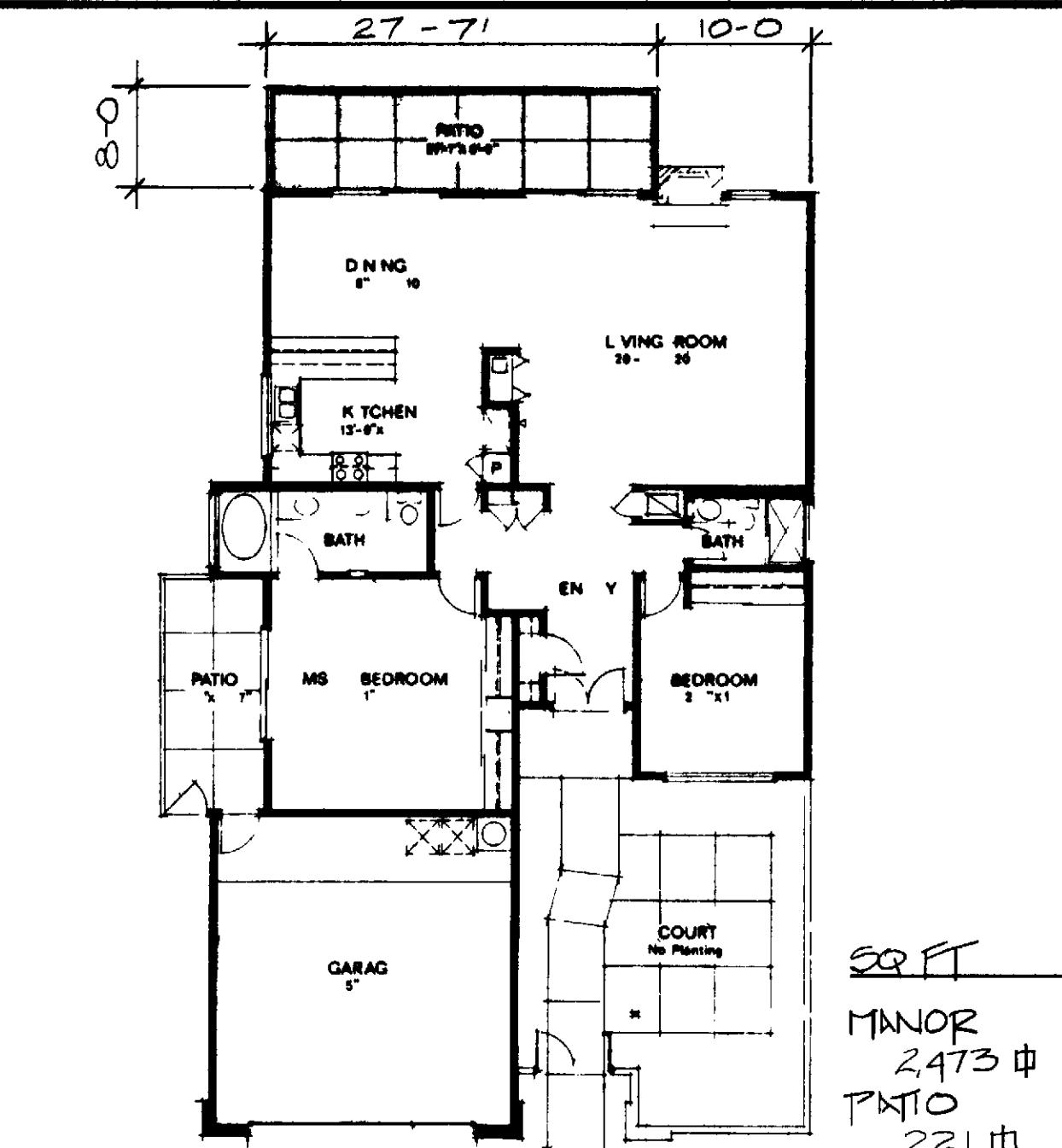
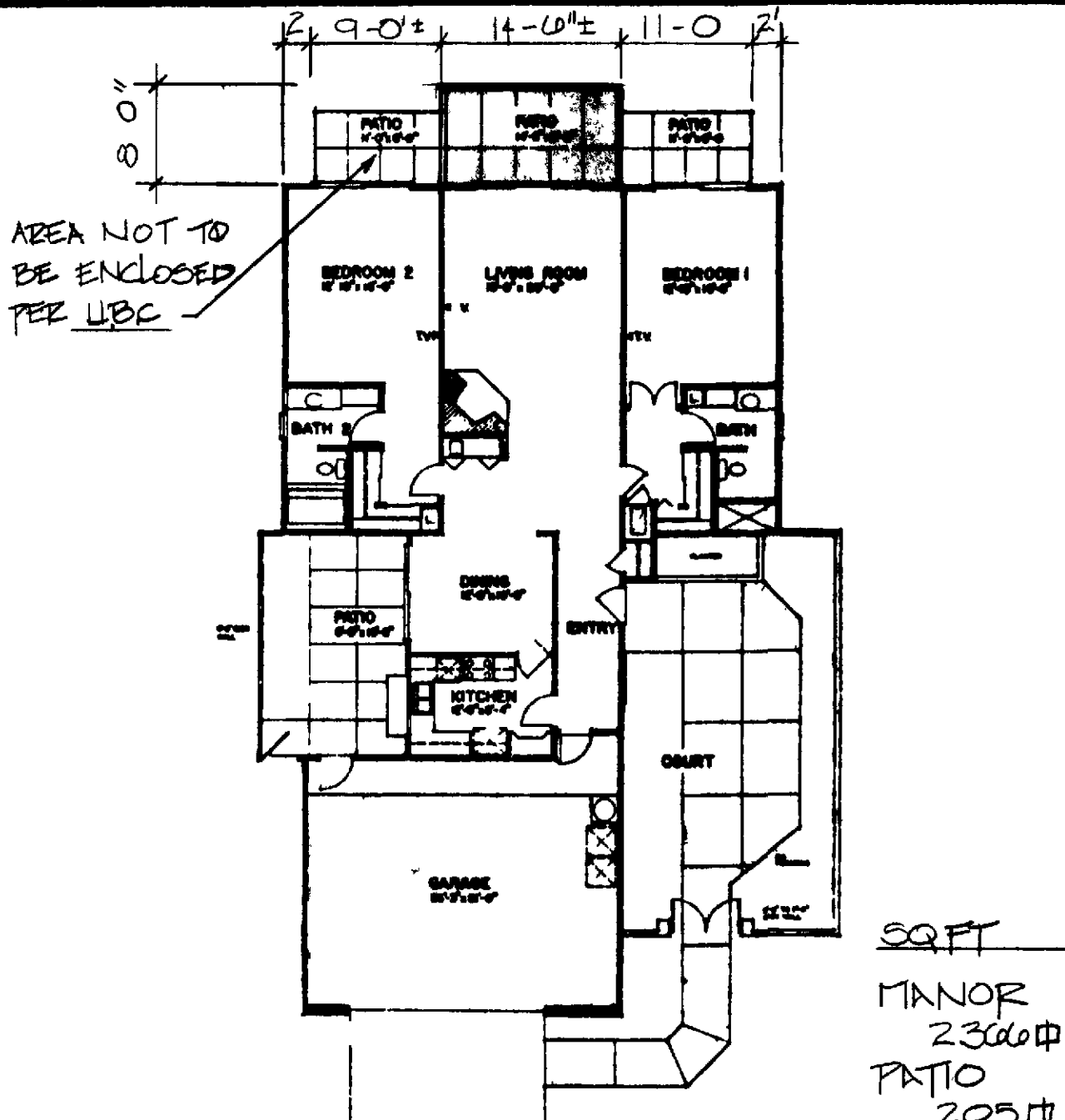


