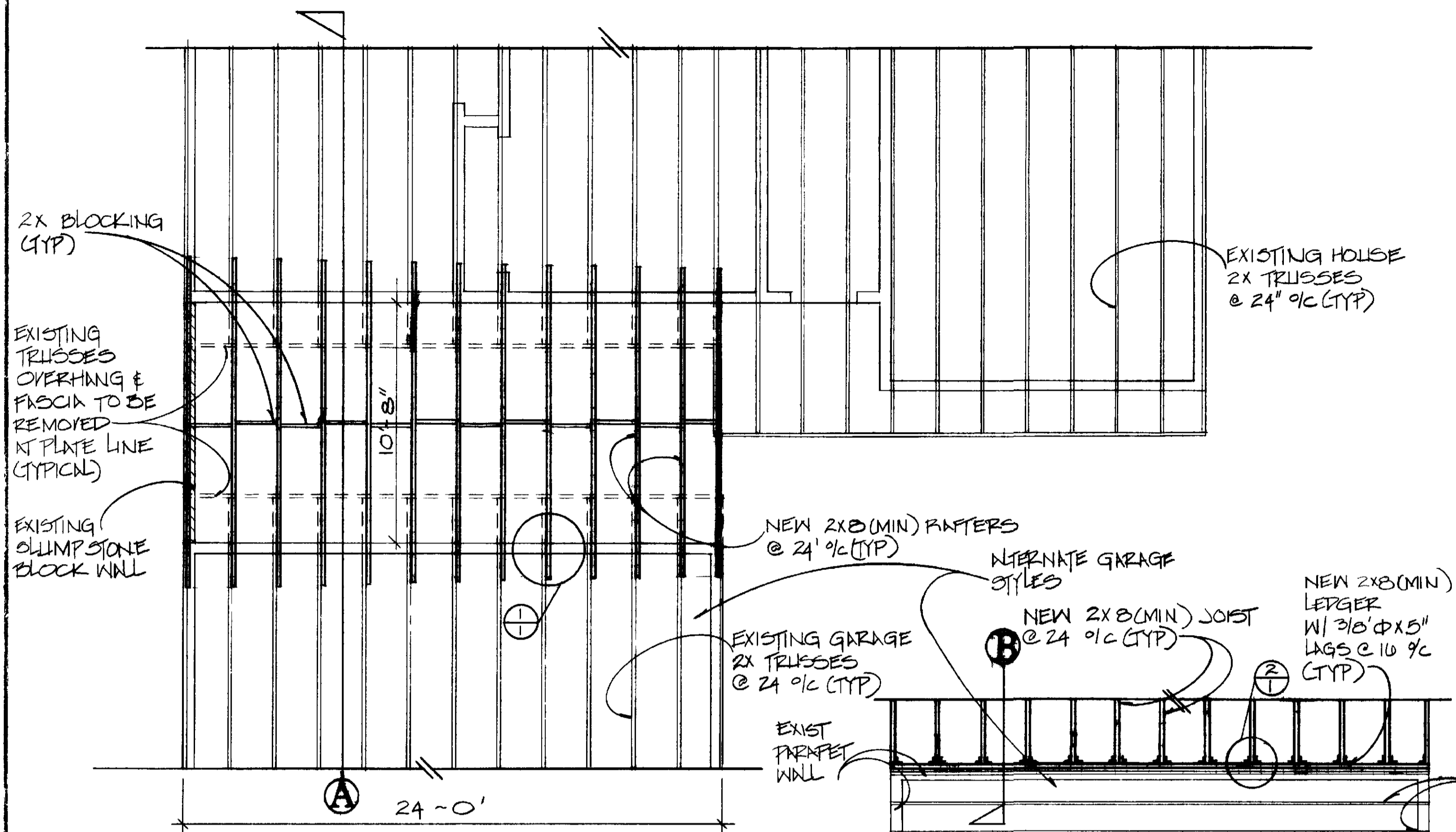
