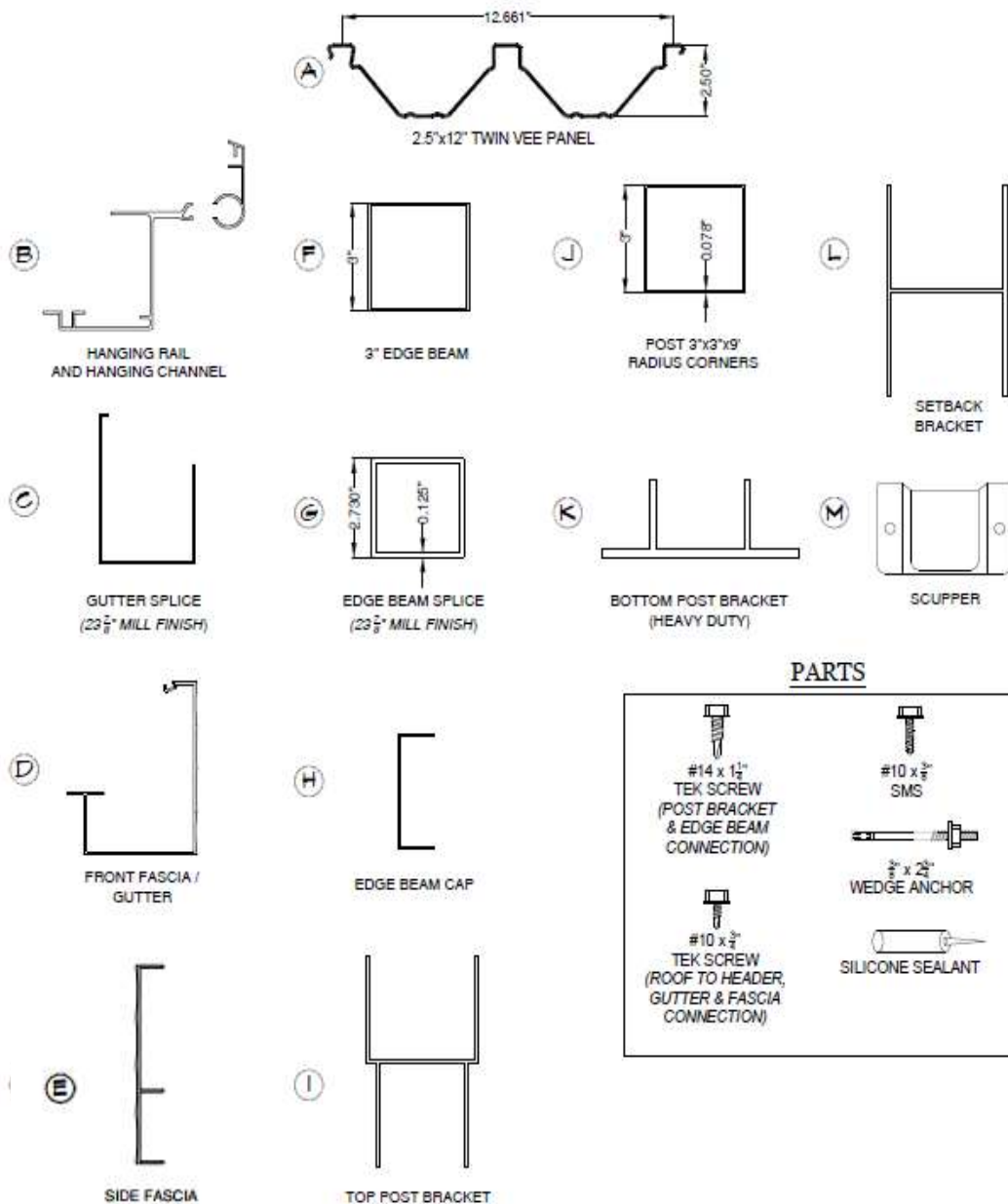


## Optima Patio Cover Installation Guide



## Optima Patio Cover Installation Guide

### COMPONENTS



# Optima Patio Cover Installation Guide

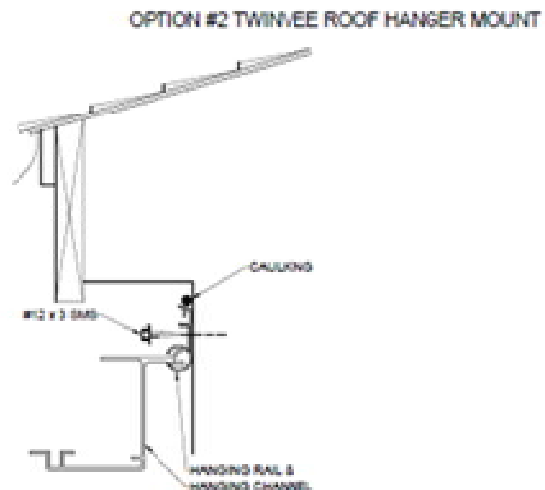
**STEP 1A: Attaching the Hanging Rail & Channel** Select which attachment method OPTION #1, #2 or #3. (NOTE: if mounting to a masonry wall, the anchors are NOT INCLUDED).



**STEP 1B:** Select the area on the wall or Fascia for the Hanging Rail. Using a chalkline, snap a level line.

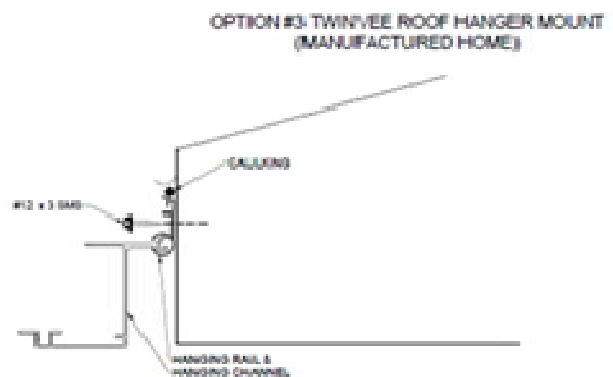
**STEP 1C:** NOTE: Roof Panels must have a minimum of 1/2" per foot of slope for the length of your roof panel to allow for water drainage. If you can get more pitch, DO IT.

**STEP 1D:** If attaching per OPTION #1, mark the location of your roof truss ends on the fascia board. If OPTIONS #2 or #3, mark the location of your wall studs on the wall.



**STEP 1E:** Hold up the Hanging Rail and transfer the marks of the truss ends or wall studs to the front side of the Hanging Rail in the center.

