



OPEN MEETING

**REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL
ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE**

**February 20, 2020 – 9:30 a.m.
Laguna Woods Village Community Center Elm Room
24351 El Toro Road**

NOTICE AND AGENDA

1. Call to Order
2. Acknowledgement of Media
3. Approval of the Agenda
4. Approval of Meeting Report for January 16, 2020
5. Committee Chair Remarks
6. Member Comments - (Items Not on the Agenda)
7. Division Manager Update

Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

None.

Items for Discussion and Consideration:

8. 326-D (Seville, 5) - Request to Construct a Room Addition on Front Patio

Reports:

9. Status of Mutual Consents

Items for Future Agendas

None.

Concluding Business:

10. Committee Member Comments
11. Date of Next Meeting – March 19, 2020
12. Adjournment

Reza Bastani, Co-Chair
Brett Crane, Staff Officer
Alisa Rocha, Coordinator: 949-268-2301



OPEN MEETING

REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE

Thursday, January 16, 2020 – 9:30 a.m.
Laguna Woods Village Community Center Elm Room
24351 El Toro Road, Laguna Woods, CA 92637

REPORT

COMMITTEE MEMBERS PRESENT: Co-Chair Elsie Addington, Co-Chair Reza Bastani, Carl Randazzo, Brian Gilmore

DIRECTORS PRESENT: Juanita Skillman, Cash Achrekar

COMMITTEE MEMBERS ABSENT:

ADVISORS PRESENT: Mike Mehrair, Janey Dorrell, Walter Ridley

STAFF PRESENT: Brett Crane, Gavin Fogg, Alisa Rocha

1. Call to Order

Co-Chair Addington called the meeting to order at 9:30 a.m.

2. Acknowledgement of Media

Not present.

3. Approval of the Agenda

Director Randazzo moved to accept the agenda. Co-Chair Addington seconded. The committee had no objection.

4. Approval of the Report for November 21, 2019

Director Randazzo moved to accept the report. Co-Chair Addington seconded. The committee had no objection.

5. Committee Co-Chair Remarks

Co-Chair Addington stated she and Co-Chair Reza Bastani will be co-chairing this and future meetings.

6. Member Comments

None.

7. Division Manager Update

Mr. Crane stated the Alterations Office is currently extremely busy. In 2019, we had an average of 44 people walking through the door; to date our average has been 124 people. Staff is doing an excellent job with keeping up with the demand.

Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

None.

Items for Discussion and Consideration:

8. Asbestos concerns

Mr. Crane discussed the rough draft of the Asbestos Awareness flyer that was included in the agenda packet. The flyer is a simple guideline. Since asbestos is state and federal regulated, detailed information will have to be provided by them. Mr. Crane introduced an invited guest, Contractor Ron Harbin, to speak regarding asbestos. Mr. Crane also mentioned requesting an estimate from CAC (Certified Asbestos Consultant) licensed hygienist for the appropriate costs of particular asbestos removals. Additionally, creating a bulk-sampling program per cul-de-sac by a hygienist or consultant was discussed to obtain enough samples to possibly deem an entire cul-de-sac as asbestos free.

Advisor Dorrell mentioned the absence of an asbestos policy/standard; Mr. Crane responded by sharing the existence of Resolution 01-12-134 which will be provided by email to the committee.

Contractor Harbin provided some background on himself and his experience at Laguna Woods Village since 1996. A discussion regarding wipe down took place and if it is necessary. Mr. Crane commented that a wipe down is not requested by the Alterations Office. The 'wipe test at the entry of the manor' is mentioned on the Mutual Consent for Demolition Checklist and it is to confirm that asbestos containing material is not being tracked out into the common area. Mr. Crane stated the Mutual Consent for Demolition Checklist will be revised appropriately.

Director Randazzo shared an 'Asbestos Awareness Frequently Asked Questions' flyer he created. Mr. Crane will review it.

9. Standard architectural drawings

Mr. Crane mentioned this is a project in progress which will be presented to The City by Jeff Parker and Siobhan Fosters for over-the-counter approvals. There will be already pre-approved standard plans of certain models provided and the biggest obstacle will be The City's approval.

10. City inspection costs

Mr. Crane provided a cost sheet provided by The City for their various service fees.

Reports:

11. Status of Mutual Consents

Mr. Fogg went over this report with the committee.

Items for Future Agendas

None.

Concluding Business:

12. Committee Member Comments

Director Achrekar inquired about Roger Flynn's case. Mr. Fogg responded the correct windows have been provided.

Advisor Dorrell expressed concerns about the time-frame communication that is being shared with members by the Alterations Office staff. Mr. Crane stated the time line depends on the size of the job and the information provided and we do not have any control over The City's time line. Mr. Fogg stated we do provide an estimated time frame and recommend calling to check status. Chair Gilmore suggested providing something in writing. Mr. Crane stated staff can work on adding some information on an existing document that is provided to members.

Advisor Dorrell also expressed concerns regarding hiring an abatement company needing to remove carpeting and pad.

Chair Gilmore expressed his concerns of snow-balling rumours.

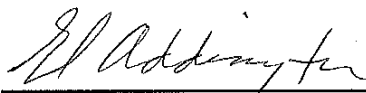
Director Randazzo hopes for clearer directions regarding asbestos abatement and he also thanked Contractor Ron Harbin for his time.

Director Bastani mentioned not waiting for Jeff Parker and Siobhan Foster approach to The City and get approval of some of the standard plans.

