



OPEN MEETING

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

**Thursday, April 18, 2019 – 9:30 a.m.
Laguna Woods Village Community Center Elm Room
24351 El Toro Road**

NOTICE AND AGENDA

1. Call to Order
2. Acknowledgement of Media
3. Approval of the Agenda
4. Approval of Meeting Report for March 21, 2019
5. Committee 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.

None.

Items for Discussion and Consideration:

8. 126-D (Majorca, 8A) Appeal to Board's Decision to Deny Doors on Alteration that Requires Landing on Common Area
9. Discuss and Review Architectural Standard 18: Gutters and Downspouts

Reports:

10. Status of Mutual Consents

Items for Future Agendas

None.

Concluding Business:

11. Committee Member Comments
12. Date of Next Meeting - June 20, 2019
13. Adjournment

Cash Achrekar, Chair
Brett Crane, Staff Officer
Eve Morton, Coordinator: 949-268-2565



OPEN MEETING

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

Thursday, March 21, 2019 – 9:30 a.m.
Laguna Woods Village Community Center Elm Room
24351 El Toro Road, Laguna Woods, CA 92637

REPORT

COMMITTEE MEMBERS PRESENT: Cash Achrekar – Chair, Carl Randazzo, Juanita Skillman, Reza Bastani

DIRECTORS PRESENT: Elsie Addington

COMMITTEE MEMBERS ABSENT: Gary Morrison

ADVISORS PRESENT: Walt Ridley, Janey Dorrell, Mike Mehrair

STAFF PRESENT: Ernesto Munoz, Brett Crane, Gavin Fogg, Eve Morton

1. Call to Order

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

2. Acknowledgement of Media

No media were present.

3. Approval of the Agenda

Director Randazzo moved to move switch the order of agenda items #8 and #9 and to approve the amended agenda. President Skillman seconded. The Committee was in unanimous support.

4. Approval of the Report for January 17, 2019

President Skillman moved to approve the agenda. The committee had no objection.

5. Committee Chair Remarks

Chair Achrekar stated that he hopes that he will do as good of a job as Janey Dorrell did as Chair of the committee and looks forward to making sure the community is structurally and aesthetically sound.

6. Member Comments

None.

7. Department Head Update

Mr. Munoz, Maintenance Operations Director, addressed the committee to announce that Mr. Crane had been promoted to the Permits, Inspections, and Restoration Manager and will now be the new Staff Officer for this committee. Mr. Crane stated that he is looking forward to working with everyone on the committee.

Consent:

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

None.

Items for Discussion and Consideration:

8. 126-D (Majorca, 8A) Appeal to Board's Decision to Deny Doors on Alteration that Requires Landing on Common Area

Director Randazzo moved to table this item until next month in order to obtain additional information to make a more informed decision. Director Bastani seconded. The vote was three in favor and two against. The motion passed.

For the next meeting, the committee requested City stamped plans which indicate that the City had approved the change from the windows in the original plan to the two doors and that they were not requiring landings outside of the doors.

9. 836-O (Cadiz, 6A) Install Stair Lift on Common Area Staircase

The committee requested the following conditions be added to the approval:

1. Require that the power for the stair lift be provided by the Member's unit.
2. Allow for a future resident of 836-O the option to accept the stair lift alteration.
3. Require that the current Member remove the stair lift prior to the close of escrow if the new Member chooses not to accept the stair lift.

Director Randazzo moved to accept Staff's recommendations to approve the request with the additional conditions. President Skillman seconded. The Committee was in unanimous support.

10. Discuss and Review Architectural Standard 18: Gutters and Downspouts

The committee made some updates to the Standard in order to address the problem of water currently draining too close to the buildings.

Staff was asked to make the updates to the Standard and also to provide additional ideas for this problem and bring all to the next meeting.

Reports:

11. Status of Mutual Consents

The committee reviewed this report.

Items for Future Agendas

- 126-D (Majorca, 8A) Appeal to Board's Decision to Deny Doors on Alteration that Requires Landing on Common Area
- Updates to Standard 18: Gutters and Downspouts and additional ideas to address water issues around buildings.

Concluding Business:

12. Committee Member Comments

President Skillman stated that the Common Area policy needs to be adhered to or changed. The state of the gutters is now a big issue because of all the rain and the problem needs to continue to be monitored.

Advisor Dorrell welcomed Mr. Crane to the committee.

Director Randazzo also welcomed Mr. Crane to the committee.

Advisor Ridley stated that there are gutter and also street drainage problems which need to be addressed.

Director Bastani stated that the Common Area policy should be revisited by the Board.

13. Date of Next Meeting - April 18, 2019

14. Adjournment at 11:15 a.m.



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Cash Achrekar, Chair
Brett Crane, Staff Officer
Eve Morton, Alterations Coordinator 268-2565



STAFF REPORT

DATE: April 18, 2019
FOR: Architectural Control and Standards Committee
SUBJECT: Mr. Roger Flinn of 126-D (Majorca, 8A)
Appeal to Board's Decision to Deny two Doors on Alteration that
Require Landings on Common Area

RECOMMENDATION

Staff recommends the Board deny the appeal to retain doors on the room extension. Should the Board approve the appeal, staff recommends approval be with the conditions as stated in Appendix A.

BACKGROUND

Following a routine building inspection, a Correction Notice was issued on November 8, 2018, for performing alterations outside of the approved Mutual Consent's scope of work. Following a Committee review of a request to retain the alteration patio enclosure as built, on February 12, 2019, the Board denied the use of doors on the alteration and approved the remaining changes.

On February 21, 2019, Mr. Flinn submitted an appeal to the Board's decision (Attachment 1).

On March 25, 2019, the Architectural Committee reviewed the appeal. The Committee postponed making a decision until the following month's meeting and directed staff to seek confirmation from the City of Laguna Woods as to the requirement of concrete landings for exterior doors and if windows are able to replace doors as the means of emergency egress. The Committee also requested Mr. Flinn provide the approved plans, stamped by the City, showing the doors as a mean of egress.

DISCUSSION

On March 25, 2019 Mr. Flinn submitted a copy of the Laguna Woods Village Mutual Consent Extension application, attached to a partial drawing of the enclosure and a Laguna Woods City Permit application/job card pending final approval (Attachment 1).

On March 28, 2019, staff received confirmation from the City of Laguna Woods that no landing would be required for the doors on each side of the enclosure, as long as the doors opened *inwards*.

Staff recommends denial, based on the requirement for a landing or existing walkway to be in place for any new doors opening into Common Area. This is to prevent the creation of pathways into Common Area.

Prepared By: Gavin Fogg, Alterations Inspector

Reviewed By: Brett Crane, Permits and Alterations Supervisor
Eve Morton, Alteration Coordinator

ATTACHMENT(S)

Appendix A: Conditions of Approval
Attachment 1: Staff Report March 21, 2019
Attachment 2: 126-D Document Submission

APPENDIX A

CONDITIONS OF APPROVAL

1. No improvement shall be installed, constructed, modified or altered at Unit **126-D**, ("Property") within the United Laguna Woods Mutual ("Mutual") without an approved Mutual Consent for Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Alterations Division ("Division"), or, in the event of a Variance from the Mutual's Alteration Standards, the Architectural Control and Standards Committee ("ACSC"). In the event written permission is given for the installation, construction, modification or alteration of any improvement(s) upon the Property, the Shareholder s ("Shareholder ") agrees to comply with the Mutual's Governing Documents and any specific terms or conditions imposed, and that the installation, construction, modification or alteration shall be in strict compliance with the terms of the approval.
2. A Variance for Alterations has been granted at **126-D** for **retaining doors on side elevations of patio enclosure**, subject to the attached plans stamped approved and is subject to a final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or severe fines to the Shareholder.
3. Member will be responsible for any altered gutters/downspouts that may need to be relocated.
4. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Shareholder at **126-D** and all future Mutual Shareholders at **126-D**.
5. Prior to the issuance of a Mutual Consent for Alterations, a complete set of unit specific plans prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.
6. 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.
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 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 Alterations, if required, a Mutual Roof Alteration Notification ("Tie-In Form") must be submitted to the Division. All roof tie-ins must be performed by a C-39 Licensed Contractor. The Shareholder may hire a C-39 Licensed Contractor of his/her own choice to perform roof tie-ins for the installation of solar panels on all roof types except PVC Cool Roofs. For PVC Cool Roofs, regardless of the roof type, all tie-ins must be performed by the Mutual's roofing contractor at the Shareholder's expense. All tie-ins may only be made to sound structural elements. Existing structural elements proposed to be tied to, which exhibit signs of dry rot or other structural defects, must be repaired at the Mutual's expense prior to installation.
9. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall request a Landscape Department inspection in order to assure all landscape, irrigation, and drainage modifications associated with the improvements are identified and completed by the Landscape Department at the expense of the Shareholder. All gutter drainage shall be directed away from structures, free standing walls, foundations, and pedestrian walkways.
10. 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).
11. Prior to the issuance of a Mutual Consent for Alterations, any altered exterior surface should match the Building color; vinyl fence/gate will be either white or taupe, tubular steel or wrought iron fence/gate will be black or white; the approved colors and materials are identified as "United Laguna Woods Mutual Color Selections" at Resident Services, located at the Community Center first floor.
12. Shareholder hereby consents to and grants to the Mutual and the Division, and their representatives, a right of entry upon the Property at any time to be used to inspect the Property and the improvements thereon and for the Mutual and the Division, and their representatives and contractors to remedy any violation upon the Property, including, but not limited to, removing trash, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval.
13. Shareholder shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, damage to Mutual property, and use of Mutual property for storage of equipment or materials without prior approval. Shareholder acknowledges and agrees that all such persons are his/her invitees. Shareholder shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations. Shareholder shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.
14. Shareholder is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com>) in place to admit contractors and other invitees.

15. Shareholder's contractors and other invitees shall travel to and from the job site by the most direct route available and are not authorized to use Mutual recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.
16. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall post a Conformance Deposit in the amount of \$250 for all improvements exceeding a total of \$500. The Conformance Deposit will be held until both a Final Mutual Consent for Alterations and a Final City Building Permit Issuance if required, to assure no damages to Mutual property occurs during construction, including, but not limited to, internet/TV, landscaping, or exterior walls/roof.
17. The Conformance Deposit shall be held by the Mutual and applied, at the Mutual's sole discretion, to any fine levied against the Shareholder or the Property, to cover and/or recoup any costs whatsoever, including, but not limited to, administrative and legal costs, incurred by the Mutual or VMS, Inc., in connection with the Property, or to any unpaid charges or assessments on the Mutual's account for the Property. For example, the Mutual could apply all or a portion of the Conformance Deposit to cover the following: fines levied against any invitee of Shareholder; fines levied for construction violations; costs incurred by the Mutual in repairing damage to Mutual property caused by Shareholder's contractor or other invitee; costs incurred by the Mutual in curing a violation on the Property; costs incurred in removing or altering an improvement upon the Property; or to an unpaid assessment, special assessment, late charge, interest or collection costs posted to the Mutual's account for the Property. The foregoing list is illustrative only and in no way represents the only situations where the Mutual could apply all or a portion of the Conformance Deposit.
18. If at any time the amount of the Conformance Deposit falls below 3/4ths of the amount originally required to be posted, Shareholder agrees to immediately deposit additional sums with the Mutual in an amount sufficient to return the Conformance Deposit to the originally required level. Until the Conformance Deposit is so replenished, an automatic stop work order shall be in effect.
19. Any remaining Conformance Deposit is refundable if the Shareholder notifies the Division, in writing, that the improvement(s) for which the Conformance Deposit was posted have been completed in accordance with the approval, and the Division agrees with the same. The Mutual will mail the unused portion of the Conformance Deposit, if any, to the Shareholder's address of record with the Mutual. Under no circumstances shall Shareholder be entitled to any interest on any portion of the Conformance Deposit. If no written request for return of a Conformance Deposit is made by Shareholder within two years from the date when the Conformance Deposit is posted with the Mutual, the Conformance Deposit will be deemed forfeited to the Mutual.
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>.
21. 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 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. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
26. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
27. The Mutual Consent for Alterations expires six months after the date of approval, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
28. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, unpaid assessments, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Shareholder. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
29. Mutual Shareholder shall indemnify, defend and hold harmless United and its officers, directors, committee Shareholders and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual Shareholder's improvements and installation, construction, design and maintenance of same.



STAFF REPORT

DATE: March 21, 2019
FOR: Architectural Control and Standards Committee
SUBJECT: Variance Request: Mr. Roger Flinn of 126-D (Majorca, 8A)
Appeal to Board's Decision to Deny two Doors on Alteration that
Require Landings on Common Area

RECOMMENDATION

Staff recommends the Board deny the appeal to retain doors on the room extension. Should the Board approve the appeal, staff recommends approval be with the conditions as stated in Appendix A.

BACKGROUND

Following a routine building inspection, a Correction Notice was issued on November 8, 2018, for performing alterations outside of the approved Mutual Consent's scope of work. Following a Committee review of a request to retain the alteration Patio Enclosure as built, on February 12, 2018, the Board denied the use of doors on the alteration and approved the remaining changes.

On February 21, 2019, Mr. Flinn submitted an appeal to the Board's decision (Attachment 1).

The patio enclosure was constructed within the original patio area; the proposed concrete landings (that are required by Building Code for exterior doors) on either side of the patio enclosure fall onto Common Area.

Due to the existing United Mutual Common Area Usage Policy prohibiting any Common Area being granted to an individual Member for Exclusive Use, the policy requires Board approval prior to issuing a Mutual Consent.

Per the Committee's direction regarding variance requests for retaining non-authorized alterations, Compliance was notified on December 21, 2018, of the unauthorized alteration; a disciplinary hearing is pending.

DISCUSSION

The plans submitted and approved for the original variance in June 2017, show plan and elevation drawings depicting only windows to be used to construct a 16'11" by 8' patio enclosure within the existing front patio of the unit (Appendix B). Due to the proposed glazing system containing only windows, Common Area was not required for the patio enclosure. Furthermore, staff made contact with the projects' architect prior to the Committee's review and confirmed that emergency egress requirements would be satisfied with both the proposed window system and the existing living room entry door.