**STEP 1F:** At each mark, drill a 3/16" hole through the center of the Hanging Rail.



# Optima Patio Cover Installation Guide

## **STEP 1G: Attaching the Hanging Rail & Channel**

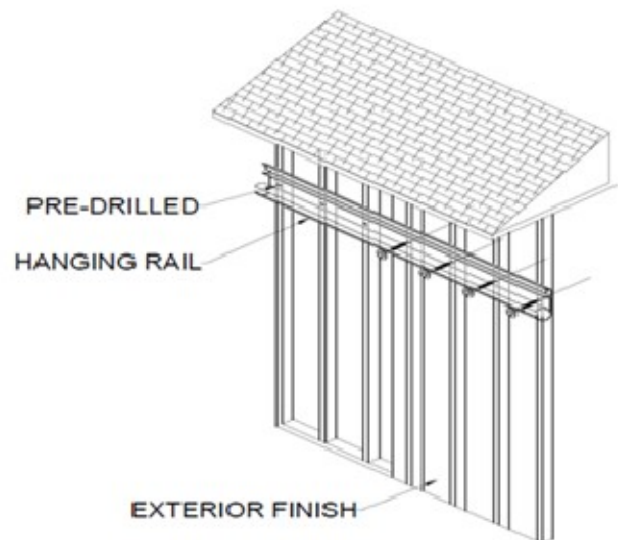
**(continued)** Set the Hanging Rail against fascia board or wall, and fasten using the #12x3" SMS screws through the fascia board into the truss ends or wall studs.



**STEP 1H-1:** After the Hanging Rail is fastened, run a bead of sealant along the top of the Hanging Rail and caulk all the screw heads.



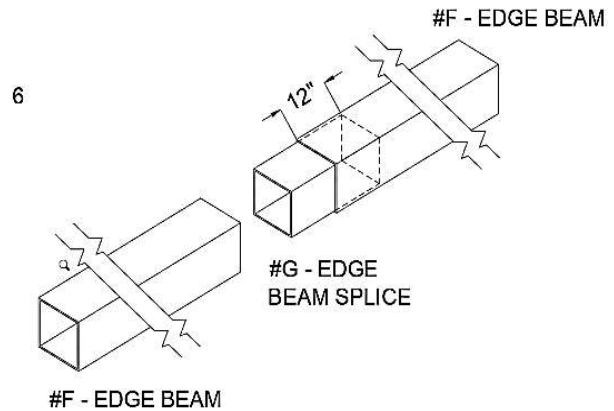
**STEP 1H-2:** Ensure you have 2 screws within 4" of each end of the Hanging Rail.



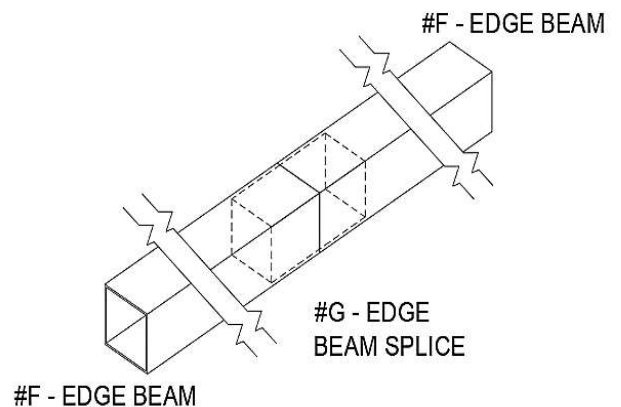
# Optima Patio Cover Installation Guide

## STEP 2A: 3" Edge Beam

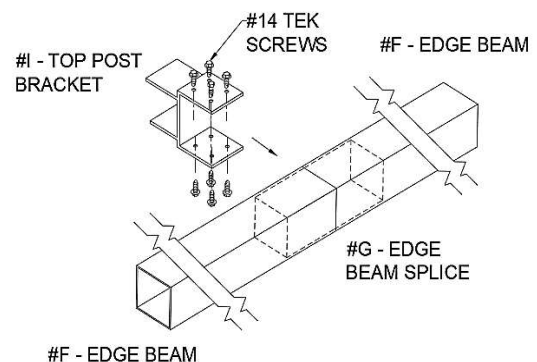
**Preparation:** Set two pieces of the 3" Edge Beam (#F) on a smooth flat surface, being careful not to scratch them.



**STEP 2B:** Mark the Edge Beam Splice at 12" and slide into one Edge Beam (#F) to the 12" mark. Then, slide the 2<sup>nd</sup> Edge Beam over the Splice and butt up against the first Beam.



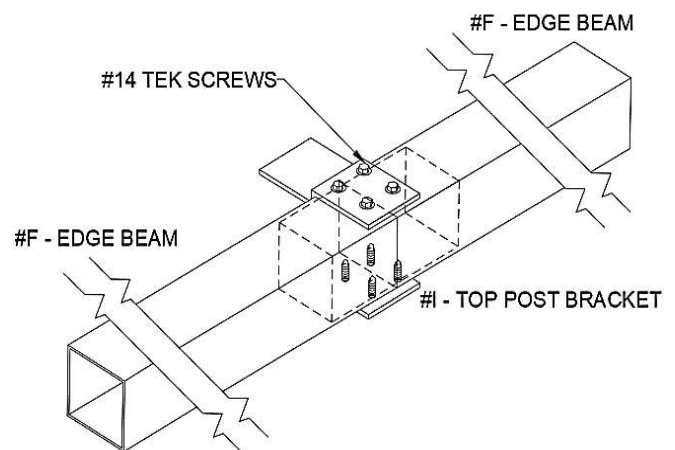
**STEP 2C:** Take one Top Post Bracket and center it over the butt joint of the 2 Edge Beams. Fasten using 2 #14x1-1/4" tek screws through the face of the Top Post Bracket into one Edge Beam, and then into the Beam Splice (#G).



# Optima Patio Cover Installation Guide

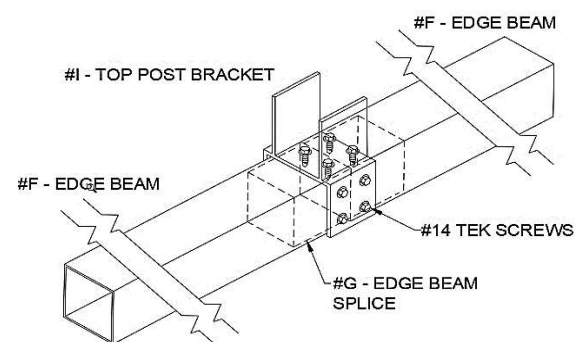
## STEP 2D: 3" Edge Beam

**Preparation continued:** Make sure both halves of the Beam are straight. Then, fasten through the Top Post Bracket into the second Beam, and then into the Beam Splice using 2 #14x1-1/4 tek screws.