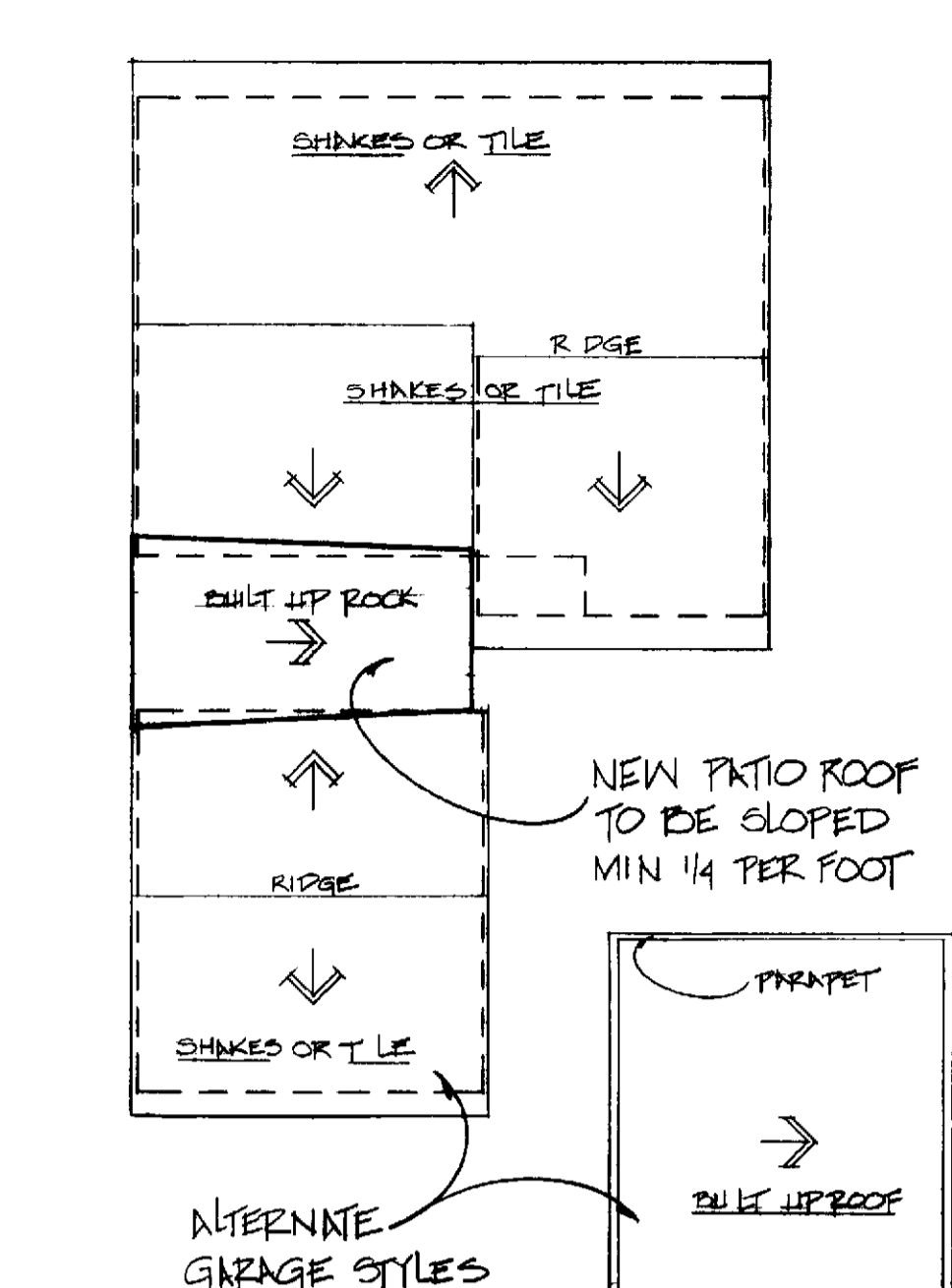