During a recent inspection, staff found windows were replaced with a single swing door, 2'8" wide by 6'11" tall on both east and west elevations of the alteration. For the alteration to meet local and state building codes, the new doors to the patio enclosure would require a concrete landing that would fall onto Common Area.

Based upon the existing United Mutual Common Area Usage Policy, and with the ability to meet egress requirements using windows that do not require a landing on Common Area, staff recommends denial of doors on the alteration patio enclosure.

Currently, there is one pending Mutual Consent for Unit 126-D with 13 items:

Description	Issue Date	Mutual Permit
Door Revision, Entry	3/27/2017	170578
Retrofit Sliding Glass Door in Patio	3/27/2017	170578
Electrical Throughout	3/27/2017	170578
Retrofit all Windows	3/27/2017	170578
Tub to Shower	3/27/2017	170578
Shower to Shower	3/27/2017	170578
Demo Throughout	3/27/2017	170578
Central Heating and Air	3/27/2017	170578
Wall Revision in Kitchen	3/27/2017	170578
Wall Revision in Bathroom 1	3/27/2017	170578
Wall Revision in Bathroom 2	3/27/2017	170578
Electrical Panel, Changeout	3/27/2017	170578
Patio Enclosure (Variance)	3/27/2017	170578
Extension Permit	3/27/2017	170578

A City of Laguna Woods Building Department will verify compliance with all applicable building codes, and will sign off on the building permit.

A Neighbor Awareness Notice was sent to Units 126-A, 126-B, 126-C, 126-E, 126-F, 126-G, 126-H, 126-N, 126-O, 126-P, 126-Q, 126-R, 126-S, 126-T, 126-U, 201-A, 201-B, 201-C and 201-D, on March 7, 2018, due to sharing common walls, having line of sight, or being potentially affected during construction.

At the time of writing the report, there have been no responses to the Neighbor Awareness Notices.

There have been no alterations permitted on Common Area since the previous Common Area Usage Policy was voted into effect in June 13, 2017, via resolution 01-17-94. However, patio enclosures and room extensions onto Exclusive Use Common Area have been approved via Mutual Consents and variances during this time.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 126-D.

Prepared By: Gavin Fogg, Alterations Inspector

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

ATTACHMENT(S)

Appendix A: Conditions of Approval
Appendix B: Approved Plans, June 13, 2017
Attachment 1: Letter of Appeal February 21, 2019
Attachment 2: Updated Site Plans, December 18, 2018
Attachment 3: Photos
Attachment 4: Map

APPENDIX A

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may hire a C-39 Licensed Contractor of his/her own choice to perform roof tie-ins for the installation of solar panels on all roof types except PVC Cool Roofs. For PVC Cool Roofs, regardless of the roof type, all tie-ins must be performed by the Mutual's roofing contractor at the Shareholder's expense. All tie-ins may only be made to sound structural elements. Existing structural elements proposed to be tied to, which exhibit signs of dry rot or other structural defects, must be repaired at the Mutual's expense prior to installation.

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11. Shareholder hereby consents to and grants to the Mutual and the Division, and their representatives, a right of entry upon the Property at any time to be used to inspect the Property and the improvements thereon and for the Mutual and the Division, and their representatives and contractors to remedy any violation upon the Property, including, but not limited to, removing trash, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval.
12. Shareholder shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, damage to Mutual property, and use of Mutual property for storage of equipment or materials without prior approval. Shareholder acknowledges and agrees that all such persons are his/her invitees. Shareholder shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations. Shareholder shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.
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14. Shareholder's contractors and other invitees shall travel to and from the job site by the most direct route available and are not authorized to use Mutual

recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.

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16. The Conformance Deposit shall be held by the Mutual and applied, at the Mutual's sole discretion, to any fine levied against the Shareholder or the Property, to cover and/or recoup any costs whatsoever, including, but not limited to, administrative and legal costs, incurred by the Mutual or VMS, Inc., in connection with the Property, or to any unpaid charges or assessments on the Mutual's account for the Property. For example, the Mutual could apply all or a portion of the Conformance Deposit to cover the following: fines levied against any invitee of Shareholder; fines levied for construction violations; costs incurred by the Mutual in repairing damage to Mutual property caused by Shareholder's contractor or other invitee; costs incurred by the Mutual in curing a violation on the Property; costs incurred in removing or altering an improvement upon the Property; or to an unpaid assessment, special assessment, late charge, interest or collection costs posted to the Mutual's account for the Property. The foregoing list is illustrative only and in no way represents the only situations where the Mutual could apply all or a portion of the Conformance Deposit.
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19. 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>.
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 Alterations and the City Building Permit must be on display for public view at all times in a location approved by

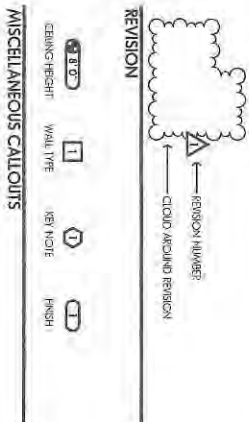
the Division.

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. 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.
24. 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 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, unpaid assessments, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Shareholder. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
28. Mutual Shareholder shall indemnify, defend and hold harmless United and its officers, directors, committee Shareholders and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual Shareholder's improvements and installation, construction, design and maintenance of same.

24 GRID SYSTEM

21	17	13	9	5	1
22	18	14	10	6	2
23	19	15	11	7	3
24	20	16	12	8	4

20 SYMBOLS



16 N.P.D.E.S. NOTES

1. IN THE CASES OF EMERGENCY, CALL 911.
2. DRAINAGE FROM AREAS DESTROYED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLES TRACKING, OR WIND.
4. APPROPRIATE BMPs FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES BY WIND OR RUNOFF.
5. CONSTRUCTION SHALL BE SCHEDULED TO AVOID WET WEATHER CONDITIONS.
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11. GRADED AREAS ON THE PERMITTED AREA PERMITS MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DE-SALTING FACILITIES.
12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING UTILITIES.
13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EXISTING UTILITIES AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING UTILITIES.
14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LEASES, AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEMS OF THE WATERSHED IS PROHIBITED.
15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES TO MINIMIZE EROSION.
16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE DAY RAIN PROBABLY FORECAST EXCEEDS 40%.
17. SEDIMENTS FROM AREAS DISBURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLES TRACKING, OR WIND.
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19. CONSTRUCTION SHALL BE SCHEDULED TO AVOID WET WEATHER CONDITIONS.

12 SPECIAL INSPECTION

TASK	CONT.	PERIODIC
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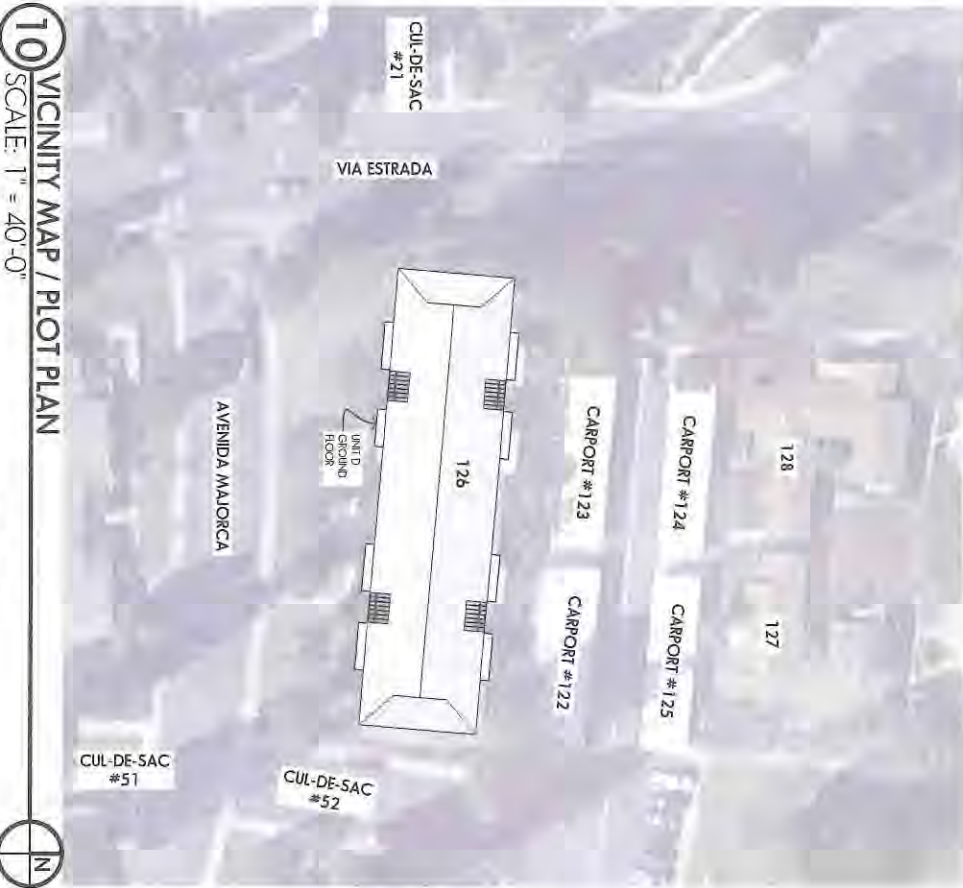
8 DESIGN CRITERIA

1. BUILDING DATA:
- A. LATITUDE: 33°05'27"N
- B. LONGITUDE: 117°07'48"W
- C. OCCUPANCY: R-2
- D. RISK CATEGORY: V-B
- E. CONSTRUCTION TYPE: NO
- F. SPRINKLERED: NO
2. DESIGN LOADS:
- A. SNOW LOAD: 0 psf
- B. FLOOR LIVE LOAD: 40 psf
- C. ROOF LIVE LOAD: 20 psf
- D. WIND DIRECTION: 85 mph
- E. WIND SPEED: 85 mph
- F. TOPOGRAPHIC EFFECT: NO
- G. EXPOSURE CATEGORY: B
- H. SOIL BEARING: 1
- I. IMPORTANCE FACTOR: 1
- J. SEISMIC DESIGN CATEGORY: D
- K. SOIL CONDITIONS: 1500 psf
- L. WEATHERING: NEGLECTABLE
- M. FROST-LINE DEPTH: 12-24"
- N. REMOTE: VERY HEAVY
3. CLIMATE DATA:
- A. CLIMATE ZONE: 8
- B. UNDERGROUND REG. AIR FREEZING INDEX: 0
- C. MEAN ANNUAL TEMP: 60

4 SHEET INDEX

A2.1	FLOOR PLANS
A3.1	EXTERIOR ELEVATIONS

10 VICINITY MAP / PLOT PLAN



2 PROJECT DIRECTORY

OWNER

NAME: _____

ADDRESS: _____

CITY, CA ZIP: _____

PHONE: _____

CONTACT: _____

ARCHITECT

ADRIAN MICHAEL HARRISON, ARCHITECTURE AND CONSTRUCTION

28131 CARPENTERIA CT

LAGUNA WOODS, CA 92657

949.222.3702

CONTACT: ADRIAN HARRISON

1 SCOPE OF WORK

- A RESIDENTIAL REMODEL AND ADDITION TO AN EXISTING MULTIFAMILY RESIDENTIAL UNIT TO INCLUDE:
- RELOCATION OF THE KITCHEN
 - ENLARGEMENT OF TWO BATHROOMS
 - REMOVAL OF A CLOTHES WASHER AND DRYER
 - ADDITION OF A NEW TYPING SLAB AND STOREROOM
 - GLAZING SYSTEM TO ENCLOSE PATIO AND CONVERT TO INTERIOR SPACE
 - REMOVAL OF A NEW PATIO
 - REPLACEMENT OF TWO BEDROOM WINDOWS WITH SHUTTER DOORS
 - REPLACEMENT AND ENLARGEMENT OF TWO WINDOWS

GO.1

1620	AMH
12.22.2016	

REVISIONS

TITLE SHEET



126-D

AVENIDA MAJORCA

LAGUNA WOODS, CA 92637

adrian michael harrison

ARCHITECTURE & CONSTRUCTION

2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-voltage end-use wiring is subject to the Energy Standards and must comply with all applicable (mandatory) measures, regardless of the compliance approach used. Review the respective section for more information. Exceptions may apply.

Original 08/2016

[illegible]

2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-risk residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. Exceptions may apply.

Building Envelopes

[illegible]

2016 Low-Rise Residential Mandatory Measures Summary

Liquid Line Drain. Installed air conditioner and heat pump systems must be equipped with liquid line drain orifices if required, as specified by

97(9)001 5

[illegible]

2016 Low-Rise Residential Mandatory Measures Summary

space must have a hole for the placement of a static pressure probe (sPSP), or a permanently installed static pressure probe (pSPSP) in the supply plenum. The space conditioning system must also demonstrate either a 350 CFM per ton of nominal cooling capacity through the return ductwork or a 250 CFM per ton of nominal heating capacity through the return ductwork.