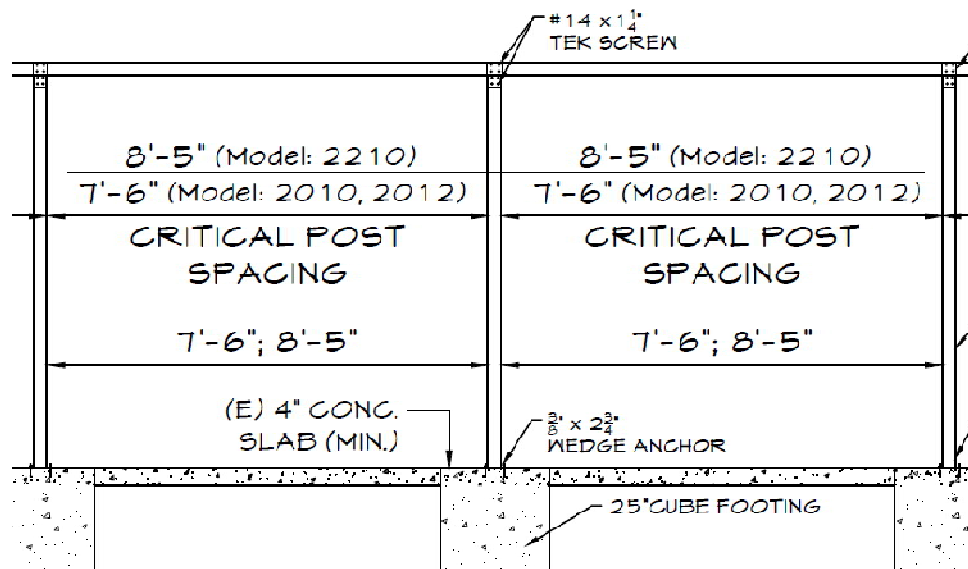
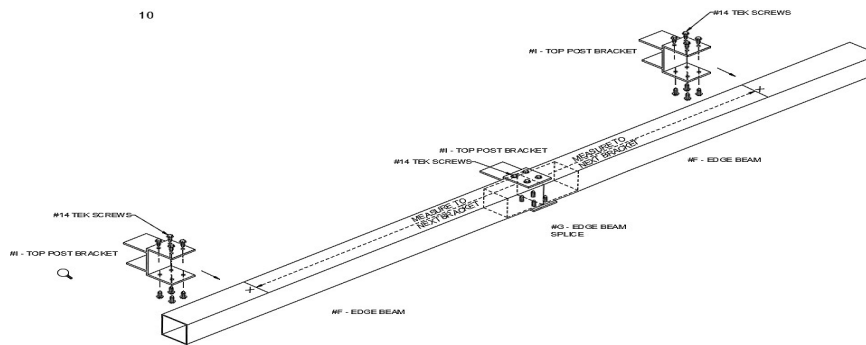
**STEP 2E:** Rotate the beam over twice, making sure the beam is straight, then fasten repeating steps C & D, fastening through the Top Post Bracket (#I) into both the Edge Beams and the Beam Splice (#G).

**STEP 2F:** Rotate the beam over once, so the Top Post Bracket legs are up. Then, fasten 2 #14x1-1/4" tek screws into each 3" Edge Beam (4 total).



# Optima Patio Cover Installation Guide

**STEP 2G: Edge Beam Preparation (continued):** Rotate the beam one time. Butt the measuring tape to the Top Post Bracket (#1) and measure to the left \_\_\_\_" then move measuring tape to the other side of bracket and measure to the right \_\_\_\_".  
**NOTE:** refer to the *front view LAYOUT SHEET* for your size Patio Cover **Critical Post Spacing** measurements, adding 3/16" to the post bracket spacing measurement and location of the Top Post Bracket (#1).



# PATIO COVER INSTRUCTION SHEETS

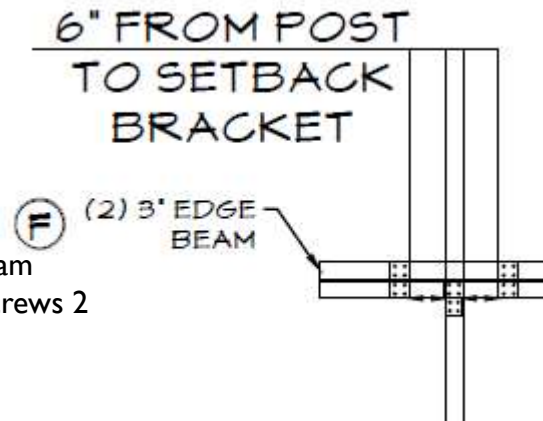
## **STEP 2B: ONLY for Double Beam Preparation & Assembly**

Follow & Complete STEP # 2A : 3" EDGE Beam Preparation STEPS A through G.

Find the 8 "Setback Brackets."

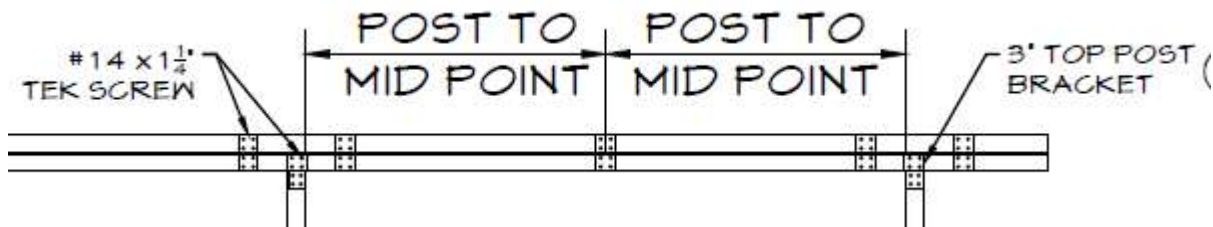
Measure and place a pencil mark on the prepared 3" Edge Beam, 6" from each side of the Top Post Brackets (I).

Set the brackets on the top side of the prepared 3" Edge Beam at the 6" pencil mark and fasten each side using 4 #14 tek screws 2 on each side.



6 Setback Brackets should now be fastened to the 3" Edge Beam.

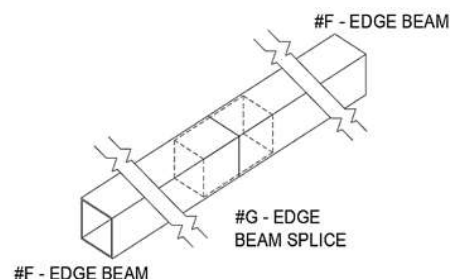
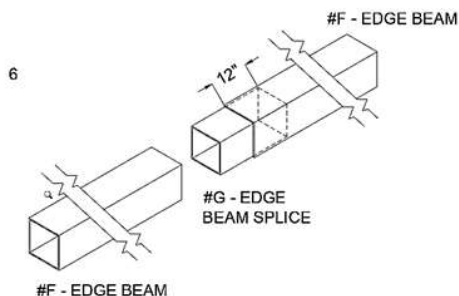
Measure between the Top Post Brackets and mark the midpoint on the 3" Edge Beam.



Center the Setback Brackets on the pencil mark and fasten using 4 #14 tek screws on each side.

Set two pieces of the 3" Edge Beam (#F) on a smooth flat surface (being careful not to scratch it).

