



## **OPEN MEETING**

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

**Monday, March 11, 2024 – 1:30 p.m.  
Laguna Woods Village Board Room/Virtual Meeting  
24351 El Toro Road, Laguna Woods, California**

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings and submit comments or questions virtually using one of the following options:

1. Join the committee meeting via a Zoom link at: <https://us06web.zoom.us/j/93156707417> or by calling 669-900-6833 Webinar ID:93156707417.
2. Via email to [meeting@vmsinc.org](mailto:meeting@vmsinc.org) any time before the meeting is scheduled to begin or during the meeting. Please use the name of the committee in the subject line of the email. Your name and unit number must be included.

### **NOTICE AND AGENDA**

*This Meeting May Be Recorded*

1. Call Meeting to Order
2. Approval of the Agenda
3. Approval of the Meeting Report for February 12, 2024
4. Remarks of the Chair
5. Member Comments - *(Items Not on the Agenda)*
6. Response to Member Comments
7. Department Head Update
8. Consent Calendar: *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.*
  - a. Over-The-Counter Variances
9. Variance Requests
  - a. 5207: Variance to Replace 8'-0"x6'-8" Living Room Sliding Glass Door with 7'-9½"x9'-0" Bi-fold Doors and Replace 3'-0"x6'-8" Entry door with 3'-6"x6'-8" Entry Door



10. Items for Discussion and Consideration
  - a. Revision to Resale Inspection Fees
  - b. Elimination of Standard 8: Porch Lift/Elevators
11. Items for Future Agendas
  - a. Enact Standard 41C: Solar Panels, Carports and Patio Covers
  - b. Revision to Standard 11A: Interior Hard-Surface Flooring
  - c. Revision to Standard 37: Patio Covers, Awnings
  - d. Revision to Standard 34: Windows & Window Attachments
12. Committee Member Comments
13. Date of Next Meeting: Monday, April 08, 2024 at 1:30 p.m.
14. Adjournment

\*A quorum of the Third Board or more may also be present at the meeting.

Jim Cook, Chair  
Alan Grimshaw, Manor Alterations Manager  
Telephone: 949-597-4616





**OPEN MEETING**

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

**Monday, February 12, 2024 – 1:30 p.m.  
Laguna Woods Village Board Room/Virtual Meeting  
24351 El Toro Road, Laguna Woods, California**

**REPORT**

**COMMITTEE MEMBERS PRESENT:** Jim Cook – Chair, Ralph Engdahl, Reza Karimi,  
Nathaniel Ira Lewis, Brad Rinehart, Advisors: Michael  
Butler, Lisa Mills

**COMMITTEE MEMBERS ABSENT:** Mike Plean (Advisor-Excused)

**STAFF PRESENT:** Bart Mejia – Maintenance & Construction Assistant  
Director, Alan Grimshaw – Manor Alterations  
Manager, Gavin Fogg – Manor Alterations Supervisor,  
Laurie Chavarria – Senior Management Analyst, David  
Rudge – Inspector II, Josh Monroy – Manor  
Alterations Coordinator

**1. Call Meeting to Order**

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

**2. Approval of the Agenda**

Hearing no objection, the agenda was approved by unanimous consent.

**3. Approval of the Meeting Report for January 08, 2024**

Hearing no objection, the meeting report was unanimously approved as written.



**4. Remarks of the Chair**

None.

**5. Member Comments - (Items Not on the Agenda)**

None.

**6. Response to Member Comments**

None.

**7. Department Head Update**

None.

- 8. Consent Calendar:** 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.

a. **Over-The-Counter Variances** – None.

**9. Variance Requests**

- a. 5110: Variance for Extension of Rear Patio

The variance was introduced by Mr. Rudge. Discussion ensued and staff answered questions from the committee.

A motion was made to approve the variance as described. The variance was approved by unanimous consent.

**10. Items for Discussion and Consideration**

- a. Revision to Resale Inspection Fees

A motion was made to recommend the item be referred back to staff to reevaluate the turnaround time needed to complete a first inspection report. The committee suggested that staff create a resale inspection checklist. Hearing no objection, the motion was approved by unanimous consent.



**11. Items for Future Agendas**

- Elimination of Standard 8: Porch Lift/Elevators
- Proposed Standard 41B: Solar Panels, 3 Story Buildings
- Proposed Standard 41C: Solar Panels, Carports and Patio Covers
- Propose a Standard for Reduction Options on 2<sup>nd</sup> and 3<sup>rd</sup> floors of Multi-Story Buildings

**12. Committee Member Comments**

None.

**13. Date of Next Meeting: Monday, March 11, 2024 at 1:30 p.m.**

**14. Adjournment**

The meeting was adjourned at 2:17 p.m.



Jim Cook, Chair



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	<b>Over-The Counter Variances</b>	
<b>Approved Variances in August 2023</b>	<b>Description of Variance</b>	<b>Previously Approved Resolution #</b>
3351-A	<ul style="list-style-type: none"> <li>Extend Rear 7'-0"x 27'-0" on Exclusive Use Common Area</li> </ul>	03-22-130; 03-17-138; 03-23-35
5308	<ul style="list-style-type: none"> <li>Extend rear 6'-0"x 11'-0", 8'-0"x 14'-8", and 6'-0"x 11'-0", and Side 12'-0"x 18'-8" on Exclusive Use Common Area</li> </ul>	03-22-10



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# Third ACSC – Monday, March 11, 2024

## Variance Requests

Agenda Item #9	Manor Address	Description of Request	Summary of Request and Staff Recommendation (*)
A	5207	Replace 8'-0"x6'-8" Living Room Sliding Glass Door with 7'-9½"x9'-0" Bi-fold Doors and Replace 3'-0"x6'-8" Entry door with 3'-6"x6'-8" Entry Door	<p><b><u>GENERAL NOTES:</u></b></p> <ul style="list-style-type: none"><li>• 5207 is a one-unit Manor.</li><li>• Replace 8'-0"x 6'-8" Living Room Sliding door with 7'-9½" x 9'-0" Bi-fold Doors.</li><li>• Replace 3'-0"x 6'-8" Entry Door with 3'-6"x 6'-8" Entry Door.</li><li>• Stucco patch to match existing texture and paint</li></ul> <p><b>Staff Recommendation: Approve</b></p>

(\*) The following attachments are included for your review and reference.

1. Variance Request Form
2. Photos
3. Location Map
4. Plan(s)
5. Draft Conditions of Approval
6. Draft Resolution



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# **Manor 5207**





Laguna Woods Village

Attachment 1  
Application Form

MANOR # 5207 Ave

☐ ULWM

☐ TLHM

## Variance Request Form

SA \_\_\_\_\_

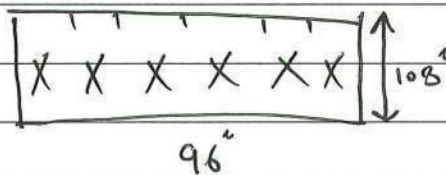
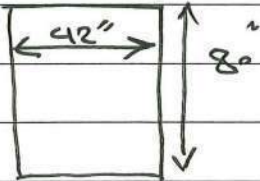
Model: Villa Serena	Plan: C12RA	Date: <u>1/11/2024</u>
Member Name: _____	Signature: _____	
Phone: _____	E-mail: _____	
Contractor Name/Co: <u>Shahram Ektesham A8B</u>	Phone: <u>(949) 500 3636</u>	E-mail: <u>Shayn.ekt@gmail.com</u> <u>AbhomedeSign2020@gmail.com</u>
Mailing Address: _____ (to be used for official correspondence)		

### Description of Proposed Variance Request ONLY:

- 1) Install New Entry door 42" x 80"
- 2) Install New foldable Sliding glass door 96" x 108" in Living Room

### Dimensions of Proposed Variance Alterations ONLY:

① Entry door      ② New Sliding door, Frameless glass in Living Room



FOR OFFICE USE ONLY

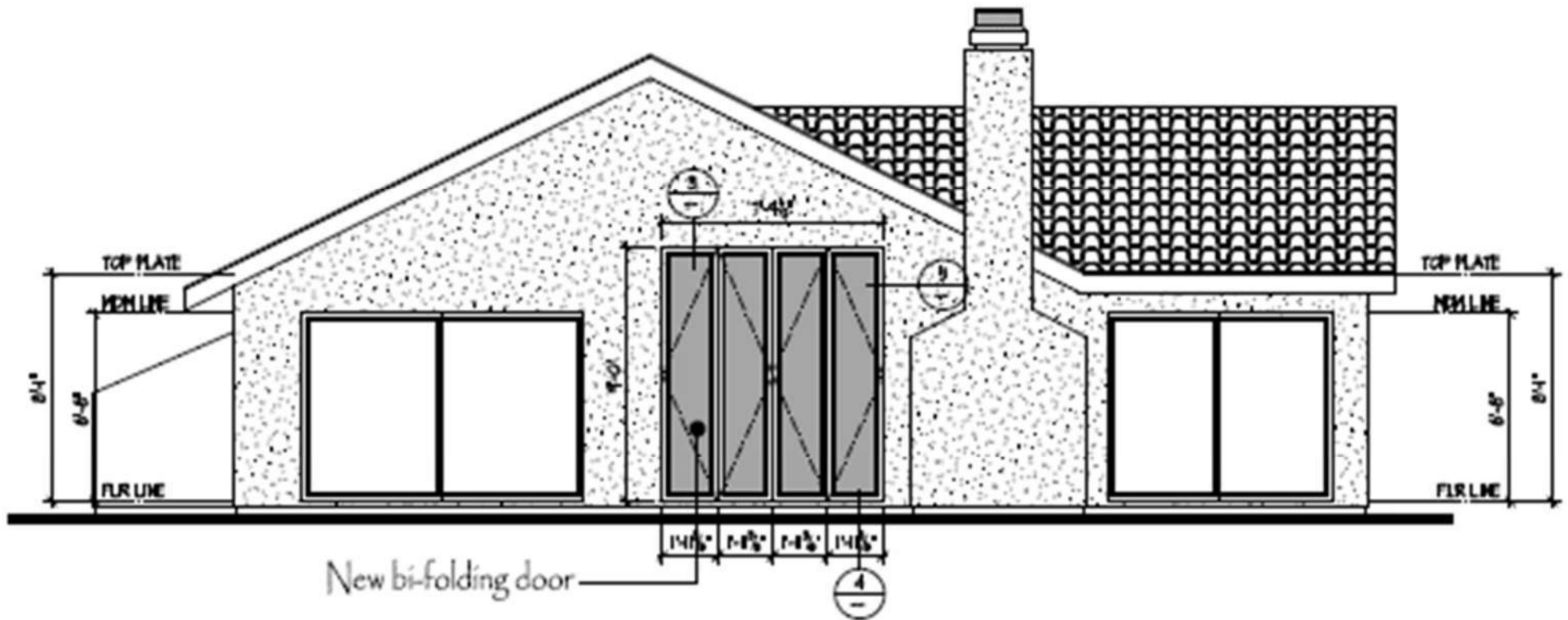
RECEIVED BY: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_ Check# \_\_\_\_\_ BY: \_\_\_\_\_

