



OPEN MEETING

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

**Thursday, June 20, 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 April 18, 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. 327-D (Seville, 5) Room Addition on Front Patio

Reports:

9. Status of Mutual Consents

Items for Future Agendas

None.

Concluding Business:

10. Committee Member Comments
11. Date of Next Meeting - July 18, 2019
12. Adjournment

Cash Achrekar, Chair
Brett Crane, Staff Officer
Alisa Rocha, Coordinator: 949-268-2301



OPEN MEETING

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

Thursday, April 18, 2019 – 9:30 a.m.
Laguna Woods Village Community Center Elm Room
24351 El Toro Road, Laguna Woods, CA 92637

REPORT

COMMITTEE MEMBERS PRESENT: Acting Chair - Carl Randazzo, Juanita Skillman, Reza Bastani, Gary Morrison

DIRECTORS PRESENT: Elsie Addington

COMMITTEE MEMBERS ABSENT: Cash Achrekar and Advisor Mike Mehrair

ADVISORS PRESENT: Walt Ridley, Janey Dorrell

STAFF PRESENT: Brett Crane, Gavin Fogg, Eve Morton

1. Call to Order

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

2. Acknowledgement of Media

No media were present.

3. Approval of the Agenda

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

4. Approval of the Report for March 21, 2019

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

5. Committee Chair Remarks

Acting Chair Randazzo stated that he will be acting as Chair of this committee today.

6. Member Comments

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:

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

President Skillman moved to accept Staff's recommendation and deny the appeal to retain the doors on the room extension. The vote was 2 to 1 in favor of the motion. The motion passed.

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

Mr. Crane reported that updating this Standard is the first step in addressing the problem of water currently draining too close to the buildings in the Village. The Maintenance and Construction Committee will work on additional ways to address this problem.

President Skillman made a motion to recommend the proposed updates to this Standard to the Board. Director Morrison seconded. There were no objections.

Reports:

10. Status of Mutual Consents

Mr. Fogg went over this report with the committee.

Items for Future Agendas

None.

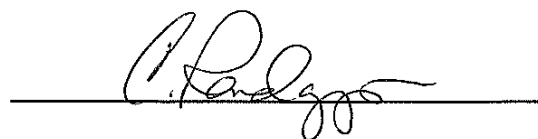
Concluding Business:

11. Committee Member Comments

Several comments were made.

12. Date of Next Meeting - June 20, 2019

13. Adjournment at 10:30 a.m.



Carl Randazzo, Acting Chair
Brett Crane, Staff Officer

Eve Morton, Alterations Coordinator 268-2565



STAFF REPORT

DATE: June 20, 2019
FOR: Architectural Control and Standards Committee
SUBJECT: Variance Request: Mr. Gregory M. McLaughlin of 327-D (Seville, 5)
Room Addition on Front Patio

RECOMMENDATION

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

BACKGROUND

Mr. McLaughlin of 327-D Avenida Carmel, a Seville (Plan 5) style unit, requests Board approval of a variance to construct a room addition on his front patio.

Due to having no Mutual Standard on file for wood frame construction that create habitable rooms, staff requires Board approval prior to issuing a Mutual Consent.

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

DISCUSSION

Mr. McLaughlin proposes to construct a room addition on the front patio of his unit using a wood-frame system with stucco to match the existing exterior siding. The area proposed to be built upon measures 14'-0" wide by 10'-6" long (147 square feet).

The proposal calls for a new concrete foundation with footings to raise the floor level to match that of the existing interior of the unit. The existing sliding glass door between the living room and patio will be replaced with French doors with side panels measuring a total of 6'-0" wide by 7'-0" tall.

Both side elevations would be a solid stucco exterior wall, while the front elevation will contain a single 8'-0" wide by 4'-0" tall window.

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

Due to the alteration creating a similar structure to the adjacent unit, staff believes the proposed room addition would not create a negative imbalance to the unit or the surrounding area.

Currently, there are no open Mutual Consents for Unit 327-D.

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

A Neighbor Awareness Notice was sent to Units 319-A, 320-F, 326-A, 326-B, 327-A, 327-B and 327-C, on June 5, 2019, 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.

Staff found 11 previous variances approved between the years 2000 and 2013 for constructing room additions on the front patio of a Seville unit.

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

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 327-D.

Prepared By: Gavin Fogg, Alterations Inspector II

Reviewed By: Brett Crane, Permits, Inspections & Restoration Manager
Alisa Rocha, Alterations Coordinator

ATTACHMENT(S)

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

APPENDIX A

CONDITIONS OF APPROVAL

Conditions of Approval:

1. No improvement shall be installed, constructed, modified or altered at Unit **327-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 **327-D** for **Room Addition on Front Patio**, subject to the attached plans stamped approved and is subject to a final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or severe fines to the Shareholder.
3. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Shareholder at 327-D and all future Mutual Shareholders at 327-D.
4. 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.
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. 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.

7. 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.
8. 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.
9. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall request a Broadband infrastructure inspection to assure that Mutual property is appropriately identified in order to be addressed during construction.
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. Any piping in bathrooms with adjacent units shall be insulated for sound reduction, including penetrations thorough framing.
12. 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.
13. 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.

14. 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.
15. Shareholder is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com>) in place to admit contractors and other invitees.
16. 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.
17. 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.
18. 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.
19. 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.

