

- 1 DIMENSIONS HAVE PREFERENCE OVER SCALE**
- Contractor verify all dimensions and conditions at each job at prior commencing construction.
  - Contractor furnish any additional structural drawing and calculations required 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 area "broom clear".
  - All phases of construction shall comply with the current edition of the UBC and the local code.
  - Sliding glass panel shall be 50% operable.
  - The open area of the lower wall and one additional wall must be equal to at least 45% of the area below minimum of 8'-0" from the floor.
  - Glazing cannot exceed 4'-0" in width and 6'-0" in height except for sliding door 6'-0".
  - Room must have borrowed ventilation from adjoining room per UBC 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 is 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 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 ensure safety as well as approved methods of installation of such glass.
  - Permits shall be issued for such installations by C.M. Inc. Agent for Leisure World Laguna Hills. An Orange County Building Permit will be required.

- 20 DECK PREPARATION**
- Prior to any installation existing deck surface shall be checked for any defect or irregularity which might affect such installation cause any future damage.
  - Penetrations into deck surfaces shall be pre-drilled as last applied in and around penetrations before lag bolt anchor is reinstalled.
  - All attachment deck must be directly deck surface not applied over any type carpet mat.

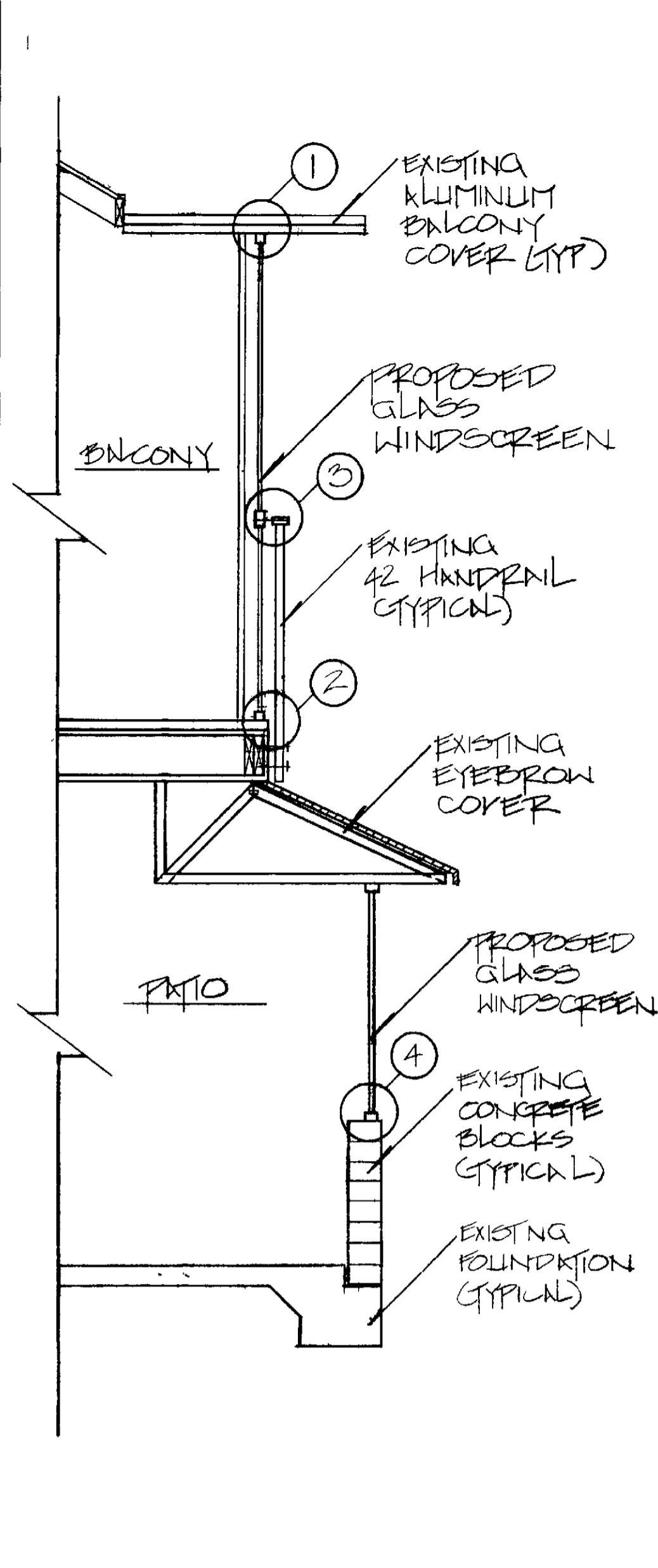
- 30 FRAME OR TRACK**
- All tracks framework shall be of such material as be compatible with type of glass used.
  - Track shall be attached at top and bottom of glass as to hold such glass securely in place without need of vertical support or bracing the than what is existing as part of the building or as indicated on approved drawing.
  - Edge of glass may have flange or sweep fit to glass to control wind water and bug. Such sweeping shall be fit snug opposing glass without use of mullions or additional framing refer drawing detail.
  - Frame and/or tracks be of wood or aluminum only. The dimensions shall be kept minimum optimum be area of glazing held glass firmly in place. All wood shall be painted to match existing surface if attached. All aluminum be anodized black or bronze if attached dark painted surface.
  - No frame or track shall be as large as be used as slider unit or screen reduce amount of glass or to fill in irregular shaped area where glass could be used.
  - All glass must be removable either by lifting out of track or that in place by thumb screws.
  - All frames must be inside or on top of existing handrail indicated on approved drawing detail.

