

OPEN MEETING

REGULAR MEETING OF THE THIRD LAGUNA HILLS MUTUAL ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE

Tuesday, June 24, 2019 – 9:30 p.m. Laguna Woods Village Community Center Board Room 24351 El Toro Road

NOTICE AND AGENDA

- 1. Call to Order
- 2. Acknowledgement of Media
- 3. Approval of the May 28, 2019 Report
- 4. Approval of the Agenda
- 5. Chair Remarks
- 6. Member Comments (Items Not on the Agenda)
- 7. Department Head 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.

Items for Discussion and Consideration:

Variance Requests:

8. 5479-C (Casa Rosa, RP103A/P46)- Replace Window and Sliding Glass Door with French Doors

Standards Discussion Items:

- 9. Review Standard 38: Patio Enclosures
- 10. Review Standard 22: Patio And Balcony Covers; Aluminum And Vinyl

Reports

11. Status of Mutual Consents

Future Agenda Items:

None

Concluding Business:

- 12. Committee Member Comments
- 13. Date of next meeting Monday, July 22, 2019
- 14. Adjourn



OPEN MEETING

REGULAR MEETING OF THE THIRD LAGUNA HILLS MUTUAL ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE

Monday, May 28, 2019 – 1:30 p.m. Laguna Woods Village Community Center Board Room 24351 El Toro Road

REPORT

COMMITTEE MEMBERS PRESENT: Chair – Steve Parsons, Roy Bruninghaus, John Frankel, Lynn Jarrett, Reza Karimi

COMMITTEE MEMBERS ABSENT: Rosemarie diLorenzo, Advisor Mike Plean

OTHERS PRESENT:

ADVISORS PRESENT: Mike Butler

STAFF PRESENT: Brett Crane, Eve Morton, Alisa Rocha, Gavin Fogg

1. Call to Order

Chair Parsons called the meeting to order at 1:30 p.m.

2. Acknowledgement of Media

No media were present.

3. Approval of April 22, 2019 Report

Director Bruninghaus moved to approve the report. Director Karimi seconded. The committee was in unanimous support.

4. Approval of the Agenda

Director Bruninghaus made a motion to approve the agenda. Director Jarrett seconded. The committee was in unanimous support.

5. Committee Chair Remarks

None

6. Member Comments - (Items Not on the Agenda)

Ms. Julie Nielson (3213-D) stated that she was told she could build on the existing footprint according to the submitted variance request and that Staff should stick to their word. Ms. Nielson stated she incurred the cost of \$3,450 for plans.

7. Department Head Update

Mr. Crane stated that the new employee, Alisa Rocha, will be taking Eve Morton's position as the Alteration Coordinator and he is happy to have her on board.

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:

Variance Requests:

8. 3391-B (Malaga, P102A/P42) - Patio Enclosure on Previously Extended Common Area

Director Bruninghaus made a motion to accept Staff's recommendation and deny this request. Director Jarrett seconded. The committee voted in favor of the motion; John Frankel was not in favor.

The committee suggested the member to extend the roofline of the alteration patio cover to extend over the existing slump stone wall with an adequate gutter system to avoid any water damage to the Mutual Building.

9. 3461-C (Andaluz, P203A/P43) - Room Extension on Previously Extended Common Area

Director Karimi made a motion to accept Staff's recommendation and deny this request. Director Bruninghaus seconded. The committee was in unanimous support.

Standards Discussion Items:

10. Review Standard 4: Air Conditioning Units/Heat Pumps

Director Bruninghaus made a motion to accept Staff's recommendation and approve the updates to the Standard. Director Karimi seconded. The Committee was in unanimous support.

11. Review Standard 38: Patio Enclosures

The committee suggested staff look into the process of supplying the original tract map/Condo plan which identifies the floorplan and exclusive use common area.

Recommendation to reference the Common Area Policy in this Standard.

Staff was asked to address Chair Parson's questions regarding §2.5 and §5.2.

The committee proposed these changes to this Standard and asked Staff to bring a redline of the committee's proposed updates to the next committee meeting.

TACSC May 28, 2019 Page 3

Reports

12. Status of Mutual Consents

Mr. Fogg reviewed this report with the committee.

Concluding Business:

13. Committee Member Comments

Chair Parsons suggested the possibility of adding as a 'Future Agenda Item' revisiting the alteration fees. He also requested to bring to the committee any alternative construction materials when Staff has some they would like to be considered.

Director Karimi suggested that communication with real estate agents on what alterations are and are not permitted regarding Common Area. Chair Parsons agreed and said this issue is being discussed with the CEO.

Advisor Mike Butler recommended the committee seek legal counsel to clarify that when a new policy has been adopted, does a member who already had submitted an application need to follow the new policy or the previous policy.

Date of next meeting – Monday, June 24, 2019

14. Adjourned at 3:30 p.m.

Chair, Steve Parsons Brett Crane, Staff Officer

S. W Passons

Eve Morton, Alterations Coordinator, 268-2565



STAFF REPORT

DATE: June 24, 2019

FOR: Architectural Control and Standards Committee

SUBJECT: Variance Request

Mr. Manshik Song of 5479-C (Casa Rosa, RP103A/P46)

Request to Replace Existing Window and Sliding Glass Door with French

Door

RECOMMENDATION

Staff recommends the Board approve the request to replace existing window and sliding glass door for a larger French door with the conditions in Appendix A.

BACKGROUND

Mr. Song of 5479-C Paseo Del Lago W, a Casa Rosa style unit, is requesting Board approval to replace the existing living room window and sliding glass door with a French door and side panels.

Based on the request involving structural modifications to the unit, Staff requires Board approval in order to issue a Mutual Consent.

Mr. Song has provided staff with the proposed plans (Attachment 1).

The original variance request to install the French door was submitted on April 30, 2019. During a site visit conducted on June 12, 2019, staff found the rear wall of the unit had been removed and a new structural beam installed without Mutual or City authorization. The French door is currently not installed.

Per the Committee's direction regarding Variance requests for retaining non-authorized alterations, Compliance was notified on June 12, 2019, of the unauthorized alteration; a disciplinary hearing is pending.

All costs associated to the alteration would be borne by the Member.

DISCUSSION

Mr. Song removed the original 5' wide by 6' tall fixed window and the 6' wide by 6'8" tall sliding glass door in the living room that leads onto the rear patio and wishes to replace with a 6' wide by 6'8" tall French door and two 2' wide by 6'8" tall side panels.

The French door with side panels necessitates a ten-foot wide opening that requires replacing the existing headers with a structural support beam (Attachment 1). Structural drawings will be required and the City will perform structural review.

Due to the location of the unit and the consistency of materials with Mutual Standards, Staff believes the alteration would not have a negative aesthetic effect on the area.

At the time of preparing this report, there are 13 open alterations listed on one Mutual Consent for Unit 5479-C as part of a unit remodel.

Description	Received Dt	Mutual Permit
Demo Interior Walls	3/29/2019	190317
Demo Stucco	3/29/2019	190317
Electrical Throughout	3/29/2019	190317
Tub to Shower	3/29/2019	190317
Tub to Shower	3/29/2019	190317
Tile in Rear Patio	3/29/2019	190317
Central HVAC (Changeout)	3/29/2019	190317
Door Revision, Entry	3/29/2019	190317
New Construction Window in Master Bathroom	3/29/2019	190317
Room Addition	3/29/2019	190317
Retrofit All Windows	3/29/2019	190317
Retrofit All Sliding Glass Doors	3/29/2019	190317
Water Heater Changeout	3/29/2019	190317

A similar request for replacing the existing window and door for a larger opening door was approved in May 2018 at 3505-C.