Advisor Ridley questioned if asbestos soot was exposed with the remodel down the hall on the first floor of the Community Center.

13. Date of Next Meeting - February 20, 2020

14. Adjournment at 11:36 a.m.



Elsie Addington, Co-Chair
Brett Crane, Staff Officer
Alisa Rocha, Alterations Coordinator 949-268-2301



STAFF REPORT

DATE: February 20, 2020
FOR: Architectural Control and Standards Committee
SUBJECT: Variance Request: Ms. Judith A. Sepull of 326-D (Seville, 5)
Room Addition on Front Patio

RECOMMENDATION

Staff recommends the Board approve the request to construct a room addition on the front patio of the unit with the conditions stated in Appendix A.

BACKGROUND

Ms. Sepull of 326-D Avenida Carmel, a Seville (Plan 5) style unit, requests Board approval of a variance to construct a room addition on her front patio.

Due to not having a Mutual Standard on file for wood frame construction that create habitable rooms, staff requires Board approval prior to issuing a Mutual Consent.

Plans and specifications have been submitted for review (Attachment 1).

DISCUSSION

Ms. Sepull proposes to construct a room addition on the existing front patio of her unit using a wood-frame system with stucco to match the existing exterior siding. The area proposed to be built upon measures 14'-1" wide by 10'-6" long (Appendix B).

The proposal calls for a new concrete foundation with footings to raise the floor level to match that of the existing interior of the unit. The existing sliding glass door between the living room and patio will be replaced with a solid wall, leaving a 36" opening for access to the new room. The fixed living room window facing the patio will also be removed and left open.

New wood frame and stucco walls would be constructed and painted to match the existing exterior walls of the building. The front elevation will contain two 4'-0" wide by 2'-0" tall windows, the left elevation will contain a single 1'-6" wide by 2'-0" tall window and the right elevation will contain a single 4'-0" wide by 5'-0" tall window.

The existing roofline with 3:12 pitch will be extended to the length of the new room, using materials to match the existing roof for aesthetic consistency as per Standard Plan 18.

Additionally, landscape and irrigation revisions would be required to accommodate the addition. The cost of the alteration would be borne by the Mutual member.

Due to the alteration creating a similar structure to the adjacent building, staff believes the proposed room addition would not create a negative imbalance to the unit or the surrounding area. A provision was added to the Conditions of Approval (Appendix A) that requires the Member to properly install new gutters and down spouts and that those are tied in properly to the existing gutters and downspouts located above the entryway of both units.

Currently, there are no open Mutual Consents for Unit 326-D.

A City of Laguna Woods building permit final would verify compliance with all applicable building codes.

A Neighbor Awareness Notice was sent to Units 320-F, 325-C, 325-P and 326-A, on February 07, 2020, due to sharing common walls, having line of sight, or being potentially affected during construction.

Staff found 12 previous variances approved between the years 2000 and 2019 for constructing room additions on the front patio of a Seville unit.

Based upon United Mutual Common Area Usage Policy, Staff recommends approval of room addition on front patio with the conditions stated in Appendix A.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 326-D.

Prepared By: Gavin Fogg, Alterations Supervisor
Reviewed By: Brett Crane, Permits, Inspections & Restoration Manager
Alisa Rocha, Alterations Coordinator
Ernesto Munoz, Maintenance & Construction Director

ATTACHMENT(S)

Appendix A: Conditions of Approval
Appendix B: Area Usage
Attachment 1: Site Plans
Attachment 2: Variance Request, January 14, 2019
Attachment 3: Photos
Attachment 4: Map

APPENDIX A

CONDITIONS OF APPROVAL

Conditions of Approval:

1. Prior to the Issuance of a Mutual Consent for Alterations, gutter/downspout plans shall be provided showing how the alteration shall meet building code and Mutual Standard 18: Gutters and Downspout requirements.
2. Member responsible to correct gutter above the entryway of both units.
3. No improvement shall be installed, constructed, modified or altered at Unit **326-D**, ("Property") within the United Laguna Woods Mutual ("Mutual") without an approved Mutual Consent for Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Alterations Division ("Division"), or, in the event of a Variance from the Mutual's Alteration Standards, the Architectural Control and Standards Committee ("ACSC"). In the event written permission is given for the installation, construction, modification or alteration of any improvement(s) upon the Property, the Shareholder s ("Shareholder ") agrees to comply with the Mutual's Governing Documents and any specific terms or conditions imposed, and that the installation, construction, modification or alteration shall be in strict compliance with the terms of the approval.
4. A Variance for Alterations has been granted at **326-D** for **Room Addition on Front Patio**, subject to the attached plans stamped approved and is subject to a final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or severe fines to the Shareholder.
5. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Shareholder at **326-D** and all future Mutual Shareholders at **326-D**.
6. Prior to the issuance of a Mutual Consent for Alterations, a complete set of unit specific plans prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.
7. Parking of contractors or other invitees' vehicles is prohibited in covered resident parking, open resident spaces, handicapped spaces or fire lanes. Contractors or

other invitees must park on the street. To the extent possible contractors' or other invitees' vehicles should be limited in number.