Alteration Variance Request	Complete Submittal Cut Off Date:
<p>Check Items Received:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Drawing of Existing Floor Plan 11x17</li> <li><input type="checkbox"/> Drawing of Proposed Variance 11x17</li> <li><input type="checkbox"/> Dimensions of Proposed Variance</li> <li><input type="checkbox"/> Before and After Pictures</li> <li><input type="checkbox"/> Other: _____</li> </ul>	<p>Meetings Scheduled:</p> <p>Third AC&amp;S Committee (TACSC): _____</p> <p>United AC&amp;S Committee: _____</p> <p>Board Meeting: _____</p> <p> <input type="checkbox"/> Denied                      <input type="checkbox"/> Approved  <input type="checkbox"/> Tabled                        <input type="checkbox"/> Other _____ </p>



ATTACHMENT 2  
PHOTOS

## 5207 Install 9 foot high Doors



### **PROPOSE REAR ELEVATION**

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



ATTACHMENT 2  
PHOTOS

5207 Front door from 36" to 42"

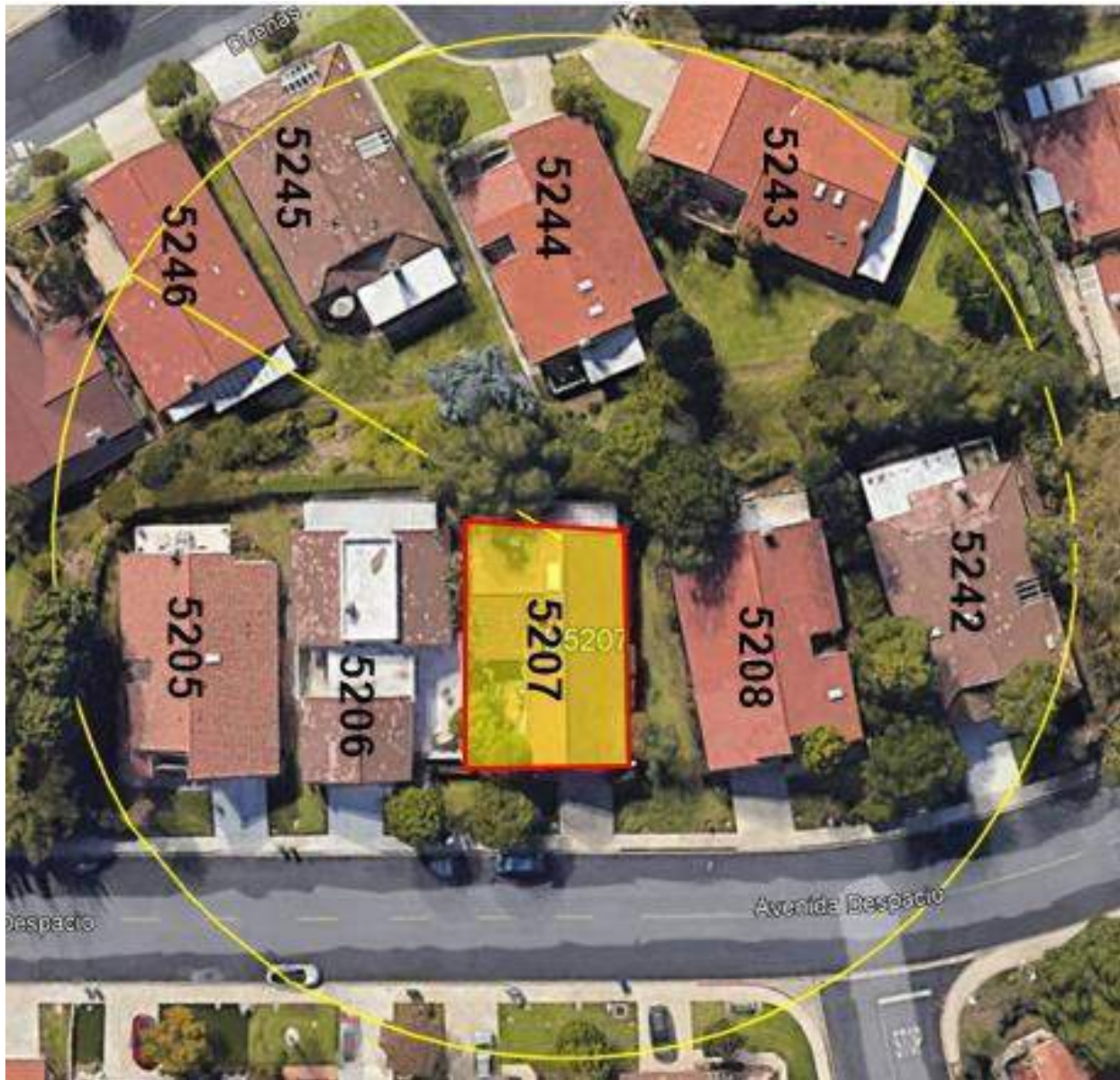


**PROPOSE FRONT ELEVATION**

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

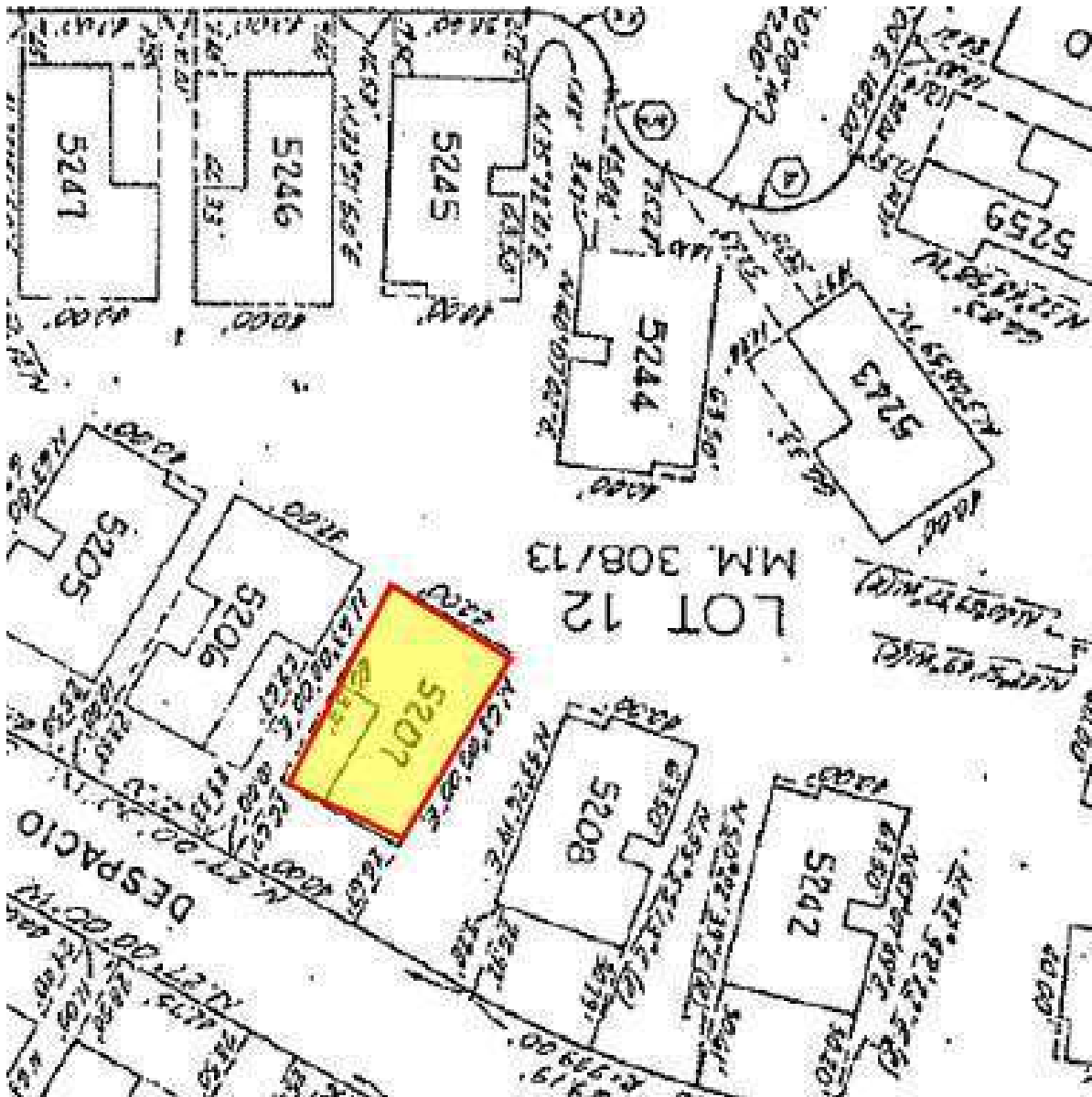


ATTACHMENT 3  
AERIAL



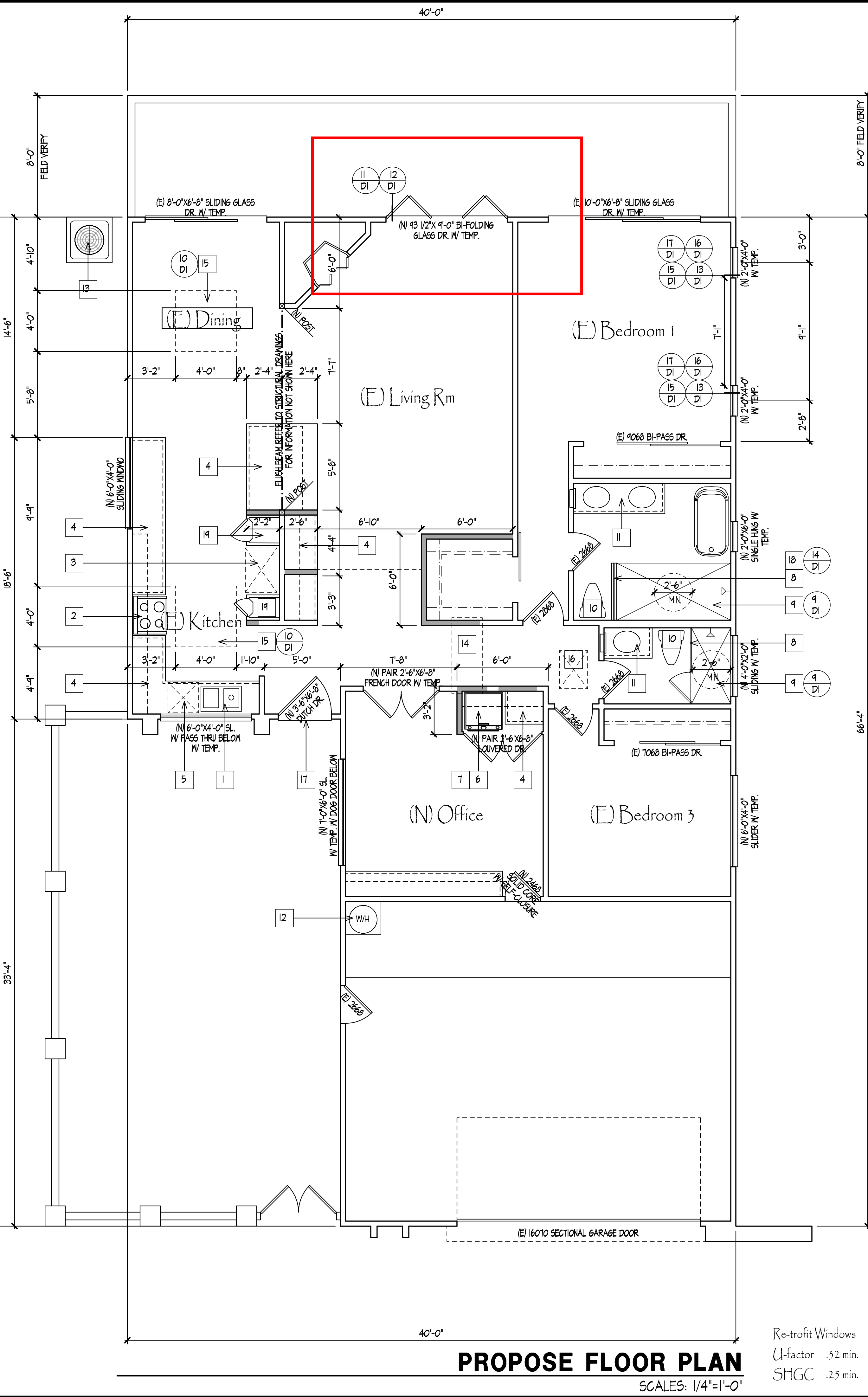
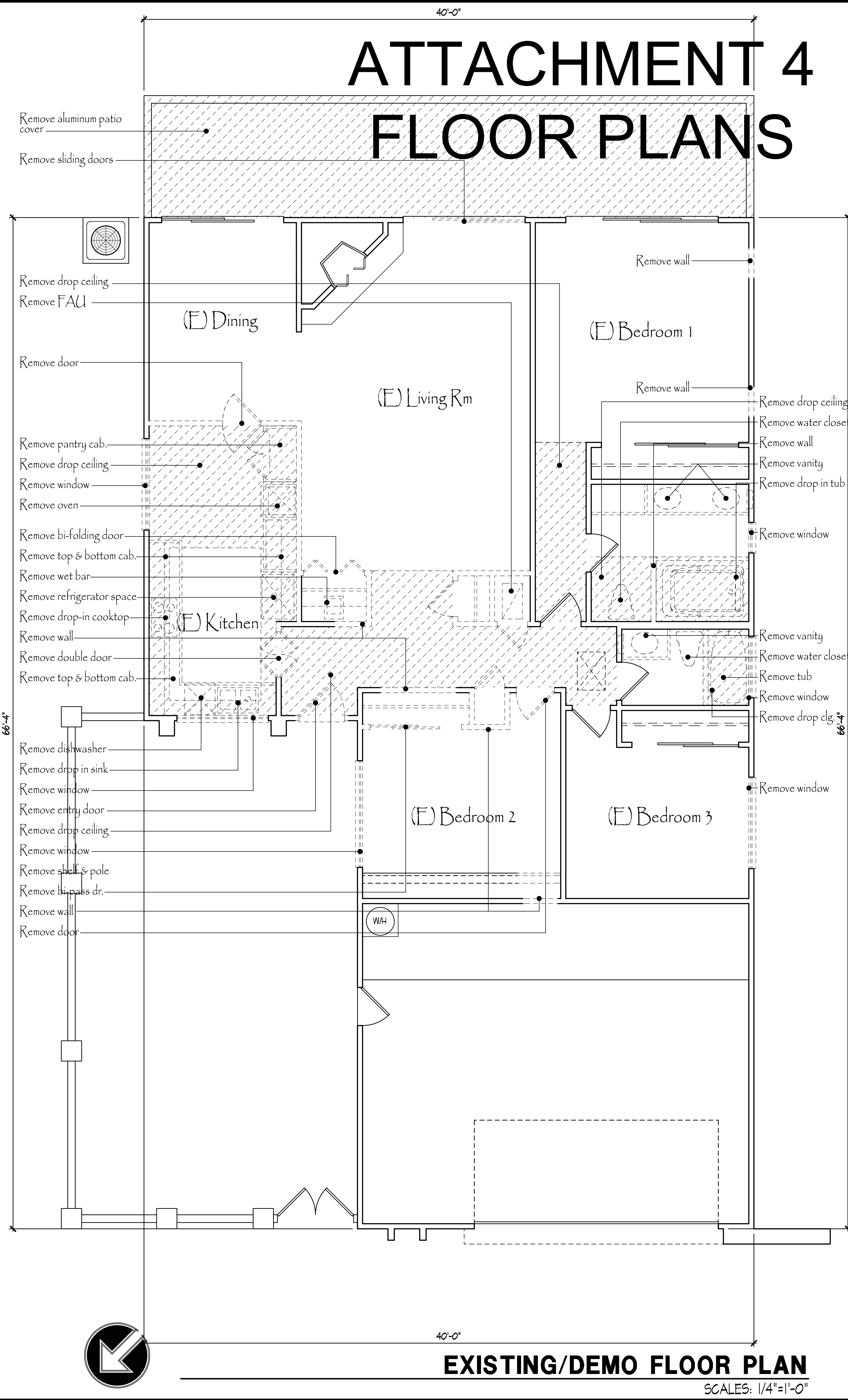


ATTACHMENT 3  
LOCATION MAP





# ATTACHMENT 4 FLOOR PLANS



## FLOOR PLAN NOTES

- KITCHEN SINK WITH GARABASE DISPOSAL
