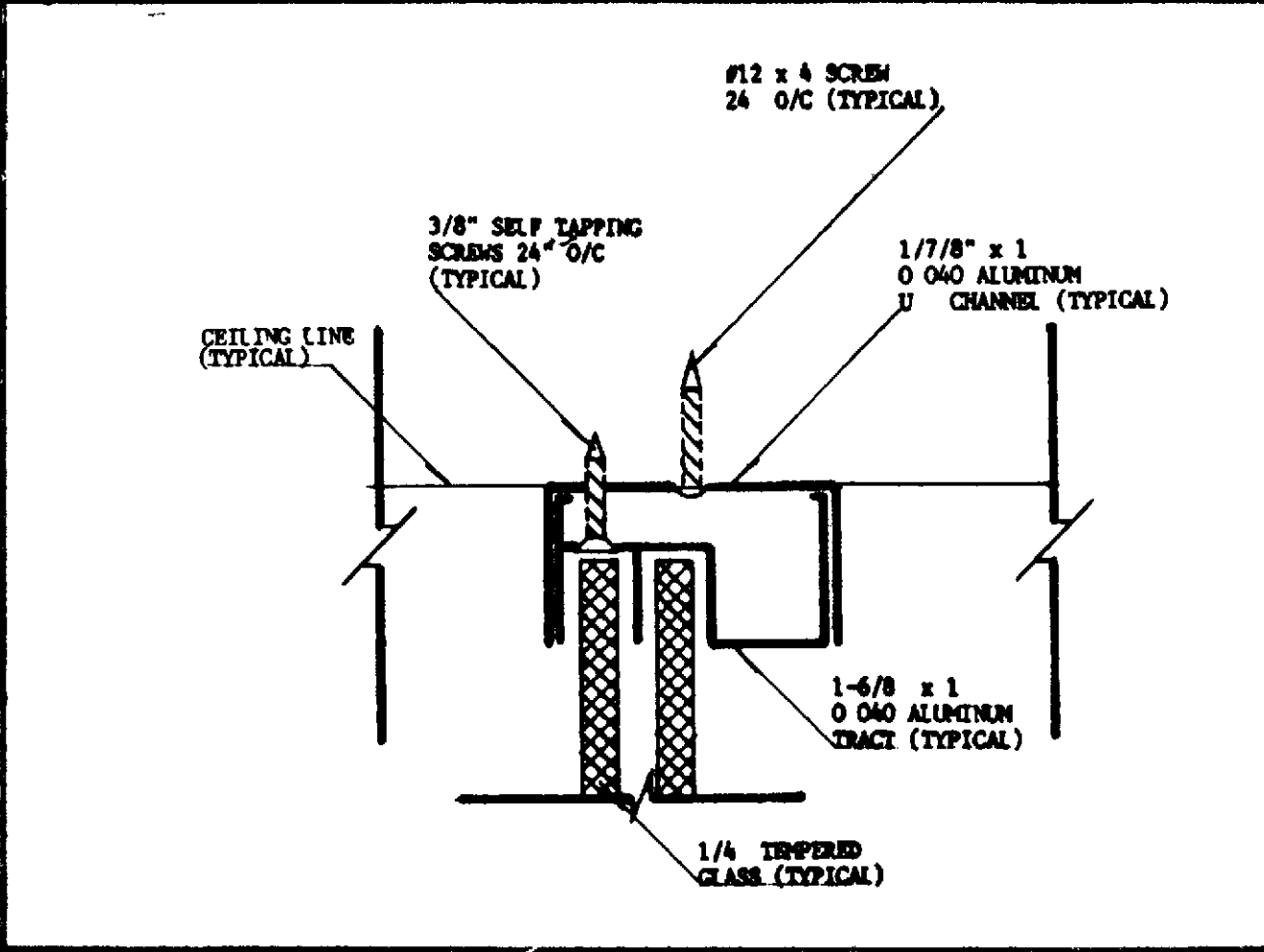
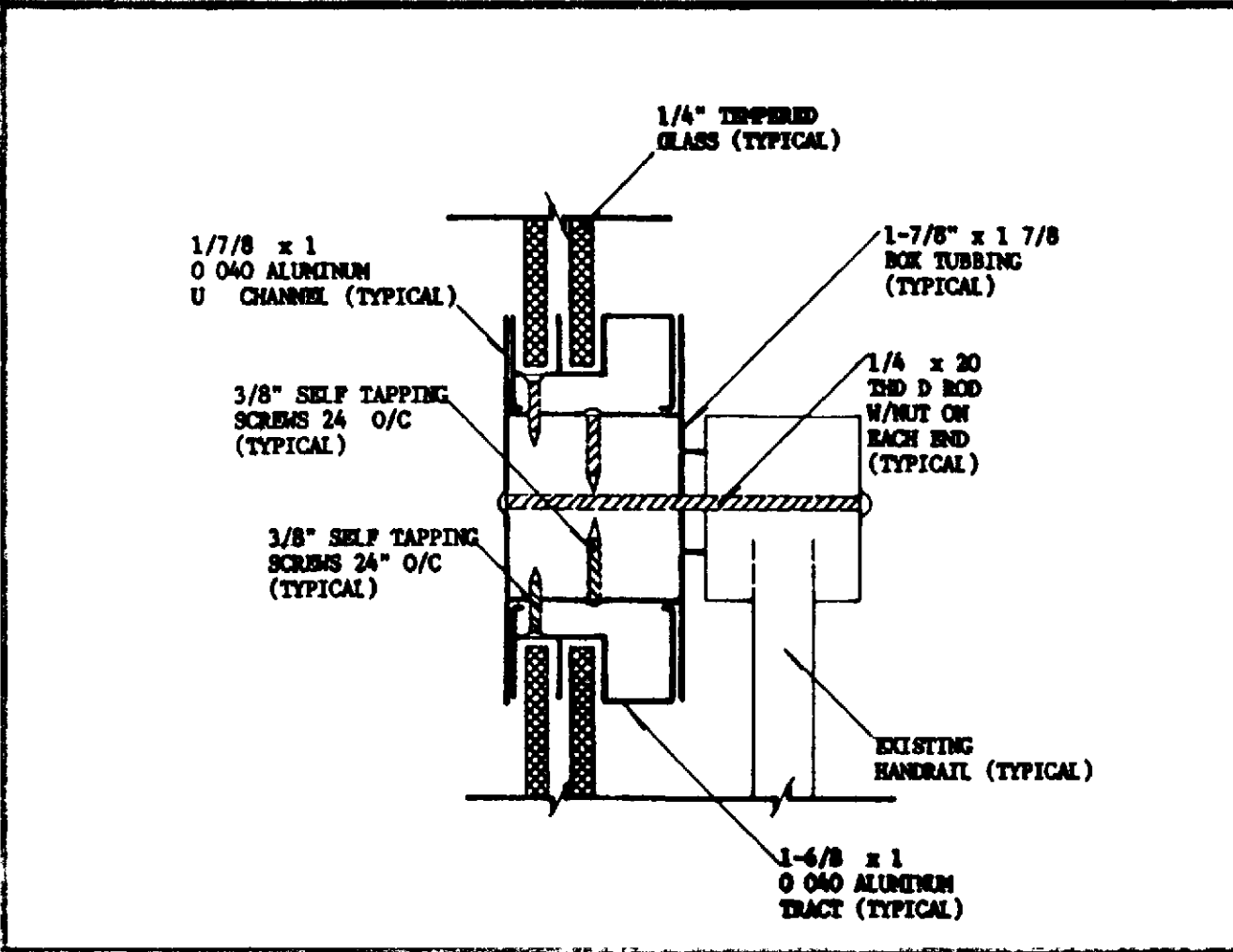


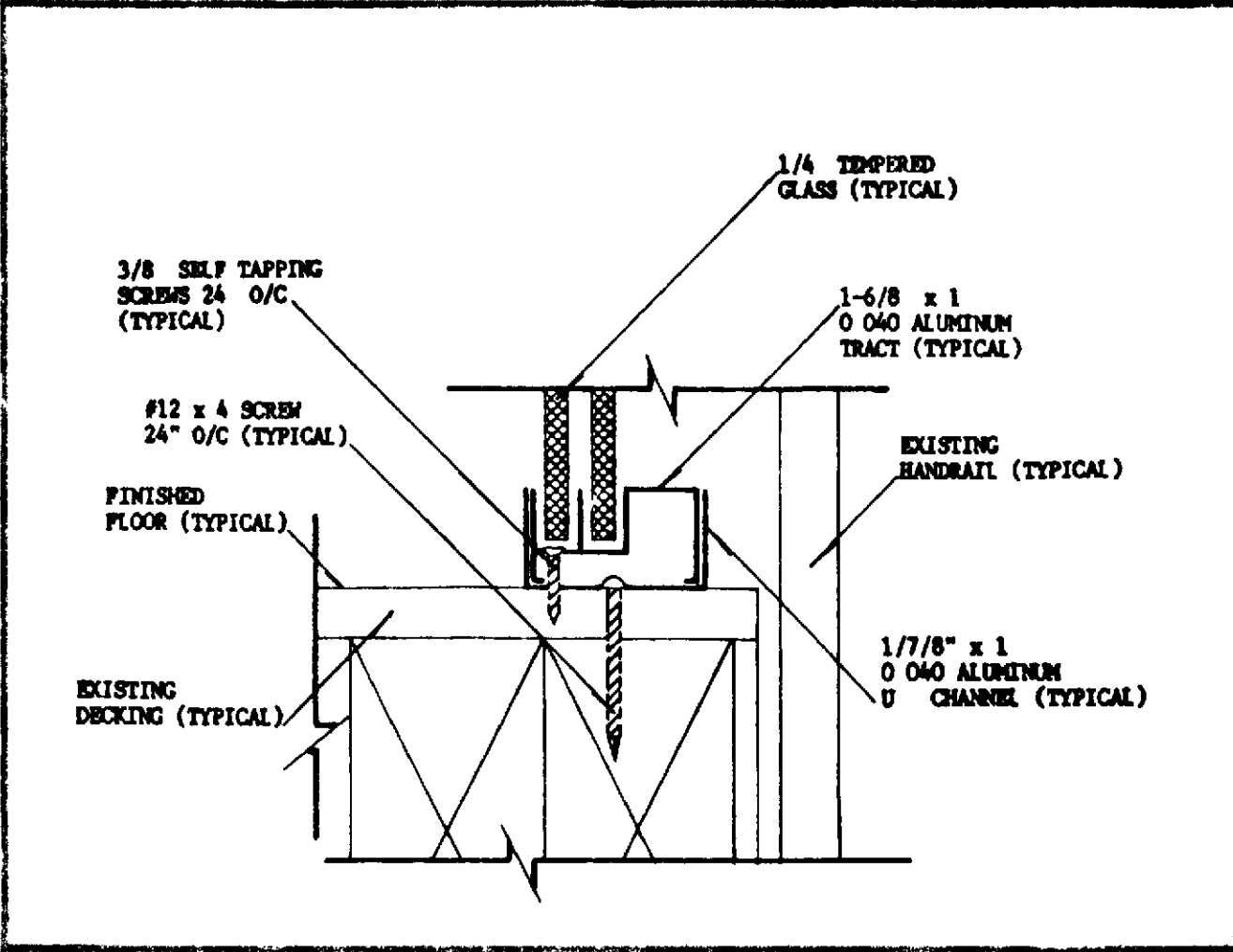
- GENERAL NOTES**
- Dimensions have preference over scale.
 - Contractor verify all dimensions and conditions at each job site prior to commencing construction.
 - Contractor shall furnish any additional structural drawings and calculations requested by the O.C. Building Department.
 - Contractor shall secure and pay for all permits required by P.C.M. 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 U.C. and local codes.
 - Sliding glass panels shall be 50% operable.
 - The open area of the low wall and one additional wall must be equal to at least 65% of the area below minimum of 6'-0" if each wall measured from the floor.
 - Glass cannot exceed 4'-0" in width and 6'-0" in height except for sliding doors 6'-0".
 - Room must have borrowed ventilation from adjoining room per U.C. 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 limited to balconies and patios only of which permanent roof structure as constructed as part of the original building is existing. Only that area directly under the roof may be enclosed. No extensions will be allowed of the roof structure.
 - All work and materials required to complete such windcreens 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.M. Inc. Agent for Leisure World Laguna Hills. An Orange County Building Permit will be required.
- 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 surface shall be pre-drilled sealant applied in and around penetration before lag bolt anchor is installed.
 - All fasteners to deck must be directly deck surface not pulled over any type of material.
- FRAME OR TRACK**
- All tracks or frames shall be of such material as is compatible with type of glass used.
 - Tracks shall be attached to top and bottom of glass to hold such glass securely in place without need for vertical member for support or bracing other than what is existing as part of the building or as indicated on approved drawing.
 - Edges of glass may have felt strips or sweeps fit to glass to control wind water and noise. Such stripping shall be fit snug against glass without use of mullions or additional framing. Refer to drawing details.
 - Frame and/or tracks to be of wood or aluminum only. The dimensions shall be kept to minimum. Optimize the area of glass yet hold glass firmly in place. All wood shall be painted. Match existing surfaces attached to all aluminum 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 thumb screws.
