

REVISION	
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Professional Community Management
 LEISURE WORLD - LAGUNA HILLS
 PERMITS & INSPECTIONS DEPARTMENT
 20011 PALMWAY BL. SUITE A LAGUNA HILLS, CA 92653
 A SERVICE OF LEISURE WORLD

CONSTRUCTION PLANS FOR
ROOM ADDITION
 5 PLAN

DRAWN BY: G. CREIGHTON
 CHECKED BY: G. GUIDRY
 DATE: 11/30/89
 SCALE: AS SHOWN
 APPROVED BY: *[Signature]*
 LEISURE WORLD
22
 STANDARD PLANS
 SHEET 1 OF 2 SHEETS

- 1.0 GENERAL NOTES**
- These drawings and specifications and copies hereof are legal instruments of service for use by the owner.
 - Professional Community Management
P.O. Box 2220
Laguna Hills, CA 92653
(714) 380-4616
 - and authorized representative on the designated property only and remain the property of the designer. Unauthorized use is prohibited.
 - Street address: _____
 - Bond: Complete bonds and materials used may be required and shall be implemented to the owner's discretion.
 - Insurance: Certain insurance may be required as outlined by the owner. Should the owner request such insurance, the policies must be taken out in the owner's name.
 - Warranty: The work of each trade shall be guaranteed by the contractor.
 - Cutting, patching, etc.: Each trade shall do their own cutting, patching, fitting, etc. to make several parts come together properly fit and receive their level by the work of their trade.
 - Clean-up: All trades shall at all times keep the premises free from accumulation of waste materials or rubbish caused by their work. Contractor is responsible for removal of debris and excess material and upon completion leave work areas broom clean daily.
 - Extra work: The owner may order extra work made change by listing additions to or deducting from the work. The contract amount being adjusted accordingly.
 - Substitutions: No substitutions shall be made without prior written approval of the owner.
 - Code: All work shall comply with current edition of the Uniform Building Code, state and local code.
 - General note: Each trade shall be held responsible for knowledge of general conditions noted here in or elsewhere within the drawings.
 - Permit: The building permit and plan check fees shall be taken out and paid for by the contractor/subcontractor responsible for that portion of the work.
 - Inspection: It is imperative that the contractors verify all dimensions and conditions shown on the drawings at the job site and inform the owner of any discrepancies or conditions before proceeding with the work.
 - Precedence: Dimensions have precedence over callouts.
 - Deviations: Any deviation from drawing notes is noted by field conditions must be accompanied by written change order.
 - Manufacturer's direction: Where manufacturer's direction/specifications are called for they shall be on indicated part of these drawings.
 - Construction regulations: The drawing and work performed shall at all times be governed by the applicable provisions of Federal, State and Local laws.
 - Facilities: Temporary site shall be provided per local authority.
 - Barricade: Construction barricade if required shall conform to the requirements of local authority. For safety of the public shall be protected and/or shielded from the construction work/it shall be in place during the construction.
 - Structure: The structure is designed to be a unit for all components. Part are in place. The contractor shall provide all shoring and bracing required to ensure the stability and/or all parts during construction.
 - Standards: All work shall be performed to the best standard of practice. Damaged work shall be replaced to the contractor's expense.
 - Construction material: All material shall be of standard grade or better.
 - Additional drawing: The contractor to furnish any additional drawings and/or calculations requested by the Orange County Building Department.
 - Permit: Permit shall be issued for such construction by P.C.M. Inc. Agent for Insurance No. 10 Laguna Hills, California. Permit & Inspection Department. An Orange County permit will be required.

- 2.0 CONSTRUCTION NOTES**
- Old concrete slab must be repaired or ground clean and approved vinyl or epoxy bonding agent applied under new slab.
 - Exterior fascia barge board and plant-on be P.T.R.W.A.
 - All exterior wall ceiling have 4 mineral wool batts installed in all voids.
 - All new aluminum door and windows be of the same type as existing.
 - New door be 1/4 tempered plate glass Window O.S.A. glass.
 - Connect air conditions (220V 1 HP) in new location. Furnish and install heat/cool switch to room thermostat.
 - Paint all exposed wood match existing.

