



OPEN MEETING

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

**Monday, March 25, 2019 – 9:30 a.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 February 25, 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. 3213-D (La Reina, PL704RB, P43B) Room Extension onto Previously Extended Common Area
9. 5341-A (La Princesa, P41R) Vinyl Fence Around Previously Extended Patio Slab On Common Area

Reports

10. Status of Mutual Consents

Concluding Business:

11. Committee Member Comments
12. Date of next meeting – Monday, April 22, 2019
13. Adjourn

Steve Parsons, Chair
Brett Crane, Staff Officer
Eve Morton, Alterations Coordinator: 949-268-2565



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**Monday, February 25, 2019 – 9:30 a.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

COMMITTEE MEMBERS ABSENT:

OTHERS PRESENT:

ADVISORS PRESENT: Michael Plean, Mike Butler

STAFF PRESENT: Gavin Fogg, Brett Crane, Eve Morton

1. Call to Order

Chair Parsons called the meeting to order at 9:30 a.m.

2. Acknowledgement of Media

No media were present.

3. Approval of January 28, 2019 Report

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

4. Approval of the Agenda

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

5. Committee Chair Remarks

None.

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

None.

7. Department Head Update

None.

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. 3200-A (EI Doble, P46) Retain Unauthorized Slab Extension at Entry and Walkway on Common Area

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

9. 3387-A (Malaga, P42B) Construct Lattice Patio Cover Over Previously Extended Patio Slab on Common Area

Director Frankel made a motion to approve Staff's recommendation to deny the request. Director Jarrett seconded. The vote was three to approve the motion, two to deny the motion, and one abstention. The committee will recommend to the Board that the request be denied.

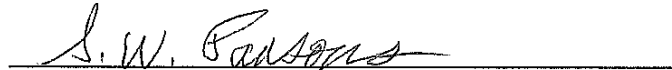
Concluding Business:

10. Committee Member Comments

None.

11. Date of next meeting – Monday, March 25, 2019

12. Adjourned at 10:07 a.m.



Chair, Steve Parsons

Brett Crane, Acting Staff Officer

Eve Morton, Alterations Coordinator, 268-2565



STAFF REPORT

DATE: March 25, 2019
FOR: Architectural Control and Standards Committee
SUBJECT: Variance Request
Ms. Julie A Neilson of 3213-D (La Reina, PL704RB, P43B)
Room Extension onto Previously Extended Common Area

RECOMMENDATION

Staff recommends the Board deny the request to construct a room extension on previously extended Common Area patio. Should the Board approve the request, Staff recommend it be with the conditions in Appendix A.

BACKGROUND

Ms. Neilson of 3213-D Via Carrizo, a La Reina style unit, is requesting Board approval of a variance to replace the existing (previously extended) enclosed patio with a room extension.

The original patio measured 16' wide by 7' long (Appendix B). The patio slab was extended via Mutual Consent in 1976 to create a 21'7" wide by 11'2' long rear patio; a patio cover and glass windscreen were added via Mutual Consent in 1978 and 1980 respectively. There is no Land Use Agreement on file.

Plans have been provided of the above-mentioned items (Attachment 1).

All costs associated with the proposed alteration would be borne by the Member.

DISCUSSION

Ms. Neilson proposes to remove the existing slump stone block wall with windows and patio cover, and replace it with a wood frame and stucco construction room extension.

The extension will have a gabled roof, tied in below the existing building roofline at 12'8", using tiles to match the existing roof for aesthetic consistency. The rear elevation will have two 5' wide by 4' tall windows, while each side elevation will have a 6' wide by 4' tall window. Header heights will remain consistent with the rest of the unit's existing windows.

The existing sliding glass door and window from the dining room and kitchen to the new proposed room extension would be removed to extend the new habitable area.

Approximately 139 square feet of the proposed room extension will fall over previously extended patio area (Appendix B).

Since the effective date of the current Common Area Usage policy on October 16, 2018, there have been no new Common Area alterations approved by the Board.

Staff recommends denial of this request in conjunction with current Third Mutual's Common Area Use Policy (RESOLUTION 03-18-146) "BE IT RESOLVED FURTHER, that no further alteration may be approved or constructed on any previously approved or "grandfathered" alteration that encroaches upon common area, other than like for like, that augments, enlarges, or changes the construction, purpose, or use of the previously approved or grandfathered alteration."

At the time of preparing this report, there are no open alterations listed on Mutual Consent for Unit 3213-D.

A Neighbor Awareness Notice was sent to Units 3213-A, 3213-B, 3213-C, 3214-A, 3214-B, 3215-A, and 3218-B on March 12, 2019, due to line of sight and/or effects of construction noise/debris within 150' of the alteration.

At the time of this writing, there has been no response to the Neighbor Awareness Notices.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 3213-D.

Prepared By: Gavin Fogg, Alterations Inspector II

Reviewed By: Brett Crane, Permits and Alterations Supervisor
Ernesto Munoz, Maintenance and Construction Director

ATTACHMENT(S)

Appendix A: Conditions of Approval
Appendix B: Condo Plan and Proposed Area Use
Attachment 1: Site Plans
Attachment 2: Variance Request, February 4, 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 unit **3213-D**, ("Property") within the Third Laguna Hills Mutual ("Mutual") unless and until a 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 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 Unit Alterations has been granted at **3213-D** for a **Room Extension on Previously Extended Common Area**, 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 Unit 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 **3213-D** and all future Mutual members at **3213-D**.
5. 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.
6. This approval does not change the number of bedrooms or the original maximum occupants permitted in the Unit.
7. Member Owner(s) of the Property must sign and submit to the Mutual, c/o VMS, Inc., at the Division office located in the Laguna Woods Village Community Center, an executed and notarized "Covenant to Run with the Land" for a proposed improvement that would utilize any portion of the Mutual's Common Area. Prior to the issuance of a Mutual Consent for Unit Alterations, that "Recordable Common Area Agreement" must be filed with the Orange County Clerk/Recorder.
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 Unit 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 Unit 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 Member Owner 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 Member Owner'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 first be replaced or repaired at the Member Owner's expense during construction of the improvement.
10. Prior to the issuance of a Mutual Consent for Unit Alterations, the Member Owner 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 Member Owner. 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 Unit 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.
12. 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.
13. 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.
14. 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.
15. Member is responsible for following the gate clearance process in place to admit contractors and other invitees.
16. 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.

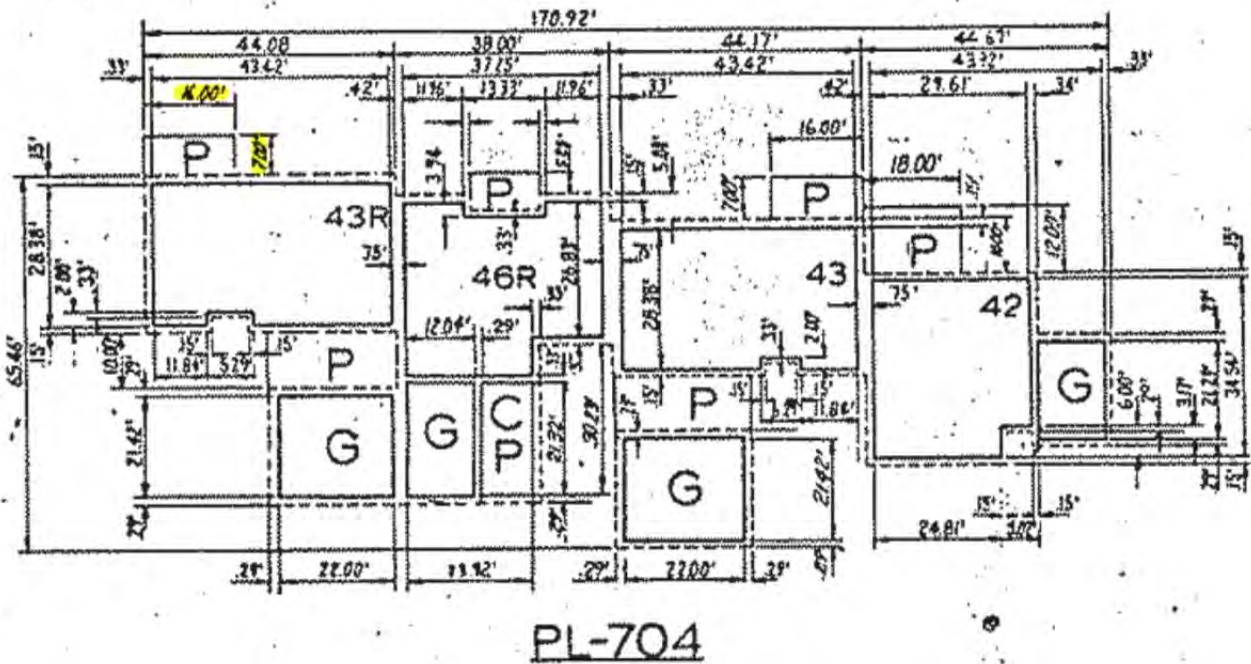
17. The Conformance Deposit shall be held by the Mutual and applied, at the Mutual's sole discretion, to any fine levied against the Member Owner or the Property, to cover and/or recoup any costs whatsoever, including, but not be limited to, administrative and legal costs, incurred by the Mutual or VMS, 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.
18. 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.
19. 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.
20. 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.
22. During construction, both the Mutual Consent for Unit Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
23. 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.
24. 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.
25. A portable bathroom is approved for placement at the location identified by Security Staff

by calling 949-580-1400.