Mark the Edge Beam Splice (#G) at 12" & slide into one Edge Beam (#F) to the 12" mark. Then slide the second Edge Beam over the splice and butt up against the first Beam.



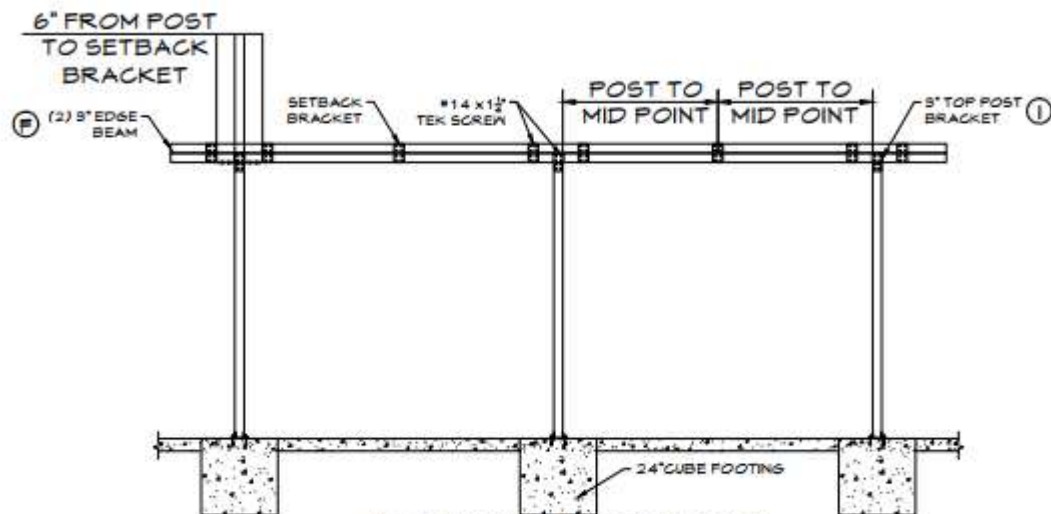
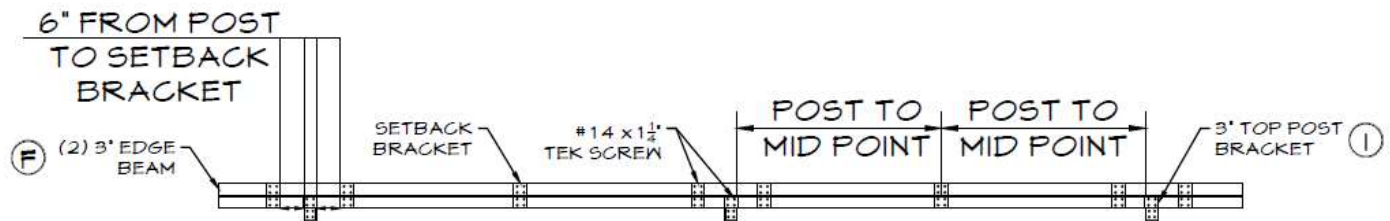
**FOUR SEASONS<sup>®</sup>**  
OUTDOOR LIVING SOLUTIONS

www.fourseasonsols.com  
800-533-0887

support@FourSeasonsOLS.Com

# PATIO COVER INSTRUCTION SHEETS

Insert this second 3" Edge Beam into the top of the Setback Brackets. Make sure the ends of both 3" beams are lined up. Fasten the Double beam to the Setback Brackets using 4 #14 tek screws each side.



NOTE: PLEASE CHECK WITH LOCAL BUILDING DEPARTMENTS IF THERE ARE ANY FROST DEPTH REQUIREMENTS FOR YOUR AREA.

## FRONT VIEW

SCALE : 1/4" = 1'-0"

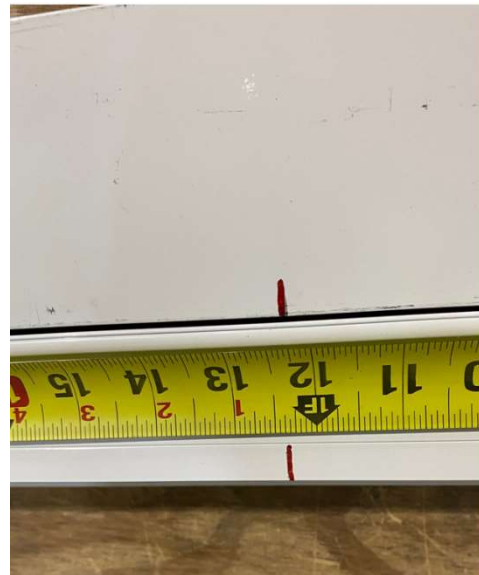
# Optima Patio Cover Installation Guide

## **STEP 3A: Marking the Edge Beam & the Hanging Channel**

Set the 3" Edge Beam and Hanging Channel together as shown on a flat non-abrasive surface, making sure the right ends are even; then, tape the ends together.



**STEP 3B:** Hook the measuring tape on the end and mark the Edge Beam and Hanging Channel at 12 3/8", 24 3/8", 36 3/8" and so on, marking every 12" with a pencil. Mark the Edge Beam on the backyard-facing front side. These marks will be the CENTER marks of the mated Roof Panels. The Roof Panels need to be squeezed slightly to line-up the mated Roof Panel joints to the marks. This is a CRITICAL step when installing the Roof Panels.



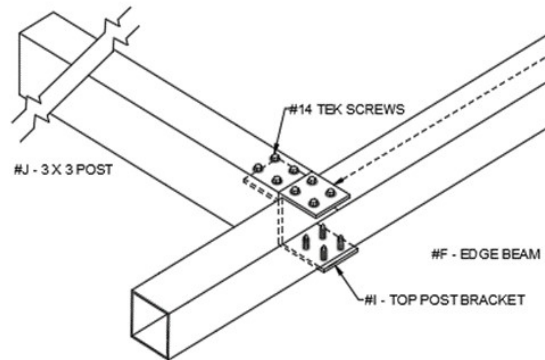
# Optima Patio Cover Installation Guide

## **STEP 4A: Measuring, Leveling, Cutting, Fastening 3 x 3 Posts (#J) Radius Corners to Edge Beam**

**(#F) NOTE:** the bottom of the 3" Edge Beam (#F) should never be lower than 80". Place a level on the front edge of the slab to determine which is the LOW Side (the left side or the right side). After determining the LOW side, measure from the slab up to the bottom of the Hanging Channel (#B) on that LOW side.

**STEP 4B:** Subtract 3 1/2" from your measurement AND a minimum 1/2" per foot of your roof panels. If your roof panels are 10ft = 5" OR if roof panels are 12ft = 6". Example: if you bought a 12 feet deep x 22 feet wide LifeRoom Optima and you measured 98" to the bottom of Hanging Channel,  $98" - 3\text{--}1/2" = 94\text{--}1/2"$ . Then  $94\text{--}1/2" - 6" = 88\text{--}1/2"$ . Cut your first post to this measurement.