GENERAL NOTES

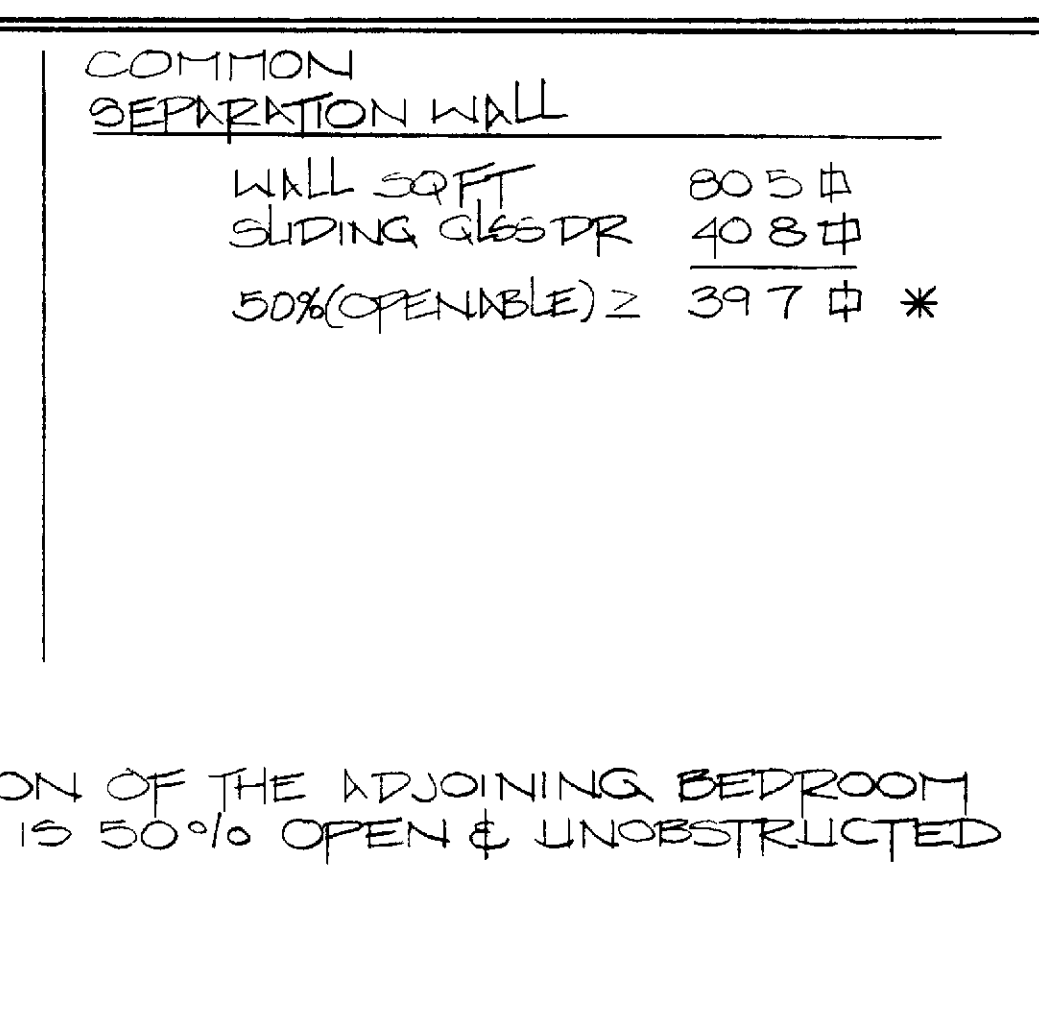
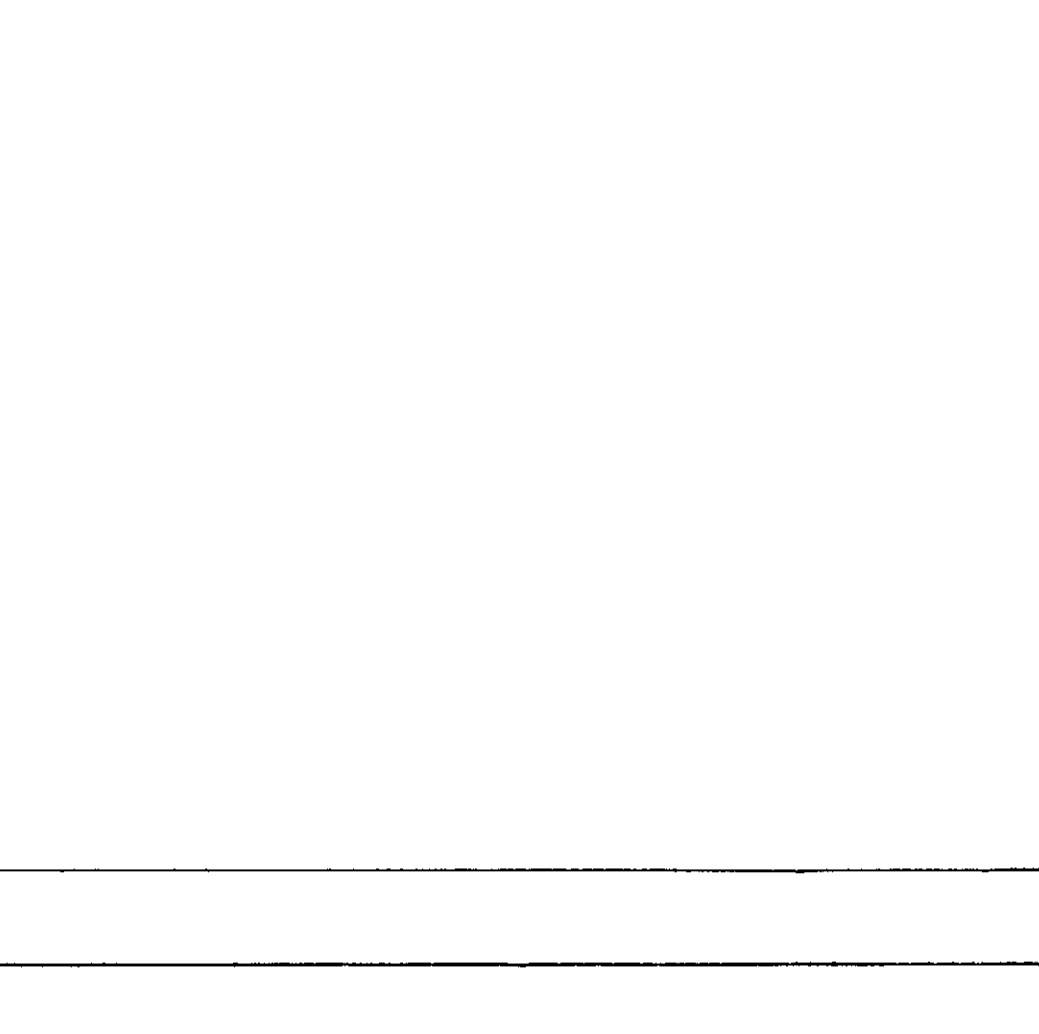
LIGHT & VENTILATION

TOTAL SQFT	
NEW ROOM	138 0 #