- SLIDE-IN ELECTRIC COOKTOP RANGE WITH EXHAUST HOOD AND CONVENTIONAL (VENT TO 0.5A) RANGE HOOD TO VENT A MINIMUM OF 100 CFM
- 34" REFRIGERATOR SPACE PROVIDE WATER LINE
- LINE OF CABINET/SHELF ABOVE & BELOW
- BUILT IN DISHWASHER WITH AIR GAP
- WASHER SPACE (PROVIDE RECESS NICHE IN WALL FOR PLUMBING AND PROVIDE WASTE LINE)
- DRYER SPACE (VENT-LESS)
- SHATTER RESISTANT SHOWER ENCLOSURE-FULLY TEMPERED OR LAMINATED SAFETY GLASS TO REMAIN
- HAND MADE SHOWER PLAN. SEE PLAN FOR SIZE
- WATER CLOSET (MAXIMUM 128 GALLONS PER FLUSH)
- VANITY BY OTHERS
- (E) WATER HEATER PER CMG (ELECTRIC UNIT)
- (E) AC CONDENSER TO REMAIN W/ 3" PLATFORM ABOVE NATURAL GARAGE
- FORCED AIR UNIT PER CMG (35T 14SEER)
  - PROVIDE RIGID WOOD PLATFORM W/ RAG (1/4" MIN.)
  - PROVIDE CONDENSATE LINE TO DRAIN OUTSIDE OR APPROVED TRAPPED DRAIN/REFER TO HVAC DRAWINGS
  - VERIFY SIZE AND CLEARANCE
- 4X4 SOLAR POWERED SKYLIGHT (VELUX ER-0194) OR APPROVED EQUAL
- (E) 20" X 30" MIN. (X MIN. 30" CLEAR HEADROOM) ATTIC ACCESS - CBC 1209.2 (22" X 30" MIN. ATTIC MTD. FAU - CMG 904.11)
- DEAD BOLT AT TOP AND BOTTOM OF ENTRY DOOR, AND TOP ONLY OF INTERIOR DOORS
- 42" LOW WALL WITH GLASS WALL ABOVE (WITH TEMP. GLASS)
- PANTRY CABINET BY OTHERS

## SQUARE FOOTAGE

(E) BASE FLOOR 1800 sq ft

FOR ARCHITECTS USE ONLY - DIMENSIONS TAKEN TO FACE OF STUDS.