 - All frames must be inside or on top of existing handrail as indicated on approved drawing detail.
- 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.
 - Process finishes type, stained, low-e glass types shall not be allowed.
 - Glass shall be bare if retaining frame and mullions. Only at top and bottom where glass meets frame or track may rollers or glides 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 to glass to limit manufacture shall be accepted provided it conforms to Section 7.
 - Reflective tint or film applied to glass for 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.
- SHADES INSIDE WINDSCREENS**
- Any shades installed on the balcony or patio shall be inside if any portion of the windscreen only.
 - Shades shall be of such material as not to support combustion. P.V.C. plastic woven aluminum type that roll up are acceptable provided they meet standard requirements set forth in this section. Fixed shades are not acceptable.
 - Shades shall be of color to conform with the color of the building wall. Loss as possible. Engineering will approve color prior to installation.
- Class Panel Windcreens**
- APPLICATIONS**
- Windcreens shall only be applied to balconies and patios that have solid roof covering over the structure that is compatible with the building construction as set forth in Section 1.1.
 - Solid roof coverings shall consist of either the existing balcony or roof structure built as part of the building during construction.
 - In no case shall additional electrical plumbing heating fixture or conditioning units be added as part of such enclosure construction.
 - All conditioning units that exhaust into an enclosure in some case may be rendered ineffective.