8. A City of Laguna Woods permit is required, which may include the requirement to obtain clearance from the South Coast Air Quality Management District (Asbestos Hot Line at (909) 396-2336). Prior to the issuance of a Mutual Consent for Alterations, the appropriate City of Laguna Woods permit number(s) must be submitted to the Division office located in the Laguna Woods Village Community Center. The City permit must be finalized within the prescribed timeframe, and a copy of the final permit must be submitted to the Division within two weeks.
9. Prior to the issuance of a Mutual Consent for Alterations, if required, a Mutual Roof Alteration Notification ("Tie-In Form") must be submitted to the Division. All roof tie-ins must be performed by a C-39 Licensed Contractor. The Shareholder may hire a C-39 Licensed Contractor of his/her own choice to perform roof tie-ins for the installation of solar panels on all roof types except PVC Cool Roofs. For PVC Cool Roofs, regardless of the roof type, all tie-ins must be performed by the Mutual's roofing contractor at the Shareholder's expense. All tie-ins may only be made to sound structural elements. Existing structural elements proposed to be tied to, which exhibit signs of dry rot or other structural defects, must be repaired at the Mutual's expense prior to installation.
10. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall request a Landscape Department inspection in order to assure all landscape, irrigation, and drainage modifications associated with the improvements are identified and completed by the Landscape Department at the expense of the Shareholder. All gutter drainage shall be directed away from structures, free standing walls, foundations, and pedestrian walkways.
11. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall request a Broadband infrastructure inspection to assure that Mutual property is appropriately identified in order to be addressed during construction.
12. Prior to the Issuance of a Mutual Consent for Alterations, acoustical impacts shall be considered and will require noise reducing material such as sound dampening drywall on common walls of the alteration (such as QuietRock® drywall panels or similar approved products).
13. Any piping in bathrooms with adjacent units shall be insulated for sound reduction, including penetrations thorough framing.
14. Prior to the issuance of a Mutual Consent for Alterations, any altered exterior surface should match the Building color; vinyl fence/gate will be either white or taupe, tubular steel or wrought iron fence/gate will be black or white; the approved

colors and materials are identified as "United Laguna Woods Mutual Color Selections" at Resident Services, located at the Community Center first floor.

15. Shareholder hereby consents to and grants to the Mutual and the Division, and their representatives, a right of entry upon the Property at any time to be used to inspect the Property and the improvements thereon and for the Mutual and the Division, and their representatives and contractors to remedy any violation upon the Property, including, but not limited to, removing trash, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval.
16. Shareholder shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, damage to Mutual property, and use of Mutual property for storage of equipment or materials without prior approval. Shareholder acknowledges and agrees that all such persons are his/her invitees. Shareholder shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations. Shareholder shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.
17. Shareholder is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com>) in place to admit contractors and other invitees.
18. Shareholder's contractors and other invitees shall travel to and from the job site by the most direct route available and are not authorized to use Mutual recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.
19. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall post a Conformance Deposit in the amount of \$250 for all improvements exceeding a total of \$500. The Conformance Deposit will be held until both a Final Mutual Consent for Alterations and a Final City Building Permit Issuance if required, to assure no damages to Mutual property occurs during construction, including, but not limited to, internet/TV, landscaping, or exterior walls/roof.
20. The Conformance Deposit shall be held by the Mutual and applied, at the Mutual's sole discretion, to any fine levied against the Shareholder or the Property, to cover and/or recoup any costs whatsoever, including, but not limited to, administrative and legal costs, incurred by the Mutual or VMS, Inc., in connection with the Property, or to any unpaid charges or assessments on the Mutual's account for

the Property. For example, the Mutual could apply all or a portion of the Conformance Deposit to cover the following: fines levied against any invitee of Shareholder; fines levied for construction violations; costs incurred by the Mutual in repairing damage to Mutual property caused by Shareholder's contractor or other invitee; costs incurred by the Mutual in curing a violation on the Property; costs incurred in removing or altering an improvement upon the Property; or to an unpaid assessment, special assessment, late charge, interest or collection costs posted to the Mutual's account for the Property. The foregoing list is illustrative only and in no way represents the only situations where the Mutual could apply all or a portion of the Conformance Deposit.