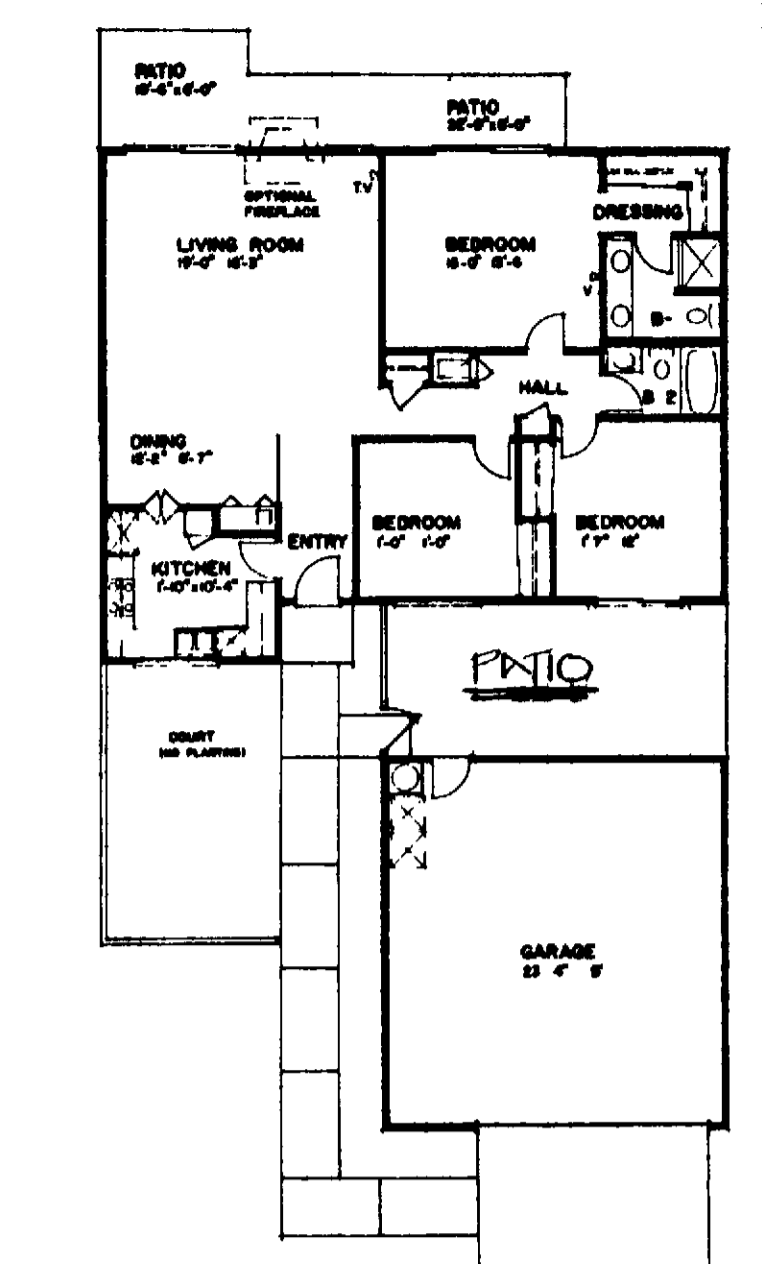


