

1.0 GENERAL

- Dimensions have preference over scale
- Contractor verify all dimensions and conditions of each job site prior to commencing construction
- Contractor furnish any additional structural drawings and calculations requested by the O.C. Building Department
- Contractor shall secure and pay for all permit required by PCN Inc and the O.C. Building Department
- Upon completion contractor shall remove all debris and excess material and leave the work areas broom clean
- All phases of construction shall comply with the current edition of the IRC and state/local codes
- Sliding glass panel to be 50% operable
- The open area of the lower wall and one additional wall must be equal to at least 65% of the area below minimum of 6'-8" of each wall measured from the floor
- Glass cannot exceed 4'-0" in width and 6'-0" in height except for sliding door 6'-8"
- Room must have borrowed ventilation from adjoining room per IRC or mechanical ventilation system capable of providing two air changes per hour one-fifth of the air supply shall be taken from outside
- Windscreens shall be installed balconies and patios only of which permanent roof structure as constructed as part of the original building existing. Only that area directly under the roof may be enclosed. No extensions will be allowed of the roof structure
- All work and material required to complete such windscreens shall conform to all applicable county codes and/or state ordinances not included herein
- All work performed shall be of professional quality and integrity. Workmanship shall consider safety as well as approved methods of installation of such glass
- Permits shall be issued for such installations by P.C.N. Inc Agent for Leisure World Laguna Hills. An Orange County Building Permit will be required

2.0 DECK PREPARATION

- Prior to any installation existing deck surface shall be checked for any defect or irregularities which might affect such installation or cause any future damages to building.
- Penetrations into deck surfaces shall be pre-drilled sealant applied in and around penetration before to lag bolt anchor are installed
- All attachments to deck must be directly to deck surface not applied over any type carpet material

3.0 FRAME OR TRACK

- All tracks or framework shall be of such material as be compatible with type of glass used
- Tracks shall be attached to top and bottom of glass as hold such glass securely in place without need of vertical member for support or bracing the span what is existing as part of the building or as indicated on approved drawing
- Edges of glass may have felt strips or neoprene fit to glass control wind water and bugs. Such striping shall be fit snug to opposing glass without use of mullions or additional framing. Refer to drawing details
- Frames and/or tracks be of wood or aluminum only. The dimensions shall be kept to minimum to optimize the area of glass yet hold glass firmly in place. All wood shall be painted match existing surfaces attached to. All aluminum to be anodized black or bronze if attached to dark painted surface
- No frame or track shall be as large as to be used as filler wall or screen to reduce the amount of glass or to fill in irregular shaped areas where glass could be used
- All glass must be removable either by lifting out of track or held in place by the screen
- All frames must be inside or on top of existing handrails as indicated on approved drawing details.

4.0 TYPE OF GLASS

- All glass used must be clear in nature and be of tempered type safety glass no less than 1/4" thick.
- Glass shall be single pane type.
- Prosted bottle type stained leaved glass types shall not be allowed.
- Glass shall be bare of retaining frames and mullions. Only at top and bottom of glass shall be mullions or tracks may glide rollers of slide be installed on glass.
- The maximum size of any one pane of glass shall not exceed 4 feet in width.
- Solar glass tinted glass smoked type glass or film that is applied glass at time of manufacture shall be accepted provided it conforms to 4.7
- Reflective tints or films applied to glass after manufacture may be applied to glass providing it does not have reflectivity factor more than 15%. Documentation of such material must be on hand and approved before such application

5.0 SHADING DEVICE WINDSCREENS

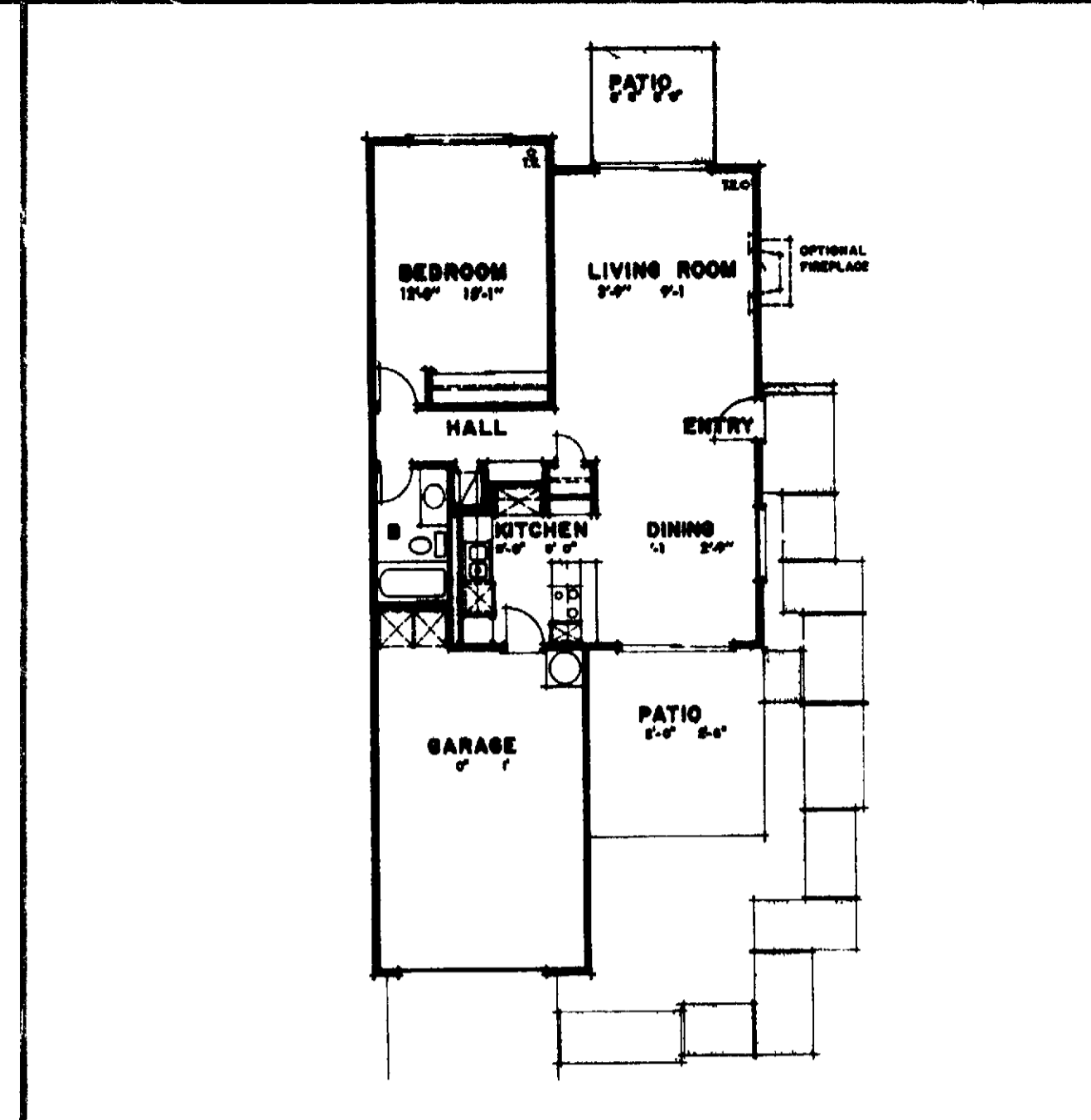
- Any shades installed on the balcony or patio shall be in side of any portion of the windscreen only
- Shades shall be of such material as set to support combustion. P.V.C. plastic woven aluminum types that roll up are acceptable provided they meet standard requirement as set forth in the section. Fixed shades are not acceptable
- Shades shall be of color as to conform with the color of the building wall as close as possible. Engineering will approve color prior installation