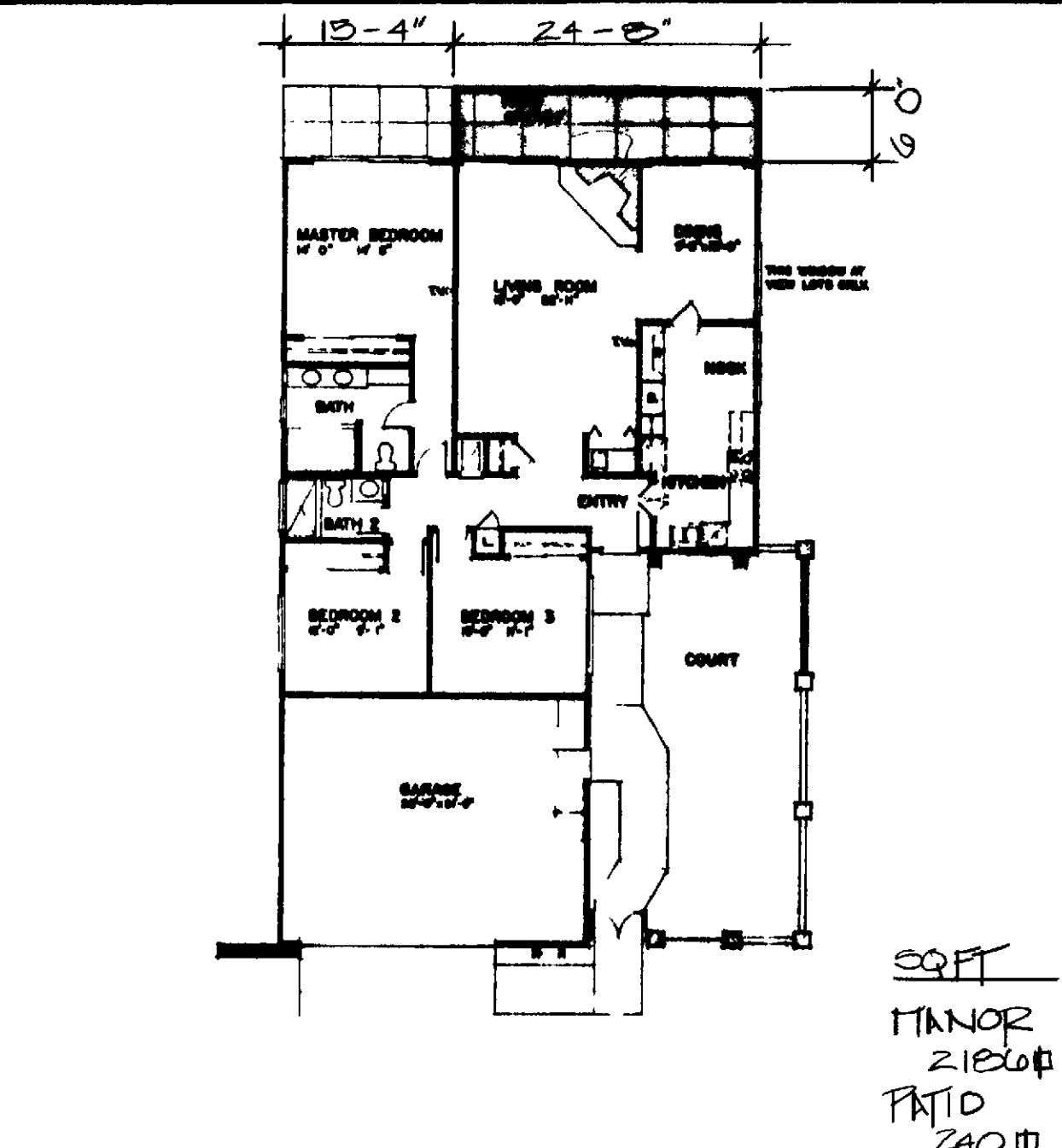
- 1.0 GENERAL**
- Dimensions have preference over scale.
  - Contractor to verify all dimensions and conditions at each job site prior to commencing construction.
  - Contractor furnish any additional structural drawings and/or calculations requested by the D.C. Building Department.
  - Contractor shall secure and pay for all permits required by PCM Inc. and the D.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 USC and state/local codes.
  - Sliding glass panels 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'-0" 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 USC or mechanical ventilation means capable of providing two air changes per hour; one-fifth of the air supply shall be taken from outside.
  - Windscreens shall be limited to balconies and patios only of which permanent roof structure as constructed as part of the original building is existing. Only those areas directly under the roof may be enclosed. No extensions will be allowed of the roof structure.
  - All work and materials 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 the Engineering Department. An Orange County Building Permit will be required.
- 2.0 DECK PREPARATION**
- Prior to any installation, existing deck surface shall be checked for any defects or irregularities which might affect such installation or cause any future damage to building.
  - Penetrations into deck surfaces shall be pre-drilled and sealed in and around penetration before to lag bolt anchors 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 to be compatible with type of glass used.
  - Tracks shall be attached at top and bottom of glass as to hold such glass securely in place without need of vertical members for support or bracing other than that in existing as part of the building or as indicated on approved drawings.
  - Edges of glass may have edge strips or sweeps fit to glass to control wind, water, and bugs. Edge stripping shall fit snug to opposing glass without use of sealant or additional framing. Refer to drawing details.
  - Frame and/or tracks to be of wood or aluminum only. The dimensions shall be kept to a minimum to optimize the area of glass yet hold glass firmly in place. All wood shall be painted to match existing surface attached to. All aluminum to be modified 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 thumb screws.
  - All frames must be inside or on top of existing handrail 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.
  - Frosted bottle type stained, leaded glass types shall not be allowed.
  - Glass shall be bare of retaining frames and Mullions. Only at top and bottom where glass meet frame or rails may glide rollers or slides be installed on glass.
  - The maximum size of any one pane of glass shall not exceed 4 feet in width.
  - Soil glass, tinted glass, coated type glass or film that is applied to glass at time of manufacture shall be accepted provided it conforms to 4.7.
  - Reflective film applied to glass for manufacture may be applied to glass providing it does not have a reflectivity factor more than 15%. Documentation of such material must be on hand and approved before such application.
- 5.0 SHADES INSIDE WINDSCREENS**
- Any shades installed on the balcony or patio shall be inside if any portion of the windscreens only.
  - Shades shall be of such material as not support combustion. PVC plastic, woven aluminum type that roll up are acceptable provided they meet standard requirements as set forth in this 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 to installation.
- Glass Panel Windscreens**
- 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. 1.4.
  - Solid roof coverings shall consist of either the existing balcony above that of which qualifies as balcony/patio 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 exhaust into an enclosure in some cases may be rendered ineffective.
  - Patios areas where an optional plan exists to construct an additional room may not be enclosed with glass but must follow approved construction drawings for such room.
  - In no case shall window screening of any type be included as part of the windscreens.
  - Any changes to the existing structure to allow for rack or frame work must be approved in writing prior to issuance of permit.
  - Whereas windscreens will be constructed on the ground floor of unit and no wall or handrail if existing stone/stone base wall must be constructed height of 3'-0" around the perimeter of the patio.
- 7.0 EXISTING STRUCTURES**
- Where 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 qualifies for windscreens per approved specifications.
  - Only the end sections of an existing windbreak shall remain. Any sections across the front or long side must be removed and replaced with panels built per sections 1 through 5.