A Neighbor Awareness Notice was sent to Units 5478, 5479-A and 5479-B on June 6, 2019, due to line of sight and/or effects of construction noise/debris within 150' of the alteration.

At the time of this writing, no responses have been received regarding the proposed alteration.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 5479-C.

Prepared By: Gavin Fogg, Alterations Inspector II

Reviewed By: Brett Crane, Permits, Inspections & Restoration Manager

Alisa Rocha, Alterations Coordinator

ATTACHMENT(S)

Appendix A: Conditions of Approval

Attachment 1: Site Plans

Attachment 2: Variance Request, April 30, 2019

Attachment 3: Photos Attachment 4: Map

APPENDIX A

CONDITIONS OF APPROVAL

Conditions of approval would be as follows:

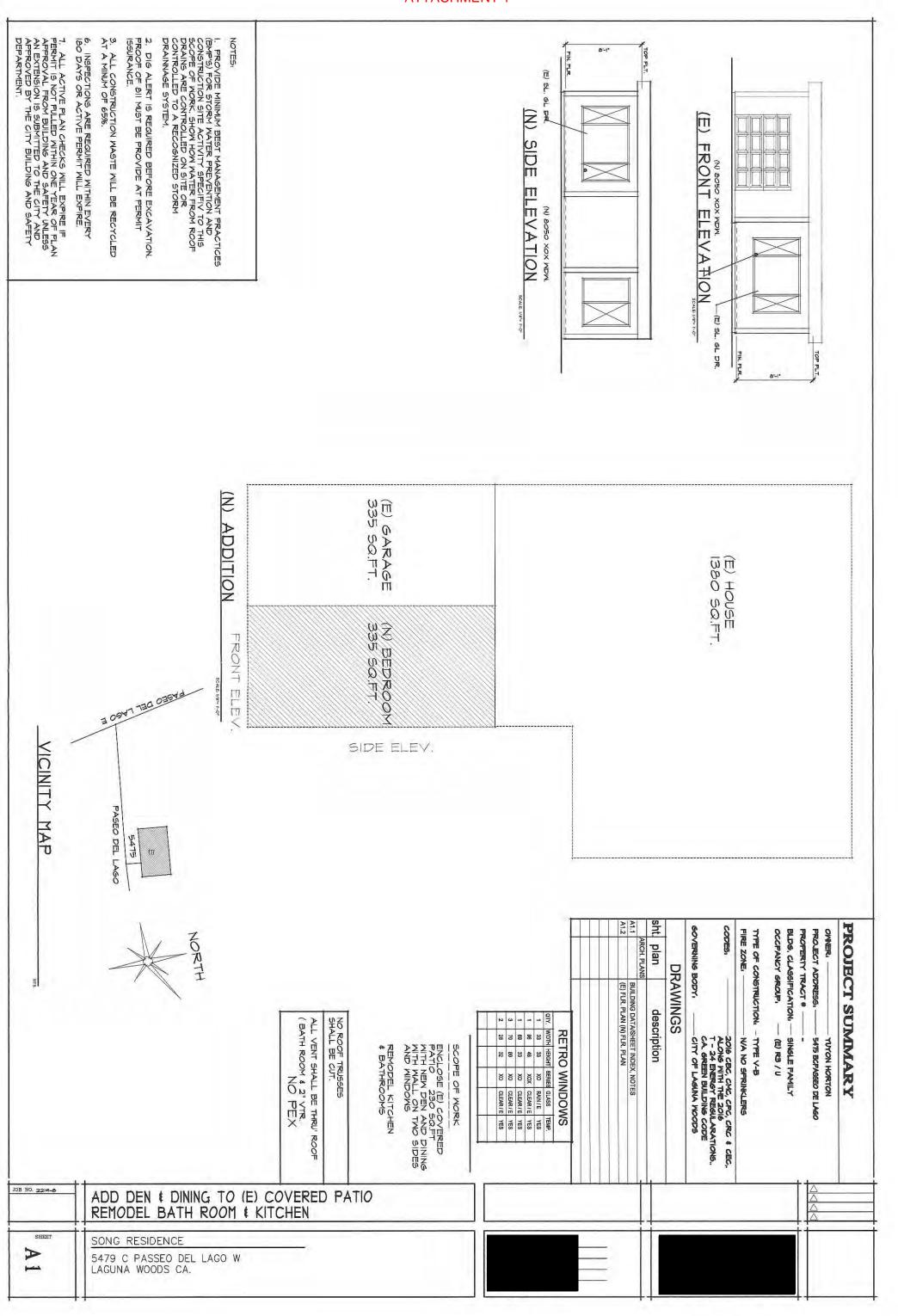
- 1. No improvement shall be installed, constructed, modified or altered at Manor 5479-C, ("Property") within the Third Laguna Hills Mutual ("Mutual") unless and until a Mutual Consent for Manor Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Manor 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 Member Owner or Owners ("Member Owner") 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.
- 2. A Variance for Manor Alterations has been granted at **5479-C** to replace existing living room window and sliding glass door with French door and side panels, subject to the attached plans stamped approved and is subject to the 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 Member.
- 3. Prior to the issuance of a Mutual Consent for Manor 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.
- 4. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member Owner at 5479-C and all future Mutual members at 5479-C.
- 5. 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).
- 6. All piping in bathrooms with adjacent units shall be insulated for sound reduction, including penetrations thorough framing.
- 7. 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 Manor 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.
- 8. Prior to the issuance of a Mutual Consent for Manor 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 "Third Laguna Hill Mutual Color Selections" at Resident

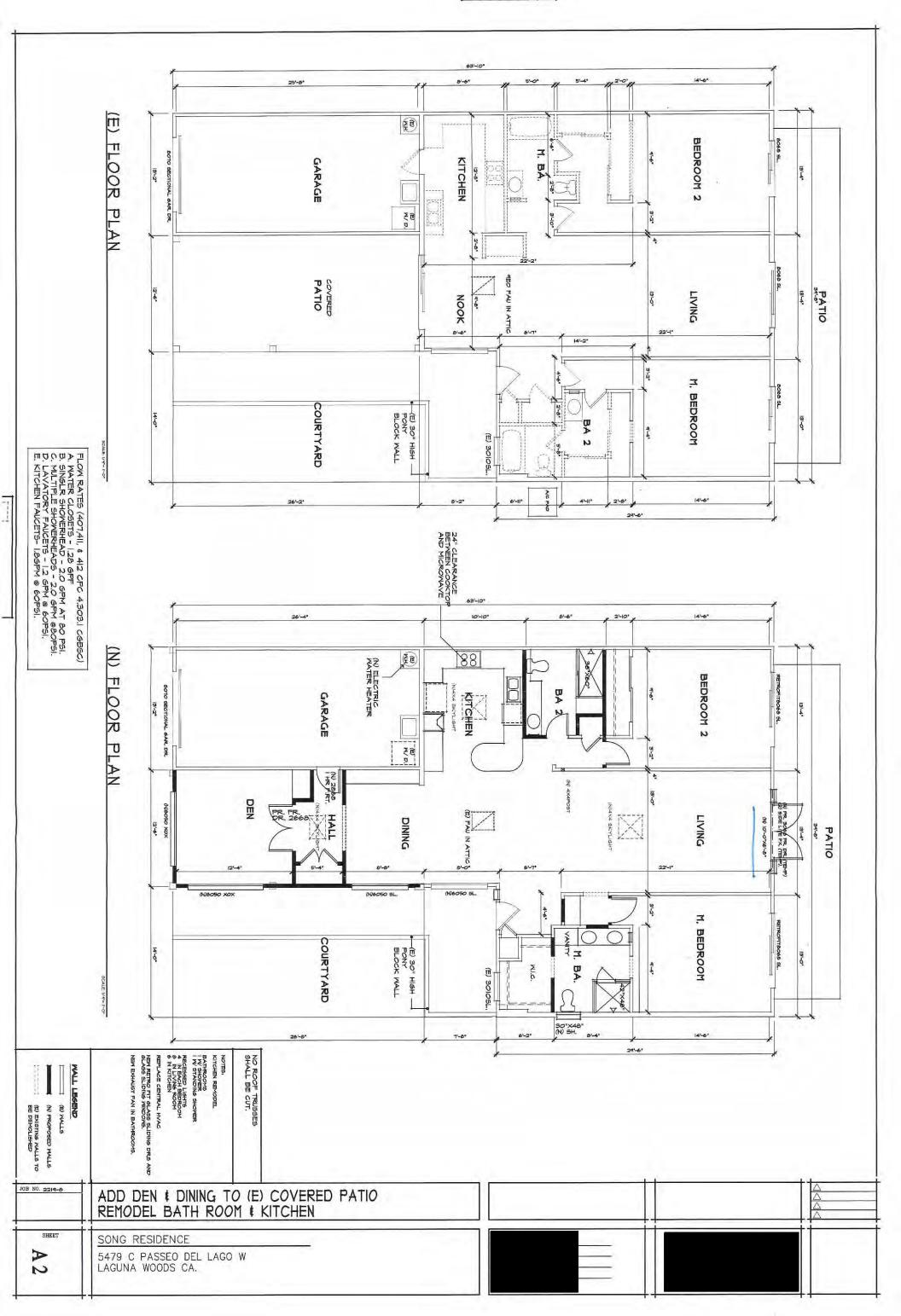
Services, located at the Community Center first floor.