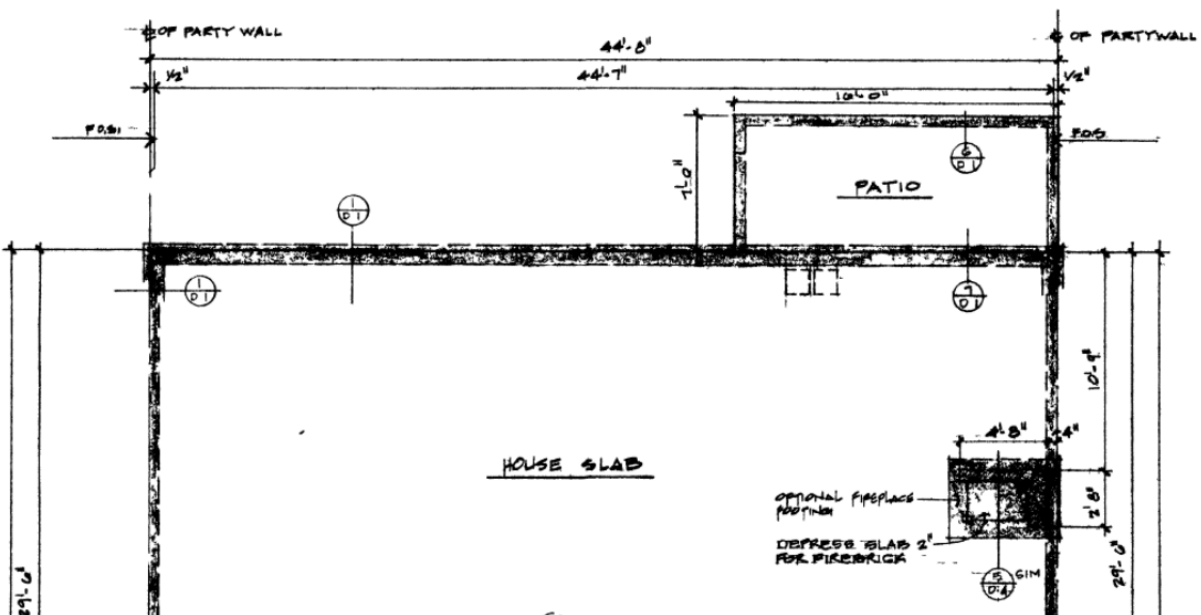
26. The Mutual Consent for Unit Alterations expires six months after the date of approval, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
27. Violations of the forgoing conditions 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.
28. 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.

APPENDIX B

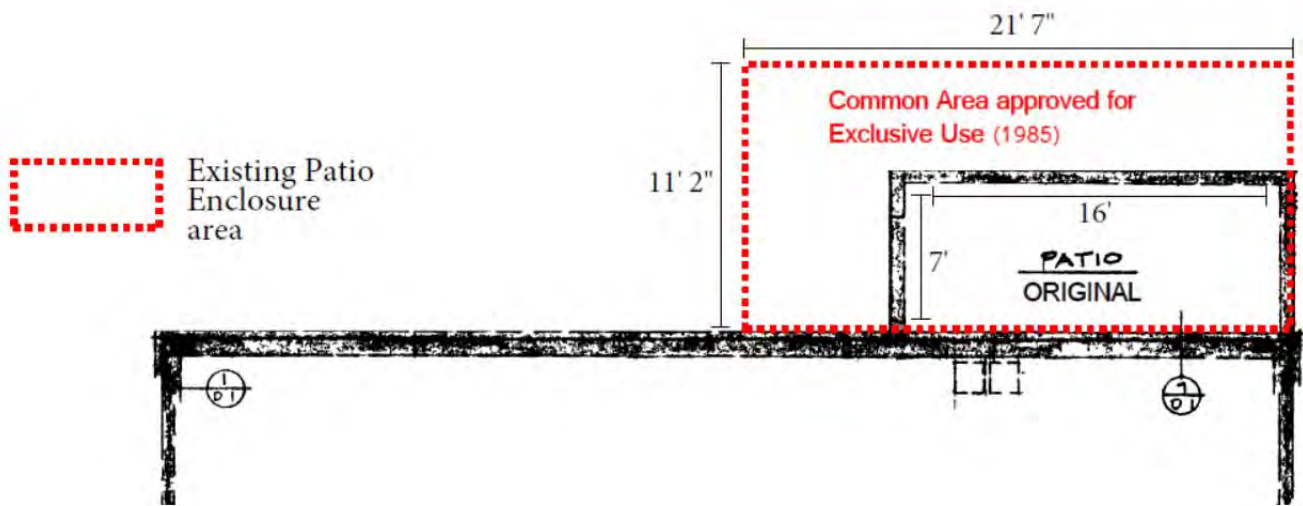
Condominium Plan



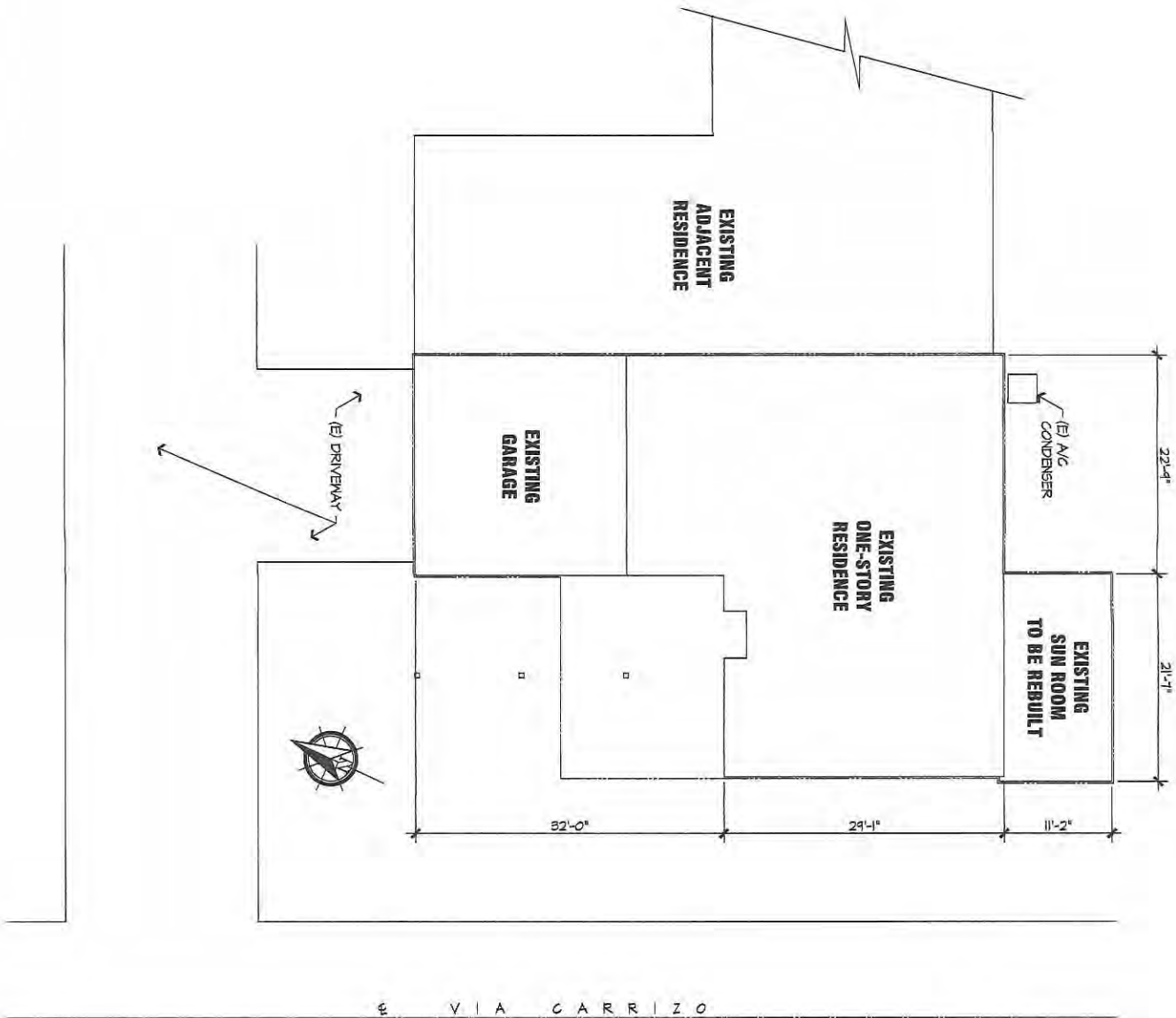
Foundation Plan



Proposed Area usage



SITE PLAN
SCALE: 1/8"=1'-0"



GENERAL NOTES

WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON THE PLAN.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE FOR RESIDENTIAL (16 CODE), 2016 CALIFORNIA RESIDENTIAL CODE (16 CODE), 2016 CALIFORNIA ELECTRICAL CODE (16 CODE), 2016 CALIFORNIA MECHANICAL CODE (16 CODE), 2016 CALIFORNIA PLUMBING CODE (16 CODE), 2016 CALIFORNIA FIRE CODE (16 CODE), 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (16 CODE), AS ADOPTED BY THE CITY OF LAQUINA WOODS.

ALL WORK TO COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.

ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONNECTION WITH THE EXECUTION OF THIS WORK.

CONTRACTOR SHALL PROVIDE PROPER BRACING AND/OR SHORING TO THE EXISTING STRUCTURE WHICH MAY BE REQUIRED DURING CONSTRUCTION.

THE PROPERTY OWNER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR SHOULD ANY DISCREPANCIES OR OTHER QUESTIONS ARISE PERTAINING TO THE WORKING DRAWINGS DURING CONSTRUCTION OR BIDDING.