NOTE:  
VERTICAL CLEARANCE ABOVE COOKING TOP (CMG 921.3.2): HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS. A MINIMUM CLEARANCE OF 24 INCHES IS PERMITTED WHERE ONE OF THE FOLLOWING IS INSTALLED:  
a. THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL OR METAL CABINET ABOVE THE COOKING TOP IS PROTECTED WITH NOT LESS THAN 1/4 INCH INSULATION MILLBOARD COVERED WITH SHEET METAL NOT LESS THAN 0.0122 OF AN INCH THICK.  
b. A METAL VENTING HOOD OF SHEET METAL NOT LESS THAN 0.0122 OF AN INCH THICK IS INSTALLED ABOVE THE COOKING TOP WITH A CLEARANCE OF NOT LESS THAN 1/4 INCH BETWEEN THE HOOD AND THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL OR METAL CABINET, AND THE HOOD IS AS WIDE AS THE APPLIANCE AND THE CENTERED OVER THE APPLIANCE.  
c. A LISTED COOKING APPLIANCE OR MICROWAVE OVEN INSTALLED OVER A LISTED COOKING APPLIANCES WITH THE TERMS OF THE UPPER APPLIANCE LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

NOTE:  
HABITABLE ROOMS SHALL NOT BE LESS THAN 7'-0" IN ANY HORIZONTAL DIMENSION (CRC R304.2)

CEMENT FIBER-CEMENT FIBER-MAT REINFORCED CEMENT GLASS MAT GYPSUM OR FIBER REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWERS AREAS (CBC 2509.1, CRC R102.4.2)

SHOWER STALLS AND BATHTUB WALL SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE FOR A MINIMUM OF 6'-0" ABOVE THE FLOOR

FLOOR PLAN KEY	
DEMO DROP CEILING	
NOT PART OF SCOPE OF WORK	
DROP CEILING	
REMOVE DRYWALL	
DEMO WALL	
EXISTING WALL TO REMAIN	
NEW WALL	

design  
EDGAR ESPARZA  
15882 SULPHUR SPRING RD  
MORENO VALLEY, CA 92555  
CELL: 562.965.4771

△  
△  
△  
△  
△

PLOT DATE: 11/16/2023

SIGNATURE  
EDGAR ESPARZA  
PHONE: 562.965.4771

5207 AVENIDA DESPACIO  
LAGUNA WOODS, CA 92637

A1



- SPECIFICATIONS**
- SCOPE: THE WORK OF THIS SECTION INCLUDES EVERYTHING NECESSARY FOR AND INCIDENTAL TO EXECUTING AND COMPLETING ELECTRICAL WORK, EXCEPT AS OTHERWISE HEREIN AFTER SPECIFICALLY EXCLUDED.
  - WARRANTY: CONTRACTOR SHALL PROVIDE TO THE OWNER A WRITTEN WARRANTY, IN COMPLIANCE WITH DIVISION 1, AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR ONE (1) YEAR, UPON FINAL ACCEPTANCE OF PROJECT BY OWNER.
  - TESTING AND ADJUSTMENT: UPON COMPLETION OF ALL ELECTRICAL WORK, ELECTRICAL CONTRACTOR SHALL ADJUST AND TEST ALL CIRCUITS, OUTLETS, SWITCHES, LIGHTS, MOTORS AND ANY OTHER ELECTRICAL ITEMS TO INSURE PERFECT OPERATION OF ALL ELECTRICAL EQUIPMENT, ITEMS, FIXTURES AND PARTS IN NEED OF CORRECTION AND DISCOVER DURING SUCH TESTING SHALL BE IMMEDIATELY REPAIRED OR REPLACED WITH ALL NEW EQUIPMENT AND THAT PART OF THE SYSTEM SHALL THEN BE RETESTED. ALL SUCH REPLACEMENT OR REPAIR SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
  - SITE INSPECTION: THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND EXISTING BUILDINGS, SHALL COMPARE THE DRAWINGS WITH THE EXISTING ELECTRICAL INSTALLATIONS, AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WITHIN THE SCOPE OF THIS WORK. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE MADE SUCH EXAMINATION AND TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCE THERE OF IN PREPARING HIS FIGURE.
  - LOCATIONS AND ACCESSIBILITY: CONTRACTOR SHALL FULLY INFORM HIMSELF REGARDING REGULATIONS AND LIMITATIONS OF THE SPACES AVAILABLE FOR INSTALLATION OF WORK, AND MATERIALS FURNISHED AND INSTALLED UNDER THIS DIVISION. DRAWINGS INDICATE DESIRED LOCATION AND ARRANGEMENT OF PIPING, EQUIPMENT, AND OTHER ITEMS, AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. WORK SPECIFIED AND NOT CLEARLY DEFINED BY DRAWINGS SHALL BE INSTALLED AND ARRANGED IN A MANNER SATISFACTORY TO ARCHITECT. THEY SHALL BE MADE BY CONTRACTOR WITHOUT ADDITIONAL CHARGES, PROVIDED THE CHANGE IS ORDERED BEFORE WORK IS INSTALLED AND NOT EXTRA MATERIAL ARE REQUIRED.
  - CLEANUP: AFTER COMPLETION OF WORK UNDER THIS SECTION, CLEAN UP ALL RESULTANT DEBRIS FROM THIS WORK AND REMOVE FROM THE SITE.
  - CUTTING AND PATCHING: THE CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF THE EXISTING CONSTRUCTION WORK WHICH MAY BE REQUIRED FOR THE PROPER INSTALLATION OF THE ELECTRICAL WORK. ALL PATCHING SHALL BE OF THE SAME MATERIALS, WORKMANSHIP AND FINISH AS AND SHALL ACCURATELY MATCH ALL SURROUNDING WORK.
  - DRAWINGS AND SPECIFICATIONS: ELECTRICAL DRAWINGS ARE DIAGNOSTIC IN SOME RESPECTS, SIZES AND LOCATION OF EQUIPMENT AND WIRING ARE SHOWN TO SCALE WHERE POSSIBLE, BUT MAY BE DISTORTED FOR CLARITY ON THE DRAWINGS. FINAL LOCATIONS OF OUTLETS AND EQUIPMENT SHALL BE AS SHOWN IN ENLARGED DETAILS OR AS APPROVED BY THE LIGHTING CONSULTANT. IT IS NOT WITHIN THE SCOPE OF DRAWINGS TO SHOW ALL NECESSARY DETAILS, OFFSETS, FILLINGS AND OBSTRUCTIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL HIS WORK TO CONFORM TO THE STRUCTURE, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGESWAYS CLEAR.
  - WIRING AND CONNECTIONS OF EQUIPMENT BY OTHERS: FURNISH AND INSTALL WIRING FOR POWER REQUIREMENT AS SHOWN ON DRAWINGS. COORDINATE WITH OTHER TRADES ON DETAILS OF INSTALLATION. THE TERM "WIRING" AS USED HEREIN INCLUDES FURNISHING AND INSTALLING CONDUIT, WIRE, JUNCTION BOXES, DISCONNECTS AND MAKING CONNECTIONS, CHECK LIGHTING CONSULTANT AND SPECIFICATIONS FOR EQUIPMENT TO BE INSTALLED BY OTHERS. ELECTRICAL DRAWINGS INDICATE IN GENERAL THE INTENT AND SCOPE OF SYSTEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORK AND NECESSARY ELECTRICAL ADJUSTMENTS TO EQUIPMENT TO CONFORM TO SPECIFIED REQUIREMENTS OF THE EQUIPMENT.
  - SHOP DRAWINGS: WITHIN FOURTEEN (14) DAYS AFTER RECEIPT OF CONTRACT, SUBMIT TO ARCHITECT SEVEN (7) COMPLETE SETS OF DRAWINGS FOR ALL ELECTRICAL EQUIPMENT AND DEVICES. DO NOT DELIVER THESE ITEMS TO THE JOB SITE UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY ARCHITECT AND ELECTRICAL ENGINEER.
  - OUTLET BOXES: OUTLET BOXES SHALL BE ONE PCE PRESS STEEL BOX, 4" MINIMUM SIZE OR LARGER AS REQUIRED PER CODE.

- CONDUIT SHALL BE STANDARD STEEL, RMC, IMC OR EMT (MIN WALL) ACCORDING TO CEC CODE AND LANDLORD REQUIREMENTS. CONDUIT SHALL BE CONCEALED IN FINISHED AREAS EXCEPT AS OTHERWISE APPROVED BY ARCHITECT. EMT CONNECTIONS SHALL BE COMPRESSION OR SET SCREW TYPE. LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE USED FOR MOTOR CONNECTIONS AND COMPLY WITH ARTICLE 350 PVC CONDUIT SHALL BE USED ONLY FOR UNDERGROUND CONDUIT. FLEXIBLE METAL CONDUIT SHALL BE INSTALLED PER ARTICLE 340. NO CABLE SHALL BE STAPLED FOR INSTALLATION IN CONCEALED AREAS SUCH AS ABOVE CEILING AND INSIDE WALL CONSTRUCTION AND COMPLY WITH ARTICLE 350. MINIMUM CONDUIT SIZE SHALL BE 1/2"
- WIRE AND CABLE: ALL CONDUCTORS SHALL BE DELIVERED TO THE SITE IN THEIR ORIGINAL UNOPENED PACKAGES, PLAINLY MARKED OR TAGGED AS FOLLOWS.
- UNDERWRITERS LABELS: SIZE, TYPE AND INSULATION OF WIRE: MAKE OF THE MANUFACTURING COMPANY AND THE TRADE NAME OF THE WIRE. MONTH AND YEAR WHEN MANUFACTURED WHICH DATE SHALL NOT EXCEED TWO (2) YEARS PRIOR TO THE DATE OF DELIVERY TO THE SITE.
- CONDUCTORS FOR SIZE #14 THRU #10 SHALL BE SOLID SOFT DRAWN COPPER, 600 VOLT TYPE THINWALL INSULATION EXCEPT AS HEREINAFTER SPECIFIED.
- CONDUCTORS FOR SIZE #10 AND LARGER SHALL BE STRANDED COPPER WITH 600 VOLT, TYPE THINWALL INSULATION.
- MINIMUM WIRE SIZE SHALL BE #12 ALUM, UNLESS SPECIFICALLY NOTED AS #14.