- 40 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 louvered glass type shall not be allowed.
  - Glazing shall be bare framing frame and mullions. Only at top and bottom where glazing frame or racks may glide roller wheels be installed on glazing.
  - The maximum size of any pane of glass shall not exceed 4 feet in width.
  - Soil glass tinted glass smoky type glass, or film that is applied glass as at time of manufacture shall be accepted provided it conforms to the following:
  - Reflective tint film applied to glass after manufacture may be applied glass providing it does not have reflective finish. Manufacturer's documentation of such material must be on hand and approved before such application.

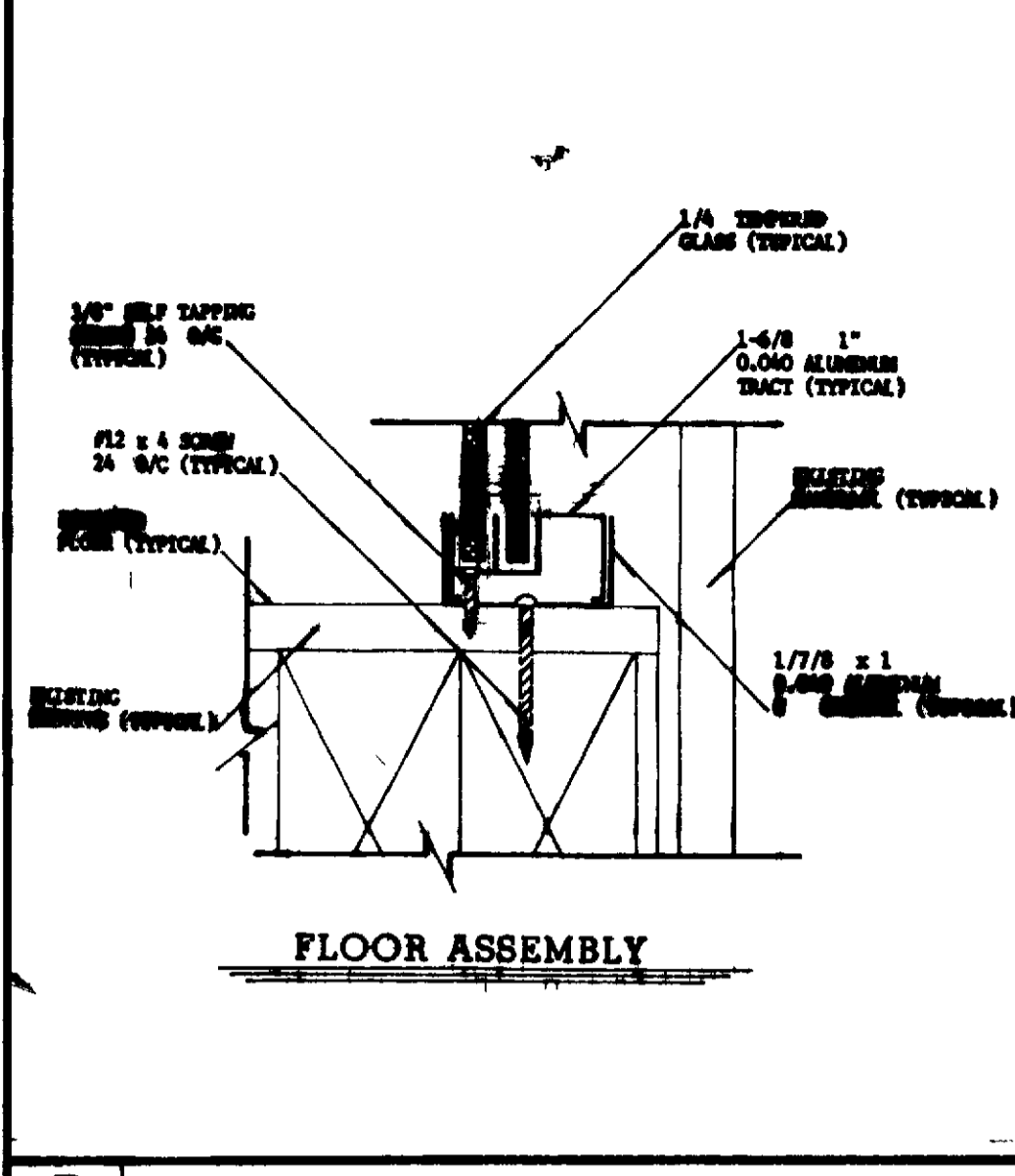
- 50 SHADES INSIDE WINDSCREENS**
- Any shade installed on the balcony or patio shall be inside of any portion of the windscreen only.
  - Shade shall be of such material as not to impede ventilation. P.V.C. plastic woven lumina type that roll up or retractable provided they meet standard requirement set forth in the section titled shade are not acceptable.
  - Shade shall be of color on par with the color of the building wall. Leave possible. Engineering will approve color prior to installation.

- Glass Panel Windscreens**
- 60 APPLICATIONS**
- 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 Section 11.
  - Solid roof coverings shall consist of either existing balcony above that of which qualifies as balcony patio or the roof structure above 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 unit that exhaust into an enclosure in some case may be rendered ineffective.
  - Patio areas where an optional plan exists 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 to existing structure to allow for track or frame work must be approved in writing prior to issuance of permit.
  - Where wind screen will be constructed be ground floor of unit and no wall handrail existing. Jump case handrail must be constructed height 3'-0" round be perimeter of the patio.