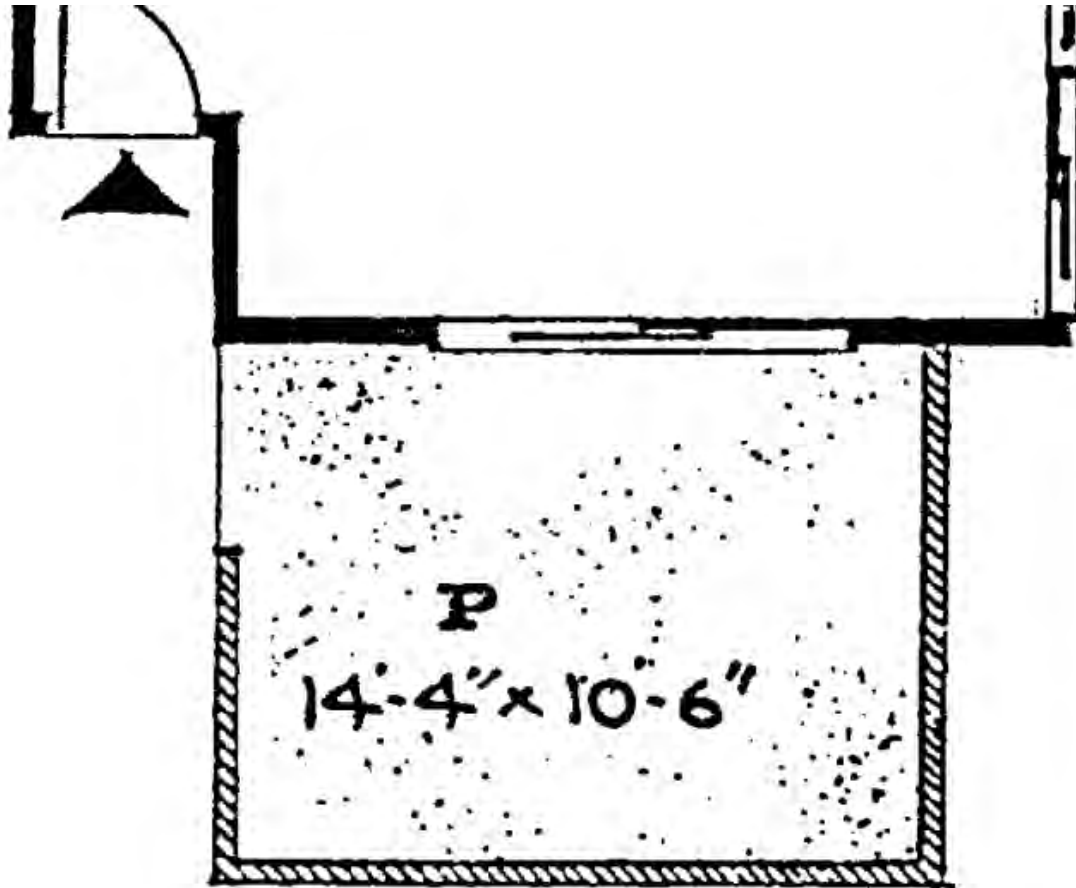
21. If at any time the amount of the Conformance Deposit falls below 3/4ths of the amount originally required to be posted, Shareholder agrees to immediately deposit additional sums with the Mutual in an amount sufficient to return the Conformance Deposit to the originally required level. Until the Conformance Deposit is so replenished, an automatic stop work order shall be in effect.
22. Any remaining Conformance Deposit is refundable if the Shareholder notifies the Division, in writing, that the improvement(s) for which the Conformance Deposit was posted have been completed in accordance with the approval, and the Division agrees with the same. The Mutual will mail the unused portion of the Conformance Deposit, if any, to the Shareholder's address of record with the Mutual. Under no circumstances shall Shareholder be entitled to any interest on any portion of the Conformance Deposit. If no written request for return of a Conformance Deposit is made by Shareholder within two years from the date when the Conformance Deposit is posted with the Mutual, the Conformance Deposit will be deemed forfeited to the Mutual.
23. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards, Policies and Guidelines. See <http://www.lagunawoodsvillage.com>. During construction, work hours established by the Mutual and the Noise Ordinance set forth in the City of Laguna Woods Municipal Code must be adhered to at all times.
25. During construction, both the Mutual Consent for Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
26. It is mandatory that no waste or materials associated with the construction be dumped in the Village trash bins; such waste or materials associated with the construction must be disposed of offsite by the contractor.
27. A dumpster is approved for placement at the location identified by Security Staff by calling 949-580-1400. All dumpsters must conform to the Policy for

Temporary Containers. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.

28. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
29. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
30. The Mutual Consent for Alterations expires six months after the date of approval, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
31. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, unpaid assessments, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Shareholder. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
32. Mutual Shareholder shall indemnify, defend and hold harmless United and its officers, directors, committee Shareholders and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual Shareholder's improvements and installation, construction, design and maintenance of same.