EXISTING BEDROOM	240 0 #
	378 0 # *
REQUIRED LIGHT VENTILATION	
	37 8 #
	18 9 #
AS ALTERED LIGHT VENTILATION	
	52 8 #
	26 4 #

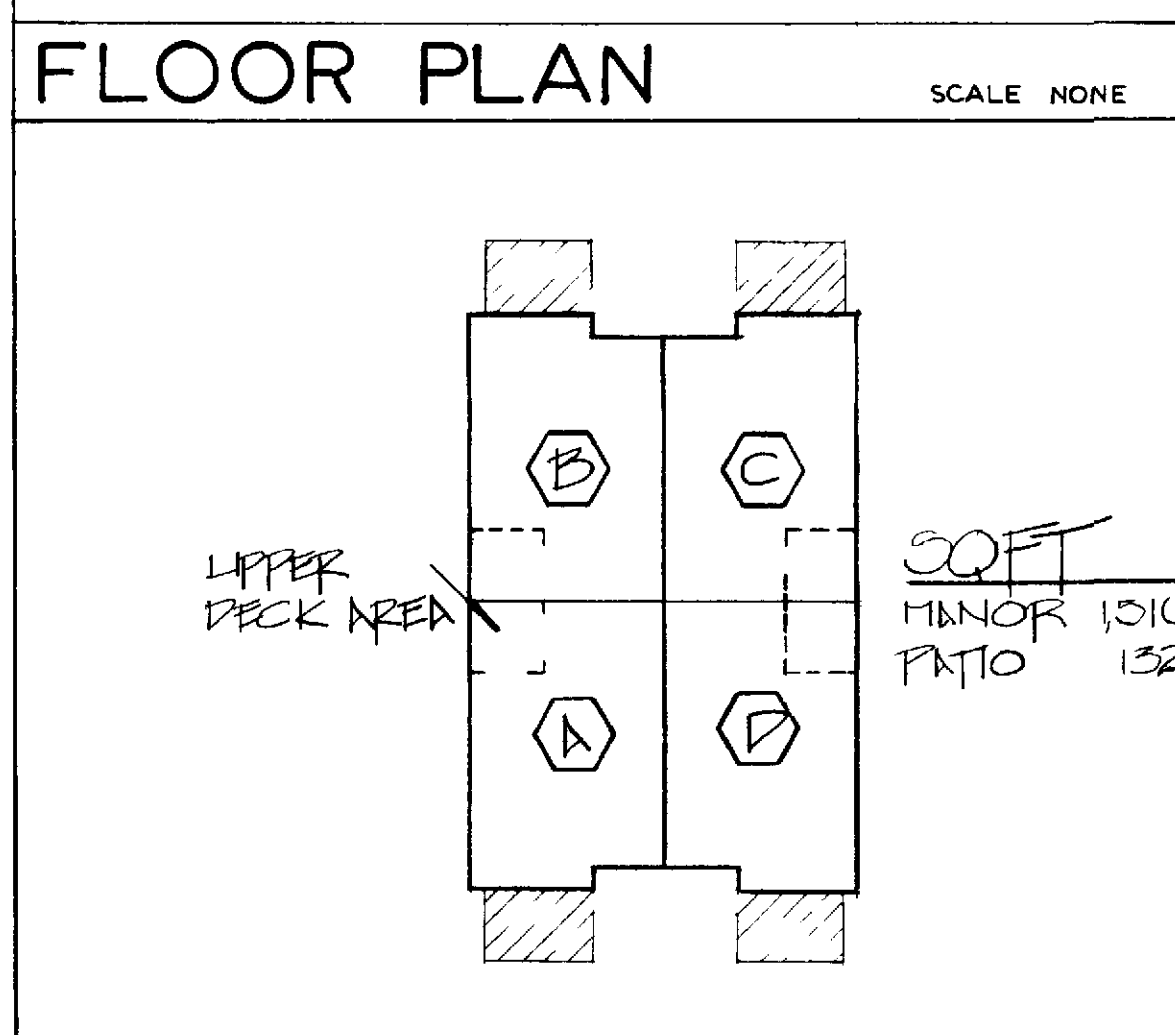
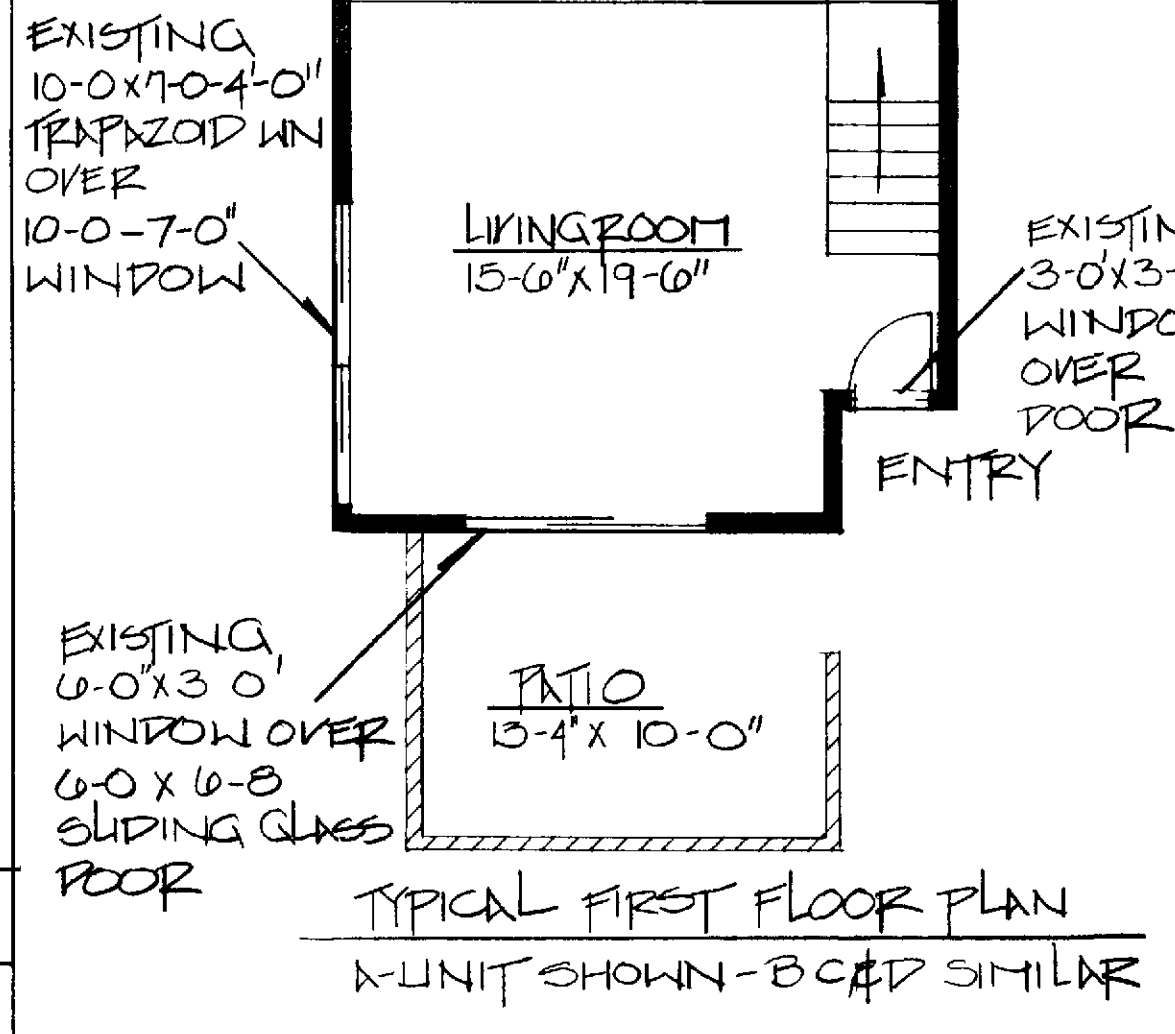
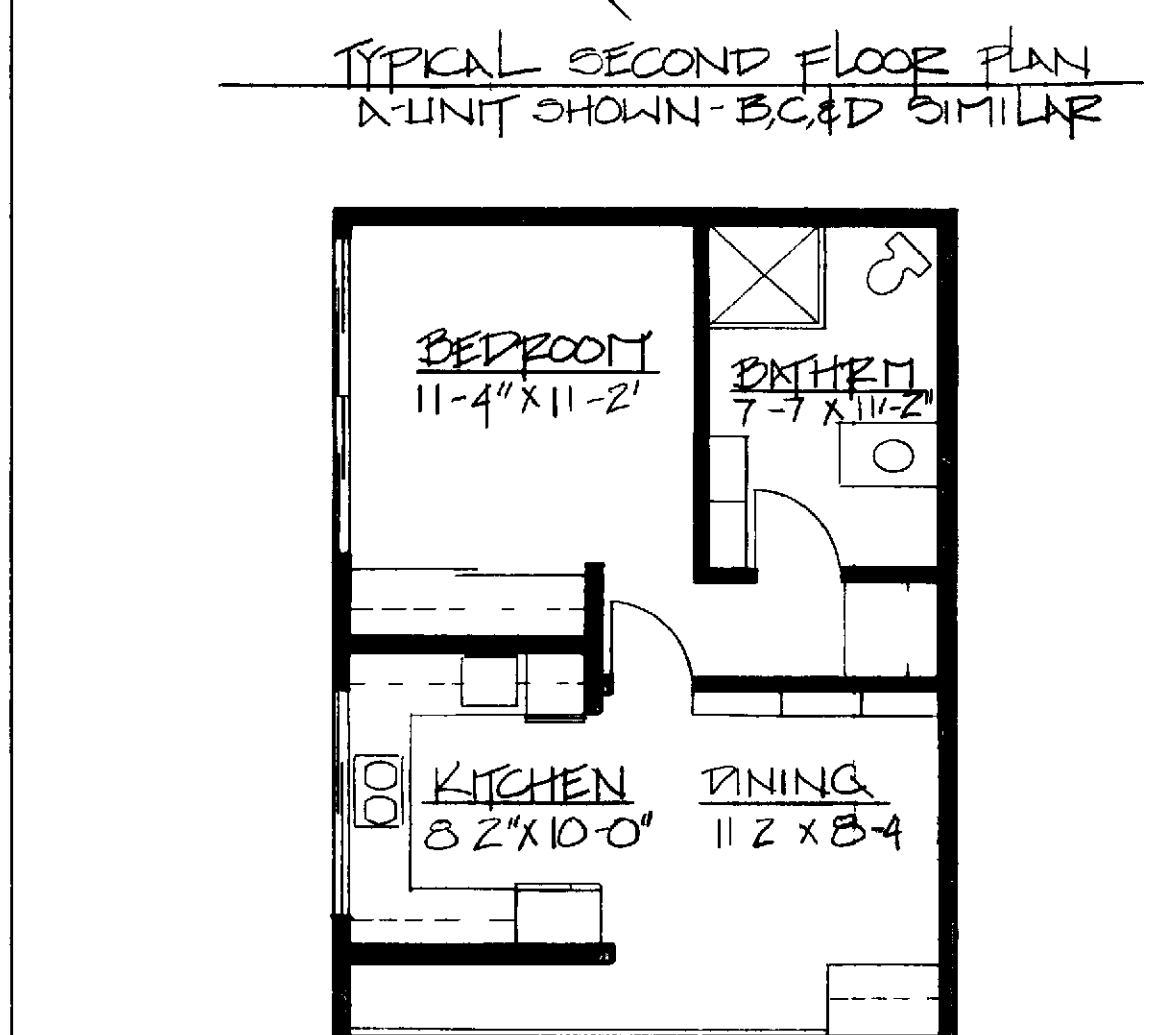
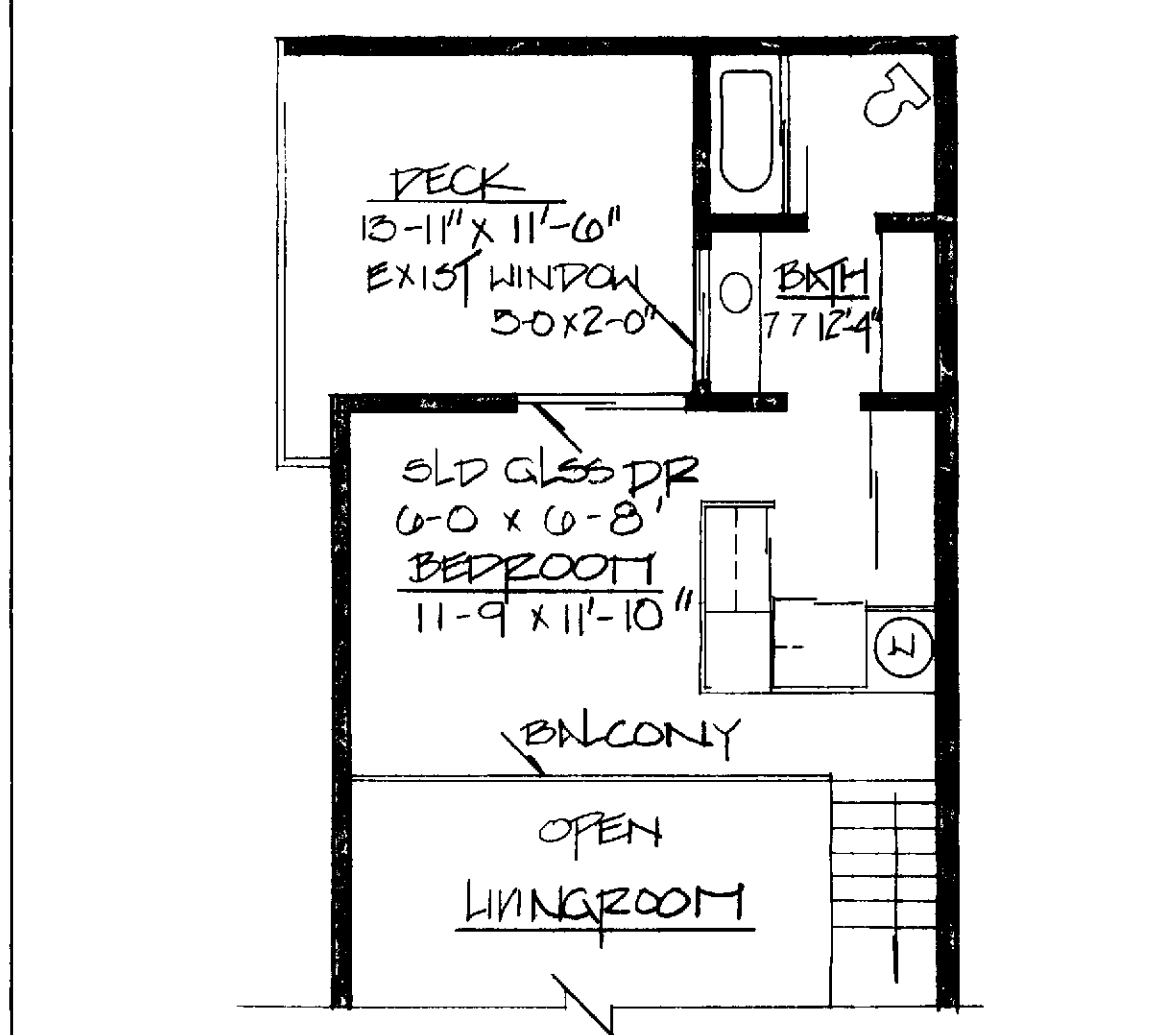