**STEP 4C:** Slip the first Post tightly over the Top Post Bracket (#I), fastening through the Post into the internal bracket leg, using 4 #14 x 1-1/4" tek screws evenly spaced on both sides.



## Optima Patio Cover Installation Guide

**STEP 4D: Measuring, Leveling, Cutting, Fastening 3 x 3 Posts (#J) Radius Corners to Edge Beam (#F) (continued)** Place a ladder at the first End Post for Person #1. Place second ladder near the opposite end for person #2 as shown. Stand up the attached Post and Front Edge Beam assembly while person #2 is holding the Front Edge Beam LEVEL and also holding a POST against the Edge Beam.

**STEP 4E:** Person #1 tells person #2 to raise or lower the 3x3 Edge Beam to get it level. When it is level, person #2 will mark along the bottom of the Beam onto the Post. Cut the post under the line marked. Repeat STEP 3-D to fasten the Post (#J) to the Edge Beam (#F).



## Optima Patio Cover Installation Guide

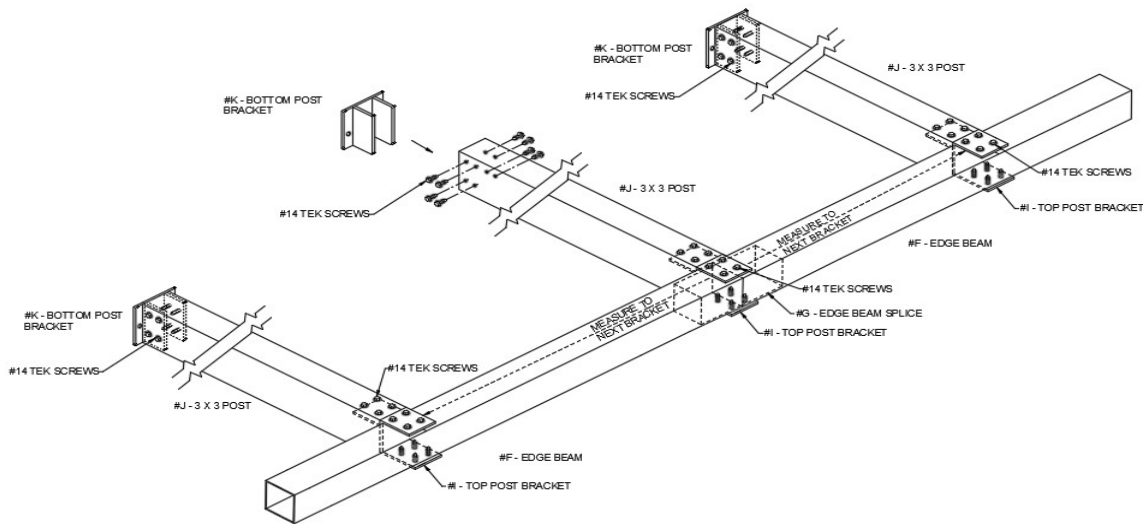
**STEP 4F: Measuring, Leveling, Cutting, Fastening 3 x 3 Posts (#J) Radius Corners to Edge Beam (#F) (continued)** Using ladders and/or your building buddies, hold the assembly of the 2 posts and Edge Beam upright. Then, double check to ensure the Edge Beam is LEVEL. If it is not LEVEL, cut one of your posts to make that adjustment.

**STEP 4G:** Once the Edge Beam assembly is LEVEL, take a third Post, hold it against the Edge Beam in the center location near the Top Post Bracket (#I), and mark a line on the post along the bottom of the beam. Cut the post above the marked line. Repeat STEP 4-C to fasten the Post (#J) to the Edge Beam (#F). If you have more than 3 posts, repeat STEP 4-G for the remaining Posts.



# Optima Patio Cover Installation Guide

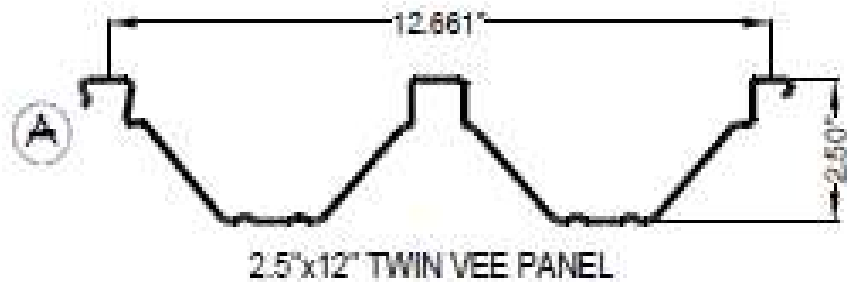
**STEP 4H: Measuring, Leveling, Cutting, Fastening 3 x 3 Posts (#J) Radius Corners to Edge Beam (#F) (continued)** Lay down the Edge Beam and Post Assembly. Insert the Bottom Post Bases (K) into the bottom of each Post (#J). Fasten through the side of Posts into the internal legs of the bottom base with 4 #14 x 1-1/4" tek screws on both sides of the Posts.



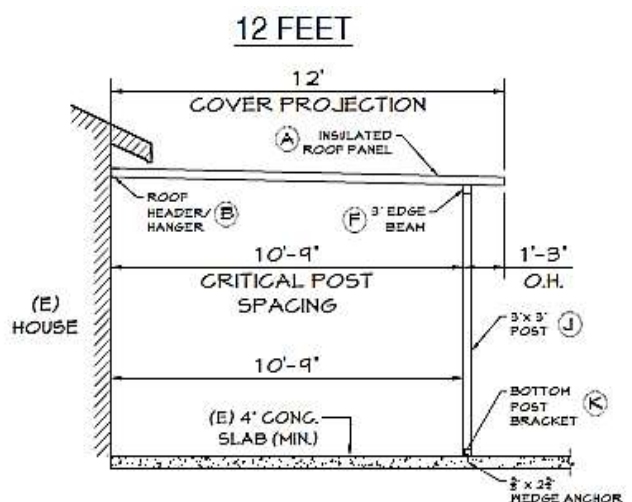
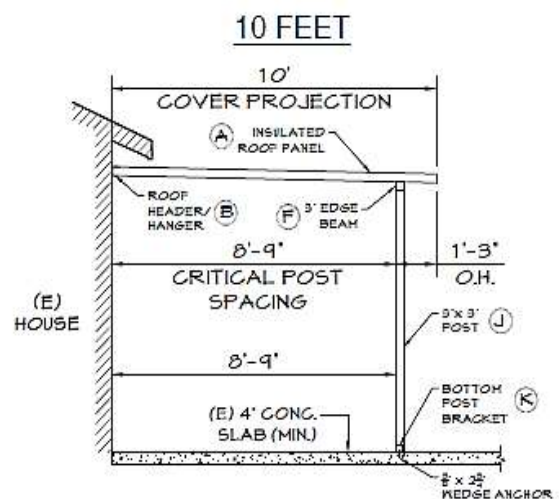
# Optima Patio Cover Installation Guide

## STEP 5A: Setting First and Last Roof Panels

(#A) Carefully unpack and lift out two roof panels. Set the Roof Panels on saw horses carefully so as not to scratch the bottom sides.