Abstract

[illegible]

2016 Low-Rise Residential Mandatory Measures Summary

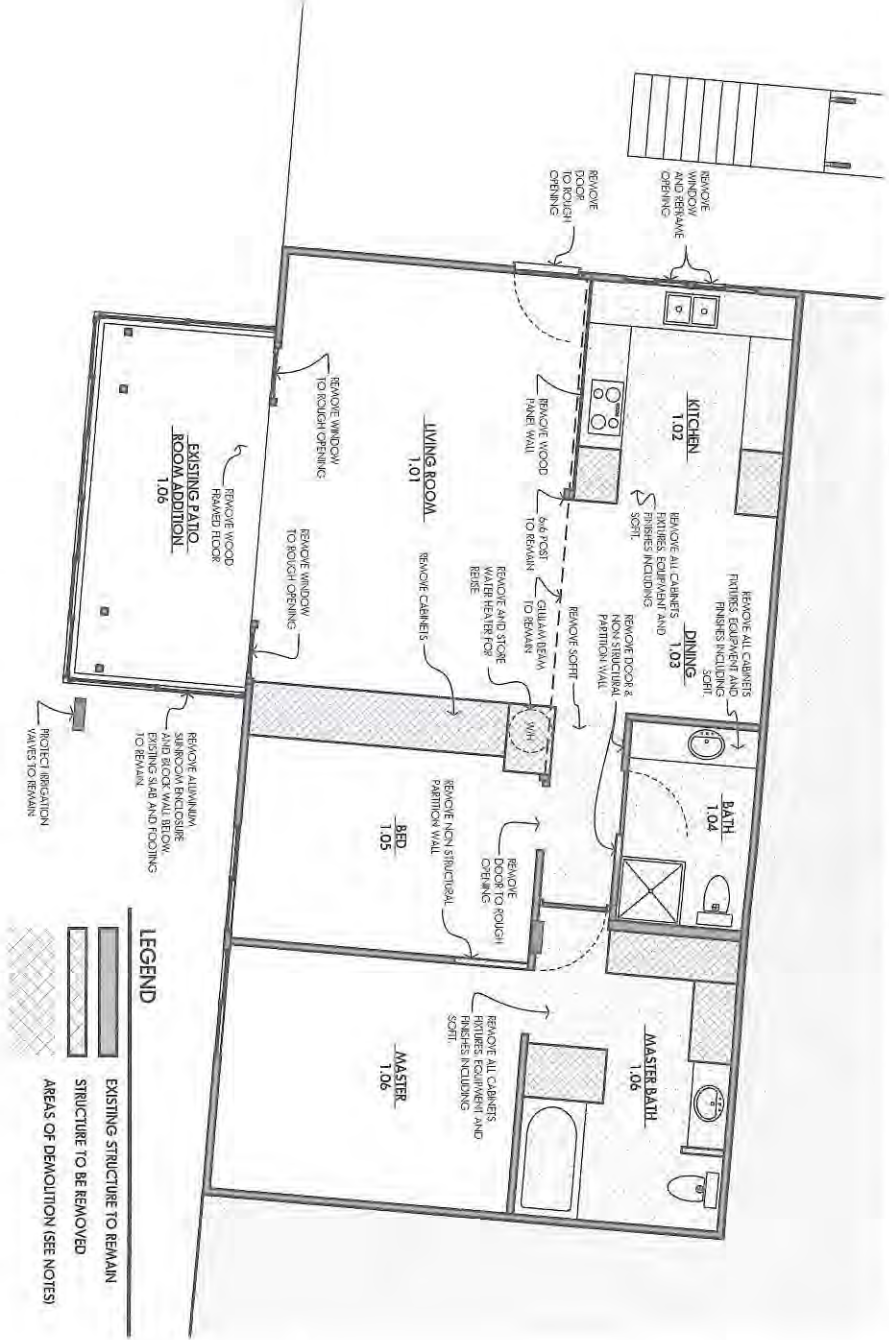
150.0100X*
§ 150.01(a)(2)
Institutions and contractors, including nursing homes, who employ licensed practical nurses in direct patient care must be certified by a vacancy status
inferior Synthetic and Control. Chemical or vacancy status must control all instances required to have tight sealant correlation with

5 150.0(0.02L:

[illegible]

22 DEMOLITION FLOOR PLAN

SCALE: 1/4" = 1'-0"



DEMOLITION

1. THE CONTRACTOR IS TO VERIFY THE CONDITION OF ALL BUILDINGS, FINISHES AND BUILDING SYSTEMS.
2. COORDINATE AND VERIFY ALL DEMOLITION WITH ALL ALTERATION PLANS.
3. NO STRUCTURAL ITEMS ARE TO BE REMOVED.
4. FOLLOWING DEMOLITION ALL EXISTING DIMENSIONS AND CONDITIONS ARE TO BE MAINTAINED.
5. DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE AGENCY CODES AND REGULATIONS.
6. STORE AND PROTECT ON SITE. ALL MATERIALS SCHEDULED FOR RE-USE.
7. ALL ITEMS SCHEDULED FOR REMOVAL TO REMAIN AS IS UNLESS OTHERWISE NOTED.
8. FOUNDATION SYSTEMS UNLESS OTHERWISE NOTED.
9. REMOVE AND CAP ALL MECHANICAL ELECTRICAL AND PLUMBING SYSTEMS IN CONFLICT WITH NEW CONSTRUCTION.
10. PROTECT ALL ADJACENT AREAS NOT SCHEDULED FOR DEMOLITION.
11. ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL EXISTING CONDITIONS SHALL BE REPORTED TO ARCHITECT FOR RESOLUTION BEFORE CONTINUATION OF DEMOLITION OR COMMENCEMENT OF CONSTRUCTION.

GENERAL PLUMBING PROVISIONS

1. ALL PLUMBING AND PLUMBING RELATED SYSTEMS SHALL BE DESIGN BUILD AND INSTALLED BY A LICENSED PROFESSIONAL PLUMBER IN ACCORDANCE WITH ALL GOVERNING CODES, MANUFACTURERS INSTALLATION INSTRUCTIONS AND IAPMO (INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS) "INSTALLATION STANDARDS".
2. AFTER SELECTIVE DEMOLITION PLUMBER SHALL INSPECT ALL VISIBLE EXISTING DOMESTIC WATER AND WASTE FOR DEFICIENCIES, MAINTENANCE ISSUES OR INCOMPATIBILITIES WITH CONSTRUCTION PLANS. ANY DISCOVERED PROBLEMS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
3. ALL CONTROL VALVES FOR SHOWERS SHALL BE THERMOSTATIC.
4. ALL NEW FIXTURES SHALL NOT EXCEED 28 GPM.
5. EXISTING FIXTURES NOT MEETING THE FOLLOWING GPM, RATINGS SHALL BE CONSIDERED NON-COMFORMING AND MUST BE REPLACED WITH NEW:
 - 1. LAVATORY FAUCETS: 1.6 MAX GPM
 - 2. KITCHEN FAUCETS: 2.2 MAX GPM
 - 3. SHOWERHEADS: 2.5 MAX GPM

GENERAL ELECTRICAL PROVISIONS

1. ALL ELECTRICAL AND ELECTRICAL RELATED SYSTEMS SHALL BE DESIGN BUILD AND INSTALLED BY A LICENSED PROFESSIONAL ELECTRICIAN IN ACCORDANCE WITH ALL GOVERNING CODES, MANUFACTURERS INSTALLATION INSTRUCTIONS AND NECA (NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION) "INSTALLATION STANDARDS".
2. AFTER SELECTIVE DEMOLITION ELECTRICIAN SHALL INSPECT ALL VISIBLE EXISTING ELECTRICAL SYSTEMS FOR DEFICIENCIES, MAINTENANCE ISSUES OR INCOMPATIBILITIES WITH CONSTRUCTION PLANS. ANY DISCOVERED PROBLEMS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
3. ALL RECEPTACLE AND LIGHTING LOCATIONS SHALL CONFORM WITH CEC 210.52(A).
4. ALL RECEPTACLE AND LIGHTING CIRCUITS SERVING HABITABLE SPACES AS DEFINED BY NEC 210.12(B) SHALL BE A-C-F-A-U-T P-R-O-T-E-C-T-E-D.
5. ALL RECEPTACLE OUTLETS LOCATED IN KITCHENS, BATHROOMS, GARAGES AND EXTERIOR AS DEFINED BY NEC 210.8 SHALL BE GFCI.
6. CIRCUITS SERVING BATHROOMS SHALL BE EITHER 1-20 AMP CIRCUIT DEDICATED TO EACH BATHROOM OR AT LEAST ONE 20 AMP CIRCUIT SERVING ONLY BATHROOM RECEPTACLE OUTLETS.
7. ALL KITCHEN COUNTERS 12" AND LONGER SHALL HAVE OUTLETS LOCATED AT A MAXIMUM OF 24" FROM ANY POINT ALONG COUNTER AND MAXIMUM 20" ABOVE COUNTERTOP.
8. ANY WALL GREATER THAN 24" IN A HABITABLE ROOM REQUIRES A RECEPTACLE LOCATED WITHIN 5'-0" OF ANY POINT ALONG THE WALL.
9. ALL HALLWAYS OVER 10'-0" REQUIRE A RECEPTACLE.

LIGHTING

1. LIGHTING AND LIGHTING CONTROLS SHALL CONFORM WITH 2016 CALIFORNIA ENERGY CODE.
2. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY.
3. CLOSET LIGHTING SHALL BE HIGH EFFICIENCY AND CONTROLLED BY A MANUAL-ON VACANCY SENSOR.

GENERAL MECHANICAL PROVISIONS

1. ALL HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS AND ALTERATIONS SHALL BE DESIGN BUILD PERFORMED BY A LICENSED HVAC PROFESSIONAL IN ACCORDANCE WITH ALL GOVERNING CODES, MANUFACTURERS INSTALLATION INSTRUCTIONS AND ACCA (AIR CONDITIONING CONTRACTORS OF AMERICA) STANDARD 5.1 HVAC CAPACITY INSTALLATION SPECIFICATION.
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10 REMODEL FLOOR PLAN

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8. ANY WALL GREATER THAN 24" IN A HABITABLE ROOM REQUIRES A RECEPTACLE LOCATED WITHIN 5'-0" OF ANY POINT ALONG THE WALL.
9. ALL HALLWAYS OVER 10'-0" REQUIRE A RECEPTACLE.

LIGHTING

1. LIGHTING AND LIGHTING CONTROLS SHALL CONFORM WITH 2016 CALIFORNIA ENERGY CODE.
2. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY.
3. CLOSET LIGHTING SHALL BE HIGH EFFICIENCY AND CONTROLLED BY A MANUAL-ON VACANCY SENSOR.

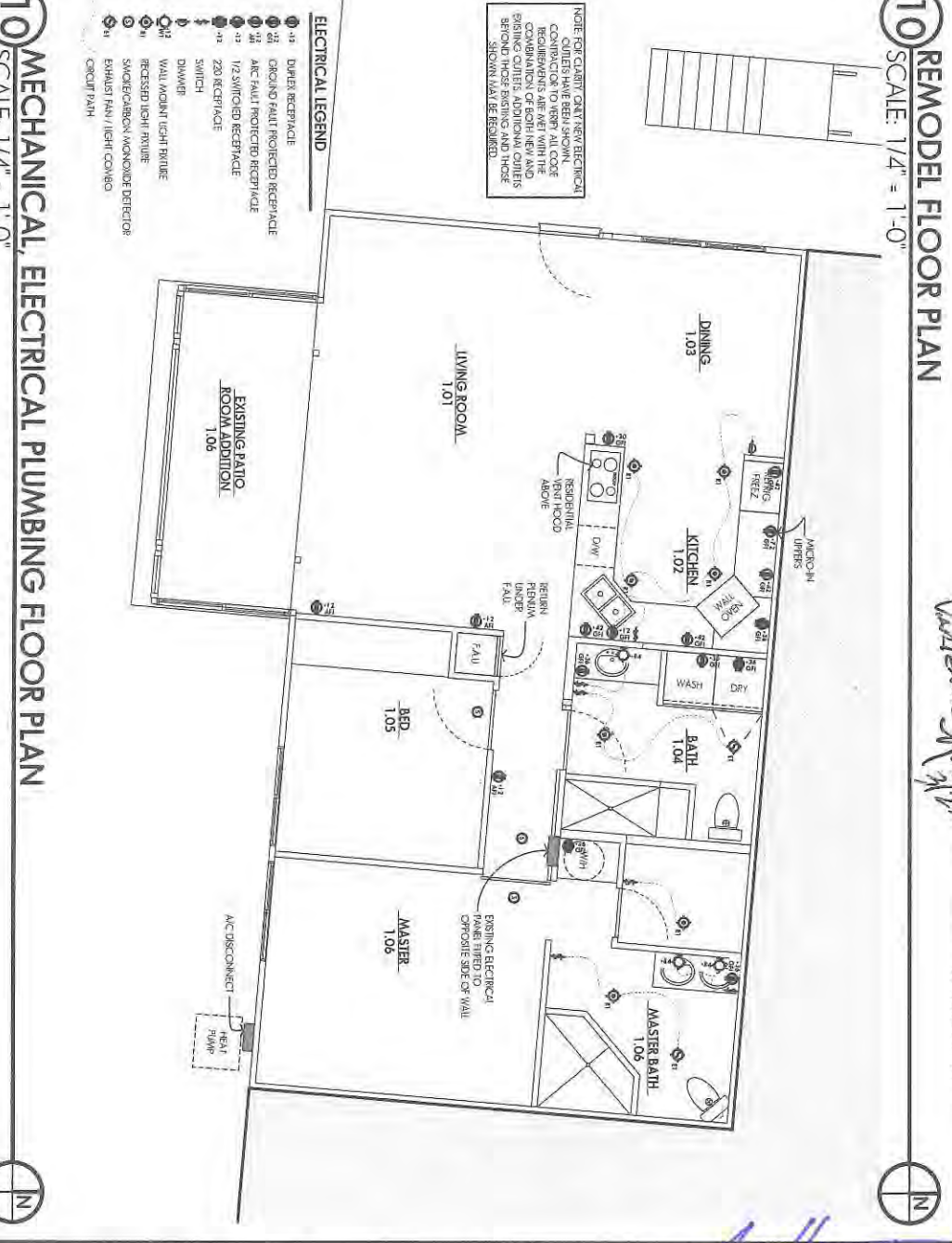
GENERAL MECHANICAL PROVISIONS

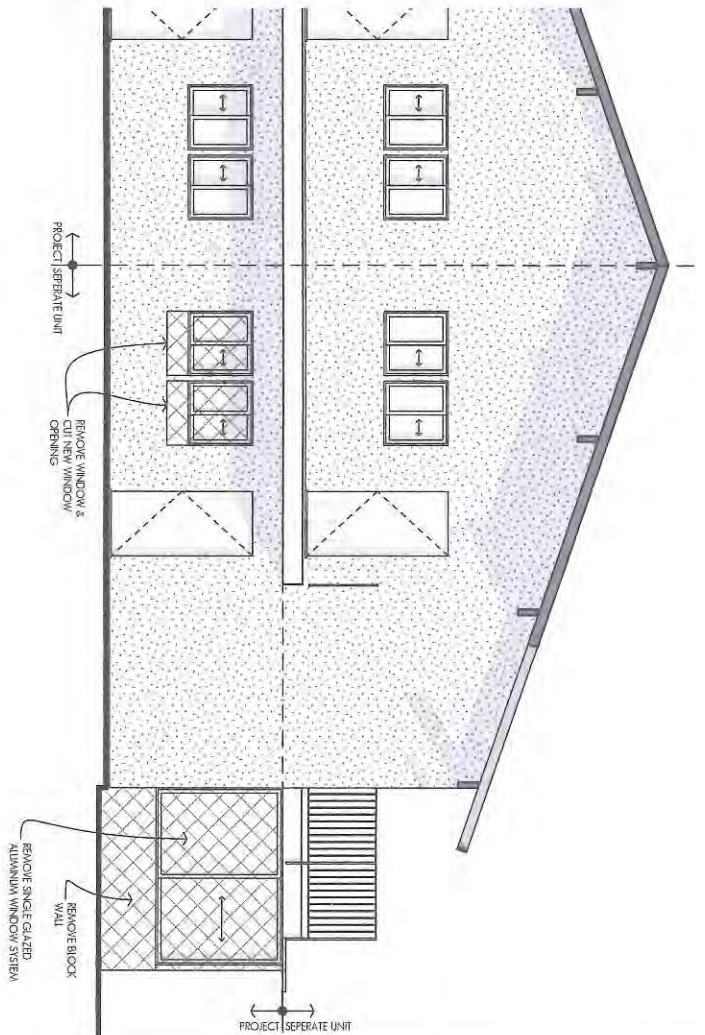
1. ALL HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS AND ALTERATIONS SHALL BE DESIGN BUILD PERFORMED BY A LICENSED HVAC PROFESSIONAL IN ACCORDANCE WITH ALL GOVERNING CODES, MANUFACTURERS INSTALLATION INSTRUCTIONS AND ACCA (AIR CONDITIONING CONTRACTORS OF AMERICA) STANDARD 5.1 HVAC CAPACITY INSTALLATION SPECIFICATION.
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24 NOTES