6.0 APPLICATION

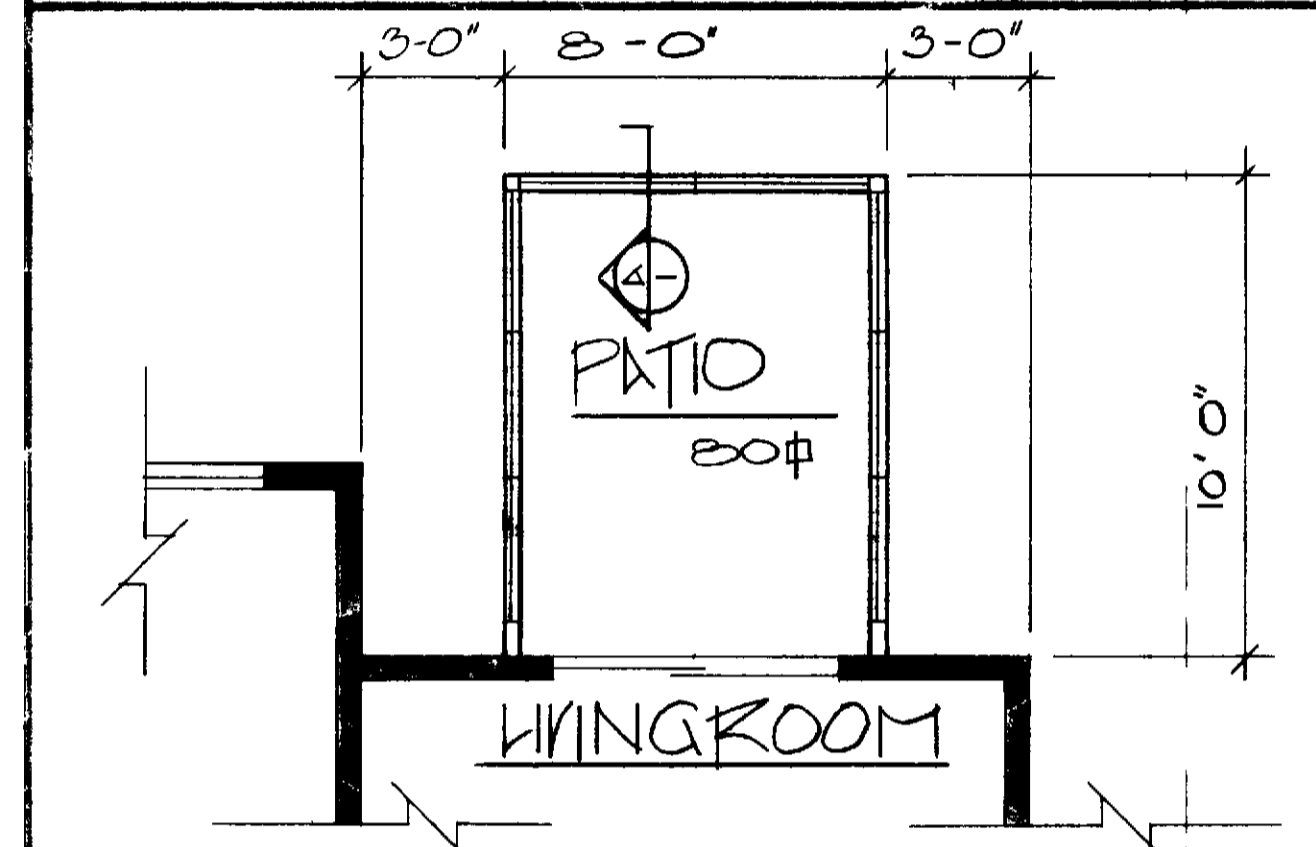
- Windscreens shall only be applied to balconies and patios that have solid roof covering, non-metallic structure that is compatible with the building construction as set forth in Sec. 1.1
- Solid roof coverings shall consist of either the existing balcony above that of deck, ceiling as balcony part or the roof structure built as part of the building during construction
- In no case shall additional electrical plumbing heating fixtures or air conditioning units be added as part of such enclosure construction
- Air conditioning units that do not have an enclosure in some cases may be permitted as follows:
- Partitions shall have an optional glass screen to construct an additional room enclosure as outlined with glass, but must follow approved const. methods for such room.
- In no case shall window screening of any type be included as part of the windscreens.
- Any change to the existing structure or flow for rack frame work must be approved in writing prior issuance of permit
- Whereas windscreen will be constructed on ground floor of unit and no wall or handrail existing limestone kneewall must be constructed height 3'-0" around the perimeter of the patio

7.0 EXISTING STRUCTURES

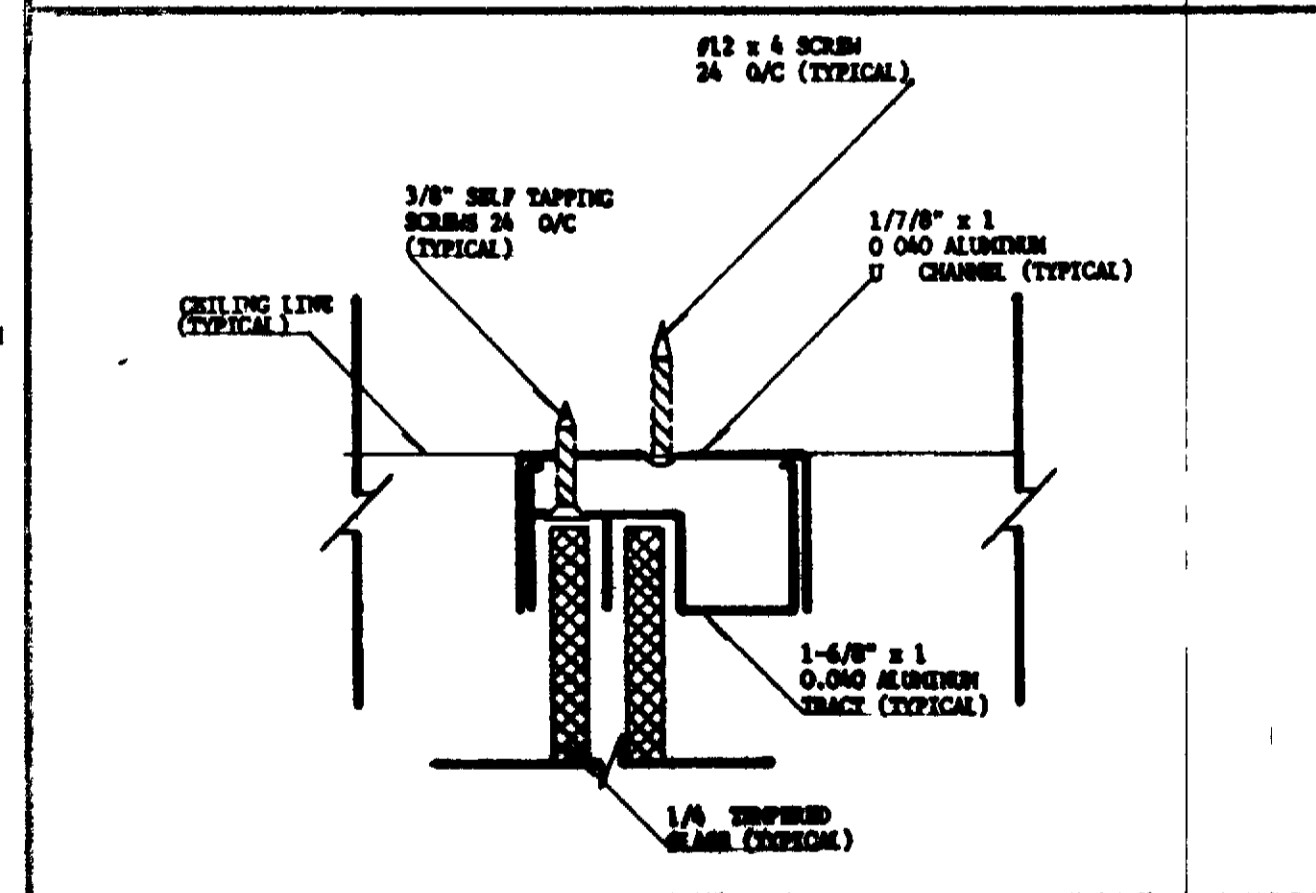
- Whereas an existing windbreak has been permitted and installed per specifications in effect at the time portions of that windbreak may remain as part of an enclosure provided that the unit on which it is installed otherwise qualify for windscreen per approved specifications
- Only the end section of an existing windbreak shall remain. Any sections across the front or long side must be removed and replaced with panel built per sections 1 through 7