PERMIT FEE: THE PERMIT FEE SHALL BECOME INVALID IN LESS WORK AUTHORIZED IS COMPLETED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND A \$250 APPLICATION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICE. THE PERMIT SHALL BE EXTENDED FOR A PERIOD OF 180 DAYS. THE BUILDING OFFICE SHALL PAY A RENEWAL FEE OF \$250 OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO ONE (1) YEAR. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE RENEWAL FEE SHALL BE 100% OF THE ORIGINAL PERMIT FEE. (R035.02C)

ALL SETBACKS AND EASEMENTS ARE SHOWN CORRECTLY ON THIS SITE PLAN.

SETBACKS WERE MEASURED FROM EXISTING STRUCTURES TO ASSIGNED PROPERTY LINES. CONTRACTOR SHALL VERIFY ALL SETBACKS PRIOR TO CONSTRUCTION. IF THERE IS A DISCREPANCY WITH THE SETBACKS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROPERTY OWNER AND DESIGNER PRIOR TO CONSTRUCTION.

THE CONTRACTOR IS TO GRAZE ANY AREAS WHERE THE ADDITION ALTERS THE DRAINAGE. PROVIDE SLOPE AWAY FROM STRUCTURES AND DRAIN TO STREET OR AN APPROVED STORM DRAIN.

ROOF AND SURFACE WATER MAY FLOW OVER PUBLIC SIDEWALK IF ALLOWED BY THE CITY'S GENERAL ENGINEERING SERVICE DIVISION.

IF ASBESTOS REMOVAL IS INVOLVED, BUILDING PERMIT CANNOT BE ISSUED UNTIL A VALID PERMIT IS TAKEN OUT FROM (AQMD) AIR MANAGEMENT DISTRICT AND PRESENTED TO THE BUILDING DEPARTMENT.

PROJECT DATA

OCCUPANCY GROUP: B3

TYPE OF CONSTRUCTION: V1

NUMBER OF STORIES: 1

SQUARE FOOT TABULATIONS

EXISTING HOUSE FLOOR AREA: 1,439 SQ. FT.

PROPOSED (E) SUNROOM TO BE REBUILT: 241 SQ. FT.

TOTAL HOUSE FLOOR AREA: 1,734 SQ. FT.

EXISTING GARAGE FLOOR AREA: 504 SQ. FT.

SHEET INDEX

1. GENERAL NOTES
2. SITE PLAN
3. FOUNDATION PLAN
4. NEW FLOOR PLAN
5. FRAMING/ROOF PLAN
6. EXTERIOR ELEVATIONS
7. FINISHING SECTION
8. DETAILS
9. T-24
10. TITLE 24 ENERGY FORMS

SITE PLAN
SCALE: 1/8"=1'-0"

Addition/Remodel For:
Neilson Residence
3213 Via Carrizo #D
Laquana Woods, CA 92637

jim mccann
residential design

REVISIONS	BY

DRAWN	LDL
CHECKED	JNL
DATE	09/12/2016
SCALE	AS NOTED
JOB NO.	NEILSON
SHEET	1

REVISION	BY

Jim Mccann

residential design

Addition/Remodel For:

Neilson Residence

3213 Via Carrizo #D
Laguna Woods, CA 92637

NEW FLOOR PLAN

DESIGN	LD.
DATE	09/02/2019
BY	AS NOTED
FOR	NEILSON
PROJECT	1187

FLOOR PLAN WALL LEGEND

- EXISTING 2x4 STUD WALL - TO BE REMOVED
- EXISTING 2x4 STUD WALL
- NEW 2x4 STUD WALL

FLOOR PLAN NOTES

WRITTEN DIMENSIONS TO PREVAL OVER SCALE.
VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
PLASTIC WATER PIPING IS NOT ALLOWED.
OWNER TO SELECT FLOOR COVERING.
HIRE CONTRACTOR TO PROVIDE LAYOUT FOR HEAT DUCTS & REGISTER SIZES.
CONTRACTOR TO VERIFY THAT THE SIZE OF EXISTING FAN WILL MEET THE CURRENT
ENERGY AND CODE REQUIREMENTS.
HARDWARE FOR DOORS, CABINETS, AND WINDOWS TO MATCH EXISTING HARDWARE OR BE
COMPATIBLE AS JUDGED BY OWNER.
ALL THERMID GLASS IDENTIFICATION MUST BE ETCHED OR CERAMIC FRIED ON THE GLASS
AND BE VISIBLE.
ALL DOOR AND WINDOW HOLDINGS AND SHIMBOARDS TO MATCH EXISTING.
ALL CABINET DESIGNS TO BE APPROVED BY OWNER.
PROVIDE 22" X 30" ATTIC ACCESS OR 24" X 30" ACCESS FROM EXISTING ATTIC TO
NEW ATTIC AREA TO MEET CBC REQUIREMENTS.
ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY.
ALL MANUFACTURED DOORS AND WINDOWS SHALL BE LABELED AND CERTIFIED BY THE
CALIFORNIA ENERGY COMMISSION.
TWO LAYERS OF GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING.
WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL
DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE
UPPER 1/3 AND THE LOWER 1/3 OF ITS VERTICAL DIMENSION. THE BOTTOM STRAP SHALL BE
LOCATED A MINIMUM OF 4" ABOVE CONTROLS.
WHERE BAILEY OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE
FLOW OF AIR. A MINIMUM OF 1" HIGH OF AIR SPACE SHALL BE PROVIDED BETWEEN THE
INSULATION AND ROOF SHEATHING.

FLOOR PLAN KEY NOTES

- EXISTING COUNTER w/ KNEE SPACE BELOW - PER OWNER'S SPEC'S
- WATER AND BROOD STORAGE w/ ADJUSTABLE SHELVES - PER OWNER'S SPEC'S
- BUILT-IN CABINETS - PER OWNER'S SPEC'S
- SHOKE DETECTORS SHALL BE INSTALLED WITHIN SLEEPING AREAS AND ADJACENT
HALLWAYS. THE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING
AREAS. SHOKE DETECTORS SHALL BE "HARD WIRED" AND BE EQUIPPED WITH A
BATTERY BACKUP (CBC 2016). SHOKE DETECTORS FOR EXISTING MAY BE BATTERY
OPERATED. (AS PER CBC 2016).
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE
BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACKUP. AT EXISTING CARBON
MONOXIDE ALARMS MAY BE BATTERY OPERATED. CARBON MONOXIDE ALARMS MAY
BE COMBINED WITH SHOKE DETECTORS.

ENERGY COMPLIANCE NOTES

PROVIDE R-30 BATT INSULATION AT ALL NEW 2x EXTERIOR WALLS (TYPICAL)
PROVIDE R-30 BATT INSULATION AT ALL NEW FLAT CEILING AREAS (TYPICAL)
GLAZING VALUES: U-FACTOR = 0.92 MAX, SHGC = 0.25 MAX

WINDOW SCHEDULE

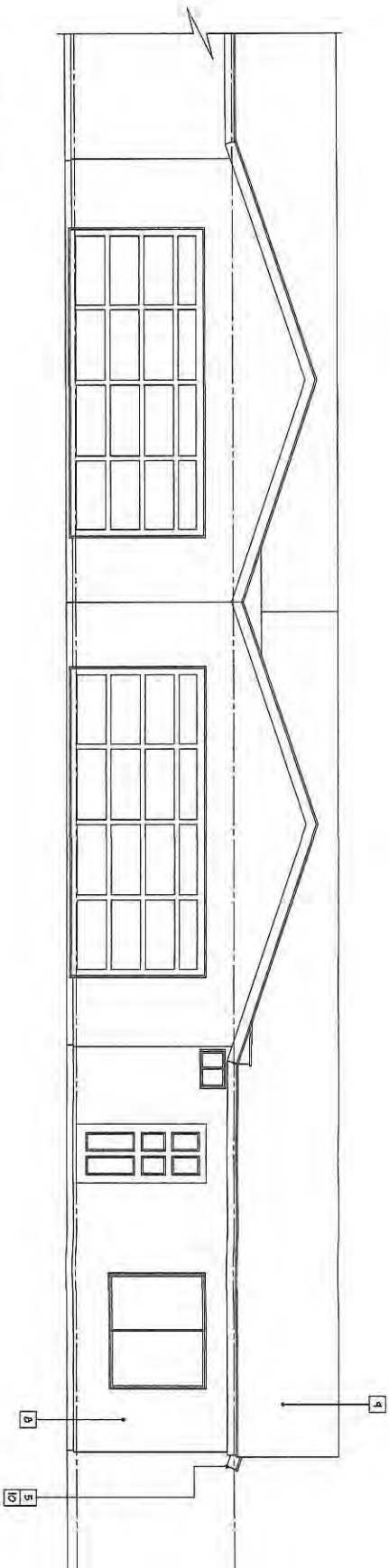
SYMBOL	SIZE	MATERIAL	GLASS	QUANTITY	REMARKS
①	5'-0" X 4'-0"	ALUMINUM	DUAL	2	
②	6'-0" X 4'-0"	ALUMINUM	DUAL	2	

ELECTRICAL SYMBOL LEGEND

- ELECTRICAL FIXTURES SHOWN ARE NEW UNLESS NOTED OTHERWISE. EXISTING ELECTRICAL
FIXTURES AT EXISTING AREAS TO REMAIN UNLESS INSTRUCTED OTHERWISE BY OWNER.
- DRYER OUTLET
- DRYER OUTLET - 1/2 HOT
- DRYER OUTLET w/ GROUND FAULT
INTERCEPTOR
- DRYER OUTLET w/ AFC-FAULT
CIRCUIT INTERRUPTER
- DRYER OUTLET - 1/2 HOT
- DRYER OUTLET
- 220V OUTLET
- WALL MOUNTED SINGLE SWITCH
- WALL MOUNTED THREE-WAY SWITCH
- WALL MOUNTED FOUR-WAY SWITCH
- SWITCH w/ VACUUMY SENSOR
- FLOOD LIGHTS
- RECESSED HOUNDED LED LIGHT
FIXTURE
- RECESSED HOUNDED LED LIGHT
FIXTURE - MOISTURE PROOF
- SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- NOTICE GROUNDING EXHAUST FAN
(50 CFM @ 3.0 SONE MAX)
- SHOKE DETECTOR
- TELEPHONE OUTLET
- TELEVISION/VIDEO OUTLET
- COMPUTER CONNECTION OUTLET
- HARDWIRED JUNCTION BOX
- CARBON MONOXIDE ALARM