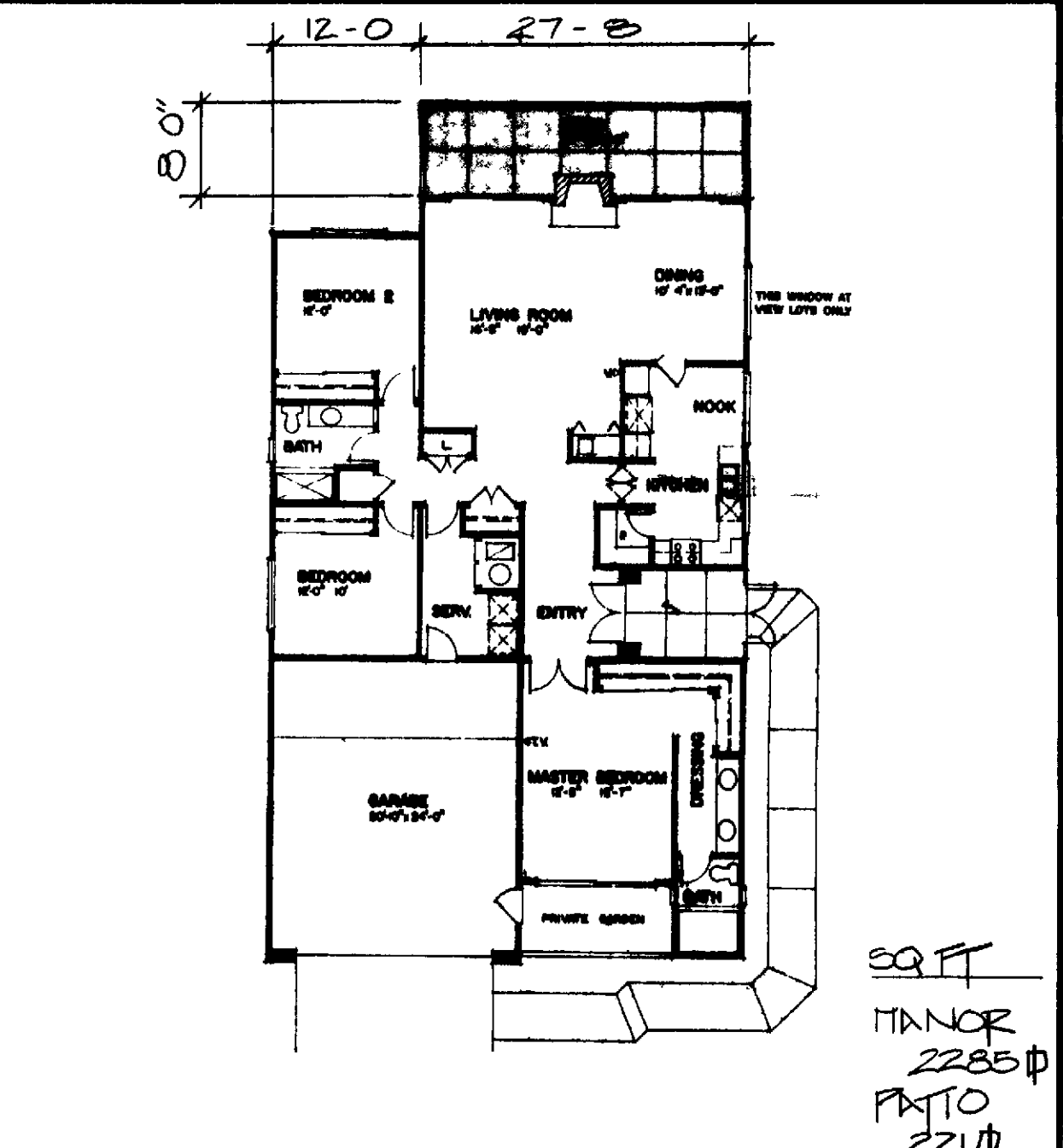
FLOOR PLAN: (C-10) VILLA TERRAZA / COLUMBIA