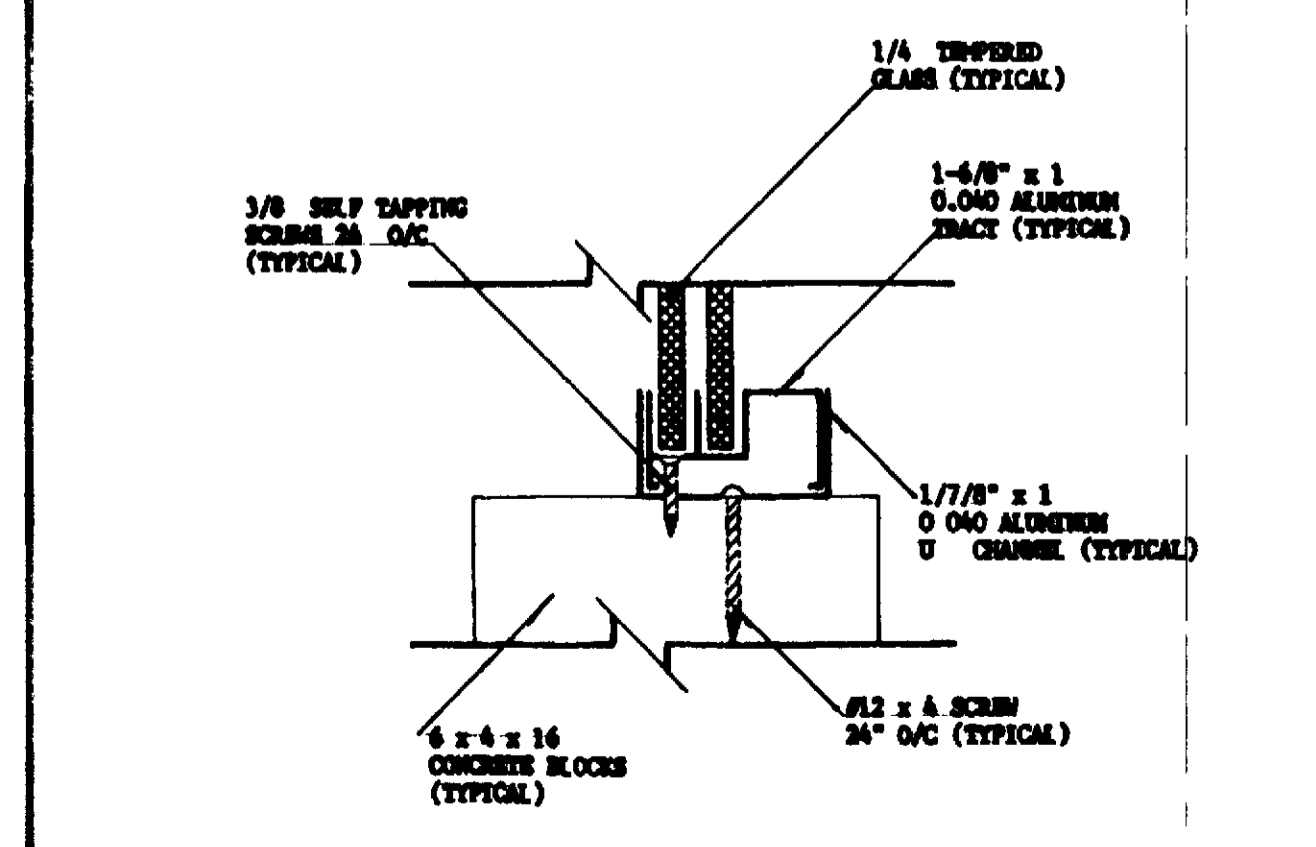
FLOOR PLAN 41 PLN SCALE NONE



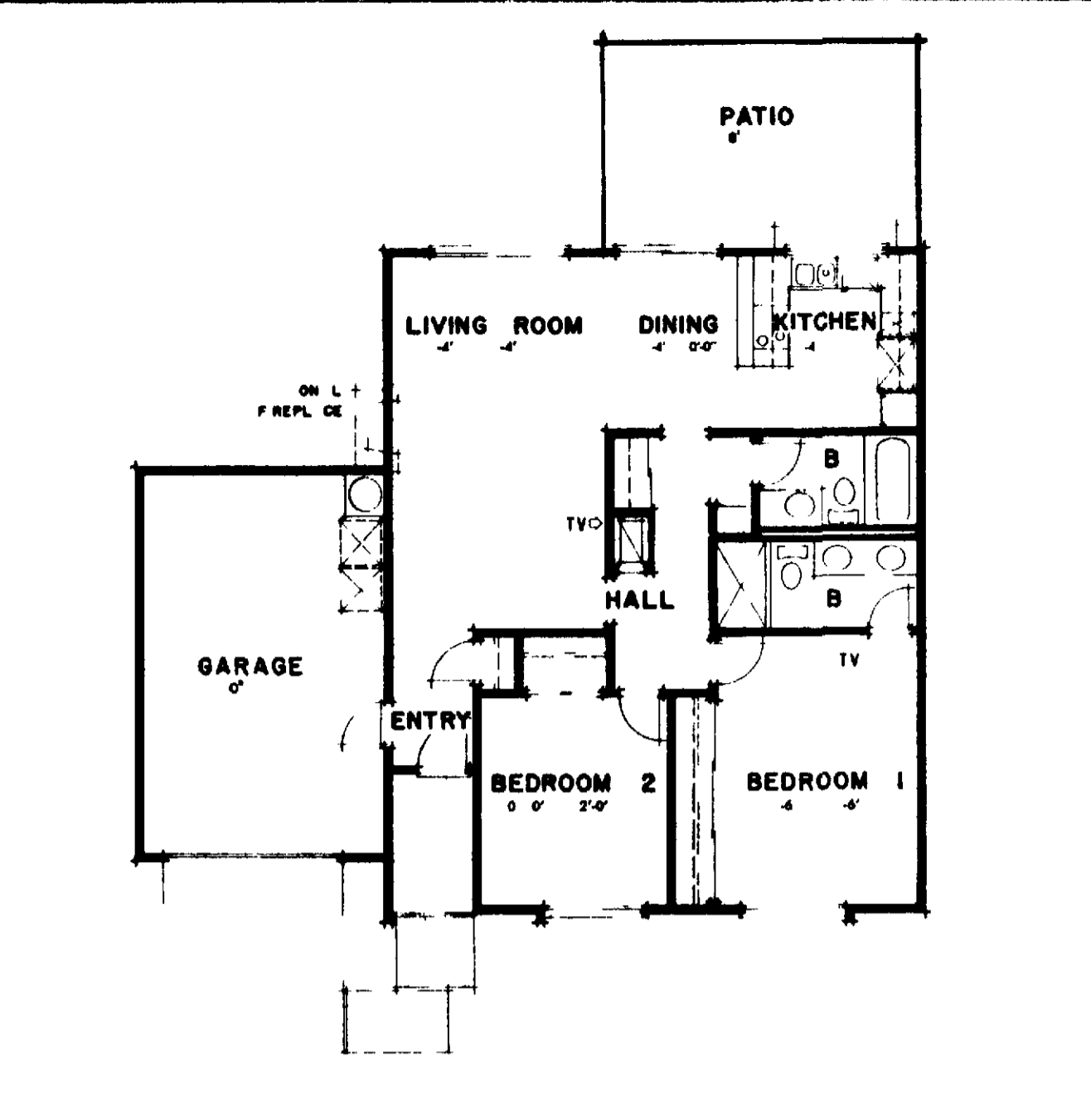
PATIO PLAN 41 PLN SCALE 1/4" = 1'-0"