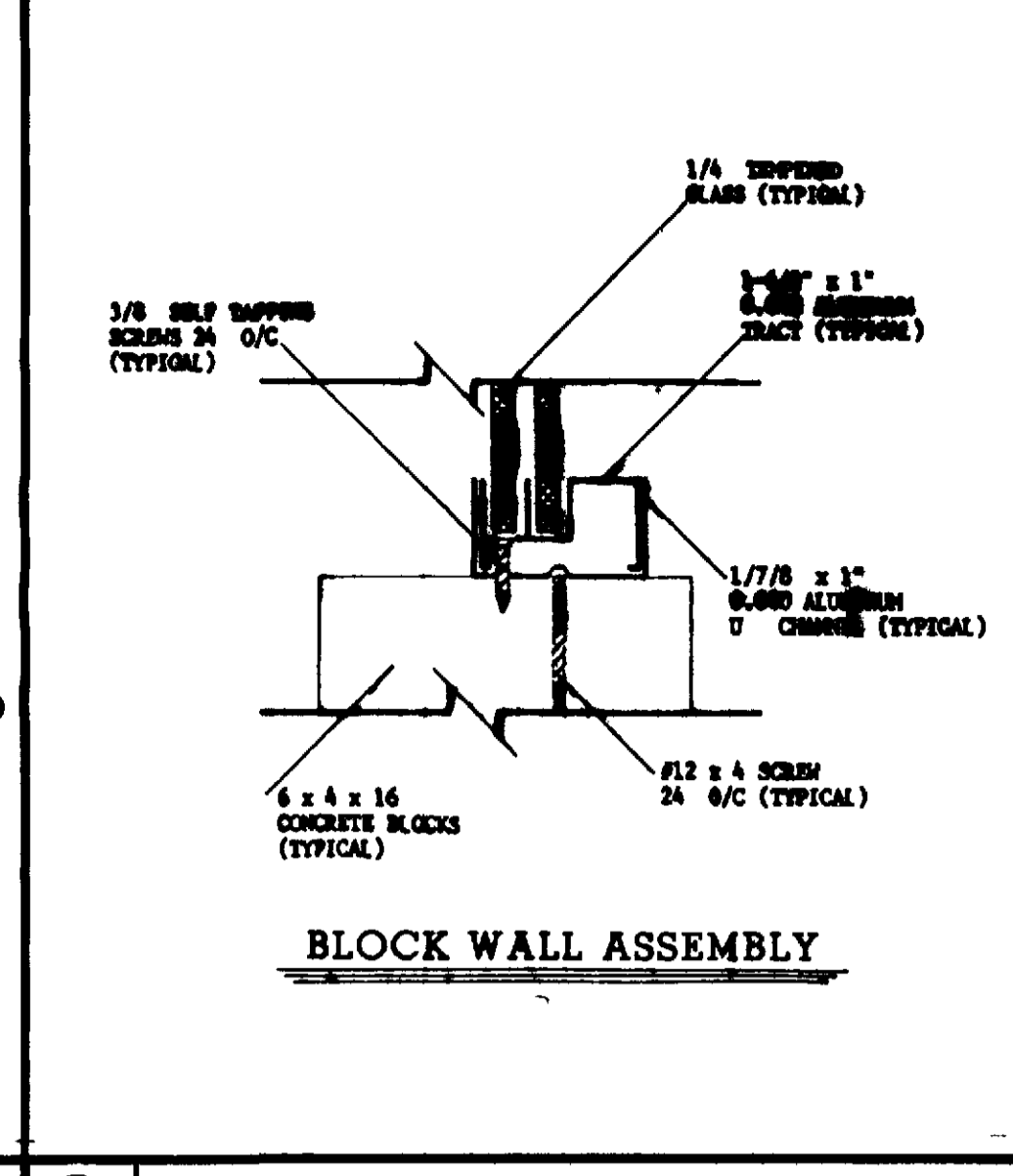
- 70 EXISTING STRUCTURES**
- Whereas no existing window has been permitted and installed per specifications in effect at the time portions of that window remain as part of an enclosure provided that the unit on which it is installed otherwise qualifies for windscreens per approved specifications.
  - Only the end sections of an existing window shall remain. Any section between the front or rear side shall be removed and replaced with panels.



