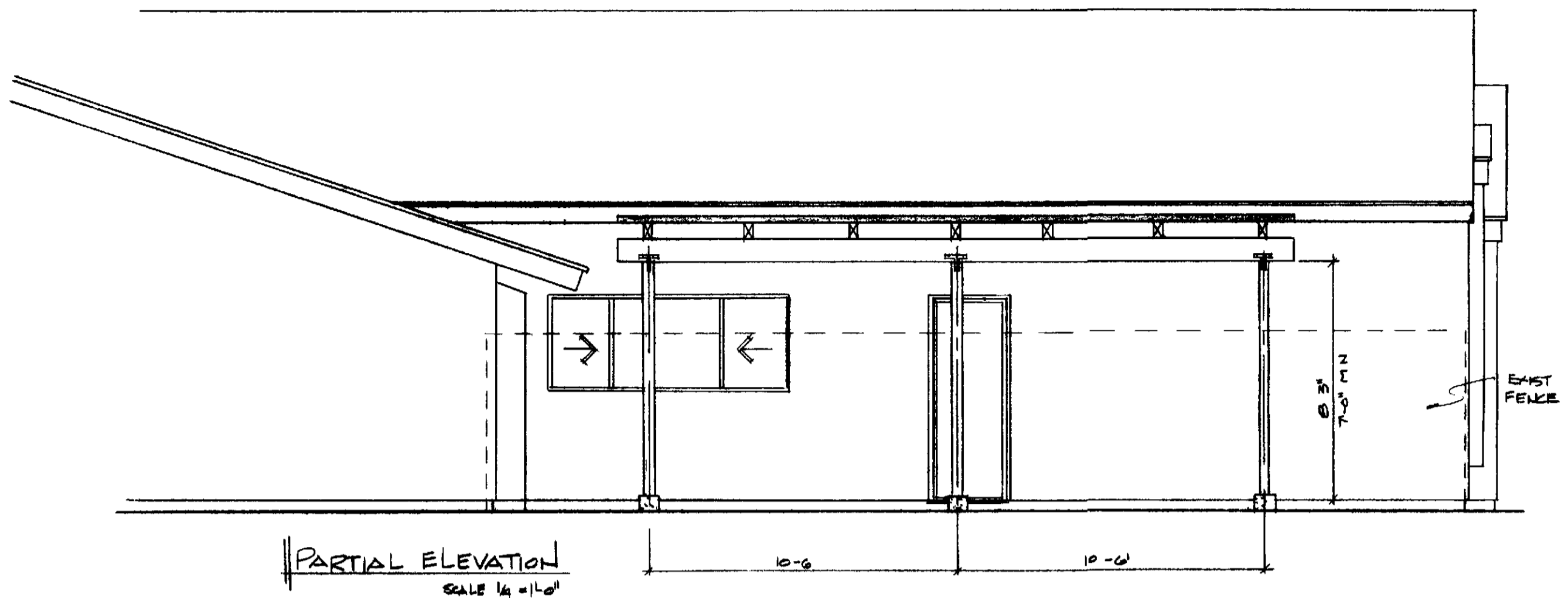