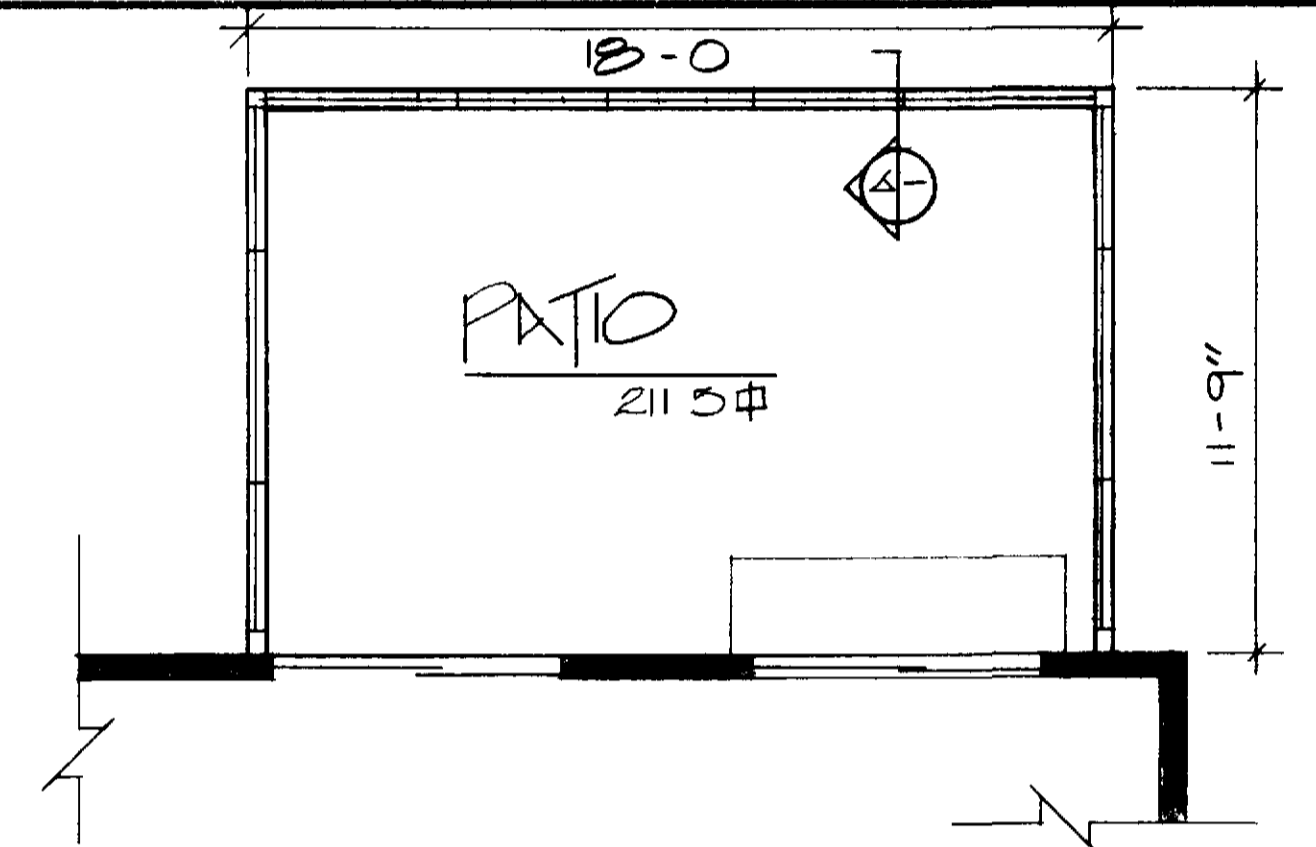
2 DETAIL CEILING CONNECTION SCALE NONE



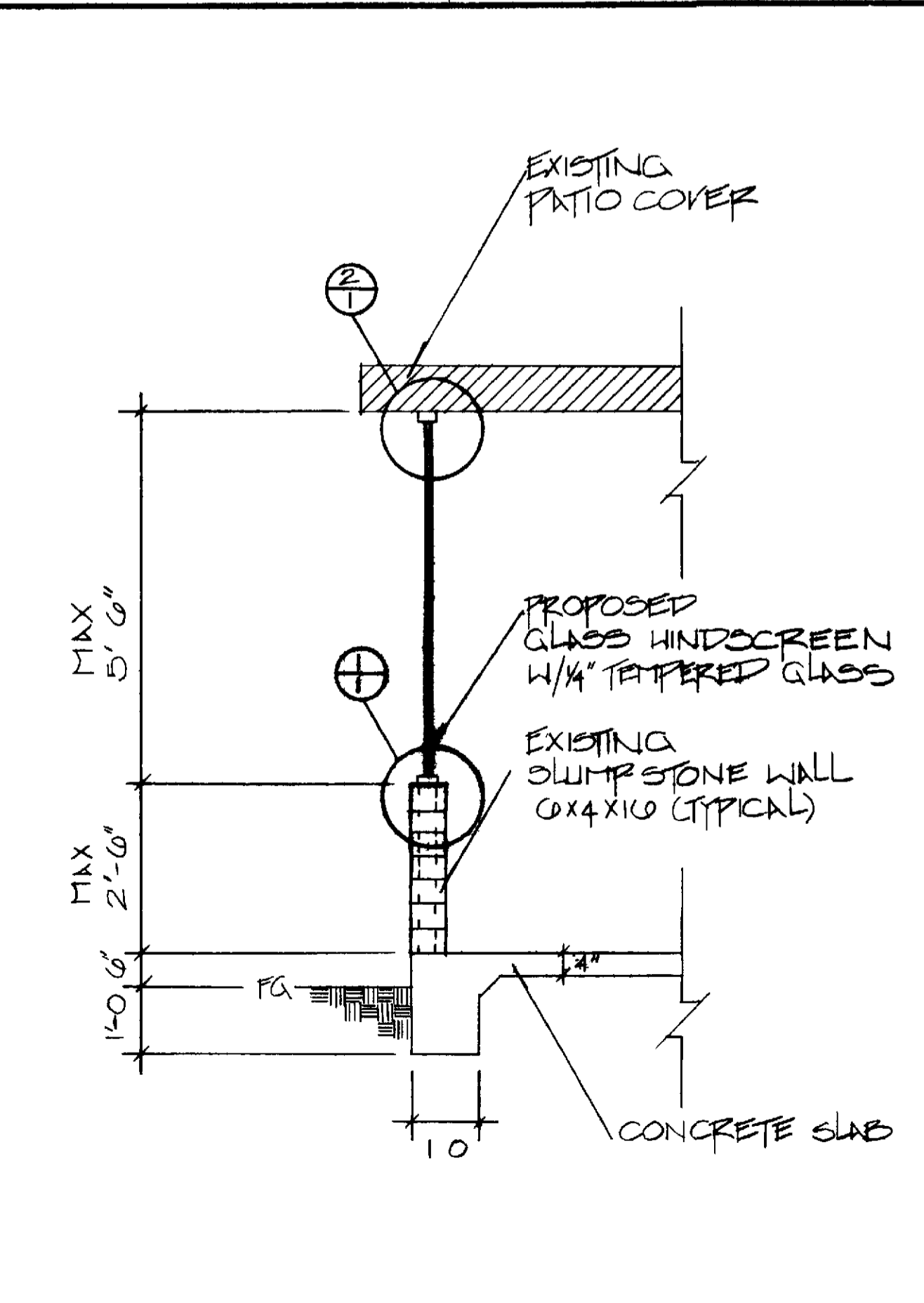
1 DETAIL BLOCK WALL CONNECTION SCALE NONE