10 MECHANICAL, ELECTRICAL PLUMBING FLOOR PLAN

SCALE: 1/4" = 1'-0"

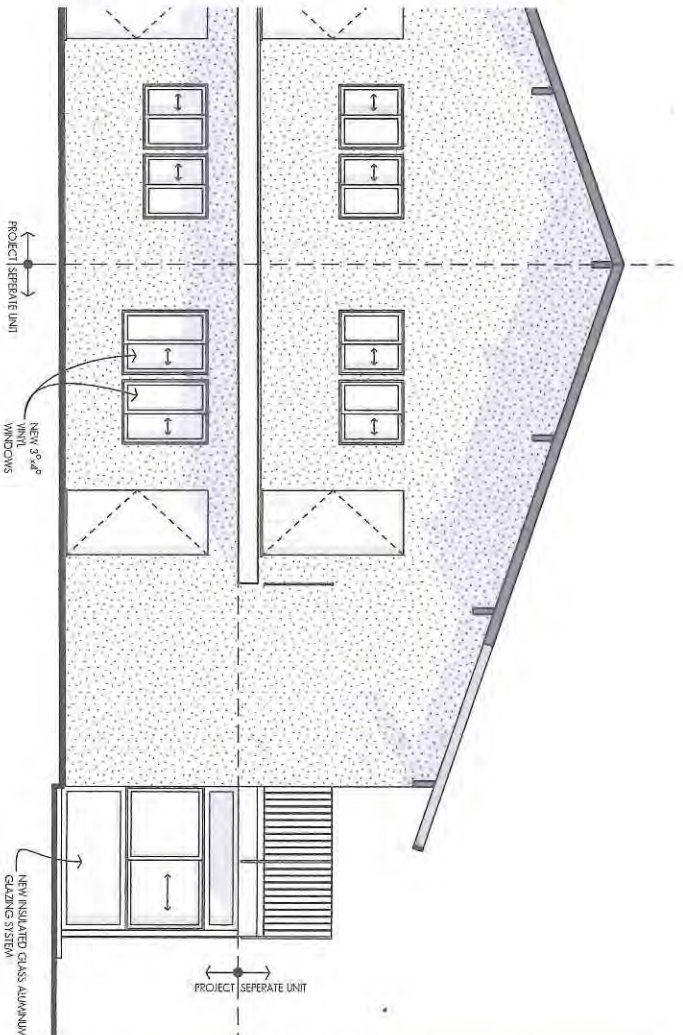




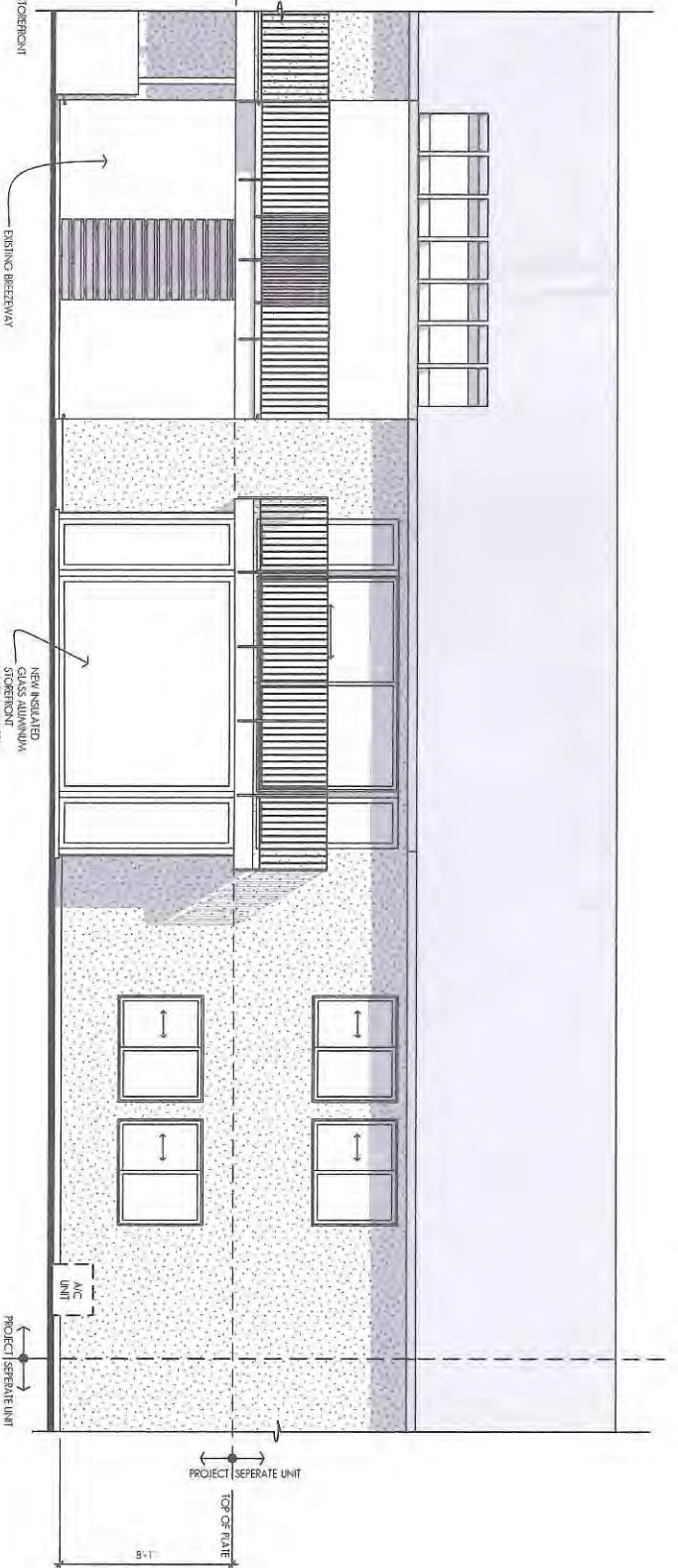
22 EXISTING / DEMOLITION EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"



14 EXISTING / DEMOLITION EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



24 REMODEL EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"



16 REMODEL EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

A3.1

PROJECT NO.	1620
DATE	12.22.2016
DESIGNED BY	AMH

EXTERIOR ELEVATIONS



126-D
AVENIDA MAJORCA
LAGUNA WOODS, CA 92637

adrian michael harrison
ARCHITECTURE & CONSTRUCTION

Attachment: 1

Laguna Woods Board of Directors Architectural Control and Standards Committee

Date: 2/20/19

Subject: "Appeal Request" to change the LW's Board of Directors ruling (February 12, 2019) on a 2nd variance requested by LW Manor Alteration. Reference; (2) Tile 24 Compliant patio window/doors installed at 126-D Avenida Majorca.

Laguna Woods (LW) Board Members,

We (Roger/Monica Flinn-Owners) have received a letter from your February 12, 2019 United Board's monthly meeting denying a variance requested by our Manor Alteration department in December 2018? It is our understanding that the purpose of our requested variance was to have all LW HOA's documents refreshed and filed properly in LW's HOA administration system. My wife and I were not able to attend this meeting in person and must respectfully request a change to this ruling for the following reasons:

1. In the minutes of your meeting, it is stated that there was a meeting previously held in January 2019. We believe this refers to a meeting scheduled on Thursday, January 17, 2019 at 9:30 a.m. Laguna Woods Village Community Center Board Room 24351 El Toro Road for the purpose of reviewing our patio drawings that were previously submitted, reviewed and approved by LW Manor Alteration on June 22, 2018.

Note: My wife and I took time off from work to attend this meeting, only to find that there was no meeting as stated? LW Community Center's Front Desk & Manor Alteration tried unsuccessfully to reach Mr. Fogg as well?

2. We have read the minutes (ref. agenda 8) from the stated meeting held on January 17, 2019 and find that the Board was not presented a clear understanding of how LW's HOA Manor Alteration processed 126-D's "Approvals" as two separate approvals (ref. 51202C & 53441A). LW's HOA Manor Alteration stated that it would be better to split the approvals into two parts based on the length of time needed to complete each portion of the restoration process...they were correct (1½ years later and counting).

1st Approval (51202C) issued to cover manor renovations

2nd Approval (53441A) issued to cover the manor patio & doors enclosure

3. The original variance requested and approved on June 20th, 2017 (Resolution #01-17-59) presented a "proposed" store front glazing system with windows/doors. Prior to the original variance approval dated June 20th, 2018, Mr. Fogg requested on May 3rd, 2017 (see attached email #1) information on our patio window/door measurements to see if the building codes are met for egress. His question was answered on May 4th, 2018 by our architect Mr. Adrian Harrison

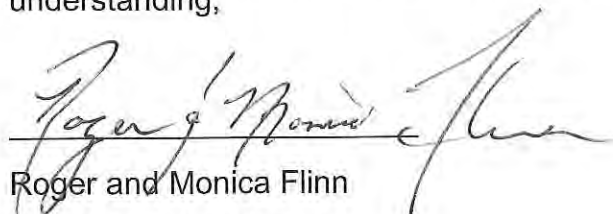
of AMHarchitecture (see attached email #2). The egress topic and dialogue continued with Mr. Fogg until we stated that we would modify our plans to install window/doors prior to the beginning of our patio restoration process.

4. In June 2018, our manor renovations reached a point that allowed for the aged patio area materials to be removed and upgraded per the original and updated submitted drawings. At this time, our drawing modifications showing the fabrication methods and door types for the installation of two (2) Low E3 Tile 24 Compliant insulated glass doors were submitted to the LW Manor Alteration department for their review, direction and process approval.
5. On June 22, 2018, our 2nd LW HOA Manor Alterations "Approval" was issued by Joel Jimenez VMSIN (ref. 53441) followed by City of LW permit issued May 4th, 2018 (ref. 53441A) for the patio & doors enclosure?
Note: It is impossible to have received a LW's City permit if not approved "first" by LW's HOA Manor Alteration!
6. Our patio restoration work began in May 2018 without incident or concerns for six (6) months. On Nov 6th, 2018, Mr. Fogg issued a "Stop Work Notice" (see attached email #3) stating various issues?

In closing, we as owners have always followed LW Manor Alteration department's process approvals and direction. Knowing and having a very clear understanding that when an LW Manor Alteration "Approval" is issued...owners are in full compliance!

Please provide 126-D LW Board approval for our patio window/doors installed.

Thank you for your continued assistance and understanding,



Roger and Monica Flinn

126-D Avenida Majorca

Laguna Woods, Ca. 92637

ATTACHMENT: EMAIL #1

RE: Laguna Woods - 126-D - Variance Request

Wednesday, May 3, 2017 6:41 AM

From: "Fogg Gavin" <Gavin.Fogg@vmsinc.org>

To: "Adrian Harrison" [REDACTED]

Cc: "roger flinn" [REDACTED]

Good Morning Mr. Flinn, Mr. Harrison,

I am currently writing up the Staff Report to accompany your Variance Request that will be reviewed at the May 24th United Mutual Maintenance and Construction Meeting.

Mr. Flinn, you should receive a mailer shortly that will confirm the dates/times of both the Committee Meeting as well as the Board Meeting. Following SOP, I have created 4 Neighbor Awareness Forms that the Committee will request to be signed by neighboring Unit Owners in approval of the proposed work. Unit 126-E the Owner does not reside within Laguna Woods, in this case I will mail out by Certified Mail to the owner. If there is no response within 30 days, then the approval is assumed. The Neighbor Awareness Forms are available to pick up from the Reception Desk at the Community Center (24351 El Toro Road, Laguna Woods, CA 92637), or I can mail out to you.

Mr. Harrison, following the last Committee Meeting, the Committee Members requested to want to confirm window/door measurements of patio enclosures during the meeting to see that building codes are met for egress. Please would it be possible to provide the proposed window dimensions and openable dimensions of the store front glazing system. If it's possible to include on an Elevation plan perfect, if not, just in writing would be sufficient so that I can include in the report.

Much Appreciated.

Regards

Gavin

Gavin Fogg
Manor Alterations Inspector
949-268-2345
Gavin.Fogg@vmsinc.org

Laguna Woods Village
Where new adventures begin



From: Adrian Harrison [REDACTED]
Sent: Monday, April 17, 2017 5:02 PM
To: Fogg, Gavin
Cc: roger flinn
Subject: Re: Laguna Woods - 126-D - Variance Request

Hi Gavin,

I am the architect working with the owners at 126-D

Please see the answers to your questions in Red and a picture of the proposed glazing system Below.