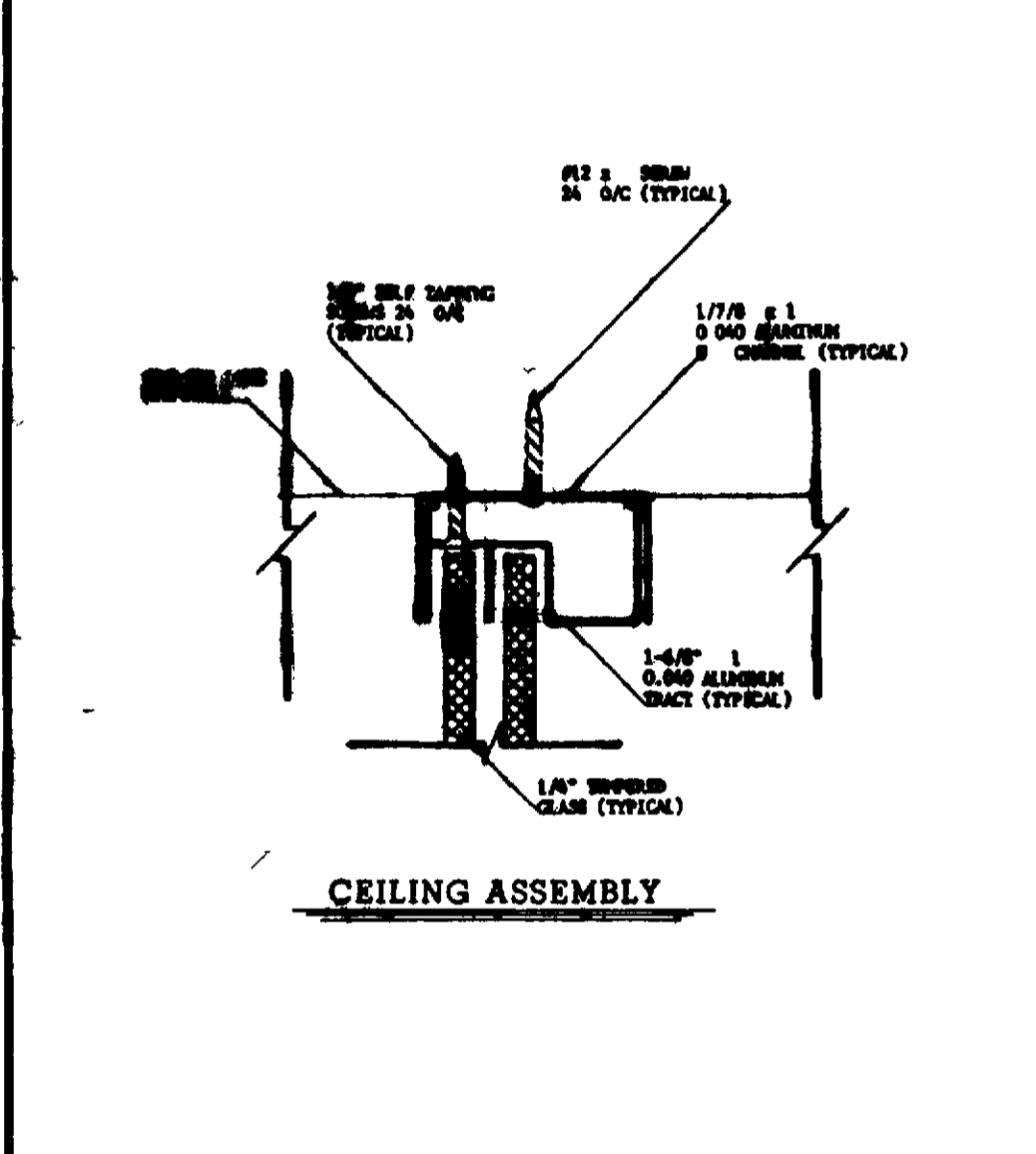
**A TYP SECTION** SCALE 1/4" = 1'-0"



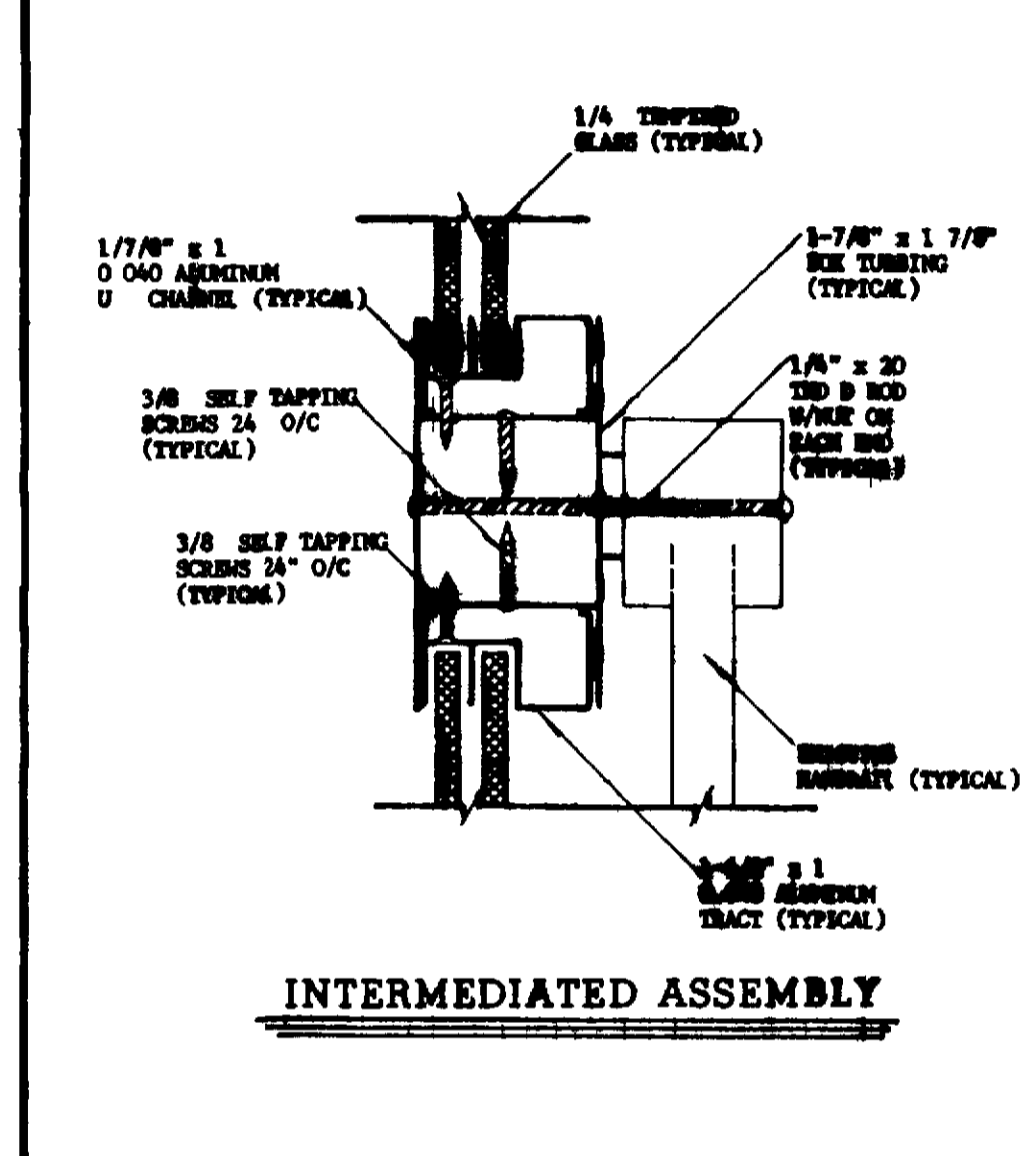
**2 DETAIL FLOOR CONNECTION** SCALE NONE