- 1.0 GENERAL NOTES**
1. This drawing and specifications and copies thereof are instruments of service for use of the owner.
- Professional Community Management
P.O. Box 2220
Laguna Hills, CA 92653
(Her file known as P.C.M.)
- Agent for Leisure World Laguna Hills, California and authorized representative on the designated property only and remain the sole property of the designer. Unauthorized use is prohibited.
- 2.0 County Street Address:** _____
- 3.0 Insurance:** Certificates of insurance required as outlined by the P.C.M. Permits and Inspections Department. Should they require such insurance, the policy must be taken out in owner's name.
- 4.0 Guarantees, warranties, etc.:** The work of each trade shall be guaranteed by the contractor.
- 5.0 Cutting, patching, etc.:** Each trade shall at all times do their own cutting, patching, fitting, etc. To make several parts come together properly fit and to receive or to be received by the work of other trades.
- 6.0 Clean Up:** All trades shall at all times keep the premises free from a cumulation of waste materials or rubbish caused by their work. Contractor is responsible for removal of debris and excess material and must leave work area as "broom clean" both daily and upon completion of work. Use of community dumpsters is not permitted.
- 7.0 Substitutions:** No substitutions shall be made without prior written approval of P.C.M. Permits and Inspections Department.
- 8.0 Codes:** All work shall comply with the current edition of the Uniform Building Code, state and local codes.
- 9.0 General Notes:** Each trade shall be held responsible for knowledge of general notations listed herein or elsewhere within the drawings.
- 10.0 Fees:** All permits and plan check fees shall be taken out and paid for by the contractor and/or his contractor.
- 11.0 Interpretation:** It is imperative that the contractor verify all dimensions and conditions shown on the drawing at the job site prior to commencing construction and inform the P.C.M. Permits and Inspections Department if any discrepancies or conflicts or modifications are beginning/proceeding with the work.
- 12.0 Dimensions:** Dimensions have precedence over schedule.
- 13.0 Manufacturer's Directions:** Where manufacturer's directions/specifications are called for, they shall be considered as part of these drawings.
- 14.0 Construction Regulations:** The drawings and work performed shall at all times be governed by the applicable provisions of Federal, State and Local Laws.
- 15.0 Facilities:** Temporary toilet shall be provided per local authority.
- 16.0 Barricades:** Construction barricades, if required, shall conform to the requirements of local authority. For safety, the public shall be protected and/or shielded from the construction work/site at all times during the construction.
- 17.0 Structure:** The structural design is a stable unit after all component parts are in place. Therefore, contractor shall provide all shoring and bracing required to insure stability and/or all parts during construction.
- 18.0 Standards:** All work shall be performed to the best standard of practice. Damaged work shall be replaced at the contractor's expense.
- 19.0 Construction Materials:** All materials shall be of standard grade or better unless otherwise noted.
- 20.0 Discrepancies:** Any discrepancies between plan building and local code requirements that may affect the installation/fabrication or overall work in any way shall be immediately brought to the attention of the P.C.M. Permit and Inspection Department by the contractor.
- 21.0 Work Hours:** No work shall commence prior to 7:00 a.m. and no work will be permitted after 5:00 p.m. Monday through Friday. Saturday work should be held to a minimum and no work whatsoever on Sunday.
- 2.0 CONSTRUCTION NOTES**
1. Lumber sizes and grade to be as required by Standard Plan. Any discrepancies to be determined by Permits and Inspections.
2. Where open faced ceiling is to be used, the 3/4" CDX plywood sheathing is to be placed with T & G Roof Decking with built up roofing installed over.
3. All wood painted or stained to match the wood trim existing.
- 3.0 ROOFING NOTES**
1. Roofing contractor to verify all existing conditions and dimensions prior to commencing construction and inform owner of any discrepancies, conflicts or omissions in writing.
2. Roof shall be as follows per 100 square feet:
- | | |
|-------------------------------------|---------|
| Concrete type W1 (1 layer) | 25 lbs |
| Concrete type (3 layers) | 33 lbs |
| Hot asphalt (3 layers) | 90 lbs |
| Hot asphalt (surfaces) | 60 lbs |
| Gravel (1/4" - 1/2") ASTM D 1863 64 | 400 lbs |
| Slag | 325 lbs |
3. New built-up roofing slope to drain per current edition of the Uniform Building Code (U.B.C.).