- UTILITY NOTES**
- ELECTRICAL CONTRACTOR MUST OBTAIN APPROVED CONSTRUCTION DRAWINGS FROM THE RESPECTIVE UTILITY COMPANIES AND INCLUDE ALL MATERIAL AND WORK AS INDICATED THEREON IN THIS BID PRICE. IF UTILITY DRAWINGS ARE NOT AVAILABLE WHEN BIDS ARE SUBMITTED, SO INDICATE AND ADVISE ELECTRICAL ENGINEER ACCORDINGLY.
  - ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATION OF UTILITY PANELS, CONDUITS AND WPIR WITH RESPECTIVE UTILITY COMPANIES PRIOR TO START OF ANY SITE WORK.
  - ELECTRICAL CONTRACTOR SHALL SUBMIT THE MAIN SWITCHBOARD SHOP DRAWING TO POWER COMPANY REPRESENTATIVE PRIOR TO START OF ANY WORK AND OBTAIN APPROVED DRAWINGS.
  - GENERAL CONTRACTOR SHALL SUBMIT SINGLE LINE DIAGRAM, SITE PLAN AND LOAD INFORMATION DRAWINGS TO UTILITY POWER COMPANY TO OBTAIN SERVICE REPORT INDICATING THE AVAILABLE FAULT CURRENT AND SERVICE ROUTING.

## GENERAL PLAN NOTES

- ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THK. UNLO. (REFER TO PLAN FOR SIZE)
  - EXISTING ENTRY DOOR TO BE SOLID CORE 1 3/4" THK.
- GENERAL NOTES**
- ALL WORK SHALL COMPLY WITH THE STATE OF CALIFORNIA, TITLE 24 AND ALL OTHER GOVERNING CODES AND ORDINANCES, 2022 CEC & 2022 CALIFORNIA ENERGY CODE.
  - REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR THE EXACT TYPE AND LOCATION OF LIGHT FIXTURES.
  - REFER TO THE ARCHITECTURAL POWER AND TELEPHONE PLAN FOR THE EXACT LOCATION AND MOUNTING HEIGHTS AND TYPE OF ALL OUTLETS (RECEPTACLES, TELEPHONES, CRTS, CLOCKS ETC.)
  - ALL ELECTRICAL WORK, ITEMS, DEVICES, ETC. SHALL CONFORM TO THE REQUIREMENTS OF THE BASE BUILDING SPECIFICATION.
  - ALL OUTLETS SHALL BE INSTALLED AT THE HEIGHTS INDICATES ON THE SYMBOL LIST UNLESS OTHERWISE NOTED ON THE DRAWINGS.
  - EVERY OUTLET HEIGHT SHALL BE VERIFIED ON EACH WALL WITH THE ARCHITECT OR INTERIOR DESIGNER TO ENSURE THE PROPER HEIGHT AND LOCATION WITH RESPECT TO CABINET, EQUIPMENT, ETC.
  - ALL WORK MATERIALS SHOWN ON PLANS SHALL BE NEW UNLESS OTHERWISE INDICATED.
  - UNLESS INSTRUCTED OTHERWISE, THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND FEES REQUIRED FOR INSTALLATION OF THE ELECTRICAL WORK. FURNISH FINAL CERTIFICATE OF INSPECTION OR WRITTEN EVIDENCE OF ACCEPTANCE BY INSPECTION AUTHORITIES FOR ALL WORK INSTALLED.
  - BEFORE STARTING ANY WORK, THE ELECTRICAL CONTRACTOR SHALL EXAMINE THE COMPLETE SET OF DRAWINGS FOR ALL TRADES, INCLUDING ARCHITECTURAL, HEATING VENTILATING-AIR CONDITIONING AND PLUMBING. VERIFY ALL DIMENSIONS SPACE REQUIREMENTS AND POINTS OF CONNECTION TO ALL EQUIPMENT MAKE ANY MINOR ADJUSTMENTS NECESSARY TO AVOID CONFLICT WITH THE BUILDING STRUCTURE AND THE WORK OF OTHER TRADES.
  - UPDATE PANEL CARDS INDICATING CIRCUITS SPECIFIC FUNCTION/LOCATION.
  - AS-BUILT DRAWINGS SHALL BE MAINTAINED AND REFLECT THE FOLLOWING:
    - ANY DEVIATION FROM THE CIRCUIT NUMBERS ON WORKING DRAWINGS SHALL BE INDICATED ON AS-BUILTS.
    - IN ADDITION, DELETION OR RELOCATION OF OUTLETS AS SHOWN ON WORKING DRAWINGS SHALL BE INDICATED ON AS-BUILTS.
  - ALL CONDUIT OTHER THAN USED FOR ELECTRICAL WIRING SHALL HAVE #12 GALVANIZED RULL WIRE INSTALLED BY THE ELECTRICAL CONTRACTOR.
  - ALL EXTERIOR RECEPTACLES SHALL BE WEATHER-PROOF TYPE, AND GFCI PROTECTION.
  - ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL & STATE CODES.
  - THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION, DEPTH AND ADEQUACY OF ALL SERVICES BEFORE STARTING AND SHALL NOTIFY THE GENERAL CONTRACTOR IF SAID CONNECTION ARE NOT IN THE LOCATION SHOWN OR ARE NOT OF SUFFICIENT SIZE OR DEPTH TO MAKE THIS CONNECTION IN COMPLIANCE WITH THIS PLAN.

- THESE PLANS INDICATE APPROXIMATE DIMENSION ONLY FOR EQUIPMENT OR FIXTURE. EXACT DIMENSIONS MUST BE OBTAINED FROM THE EQUIPMENT MANUFACTURER.
- THE CONDUIT & PIPING SHOWN ON PLANS ARE SCHEMATIC ONLY. INSTALL DUCT AND PIPING TO SUIT THE STRUCTURAL CONDITIONS PROVIDE ALL NECESSARY OFFSETS AS REQUIRED VERIFY WITH ARCHITECTURAL, STRUCTURAL, HVAC, FIRE PROTECTION AND PLUMBING DRAWINGS.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL ELECTRIC DEVICE, CONTROL, VALVES AND ACCESS PANELS ETC. TO ASSURE AN APPROVED ACCEPTABLE ELECTRICAL SYSTEM.
- SEAL ALL OPENINGS AROUND ELECTRICAL CONDUITS AND PIPES (WIRES) PENETRATING THE FIRE RATED FLOOR & WALLS WITH APPROVED FIRE RATED SEALING MATERIALS.
- INSTALL EXPANSION JOINTS IN THE CONDUITS AND PIPING AND EXPANSION LOOPS IN THE PIPING AS REQUIRED BY THE LOCAL ADMINISTRATIVE AUTHORITY.
- ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK CAREFULLY WITH THE PLUMBING FIRE PROTECTION AND HVAC CONTRACTORS TO AVOID INTERFERENCES.
- ALL CONDUITS & WIRES SUPPORTED IN BASEMENT OR CEILING SHALL BE INSTALLED AS HIGH AS POSSIBLE. ALL 15 & 20 AMPERE, 125 AND 250 VOLTS NONLOCKING RECEPTACLES SHALL BE LISTED WATER RESISTANT TYPE IN A DAMP OR WET LOCATION (406.8(A) & (B)).
- ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY UL OR LOCAL GOVERNMENT APPROVED THIRD PARTY TESTING FACILITY PER SECTION 102.3.
- NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DESIGNATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
- FUSED SHALL BE PROVIDED WITH RELEASE TYPE FUSE HOLDERS.
- UNLESS LISTED OTHERWISE THE AMPLACITY OF 600 VOLTS OR LESS CONDUCTORS SHALL BE BASED ON THE TERMINALS NOT EXCEED 60° C FOR CONDUCTOR SIZE 12 THRU 1 AWG, OR 75° C FOR CONDUCTOR SIZE OVER 1 AWG.
- APPLIANCES PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS AVAILABLE FOR THAT APPLIANCE AND SUBJECT TO FIELD VERIFICATION.
- WORKING SPACE: MINIMUM 3' FT. WORKING SPACE SHALL BE PROVIDED AND MAINTAINED FOR ALL ELECTRICAL PANELS AND EQUIPMENT PER CEC 102.26.

- GENERAL LIGHTING FIXTURE COMMENTS**
- ALL BALLASTS SHALL BE HPF, CDM, ECTI, CERTIFIED CLASS-P EQUAL TO UNIVERSAL ENERGY SAVING VIIA SERIES OF QUIETEST SOUND RATING AVAILABLE. PROVIDE LOW TEMPERATURE BALLASTS FOR OUTDOOR MOUNTED FIXTURES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING PROPER TYPES OF TRIM FOR ALL RECESSED FLUORESCENT FIXTURES AND INCANDESCENT FIXTURES TO FIT THE CEILING BEING INSTALLED. FINISH TRIM OF ALL RECESSED INCANDESCENT FIXTURES SHALL MATCH CEILING FINISH AS DIRECTED BY ARCHITECT.