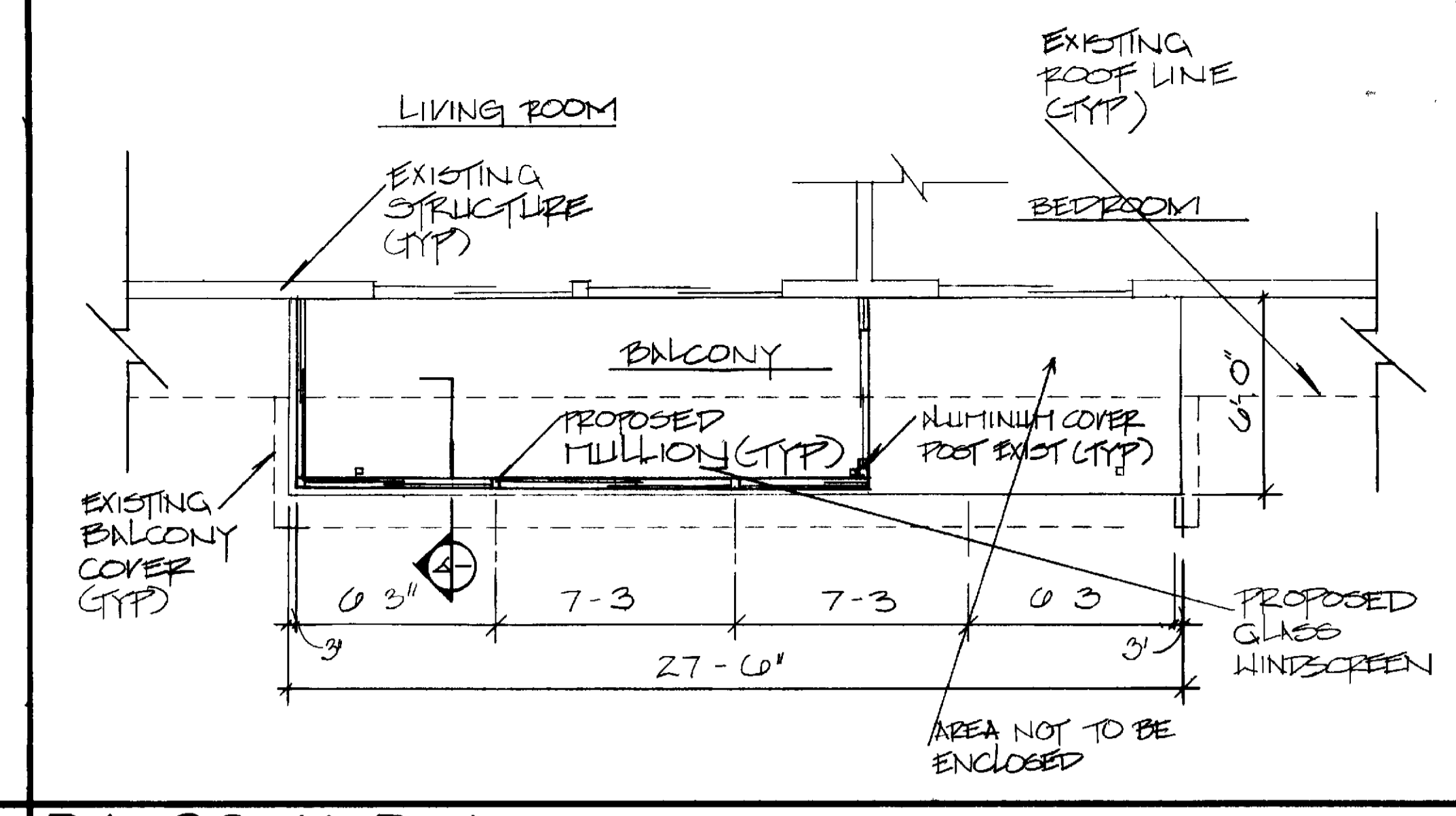
**4 DETAIL BLOCK WALL** SCALE NONE



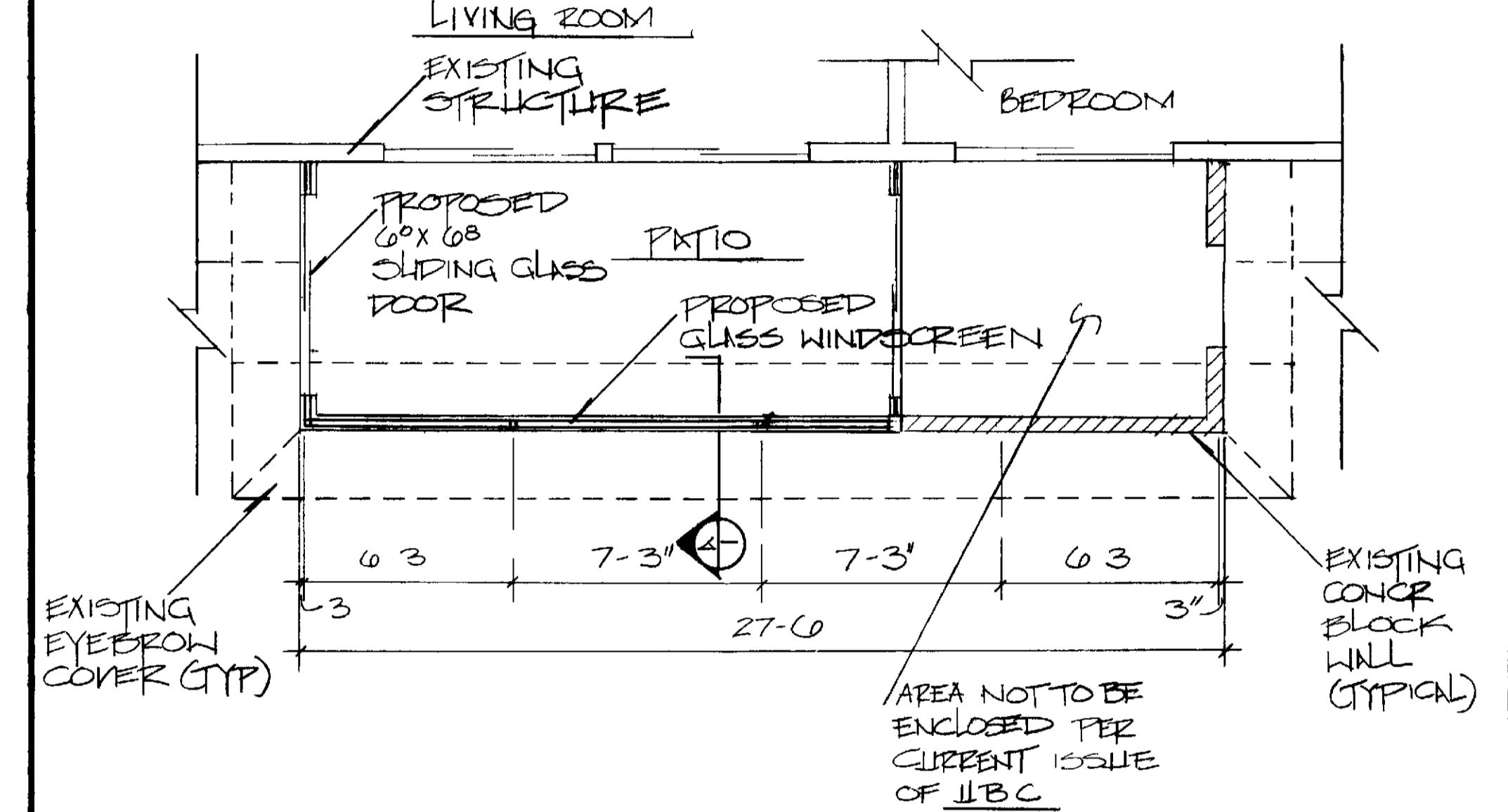