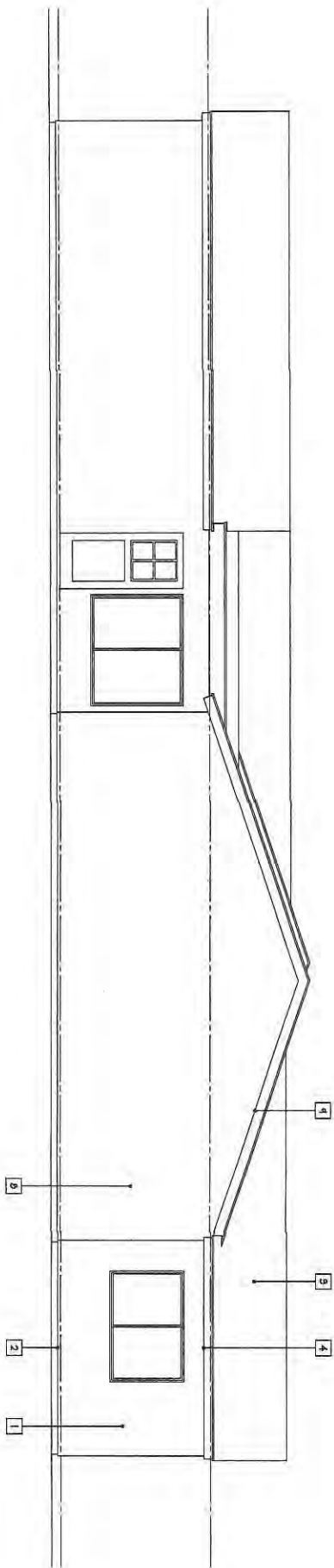
ELECTRICAL NOTES

ALL ELECTRICAL WIRING TO BE COPPER (ALUMINUM WIRING NOT ALLOWED).
FLUSH LIGHT FIXTURES AT INSULATED CEILING TO BE IOT FIXTURES.
OWNER TO SELECT ALL ELECTRICAL FIXTURES.
SHOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN THE FOLLOWING LOCATIONS:
a) ON THE CEILING DIRECTLY ABOVE THE STAIRWAY WHERE SLEEPING ROOMS
b) IN EACH SLEEPING ROOM OF THE SECOND FLOOR.
IN NEW CONSTRUCTION SHOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM
THE BUILDING WIRING SYSTEM AND BE EQUIPPED WITH A BATTERY BACKUP. SHOKE
DETECTORS FOR EXISTING MAY BE BATTERY OPERATED. (AS PER CBC 2016).
RECEPTACLE IN BATHROOMS TO BE ON A SEPARATE 20 AMP CIRCUIT. THERE SHALL BE A
RECEPTACLE ADJACENT TO THE BASIN.
RECESSED FIXTURES ABOVE TUBS OR SHOWERS WITHIN 8' OF THE FLOOD LEVEL RIM ARE TO
BE GFI-PROTECTED.
RECEPTACLES PROVIDED FOR KITCHEN COUNTERTOP SURFACES SHALL BE ON A GFI,
CIRCUIT AND BE SPACED SO THAT NO POINT ON THE COUNTERTOP IS OVER 24" FROM A
RECEPTACLE. ISOLATED COUNTERTOPS 12" OR GREATER IN WIDTH SHALL BE PROVIDED
WITH A RECEPTACLE. RECEPTACLES SERVING COUNTERTOPS MAY BE NO MORE THAN 15'
ABOVE THE COUNTERTOP.
ALL BEDROOM RECEPTACLES SHALL BE PROTECTED BY AN AFC-FAULT CIRCUIT PER CBC
2016.
ALL RECESSED LIGHTING TO BE LED - UNLESS NOTED OTHERWISE.
ALL LIGHTING TO BE HIGH EFFICACY OR CONTROLLED WITH VACUUMY SENSOR AND/OR
DIMMER.
BATHROOMS WITH A SHOWER AND/OR BATHING MUST HAVE HUMIDITY-SENSING EXHAUST
FANS.
ALL RECEPTACLES MUST BE TAMPER-RESISTANT.



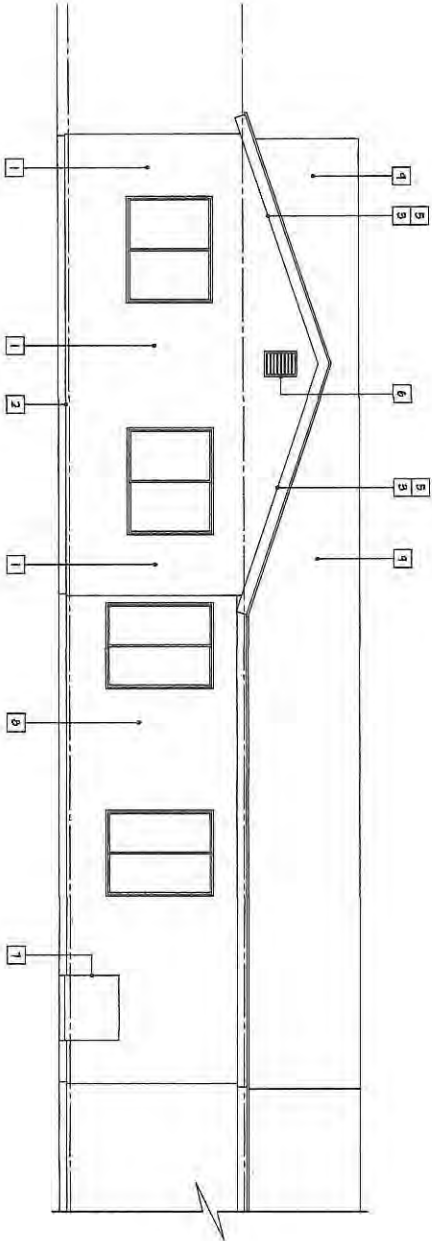
FRONT ELEVATION

SCALE: 1/8"=1'-0"



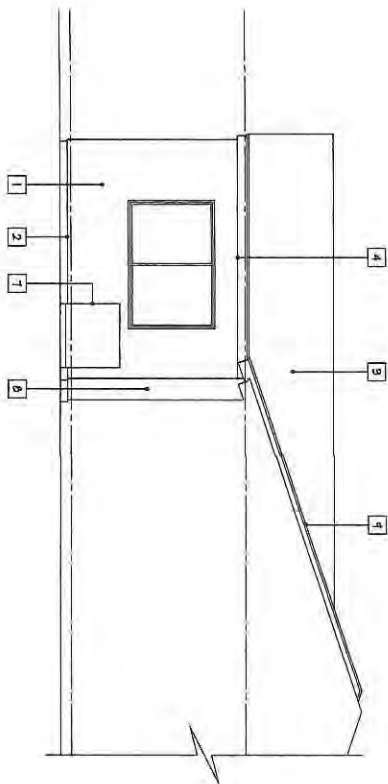
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



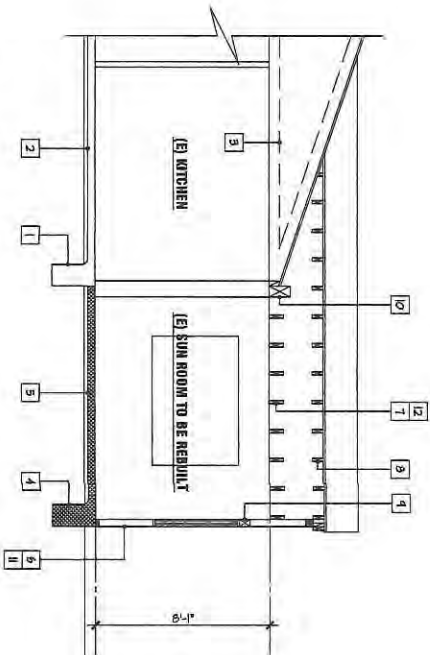
REAR ELEVATION

SCALE: 1/8"=1'-0"



LEFT ELEVATION

SCALE: 1/8"=1'-0"



FRAMING SECTION A-A

SCALE: 1/8"=1'-0"

EXTERIOR ELEVATION KEY NOTES

- 1 STUCCO
- 2 61. STUCCO SCREENED
- 3 NEW ROOFING - SEE ROOF PLAN
- 4 2X FASCIA BOARD
- 5 2X BARGE BOARD
- 6 14"x16" 61. SCREENED LOWRED ATTIC VENT
- 7 EXISTING A/C CONDENSER
- 8 EXISTING MOUSE
- 9 EXISTING ROOF
- 10 ROOF BEYOND

FRAMING SECTION KEY NOTES

- 1 EXISTING CONCRETE FOOTING
- 2 EXISTING CONCRETE SLAB ON GRADE
- 3 EXISTING ROOF TRUSSES
- 4 NEW CONCRETE FOOTING - SEE FOUNDATION PLAN FOR SIZE
- 5 NEW CONCRETE SLAB ON GRADE - SEE FOUNDATION PLAN
- 6 2X EXTERIOR STUD WALL
- 7 2X CEILING JOISTS - SEE FRAMING PLAN FOR SIZE & SPACING
- 8 2X BATTING - SEE FRAMING PLAN FOR SIZE & SPACING
- 9 4X HEADER - SEE FRAMING PLAN FOR SIZE
- 10 BEAM - SEE FRAMING PLAN FOR SIZE
- 11 R-15 INSULATION AT NEW EXTERIOR WALLS (TYPICAL)
- 12 R-50 INSULATION AT NEW ATTIC CEILING (TYPICAL)