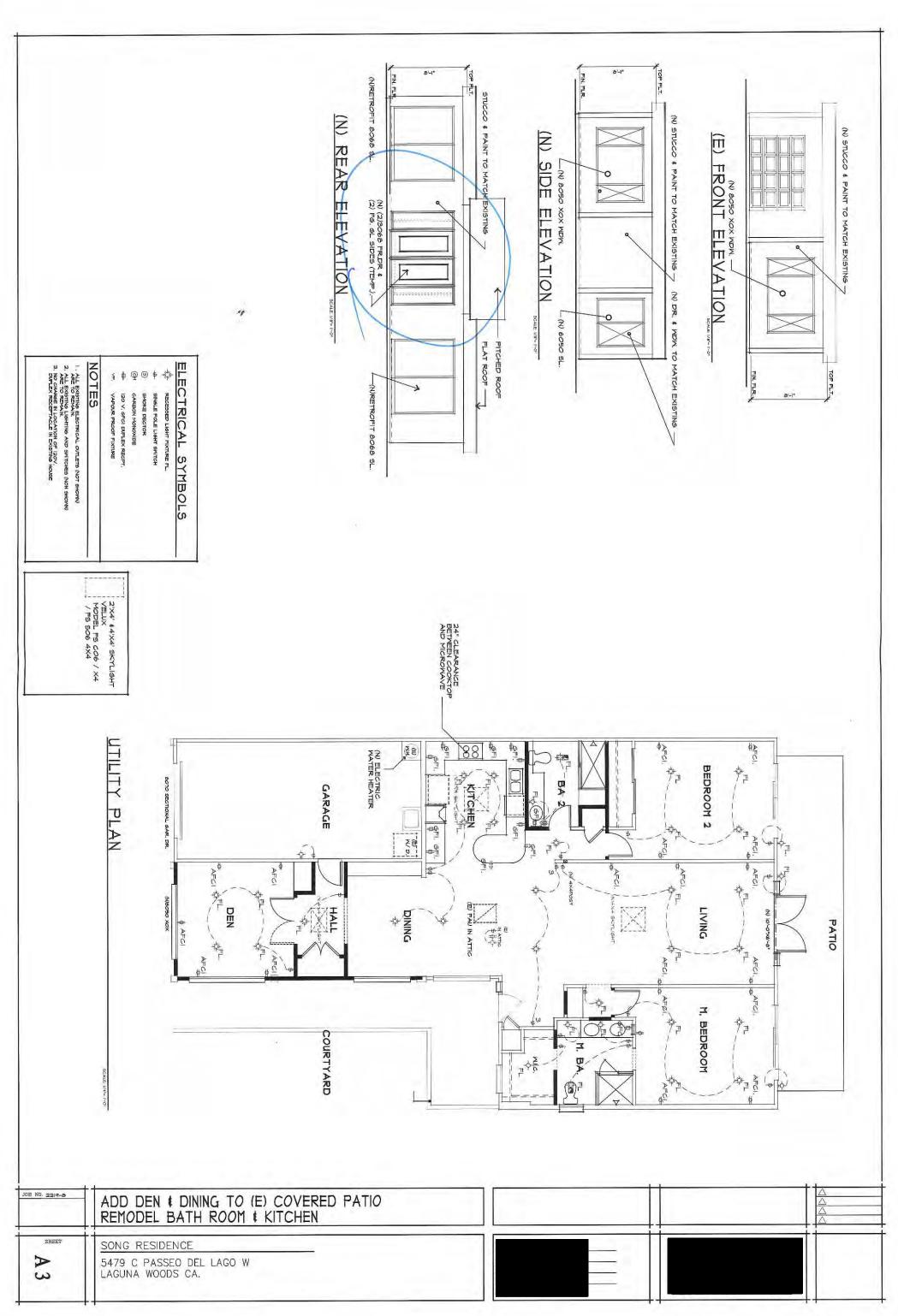
- 9. Member Owner shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, and use of Mutual property for storage of equipment or materials without prior approval. Member Owner acknowledges and agrees that all such persons are his/her invitees. Member Owner shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations.
- 10. Member Owner 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.
- 11. Member Owner shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment, traffic or other charge levied in connection therewith.
- 12. Member is responsible for following the gate clearance process (http://www.lagunawoodsvillage.com/residents/resident-services and click on documents and Business Pass Application Instructions) in place to admit contractors and other invites.
- 13. Member Owner's contractors and other invitees shall have business signage on vehicles and 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.
- 14. 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.
- 15. Prior to the Issuance of a Mutual Consent for Unit Alterations, the Member 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 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.
- 16. The Conformance Deposit shall be held by the Mutual and applied, at the Mutual's sole discretion, to any fine levied against the Member Owner or the Property, to cover and/or recoup any costs whatsoever, including, but not be 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 Member Owner; fines levied for construction violations; costs incurred by the Mutual in repairing damage to Mutual property caused by Member Owner'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