 - Patios areas where an optional plan exist 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 windscreen.
 - Any change in existing structure of deck frame work must be approved in writing prior to issuance of permit.
 - Where windscreen will be constructed on the ground floor of an existing building, the windscreen shall be constructed to a height of 3'-0" around the perimeter of the patio.
- EXISTING STRUCTURES**
- Where an existing windbreak has been provided 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.



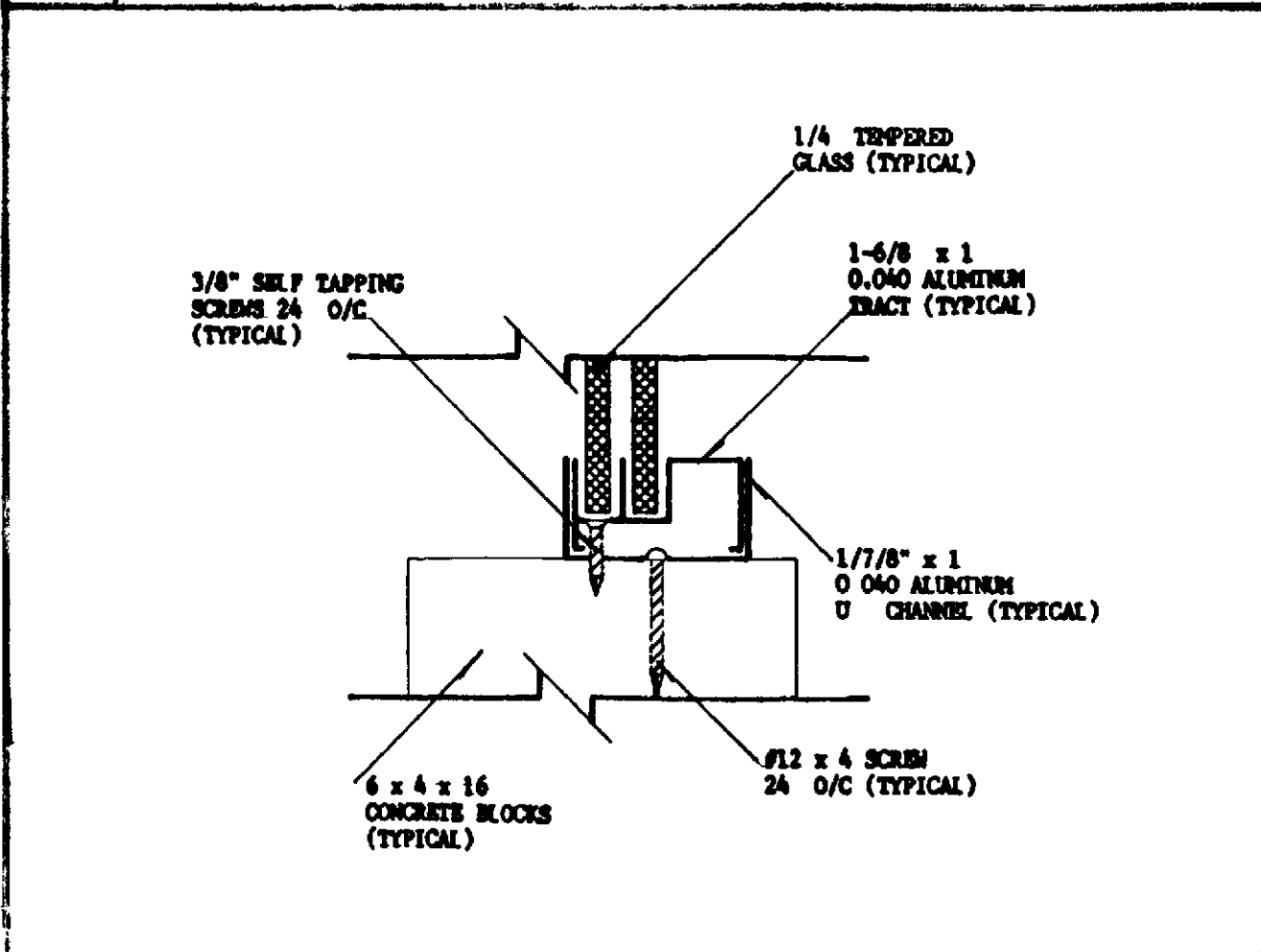
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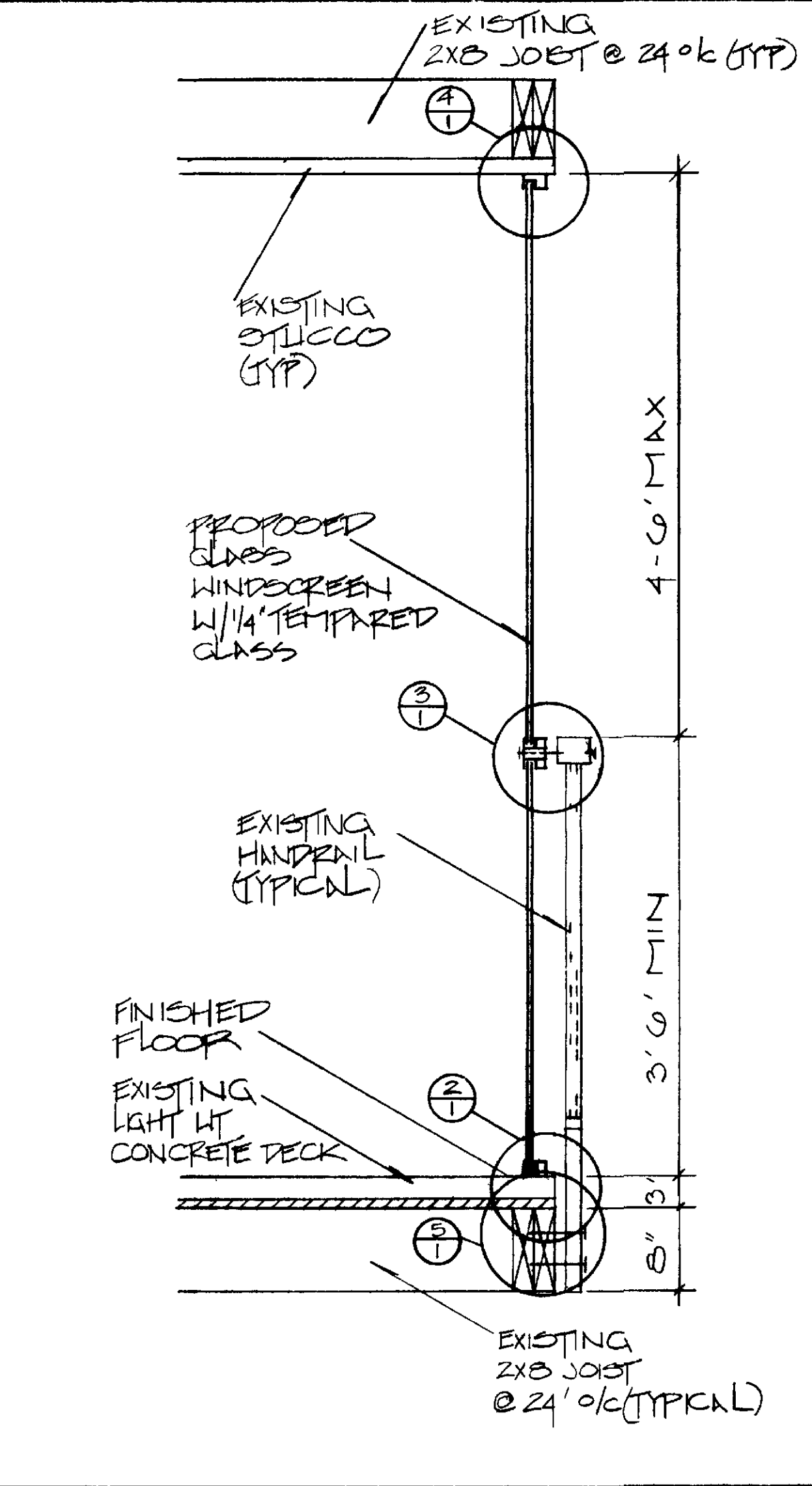
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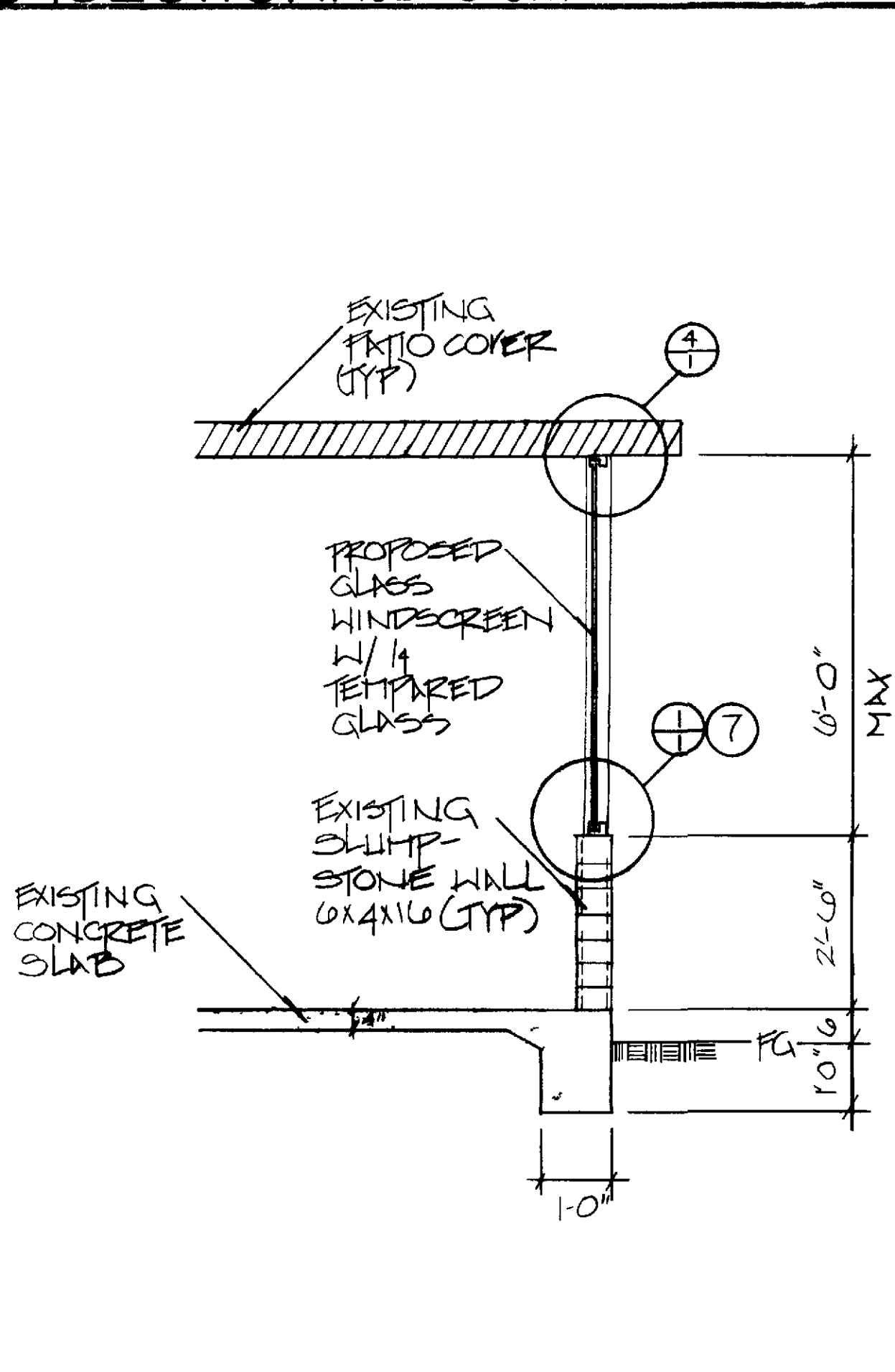
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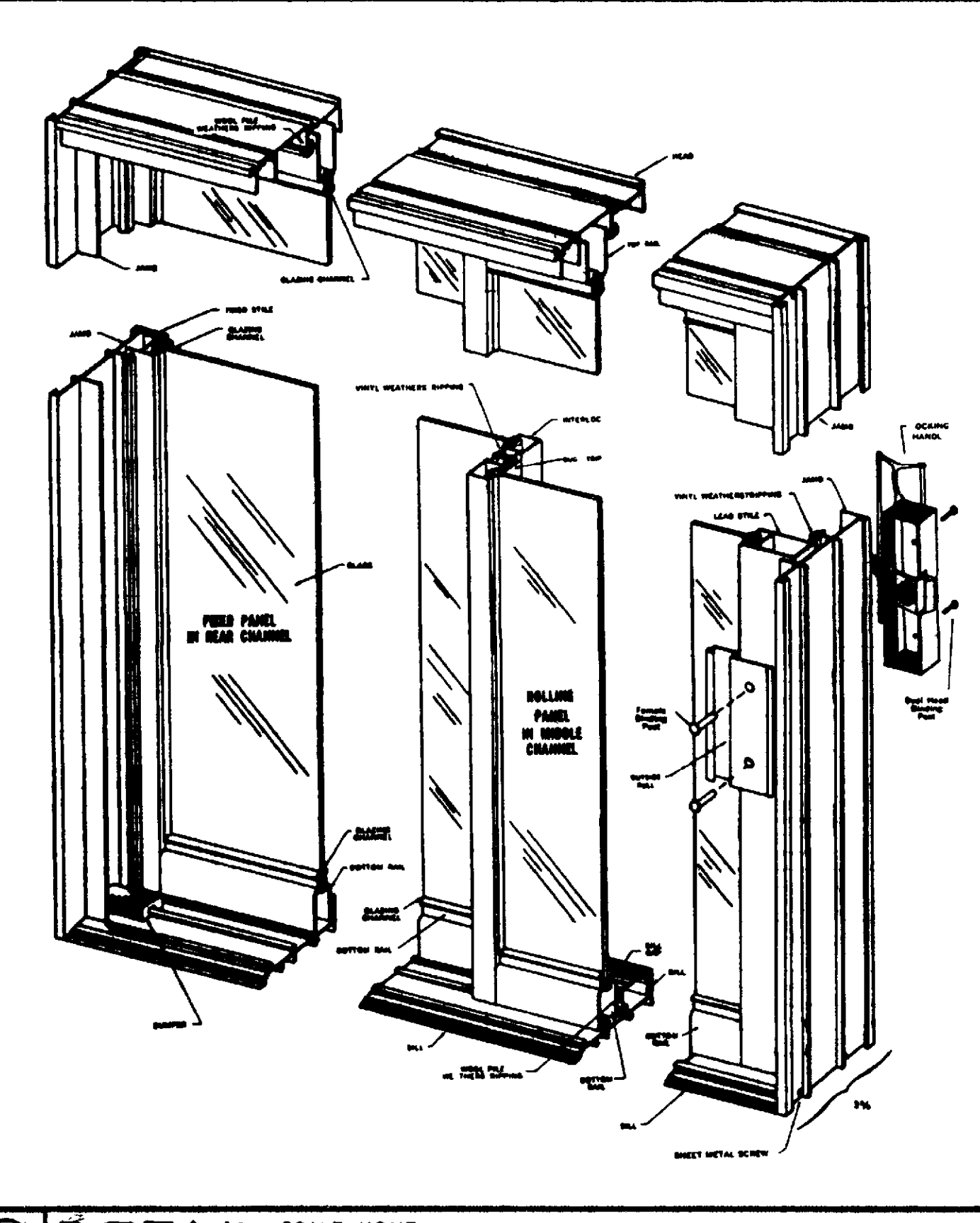
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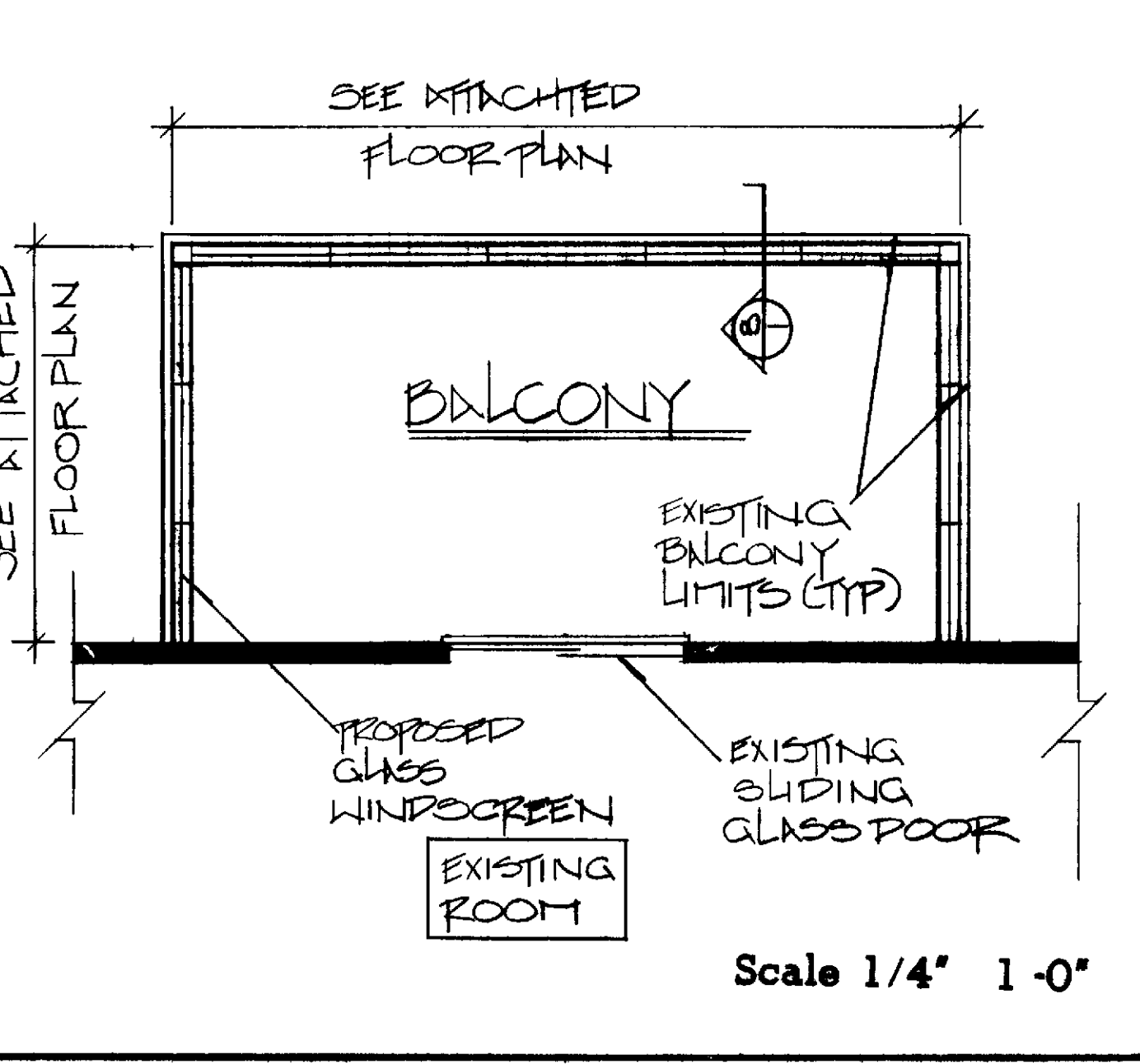
⑥ SECTION MULTI-STORY SCALE 1/4\"/>



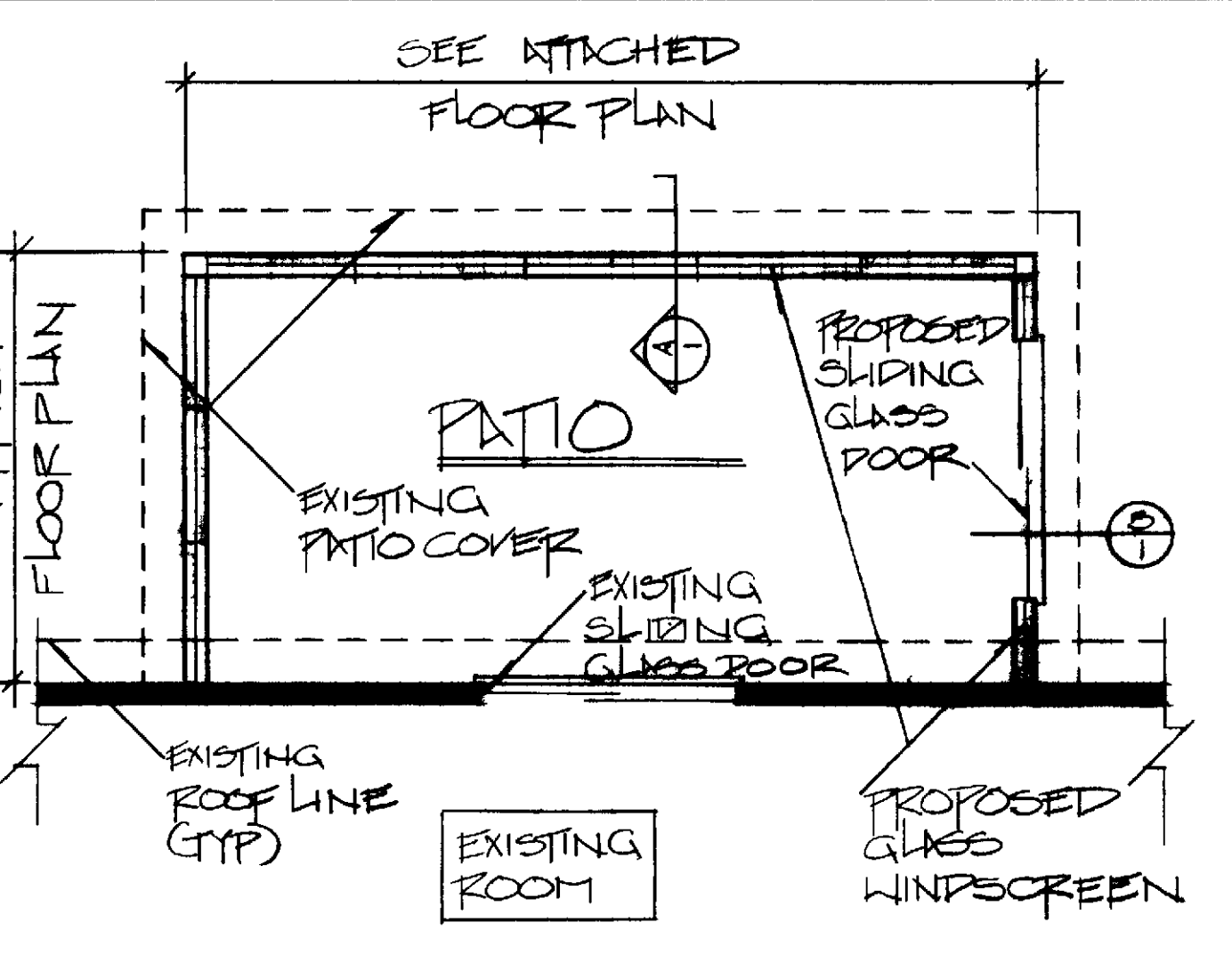
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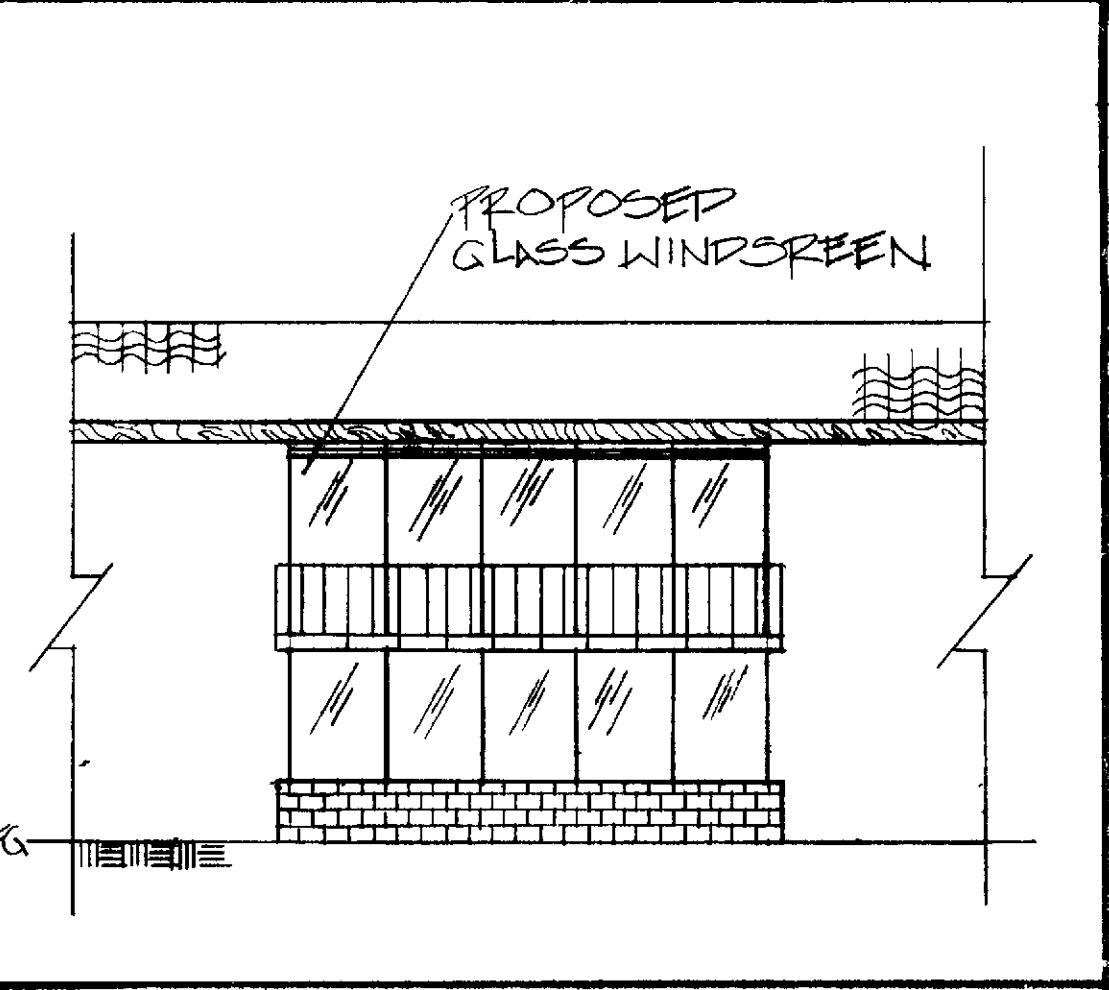