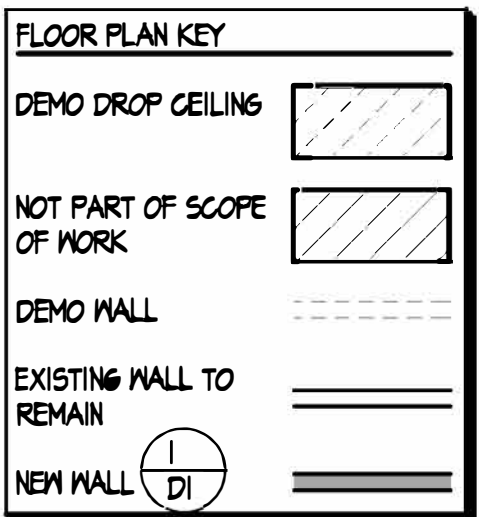
- GENERAL LIGHTING FIXTURE COMMENTS CONT.**
- THE CONTRACTOR SHALL VERIFY THE TYPE OF CEILING BEFORE ORDERING ANY FIXTURES. HE IS FULLY RESPONSIBLE TO PROVIDE ALL MOUNTING BRACKETS FOR ALL CEILING CONDITIONS AT NO EXTRA CHARGE TO THE OWNER.
  - ALL FIXTURES SHALL BEAR UL LABEL.
  - ACRYLIC LENS SHALL BE 100% PURE, VIRGIN ACRYLIC.
  - ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
  - RECESSED FIXTURES IN FIRE RATED CEILING SHALL BE APPROVED FOR THE FIRE RATING TO THE CEILING.
  - FIXTURES IN LIMOUS CEILING OF CEILING CAVITIES OR SOFFITS SHALL BE APPROVED FOR TYPE OF INSTALLATION.
  - SEMI RECESSED PENDENT FIXTURES SHALL BE ONE PCE WITHOUT COUPLINGS, WITH FINISH TO MATCH CANOPY AND WITH SHIELD HANGER LEGALLY APPROVED FOR MOUNT SUPPORTED AND FOR EARTHQUAKE PROTECTION PROVIDE WEDGE TYPE CANOPY FOR FIXTURES TO BE INSTALLED ON SLOPED CEILING.
  - OUTDOOR FIXTURES AND FIXTURES INSTALLED IN DAMP LOCATION SHALL BE APPROVED FOR WET LOCATIONS.
  - VERIFY LETTER SIZE AND COLOR OF INTERNALLY ILLUMINATED EXIT SIGN WITH LOCAL AUTHORITIES PRIOR TO SUBMITTAL OF SHOP DRAWINGS.
  - RECESSED FIXTURES SHALL BE PRE-WIRED TO ATTACHED J-BOX IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. FIXTURES SHALL BE APPROVED FOR MAXIMUM NUMBER OF WIRES GOING IN AN OUT OF THE FIXTURES AS SHOWN ON PLANS. ATTACHED J-BOX SHALL BE ACCESSIBLE PER CEC.
  - ALL MERCURY VAPOR OR METAL HALIDE LAMPS, WHICH ARE TO BE INSTALLED IN OPEN REFLECTOR DOWN LIGHT FIXTURES SHALL BE PROVIDED WITH "SHUT-OFF" DEVICE AS APPROVED BY THE FOOD AND DRUG ADMINISTRATION. LAMPS SHALL BE MANUFACTURED BY TESTING HOUSE "SAFETY LIFE-GUARD" LAMPS OR G.E. "SAFE MERC" LAMPS.
  - PROVIDE FLUORESCENT LIGHT IN KITCHEN AND BATHROOMS AT LEAST 40 LUMENS PER WATT AS PER TITLE 24 MANDATORY MEASURES.
  - ALL LIGHTING FIXTURES ARE TO BE CERTIFIED BY CALIFORNIA ENERGY COMMISSION.

- ELECTRICAL / DUCTING NOTES**
- PROVIDE ARC-FAULT PROTECTION IN COMPLIANCE WITH CEC 20-42 IN ALL 120-VOLT, SINGLE PHASE 15-OR 20-AMPERE BRANCH CIRCUITS THAT SUPPLY OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOM, LIVING ROOM, PARLORS, LIBRARIES, BEDS, BEDROOMS, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS.
- PROVIDE LISTED TAMPER-RESISTANT OR LOCKING TYPE OF RECEPTACLE OUTLETS THAT SERVICES 120 VOLT, 15-AND 20-AMPERE CIRCUITS IN ALL SPECIFIED IN CEC 20-52.
- MINIMUM EXHAUST RATES: MINIMUM 100 CFM INTERMITTENT (OR 50 CFM CONTINUOUS) EXHAUST RATE FOR KITCHEN FANS OR HOODS, AS WELL AS A 50 CFM INTERMITTENT, OR 20 CFM CONTINUOUS EXHAUST RATE FOR BATHROOM FANS.
- SOUND LIMITS FOR CEILING MOUNTED FANS: CEILING MOUNTED EXHAUST FANS SHALL HAVE A MINIMUM SOUND RATING OF ONE-SIXTH IF THE FAN IS INSTALLED TO OPERATE CONTINUOUSLY OR THREE-EIGHTH IF THE FAN IS TO OPERATE INTERMITTENTLY.
- ELECTRICAL CONTRACTOR SHALL SUBMIT THE MAIN SWITCHBOARD SHOP DRAWING TO POWER COMPANY REPRESENTATIVE PRIOR TO START OF ANY WORK AND OBTAIN APPROVED DRAWINGS.
- GENERAL CONTRACTOR SHALL SUBMIT SINGLE LINE DIAGRAM, SITE PLAN AND LOAD INFORMATION DRAWINGS TO UTILITY POWER COMPANY TO OBTAIN SERVICE REPORT INDICATING THE AVAILABLE FAULT CURRENT AND SERVICE ROUTING.
- ALL LIGHT TO BE HIGH EFFICIENCY LIGHT.
- ALL NEW BREAKERS INSTALLED IN EXISTING PANELS SHALL MATCH EXISTING HIGHEST AIC RATED CIRCUIT BREAKER IN THAT PANEL BOARD.

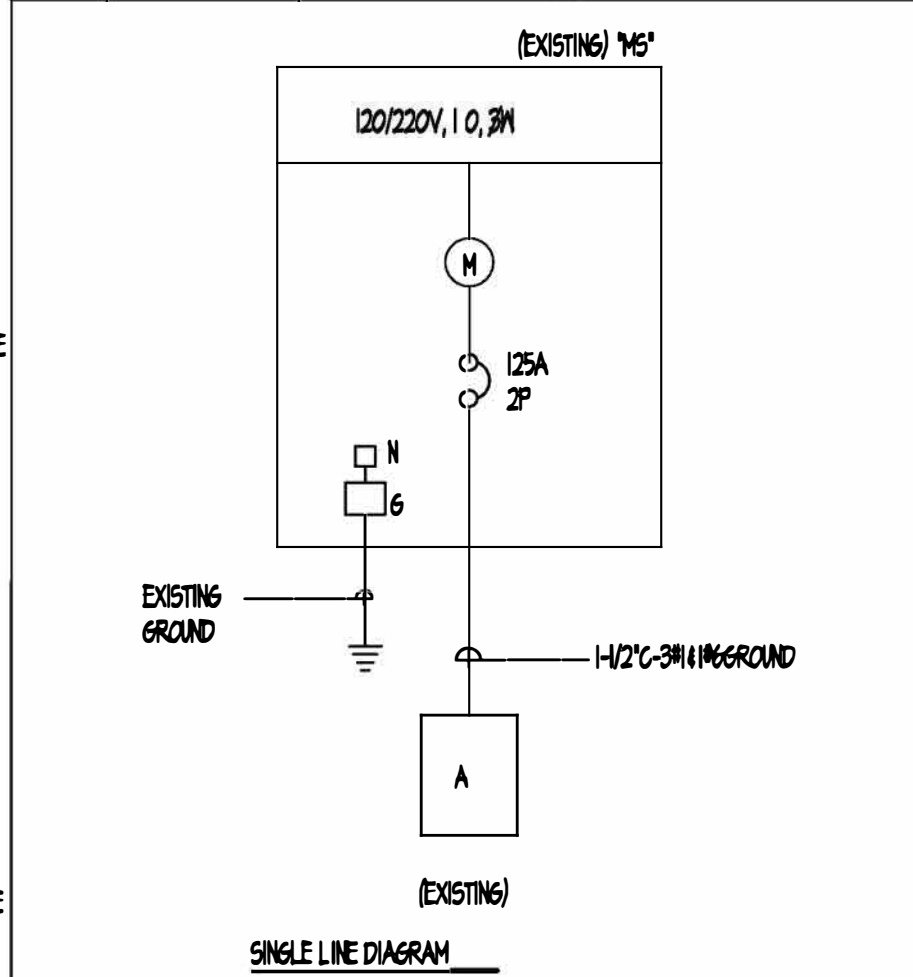
## SQUARE FOOTAGE (E) BASE FLOOR 1800 sq ft

FOR ARCHITECTS USE ONLY - DIMENSIONS TAKEN TO FACE OF STUDS.

NOTE:  
ALL NEW BREAKERS INSTALLED IN EXISTING PANELS SHALL MATCH EXISTING HIGHEST AIC RATED CIRCUIT BREAKER IN THAT PANEL BOARD.



SYMBOL LIST		
FLOOR	WALL	CLG.
FLOOR	WALL	CLG.
		CLG.
		CLG.
		CLG.
FLOOR	WALL	CLG.
		CLG.
		CLG.
		CLG.
FLOOR	WALL	CLG.
		CLG.
		CLG.
		CLG.
FLOOR	WALL	CLG.
		CLG.
		CLG.
		CLG.