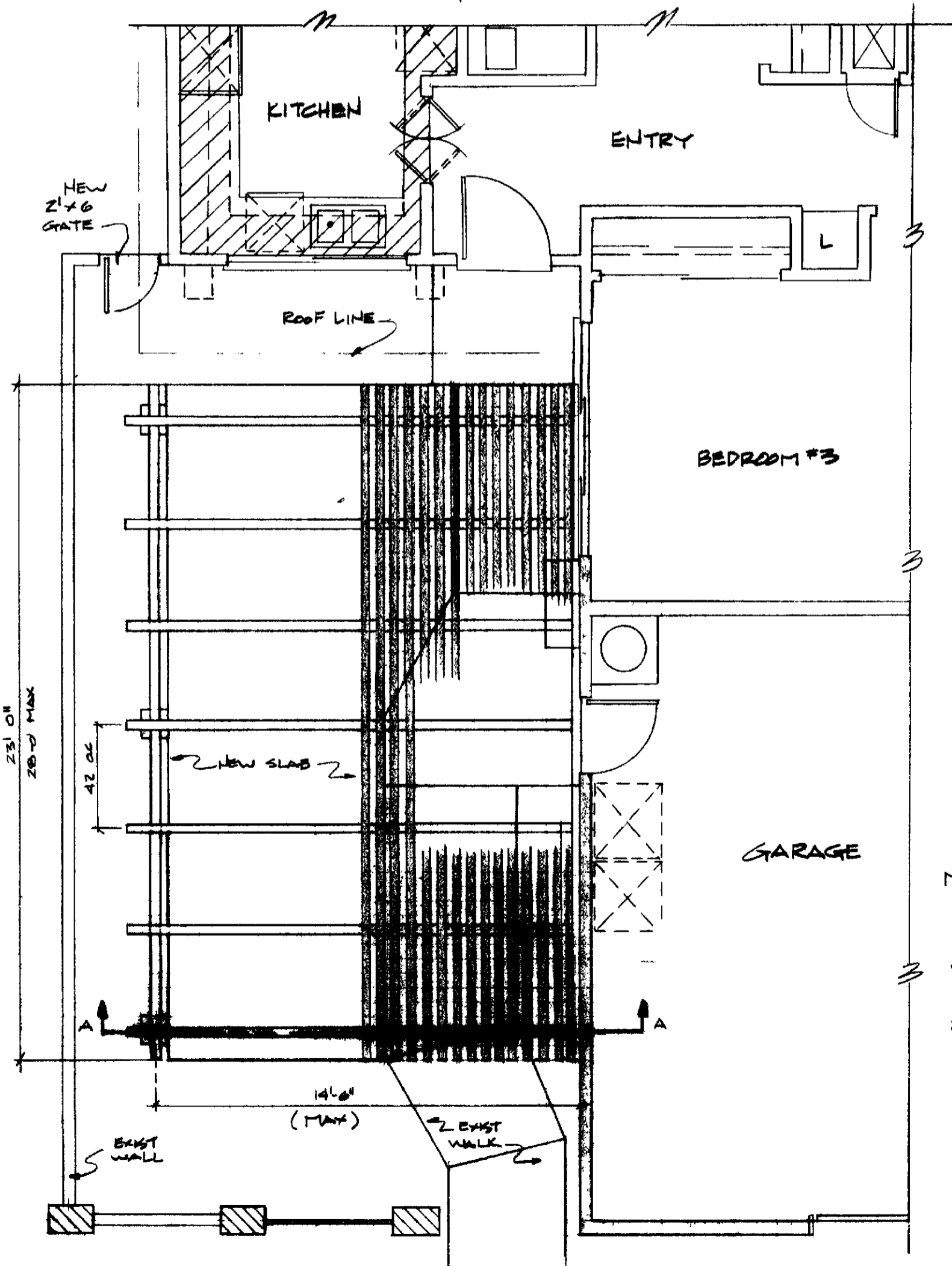