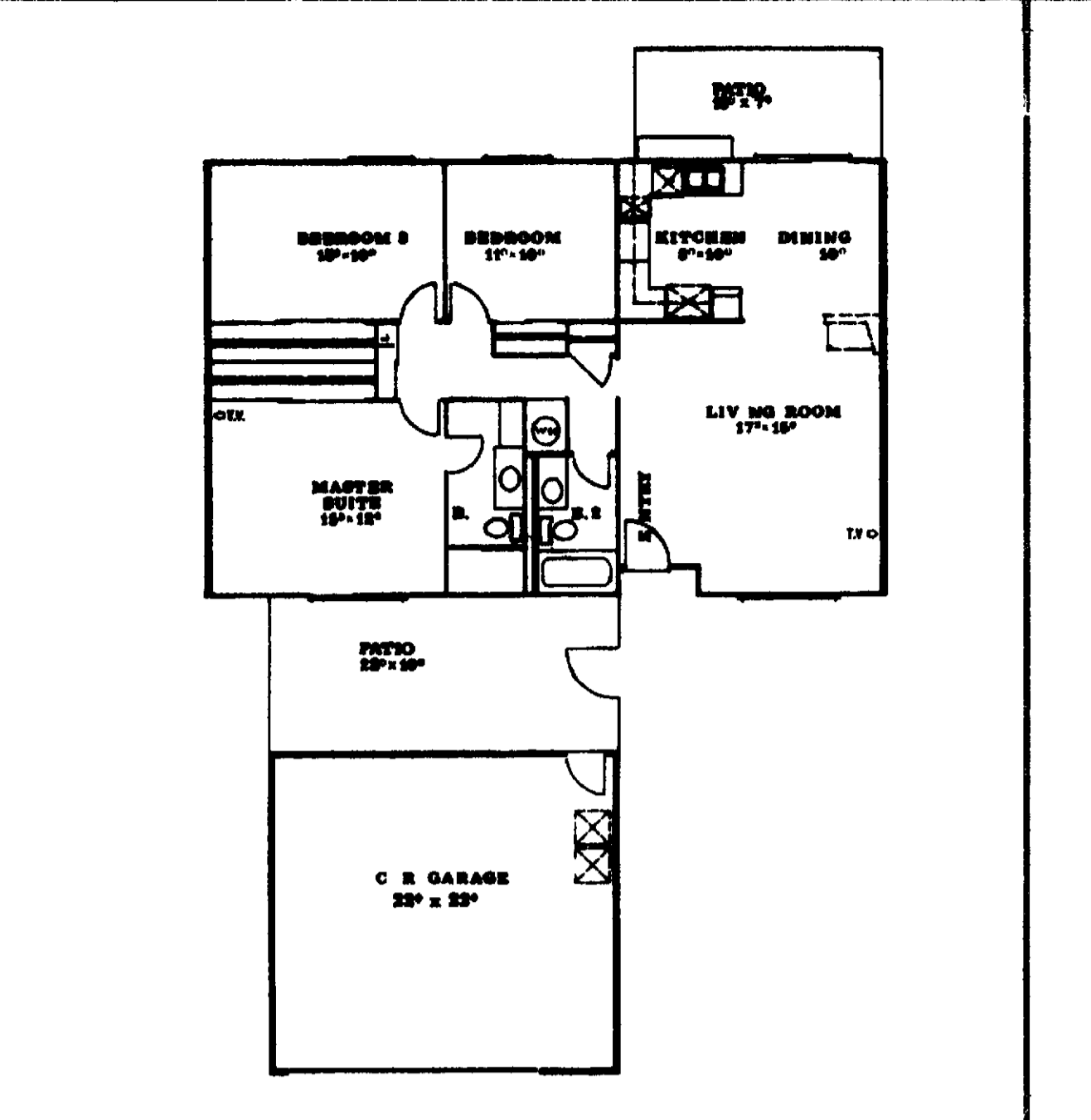
FLOOR PLAN 42 PLN SCALE NONE



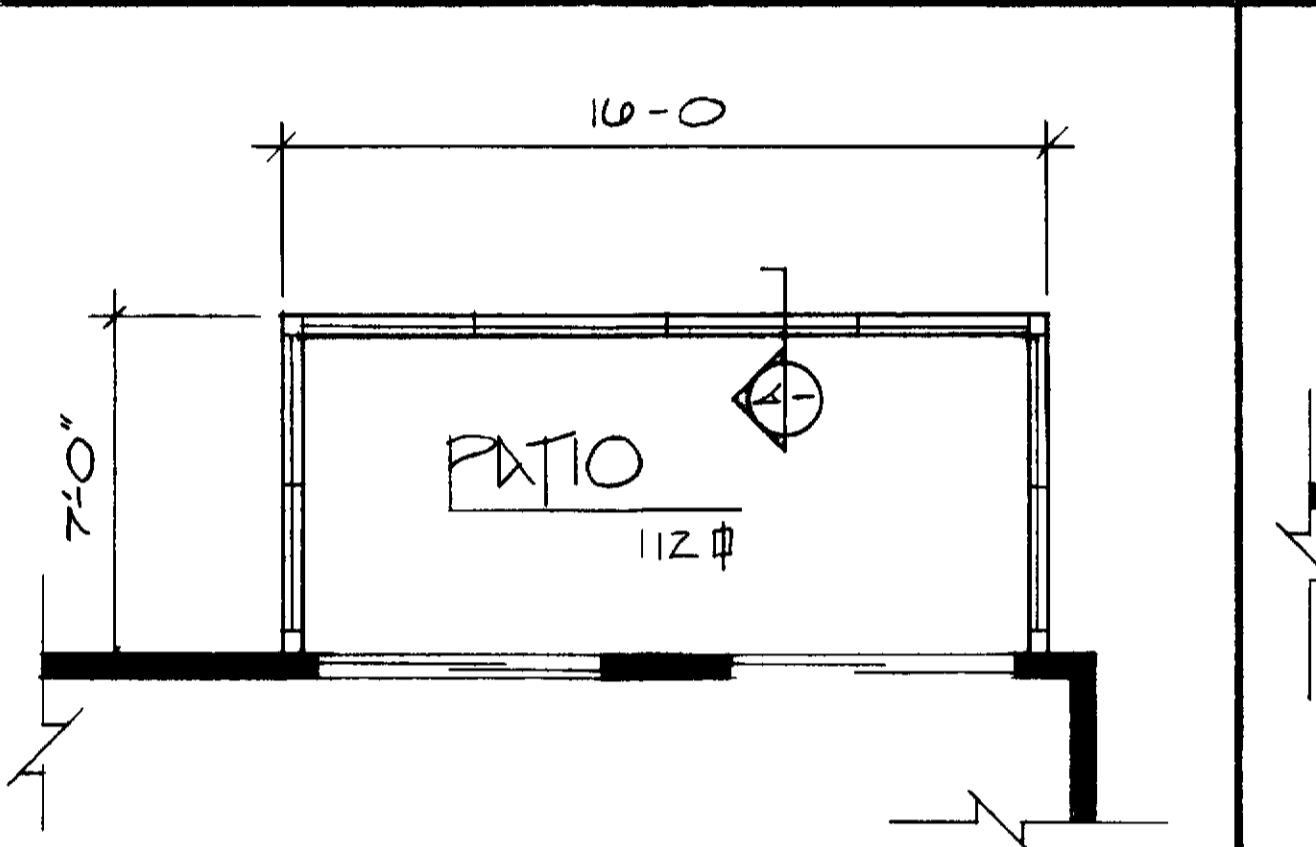
PATIO PLAN 42 PLN SCALE 1/4" = 1'-0"



A SECTION SCALE 1/2" = 1'-0"