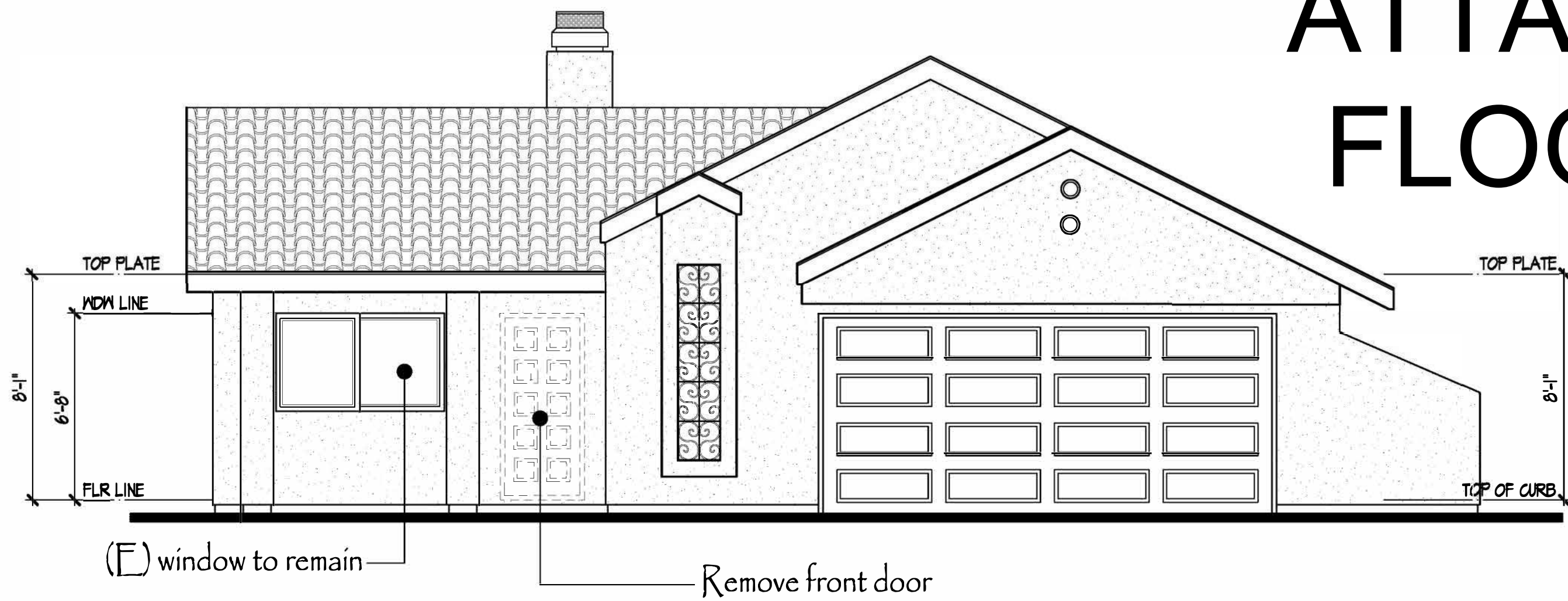
## ELECTRICAL LOAD CALC.

MULTIPLY THE TOTAL RESIDENCE SQUARE FOOTAGE BY 3	=	5,400
KITCHEN SMALL APPLIANCE CIRCUITS	+	3,000
LAUNDRY 20 amp APPLIANCE CIRCUIT ENTER 1500	+	1,500
WATER HEATER (MIN 4500 WATTS)	+	4,500
DISH WASHER	+	2,200
MICROWAVE	+	1,500
DISPOSAL	+	1,200
WASHER DRYER (MIN 5000 VA)	+	5,000
Ovens	+	
RANGE	+	8,800
ADDITIONAL APPLIANCES OR CIRCUITS NOT CONSIDERED	+	
CONSTANT LOAD	+	0
	+	
	+	
SUB TOTAL OF WATTS	=	33,100
-10,000	=	10,000
SUB TOTAL	=	23,100
X 40%	X	40%
SUB TOTAL	=	9,240
+ 10,000	=	10,000
SUB TOTAL	=	19,240
ENTER THE GREATER OF ALL HEATER OR AC LOADS COVERED CENTRAL AIR	+	2,500
ENTER ADDITIONAL CONSTANT LOAD APPLIANCES	+	
TOTAL MATTAGES LOAD	=	21,740
-240	=	240
FINAL LOAD IN AMPS	=	90.58
EXISTING PANEL CAPACITY	=	125 amp