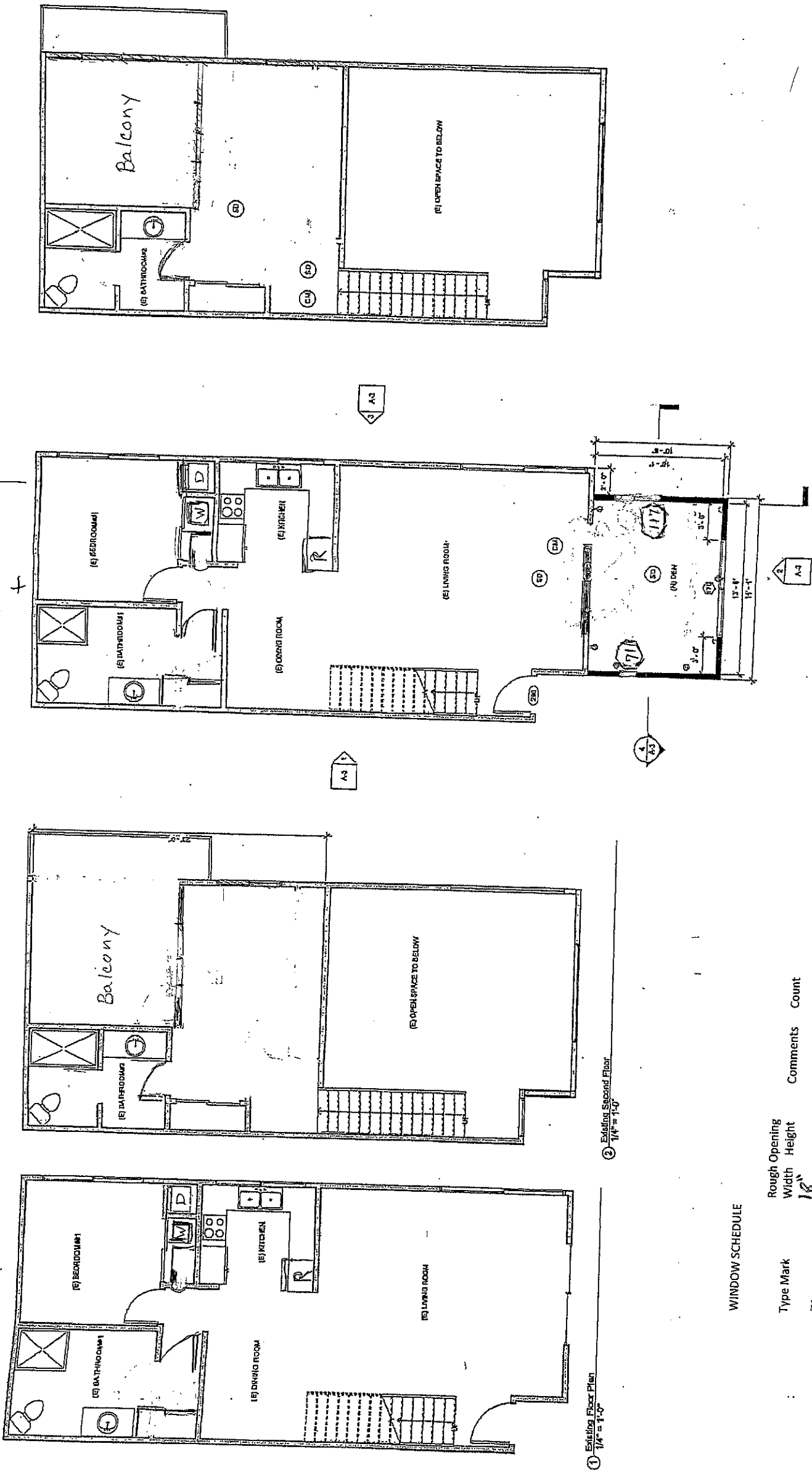
APPENDIX B

AREA USAGE



Field Measurements

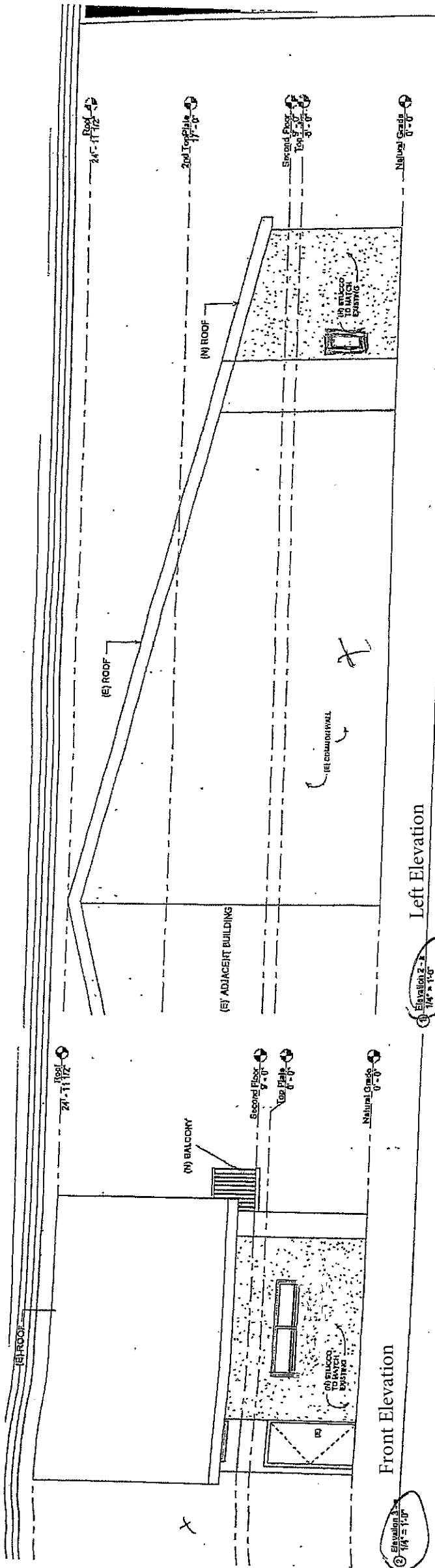
Scanned by CamScanner



326-D Avenida Carmel

326-D
Avenida Carmel