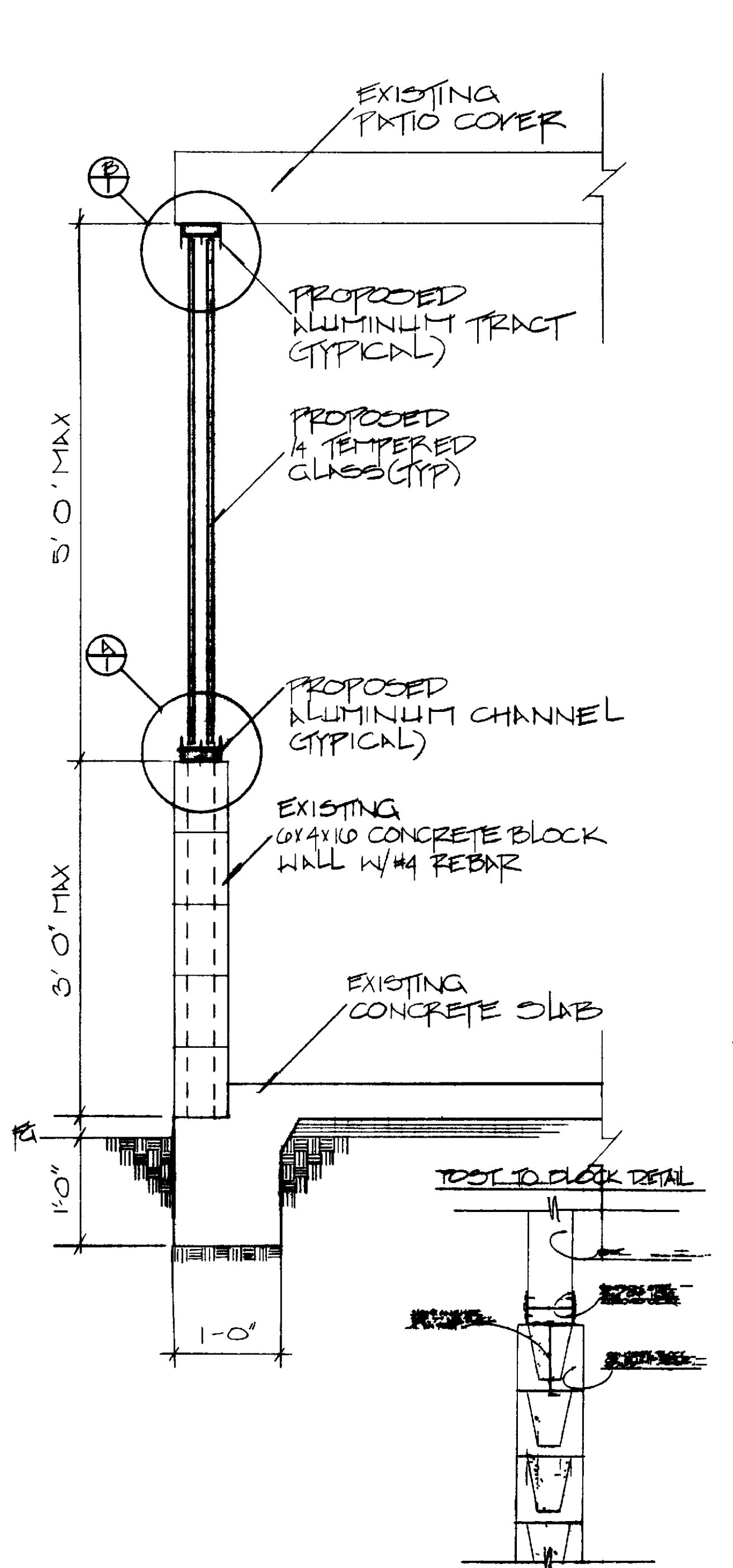
FLOOR PLAN: (C-11) VILLA REPOSA / TRINIDAD