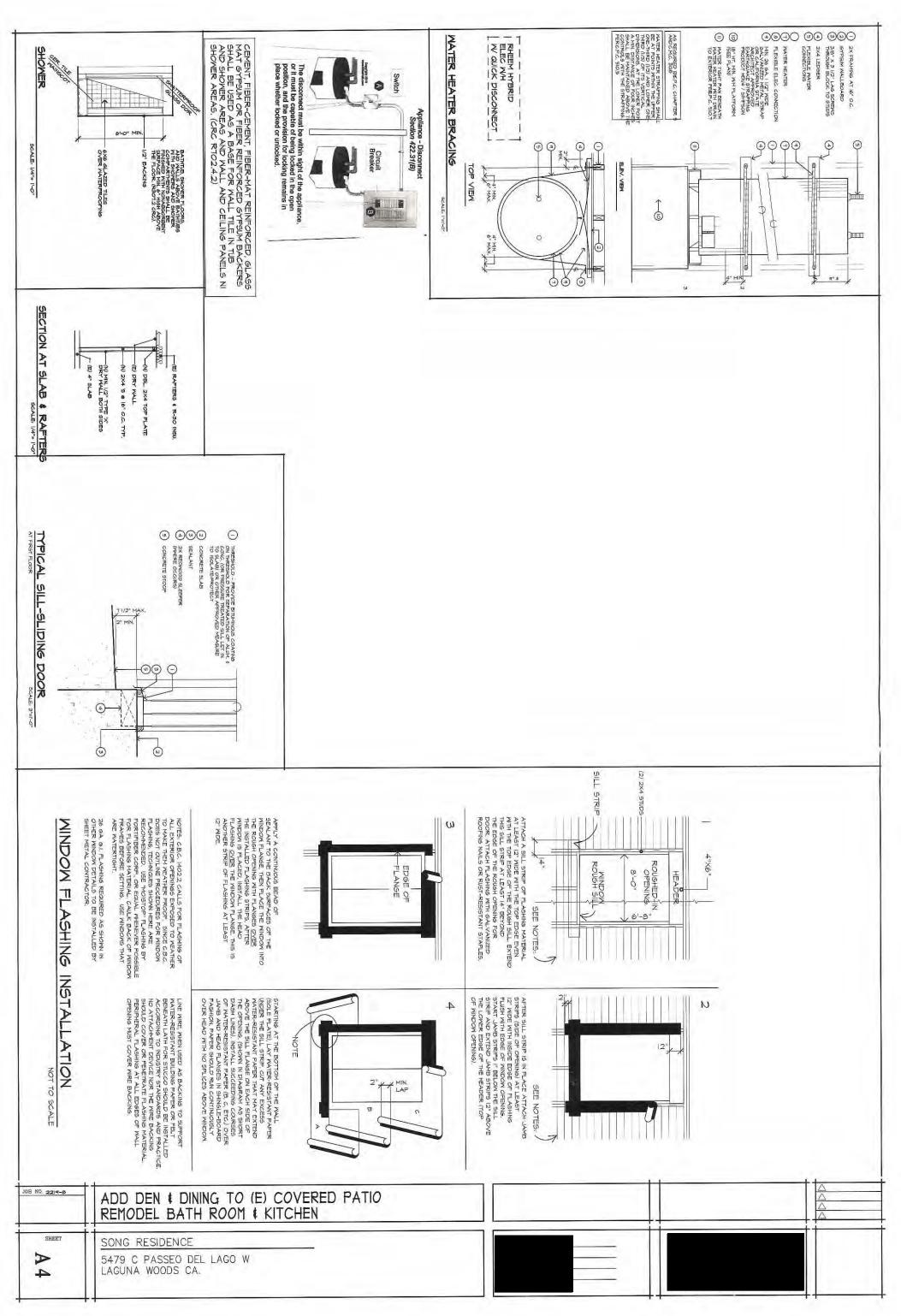
- to an unpaid assessment, special assessment, late charge, interest or collection costs posted to the Mutual's account for the Property. The foregoing list is illustrative only and in no way represents the only situations where the Mutual could apply all or a portion of the Conformance Deposit.
- 17. If at any time the amount of the Conformance Deposit falls below 3/4ths of the amount originally required to be posted, Member Owner 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.
- 18. Any remaining Conformance Deposit is refundable if the Member Owner 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 Member Owner's address of record with the Mutual. Under no circumstances shall Member Owner 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 Member Owner 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.
- 19. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards. See http://www.lagunawoodsvillage.com.
- 20. 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.
- 21. During construction, both the Mutual Consent for Manor Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
- 22. 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.
- 23. A dumpster is approved for placement at the location identified by Security Staff by calling 949-580-1400. Any dumpster must be covered and locked at the end of each day. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- 24. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
- 25. The Mutual Consent for Manor 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.
- 26. Violations of the forgoing conditions or the Mutual's Governing Documents (See http://www.lagunawoodsvillage.com), including, but not limited to, 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 Owner Member. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.

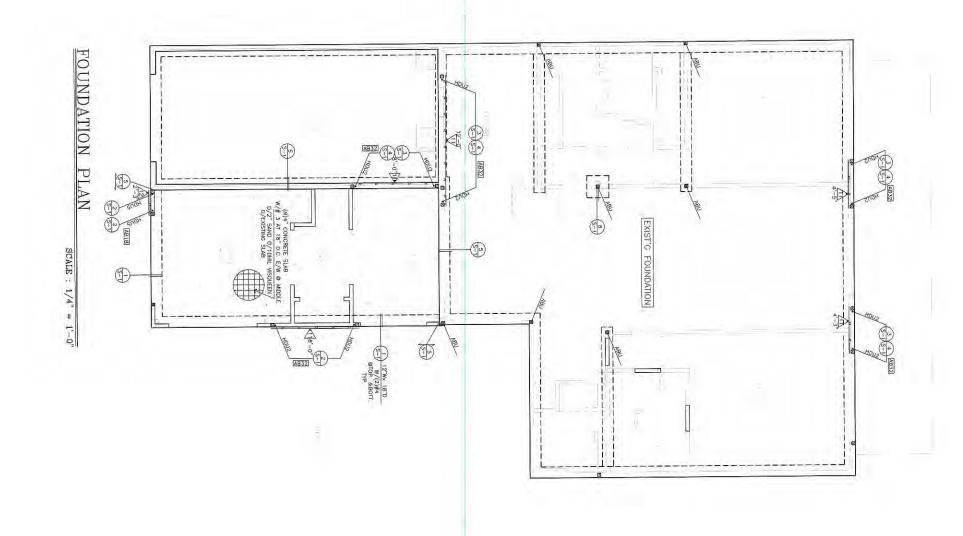
27. Mutual member shall indemnify, defend and hold harmless Third and its officers, directors, committee members and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual member's improvements and installation, construction, design and maintenance of same.

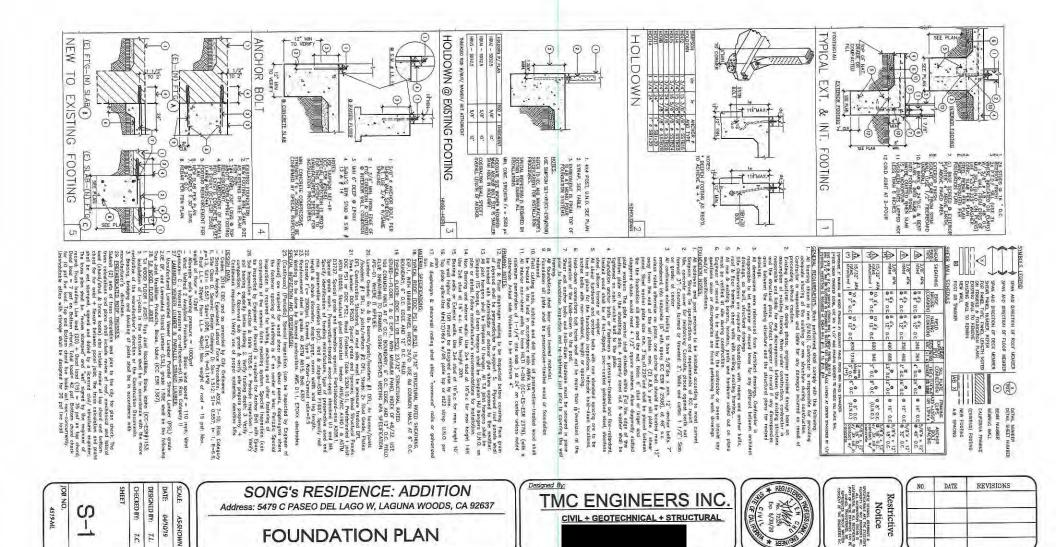












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5 110 10(b)2	Distribution. All sections of the solar zone located on steep-eloped rocks must be trained because 110 day reas and 270 disgrees of line north
4E(0)01 011 \$	Shading. The solar zono mival not content any contructions, including but not limited to words, sharmly a worksteared teathers, and roof mounted appropriet."
§ 110 (6:0)38.	Shading, Any contraction is state on the moli or any other point the building that projects above a polar cone must be boround at least twee the distance measured in the boround at least tweet the distance measured in the boround place of the the global attenues between the Aufternation of the boround and the forested projection of the nearest projection and the projection and the projection of the polar and the shadest of the restanction.
£ 110 10:01	Structural Design Leads on Construction Documents. For more of the roof 8-4 yeared as soft zone, the structural design loads for roof dead leadened roof five basis must be deatly indicated on the construction obscirrents.
	Interconnection Publicator. The conduction decurrents must extend a placetion for expected and a placetic and a publication of a publication of the publication of th