GENERAL NOTES

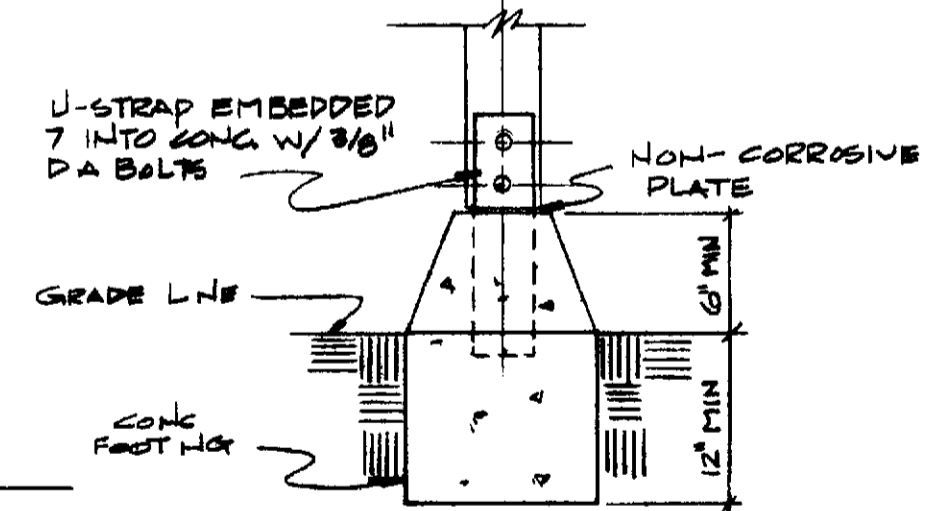
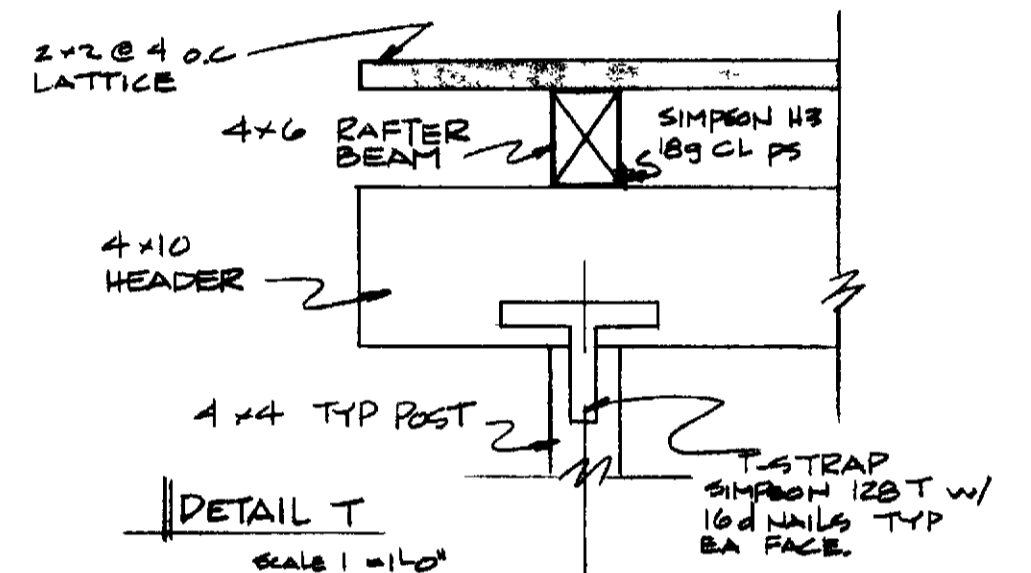
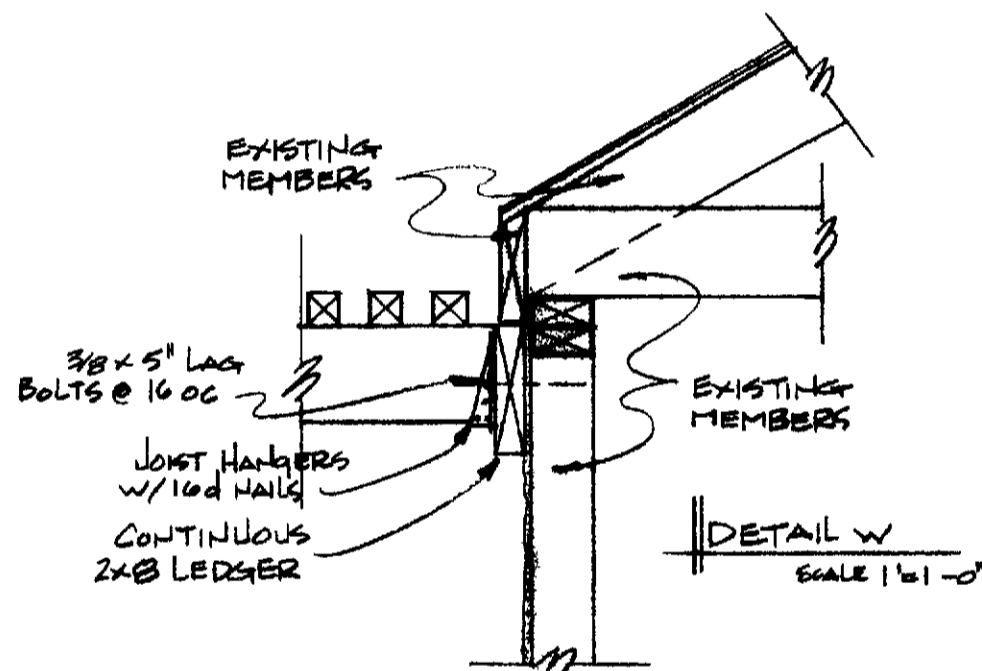
- 1 DIMENSIONS HAVE PREFERENCE OVER SCALE
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS @ EACH JOB SITE
3. ALL PHASES OF CONSTRUCTION SHALL COMPLY W/THE CURRENT ED OF THE UBC AND/OR LOCAL & STATE CODES
- 4 CONTRACTOR SHALL SECURE & PAY FOR ALL PERMITS READ BY THE OC DEPT OF BLDG SAFETY AND PCM INC
- 5 UPON COMPLETION CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL & DEBRIS AND LEAVE AREA OF WORK BROOM CLEAN
- 6 ALL WOOD MEMBERS SHALL BE STAINED TO MATCH EXISTING TRIM METAL TO BE PAINTED FLAT BLACK
- 7 VERTICAL FRAMING TO BE STUD GRADE OR BETTER HORIZONTAL FRAMING TO BE #2 DF-L OR BETTER
- 8 CONCRETE TO BE 2000 PSI @ 28 DAYS MIN
- 9 ALL FASTENERS EXPOSED TO WEATHERING SHALL BE GALVANIZED



PARTIAL FLOOR PLAN
SCALE 1/4" = 1'-0"



PARTIAL ELEVATION
SCALE 1/4" = 1'-0"