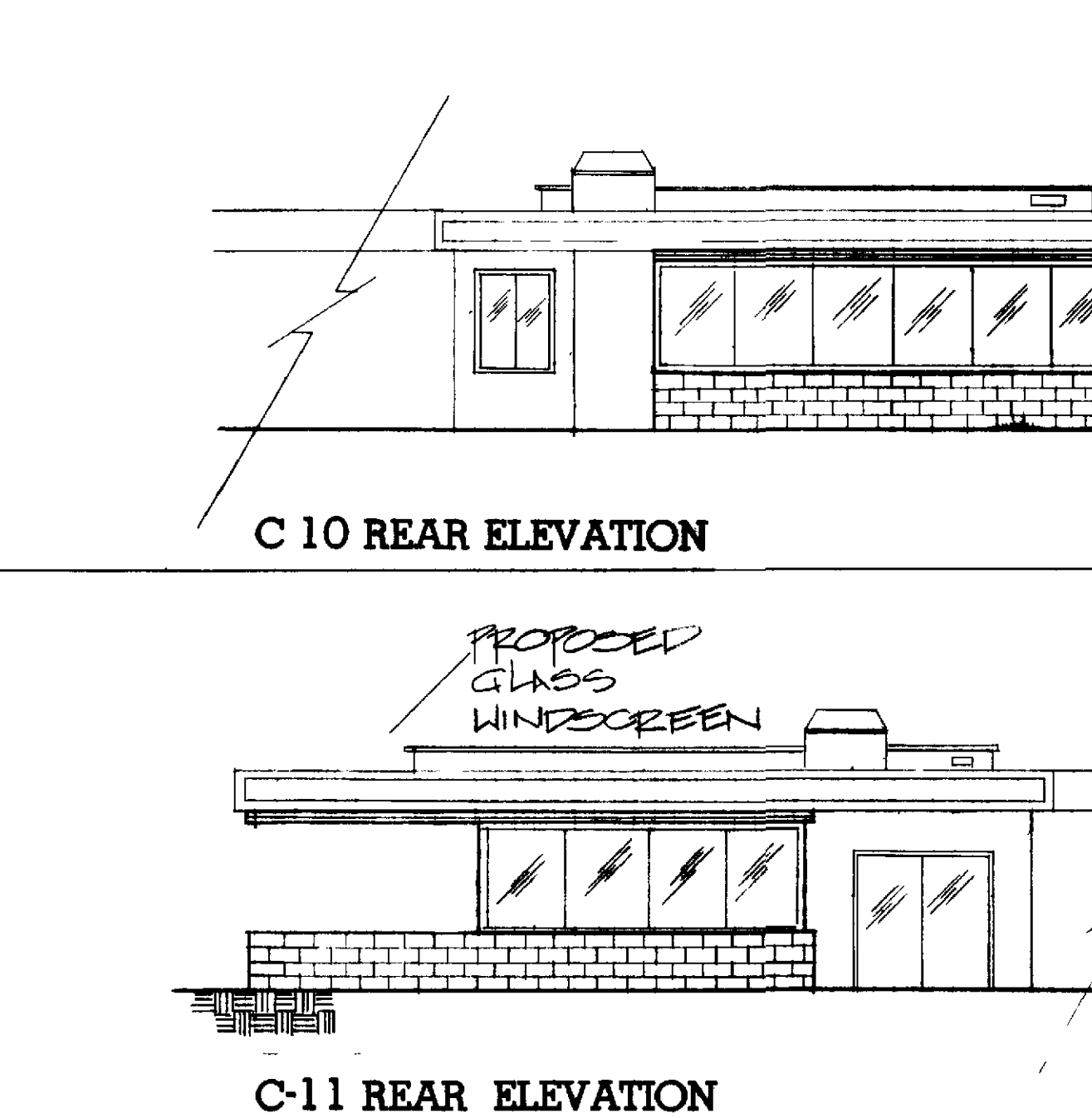
FLOOR PLAN: (C-12) VILLA SERENA / SAN MARCO