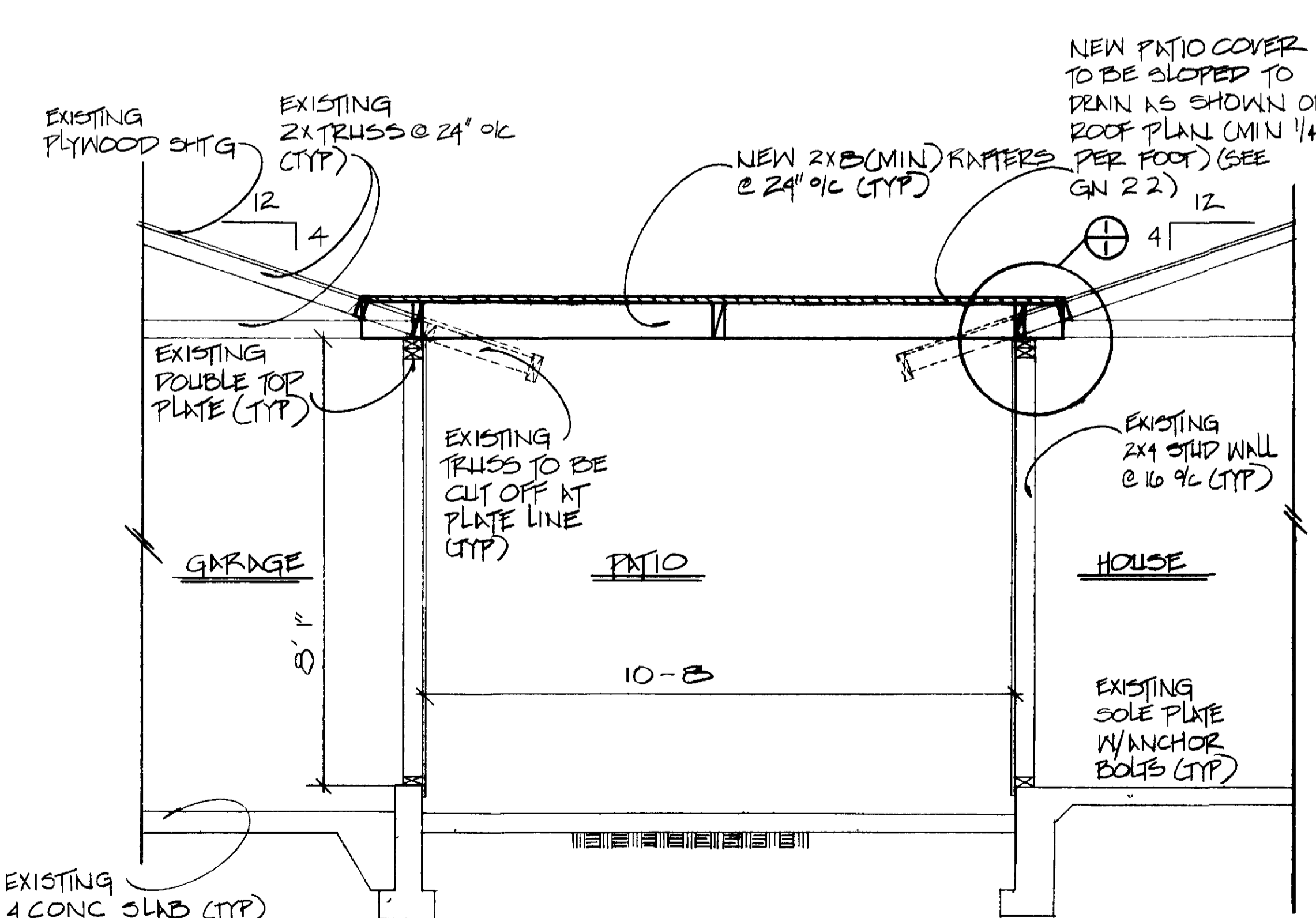


ROOF FRAMING PLAN
scale 1/4" = 1'-0"