Revised variance form attached.

Adrian M. Harrison

adrian michael harrison
ARCHITECTURE & CONSTRUCTION

Address: [REDACTED]

Phone: [REDACTED]
Fax: [REDACTED]
E-mail: [REDACTED]
Web: [REDACTED]

ATTACHMENT: EMAIL #2

Re: Laguna Woods - 126-D - Variance Request

Thursday, May 4, 2017 8:27 AM

From: "Adrian Harrison" [REDACTED]
 To: "Fogg, Gavin" <Gavin.Fogg@vmsinc.org>
 Cc: "roger flinn" [REDACTED]

Hi Gavin,

The windows in the glazing system are approx. 8'-0" wide by 4'-0" high sliders. One at each end. The sill height is 36" above the floor.

These windows meet egress requirements however they are not required to. Egress for the living room is via the front door (the original patio doors where not required for egress either).

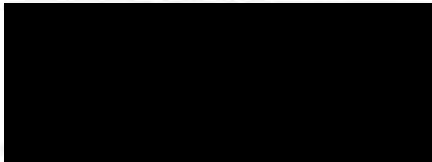
You may want to pass along to your architecture committee and your board that it is ill advised for them to be reviewing plans for code compliance. As a board member and head of my own HOA's Architecture committee, it is a substantial liability to the HOA if they review anything code related. This is the jurisdiction of the City of Laguna Woods and should be left to them. They should be reviewing for aesthetics and CC&R compliance ONLY. I suggest you have your board consult their Legal Counsel on the ramifications of reviewing for Code compliance.

I hope this helps.

Adrian M. Harrison

adrian michael harrison

ARCHITECTURE & CONSTRUCTION



On May 3, 2017, at 9:41 AM, Fogg, Gavin <Gavin.Fogg@vmsinc.org> wrote:

Good Morning Mr. Flinn, Mr. Harrison,

I am currently writing up the Staff Report to accompany your Variance Request that will be reviewed at the May 24th United Mutual Maintenance and Construction Meeting.

Mr. Flinn, you should receive a mailer shortly that will confirm the dates/times of both the Committee Meeting as well as the Board Meeting. Following SOP, I have created 4 Neighbor Awareness Forms that the Committee will request to be signed by neighboring Unit Owners in approval of the proposed work. Unit 126-E the Owner does not reside within Laguna Woods, in this case I will mail out by Certified Mail to the owner. If there is no response within 30 days, then the approval is assumed. The Neighbor Awareness Forms are available to pick up from the Reception Desk at the Community Center (24351 El Toro Road, Laguna Woods, CA 92637), or I can mail out to you.

Mr. Harrison, following the last Committee Meeting, the Committee Members requested to want to confirm window/door measurements of patio enclosures during the meeting to see that building codes are met for egress. Please would it be possible to provide the proposed window dimensions and openable dimensions of the store front glazing system. If it's possible to include on an Elevation plan perfect, if not, just in writing would be sufficient so that I can include in the report.

Much Appreciated.

Regards

Gavin

Gavin Fogg
 Manor Alterations Inspector

ATTACHMENT: EMAIL #3

RE: Laguna Woods - 126-D - Variance Request

Thursday, November 8, 2018 4:11 PM

From: "Fogg, Gavin" <Gavin.Fogg@vmsinc.org>

To: "roger flinn" [REDACTED]

3 Files	1 MB	Download All
PDF 262KB	JPG 243KB	PNG 834KB
126-D Stop Notice.pdf		
Save	Save	Save

Good Afternoon Mr. Flinn,

I'm following up from the e-mail sent earlier today.

I was able to get out to the unit today, unfortunately there are some issues with the existing work that need to be corrected. A Stop Work/Correction Notice was issued (see attachment).

The doors on either side of the enclosure have to be removed. Exterior doors require a concrete landing which would fall on Common Area; United Mutual have an existing Policy that prohibits any Member from repurposing the common area for their own use.

Additionally, there is no existing approval for the removal of the sliding glass door. Board approval would be required to change this alteration from a Patio Enclosure to a Room Addition, as well as passing City Inspection to show the addition meets Title 24 requirements.

At this time either corrections can be made to bring the unit into compliance within 30 days or a variance to retain the existing alteration can be made.

A Variance to retain such an alteration requires the \$150 Variance fee and a Disciplinary Hearing to be scheduled before.

Should the Board approve the variance, a \$300 Unauthorized Alteration fee would also be required at the time of applying for the Mutual Consent.

Please advise as to which action you'd like to take at your earliest convenience.

Thank you

Gavin

Gavin Fogg
Alterations Inspector II
949-268-2345

Laguna Woods Village
Where new adventures begin



From: Fogg, Gavin
Sent: Thursday, November 08, 2018 10:33 AM
To: 'roger flinn'
Subject: RE: Laguna Woods - 126-D - Variance Request

Good Morning Mr. Flinn,

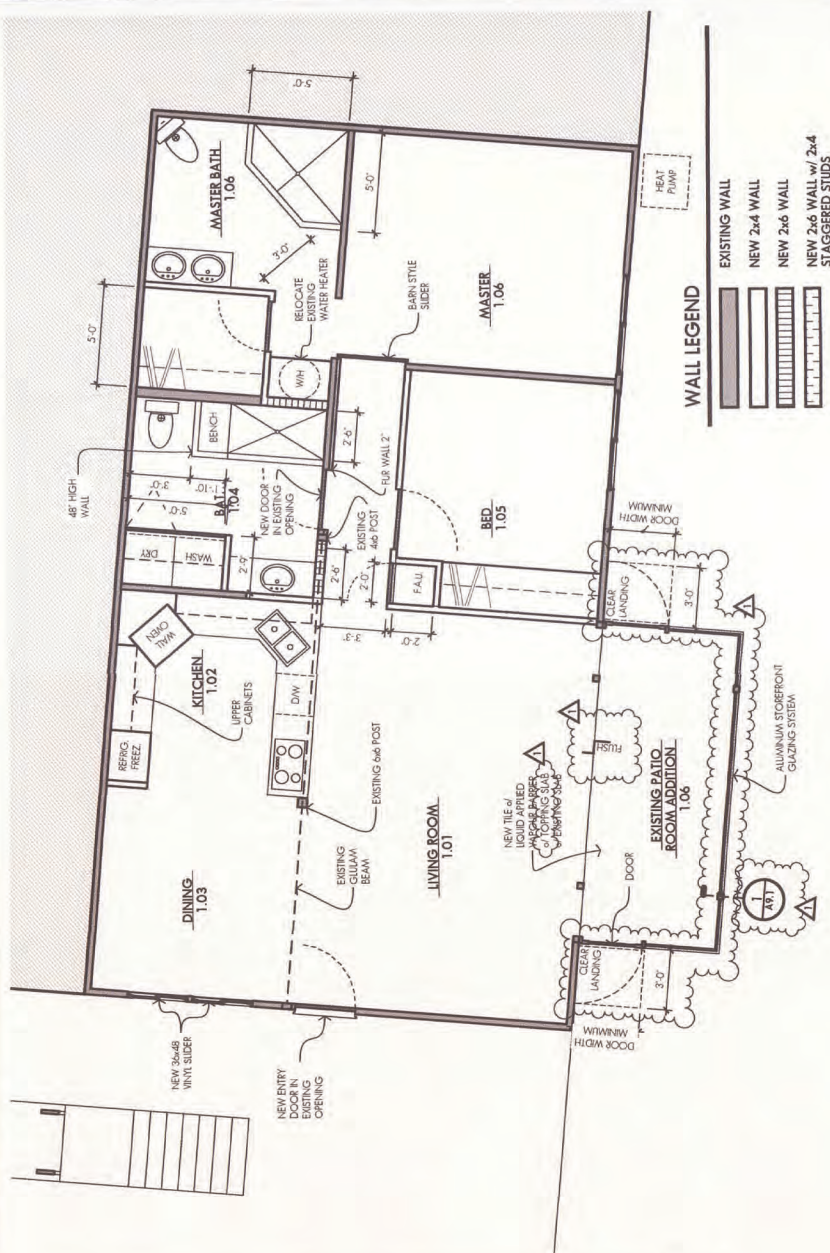
I am writing this e-mail to follow up with you regarding the patio enclosure with store front glazing that was approved via Variance. I am being advised from Staff that it looks like the sliding glass door between the patio and living room is being removed, however this has not been approved by the Board or our Office. The Variance approval was for the glazing and did not mention any removal of the doors.

Please can you advise that this is not the case, or if you wish to remove the sliding glass door, please submit a new variance with applicable documents showing title 24 will be met, and you wishing to make the area into a habitable area.

Thank you

Gavin

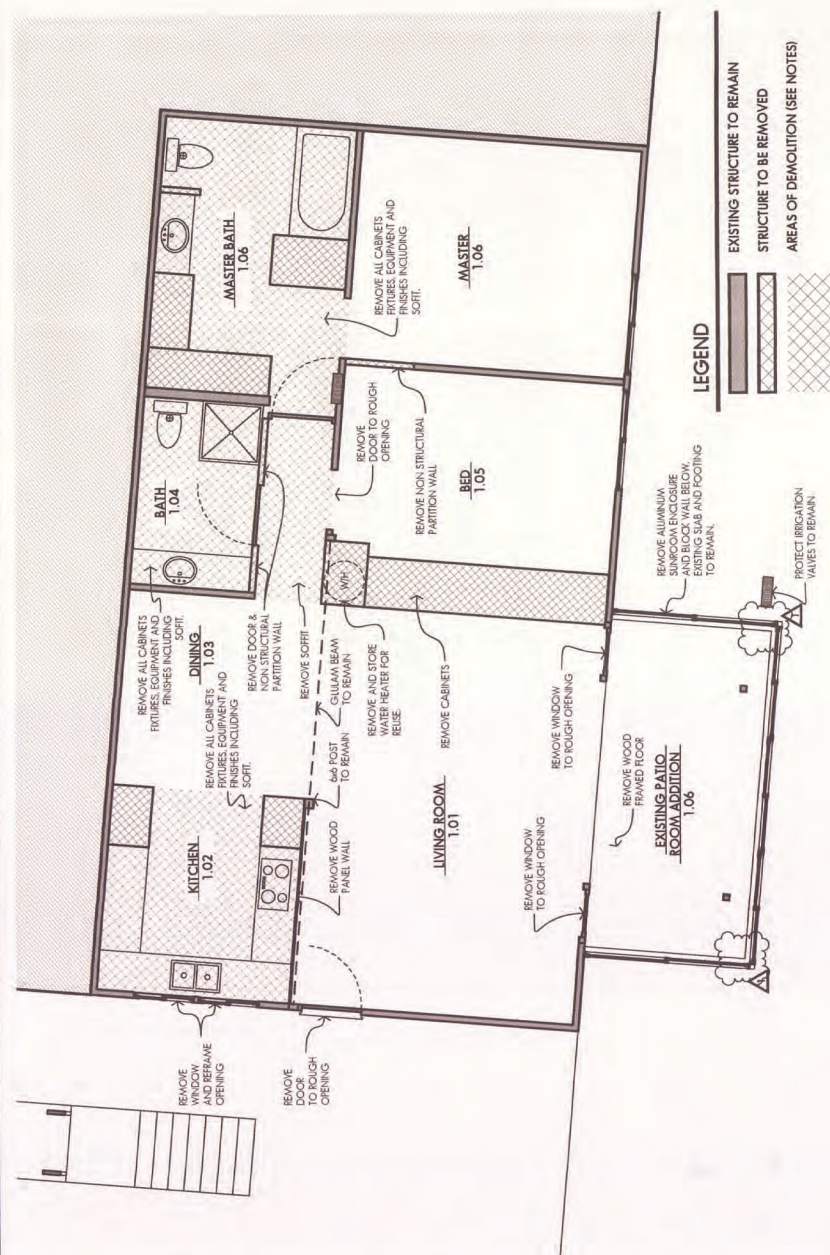
Gavin Fogg
Alterations Inspector II
949-268-2345



10 REMODEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



10 MECHANICAL, ELECTRICAL PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'-0"



22 DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION

1. THE CONTRACTOR IS TO VERIFY THE CONDITION OF ALL BUILDINGS, FINISHES AND BUILDING SYSTEMS.
2. COORDINATE AND VERIFY ALL DEMOLITION WITH ALL ALTERATION PLANS.
3. NO STRUCTURAL ITEMS ARE TO BE REMOVED.
4. FOLLOWING DEMOLITION, ALL EXISTING DIMENSIONS AND CONDITIONS ARE TO BE CHECKED FOR CONFORMANCE WITH THE REQUIREMENTS OF ALL NEW CONSTRUCTION.
5. REMOVE ALL DEMOLISHED MATERIALS AND TESTS FROM THE SITE IN ACCORDANCE WITH THE PROJECT AGENTS CODES OF PRACTICE.
6. STORE ALL PROJECT SITE MATERIALS SCHEDULED FOR REUSE.
7. ALL LANDSCAPING AND TREES ARE TO REMAIN AS IS UNLESS OTHERWISE NOTED.
8. ALL ITEMS SCHEDULED FOR REMOVAL TO INCLUDE ALL FOOTINGS, SUB-SLABS AND FOUNDATION SYSTEMS UNLESS OTHERWISE NOTED.
9. REMOVE AND CAP ALL MECHANICAL ELECTRICAL AND PLUMBING SYSTEMS IN CONFLICT WITH NEW CONSTRUCTION.
10. PROTECT ALL ADJACENT AREAS NOT SCHEDULED FOR DEMOLITION.
11. THE CONTRACTOR SHALL VERIFY THE EXISTING DIMENSIONS AND ACTUAL EXISTING CONDITIONS SHALL BE REPORTED TO ARCHITECT FOR RESOLUTION BEFORE CONTINUATION OF DEMOLITION OR COMMENCEMENT OF CONSTRUCTION.