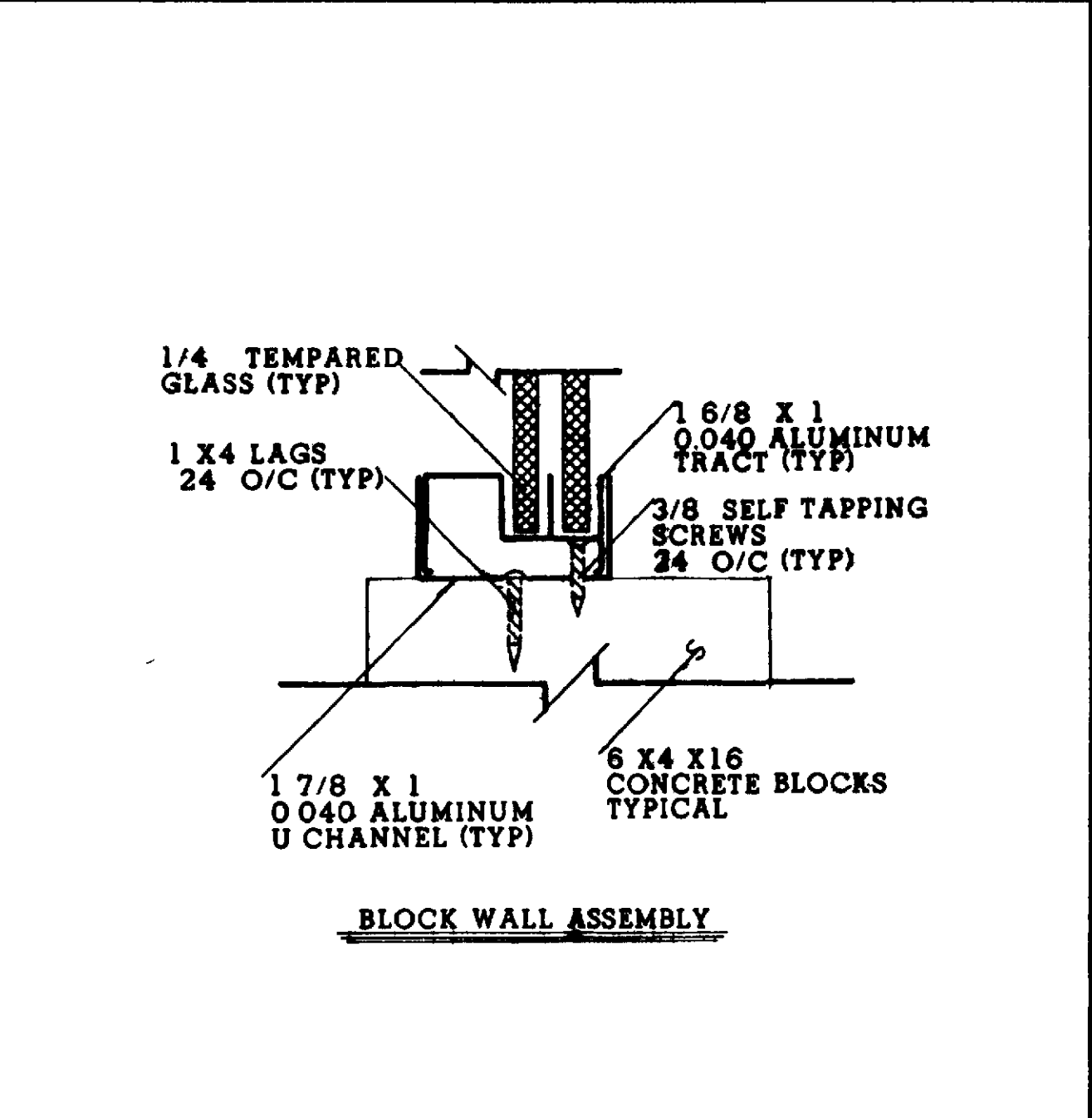
FLOOR PLAN: (C-13) VILLA PARAISA/CASA GRANADA