**1 DETAIL CEILING CONNECTION** SCALE NONE



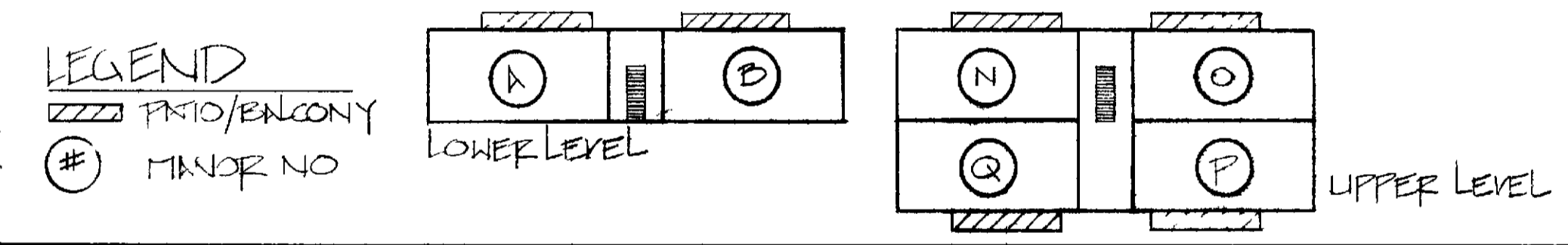
**3 DETAIL RAILING CONNECTION** SCALE NONE