GENERAL PLUMBING PROVISIONS

1. ALL PLUMBING AND PLUMBING RELATED SYSTEMS SHALL BE DESIGN BUILD AND INSTALLED BY A LICENSED PLUMBER IN FULL COMPLIANCE WITH ALL INTERNATIONAL PLUMBING CODES, PLUMBING INSTALLATION INSTRUCTIONS AND APWMO (INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS) INSTALLATION STANDARDS.
2. AFTER SELECTIVE DEMOLITION PLUMBER SHALL INSPECT ALL VISIBLE EXISTING DOMESTIC WATER AND WASTE FOR DEFICIENCIES, MAINTENANCE ISSUES OR INCOMPATIBILITIES WITH CONSTRUCTION PLANS. ANY DISCOVERED PROBLEMS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
3. ALL CONTROL VALVES FOR SHOWERS SHALL BE THERMOSTATIC.
4. ALL NEW FIXTURES SHALL NOT EXCEED THE FOLLOWING WATER USAGE LIMITS:
 1. TOILETS 1.28 GPF
 2. LAVATORY FAUCETS 1.5 GPM
 3. KITCHEN FAUCETS 1.8 GPM
 4. SHOWERHEADS 2.0 GPM
5. EXISTING FIXTURES NOT MEETING THE FOLLOWING GPM RATING SHALL BE CONSIDERED NONCONFORMING AND MUST BE REPLACED WITH NEW:
 1. TOILETS 1.6 MAX GPM
 2. LAVATORY FAUCETS 2.2 MAX GPM
 3. KITCHEN FAUCETS 2.5 MAX GPM
 4. SHOWERHEADS 2.5 MAX GPM

GENERAL ELECTRICAL PROVISIONS

1. ALL ELECTRICAL AND ELECTRICAL RELATED SYSTEMS SHALL BE DESIGN BUILD AND INSTALLED BY A LICENSED PROFESSIONAL ELECTRICAL IN ACCORDANCE WITH ALL GOVERNING CODES, MANUFACTURERS INSTALLATION INSTRUCTIONS, AND NECA NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION "INSTALLATION STANDARDS".
2. AFTER SELECTIVE DEMOLITION, ELECTRICIAN SHALL INSPECT ALL VISIBLE EXISTING ELECTRICAL SYSTEMS FOR DEFICIENCIES, MAINTENANCE ISSUES OR INCOMPATIBILITIES WITH CONSTRUCTION PLANS. ANY DISCOVERED PROBLEMS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
3. ALL RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH NEC 210.52(A).
4. ALL RECEPTACLE AND LIGHTING CIRCUITS SERVICING HABITABLE SPACES AS DEFINED BY NEC 210.12(B) SHALL BE ARC-FAULT PROTECTED.
5. ALL RECEPTACLE OUTLETS LOCATED IN KITCHENS, BATHROOMS, GARAGES AND EXTERIOR AS DEFINED BY NEC 210.8 SHALL BE GFCI.
6. CLOTHES CHAMBERS SHALL BE EITHER 1-20 AMP CIRCUIT DEDICATED TO EACH BATHROOM OR AT LEAST 1-20 AMP CIRCUIT SERVING ONLY BATHROOM RECEPTACLE OUTLETS.
7. ALL KITCHEN COUNTERS 12" AND LONGER SHALL HAVE OUTLETS LOCATED AT A MAXIMUM OF 24" FROM ANY POINT ALONG COUNTER AND MAXIMUM 20" ABOVE COUNTERTOP.
8. ANY WALL GREATER THAN 24" IN A HABITABLE ROOM REQUIRES A RECEPTACLE LOCATED WITHIN 6'-0" OF ANY POINT ALONG THE WALL.
9. ALL HALLWAYS OVER 10'-0" REQUIRE A RECEPTACLE.

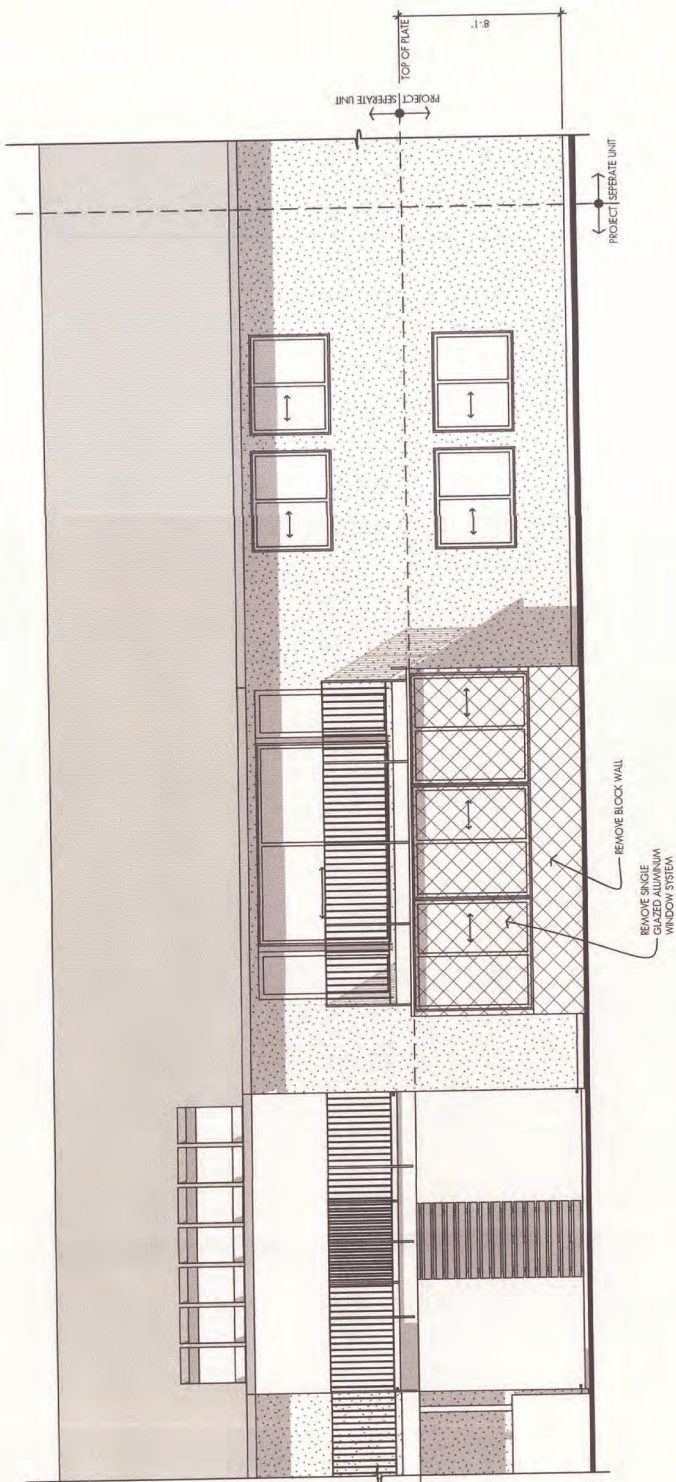
LIGHTING

1. LIGHTING AND LIGHTING CONTROLS SHALL COMPLY WITH 2016 CALIFORNIA ENERGY CODE.
2. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY.
3. LIGHTING SHALL BE HIGH EFFICIENCY AND CONTROLLED BY A MANUAL ON VACANCY SENSOR.

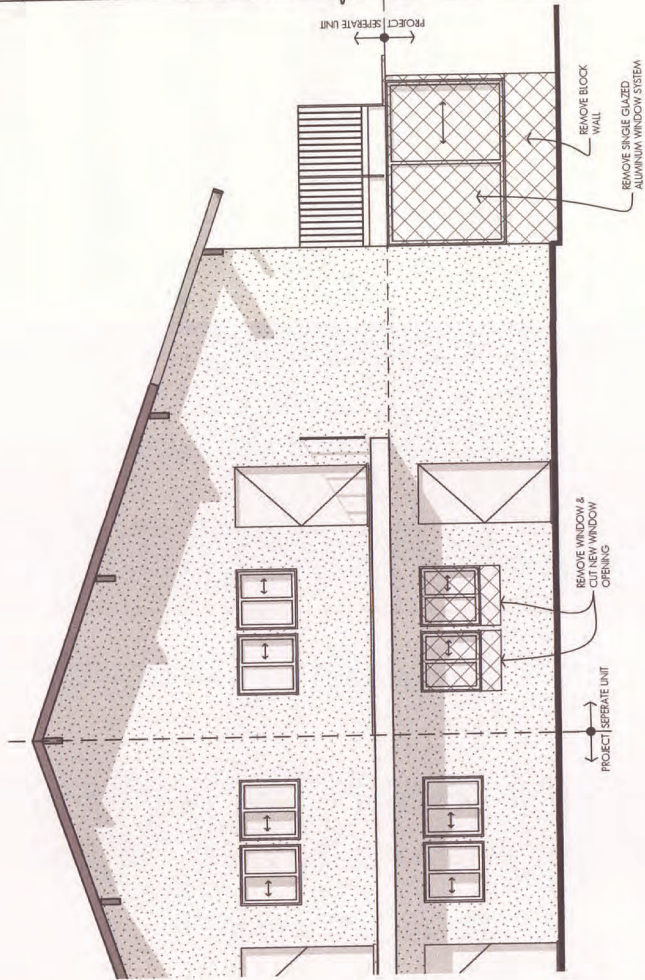
GENERAL MECHANICAL PROVISIONS

1. ALL HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS AND ALTERATIONS SHALL BE DESIGN BUILT PERFORMED BY A LICENSED HVAC PROFESSIONAL IN ACCORDANCE WITH ALL GOVERNING CODES, MANUFACTURERS INSTALLATION INSTRUCTIONS AND ACCA AIR CONDITIONING CONTRACTORS OF AMERICA' STANDARD 5. HVAC QUALITY INSTALLATION SPECIFICATION".
2. ENCLOSURE WALLS SHALL NOT CAUSE THE ENCLOSURE OF EXHAUST VENTS FOR HEAT PUMPS/PTAC UNITS OR ANY OTHER SUCH APPLIANCE. ALL SUCH VENTS SHALL EXTEND TO THE EXTERIOR AND TERMINATE A MINIMUM OF 3 FEET FROM ALL OPENABLE WINDOWS AND DOORS. THE CONTRACTOR SHALL PROVIDE DUCTS THAT PRODUCE DIRT, ALL HEATING, COOLING AND VENTILATION SYSTEMS ARE TO BE DISASSEMBLED AND ALL VENTS AND REGISTERS SEALED TO PREVENT FLOW DIRT INTRUSION. ADEQUATE VENTILATION FOR CONSTRUCTION WORK SHALL BE PROVIDED BY SUPPLEMENTAL MEANS.
4. AFTER COMPLETION OF DEMOLITION, THE CONTRACTOR SHALL COORDINATE THE DESIGN AND PERMITTING OF ALL NEW AND ALTERED HVAC EQUIPMENT.
5. THE RETURN AIR FLOWING SERVING THE MECHANICAL EQUIPMENT MUST BE EXTRACTED FROM THE EXTERIOR OF THE BUILDING AND DISCHARGED TO THE EXTERIOR. ALL EXTERIOR WALLS, CEILING, FLOORS, AND SPACE DROPPED CEILINGS, WALL CAVITIES, AND EQUIPMENT PLATFORMS MAY NOT BE USED AS PLenums.
6. ALL NEW BATHROOMS ARE TO BE PROVIDED WITH A VENTILATION FAN EQUIPPED WITH A HUMIDISTAT. ALL CONTROLLER.