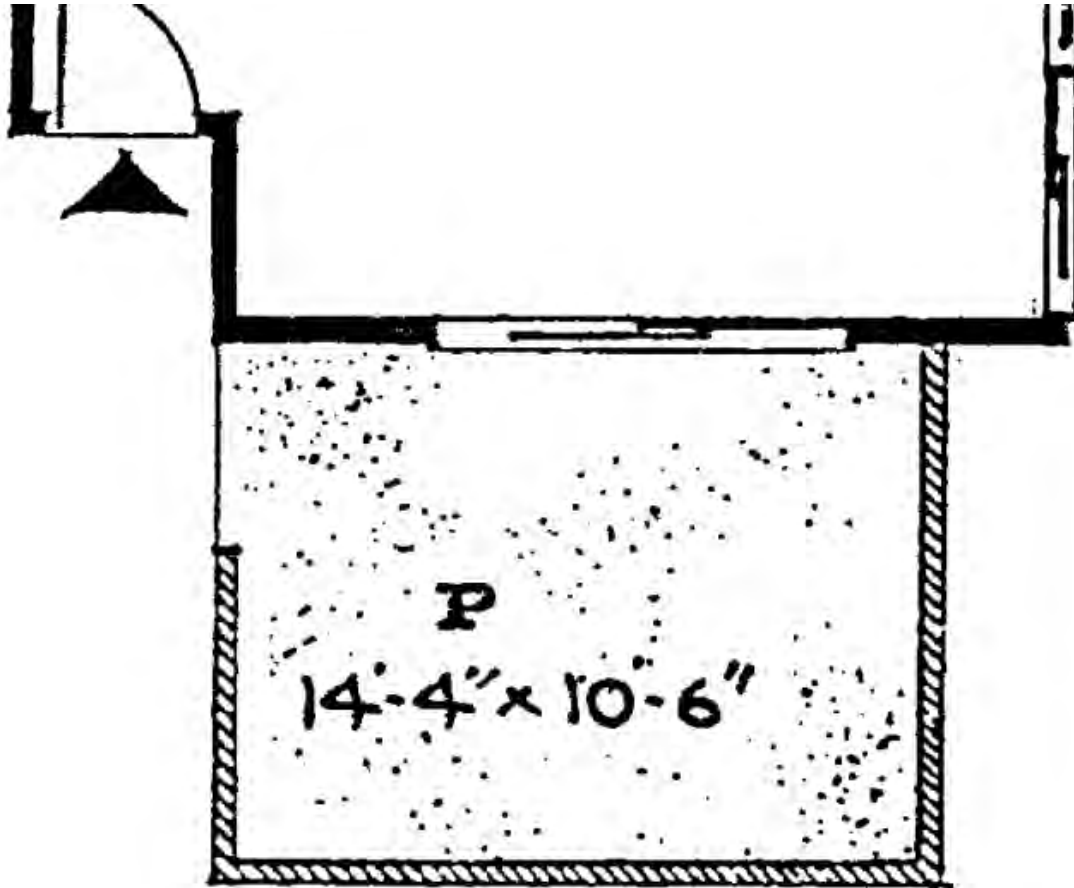
20. Any remaining Conformance Deposit is refundable if the Shareholder notifies the Division, in writing, that the improvement(s) for which the Conformance Deposit was posted have been completed in accordance with the approval, and the Division agrees with the same. The Mutual will mail the unused portion 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.
21. 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.
23. 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.
24. 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.
25. 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.
26. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
27. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
28. 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.
29. 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.

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

APPENDIX B

AREA USAGE



Field Measurements



www.AZArchitecture.com
info@AZArchitecture.com
747-265-0079

THESE DRAWINGS, SPECIFICATIONS, IDEAS AND ARRANGEMENTS PRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF AZA ARCHITECTURES. NO PARTS OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF AZA ARCHITECTURES. ANY REUSE OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF AZA ARCHITECTURES SHALL BE CONSIDERED A VIOLATION OF THE SPECIFICATIONS AND SHALL BE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

KEYNOTES

- 1) AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON MORE THAN ONE STORY, SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS WITHIN THE DWELLING. THE NEW CONSTRUCTION SMOKE ALARMS FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
- 2) AN APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON MORE THAN ONE STORY, CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA. IMMEDIATELY UPON DETECTION OF CARBON MONOXIDE, THE ALARM SHALL SOUND AND THE UNIT SHALL BE EVACUATED IMMEDIATELY.
- 3) FANS SHALL BE ENERGY STAR COMPLIANT AND BE LOCATED TO TERMINATE TO THE OUTSIDE OF THE DWELLING UNIT. THE FAN SHALL BE A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

LEGEND

- (SD) SMOKE DETECTOR SEE KEYNOTE 1
(CM) CARBON MONOXIDE SEE KEYNOTE 2
[F] MECH. VENT SEE KEYNOTE 3
⦿ LIGHT FIXTURE HIGH EFFICIENCY
⦿ ELECTRICAL OUTLET
⦿ ELECTRICAL SWITCH