Scanned by CamScanner

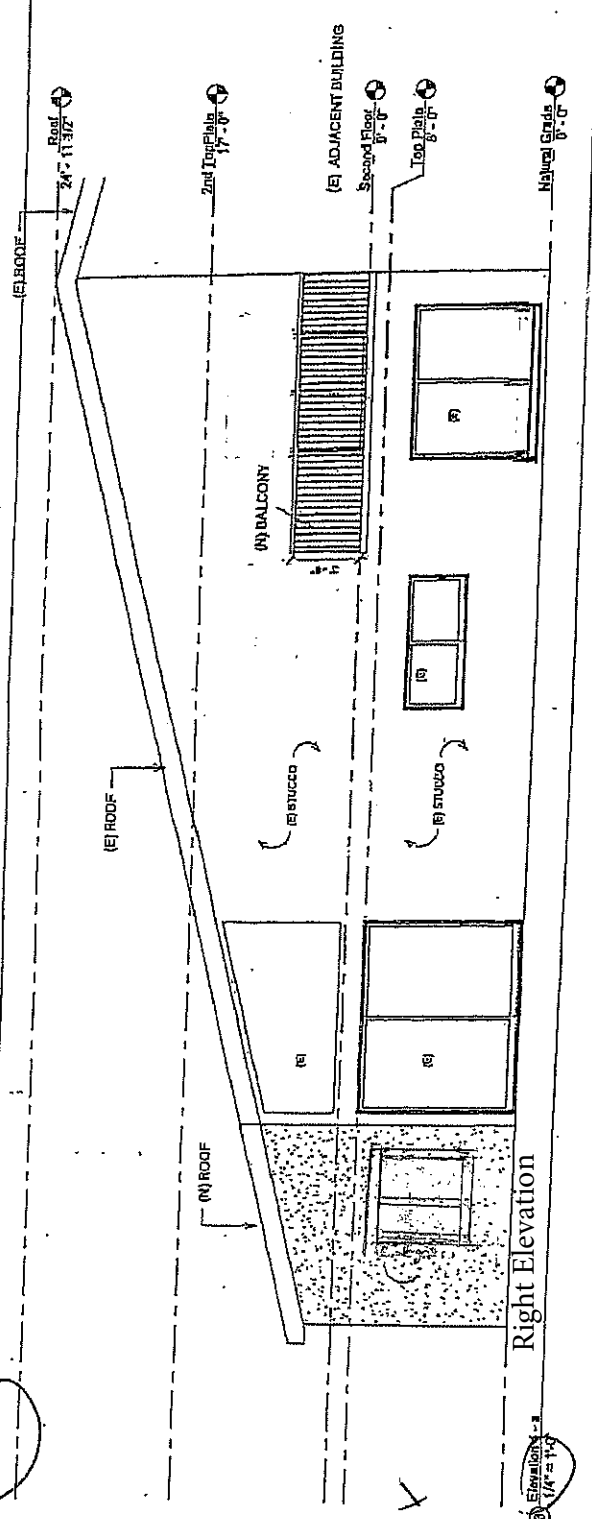


Left Elevation

Front Elevation

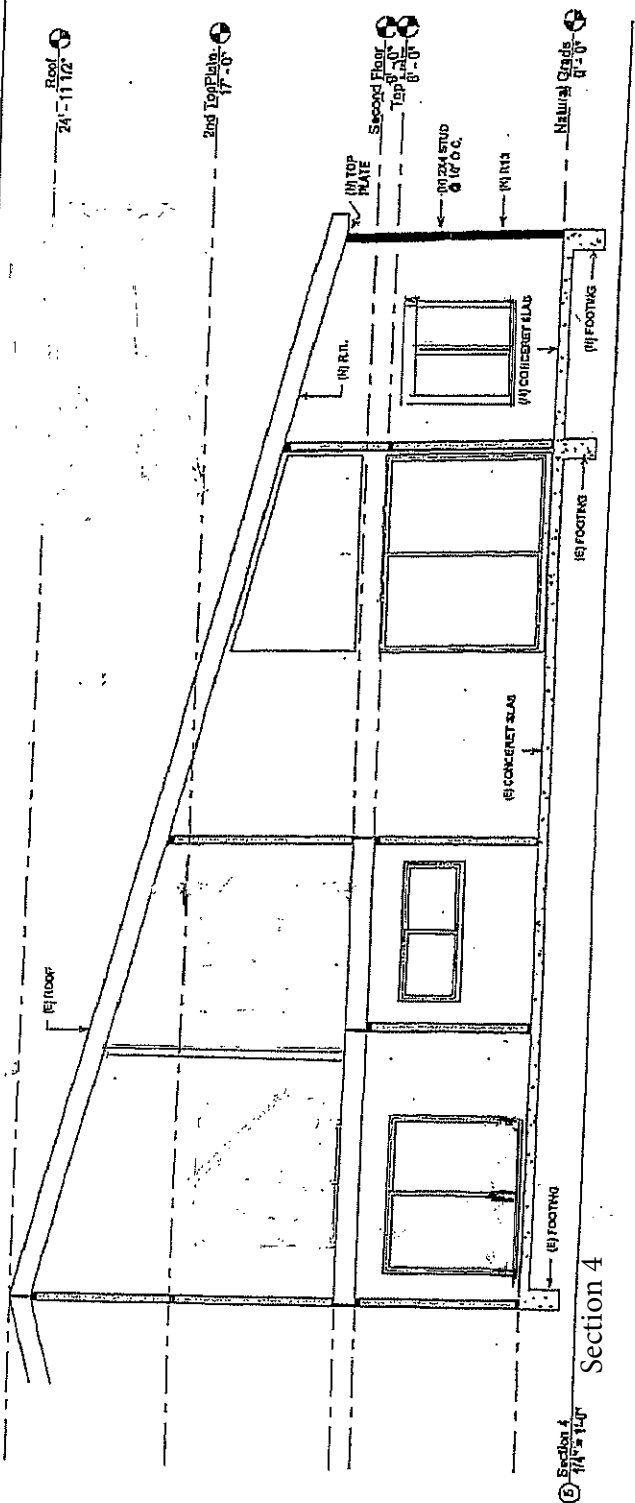
Elevation 2-2
1/4" = 1'-0"

Elevation 2-2
1/4" = 1'-0"