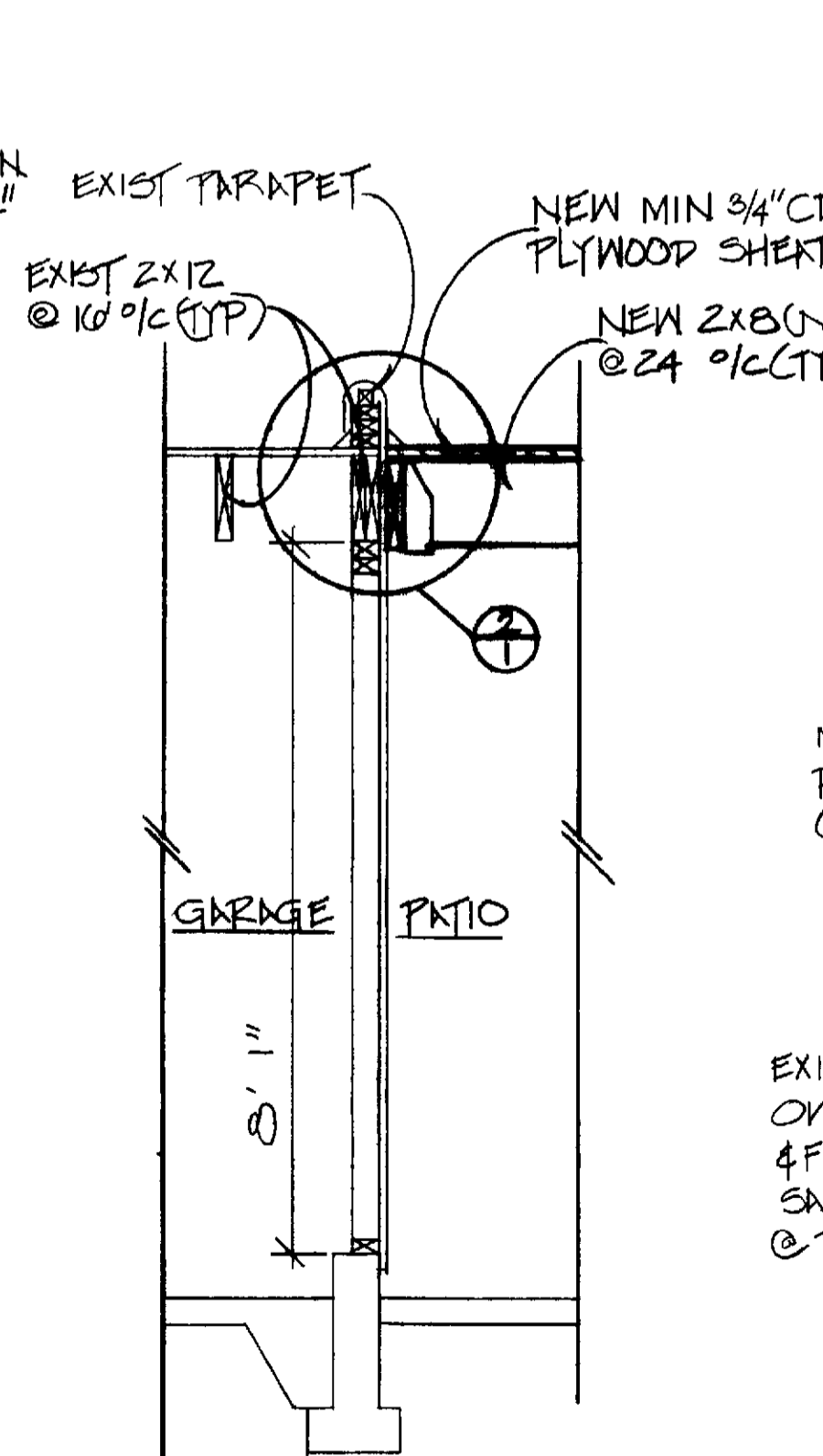
ALTERNATE ROOF FRAMING PLAN
scale 1/4" = 1'-0"