NEW WALL

EXISTING WALL

Engineer of Record Signature

LAGUNA WOODS PROJECT

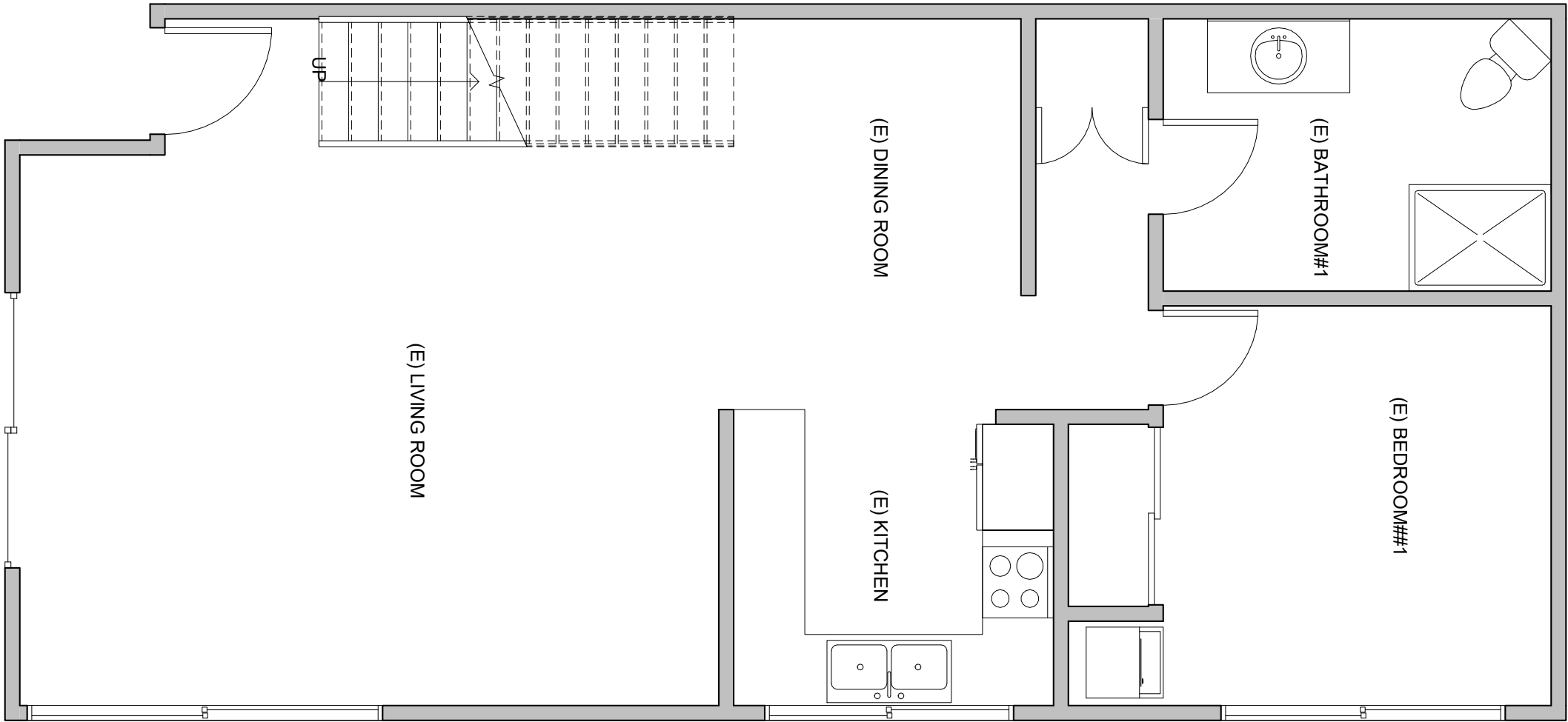
327 AVENIDA CARMEL
LAGUNA WOODS 92637

EXISTING/PROPOSAL PLAN

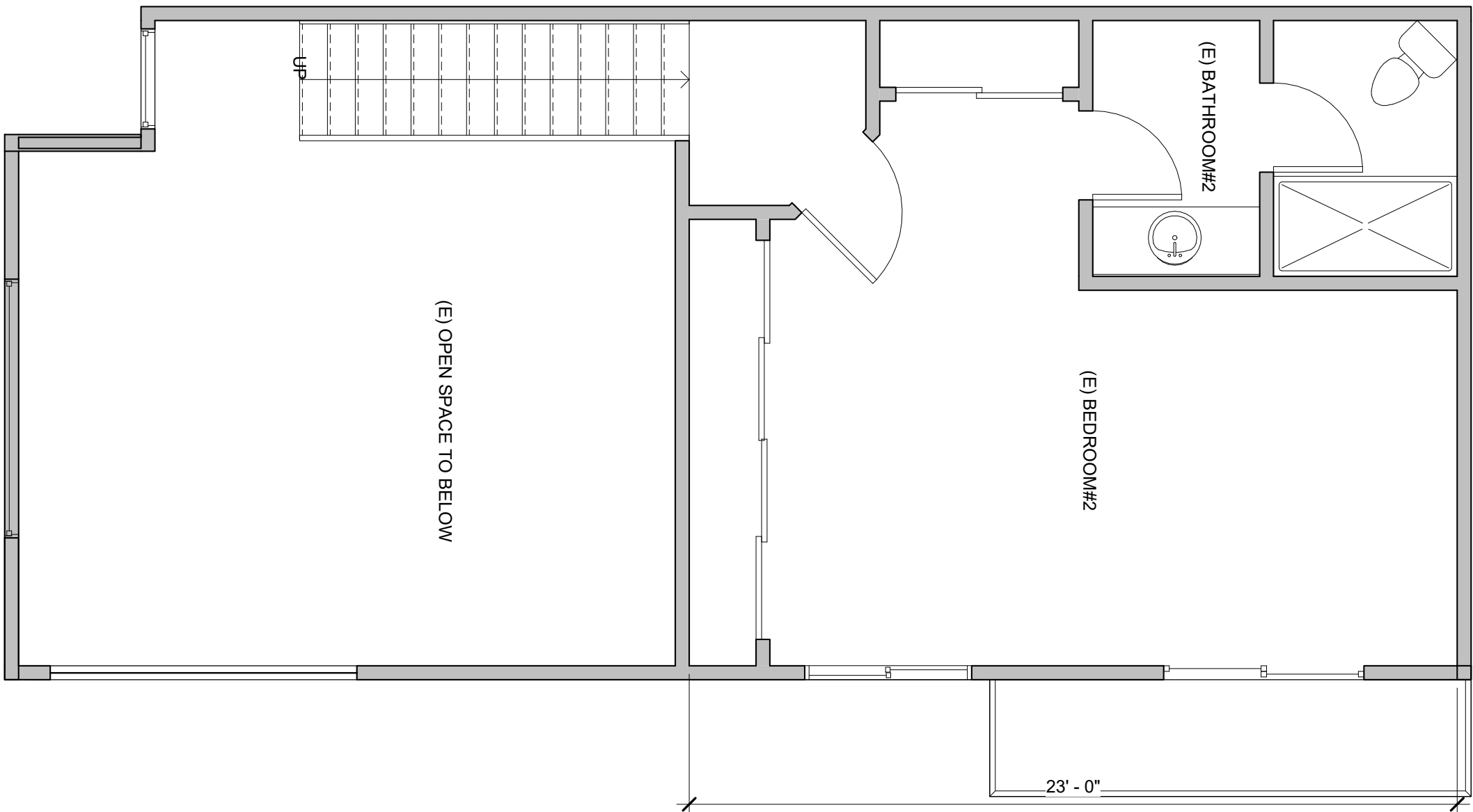
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Date 5/22/2019 8:07:29 PM
Drawn by A.Z.
Checked by Checker

A-2

Scale 1/4" = 1'-0"