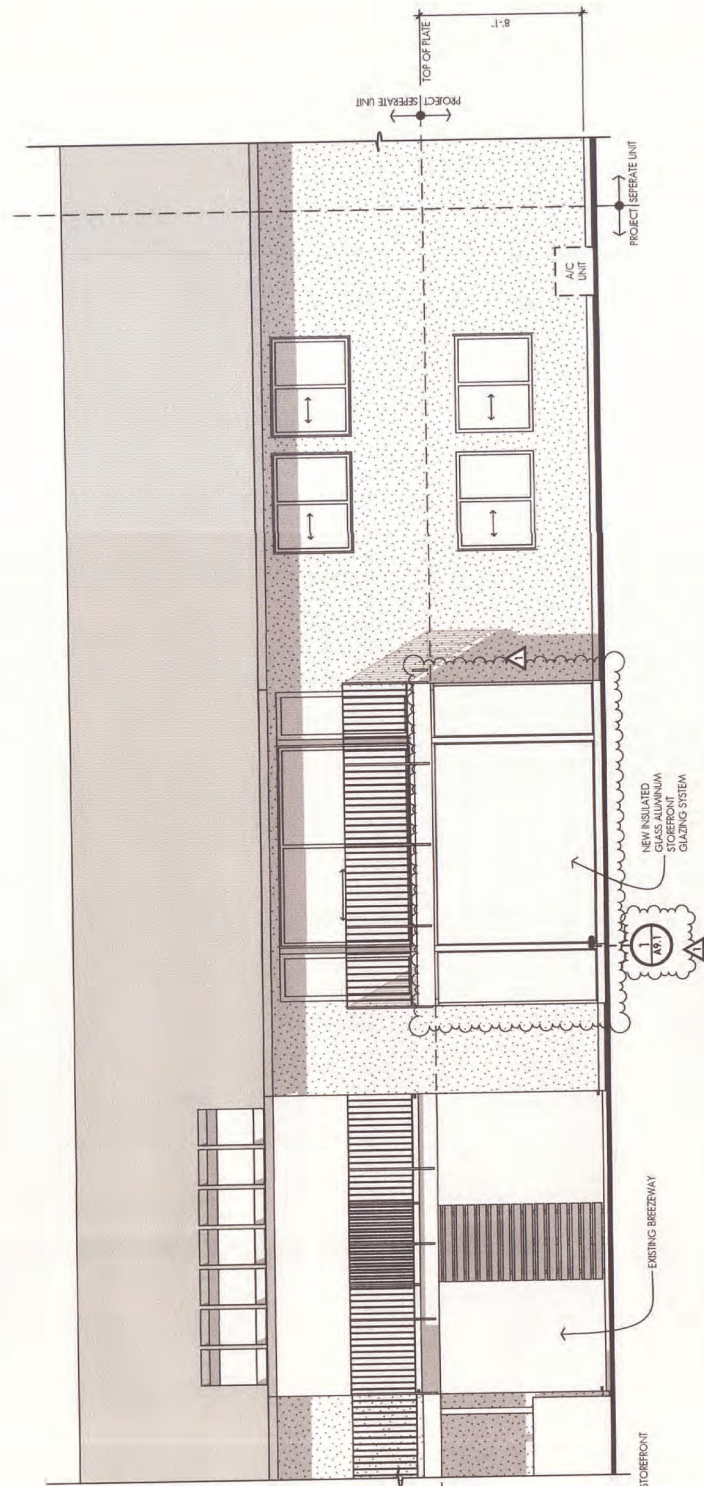
24 NOTES



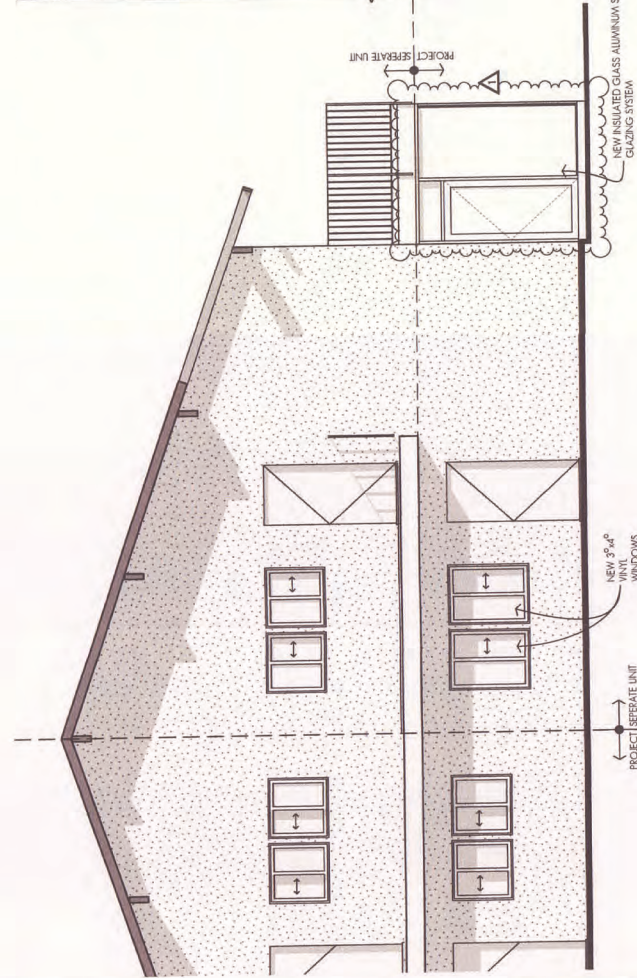
14 EXISTING / DEMOLITION EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



22 EXISTING / DEMOLITION EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"



16 REMODEL EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



24 REMODEL EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

Attachment: 3

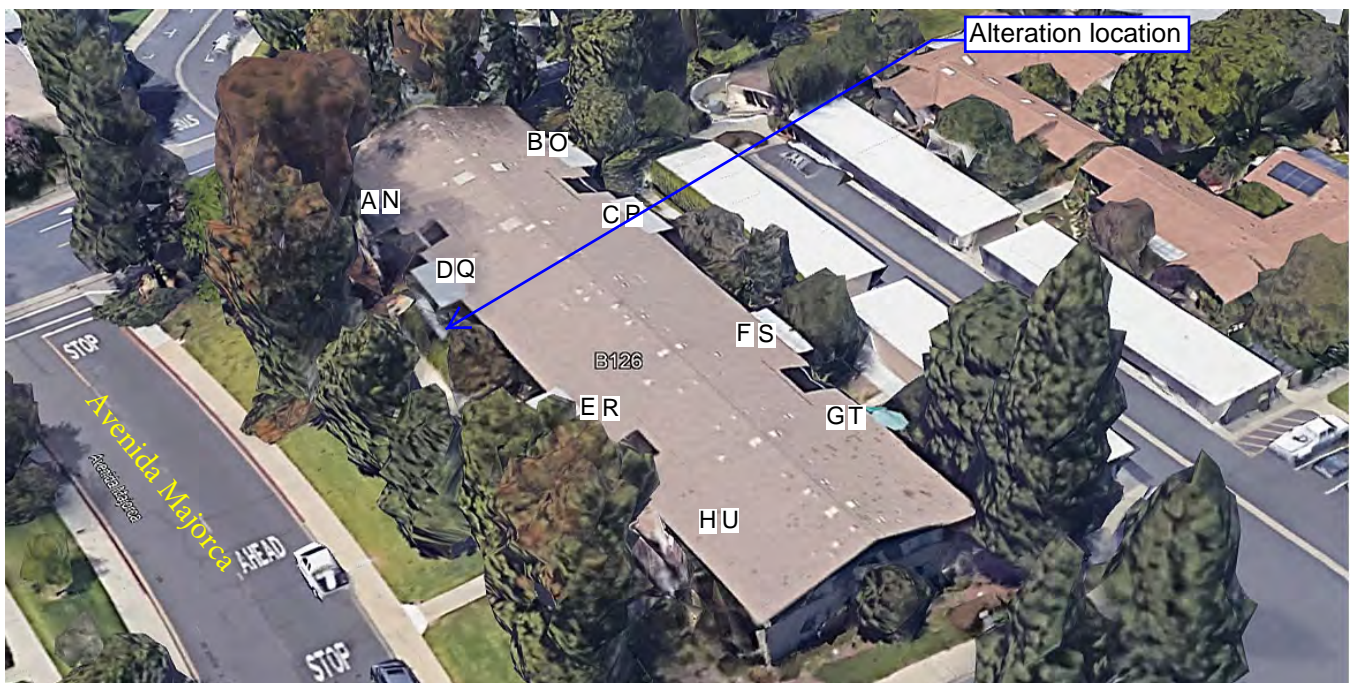








Attachment: 4



APPLICATION FOR MUTUAL CONSENT FOR MANOR ALTERATION(S)

The undersigned, a member of United Laguna Woods Mutual, Third Laguna Hills Mutual, or Laguna Woods Mutual No. Fi **ATTACHMENT 2** hereafter referred to as the "Corporation"), hereby req to make the alteration described below to Manor. Said alteration (hereafter referred to as the "work") shall be performed subject to the terms and conditions printed on the reverse side hereof, which terms and conditions set out the responsibilities of the member and the below named contractor, if a contractor is to perform said alteration; and which is incorporated herein and made a part hereof.

United Laguna Woods Mutual, per Resolution 01-10-88, hereby designates that the member of United Mutual listed below is a representative of the Mutual exclusively for the purpose of obtaining a City of Laguna Woods building permit for the alteration proposed herein.

MANOR MODEL NAME: PLAN#:

APPLICANT INFORMATION

Name: ROGER FLINN Phone: [REDACTED]
 Street Address: 126D AVENIDA MAJORECA
 City: LW State: CA ZIP Code: 92637
 Email:

PROPERTY OWNER INFORMATION

Name: ROGER FLINN Phone: [REDACTED]
 Street Address: 126 D AVENIDA MAJORECA
 City: LAGUNA WOODS State: CA ZIP Code: 92637
 E-mail:

CONTRACTOR

Company Name:
 Street Address:
 City: State: ZIP Code:
 Email: License: Class: Expires:

PROJECT DESCRIPTION: VALUATION: \$

PERMIT # 53441A ISSUED TO REMOVE & UPDATE ENCLOSED PATIO WITH GLASS PANELS.
PERMIT # 51202C ISSUED FOR MAJOR ALTERATIONS (H/VAC, WATER HEATER, BATHROOM REMODEL)
* LW CITY SPLIT WORK INTO TWO PERMITS (INSIDE/OUTSIDE).

ALTERATIONS TO BE COMPLETED PER MUTUAL RULES & STANDARD SECTION(S):

PER MUTUAL APPROVED STANDARD PLAN(S) #
 PER MUTUAL APPROVED VARIANCE RESOLUTION #

MEMBER: IMPORTANT, PLEASE READ CAREFULLY

- The Mutual's Alteration process requires the Mutual Member receive a copy of the Mutual Standard to which the requested Mutual Consent applies, where applicable. To ensure compliance, the Member's signature below indicates receipt of the Standard, and a Mutual Consent will not be issued without this required signature.
- I understand that I will be in non-conformance if my contractor and/or I do not conform to Mutual Rules and Regulations, and that I may be subject to Member Disciplinary Procedures, including the possibility of a fine in accordance with the Schedule of Monetary Penalties.
- I understand and agree that I am responsible for all risks in connection with all alteration(s) or improvement(s), including, but not limited to, the costs of removing, altering, protecting, or replacing the same as may be necessary or appropriate to conduct Corporation business.
- I understand and agree that I am responsible for, and bear all costs in connection with all alteration(s) or improvement(s), including any costs associated with remediation, clean-up or repair of mutual owned or controlled property, caused by or resulting from alteration(s) or improvement(s) or the installation thereof.

will ensure that items requiring inspections will not be covered WITHOUT INSPECTION AND APPROVAL by the CITY OF LAGUNA WOODS BUILDING INSPECTOR. I also understand that Mutual Consent will EXPIRE within 180 DAYS.

Signature of Member: Roger D. Flinn Date: 6/11/18

CONTRACTOR: IMPORTANT, PLEASE READ CAREFULLY

I have received, read, understand, and agree to follow and conform to all current Mutual standards regarding this alteration. In addition, I am a contractor licensed pursuant to the laws of the State of California and agree to perform the work subject to the terms and conditions printed on the reverse side of this application. I will ensure that items requiring inspections will not be covered WITHOUT INSPECTION AND APPROVAL by the CITY OF LAGUNA WOODS BUILDING INSPECTOR. I also understand that Mutual Consent will EXPIRE within 180 DAYS.

Signature of Contractor: Date:

IMPORTANT NOTICE: ASBESTOS CONTAINING MATERIALS THAT ARE BASICALLY INERT AND HARMLESS IF NOT DISTURBED MAY BE PRESENT IN CEILINGS, FLOORS AND OTHER BUILDING COMPONENTS. LEAD-BASED PAINT MAY BE PRESENT. MEMBER AND CONTRACTOR ARE CAUTIONED TO TAKE ALL REASONABLE AND PRUDENT MEASURES TO PROTECT PERSONS AND PROPERTY BEFORE DISTURBING SUCH MATERIALS. MEMBER AND CONTRACTOR AGREE TO ABIDE BY ALL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, CODES AND REGULATIONS RELATING TO DISTURBANCE, REMOVAL AND/OR DISPOSAL OF ALL REGULATED MATERIALS; AND UPON REQUEST, COPIES OF DISPOSAL MANIFESTS WILL BE PROVIDED TO THE CORPORATION.

FOR OFFICE USE ONLY

This application is approved and said member is hereby granted permission to make the above described alteration(s).

Alteration Code(s): SEE EXISTING M/C
PAID \$25 6302 N/A
 VMS, Inc. Permit Fee Check# Conformance Fee/Check#
 Paid by Roger Flinn Date 6/15/2018
 Agenda Item #8 Page 33 of 36



RESIDENTIAL ALTERATION - PERMIT

CITY OF LAGUNA WOODS - BUILDING SERVICES DIV.
(949) 639-0500 • 24264 El Toro Road, Laguna Woods, CA 92637

Job Site Address: 12608 21st St, Laguna Woods, CA 92653
Permit # D

RESIDENT INFORMATION

Resident Name: Ryan Flannery
Resident Telephone Number: (949) 282-8555
Email Address: Ryan.Flannery@laguna-woods.com

PROPERTY OWNER INFORMATION (Required)

(Co-Op owners identify ULWM as the owner and complete resident information.)
Property Owner Name: ULWM
Owner Telephone Number:
Email Address:
Owner Mailing Address:
City: State: ZIP:

ARCHITECT, ENGINEER, OR AGENT INFORMATION

☐ Architect ☐ Engineer ☐ Authorized Agent
Name: A. J. P.
Telephone Number:
Email Address:
Mailing Address:
City: State: ZIP:

OWNER OR AUTHORIZED AGENT'S DECLARATION

I certify that I have read this application and state that the information herein is correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. Furthermore, I hereby authorize representatives of the City of Laguna Woods to enter upon the above-listed property for inspection purposes.
Permit applications and plan submittals will expire by limitation in 180 days unless pursued in good faith or a written request for extension is approved. Issued permits will expire by limitation if work is not started within 180 days or if work is abandoned for more than 180 days. All extension requests must be submitted in writing to the City of Laguna Woods Building Official as specified by the CBC, Sections 105.3.2 & 108.5.
This permit is obtained on behalf of, and with knowledge of, the property owner.