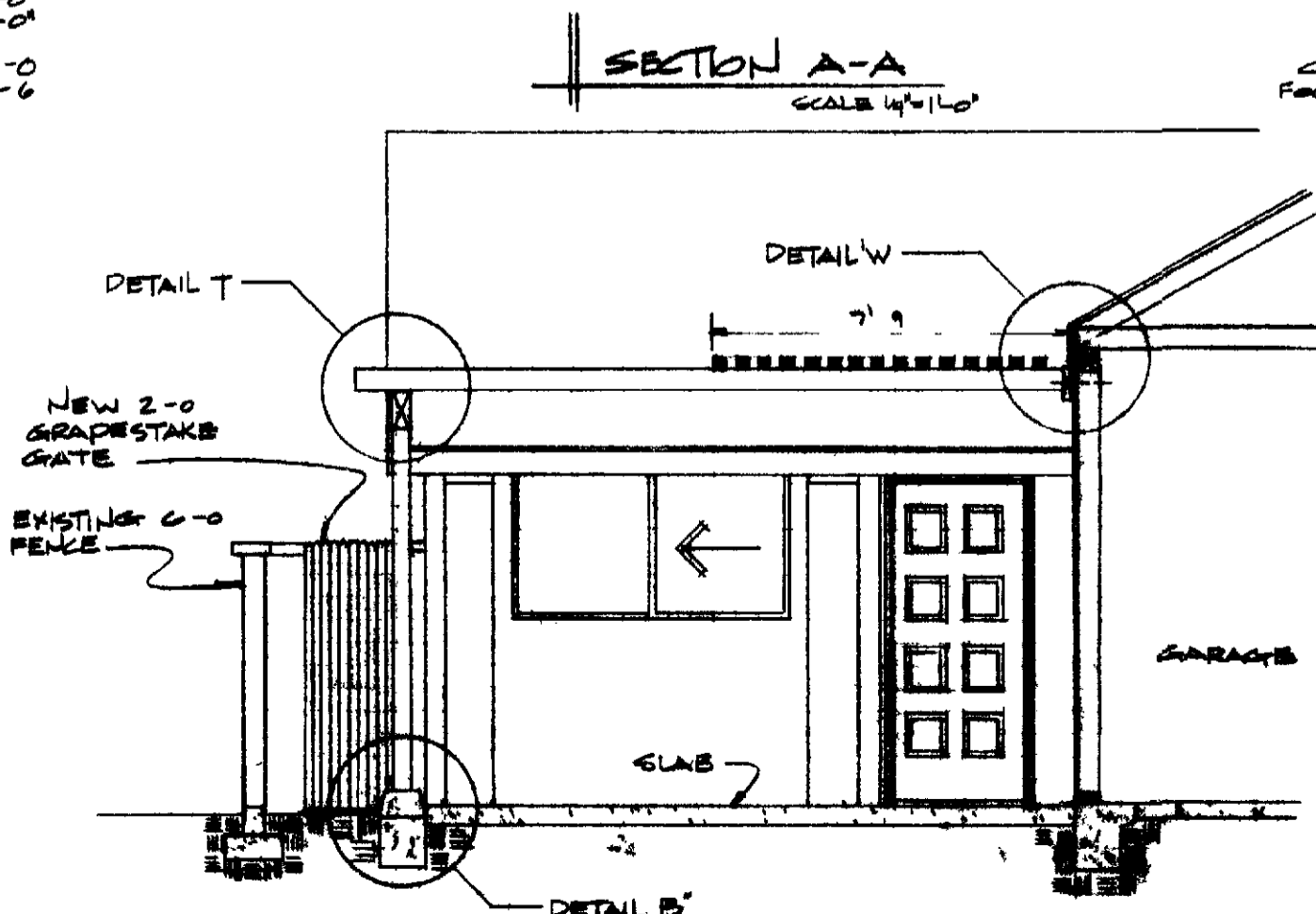


ALLOWABLE SPANS		
SIZE	SPACING	SPAN
2x6	16	14'-0"
	24	11'-0"
	32	10'-0"
	48	8'-0"
2x8	32	13'-0"
	48	11'-0"

HEADERS	
4x4	5'-0"
4x6	8'-0"
4x8	11'-0"
4x6	14'-0"

NOTE ON PATIO SIZES

- 1 SIZES OF PATIO MAY VARY TO INSURE DESIRE OF OWNER BUT MUST CONFORM WITH THE MINIMUMS & MAXIMUMS INDICATED
- 2 LATTICE MAY RUN FULL LENGTH OR SHORTER THAN SPECIFIED BUT MUST RETAIN 4 OC SPACING
3. PATIO ENCLOSURE IS NOT ACCEPTABLE



DETAIL B
SCALE 1" = 1'-0" (73-444)

ENTRY COVER (WOOD)
VILLA SERENA & SAN MARCO
C 12 & C 12 R

LEISURE WORLD
STANDARD PLAN
NUMBER 173

PROFESSIONAL COMMUNITY MGMT INC
APPROVED

PCM INC 380-4616
P.O. 2220 LAGUNA HILLS

APRIL 4 1974