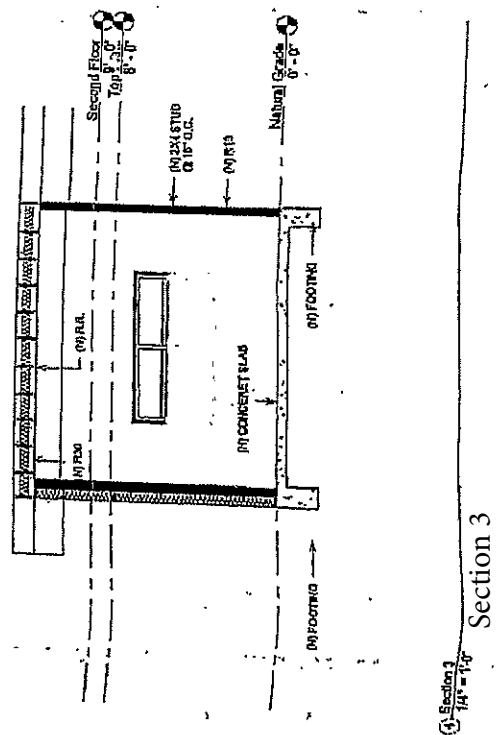
Right Elevation

Elevation 3-3
1/4" = 1'-0"



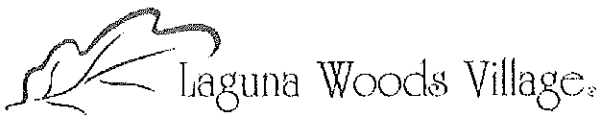
Section 4

Section 4
1/4" = 1'-0"



Section 3

Section 3
1/4" = 1'-0"

MANOR # 326-D☒ ULWM ☐ TLHM

Variance Request Form

SA 21457805

Model: <u>Seville</u>	Plan:	Date: <u>1/14/2020</u>
Member Name: <u>Judith A. Sepull</u>	Signature: <u>Judith A. Sepull</u>	
Ph: [REDACTED]	Email: [REDACTED]	
Contractor Name/Co:	Phone: [REDACTED]	Email: [REDACTED]

Description of Proposed Variance Request ONLY:

Room Addition

RECEIVED

JAN 14 2020

Initial: W

Dimensions of Proposed Variance Alterations ONLY:

14' 1" X 10' 6"

FOR OFFICE USE ONLY

RECEIVED BY: WDATE RECEIVED: 1/14/20Check# 2863BY: W

Alteration Variance Request

Check Items Received:

- ☐ Drawing of Existing Floor Plan
☐ Drawing of Proposed Variance
☐ Dimensions of Proposed Variance
☐ Before and After Pictures
☐ Other: _____

Complete Submittal Cut Off Date: 1/20/20

Meetings Scheduled:

Third AC&S Committee: _____

*United AC&S Committee: 2/20/20Board Meeting: 3/10/20☐ Denied☐ Approved☐ Tabled☐ Other _____

ATTACHMENT 2

Architectural Committee Request for a Variance Request to turn front patio into a den

326-D Avenida Carmel
Seville Model

I am asking for a variance to enclose the current patio located in the front of my manor with a regular 2x4 constructed room. My neighbor at 327-D is just completing the same room addition as I am requesting.

I am unable to have a patio cover because the sun follows my entire manor outside wall which consists of mainly windows and it is very hot/cold most of the year and extremely hot in the summer months. My entire plan for my manor has been and is based on the sun and wind, hot and cold temperatures.

The sun travels across my manor the entire day. The wall of my manor is almost completely covered with windows. The sun rises from the east into the bedroom window that covers the entire bedroom wall, ceiling to floor. Then the sun comes into the kitchen window which spans the entire wall, then into the living room with a 9' wide floor to ceiling window which has a cathedral ceiling window above the lower window, and then the sun comes around to the front where the current patio (den) is located. It stays there until sunset.

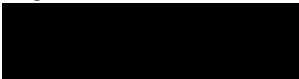
I need a room with insulated walls with protection from the added sun into my manor. A patio cover would be like living in a hot/cold mobile home. My friend in LWV has a patio window enclosure and it is very hot in the summer and very cold in the winter. It turns out that she can seldom use the room because of the hot and cold temperatures.

My partner and I would use the room for our computers and my crafts. I previously had the computer/printer located in the loft upstairs but my partner who is 88 years old and has great difficulty walking (his doctor recently ordered a walker to help him walk) cannot climb the stairs any longer. My knees are starting to hurt and it won't be long before I cannot climb the stairs. I originally had a sliding glass door designed for this room but I was told by the LWV inspector that the board would not allow it. The sliding glass door would be easy to leave the manor in case of an emergency. If the Board will allow it I would prefer to have a glass sliding door in the proposed room instead of the large window on the east side. I have lived in my manor almost 26 years and I have seen many conversions from a patio to a den during that time.

The carport in front of my manor (17' from patio/den) blocks most of the wind but not the sun. However, there is a walkway between the carports that enables a channel of cool late afternoon breeze to cross the east side of my house where the windows are located and the proposed glass sliding door.

Also a patio cover does not allow privacy. The public sidewalk is only 11 feet from the patio/den wall in the front and on the sides. The windows in that kind of construction surround the room with people able to be looking at us in our den where I will spend a lot of time, it would be like living in a fish bowl and our view would be an ugly carport wall. Being the windows are side by side the window coverings will have spaces between them which will prevent total privacy. I have insomnia and I work on the computer and crafts during the night and will have the lights on, I would feel that I was on view of whomever walked by my manor day or night. And, I know for a fact that there are more people than you would think walking around during the night.