NOTE
 NEW ROOM IS CONSIDERED AS A PORTION OF THE ADJOINING BEDROOM WHEN THE AREA OF THE COMMON WALL IS 50% OPEN & UNOBSTRUCTED AS PER U.B.C. SECTION 1205

LIGHT & VENTILATION

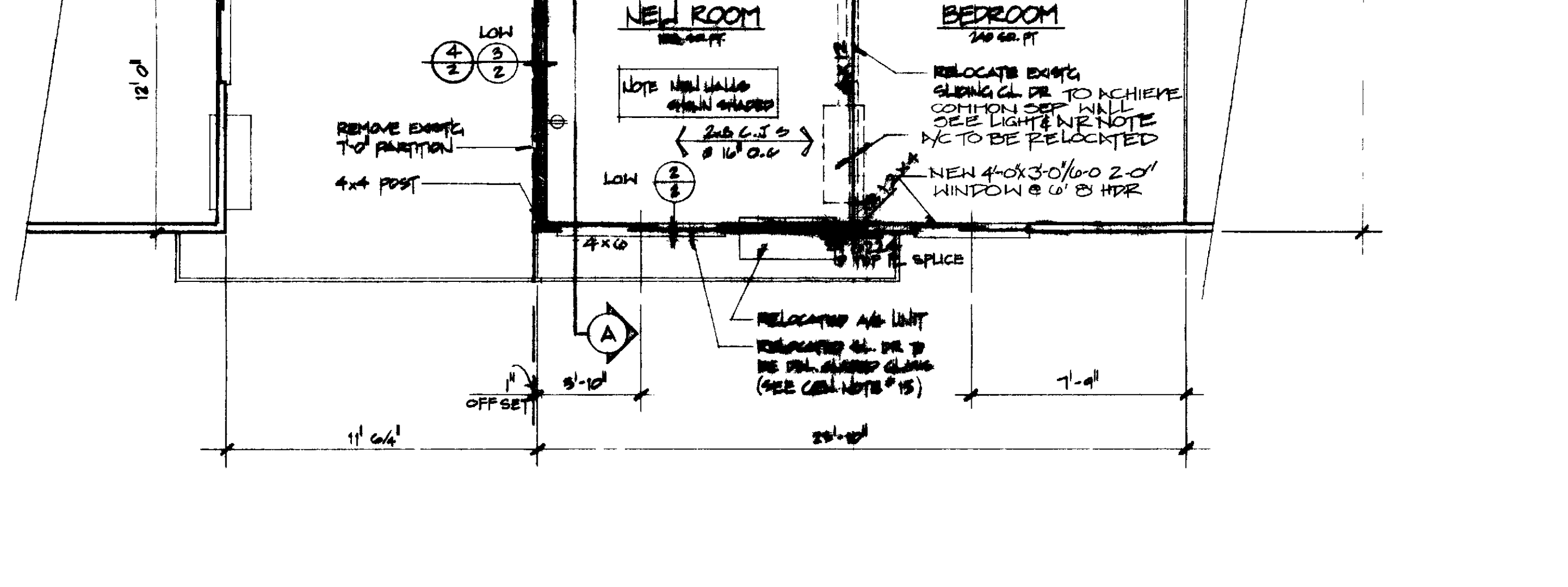
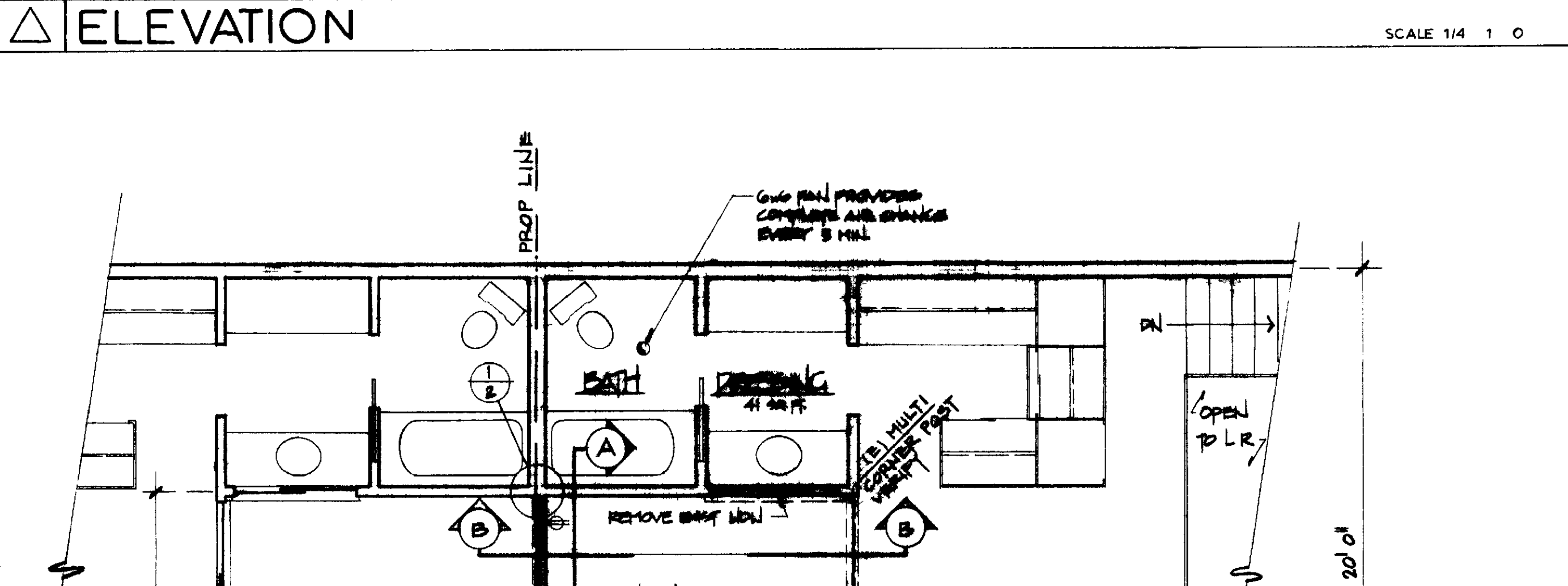