1 Existing Floor Plan
1/4" = 1'-0"



2 Existing Second Floor
1/4" = 1'-0"

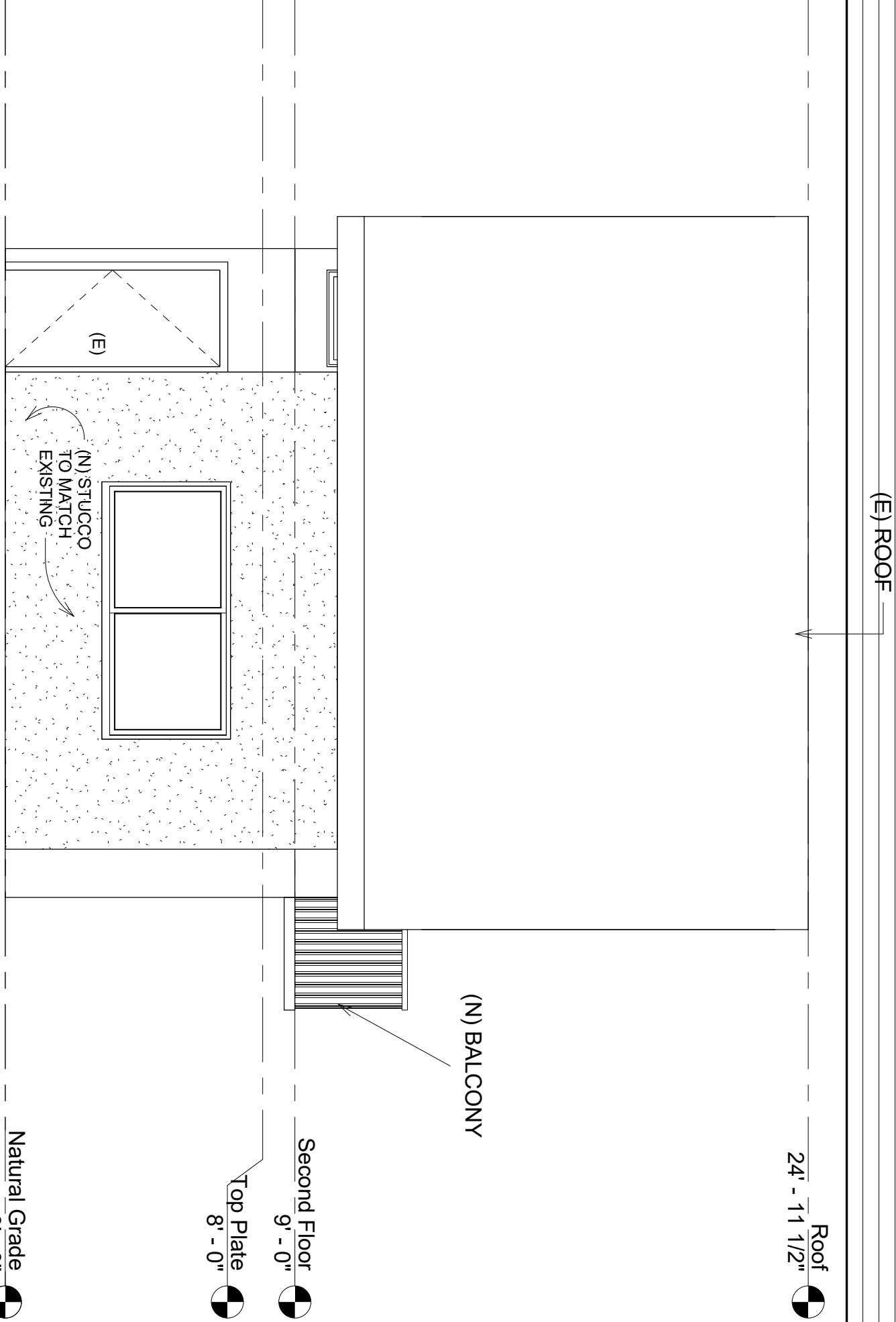
Door Schedule			
Mark	Width	Height	Description
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			Count
			1

Window Schedule			
Type Mark	Width	Height	Comments
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112	8'-0"	4'-0"	
			Count
			2
			1



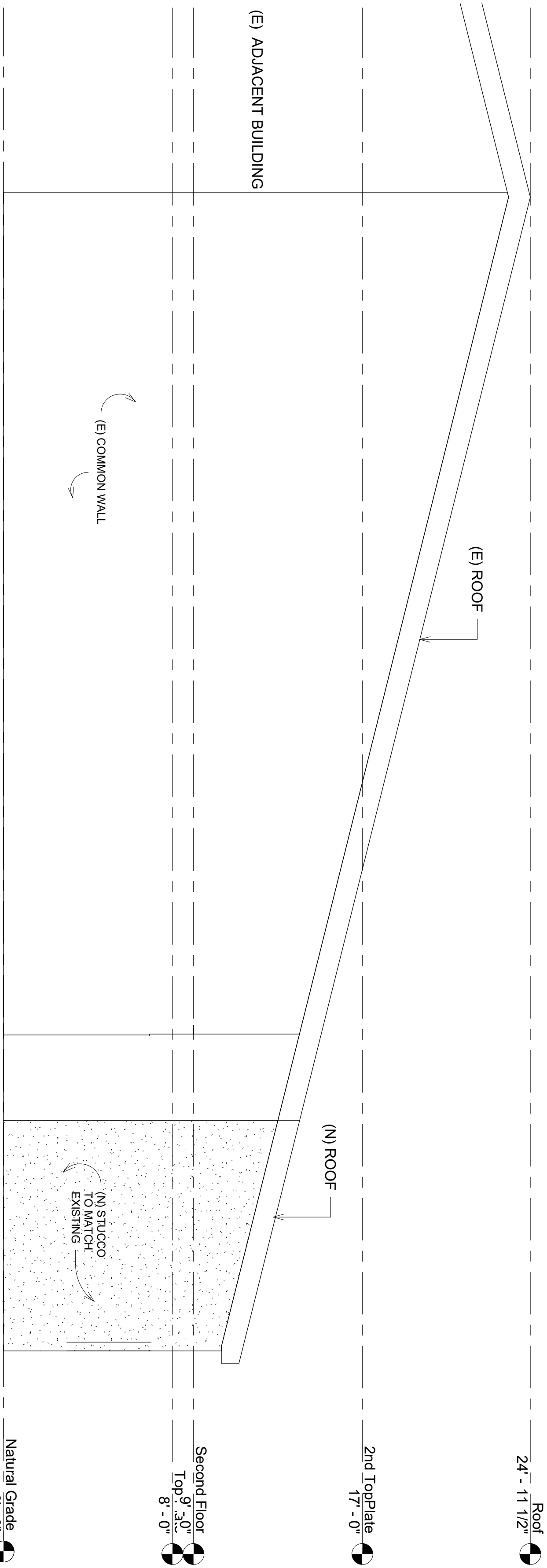
3 New Plan
1/4" = 1'-0"