REVISIONS

BY

jim mccann
residential design

Addition/Remodel For:

Neilson Residence

3213 Via Carrizo #D
Laguna Woods, CA 92637

EXTERIOR ELEVATIONS
FRAMING SECTION

DESIGNED JLD
CHECKED JLD
DATE 04/22/2016
SCALE AS NOTED
DRAWN BY NEILSON
SHEET 5

Laguna Woods Village

MANOR # 3213 D☐ ULWM☒ TLHM

Variance Request Form

SA 21345547

Model: <u>LA REINA</u>	Plan:	Date: <u>2/4/19</u>
Member Name: <u>JULIE NELSON</u>	Signature: <u>Julie A. Nelson</u>	
PI: [REDACTED]	[REDACTED]	
Contractor Name: <u>ERIC NELSON</u>	Phone: [REDACTED]	
Mailing Address: (to be used for official correspondence) <u>3213 Via Carrizo #1</u>		

Description of Proposed Variance Request ONLY:

Rebuild existing sunroom to living space

Dimensions of Proposed Variance Alterations ONLY:

11'2" x 21'7"same dimensions as already existing

FOR OFFICE USE ONLY

RECEIVED BY: LA DATE RECEIVED: 2/5/19 Check# 5385 BY: LA

Alteration Variance Request	Complete Submittal Cut Off Date:
Check Items Received:	Meetings Scheduled:
<input type="checkbox"/> Drawing of Existing Floor Plan	Third AC&S Committee (TACSC): <u>MARCH 25, 2019</u>
<input type="checkbox"/> Drawing of Proposed Variance	United M&C Committee: _____
<input type="checkbox"/> Dimensions of Proposed Variance	Board Meeting: <u>APRIL 2019</u>
<input type="checkbox"/> Before and After Pictures	<input type="checkbox"/> Denied <input type="checkbox"/> Approved
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Tabled <input type="checkbox"/> Other

Following are reasons to approve my variance request:

- My son (a residential general contractor – license # [REDACTED]) and I were informed in the spring/summer of 2018 that, as long as we do not build out larger than the footprint of the existing sun room, this proposed project would be acceptable.
- Based on the conversations my son and I had with different folks at both the city and the association, we went forward with architectural and engineered plans and paid \$3,450.00. See invoice attached.
- Because of drainage issues at association-maintained common areas around my existing sun room, my sun room slab and sun room block walls have broken/been damaged/shifted.
- I use the sun room every day (no exaggeration) and it will remain whether or not I am able to rebuild. We may as well rebuild it and make it a thing of beauty for the neighborhood at my very visible outside corner residence.
- As mentioned above, the new sun room will not only be a wonderful addition to my life, it will make a huge improvement in the aesthetics of the neighborhood by replacing an unattractive and shifting sun room (which the city/association approved with permits) with a new beautiful sun room. See attached picture of the existing sun room and rendering of proposed sun room.
- We were proposing a back door since there is one there now but have been informed that because we would have to add a stoop onto common area, it might not be approved. We have removed that door from the scope of work but would very much like to be able to keep a door there.

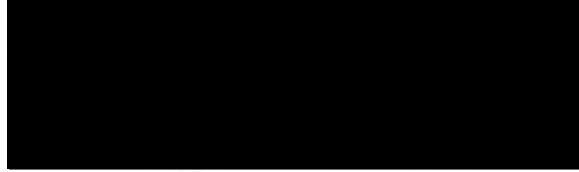


W x - s t - 2 U

PROPOSED



Jim McCann
residential design

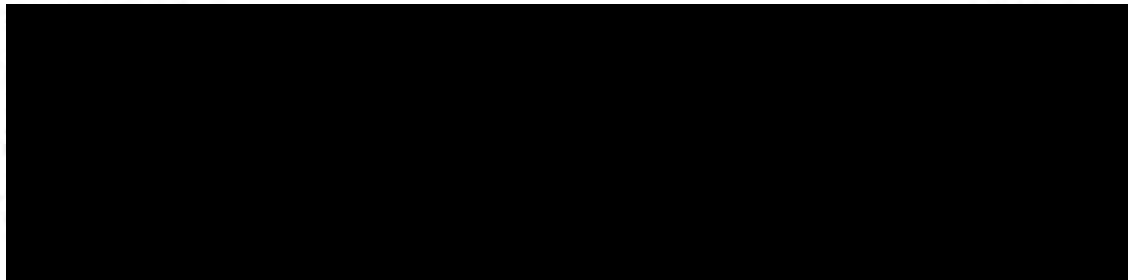


Jan. 9, 2019

Julie Neilson
3213 Via Carrizo #D
Laguna Woods, CA 92637

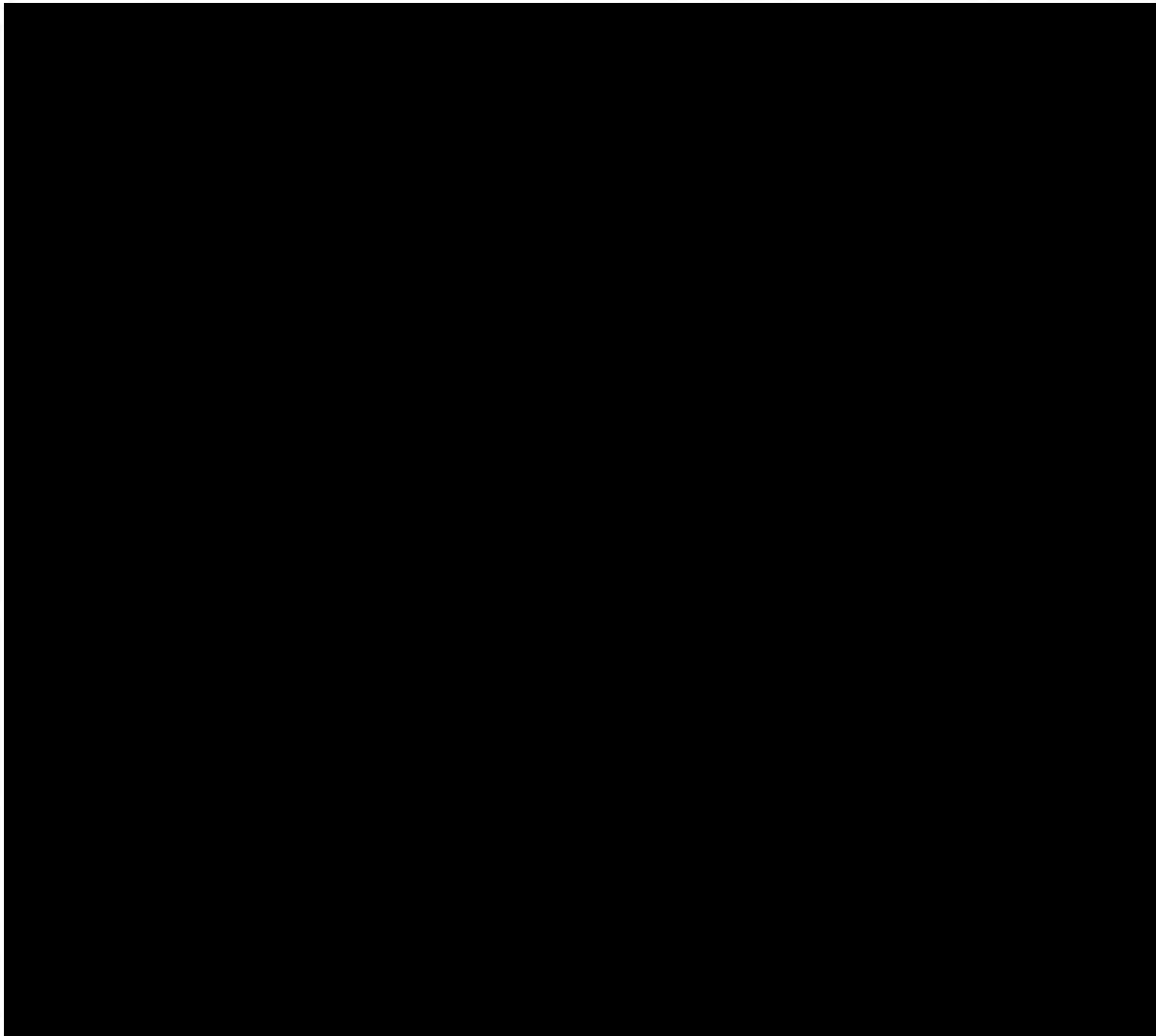
Scope of project:

Reframe existing patio area for new living space





Adv Tiered Interest Chkg - 1683: Account Activity Transaction Details



Attachment: 3



Right Elevation



View from Street





Attachment: 4





STAFF REPORT

DATE: March 25, 2019
FOR: Architectural Control and Standards Committee
SUBJECT: Variance Request
Mr. Collin L. Hatch of 5341-A (La Princesa, P41R)
Vinyl Fence Surrounding Previously Extended Patio Slab on Common Area

RECOMMENDATION

Staff recommends the Board deny the request to install a vinyl fence around the previously extended patio slab on Common Area. Should the Board approve the request, Staff recommend it be with the conditions in Appendix A.

BACKGROUND

Mr. Hatch of 5341-A Bahia Blanca, a La Princesa style unit, is requesting Board approval of a variance to install a white vinyl fence around his previously extended rear patio.

The original rear patio was an 8' by 8' square (see Appendix B). The patio slab was extended by variance in March 2008, to cover the width of the unit (approx. 26') and measures between 11' and 8' long. There is no Land Use Agreement on file.

Plans have been provided of the above-mentioned items (Attachment 1).