rearry of bordust from the sofur zone is take part of interconnection with the electrical servical from right framely the darked fits pour of interconnection will be the man sention partet, and a just way for reading of purching from the seast zone is the explict softing system. Decumentation. A copy of the construction documents or a comparable document noticing the information from § 110. 1139 in Prough

Interior Switches and Centrols. Exhaust fare must be whiched separately from hydrogy systems."
Interior Switches and Centrols. Lammanes must be switched separately accessable controls that permit the juminanes to be wronger.

Internol Statistics and Coethols. Luminoter must be resulted with totally accessed be control that growth or formation is settled by 19 (Co. Accessed to Coethols and Coethols and the property must be involved by accessed by the coethols and the

	2016 Low-Rise Residential Mandatory Measures Summary
4 150 O(N)EA	Clearances, Installed an condition ound held pump outdoor condensing units must have a destrance of at least 5 feet from the const of any days werk.
4 150 0(h));B.	Liquid Line Drier, installed an conditioner and heat young systems must be equipped with liquid line filter driers if recoverd, as specified by manufact, you institutions.
g 150 5gy1	Storage Tank leads from United his water lanks, each as shorage lanks and bookup strongs lanks for solar water neating systems, mited has If 12 premis instruction or IR-16 storage impulsion where the internal reputation IR value is indicated on the extends of this tank.
§ 155 Op24	Water ginging and cooking system fine mediation for discrete and salve system prony, senting served or instruct, all of this Sentings in the Hastand account pole to temperament of AFAEE (20.24 A fine in Select of 10 and on other proper fine of the strong one; or in- mented blanches of 28 inch in larger, all poly greatestands are so division for the some reconstruction of the proof and of the sound of the sound of the sound of the strong of the strong proper takes these, given, and after solver process when the proof a server polyther filter for the strong occurrence of the strong occurrence of the strong occurrence of the strong occurrence of the polyther filter for the strong occurrence of the strong occurrence occur
§ 150 0512B	Water piping and cooling system line inswisition. All develops he also pipes did are bused below grade must be installed in a water pipel and not crush size coording or state of
§ 150.00)2C	Water piging and cooking system line insulation. Pipe for cooking system times must be insulated as specified in § 1500x(224, Distribution piping for primary and hydronic bearing systems or holl-water systems must make the recoll watersts in TABLE 120.3 A.*
§ 150.0003	his subline Protection. Insulation must be protected from damage, including that due to surright, masters, sepigment maintained, and wind
§ 150 O()32	Issulation Protection, insulation deposed to weakner must be invaride with a cover suitable for custom service. For example, protected by alternors, sheer must be parted carries up plants to use The cover must be water relatively and provide shielding from solar relation to the meters.
§ 150.0 ₁ 038	Insulation Protection. Insulation covering chiled water piging and refrigerant sucreat piging located mathide the conditional space must have Clean for Clean in accommendation.
§ 150 ((c))	Due to Propose Systems, single using gave or more recent what he have been deleged belong with an est include all if the belowing at 500 or extract reception by the 3 flee or in event series of suppose in or 1 flee belong at 100 or 1 flee belong
A traceste	Received string League. How culpting loops serving multiprotocoling units must meet the requirements of § \$100 (i)(5)
5 150 ((n) ž	Solar Water-heating Systems. Solar water-heating systems and collection must be confined and rated by the Solar Rating and Confined on Cyrombin (SRCC) or by a lasting agency that is approved by the Executive Director.
Ducts and Fans	
§ 110,8(d)2	Ducts, featist or installed on an existing space conditioning duct must comply with § 604.0 of the California Visitianical Code (CVC). If a contractor must confri to the contempt, in writing, that the insulation the contractor must confri to the contempt, in writing, that the insulation invests this equivament.
§ 150(Kin)1	CNC Compliance. All an extraction system docts and pleaner mental to include, statistic and material in requirements of CNC ground to account of the CNC and C
£ 150 (5 m)2	Factory-Fabricated Duct Systems, Factory fear cased duct systems must comply with acclosed requirements for our construction connections and compared points and soone of duct pyrons and find compared must not be recited with cloth book nations of their outcomes of which the contraction of the cont
§ (Epinong)	Field-Fabricated Duct Systems, Field-fabratied dock quaires must out ply with applicable requirements for pressure-sector to tape; must as includes, and other requirements specified for duct construction.
150 0(m)7	Backdraft Diespars. At fan systems that exchange or between the conflicted special and the discharge must have backdraft or automatic diameter.
§ 150.0(m)8	Graviny Versibilium Dampers. Gravity verificing systems serving conditioned state must have belief untimalitie to reality accessible monutarily operated dampers and openings by the outside, except combustion what and outsides prompts and elevator shall what what
4 150 G(m)5	Procession of Invalation, the above must be proceeded from during a mouth of this does be valid, in classific, the property market some con- art invalidation proposed to evalidation in the trade for conduct results. For example, performed by chinaria are fear must be product many, plant cover, Call Idan for datum must be proceeded as whom or pull had with a cooking that is water related at any process whething from a contract of the southern process.
§ 150 0(m)10.	Perces finder Core (less Duct. Pérces inner core flox duct must have a non-portous lique between the inner core and surfer vasor barrier
§ 150.0(m)11:	Buck System Staffing and Leakage Test, When space conditioning systems are followful and did systems to supply conditioned sin to an economic paper. He did struct to enabled did on this logist paper are confirmed. If morphised we inflation and diagnost treating is accordance with \$150 (with 1844 inflations and diagnosts of section \$150 (with 1844 inflations and diagnosts of sections \$150 (with 1844 inflations and diagnosts of sections).
5 150 empt2	As Fill without Mechanistic egyptom that a upply as to be occupative space through duration exception. To find in larger, and except conditioning comparises, except in positive excepts must be provided with an first devices that meet the disagrament action of fill meny, presumed and, and before provided ment of 50 pt fill fill in 12.