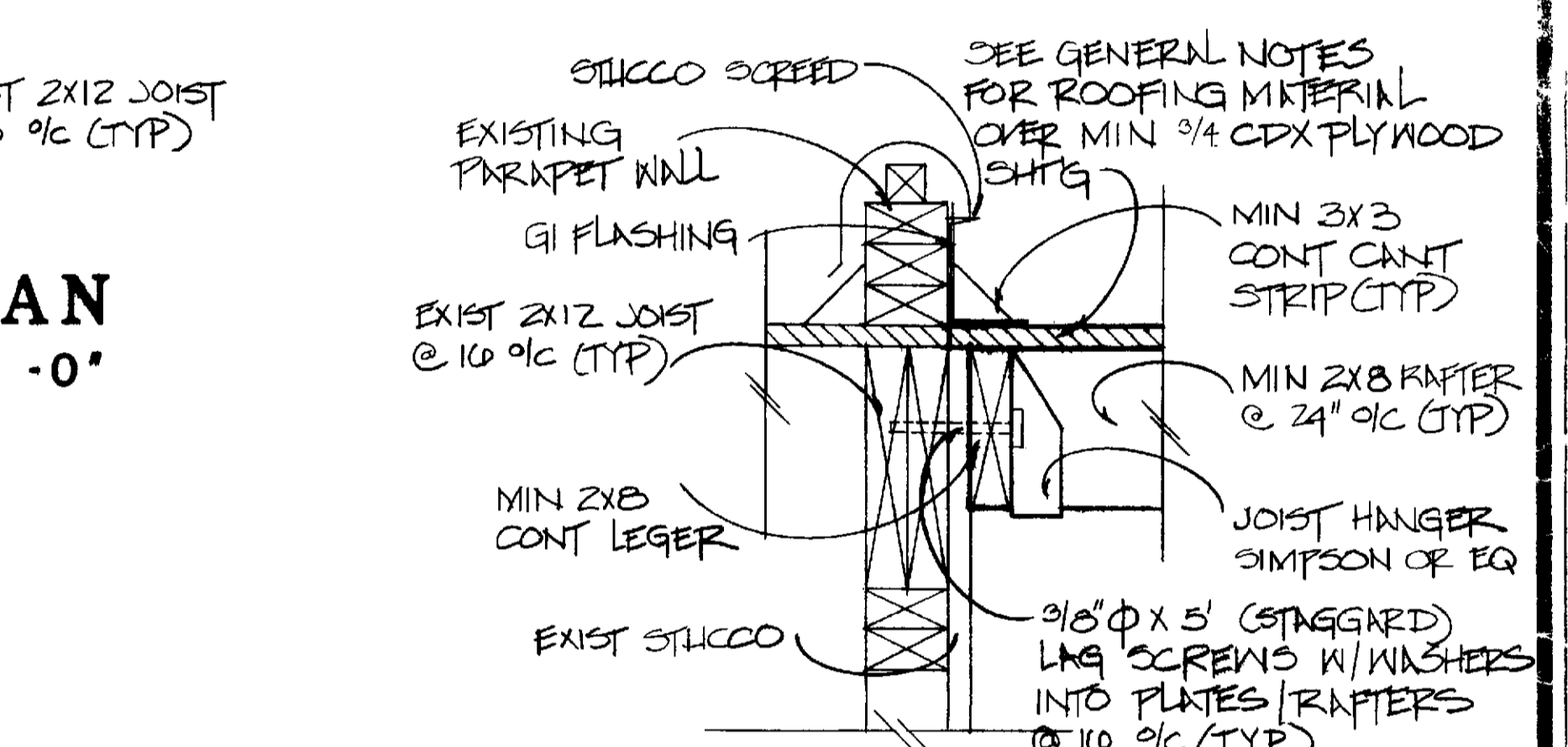
TYP FLOOR PLAN TYP ROOF PLAN
scale: none scale: none