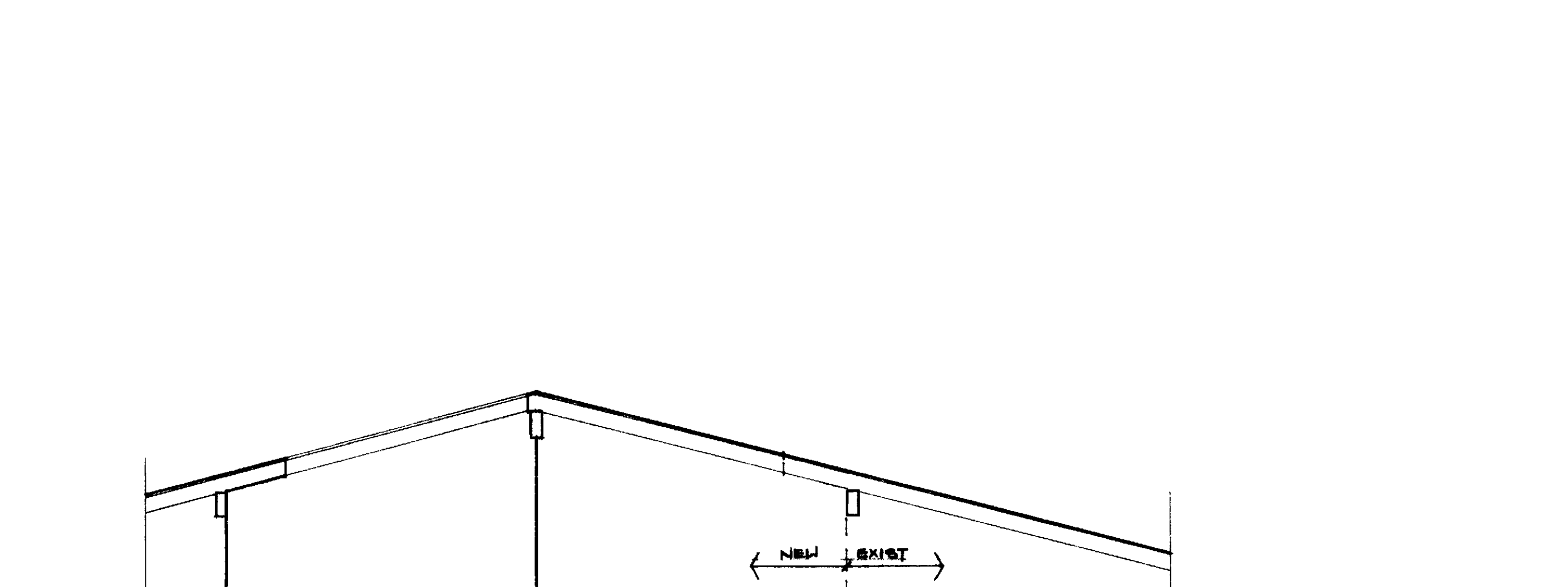
- 3.0 LIGHT AND VENTILATION**
- Room must have borrowed ventilation from adjoining room per U.B.C. If mechanical ventilation system capable of providing two air change per hour one fifth of the air shall be taken from outside.



BLDG PLAN



BLDG PLAN



ROOM PLAN