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Verified Existing Condition
No
No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

BUILDING ENVELO	or . Neps v	EDIECATION	_							_	_	_			
COLUMBIA	01	Shirter (191)			02	_	03					04			
Quality is	eulation Inst	allation (QIII)	Qual	Quality Installation of Spray Foam Ins				Building Envelope Air Leakage					CFM50		
	Not Require	d	Not Required					Not Required				p/a			
WATER HEATING S	SYSTEMS					_					_				
01		02			à		0	4	4	05		06	07	08	
Name		System Type		Distribution Type			Water	Heater		tumber of Heaters		iolar action (%)	Status	Verified Existing	
DHW Sys	1	DHW		Standard			DHW Heater 1			= 1		0	Existing	No	
WATER HEATERS															
01	02	03	04	05	06	07		08	09		10	11	11	12	
Name	Heater Element Type	Tank Type	Number	Tank Volume (gal)	Uniform Eng Factor / Engl Factor / Efficie	rgy Then	(an	Tank Insulation R-value (Int/Est)	Standi Loss Recove Ell	ny F	rat Hour Rating / ow Rate		Heat Pump	Tank Location or Ambient Condition	
DHW/Haster 1	Heat Purre		1	1 50 3EF		100		n/a	nia		ri(a		n/a	Outside or Exterior close	
SPACE CONDITION	VING SYSTEM	MS													
0.1		02		0		04			05		28		07	06	
SC Sys Nan	19	System Type		Heating Unit Name		Cooling Un	ooling Unit Hains Fan Name		Name		bution		States	Veniled Exertin Condition	
HVAC System	ni O	ther Heating and Ce System			Cooling Corr	conerd)	HVA	C Pan 1		traution tem t	E	Existing	No		
HVAC - HEATING L	INIT TYPES														
	01					92			03				04		
	Name				Synta	em Type			Number	d Units	-		Efficiency	P	
Heating Component 1					Cohi	Fumacu			- 1				94 1 AFUE		

HVAC - COOLING UN	IT TYPES		02	r	03	04	05	-	00	07		_	en		
Name		Sval		Numb	er of Unit	Em	cloncy	1 2	tonally Controlle		or Type	HERS	Verification		
Cooling Compon					U - 34.31 W W		1	11	13		Not Zonal	Single S	poed		g Componer hers-cool
HVAC COOLING - HE	RS VERIFICAT	TON													
01			02			03		12	04	05			06		
Name		Verilled Airflow			A	irflow Target		Verified EER		Verified SEER		Verified Refrigerant Charge			
Cooling Component	oling Component I-hers-cool Not Required			n/a		Noti	Not Required Not Requir		ed Not Required						
HVAC - DISTRIBUTIO	ON SYSTEMS														
01	02		0.3	.04		05	05		07	09		19	10		
Name	Тур	16	Duct Laskage	R-vali		Supply Duct Location	Return D Locatio		Bypass Duct	Status		Existing dition	HER9 Verificati		
Ar Distribution System 1	Ducts local (Ventilal University	ed and	Existing (not specified)	8.0		Anic	Attic		None	Existing + New	,	lo .	0/6		
IAQ (Indoor Air Quali	ity) FANS														
61 62				03		04		05			08				
Dwelling U	nie.		IAQ CFM		14	QWatte/CFM		1	AQ Fan Type	IAQ Reco		HERS Verification			
SFam IAQVen	100		0	\neg	0.25			Delauli		0		Not	Required		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

B. C. D. BERNESET ASSESSED.		-0.000.000.0
Project Name: RESIDENCE : ADDITION	Calculation Date/Time: 10.52, Sun, Apr 14, 2019	Page 8 of
Calculation Description: Title 24 Analysis	Input File Name: 4519ML T24.nbd16x	
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT		
1 I cently that this Certificate of Compliance documentation is accurate a	and complete	10000
Documentation Author Name TIEN CHU, M.S., P.E.	Documentation Author Signature:	NIER
Company TMC ENGINEERS INC.	Signature Data 4/14/2019	
Address	CEANERS Certification (dentification (if applicable)	
Cay/State	Phote	
RESPONSIBLE PERSON'S DEGLARATION STATEMENT		
centy the following under penalty of perjury, under the taxes of the State 1. I am ergobs under Division 3 of the Brunces and Professions C 2. Londly that the energy features and performance specifications Begulations The build and dean of features of system design features identified.	It and California and California doth to accept responsibility for the building design identified on this Celtificate of Compliance clamified on this Certificate of Compliance scarlions to the result remember a Timb 2.4 Part 1 world and this Centificate of Compliance and coats about with the enformation provided on other applica for this Centificate and Compliance and coats about with the enformation provided on other applica for introducers algority or proprietable with the building perima displaceson.	
centy the following under penalty of perjury, under the taxes of the State 1. I am ergobs under Division 3 of the Brunces and Professions C 2. Londly that the energy features and performance specifications Begulations The build and dean of features of system design features identified.	ode to accept responsibility for the building design identified on this Centificate of Compliance identified by this Centificate of Compliance conform to the requirements of File 24. Part 1 to in this Centificate of Correllance are consistent with the information provided on other applica	
Tech the following under another in a few parts and the size of the State Last register size through a few times rea and Professions C. 2. Londify that the energy is features and performance specifications. Regulations 3. The boding deep in Selectic or system deep is features if british ordistional calculations plans and specifications assistantifies or the selection of the selection of the selection of the TECH OFF.	ode to apogra responsibility for the building design feeting and this Certification of Companies confided on the Certification of Companies condition to the respiration of 17th 27 A with 1 and 1 on this Certification of Companies are consistent with the information provided on other applica- tion that Certification of Companies are consistent with the building setting application. Responsible Cessines Signature:	
centry me fallowing under penalty of perjury, under the taxs of the State 1. I aim etg ble under Division 3 of the Browness and Professions C. 2. Londly, that the energy features and performance specifications. Regulations 3. The bodding design features or system design features statement with substitutional and control of the con	ode to acquire responsibility for the building design identified on this Certification of Commissions designified on the Certification of Commissions and Certification of Cert	ble compliance decuments,

GENERAL IN	FORMATION						
01	Project Name	RESIDENCE ADDITION					
02	Calculation Description	Title 24 Analysis					
03	Project Location	5479 C Paseo Del Lago W					
64	City	LAGUNA WOODS	05	Standards Version	Compliance 2017		
06	Zip Code	92637	07	Compliance Manager Version	BEMCmpMgr 2018 3 D (1016 SP		
00	Climate Zone	CZA	09	Software Version	EnergyPro 7.2		
10	Building Type	Single Family	ti	Front Orientation (deg/Cardinal)	270		
12	Project Scope	Addition and/or Alteration	13	Number of Dwelling Units	1		
14	Total Cond. Floor Area (ft²)	1709	15	Humber of Zones	2		
16	Slatt Area (N²)	1715	17	Number of Stories	1		
10	Addition Cond. Floor Area (II ²)	329	19	Natural Gas Available	No		
20	Addition Slab Area (R2)	335	21	Glazing Percentage (%)	16.2%		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Namo: RESIDENCE - ADDITION
Calculation

	ENER	RGY USE SUMMARY		
04	05	06	07	08
Energy Use (kYDV/ft²-yr)	Standard Deelgn	Proposed Design	Compflance Margin	Percent Improvemen
Space Heating	33 30	31.39	1.91	5.7%
Space Cooling	69.94	67.06	1 88	2.7%
IAQ Ventilation	0.00	0.00	0.00	0.0%
Water Heating	13 80	13.80	0.00	0.0%
Photovoltaic Difsel) 1	0.00	0.00	3
Compliance Energy Total	116.04	112.25	3.78	3.3%

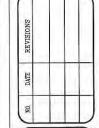
og stration Nymber	Registration Date/Time.	HERS Provider
A Building Energy Efficiency Standards - 2016 Residential Cornel ance	Report Version - CF1R-04302018-1016 5P2	Report Generated at, 2019-04-14 10:53:12