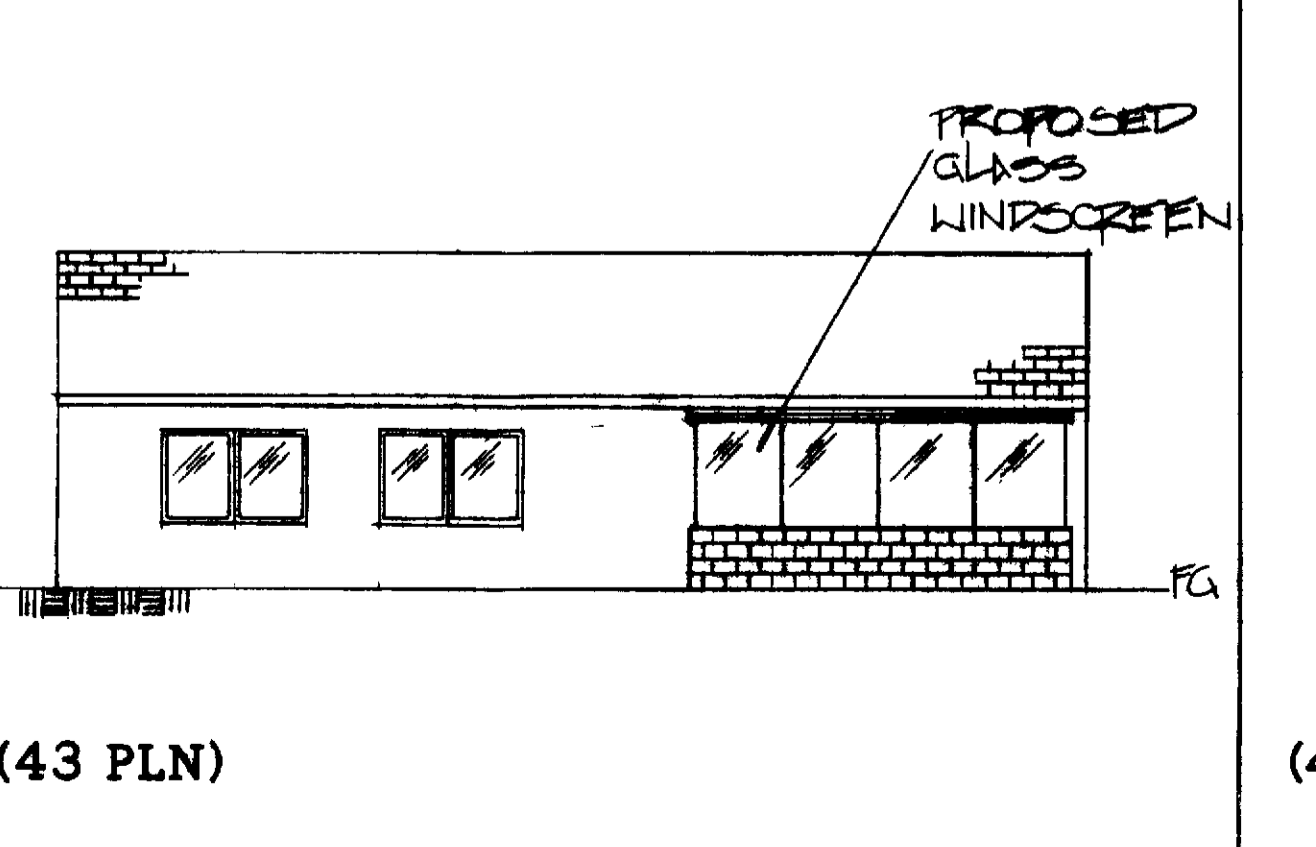
FLOOR PLAN 43 PLN SCALE NONE



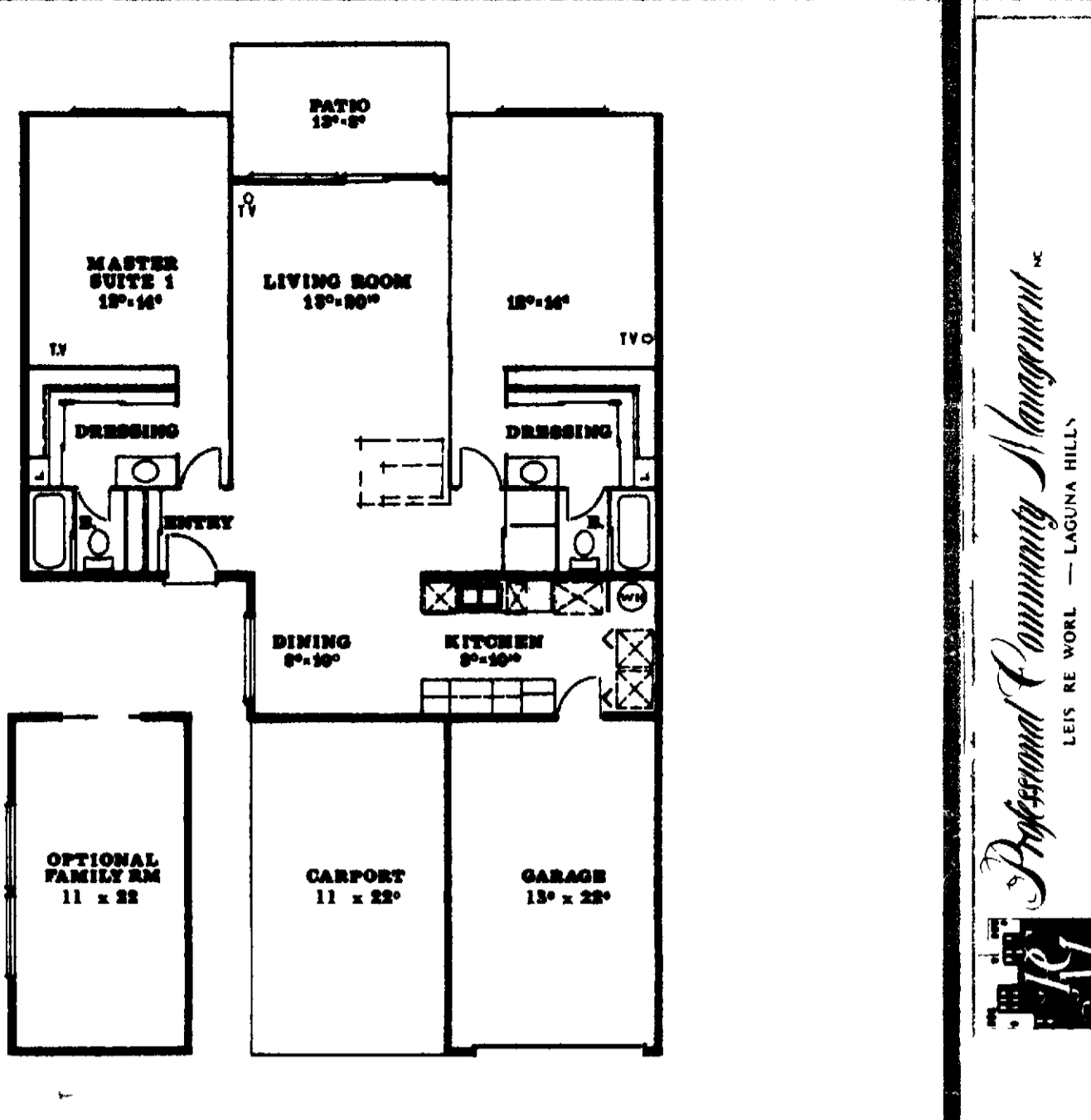