4 Second Floor
1/4" = 1'-0"



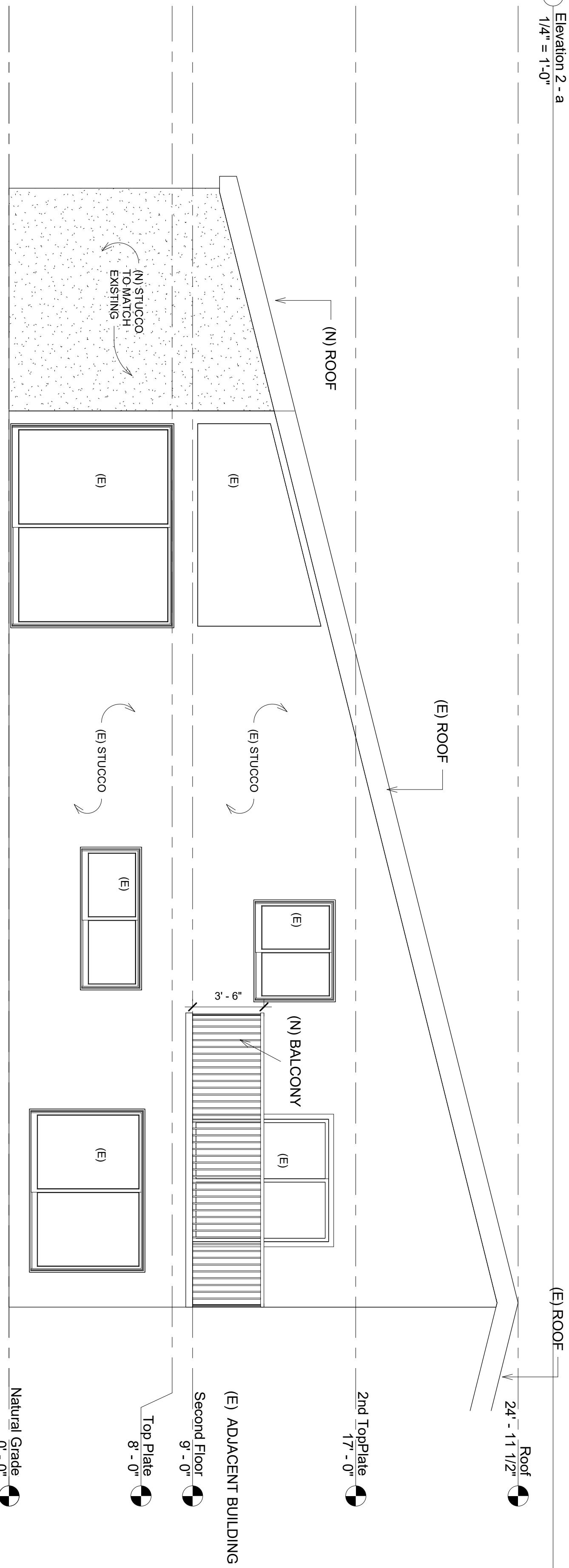
2 Elevation 3 - a

1/4" = 1'-0"



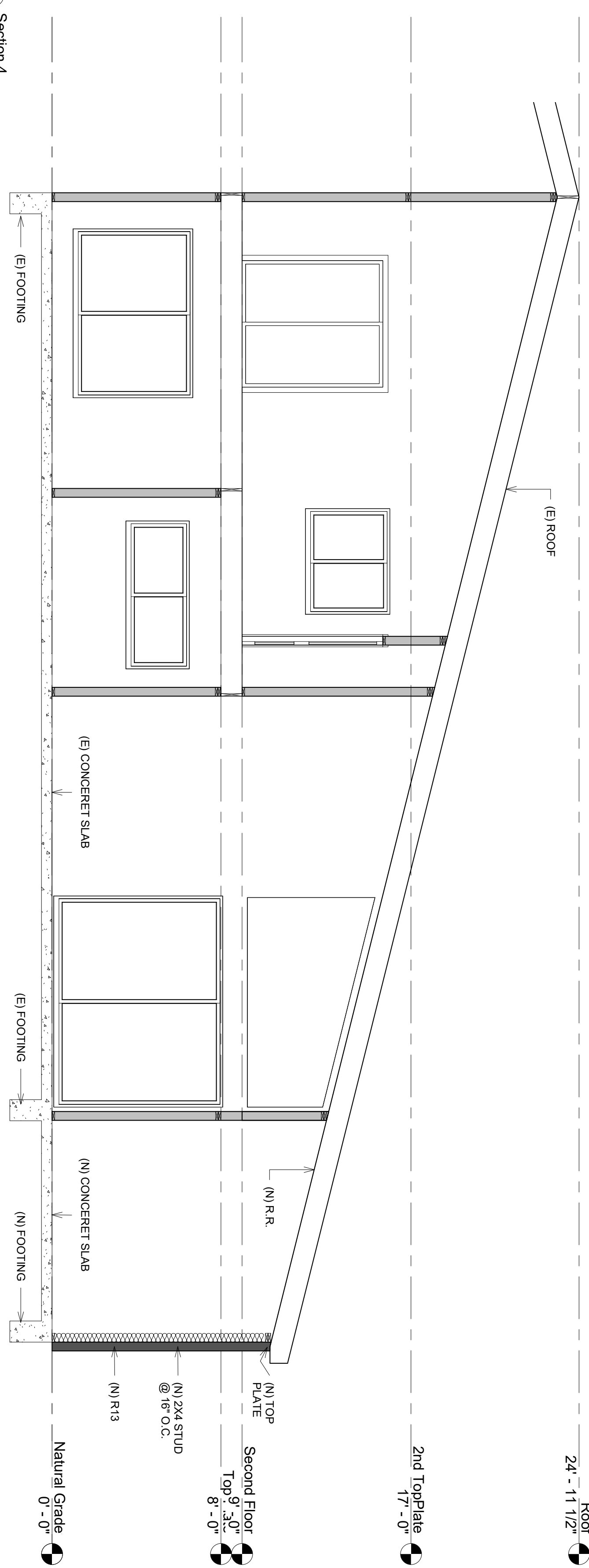
1 Elevation 2 - a

1/4" = 1'-0"