CERTIFICATE OF COMPLIA	NCE - RESIDENTIAL PERFOR	RMANCE COMPLIAN	CEMETHOD			CFIR-PRF-0
Project Name: RESIDENCE	ADDITION		Calculation Date/T	ime: 10:62, Sun. Apr	14. 2019	Page 2 of 8
Calculation Description: Title	e 24 Analysis		Input File Name: 4	519ML T24 rbd18x		
HERS FEATURE SUMMARY						
The following is a summary of the provided in the building compone	lastyres that must be field-venified his tables below.	ty a contribed HERS Ra	ter as a condition for meet	ng the modeled energy	performance for this computer	analysis Additional detail is
HVAC Distribution System Veri - None - Domestic Hot Water System Ve - None -	dications:					
BUILDING - FEATURES INFORM	DZ DZ	03	04	05	Ç6	67
Project Nama	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
RESIDENCE: ADDITION	1709	1	3	2	0	
ZONE INFORMATION						
01	02	03	04	06	06	07
Zone Name	Zona Type	HVAC System Na	Zona Floor A	rea Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
1ST FLOOR NEW	Considered	HVAC System1	329	8	DHW Sys 1	n/a
IST FLOOR EXISTING						

roject Name: RES(DENCE Calculation Description: T				tion Date/Time le Name: 4519			2019			Page 3 of	
PAQUE SURFACES					W A						
01	02	03	0.4	05	OL	4 1	97	-03	09	10	
Name	Zone	Construction	Azimi	nh Orlenas	on Gross Ar		Window & Door Area (ft²)	Titi (deg)	Status	Verified Exinting Conditio	
Front Wat	16T FLOOR NEW	R-13 Wall	270	Front	101		40	90	How	nia	
Right Wall	IST FLOOR NEW	R-13 Wall	160	Right	27:	2	70	90	New	ma	
Interior Surface	IST FLOOR NEW	R-13 Wall			170		Q		New	na	
Roof	1ST FLOOR NEW	R-30 Roof Atto	- 1		33	5			Now	n/a	
Front Wall 2	1ST FLOOR EXISTING HOUSE	R-0 Wall	270	Front	20	3	23	90	Existing	No	
Left Wall	15T FLOOR EXISTING HOUSE	R-0 Wall	n	Left	292	5	.0	90	Existing	No	
Rear Wall	IST FLOOR EXISTING HOUSE	R-0 Wall	90	Bade	310	7	153.35	90	Existing	No	
Right Wb12	IST FLOOR EXISTING HOUSE	R-0 Wall	180	Right	Right 312.6		10	90	Existing	No	
Intende Surface 2	1ST FLOOR EXISTING HOUSE>>1ST FLOOR NEW	R-0 Walls	er III		152	.6	0		Ntrw	n/a	
Reof 2	1ST FLOOR EXISTING HOUSE	R-0 Ruof Atte			135	0			Existing	No	
ATTIC					4 4 4						
01	02	03	04	95	05	67	01	0.5	= [1]	10	
Hame	Construction	Туро	Roof Rise	Roof Reflectance	Roof Emiltance	Radia Barrio		Statu		rified Extating Condition	
Also IST FLOOR NEW	Alta RooffST FLOOR NEW	Ventilated	4	0.1	0.85	. No	No	Existin	10	Na	
Alle 1ST FLOOR EXISTING	Aux Roof(ST FLOOR	Ventilated	4	0.1	0.85	No	Me	No Existing		a No	

roject Name: RESIDENC elculation Description: T		2.5	Calculation Date/Time: 10.52, Sun, Apr 14, 2019 Input Fire Name: 4519ML T24 nbd16x										
FENESTRATION / GLAZING													
01	02	03	04	05	06	07	99	09	10	11			
Name	Surface (Orientation-Azimuth)	Width (ft)	Haight (ft)	Multiplier	Area (ft ²)	U-factor	SHGC	Exterior Shading	Status	Verified Existing Candillo			
Window	Front Wall (Front-270)	-	Tele.	- 10	40.0	0.25	0 25	Insect Screen (default)	New	n/a			
Window 2	Right Wall (Right-180)	- 70	-	- 1	30 0	0.32	0.25	Insect Screen (default)	New	n/a			
Window 3	Right Wall (Right-180)	- GEA.	100	1	40.0	0.32	0.25	insect Screen (default)	New	e/a			
Window 4	Froat Was 2 (Front 270)	177	- m	1	3.0	1 19	0.83	Insect Screen (default)	Existing	Na			
DOOR 2	Rear Wall (Back-90)	-	-	1	60.0	0.32	0 25	Insect Screen (default)	Altered	e/a			
Window 5	Rear Wall (Back-90)	-	-	-1	934	1 19	0.83	insect Screen (default)	Existing	No			
Window 6	Right Wall 2 (Right-180)	-	16-	- 4-	10.0	032	0 25	insect Screen (detauh)	New	1/9			

Area (ft²) U-factor Slatus Verified Existing Condition
20.0 0.50 Examp 100



CFIR-PRF-01

Restrictive Notice THESE DESIGNS, DRAWNINS & SPECIFICATIONS ARE THE EXCURSIVE PROPERTY OF THE EMPORATE PICTURE AND AREA OF THE AREA OF THE AREA OF THESE CHARMINGS CAN DE ACT OF THESE CHARMINGS CAN DE ACT OF THE AREA O



RS INC.

ENGINEE TMC

SONG'S RESIDENCE: ADDITION SS: 5479 C PASEO DEL LAGO W, LAGUNA WOODS, CA S

SCALE: AS-SHOWN DATE: 04/10/19 DESIGNED BY: T.L. CHECKED BY: T.C. SHEET T-24

JOB NO. 4519-MI

ATTACHMENT 2 MANOR # 5479 C Laguna Woods Village. ULWM Variance Request Form Date: Model: Member Name: Signature APR 3 0 2019 Manshik Sons Phone: E-mail: Contractor Name/Co: Phone: E-mail: A \$13 Home Remodelin Mailing Address (to be used for official correspondence) Description of Proposed Variance Request ONLY: Install New French Door Partio 120" x 80" in Back Patio of the Dimensions of Proposed Variance Alterations ONLY: 2) SIDE FIXED PANEL 24x80 FOR OFFICE USE ONLY DATE RECEIVED: 1/29/19 Check# 275 BY: 10 RECEIVED BY: Complete Submittal Cut Off Date: Alteration Variance Request Meetings Scheduled: Check Items Received: Third AC&S Committee (TACSC): 6/24/19 Drawing of Existing Floor Plan □ Drawing of Proposed Variance United M&C Committee: _____ △ Dimensions of Proposed Variance Board Meeting: □ Before and After Pictures Other: ENGINEERING □ Denied □ Approved ¬ Tabled Agenda Item #8 Page 13 of 16

Attachment: 3



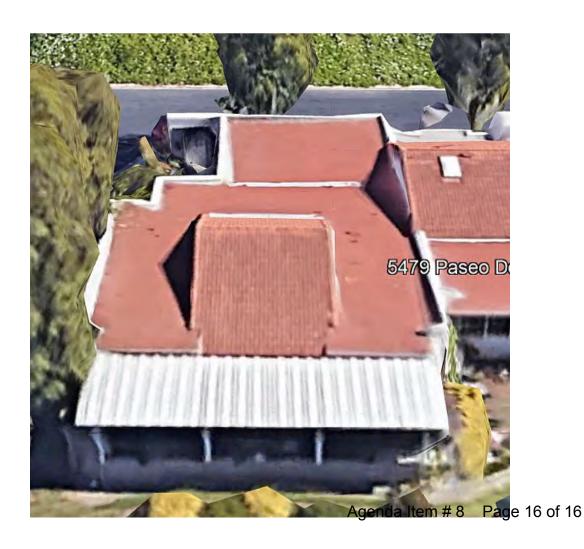






Attachment: 4







Section STANDARD 38: PATIO ENCLOSURES

ADOPTED SEPTEMBER 2006, RESOLUTION 03-06-43
GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49
REVISED AUGUST 2019, RESOLUTION 03-19-XX