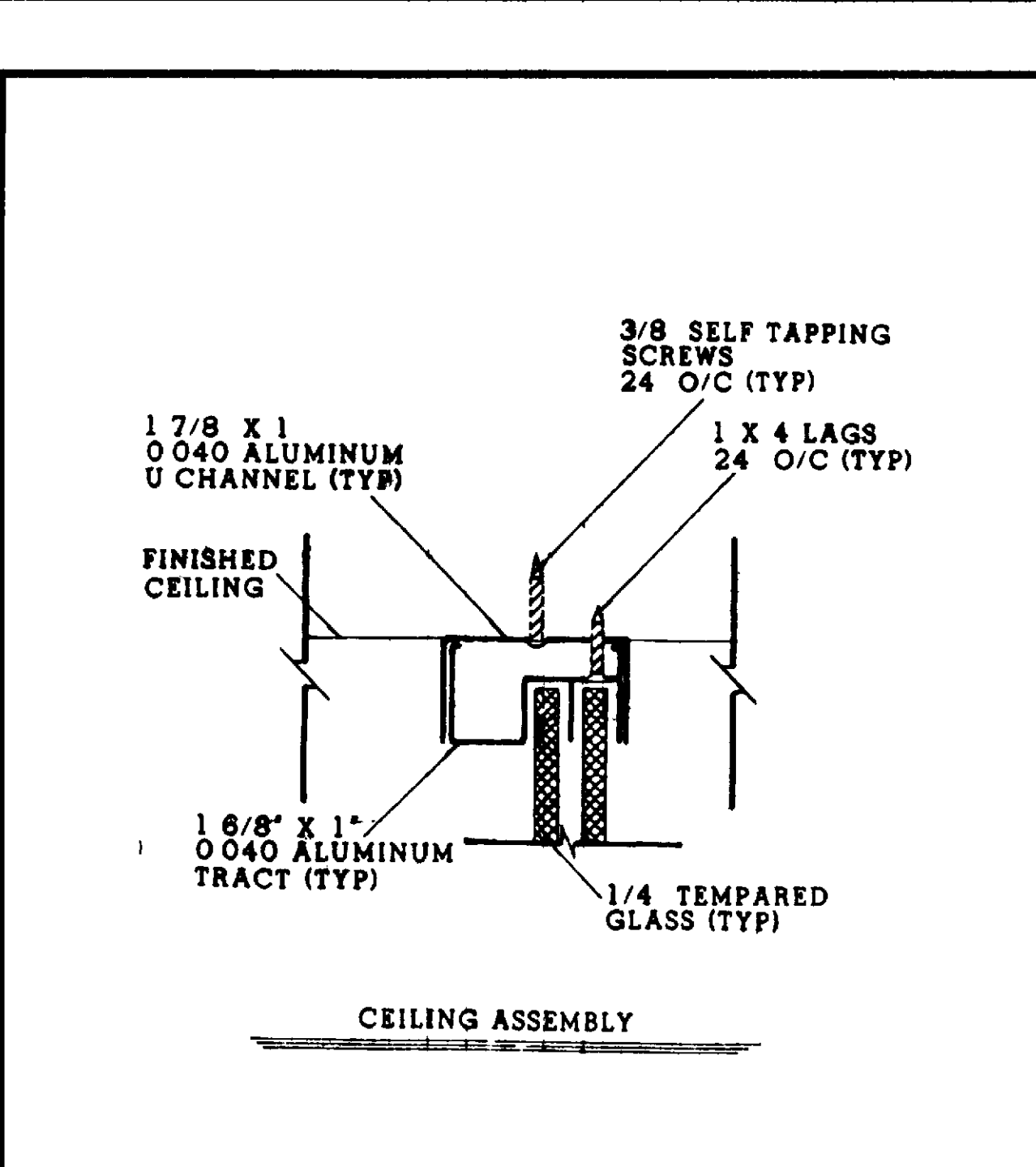
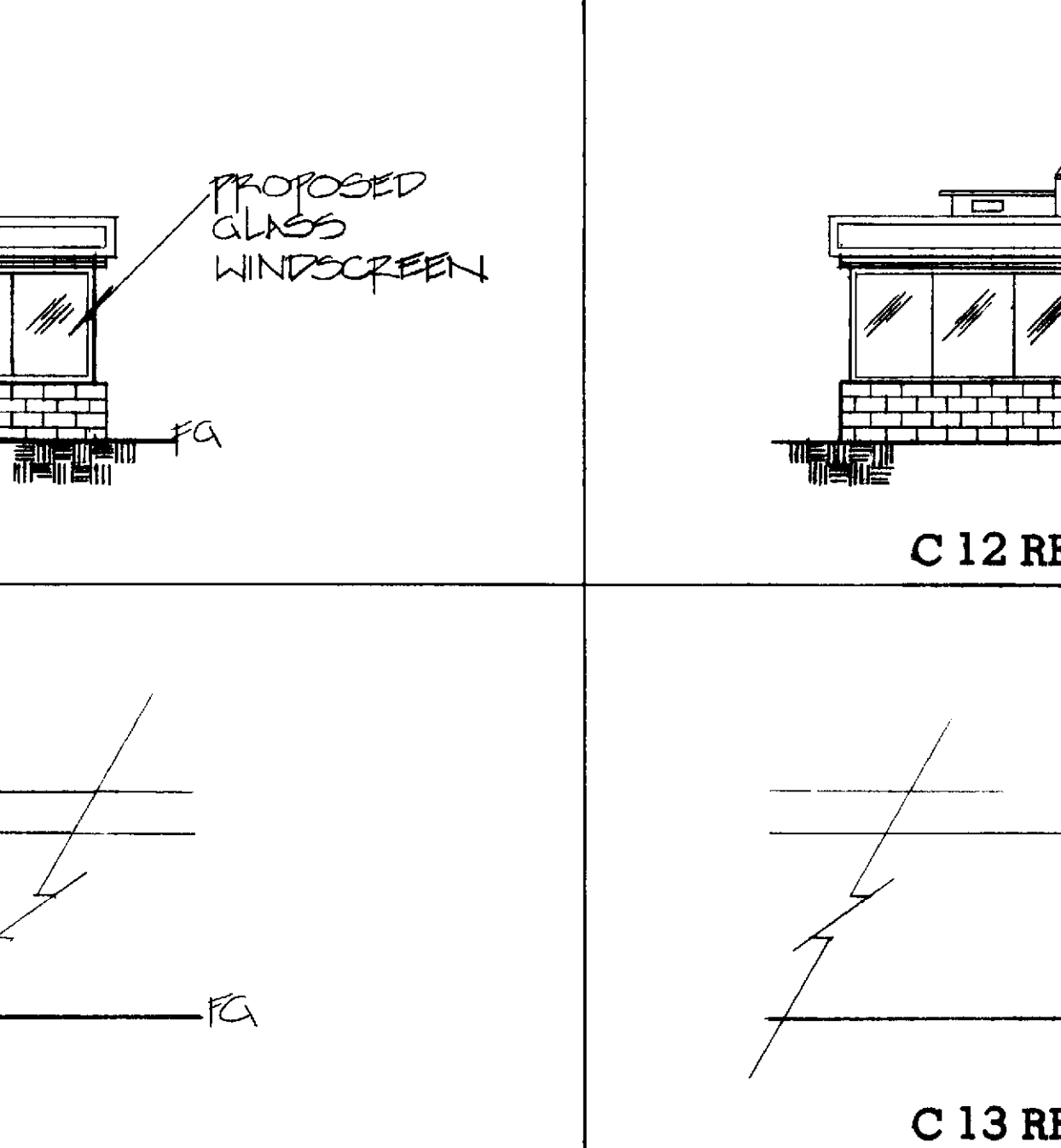
BUILDING SECTION Scale 1" : 1'-0"