The cost of the proposed alteration would be borne by the Member.

DISCUSSION

Mr. Hatch proposes to install a 5' tall, white vinyl fence that partially surrounds the existing rear patio slab, which is located on Common Area. The fence would measure 11' long on the right elevation, 14'1" on the rear elevation and 8' on the left elevation.

The existing Mutual Standard for vinyl fencing will ensure the fence fixtures and posts are sufficient for the project.

Approximately 32 linear feet of the proposed vinyl fence will fall over previously extended patio area (see Appendix B). Staff recommends denial of this request in conjunction with current Third Mutual's Common Area Use Policy (RESOLUTION 03-18-146) '**BE IT RESOLVED FURTHER**, that no further alteration may be approved or constructed on any previously approved or "grandfathered" alteration that encroaches upon common area, other than like for like, that augments, enlarges, or changes the construction, purpose, or use of the previously approved or grandfathered alteration;'

Should the Committee recommend approval to the Board, Staff recommends requiring existing Mutual Standard: 45 - Vinyl Gates, specifically §3.4. 'Gates may not open onto Common Area

unless a walkway exists'. This would require an amendment to the proposed plan by removing the rear elevation gate and replacing it with fencing.

Since the effective date of the current Common Area Usage policy on October 16, 2019, there have been no new Common Area alterations approved by the Board.

A Variance for a vinyl fence installation was approved in March 2017, however, the request was for replacing (like-for-like) an existing wrought iron fence using vinyl materials. The variance was due to vinyl not being an approved material at the time of the request.

At the time of preparing this report, there are no open Mutual Consents for Unit 5341-A.

A Neighbor Awareness Notice was sent to Units 5341-B, 5341-C, 5342-A, 5342-B and 5342-C on March 13, 2019, due to line of sight and/or effects of construction noise/debris within 150' of the alteration.

At the time of writing the report, there has been no response to the Neighbor Awareness Notices.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 5341-A.

Prepared By: Gavin Fogg, Alterations Inspector II

Reviewed By: Brett Crane, Permits and Alterations Supervisor
Ernesto Munoz, Maintenance and Construction Director

ATTACHMENT(S)

Appendix A: Conditions of Approval
Appendix B: Condo Plan and Proposed Area Use
Attachment 1: Site Plans
Attachment 2: Variance Request, February 13, 2018
Attachment 3: Photos
Attachment 4: Map

APPENDIX A
CONDITIONS OF APPROVAL

Conditions of approval would be as follows:

1. In conjunction with Mutual Standard: 45 - Vinyl Gates, Gates may not open onto common area unless a walkway exists.
2. No improvement shall be installed, constructed, modified or altered at unit **5341-A**, ("Property") within the Third Laguna Hills Mutual ("Mutual") unless and until a 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 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.
3. A Variance for Unit Alterations has been granted at **5341-A** for **Vinyl Fence on Rear Patio**, 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.
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 **5341-A** and all future Mutual members at **5341-A**.
5. 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.
6. Member Owner(s) of the Property must sign and submit to the Mutual, c/o VMS, Inc., at the Division office located in the Laguna Woods Village Community Center, an executed and notarized "Covenant to Run with the Land" for a proposed improvement that would utilize any portion of the Mutual's Common Area. Prior to the issuance of a Mutual Consent for Unit Alterations, that "Recordable Common Area Agreement" must be filed with the Orange County Clerk/Recorder.
7. Prior to the issuance of a Mutual Consent for Unit Alterations, the Member Owner 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 Member Owner. All gutter drainage shall be directed away from structures, freestanding walls, foundations, and pedestrian walkways.
8. Prior to the issuance of a Mutual Consent for Unit 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.

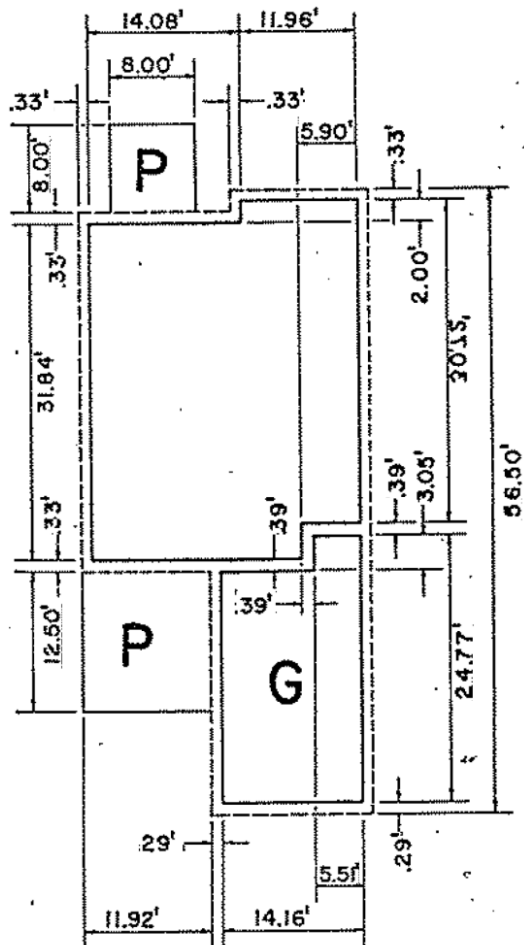
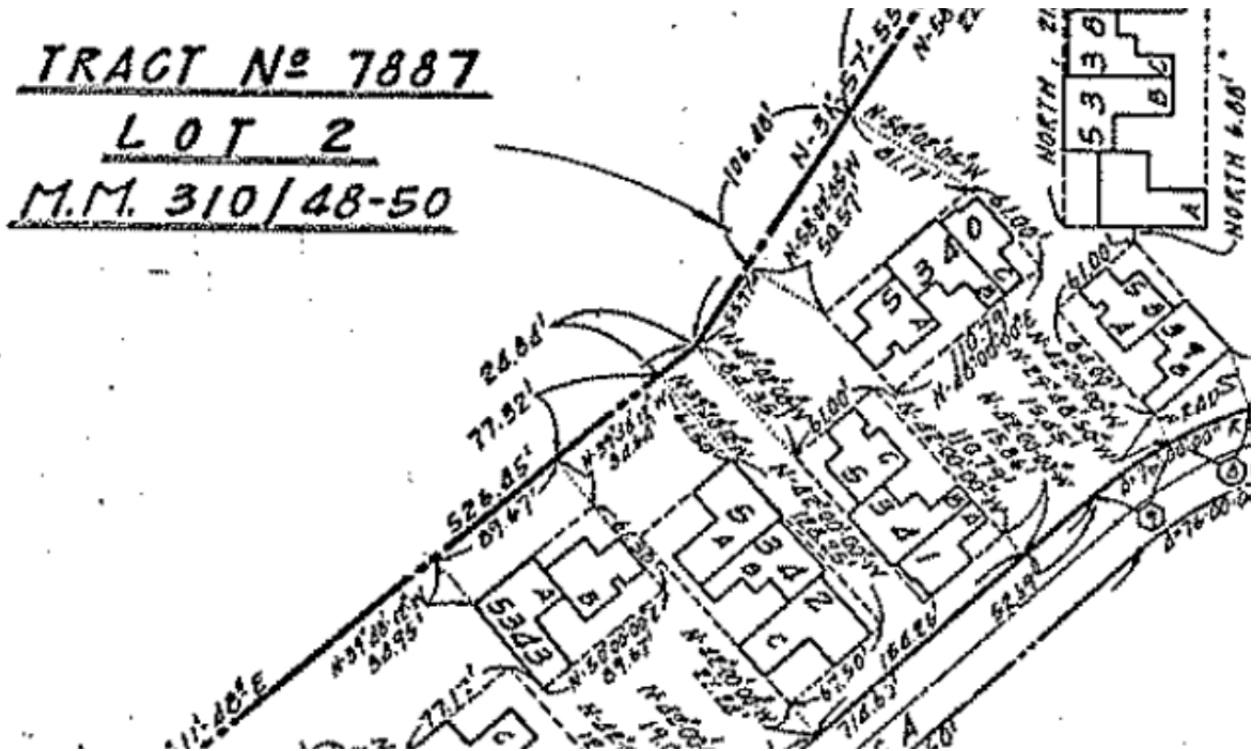
9. Member Owner shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, 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 in place to admit contractors and other invitees.
13. 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.
14. 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.
15. 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.
16. 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.

17. 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>.
18. 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.
19. During construction, both the Mutual Consent for Unit Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
20. 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.
21. 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.
22. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
23. The Mutual Consent for Unit 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.
24. 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.
25. 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.

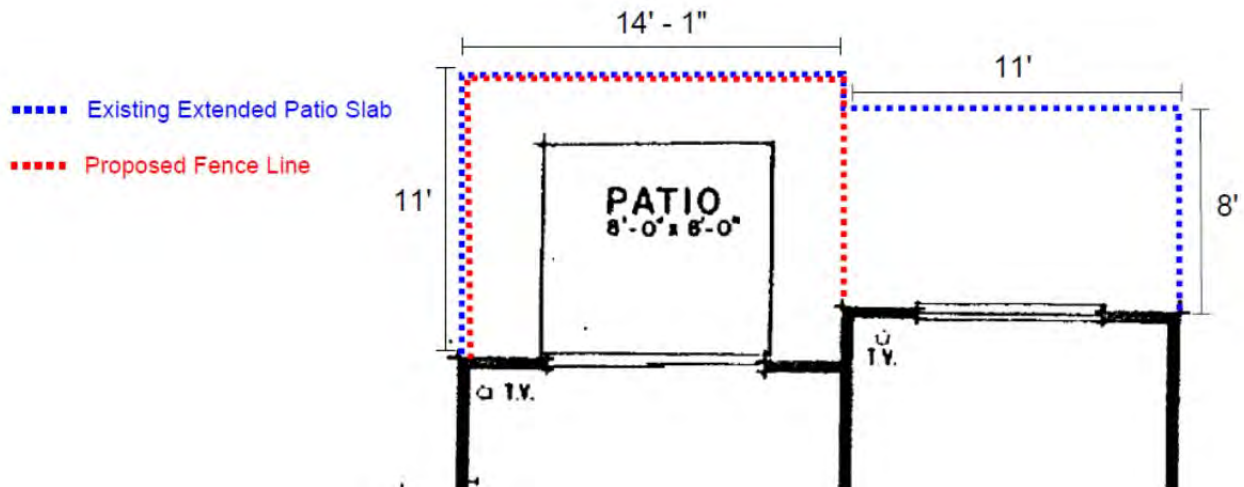
APPENDIX B

Condominium Plan



PLAN 41

Proposed Area Usage



Gate Hardware Buying Guide

Here's how to fix a sagging gate with the right gate hardware



Having a gate that never stays shut, slips out of alignment or sags down and drags along the ground can be frustrating. Good gate hardware prevents these problems, and can increase your curb appeal.