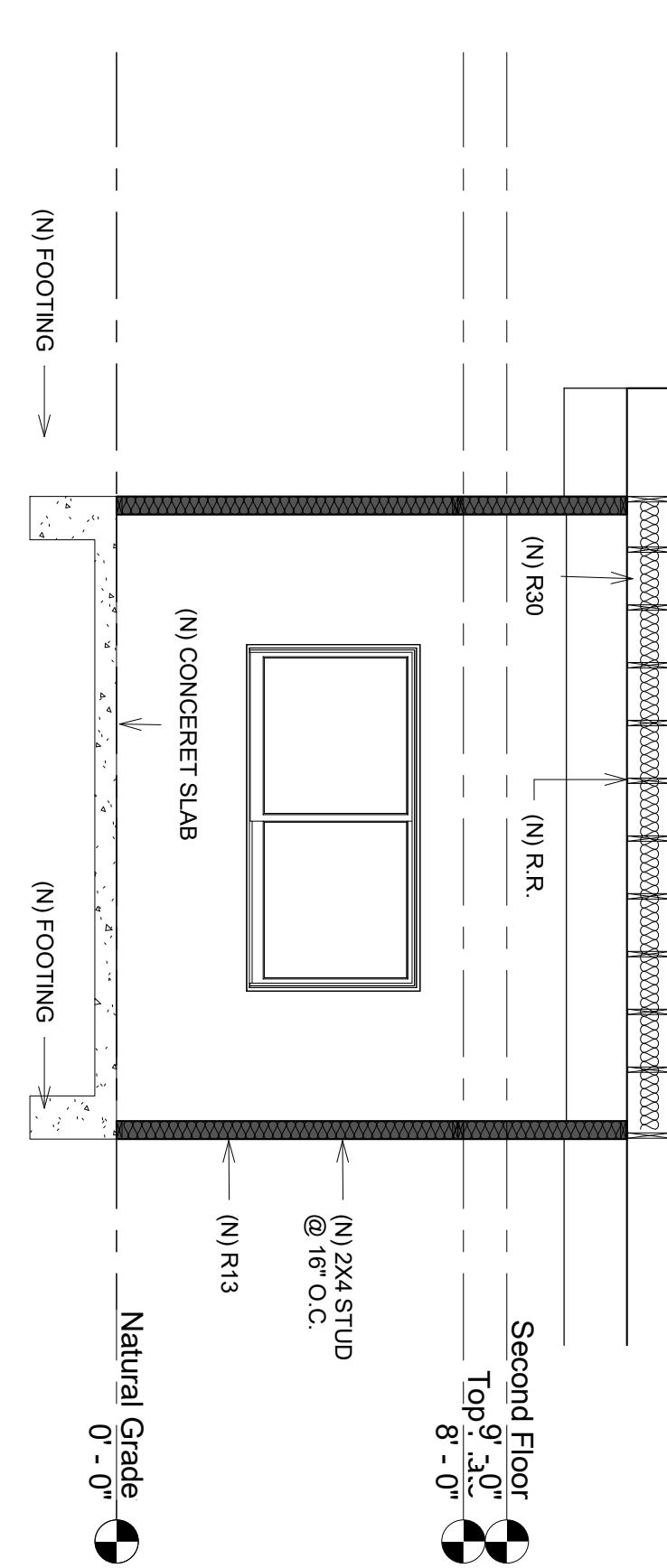
3 Elevation 4 - a

1/4" = 1'-0"



5 Section 4

1/4" = 1'-0"



4 Section 3

1/4" = 1'-0"



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KEYNOTES

Engineer of Record Signature

LAGUNA WOODS PROJECT

327 AVENIDA CARMEL
LAGUNA WOODS 92637

ELEVATIONS/SECTIONS

Project number AZ19-021
Date 5/22/2019 8:07:29 PM
Drawn by A.Z.
Checked by Checker

A-3

Scale 1/4" = 1'-0"



Gavin Fogg - Variances (949) 597-4621
Laguna Woods Village

MANOR # 327 Unit D

☐ ULWM

☐ TLHM

Variance Request Form

SA

Model: Seville	Plan: Seville	Date: 05/28/19 Revised
Member Name: Gregory Michael McLaughlin	Signature <i>Gregory M McLaughlin</i>	
Phone: [REDACTED]	E-mail: [REDACTED]	
Contractor Name/Co: Matt Darbandi Memar Inc. (www.memarinc.com)	Phone: [REDACTED]	E-mail: [REDACTED]
Mailing Address: 327 Avenida Carmel, Unit D Laguna Woods, CA 92637 (Member address) (to be used for official correspondence) 24392 Caswell Court Laguna Niguel, CA 92677 (Contractor Address)		

Description of Proposed Variance Request ONLY:

Addition of a new room where porch is currently. The room needs to be level with existing living room for safety and ^{use existing} foundation ~~to~~ to support the roof. This room addition needs to be insulated, as it will be a visitors guest bedroom. It further requires insulation as the room will filled with expensive Chinese/Japanese/Thai/Filipino furniture/ornamental items. Room outside dimensions, roof line, and house entrance will meet the existing dimensions required by the HOA (327 Unit A). See more detail.

Dimensions of Proposed Variance Alterations ONLY:

See Appendix A: Attached dimension drawing and what addition will be used for in house
See Appendix B: Attached pictures of Undesired solarium addition
See Appendix C: Attached pictures of New Proposed Addition
See Appendix D: Comparison summary of why New Proposed Addition is much more desirable

FOR OFFICE USE ONLY

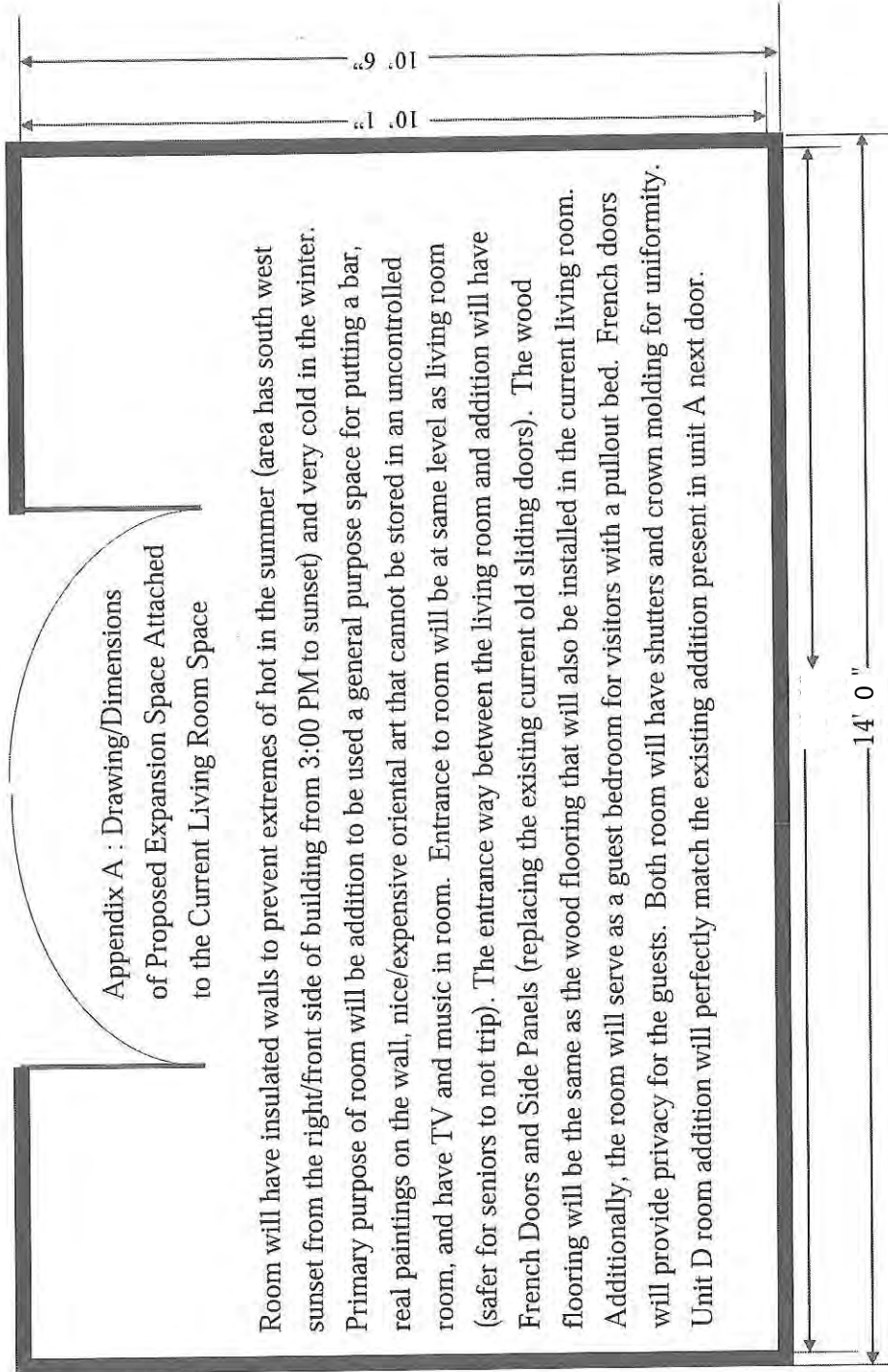
RECEIVED BY: _____ DATE RECEIVED: _____ Check# _____ BY: _____