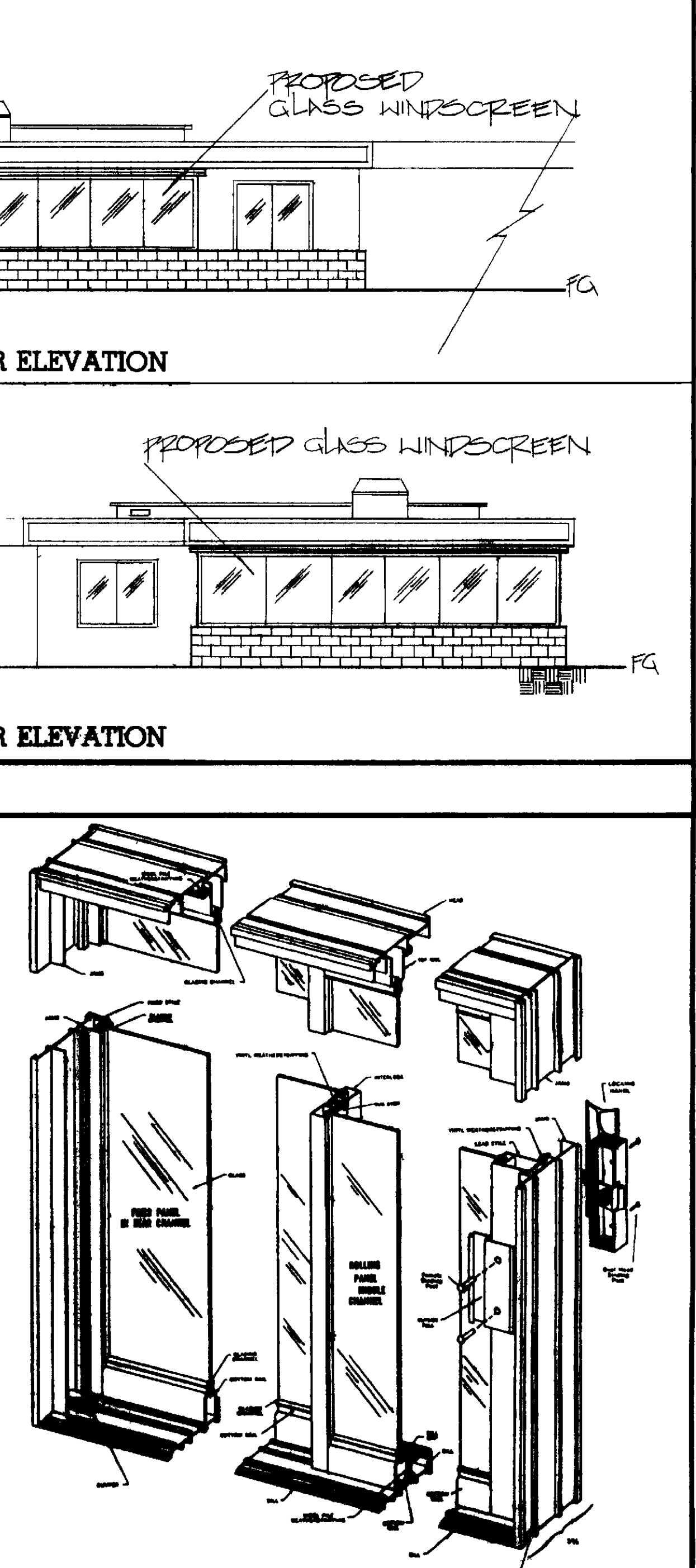
ELEVATIONS



DETAIL Scale None



DETAIL Scale None



SLIDER DETAIL

GENERAL NOTES

PROFESSIONAL COMMUNITY MNGT, INC  
 P.O. BOX 2220  
 LAGUNA HILLS, CALIFORNIA 92654  
 714 380 4616

**GLASS WINDSCREEN**  
 C 10, C 11, C 12 & C 13

NO.	REVISIONS

DRAWN  
 G. COVILLO  
 DATE  
 11/15/90  
 APPROVAL

LEISURE WORLD STANDARD PLAN NO **159**

SHEET 1 of 1