**STEP 5B:** See drawings at right. Measure and mark the REAR SIDE of the Post locations. If you have 10' roof panels measure and mark 8' 9". If you have 12' roof panels measure and mark 10' 9". Mark Post locations out from house wall for the first and last Post. Then, pop a chalkline, connecting the first and last marks.



## Optima Patio Cover Installation Guide

**STEP 5C: Setting First & Last Roof Panels (continued)** Stand up the Edge Beam and Post Assembly, tying Posts to the ladders or with help from a few building buddies. Square up the left end of the Edge Beam with the left end of the Hanging Rail on the house. Set the Posts in front of your post chalkline.



**STEP 5D: Setting First Roof & Last Panels** Make sure the RIGHT end of the 3" Edge Beam (#F) is square with the RIGHT end of the Hanging Channel (#B) at the house. Slide the first Roof Panel into the Hanging Channel tightly against the Foam Weatherstripping with the FEMALE lock of Roof Panel on the RIGHT, having the RIGHT edge of Roof Panel FLUSH with the right end of the 3" Edge Beam.



## Optima Patio Cover Installation Guide

**STEP 5E: Setting the First & Last Roof Panels (continued)** The pre-punched holes in the Roof Panel should be lined-up with the screw groove in the bottom leg of the Hanging Channel. Use one #10x3/8" SMS to fasten the first section of roof panel to the Hanging Channel as shown.



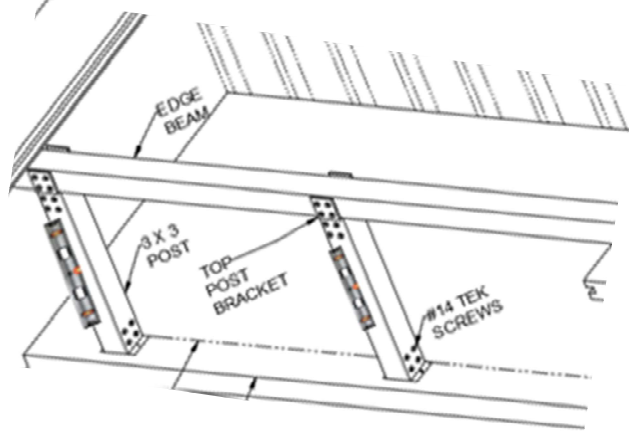
**STEP 5F:** Using a 4' level, plumb level the front side of the Post while the Post is set in front of the chalk line. Use a framing square against the roof panel inside the hanging channel to make sure the right Female edge of roof panel is square with the right end of the 3" Edge Beam. If not square, move the Edge Beam and Posts to be square and lined-up properly. Then, fasten the first section of the Roof Panel to the 3" Edge Beam using one #10x3/4 tek screw. DO NOT anchor the Post bottom yet.

**STEP 5G:** Take the second Roof Panel to the far left end of the Hanging Channel and 3" Edge Beam. Line-up the left male side of Roof Panel with the end of the 3" Edge Beam. The pre-punched holes in the Roof Panel should be lined up with the screw groove in the bottom leg of the HANGING CHANNEL. Use ONE #10x3/8" SMS to fasten the last section of roof panel to the Hanging Channel. Do not anchor the Post bottom yet.



## Optima Patio Cover Installation Guide

**STEP 5H:** Using a 4' level, plumb level the front side of the Post while the Post is set in front of the chalkline. Have the left male edge of roof panel in line with the left end of the 3" Edge Beam. Then, fasten the last section of the roof panel to the 3" Edge Beam using one #10x3/4 tek screw. Do not anchor the Post bottom yet.



**STEP 6A: Running the Roof Panels & Pre-formed Flashing** Take the third Roof Panel, starting on the RIGHT end, having FEMALE lock on the right side.



**STEP 6B** Set the FEMALE lock on top of the MALE lock of the first panel. Raise both panels upward so the bottoms almost touch making a V, then slowly lower them to lock together. Check to make sure they are locked together; then slide the new Roof Panel into the Hanging Channel tightly against the Foam Weatherstripping.



## Optima Patio Cover Installation Guide

### **STEP 6C: Running the Roof Panels & Pre-formed Flashing**

**(continued)** The pre-punched holes in the Roof Panel should be lined-up with the screw groove in the bottom leg of the Hanging Channel (#B). It is CRITICAL to align the CENTER of the MATED ROOF PANEL SEAM with the 12" marks made on the Hanging Channel (#B) from STEP 1. Use one #10x3/8" sms to fasten the first section of Roof Panel to the Hanging Channel.



**STEP 6D:** It is CRITICAL to align the CENTER of the MATED ROOF PANEL SEAM with the 12" marks made on the 3" Edge Beam (#F) from STEP 1. Then, fasten the Roof Panel to the 3" Edge Beam (#F) using one #10x3/4 tek screw through BOTH sections of each Roof Panel.

**STEP 6E:** Now that you have 3 Roof Panels started on the right side, take one Pre-formed Flashing, holding it upright so the 5/16" leg is aligned into the Flashing Groove in the Hanging Rail. Slowly lower the Flashing down to the Roof Panel. Bend the tabs downward to go into the Roof Panel grooves to block leaves.



**NOTE:** If the tabs do not line-up into the Roof Panel, check your 12" spacing marks.

## Optima Patio Cover Installation Guide

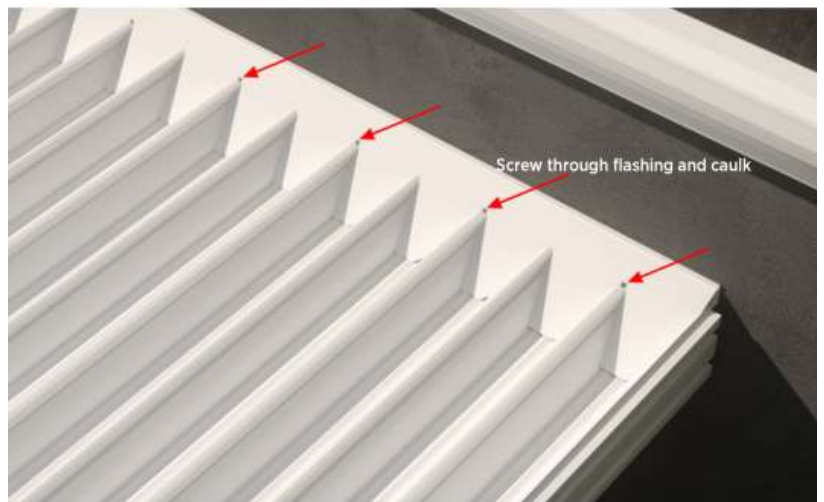
### **STEP 6F: Running the Roof Panels & Pre-formed Flashing**

**(continued)** Put a dab of caulk sealant under the 1<sup>st</sup> notch on the right side where it rests on the Roof Panel. Fasten through the Flashing into the Roof Panel top using one #10 tek screw. Then, put another dab of caulk over the screw head.