PATIO PLAN 43 PLN SCALE 1/4" = 1'-0"



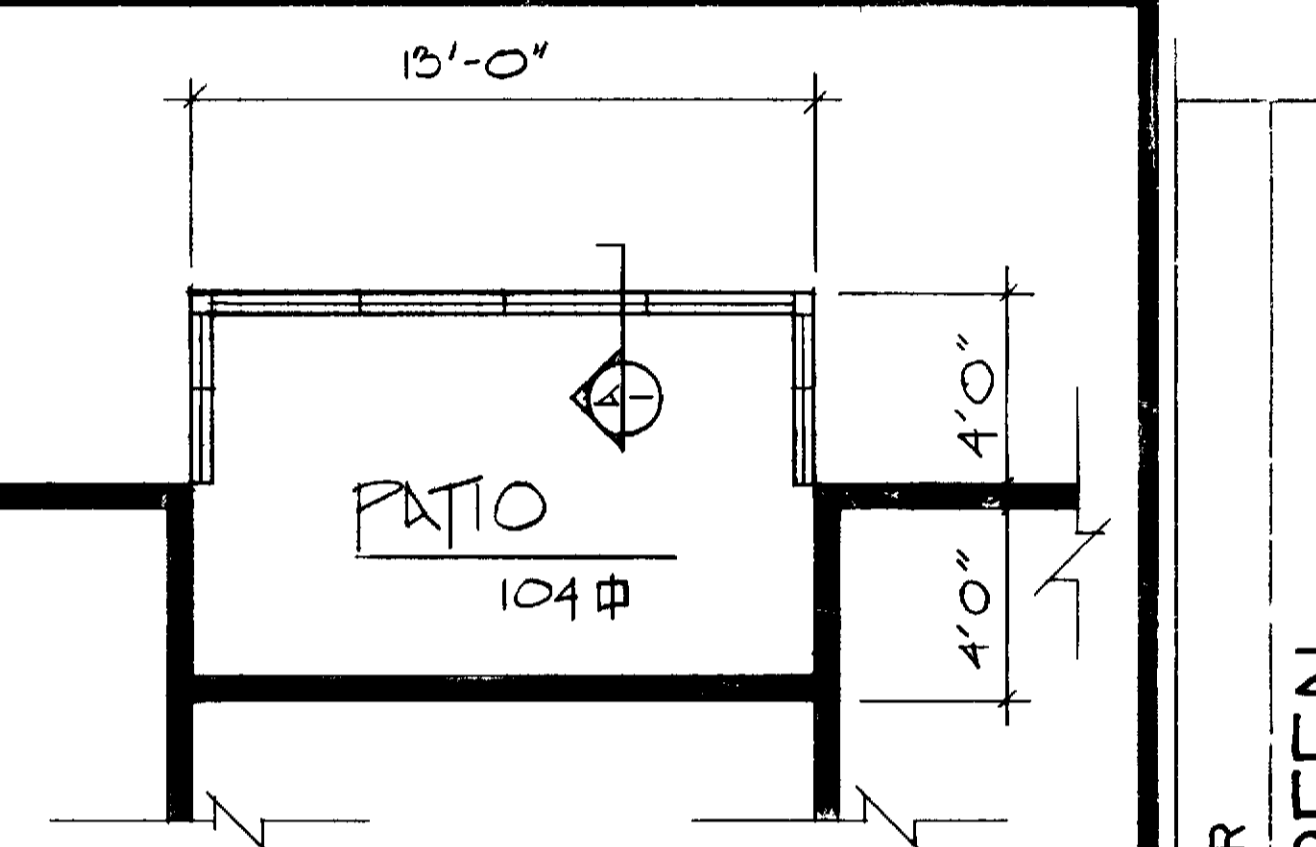
(41 PLN)