1.0 GENERAL REQUIREMENTS

See Standard Section 1: General Requirements

2.0 SPECIFICATIONS/ APPLICATIONS

- 2.1 A patio is a concrete slab area that adjoins the manor at ground level, and does not serve as a walkway or landing. An enclosure can only be installed on the manor's original patio footprint.
- 2.2 A patio enclosure cannot be installed in an area where a Standard Plan exists for a room addition.
- 2.3 Enclosures may not extend beyond the original construction footprint of an original patio. (In accordance with the current Common Area Useage Policy.)
- 2.4 If a patio lies beneath a balcony, the newly constructed enclosure must have an approved gutter system.
- 2.5 Patios may be partially enclosed with the exception of 3-story buildings. Patio enclosures shall encompass the entire footprint in 3-story buildings.
- **2.6** No doors are permitted in patio enclosures installed on the 1st story manors of 3-story buildings.
- 2.7 In no case shall additional plumbing, heating fixtures or air conditioning units be added as part of such enclosure, nor shall existing central HVAC systems condition an enclosure.
- **2.8** Air conditioners/heat pumps cannot exhaust into an enclosure.



- 2.9 Plastic panels as produced by the manufacturer of patio covers or enclosures may be installed per International Conference of Building Officials (I.C.B.O.) California Building Code approved specifications outlined by the manufacturer. No corrugated, non-structural panels will be allowed.
- **2.10** Any changes to the existing structure to allow for track or framework must be approved in writing prior to issuance of a permit consent.
- **2.11** All work and material required to complete patio enclosures shall conform to all applicable city codes and/or state ordinances not included herein. Plans and specifications shall be submitted to Permits and Inspections at time of application for permit consent.

3.0 SURFACE PREPARATION

- **3.1** Prior to any installation, existing patio surfaces (slabs, wood beams, wood fascia, etc.) shall be checked by staff for any defects or irregularities which might affect such installation or cause any future damages to the building.
- 3.2 All attachments to the patio slab must be directly to the patio surface, not applied over any type of material applied over the patio surface.

4.0 FRAME OR TRACK

- 4.1 Frames and/or tracks are to be of aluminum only. Wood framing is prohibited. The dimensions shall be kept to a minimum to optimize the area of glass firmly in place. All aluminum shall be anodized bronze unless others exist if attached to a dark painted surface; aluminum or white powder coated color if attached to a light surface. Pre-existing enclosures on the building shall set color precedence on the same elevation.
- **4.2** All glass and screens must be readily removable by lifting out of a track without the use of tools.
- 4.3 All frames must be inside of existing handrails as indicated on approved drawing details and provide sufficient clearance for future maintenance of the handrail.



- **4.4** Slump stone kneewalls may be utilized as part of the patio enclosure if the wall is constructed to accept the application.
- 4.5 Enclosures shall have proper downspouts with splash blocks in accordance with Mutual Standard:18, Gutters/Downspouts.

5.0 TYPE OF GLASS

- 5.1 All glass used must be clear in nature and be of tempered-type safety glass; no less than 1/8" thick. Installation of a structure with glass that is thicker than 1/8" could be considered a habitable room addition and California Building Code specifications for engineering would be required for the structure, and may require Board approval... to be determined by the Permits and Inspections office.
- 5.2 Glass shall may be single or dual pane type. See 4.2
- **5.3** Frosted, bottle-type, stained, or louvered-glass type shall not be allowed.
- 5.4 Solar glass, tinted glass, smoke-type glass or film that is applied to glass at the time of manufacture shall be accepted provided it conforms to Sec. 5.5.
- Reflective tints or films applied to glass after manufacture may be applied to glass providing it does not have a reflectivity factor of more than <u>15%</u>. Documentation of such material must be on hand and approved before such application.



THIRD LAGUNA HILLS MUTUAL

STANDARD 22: PATIO AND BALCONY COVERS ALUMINUM AND VINYL

JANUARY 1989
REVISED JANUARY 2003, RESOLUTION 03-03-08
REVISED JANUARY 2008, RESOLUTION 03-08-08
GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49
REVISED AUGUST 2013, RESOLUTION 03-13-83
REVISED AUGUST 2019, RESOLUTION 03-19-XX

1.0 GENERAL REQUIREMENTS

See Standard Section 1: General Requirements

2.0 DEFINITIONS

- **2.1** Patio: A paved area that adjoins the manor at ground level, which does not serve as a walkway or landing.
- **2.2** Balcony: A platform that projects from the wall of a manor and is enclosed by a parapet or railing.

3.0 BUILDING TYPES

3.1 Aluminum or vinyl patio covers will not be allowed in Casa Palma, Casa Sienna. Casa Lorenzo or Casa Monaco.

3.04.0 APPLICATIONS

- **3.1** Wood is strictly prohibited from being used for any part of construction.
- 3.2 All patio and balcony covers must be built as per standard plan drawings (when available). The maximum allowable overhang dimension will be 6 inches to accommodate the flat roof's incorporated gutter system. See Section 45.0 for exceptions.



- Patio cover roofs shall not extend beyond the height of an existing 8 foot tall patio wall.
- Patio covers will span only the patio area as defined by the original patio slab, or wall-or as indicated on the standard plan drawing.
 Balcony covers will span the entire width of the balcony.
- 3.5 Covers may be installed over atriums such that the minimum open area of the atrium is left open and unobstructed as per building code requirements, typically 3'-0". The cover may not extend above the height of the existing walls.
- Posts shall be of aluminum or vinyl including alumawood-type and vinyl-clad materials. Plant—ons are optional, but if installed, must be of matching aluminum or vinyl material. fabrication, including alumawood and vinyl-clad materials. Headers must also be of aluminum or vinyl fabrication, including alumawood and vinyl-clad materials.
- 3.7 All posts for patio covers must be anchored to the concrete slab and be located on or inside of block walls if any. Attachments to block walls must meet all building code requirements.
- 3.8 All posts on balcony covers must be anchored to the balcony deck in accordance with all building code requirements. All penetrations must be sealed to prevent moisture intrusion into balcony deck.
- Plastic panels as produced by the manufacturer may be installed per approved specifications as outlined by the manufacturer's recommendations. No corrugated non-structural panels will be allowed. Only those covers with state approved engineering specifications will be accepted.
- 3.10 Plastic skylight panels as produced by the manufacturer, may be installed per approved specifications as outlined by the manufacturer's recommendations.
- 3.11 Color options for aluminum materials are factory-finished white or almond. or anodized bronze. Color options for vinyl materials are white, taupe or tan.



3.12 If access to existing downspouts is blocked, then new downspouts of similar design, material and quality must be installed and painted the appropriate color. Downspouts shall not empty into other patio areas or hinder maintenance in any way. Splashblocks must be installed at each downspout that drains directly into Common Area planters (See Standard 18: Gutters/Downspouts).

4.05.0 PATIOS OVER WHICH A BALCONY EXISTS

- **4.1** Patio covers may not extend beyond the original construction footprint of a manor that lies beneath a balcony for which a manor above exists, exclusive of the required 6" overhang for the incorporated gutter system.
- **4.2** Flat roofs may not replace existing eyebrow covers if the enclosure proposed roof extends beyond the original construction footprint.
- **4.3** Existing flat roofs may be replaced with a flat roof of equal or lesser dimensions size.
- 4.4 The color of the patio cover roof surface must be factory-finished almond. Almond colored caulking shall be used and the width of the caulk lines shall be kept to a minimum.

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