**STEP 6G:** After you install 2 more Roof Panels, having 3 roof panels exposed, run the next Pre-formed Flashing, repeating Steps 6 D&E.

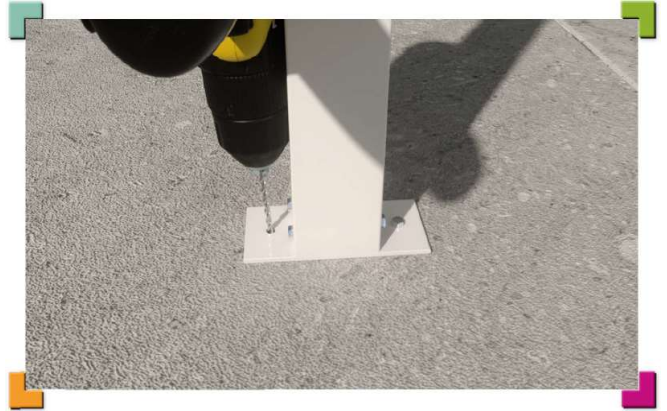
**NOTE:** *As you run the Roof Panels, ensure the Roof Panel seams are in line with the 12" spacing marks from Step 1.* Be sure to caulk and fasten through both pieces of Flashing where they overlap, then fasten the Flashing through every other notch. Run the remaining Roof Panels and Pre-formed Flashings. When you're near last Roof Panel, remove it so you can run the last 2 Roof Panels. Caulk around and on top of all the screw heads.



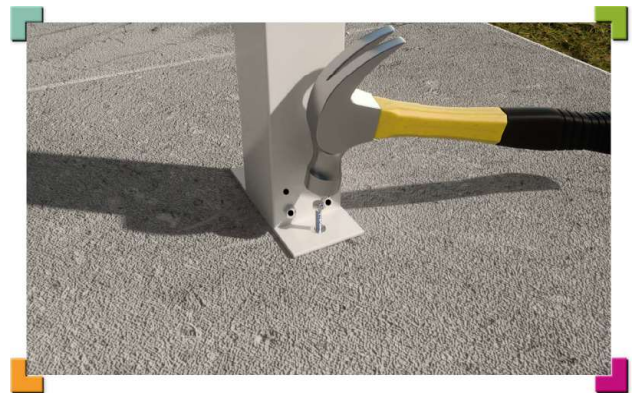
## Optima Patio Cover Installation Guide

### **STEP 7A: Anchoring the Posts** Each

Post must be plumb level in both directions (front and side). Make sure to keep the **Critical Post Spacing Measurements** between the front Posts at the top and bottom. Set the posts in front of your post chalkline, double-check with the level and **Critical Post Spacing Measurements**. Drill 3/8" holes with a masonry bit (not included).



**STEP 7B:** Spin the nut down the Wedge Anchor so the hammer will not hit it, and only hit the top of the anchor shaft. Tap the Wedge Anchor into the hole and tighten with a wrench.



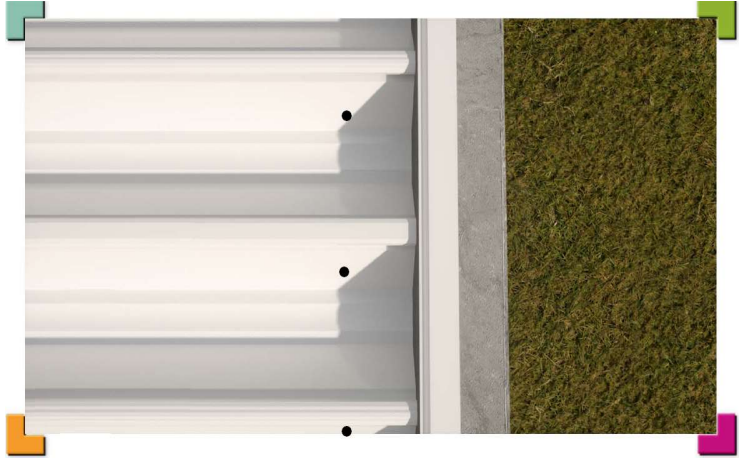
**STEP 7C:** Repeat Steps 7 A&B for the remaining posts. The Critical Post Spacing Measurements are important for the future installation of the LifeScreens.



## Optima Patio Cover Installation Guide

### **STEP 8 A: Installing Front Fascia & Fascia Clips**

The Roof Panels should be flush/even with the top lip of the Front Fascia as shown. Two workers on ladders must hold up the Front Fascia so the rear short leg hits the bottom of Roof Panels. Be sure the ends are even with the ends of the roof panels. Fasten down through the Roof Panel into the rear short leg of the Front Fascia using one #10 x 3/4 tek in each section of the roof panels. (If your Patio Cover is wider than 16', please refer to page 25.)



**STEP 8 B:** The Fascia Clips should be centered where the 2 Roof Panels overlap and are mated together. Insert the clip into the groove of the Front Fascia, slowly pushing the clip down until it locks.



**STEP 8 C:** Fasten the clip to the mated Roof Panel joint using one #10 x 3/4 tek. Caulk around and on top of all the screw heads.



## Optima Patio Cover Installation Guide

### **STEP 9A: Attaching Side Fascia**

With assistance, hold the Side Fascia against the house and Front Fascia. Check to see if you need to trim the Side Fascia at an angle to fit tightly against the wall or house fascia.



**STEP 9B:** Cut and test fit the Side Fascia against the house wall or fascia. With a pencil, trace the Front Fascia onto the Side Fascia, and then cut the Side Fascia to fit.



**STEP 9C:** Set the Side Fascia top leg onto the Hanging Channel at the house end. Mate and fasten the Side Fascia and Front Fascia as shown.

**STEP 9D:** Fasten through the side of the Side Fascia into the Male or Female sides of the Roof Panel. Continue with 24" spacing. Caulk the inside corner joint of the Front Fascia and Side Fascia heavily with the sealant, and then stuff in the Fascia Dam and caulk again.