This guide will teach you about all the essential parts of gate hardware so you can ensure your gate stays strong and beautiful.

Safety: If you're working on a gate that leads to a pool, make sure to install hardware that increases safety, such as an automatic spring or latch that accepts a padlock.

SHOP ALL GATE HARDWARE

Latches, Hinges, Handles and More

The primary types of hardware you'll need for your gate are latches, hinges, handles, bolts, rods and strikes. These pieces are made from a range of materials, including stainless steel, wrought iron, aluminum, bronze, black iron, copper, brass and more.

Hardware	Types	Characteristics
Bolts & rods	• Cane bolts	• Secure gates when closed to prevent from opening • May be used with doors that swing both inward and outward
	• Slide bolts	
	• Dead bolts	
	• Anchor rods	
Handles	• Pull	• Used to pull gates open
	• Doorknob	
Hinges	• T-hinge	• Connect to posts to allow doors to swing • Can be installed on either side and may include a spring that automatically closes the gate
	• Band hinge	
	• Strap hinge	
	• Butterfly hinge	
Latches	• Cott latch	• Keep gate closed when not in use • May be self-closing and can be installed on either the left or right side of a gate • Some allow you to insert a padlock for added security
	• Door latch	
	• Thumb latch	
	• Bolt latch	
Strikes	• Offset latch with box	• The point where the latch strikes the gate post • Available in a varieties of styles
	• Rim and mortise box	
	• Straight latch with flat strike	

Sagging

You may not notice it initially, but many gates start to sag over time. While it's best to prevent sagging before it starts, you don't necessarily have to install a new gate.

An anti-sag kit is a preventative measure and cure rolled into one. Anti-sag devices consist of two brackets mounted at diagonal points across a gate, connected by a cable. Look for a kit that contains zinc-plated parts to prevent rust.

- Kits include cable, mounting brackets, turnbuckle and screws
- Place blocks underneath the gate to prop it up while you install your anti-sag unit.
- Open and close the gate a few times immediately after installation to make sure it's working smoothly.
- Toe blocks are small pieces of wood that are secured to the ground beneath the unhinged end of the gate to prevent the gate from sagging.

Features

Personalize your gate to meet your family's needs and style by choosing a rust-resistant finish or child-resistant latch.

- Choose gate hardware with a **rust-resistant finish** to protect it from the elements. **Fade-resistant finishes** are available as well and are particularly desirable on ornamental pieces.
- If you have small children, look for a latch that's **child-resistant**. This is especially important if the gate opens into a pool area. Another option is to add a second latch high up on the gate out of the reach of young children. Even if they manage to get the lower latch open, they won't be able to reach the higher one.
- **Return springs** close doors automatically, saving you from having to remember to do it every time. Many of them feature adjustable torque.

SHOP NOW



Gate Hardware



Gate Cane Bolts



Gate Hinges

JUMP TO SECTION

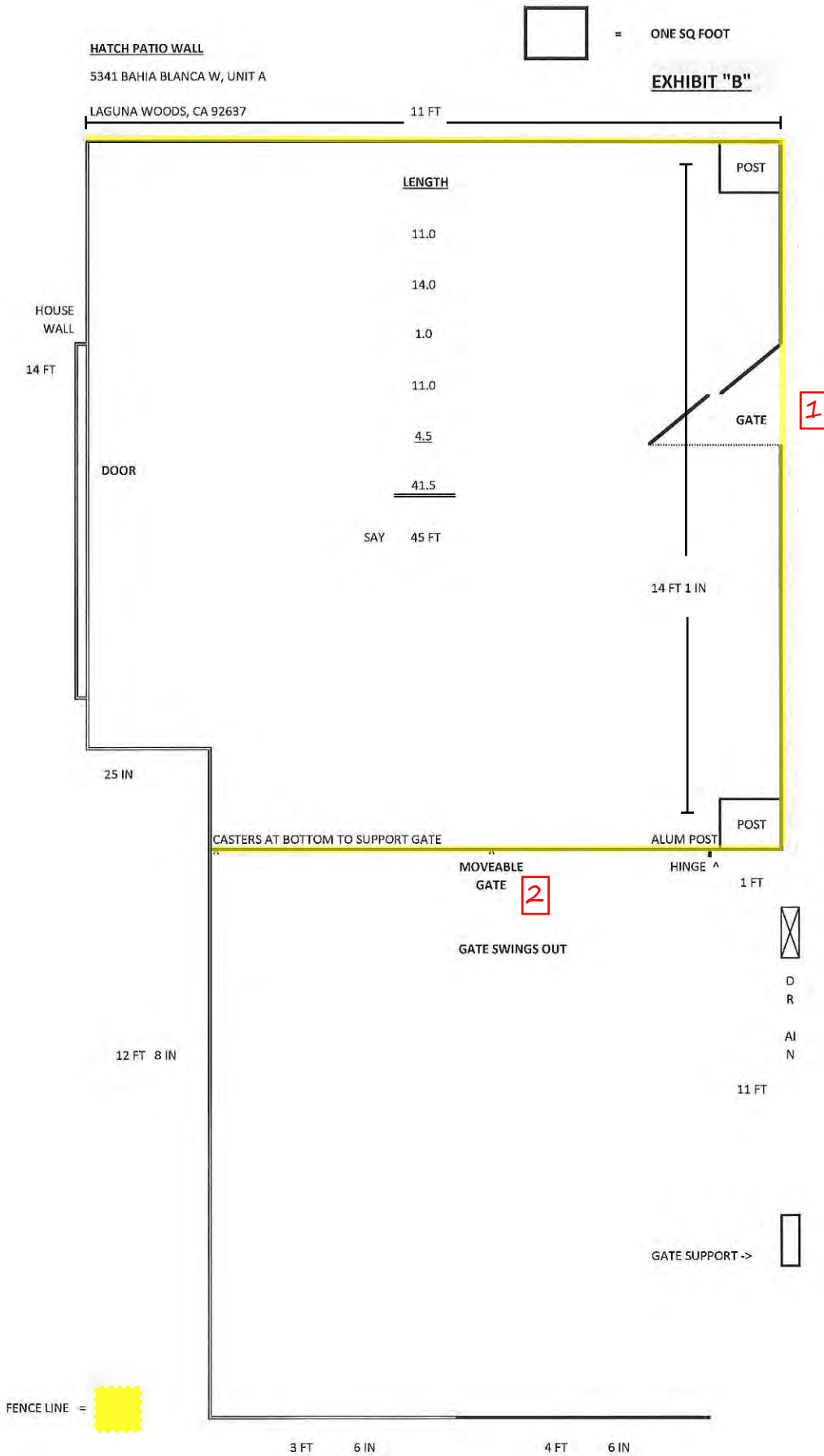
1. Latches, Hinges, Handles and More
2. Sagging
3. Features

HAVE QUESTIONS?



Ask A Home Depot Expert

ATTACHMENT 1



Premier Home Inspection, Inc.

Phone # (949) 380-9392
(714) 693-7286

07/30/2018
2180445

Inspection Address: 5341 W. Bahia Blanca #A, Laguna Woods CA 92637

155 ELECTRICAL:

156 CONDITION:

Appears to be serviceable.

GROUND

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

230 PATIO:

231 TYPE:

Concrete.

232 CONDITION:

The minor cracks noted in the patio are typical and no action is needed.

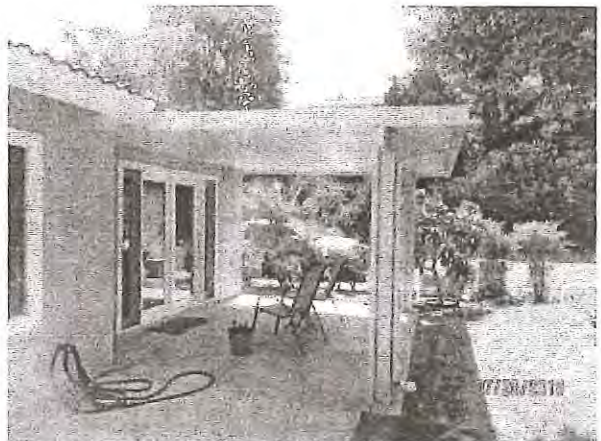
235 PATIO/PORCH COVER:

236 TYPE:

Metal structure.

237 CONDITION:

Appears serviceable. This structure appears to have been an addition done to the property. Check for signed off permits on this addition.