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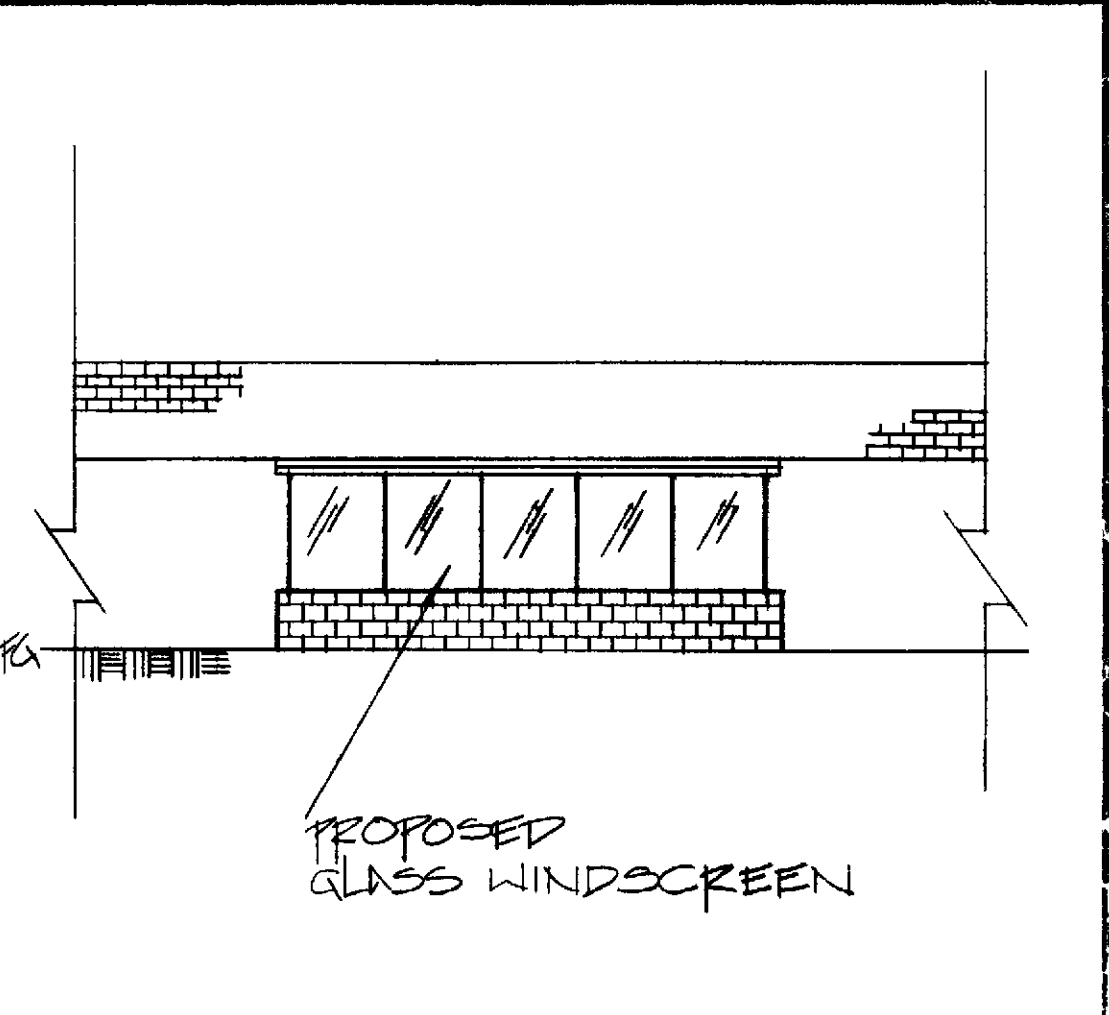
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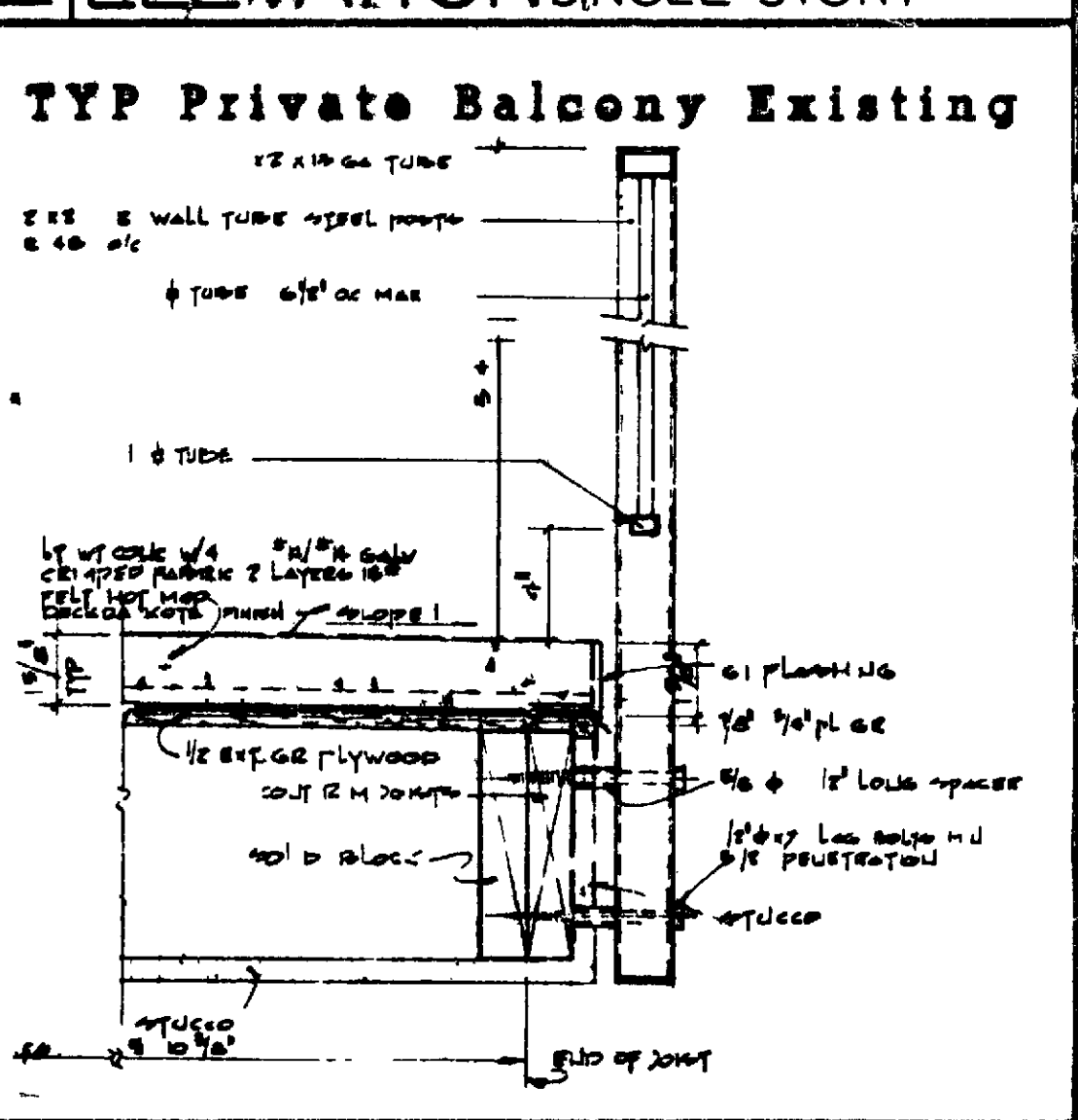
PATIO PLAN SCALE 1/4\"/>



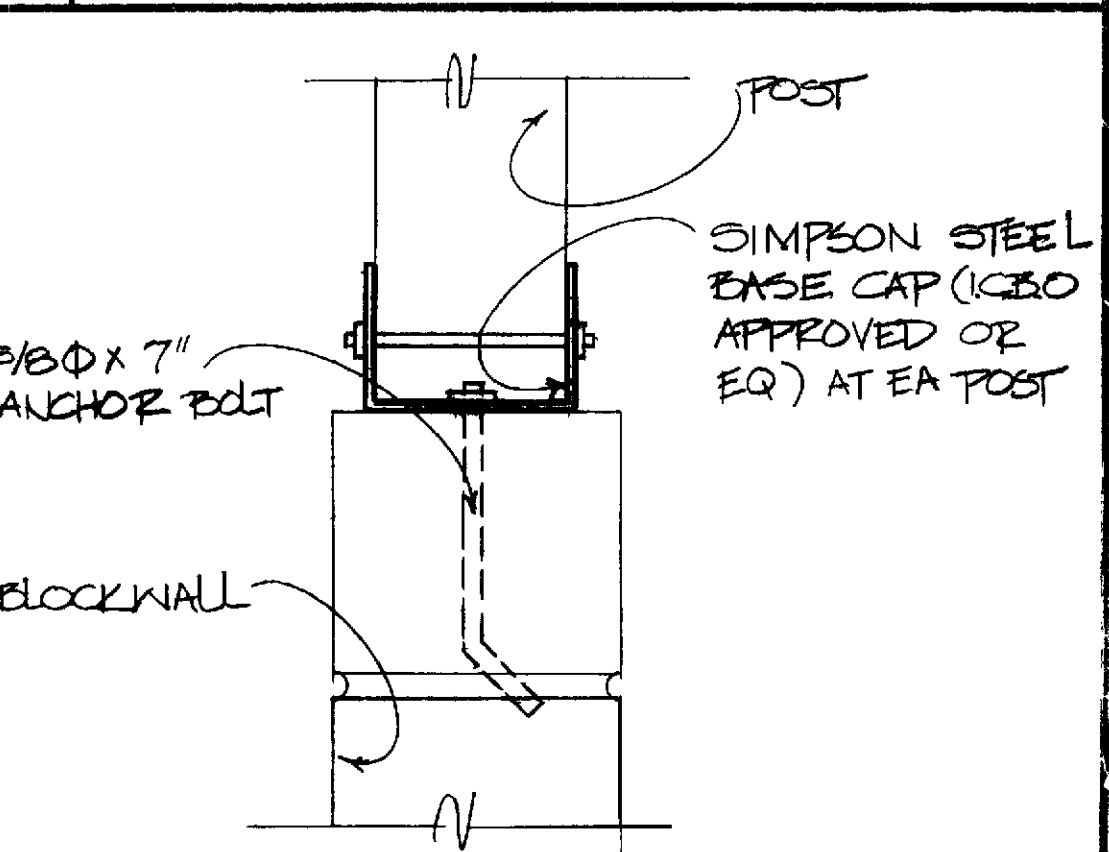
ELEVATION MULTI STORY SCALE NONE



ELEVATION SINGLE STORY SCALE NONE



⑥ DETAIL EXIST RAILING SCALE NONE



⑦ DETAIL POST TO BLOCK WALL SCALE NONE

CONSTRUCTION PLANS FOR
GLASS WINDSCREEN
 UNIVERSAL PLAN

Laguna Woods Village

DRAWN G OSWALD
 DATE 1/30/91
 APPROVAL

PLAN NO 293

SHEET 1 of 1