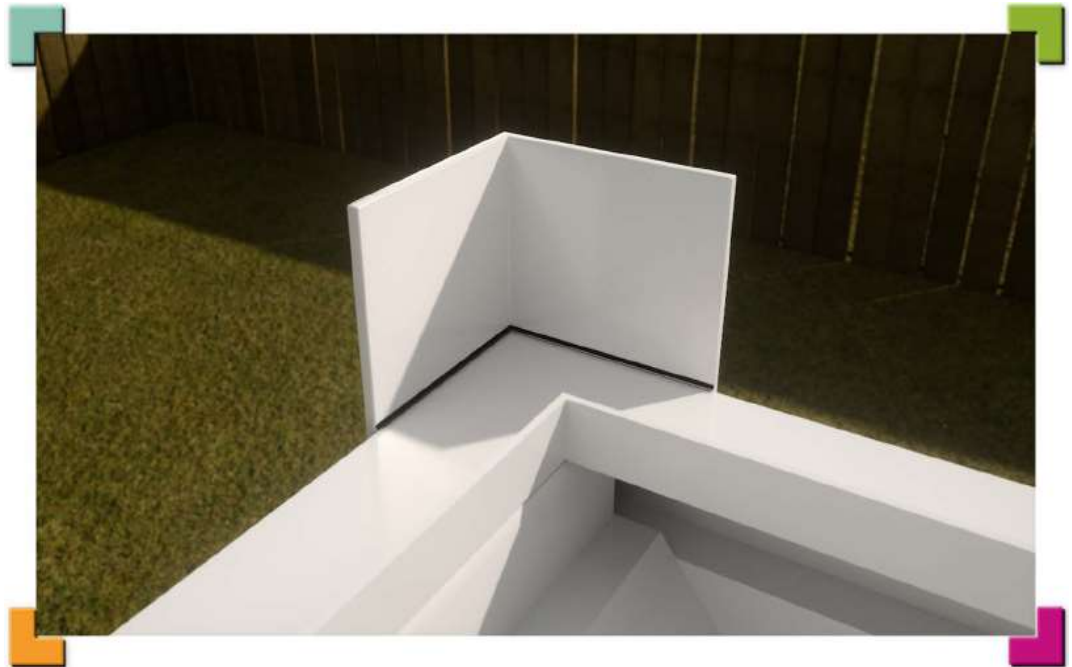


## Optima Patio Cover Installation Guide

**STEP 10A: Corner Angles** Place each Corner Angle flush with the bottom of the Front Fascia covering the corner joint.



**STEP 10B:** Mark the desired height of the corner and cut it.



## Optima Patio Cover Installation Guide

### **STEP 10C: Corner Angles**

**(continued)** Fasten each corner using 2 #10 x 3/4 teks each side.



### **STEP 11A: Installing Fascia Drains**

Measure 6" from both ends of the Front Fascia and mark with a pencil on the bottom in the center. Use a 2" hole saw to drill a hole through the bottom of the Front Fascia.

Type #1 Fascia Drain



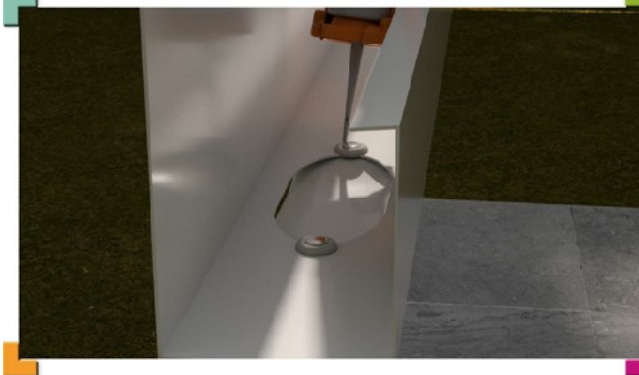
Type #2 Fascia Drain



**STEP 11B:** Run a small bead of caulk around the flange of the Fascia Drain. Center the Fascia Drain over the hole, pressing it against the bottom of the Front Fascia. Fasten using only 2 #10x3/4" tek screws upward into the Front Fascia.



**STEP 11C:** Inside the Front Fascia, caulk the 2 screws that fastened the Fascia Drain.



# Optima Patio Cover Installation Guide

**The Following Instructions are ONLY for Optimas OVER 16' Wide.**

## **STEP 12A: Preparing to Splice the Front Fascia for Patio Covers**

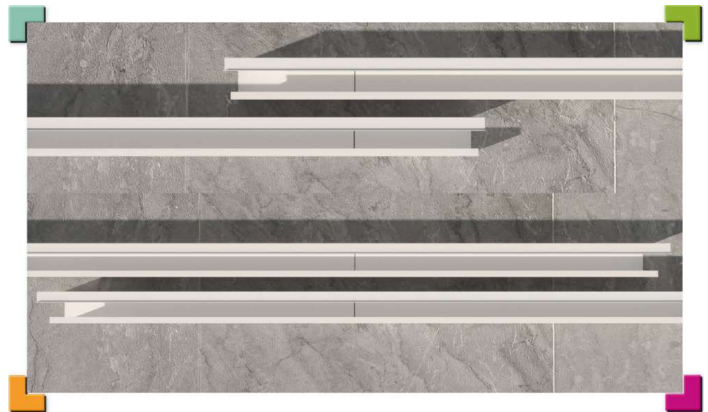
**OVER 16'** Lay the Front Fascias parallel and even on a flat non-abrasive surface.



**STEP 12B:** If you live in the Midwest or Western U.S. your splice may be 12" and silver. If you live in the Central or Eastern U.S. your splice may be 30" and white. If you have a 30" Splice, measure and mark at 15" inside the Splice. If you have a 12" Splice, measure and mark at 6" inside the Splice.



**STEP 12C:** For 30" Splice, hook your measuring tape on back side of Front Fascia. Measure 2" and 13" in both directions of each piece, marking with a pencil. For 12" Splice, measure 2" and 4" in both directions of each piece. Then, measure up 3/4" from bottom and down 3/4" from the top. Mark these locations with a pencil.



## Optima Patio Cover Installation Guide

**STEP 12D: Preparing to Splice the Front Fascia for Patio Covers OVER 16' (continued)** For the 30" Splice, hook your measuring tape on the ends of the Front Fascia. Measure over 2" and 13" on both pieces and mark with pencil. For 12" Splice, measure over 2" and 4" on both pieces. Then, measure up 1 1/4" from the bottom and down 1 1/4" from the top, marking with a pencil.



**STEP 12E:** Caulk inside both Fascias, staying one inch away from the ends of both Fascias. Caulk both bottom corners, up and down the front, back and bottom.



**STEP 12F:** Insert the Fascia Splice halfway. Push the Splice down into the caulking and fasten using the #10 tek screws through the front and the back marks on the Front Fascia. Caulk inside the second Front Fascia, and then slide over the Splice, making sure both pieces are straight in-line. Then, fasten together using the #10 tek screws.



## Optima Patio Cover Installation Guide

**STEP 12G: Preparing to Splice the Front Fascia for Patio Covers OVER 16' (continued)** Caulk inside the Front Fascia at the ends of the Splice, going up the front and back. Smooth out the caulk so it won't block water drainage. Caulk all the screw heads inside.



**PROCEED to STEP 8A to INSTALL the FRONT FASCIA**