Signature: Ryan Flannery Date: 5/4/18
Print Name: Ryan Flannery

Revision Date: November 2015

PERMIT #: 53441 A

VALUATION OF THIS PROJECT (Required)

\$ 12,000.00

CONTRACTOR'S INFORMATION

Contractor: Robert Flannery
License Number: 3-18
Contractor's Telephone Number:
Contractor's Mailing Address:
City: State: ZIP:

CONTRACTOR'S DECLARATION (Select only one)

I HEREBY AFFIRM UNDER PENALTY OF PERJURY that I am licensed under provisions of Chapter 9 (commencing with Section 7000 of Division 3 of the Business and Professions Code), and my license is in full force and effect.
☐ I HAVE AND WILL MAINTAIN A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation carrier and policy number are:
Carrier:
Policy Number: Expires:

☒ I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THE PERMIT IS ISSUED, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall herewith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

Signature: Ryan Flannery Date: 5-23-18
Print Name: Ryan Flannery

NOTES:

Full Sized Plans Provided ☐

DESCRIPTION OF WORK (Check and complete all that apply)

Building Type: Sq. Ft. Area: Occupancy:
☐ Room Addition, Sq. Ft.:
☐ Balcony Cover, Sq. Ft.:
☐ Balcony Enclosure, Sq. Ft.:
☐ Patio Cover, Sq. Ft.:
☒ Patio Enclosure, Sq. Ft.: 112 GLASS
☐ Washer/Dryer Hookup
☐ Vents
☐ Windows:
☐ Doors:
☐ Skylight/Solotubes:
(Identify only new construction windows and doors not eligible for Retrofit Certification)
Water Heater: ☐ Change-Out ☐ Relocation
HVAC Systems: ☐ New ☐ Change-Out
☐ Heat Pump ☐ Heat ☐ A/C Only ☐ Roof Unit Wt.:
☐ Central System ☐ In-Wall Unit ☐ Mini-Split Unit
Electrical: ☐ Receptacles: ☐ Switches: ☐ New Circuits
☐ Ceiling Fans: ☐ Fixtures/Can Lights:
Panel: ☐ New Sub ☐ Change-Out ☐ Upgrade: amps(SCE approval needed)
Bath: ☐ Remodel ☐ New ☐ Bath Split
☐ Water Closets (toilets): ☐ Lavatory (sinks):
☐ Tub: Type: ☐ Insert ☐ Tile ☐ Hydro-Tubs:
☐ Tub/Shower: Type: ☐ Insert ☐ Tile
☐ Shower: Type: ☐ Insert ☐ Tile
Kitchen: ☐ Remodel ☐ Dishwasher ☐ Microwave ☐ Cooking Unit
Roofing: ☐ Re-Roof ☐ Roof Repair, Sq. Ft.:
Type: ☐ BUR ☐ Composition ☐ Tile ☐ Metal ☐ Single Ply
ISSUANCE (Issuance does not denote approval of work)
Permit Issued By: Date: 5-1-18
Plan Check: 69.00 Date: 5-1-18 Received By:
Additional Plan Check: 12.00
Building:
Electrical:
Mechanical:
Plumbing:
Issuance: 31.00 Revision Fee:
SB 1473: 1.00
SMIP: .50
Energy Form Assist:
Reproduction:
C&DMMP Deposit: 276.00
TOTAL FEES: 276.00
BALANCE:

JOB CARD

CITY OF LAGUNA WOODS
BUILDING DIVISION

INSPECTION REQUEST: (949) 639-0500
*** Requests MUST be received prior to 4 p.m. for next day inspection.

Job Address: 126-D Avenogera
Description: Permit to Install
of Work: Patio Enclosure Ref Plan

Building Permit # S3441A

Mechanical:
Electrical:
Plumbing:

Owner: Uwm
Contractor: Advanced Kitchen
Issue Date: 5.4.18 Type of Construction UB

At the time of Permit issuance, a copy of the Permit is also sent to the county assessors office.
Failure to take "Final Inspection" within prescribed time frame will result with permittee paying "a new full permit fee".

Misc. Inspections	Date	Inspector
Pad Footings		
Grade Beams		
Epoxy Bolts		
Notes		

With each called inspection > Have PLANS & JOB CARD located near site of inspection.

INSPECTION REQUEST: (949) 639-0500

ALL WORKS SHALL BE INSTALLED BY THE 20-18 CRC CMC GEC CPC

Building / Site Inspections		Date	Inspector
Asbestos Documentatation	<input type="checkbox"/>	Footings/ Rebar / Hardware	<input type="checkbox"/>
Backwater Valve (If Required)	<input type="checkbox"/>	Underground Plumbing -10' Test	<input type="checkbox"/>
UFER Ground in Footing	<input type="checkbox"/>	6" Sand Bed (No Rocks) Clean Backfill on Site	
Sewer Lateral w/ Test	<input type="checkbox"/>	Pre-Slab/ Underslab	<input type="checkbox"/>
Track & ledger	<input type="checkbox"/>	Windows (In Progress)	<input type="checkbox"/>
Radiant Barrier	<input type="checkbox"/>	Floor Nailing (Before Walls)	<input type="checkbox"/>
Roof Deck Nailing - All Roof Penetrations, Attic Vents, Boundary Nailing	<input type="checkbox"/>		
Exterior Shear & Hardware - Shear Transfers shall Extend to Floor/ Roof Diaphragm:	<input type="checkbox"/>		

Combination Inspection
The Roof & Exterior Walls need to be Weathertight and ALL of these items are to be ready at the time of this inspection

Rough Framing - Per Plans		Date	Inspector
Windows (Leave Labels On)	<input type="checkbox"/>	Trusses per City Stamped plan	<input type="checkbox"/>
Rough Electrical (Per CEC) Cable W/ 1 1/4" of Stud Face Protected	<input type="checkbox"/>	Tempered / Egress	<input type="checkbox"/>
Grounding Electrode Conductors - Ground Rod/ Bond Water & Gas	<input type="checkbox"/>		
Rough Mechanical (Per CMC) HVAC, Ducts, Misc. / HERS Test	<input type="checkbox"/>		
Access/ Platform/ Light/ Switch/ Outlet	<input type="checkbox"/>	Vents (Dryer/ Bath, Range)	<input type="checkbox"/>
Plumbing All Pipes Filled & Protected (Top-Out)/Water Piping	<input type="checkbox"/>		
Insulation Baffle for Eave Vents	<input type="checkbox"/>	Insulation Installed per Title 24	<input type="checkbox"/>
Fire Blocking/Caulking in Place	<input type="checkbox"/>	Drywall Nailing/ or Screwing	<input type="checkbox"/>
Tub-Shower (Wet Wall)	<input type="checkbox"/>	Gas Test (After Drywall/ Cabinets)	<input type="checkbox"/>
Exterior Lath (Seal All Penetrations) (No Scratch & Brown Inspections)	<input type="checkbox"/>		
Shower Pan/Sloped/Filled/Dam	<input type="checkbox"/>	Interior Lath (Seal Penetrations)	<input type="checkbox"/>

General List of Final Inspection Items (Other Items May Apply)

Label All Breakers	<input type="checkbox"/>	AFCI / GFCI Where Required	<input type="checkbox"/>	Final Electrical
Sub Panel - Isolate Neutrals	<input type="checkbox"/>	Service - Inspectors Release	<input type="checkbox"/>	
Recheck Attic Installations	<input type="checkbox"/>	A/C Condenser Secured to Platform	<input type="checkbox"/>	Final Mech.
B'-Vent Terminations	<input type="checkbox"/>	Disconnect in Sight	<input type="checkbox"/>	Final Plumbing
ALL Fixtures Installed & Sealed	<input type="checkbox"/>	Expose ALL Wall Cleanouts	<input type="checkbox"/>	
Paint Exterior Exposed Pipes	<input type="checkbox"/>	Hose Bibbs - Anti-Siphon	<input type="checkbox"/>	
	<input type="checkbox"/>	Smoke/ CO Detectors Installed	<input type="checkbox"/>	

Planning Final
Final Inspection

Job Completed Please retain this card for your records

Revised 2.2014 mc



STANDARD 18: GUTTERS & DOWNSPOUTS

OCTOBER 2010, RESOLUTION 01-10-224

GENERAL REQUIREMENTS REVISED JUNE 2011, RESOLUTION 01-11-104

GENERAL REQUIREMENTS REVISED JANUARY 2016, RESOLUTION 01-16-08

GENERAL REQUIREMENTS REVISED JUNE 2018, RESOLUTION 01-18-57

REVISED NOVEMBER 2018, RESOLUTION 01-18-113

1.0 GENERAL REQUIREMENTS

SEE STANDARD SECTION 1: GENERAL REQUIREMENTS

2.0 APPLICATIONS

~~2.1 All gutters and downspouts will be of the same style and color to match existing gutters on the building.~~

~~2.22.1~~ Gutters must be a minimum 5" wide, measured at the top.

~~2.32.2~~ Alteration aluminum gutters and downspouts are not allowed to be connected to original steel gutters and downspouts. If the alteration gutter system must be connected to an original steel gutter system, the Member is responsible for replacing the original steel gutter system with new aluminum that matches the original style and color.

~~2.42.3~~ Gutters are to be made of aluminum with a minimum gauge of .027. Vinyl coated aluminum is permitted. Copper or steel gutters and downspouts are not permitted.

~~2.52.4~~ Gutters are required to slope one inch for every 20 feet toward the downspout.

~~2.62.5~~ Gutters in excess of 35 feet in length are to be sloped down both directions from the middle and have a downspout installed at each end.

2.72.6 Gutters attached to the Mutual owned fascia are required to be attached using ring shank spikes or wood screws. Smooth, striated and spiral spikes are prohibited.

2.82.7 Hidden hangers and spikes are required to be spaced at a minimum of 30 inch.

2.92.8 All penetrations must be properly sealed. Exposed wood must be properly primed and painted to match the existing paint of the building.

2.102.9 Applications to roofs where hangers penetrate or may harm the roofing in any way will not be allowed. Attachments to buildings with PVC roofs are required to be approved by the Alteration Division prior to installation. Member shall be responsible for all damages to roofs.

2.112.10 Downspouts are required to be 3" x 4" and are to be located in areas free from obstacles such as electric meters, hose bibs and sidewalks; and in the most inconspicuous location as possible.

2.11 The ends of downspouts must drain into a proper drainage system such as a drywell, or onto pavement, or a splash block that routes the water at least ~~three~~ five feet downhill from the foundation of the building and onto properly graded soil.

~~2.12 Downspouts are prohibited from draining directly onto a roadway and/or into the storm drain system.~~

2.12 Drywells must be five feet away from buildings, if possible.



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REVISED NOVEMBER 2018, RESOLUTION 01-18-113

1.0 GENERAL REQUIREMENTS

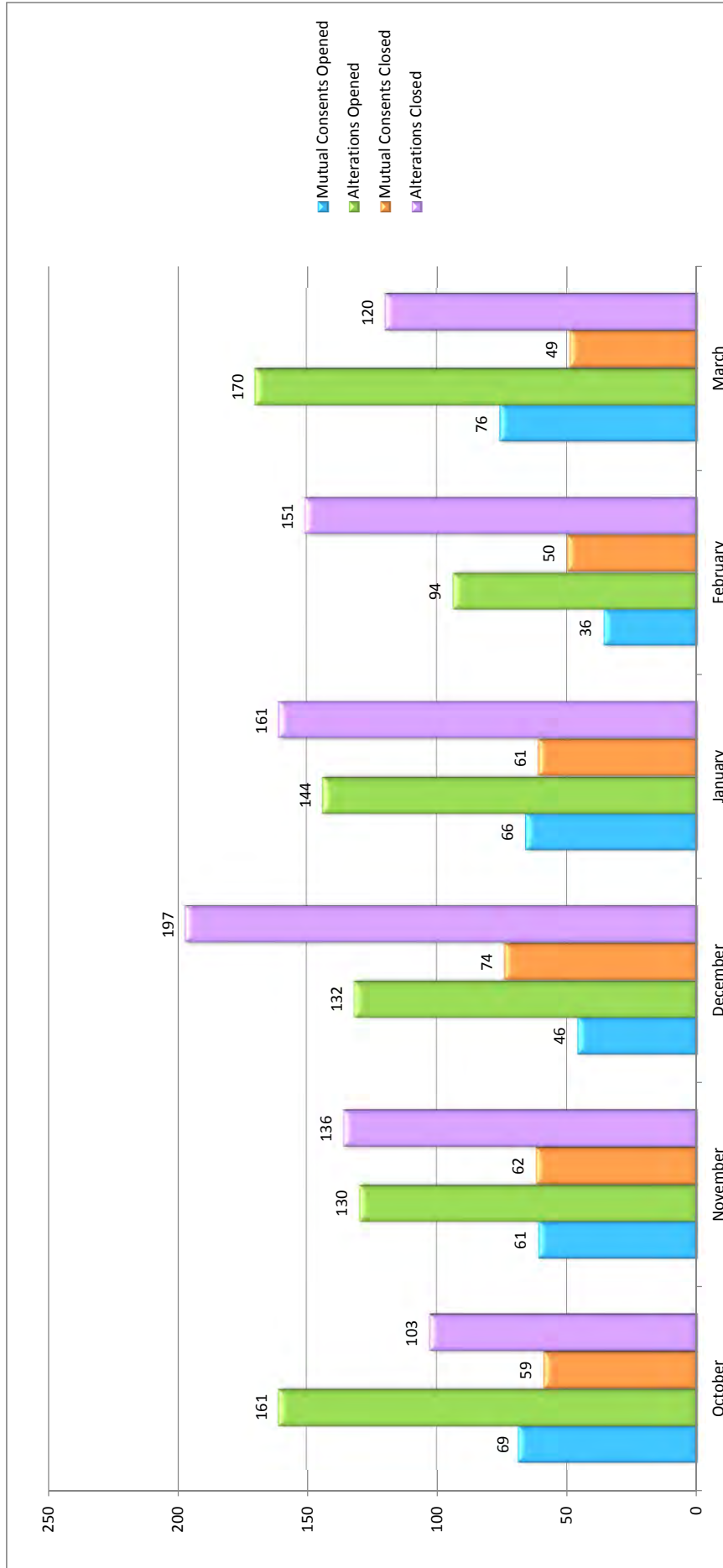
SEE STANDARD SECTION 1: GENERAL REQUIREMENTS

2.0 APPLICATIONS

- 2.1** Gutters must be a minimum 5" wide, measured at the top.
- 2.2** Alteration aluminum gutters and downspouts are not allowed to be connected to original steel gutters and downspouts. If the alteration gutter system must be connected to an original steel gutter system, the Member is responsible for replacing the original steel gutter system with new aluminum that matches the original style and color.
- 2.3** Gutters are to be made of aluminum with a minimum gauge of .027. Vinyl coated aluminum is permitted. Copper or steel gutters and downspouts are not permitted.
- 2.4** Gutters are required to slope one inch for every 20 feet toward the downspout.
- 2.5** Gutters in excess of 35 feet in length are to be sloped down both directions from the middle and have a downspout installed at each end.
- 2.6** Gutters attached to the Mutual owned fascia are required to be attached using ring shank spikes or wood screws. Smooth, striated and spiral spikes are prohibited.

- 2.7** Hidden hangers and spikes are required to be spaced at a minimum of 30 inch.
- 2.8** All penetrations must be properly sealed. Exposed wood must be properly primed and painted to match the existing paint of the building.
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- 2.12** Drywells must be five feet away from buildings, if possible.

Permits and Alterations Division Mutual Consents Report United Mutual



	October	November	December	January	February	March	Total
Mutual Consents Opened	69	61	46	66	36	76	354
Alterations Opened	161	130	132	144	94	170	831
Mutual Consents Closed	59	62	74	61	50	49	355
Alterations Closed	103	136	197	161	151	120	868