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

v.1.1B

Appendix A : Drawing/Dimensions
of Proposed Expansion Space Attached
to the Current Living Room Space

Room will have insulated walls to prevent extremes of hot in the summer (area has south west sunset from the right/front side of building from 3:00 PM to sunset) and very cold in the winter. Primary purpose of room will be addition to be used a general purpose space for putting a bar, real paintings on the wall, nice/expensive oriental art that cannot be stored in an uncontrolled room, and have TV and music in room. Entrance to room will be at same level as living room (safer for seniors to not trip). The entrance way between the living room and addition will have French Doors and Side Panels (replacing the existing current old sliding doors). The wood flooring will be the same as the wood flooring that will also be installed in the current living room. Additionally, the room will serve as a guest bedroom for visitors with a pullout bed. French doors will provide privacy for the guests. Both room will have shutters and crown molding for uniformity. Unit D room addition will perfectly match the existing addition present in unit A next door.



**Appendix B: Actual Pictures of Undesired Solarium Addition Showing Less
“Side to Side” Space, Non-Matching Roof Lines (Particularly for 327 D addition and
already existing addition on 327 Unit A – Preapproved by HOA and Board)**

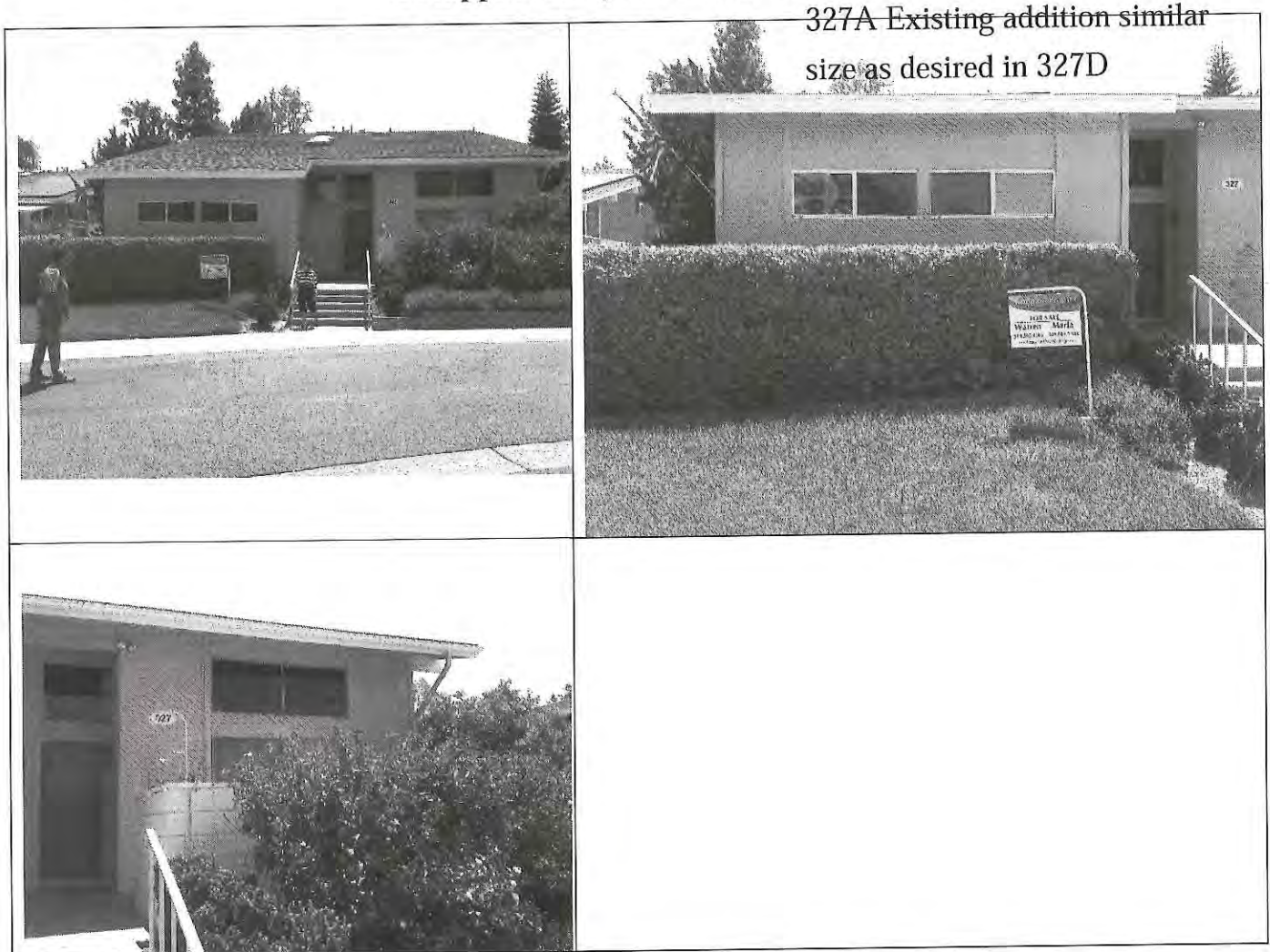


All glass and vinyl - not insulated

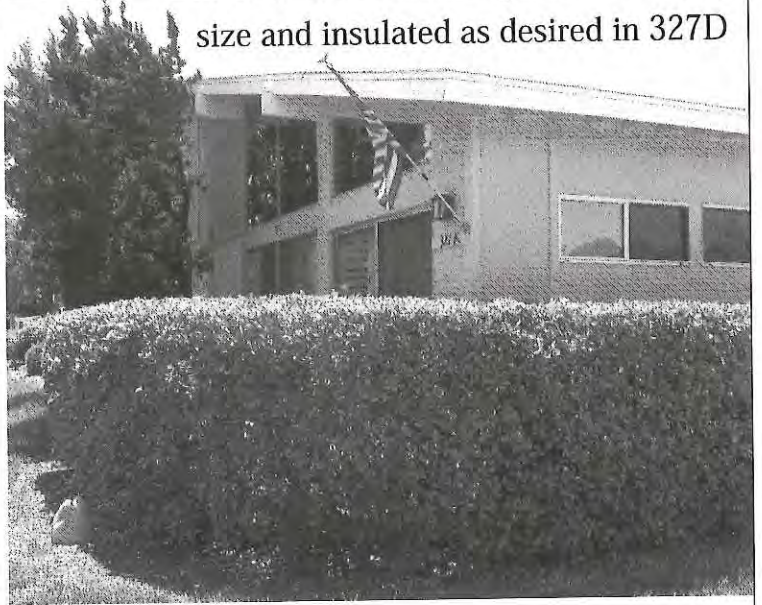
All glass and vinyl - not insulated