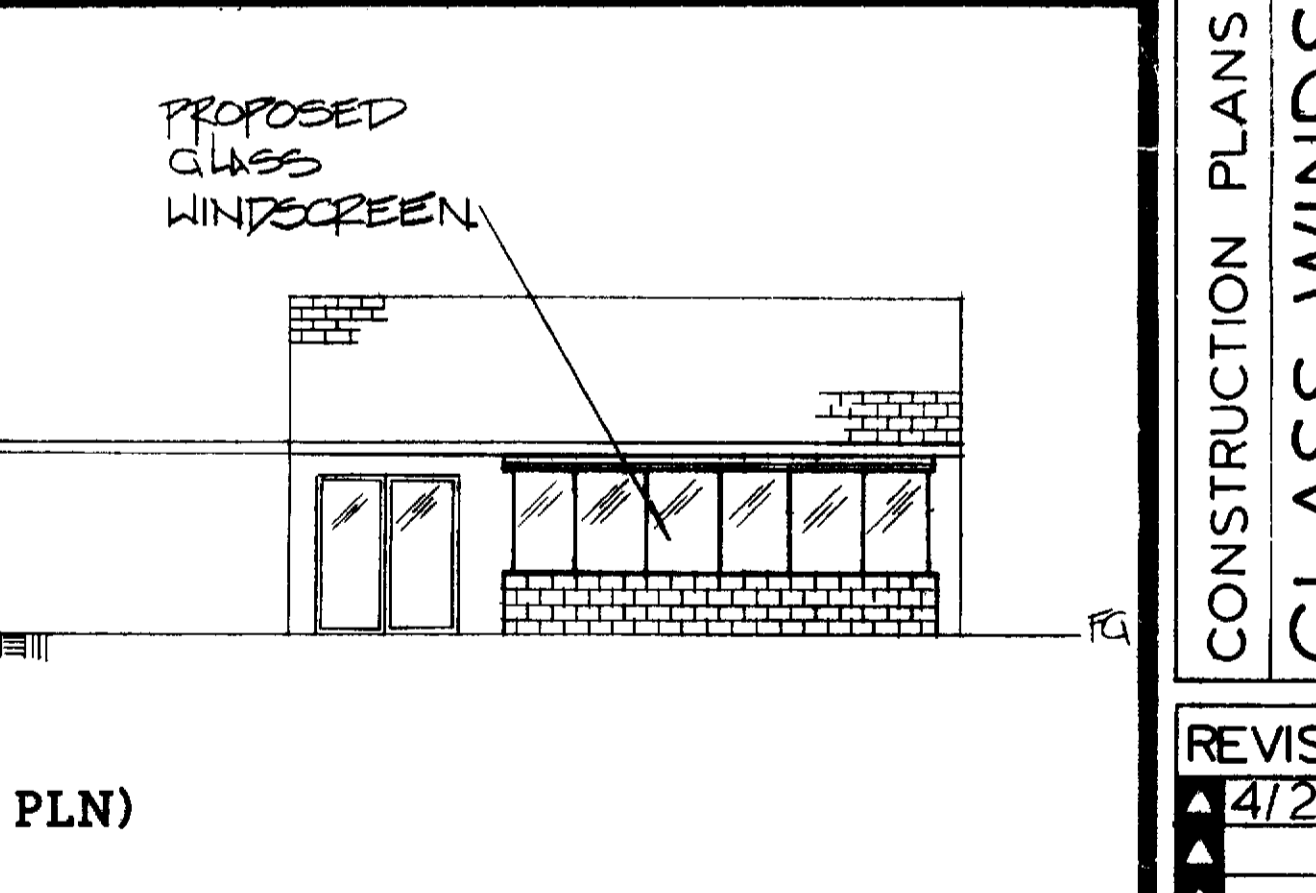
(43 PLN)



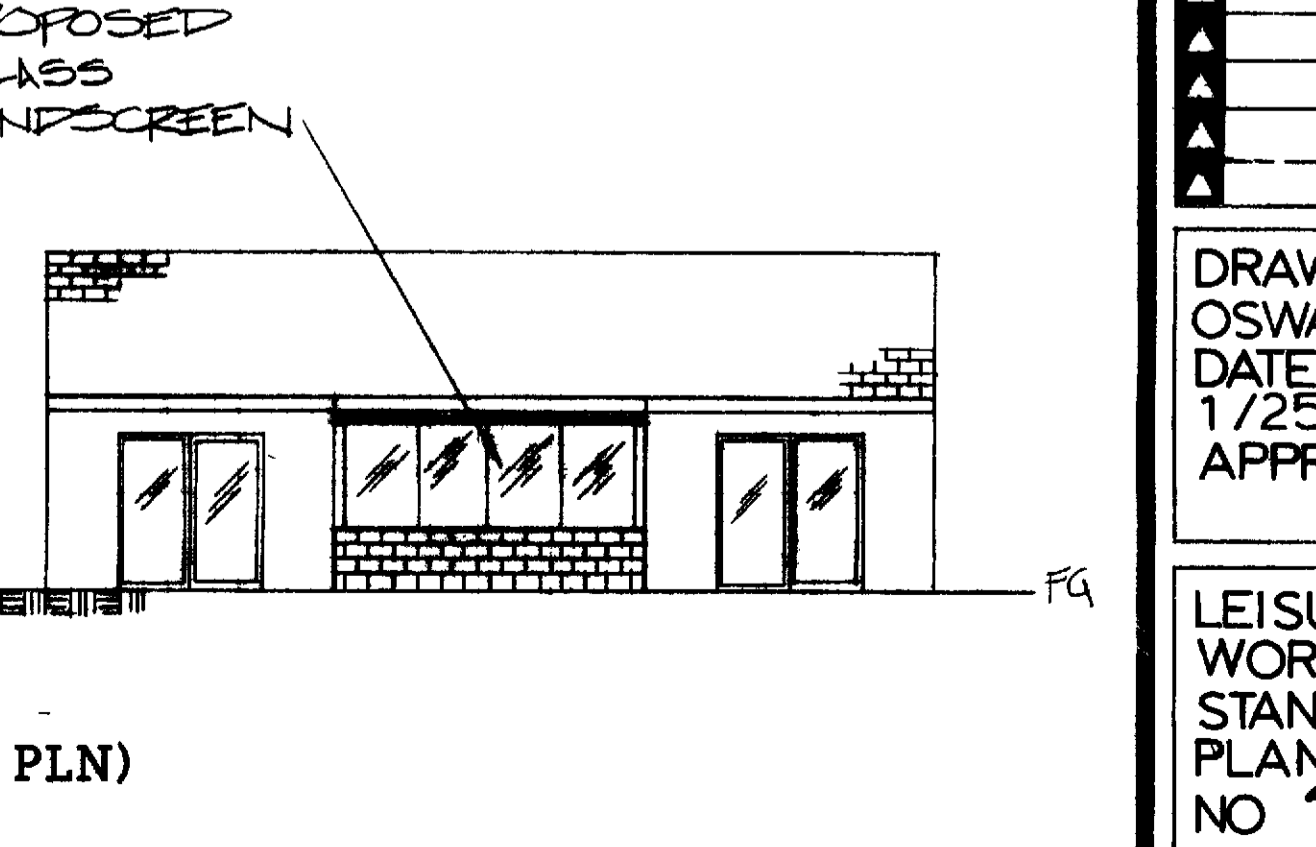
FLOOR PLAN 46 PLN SCALE NONE



PATIO PLAN 46 PLN SCALE 1/4" = 1'-0"



(42 PLN)



(46 PLN)

Professional Community Management
 PERMITS & INSPECTIONS DEPARTMENT
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CONSTRUCTION PLANS FOR
GLASS WINDSCREEN
 41, 42, 43, & 46 PLANS

REVISIONS
 1/20/92

DRAWN
 OSWALD
 DATE
 1/25/91
 APPROVAL

LEISURE WORLD STANDARD
 PLAN NO **124**

SHEET 1 of 1