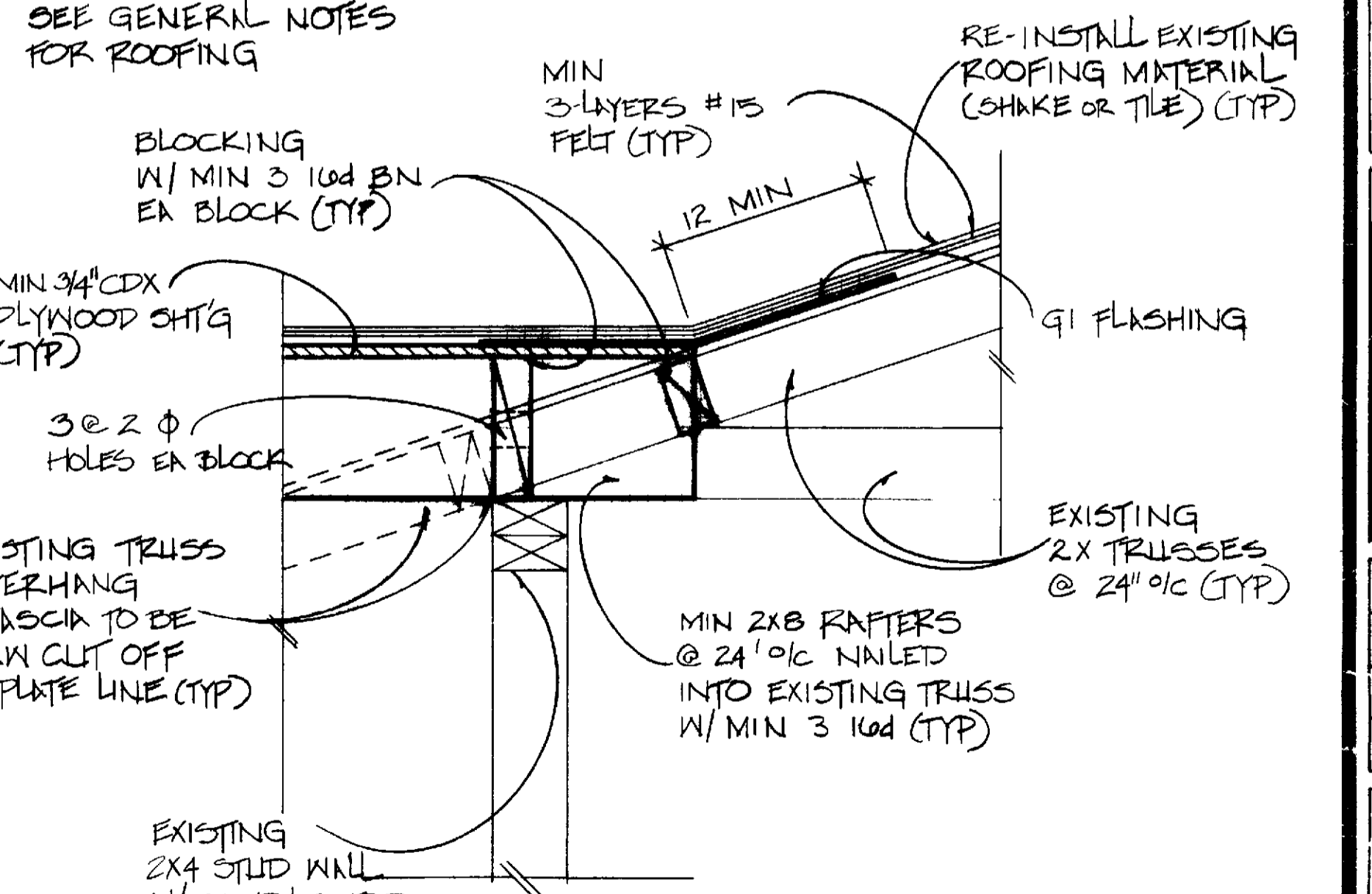
A TYPICAL SECTION
scale 1/2" = 1'-0"



B TYPICAL SECTION
scale 1/2" = 1'-0"



TYPICAL DETAIL
scale 1 1/2" = 1'-0"



TYPICAL DETAIL
scale 1 1/2" = 1'-0"

GENERAL NOTES

NOTE: THIS PLAN IS FOR A TYPICAL PATIO COVER AND DOES NOT MEET U.B.C. CODES FOR A ROOM ENCLOSURE



CONSTRUCTION PLANS FOR
PATIO COVER SOLID WOOD/BUILT-UP ROOF
P-43 & P-43R

REVISION

DRAWN BY
G. OSWALD
CHECKED BY
C. GUDRY
DATE
02/21/92
SCALE

Laguna Woods Village
STANDARD PLAN
NUMBER

265

SHEET 1 OF 1 SHEETS