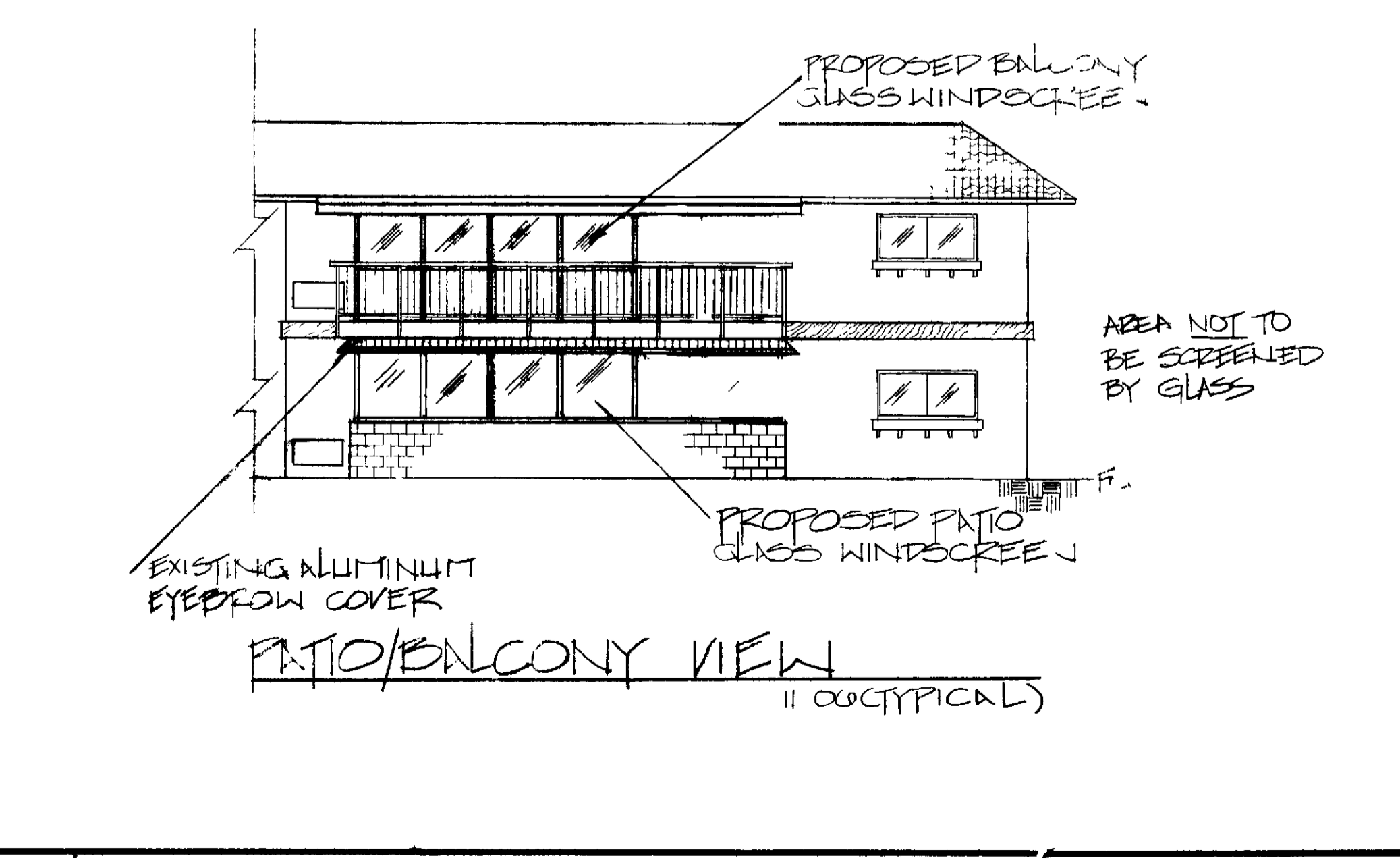
**BALCONY PLAN** SCALE 1/4" = 1'-0"



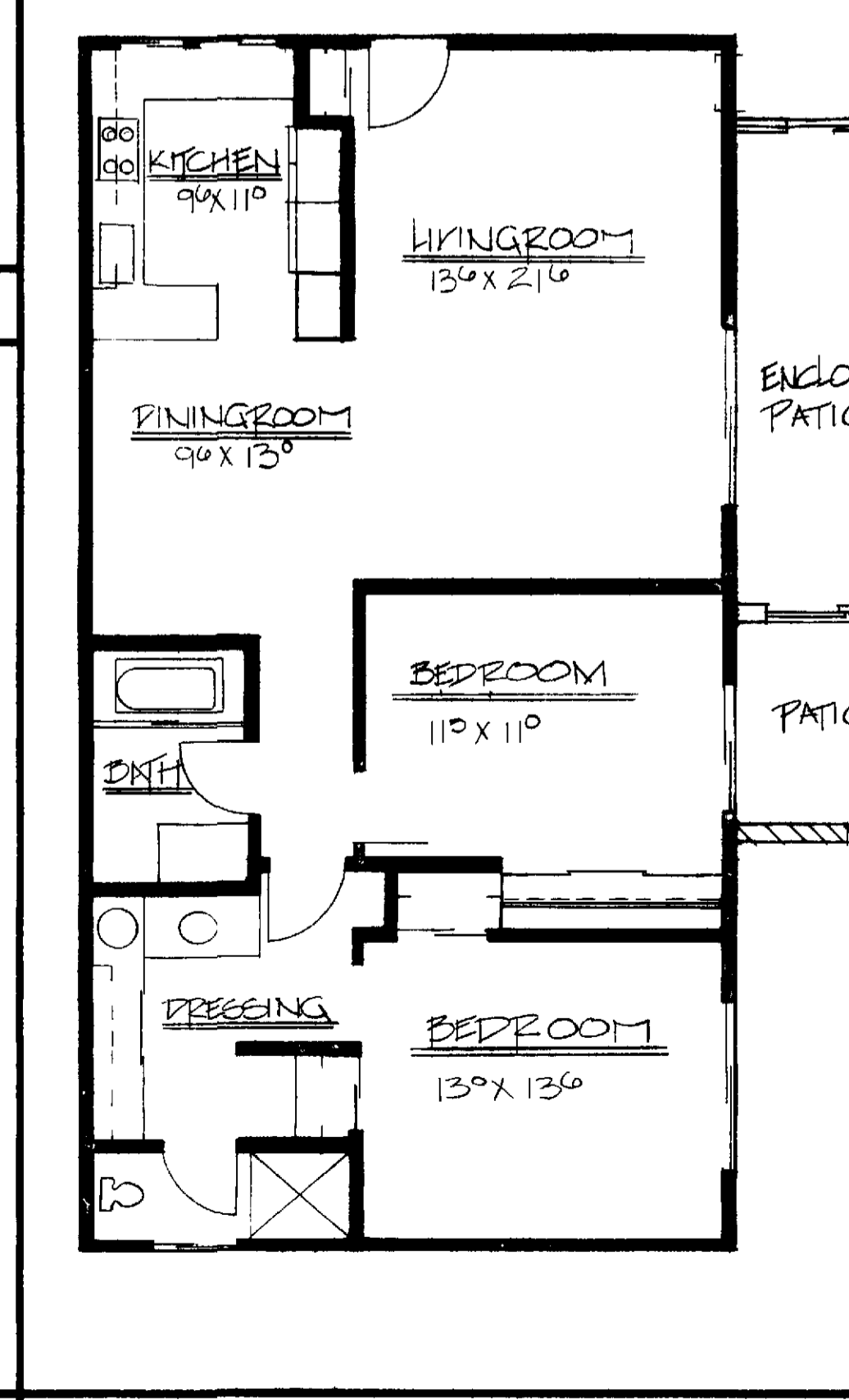
**PATIO PLAN** SCALE 1/4" = 1'-0"



