



STANDARD 37: PATIO AND BALCONY AWNINGS & COVERS

FEBRUARY 2006, RESOLUTION 03-06-11
GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49
REVISED SEPTEMBER 2015, RESOLUTION 03-15-128
GENERAL REQUIREMENTS REVISED JANUARY 2018, RESOLUTION 03-18-12
REVISED FEBRUARY 2019, RESOLUTION 03-19-18
REVISED MAY 2024, RESOLUTION 03-24-47

1.0 GENERAL REQUIREMENTS

See Standard 1: General Requirements

2.0 DEFINITIONS

- 2.1** Balcony: A platform that projects from the wall of a manor and is enclosed by a parapet or railing.
- 2.2** Patio: A defined outdoor space – paved and or landscaped – that adjoins the manor at ground level which does not serve as a walkway.
- 2.3** Awning: An architectural projection that provides weather protection or decoration and is wholly supported by the building – fully open on three sides. The structural components are lightweight over which a covering is attached. An awning can be fixed or retractable.
- 2.4** Cover: An architectural projection that provides weather protection or decoration and is supported at one end by the building and the opposite end by posts – fully open on three sides. All the structural components are lightweight over which a covering is attached. A cover is fixed in place.

3.0 APPLICATIONS

- 3.1** All awning and cover materials shall meet all local, state and federal requirements.
- 3.2** Alterations to existing roof structure may be considered when accompanied by structural plans, details and calculations stamped by a California registered architect or engineer.
- 3.3** Awning and cover installation may not interfere with any existing building guttering and drainage systems.
- 3.4** All plans must be submitted to Manor Alterations and include proper engineering approvals and be compliant with current California Building Codes.

- 3.5 Building permit requirements for both awnings and covers are to be verified with the City of Laguna Woods Building Department.
- 3.6 Awnings and covers to enclose only the balcony or patio areas as defined by the patio slab, patio wall, balcony railing or as detailed on building standard plans.
- 3.7 The mutual member must maintain the awning or cover in good condition replacing broken or worn components as needed.
- 3.8 Should removal of the awning or cover become necessary for building maintenance, the mutual member is responsible for all removal and reinstallation costs.

4.0 AWNINGS

- 4.1 In cases where a ground floor manor has a balcony directly above the patio area; awnings will be allowed only as an extension of the balcony above but not protrude farther than the defined edge of the patio below. All necessary architectural and engineering documents to be included with mutual consent submittal.
- 4.2 Awning materials may be fabric or rigid provided they conform to item 3.1 above.
- 4.3 Color options for awnings and framing materials shall conform or compliment the current Third Mutual's Exterior Paint Color options 1 through 10 corresponding to the geographical area in which the manor is located.

5.0 COVERS

- 5.1 Covers that come with a built-in gutter system are acceptable only when the covers own runoff is diverted and operates independent of the buildings systems. Built-in gutter system may extend beyond the patio boundary only as necessary to facilitate proper cover drainage. Cover down spout terminations must drain away from the building and walkways.
- 5.2 All posts must be anchored directly to the patio slab, patio wall or original balcony flooring.
- 5.3 Premanufactured skylights are allowed in covers. Manufacturer specifications and installation guidelines for skylights, to be included with mutual consent submittal.
- 5.4 Covers are not allowed directly under existing balconies above.
- 5.5 Color options for covers and framing materials shall conform or compliment the current Third Mutual's Exterior Paint Color options 1 through 10 corresponding to the geographical area in which the manor is located.