**Appendix C: Actual Pictures of front and Sides of 327 Unit A and 327 Unit D
Which will have matching addition sizes, Matching Roof Lines, and Symmetrical look
(Particularly for 327 D addition and already existing addition on 327 Unit A –
Preapproved by HOA and Board)**



Side of 327A Existing addition similar
size and insulated as desired in 327D



Appendix D: Comparison of Factors Evaluated for HOA Suggested Solarium Addition and Proposed Insulated Addition that will have Matching Roof Lines, and Symmetrical Look (Compared to 327 D addition and already existing addition on 327 Unit A)

Factor	HOA Suggested Design	Proposed 327D Design
Will Match House Next to It	No	Yes
Interior Ext Wall Matches	No	Yes
Roof Matches	No	Yes
Purpose of Addition Matches	No	Yes
Unneeded Extra Door on Patio	Yes	No
Unwanted Extra Windows Left Side	Yes	No
Unwanted Extra Windows Right Side	Yes	No
Unwanted Extra Windows Front Side	Yes	No
Requires Step Down	Yes	No
Insulated	No	Yes
Very Hot in Summer	Yes	No
Hot in Late Afternoon (Sun)	Yes	No
Cold in Winter	Yes	No
Uncomfortable for guests sleeping over	Yes	No
Private for Guests	No	Yes
Appropriate for Nice Interior Furniture	No	Yes
Open Access to Inside without additional heating and Cooling	No	Yes

Attachment: 3



Street View



Front Elevation



Front Elevation



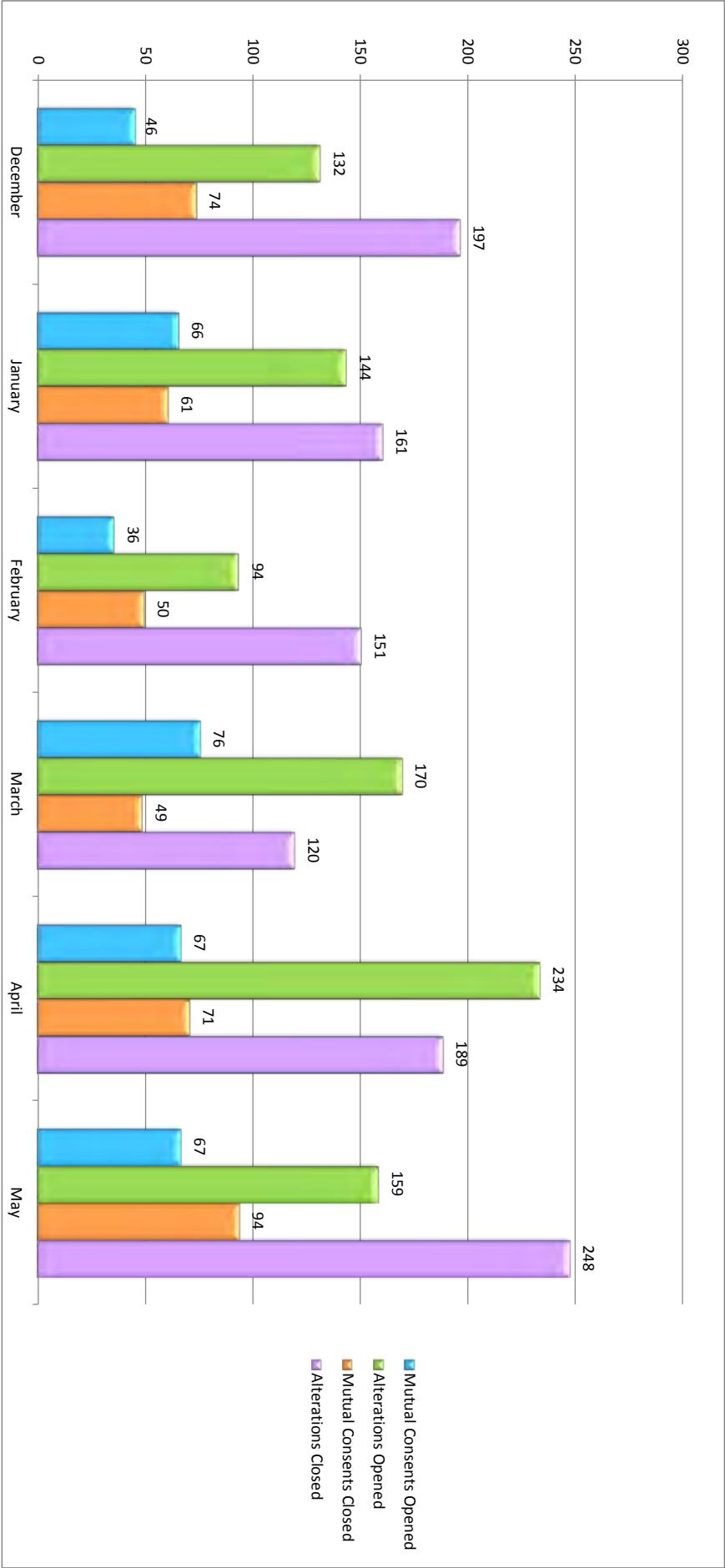
Neighboring
Room Addition



Attachment: 4



Permits and Alterations Division
Mutual Consents Report
United Mutual



Opened	Mutual Consents	December	January	February	March	April	May	Total
	Alterations	46	66	36	76	67	67	358
Closed	Mutual Consents	132	144	94	170	234	159	933
	Alterations	74	61	50	49	71	94	399
		197	161	151	120	189	248	1066

* One Mutual Consent may contain multiple individual Alterations