MANOR # 5341A☐ ULWM☐ TLHM

Variance Request Form

SA _____

Model: <u>La Princesa</u>	Plan: <u>41</u>	Date: <u>2/7/19</u>
Member Name: <u>Collin Hatch</u>	Signature: <u>Collin Hatch</u>	
Phone: [REDACTED]	E-mail: [REDACTED]	
Contractor Name: <u>Self</u>	Phone: [REDACTED]	E-mail: [REDACTED]
Owner Mailing Address (to be used for official correspondence): [REDACTED]		

Description of Proposed Variance Request ONLY:

Install a white Vinyl fence adjacent to as built back concrete slab.
See Fence design on Exh. II

Dimensions of Proposed Variance Alterations ONLY:

A five (5) foot tall vinyl fence shall be installed around existing concrete slab (as built) as shown on attached plan provided Gavin Fogg, Alteration Inspector II.

FOR OFFICE USE ONLY

RECEIVED BY: LF DATE RECEIVED: 2-13-19 Check# 007538 BY: LF

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:

Meetings Scheduled:

Third AC&S Committee (TACSC): March 25th 2019

United M&C Committee: _____

Board Meeting: _____

☐ Denied☐ Approved☐ Tabled☐ Other

GUIDELINES FOR SUBMITTALS FOR VARIANCE REQUESTS

1. Variance Requests are submitted to obtain approval for a variance to construct a non-standard alteration, that which is different from the Mutual's Alteration Standards and/or Standard Plans. Variance Requests are submitted to the Alterations Department for consideration by the Mutual's Maintenance and Construction (M&C) Committee, and the Board. A **\$150.00** variance fee payable to GRF by check only is required at time of submittal.
2. The submitted proposal for a Variance Request must be legible, clear and concise and should not require assumptions on the part of the reviewing agent.
3. The Variance Request Form must be submitted **30 days** prior to the Committee meeting and include **11x17** conceptual drawings, or plans, of the proposed alteration.
4. The plans must represent a true replication of both the **existing floor plan and proposed floor plan** modifications, scope of work, inclusive of specific dimensional details of each. The plans must identify the precise location of the proposed alteration *and* any related alterations/installations. For example, if the proposal is for a room expansion, the re-location of doors, if necessary, should be identified.
5. Where a Variance Request is for an alteration that is visible from the outside of a manor (room expansion, window installation, door re-location, etc.), an **exterior elevation** must be submitted, inclusive of the alteration's proposed roofline.
6. All plans must be site specific and original. Plans submitted for another manor for a similar requested alteration would not be considered.
7. Do not change or alter standard plans; if an alteration will differ slightly from a standard plan, provide written documentation with a new manor plan indicating how the proposed alteration would vary from the standard plan.
8. The Manor Alterations Department must be informed in writing of any deviations from an approved alteration that is being performed, prior to making any field changes. Any deviations from an approved plan must be approved by the Manor Alterations Department before it is made on the manor. Deviations from approved plans may require Board approval of an additional variance, thus a waiting period may result.

Attachment: 3

Existing Slab



Rear Elevation



Right Elevation



Left Elevation



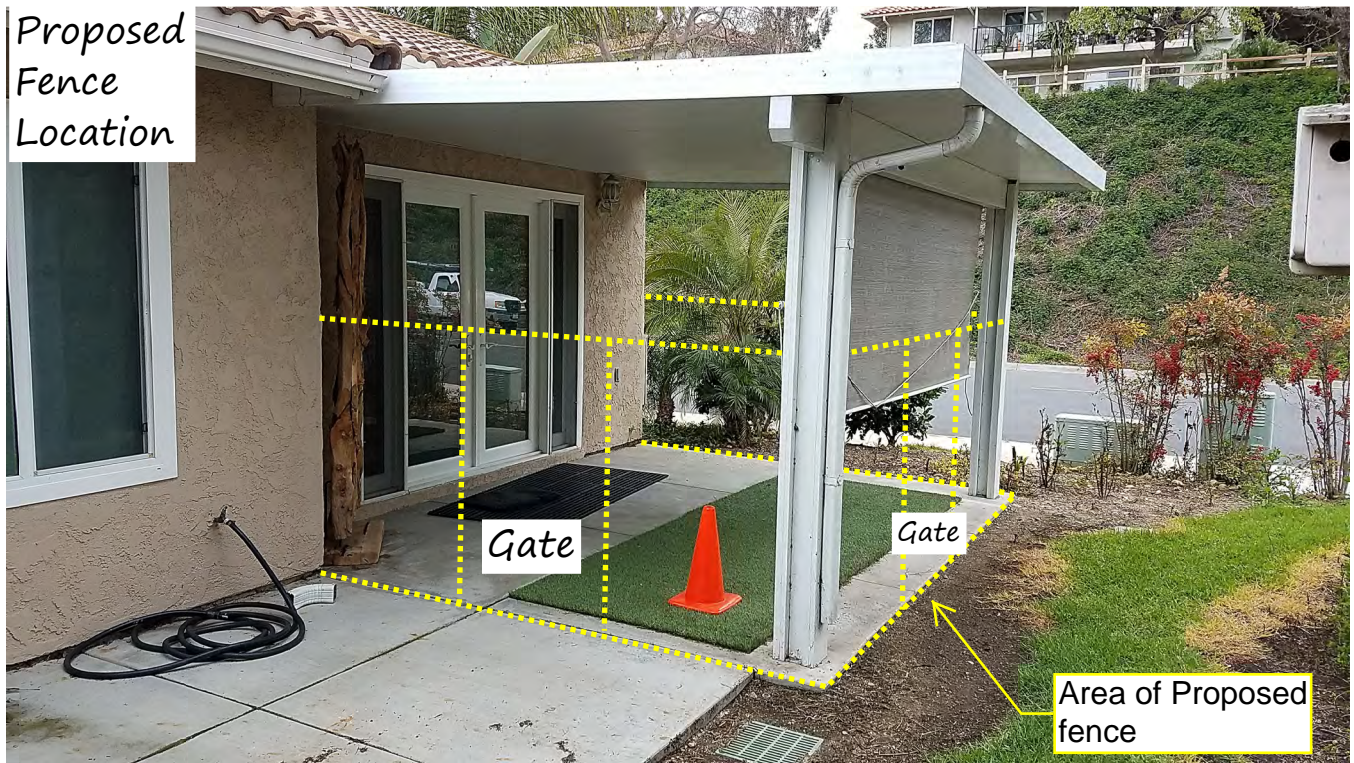
Existing slab



Street View



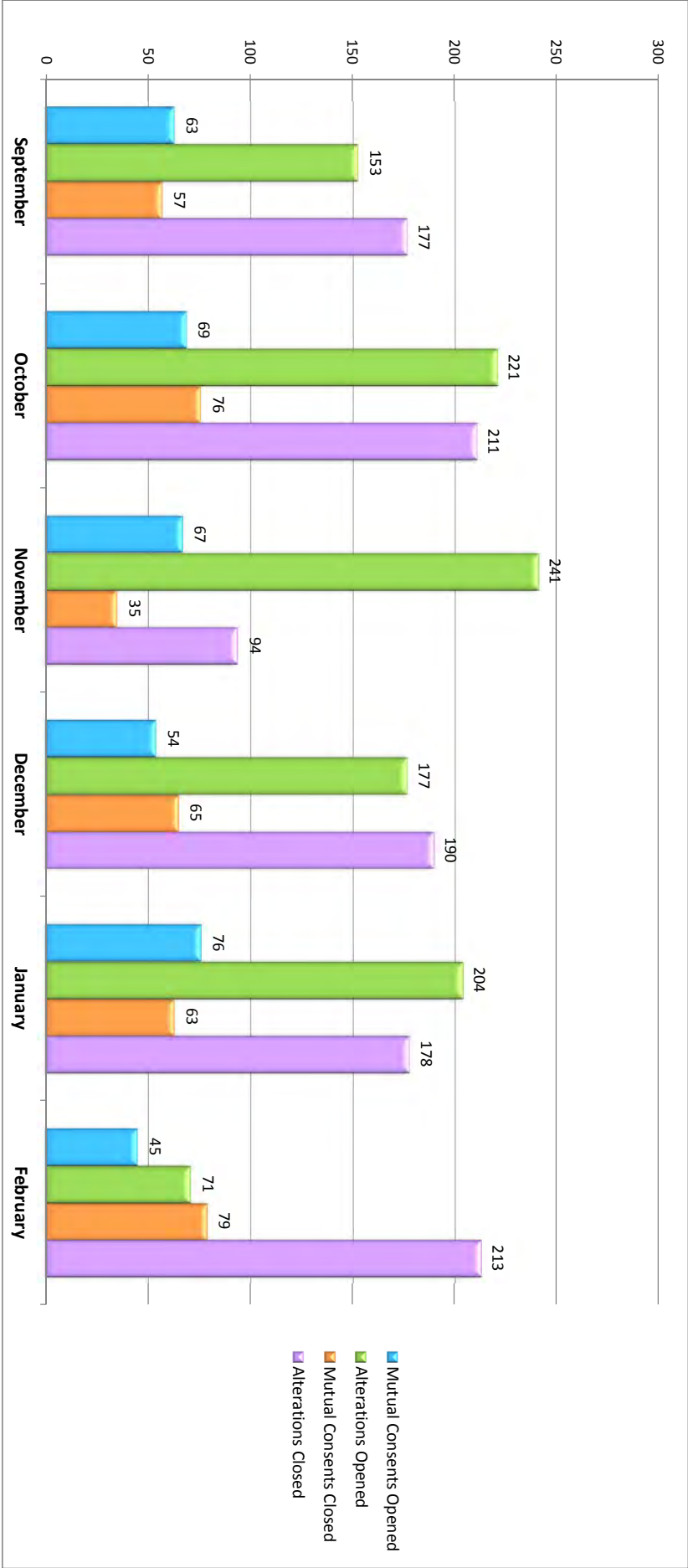
Proposed
Fence
Location



Attachment: 4



Permits and Alterations Division
Mutual Consents Report
Third Mutual



* One Mutual Consent may contain multiple individual Alterations