Judith A. Sepull
326-D Avenida Carmel
Laguna Woods, CA 92637



ATTACHMENT 2

ILLUSTRATION #1 VIEW OF PATIO CONVERTED TO A DEN

1. Most of all I would like a small single hung window on the west side of the den located near the front door for security purposes. It will enable me to see and speak to anyone coming to my manor without opening the front door. In the past, someone tried to enter my front door at 4:00 a.m. If I had the window I propose, then I could have seen who it was. A few months ago a man came to the door of the manor next to me after dark (our doors are next to each other). My neighbor who was alone in the manor didn't open her door and tried to talk to him through the door. After many attempts to identify him to no avail my neighbor screamed that she would call the police, he left. My neighbor was very upset and called Security. If I had the window near the front door I could have seen who it was. Placement of this window is very important to me.
3. The proposed room (Den) faces the carport and is close to the carport at 17' from the den with a sidewalk edge at 11' from the den. From the front of my manor all you can see is the carport. Because of this I do not want a large front window but rather higher windows to let in the light which will stream into the living room through the high window above the sliding glass door in the living room. This is the same window placement as in manor 327-A.
4. I would like a window 4'x5' wide on the east side of the room (den) facing a small garden for the view, maximum air ventilation and emergency exit or a sliding glass door.
5. The wall where the current sliding glass door is located between the living room and the patio/den will become a solid wall. There will be a 36" open doorway on the side of the wall leading into the den from the living room without a door. As in manor 327-A.



Attachment: 3

326-D
Patio



Street view



Street view



Unit 327-D
Example



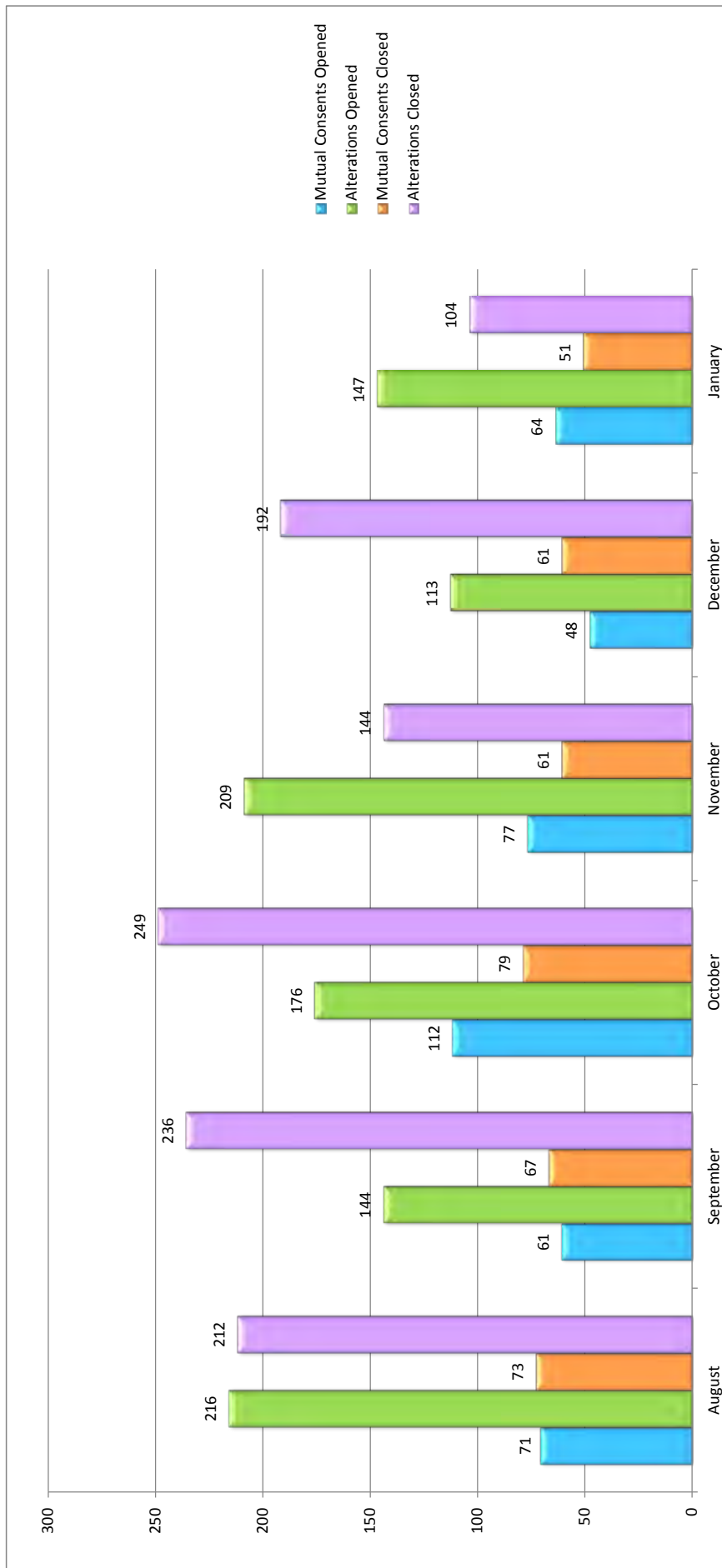
327-D Interior
Example



Attachment: 4



Permits and Alterations Division Mutual Consents Report United Mutual



	August	September	October	November	December	January	Total
Mutual Consents Opened	71	61	112	77	48	64	433
Alterations Opened	216	144	176	209	113	147	1005
Mutual Consents Closed	73	67	79	61	61	51	392
Alterations Closed	212	236	249	144	192	104	1137