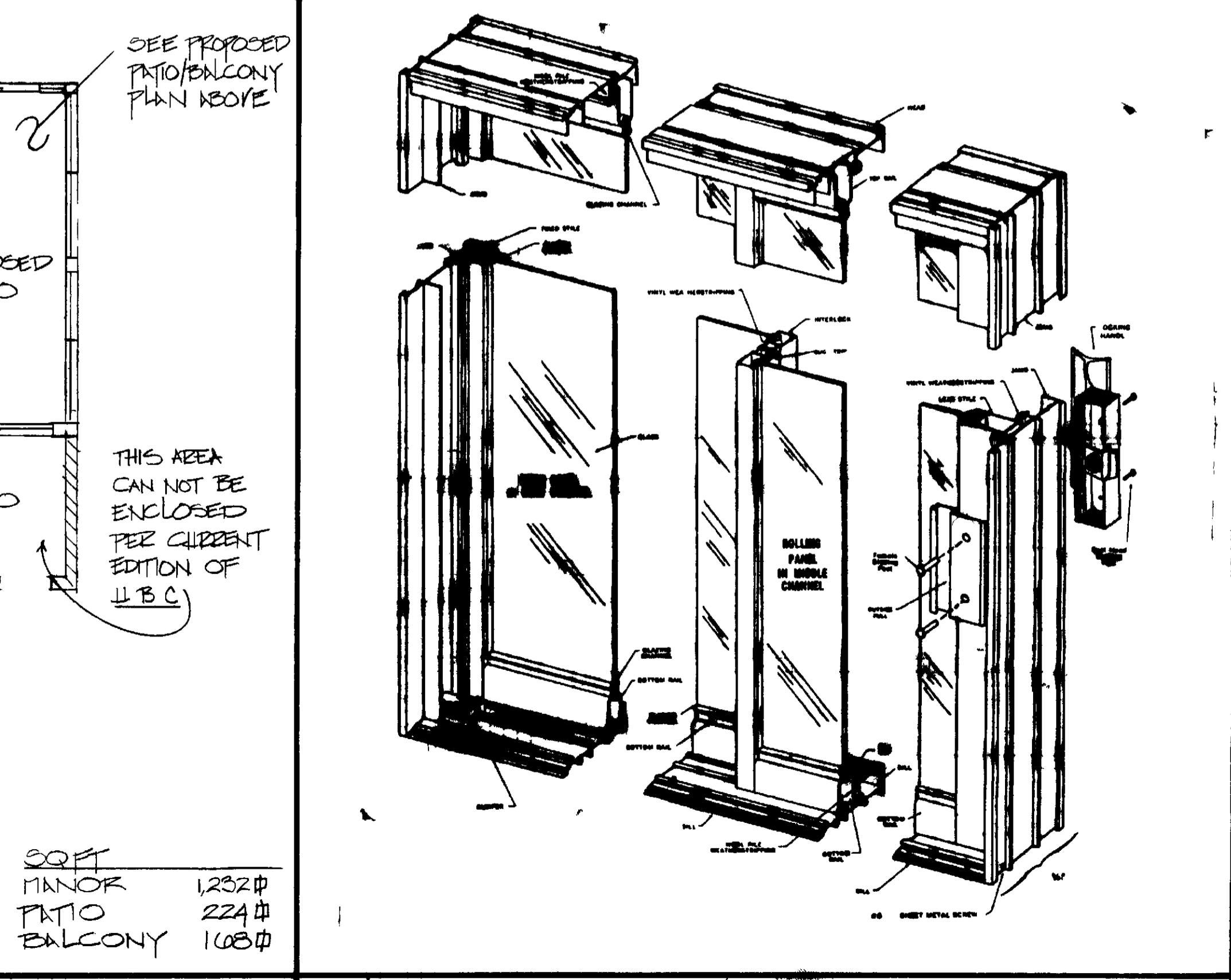
**BLDG PLAN** SCALE NONE



**ELEVATION** SCALE NONE



**TYPICAL FLOOR PLAN** SCALE NONE



**DETAIL SLIDER** SCALE NONE

**GENERAL NOTES**

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LAGUNA HILLS,  
CALIFORNIA 92654  
714 380 4616

**PROFESSIONAL  
COMMUNITY  
MNGT, INC**

CONSTRUCTION PLANS FOR  
**GLASS WINDSCREEN**  
HH08, 1106, & KK08

**REVISIONS**  
4/16/92

DRAWN BY  
G OSWALD  
CHECKED BY  
C GUIDRY  
DATE  
11/15/90  
SCALE  
AS SHOWN

**LEISURE  
WORLD  
STANDARD  
PLAN  
NO 63**

**SHEET 1 of 2**