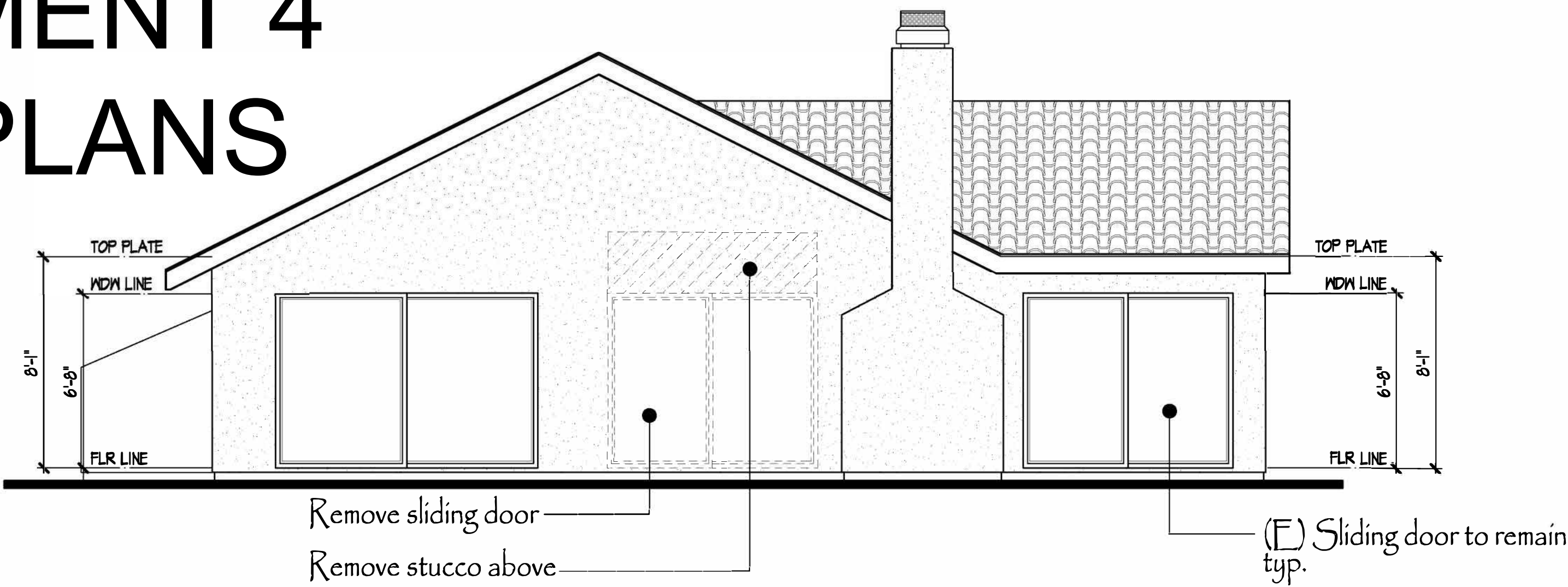
TABLE 11: PRESUMPTIVE DUCT SIZING REQUIREMENTS FROM ASHRAE 90.2													
DUCT TYPE		FLEX DUCT				SMOOTH DUCT							
FAN RATING (CFM AT 0.25 IN. WG)		50	80	100	125	50	80	100	125				
		MAXIMUM ALLOWABLE DUCT LENGTH (FT)											
DIAMETER (IN.)		FLEX DUCT				SMOOTH DUCT							
3		X	X	X	X	X	S	X	X	X	X		
4		X	X	X	X	X	S	X	X	X	X		
5		X	X	X	X	X	S	X	X	X	X		
6		X	X	X	X	X	S	X	X	X	X		
8		X	X	X	X	X	S	X	X	X	X		
10		X	X	X	X	X	S	X	X	X	X		
12		X	X	X	X	X	S	X	X	X	X		
14		X	X	X	X	X	S	X	X	X	X		
16		X	X	X	X	X	S	X	X	X	X		
18		X	X	X	X	X	S	X	X	X	X		
20		X	X	X	X	X	S	X	X	X	X		
22		X	X	X	X	X	S	X	X	X	X		
24		X	X	X	X	X	S	X	X	X	X		
26		X	X	X	X	X	S	X	X	X	X		
28		X	X	X	X	X	S	X	X	X	X		
30		X	X	X	X	X	S	X	X	X	X		
32		X	X	X	X	X	S	X	X	X	X		
34		X	X	X	X	X	S	X	X	X	X		
36		X	X	X	X	X	S	X	X	X	X		
38		X	X	X	X	X	S	X	X	X	X		
40		X	X	X	X	X	S	X	X	X	X		
42		X	X	X	X	X	S	X	X	X	X		
44		X	X	X	X	X	S	X	X	X	X		
46		X	X	X	X	X	S	X	X	X	X		
48		X	X	X	X	X	S	X	X	X	X		
50		X	X	X	X	X	S	X	X	X	X		
52		X	X	X	X	X	S	X	X	X	X		
54		X	X	X	X	X	S	X	X	X	X		
56		X	X	X	X	X	S	X	X	X	X		
58		X	X	X	X	X	S	X	X	X	X		
60		X	X	X	X	X	S	X	X	X	X		
62		X	X	X	X	X	S	X	X	X	X		
64		X	X	X	X	X	S	X	X	X	X		
66		X	X	X	X	X	S	X	X	X	X		
68		X	X	X	X	X	S	X	X	X	X		
70		X	X	X	X	X	S	X	X	X	X		
72		X	X	X	X	X	S	X	X	X	X		
74		X	X	X	X	X	S	X	X	X	X		
76		X	X	X	X	X	S	X	X	X	X		
78		X	X	X	X	X	S	X	X	X	X		
80		X	X	X	X	X	S	X	X	X	X		
82		X	X	X	X	X	S	X	X	X	X		
84		X	X	X	X	X	S	X	X	X	X		
86		X	X	X	X	X	S	X	X	X	X		
88		X	X	X	X	X	S	X	X	X	X		
90		X	X	X	X	X	S	X	X	X	X		
92		X	X	X	X	X	S	X	X	X	X		
94		X	X	X	X	X	S	X	X	X	X		
96		X	X	X	X	X	S	X	X	X	X		
98		X	X	X	X	X	S	X	X	X	X		
100		X	X	X	X	X	S	X	X	X	X		
102		X	X	X	X	X	S	X	X	X	X		
104		X	X	X	X	X	S	X	X	X	X		
106		X	X	X	X	X	S	X	X	X	X		
108		X	X	X	X	X	S	X	X	X	X		
110		X	X	X	X	X	S	X	X	X	X		
112		X	X	X	X	X	S	X	X	X	X		
114		X	X	X	X	X	S	X	X	X	X		
116		X	X	X	X	X	S	X	X	X	X		
118		X	X	X	X	X	S	X	X	X	X		
120		X	X	X	X	X	S	X	X	X	X		
122		X	X	X	X	X	S	X	X	X	X		
124		X	X	X	X	X	S	X	X	X	X		
126		X	X	X	X	X	S	X	X	X	X		
128		X	X	X	X	X	S	X	X	X	X		
130		X	X	X	X	X	S	X	X	X	X		
132		X	X	X	X	X	S	X	X	X	X		
134		X	X	X	X	X	S	X	X	X	X		
136		X	X	X	X	X	S	X	X	X	X		
138		X	X	X	X	X	S	X	X	X	X		
140		X	X	X	X	X	S	X	X	X	X		
142		X	X	X	X	X	S	X	X	X	X		
144		X	X	X	X	X	S	X	X	X	X		
146		X	X	X	X	X	S	X	X	X	X		
148		X	X	X	X	X	S	X	X	X	X		
150		X	X	X	X	X	S	X	X	X	X		
152		X	X	X	X	X	S	X	X	X	X		
154		X	X	X	X	X	S	X	X	X	X		
156		X	X	X	X	X	S	X	X	X	X		
158		X	X	X	X	X	S	X	X	X	X		
160		X	X	X	X	X	S	X	X	X	X		
162		X	X	X	X	X	S	X	X	X	X		
164		X	X	X	X	X	S	X	X	X	X		
166		X	X	X	X	X	S	X	X	X	X		
168		X	X	X	X	X	S	X	X	X	X		
170		X	X	X	X	X	S	X	X	X	X		
172		X	X	X	X	X	S	X	X	X	X		
174		X	X	X	X	X	S	X	X	X	X		
176		X	X	X	X	X	S	X	X	X	X		
178		X	X	X	X	X	S	X	X	X	X		
180		X	X	X	X	X	S	X	X	X	X		
182		X	X	X	X	X	S	X	X	X	X		
184		X	X	X	X	X	S	X	X	X	X		
186		X	X	X	X	X	S	X	X	X	X		
188		X	X	X	X	X	S	X	X	X	X		
190		X	X	X	X	X	S	X	X	X	X		
192		X	X	X	X	X	S	X	X	X	X		
194		X	X	X	X	X	S	X	X	X	X		
196		X	X	X	X	X	S	X	X	X	X		
198		X	X	X	X	X	S	X	X	X	X		
200		X	X	X	X	X	S	X	X	X	X		
202		X	X	X	X	X	S	X	X	X	X		
204		X	X	X	X	X	S	X	X	X	X		
206		X	X	X	X	X	S	X	X	X	X		
208		X	X	X	X	X	S	X	X	X	X		
210		X	X	X	X	X	S	X	X	X	X		
212		X	X	X	X	X	S	X	X	X	X		
214		X	X	X	X	X	S	X	X	X	X		
216		X	X	X	X	X	S	X	X	X	X		
218		X	X	X	X	X	S	X	X	X	X		
220		X	X	X	X	X	S	X	X	X	X		
222		X	X	X	X	X	S	X	X	X	X		
224		X	X	X	X	X	S	X	X	X	X		
226		X	X	X	X	X	S	X	X	X	X		
228		X	X	X	X	X	S	X	X	X	X		
230		X	X	X	X	X	S	X	X	X	X		
232		X	X	X	X	X	S	X	X	X	X		
234		X	X	X	X	X	S	X	X	X	X		
236		X	X	X	X	X	S	X	X	X	X		
238		X	X	X	X	X	S	X	X	X	X		
240		X	X	X	X	X	S	X	X	X	X		
242		X	X	X	X	X	S	X	X	X	X		
244		X	X	X	X	X	S	X	X	X	X		
246		X	X	X	X	X	S	X	X	X	X		
248		X	X	X	X	X	S	X	X	X	X		
250		X	X	X	X	X	S	X	X	X	X		
252		X	X	X	X	X	S	X	X	X	X		
254		X	X	X	X	X	S	X	X	X	X		
256		X	X	X	X	X	S	X	X	X	X		
258		X	X	X	X	X	S	X	X	X	X		
260		X	X	X	X	X	S	X	X	X	X		
262		X	X	X	X	X	S	X	X	X	X		
264		X	X	X	X	X	S	X	X	X	X		
266		X	X	X	X	X	S	X	X	X	X		
268		X	X	X	X	X	S	X	X	X	X		
270		X	X	X	X	X	S	X	X	X	X		
272		X	X	X	X	X	S	X	X	X	X		
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276		X	X	X	X	X	S	X	X	X	X		
278		X	X	X	X	X	S	X	X	X	X		
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284		X	X	X	X	X	S	X	X	X	X		
286		X	X	X	X	X	S	X	X	X	X		
288		X	X	X	X	X	S	X	X	X	X		
290		X	X	X	X	X	S	X	X	X	X		
292		X	X	X	X	X	S	X	X	X	X		
294		X	X	X	X	X	S	X	X	X	X		
296		X	X	X	X	X	S	X	X	X	X		
298		X	X	X	X	X	S	X	X	X	X		
300		X	X	X	X	X	S	X	X	X	X		
302		X	X	X	X	X	S	X	X	X	X		
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306		X	X	X	X	X	S	X	X	X	X		
308		X	X	X	X	X	S	X	X	X	X		
310		X	X	X	X	X	S	X	X	X	X		
312		X	X	X	X	X	S	X	X	X	X		
314		X	X	X	X	X	S	X	X	X	X		
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320		X	X	X	X	X	S	X	X	X	X		
322		X	X	X	X	X	S	X	X	X	X		
324		X	X	X	X	X	S	X	X	X	X		
326		X	X	X	X	X	S	X	X	X	X		
328		X	X	X	X	X	S	X	X	X	X		
330		X	X	X	X	X	S	X	X	X	X		
332		X	X	X	X	X	S	X	X	X	X		
334		X	X	X	X	X	S	X	X	X	X		
336		X	X	X	X	X	S	X	X	X	X		
338		X	X	X	X	X	S	X	X	X	X		
340		X	X	X	X	X	S	X	X	X	X		
342		X	X	X	X	X	S	X	X	X	X		
344		X	X	X	X	X	S	X	X	X	X		
346		X	X	X	X	X	S	X	X	X	X		
348		X	X	X	X	X	S	X	X	X	X		
350		X	X	X	X	X	S	X	X	X	X		
352		X	X	X	X	X	S	X	X	X	X		
354		X	X	X	X	X	S	X	X	X	X		
356		X	X	X	X	X	S	X	X	X	X		
358		X	X	X	X	X	S	X	X	X	X		
360		X	X	X	X	X	S	X	X	X	X		
362		X	X	X	X	X	S	X	X	X	X		
364		X	X	X	X	X	S	X	X	X	X		
366		X	X	X	X	X	S	X	X	X	X		
368		X	X	X	X	X	S						



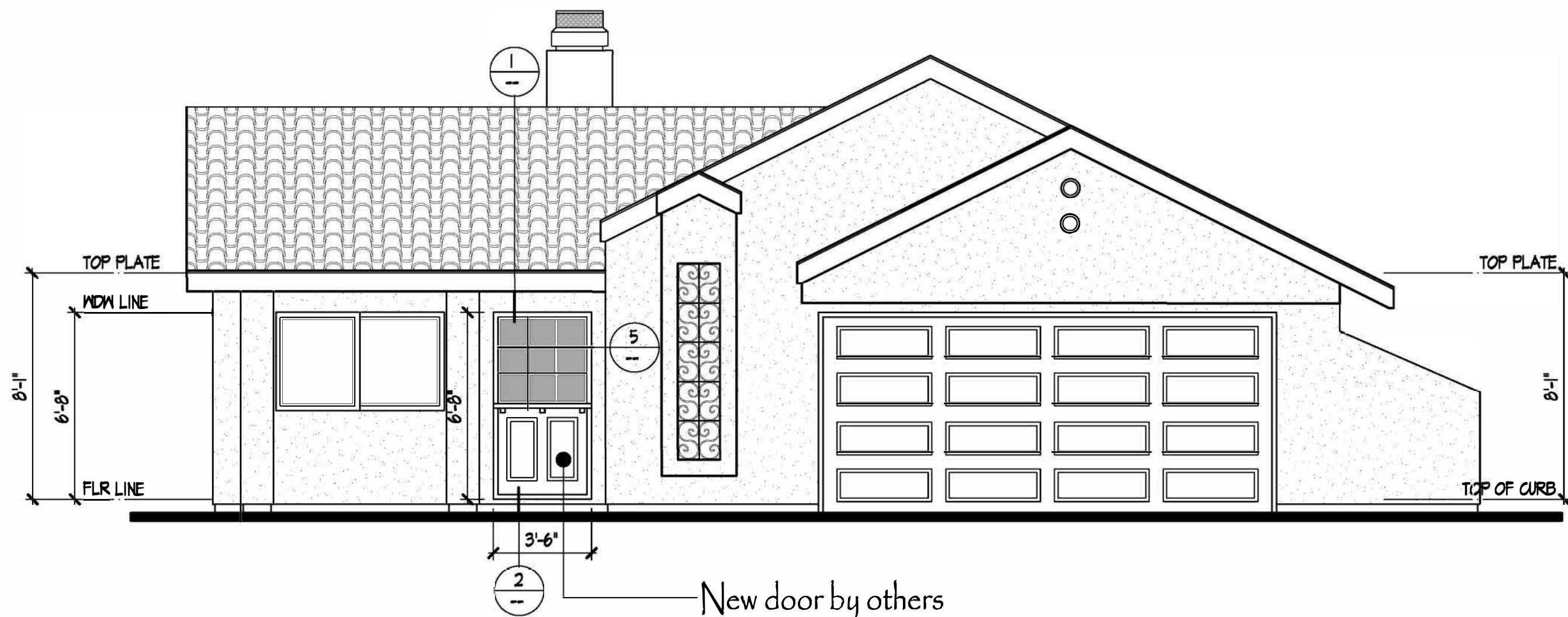
ATTACHMENT 4  
FLOOR PLANS



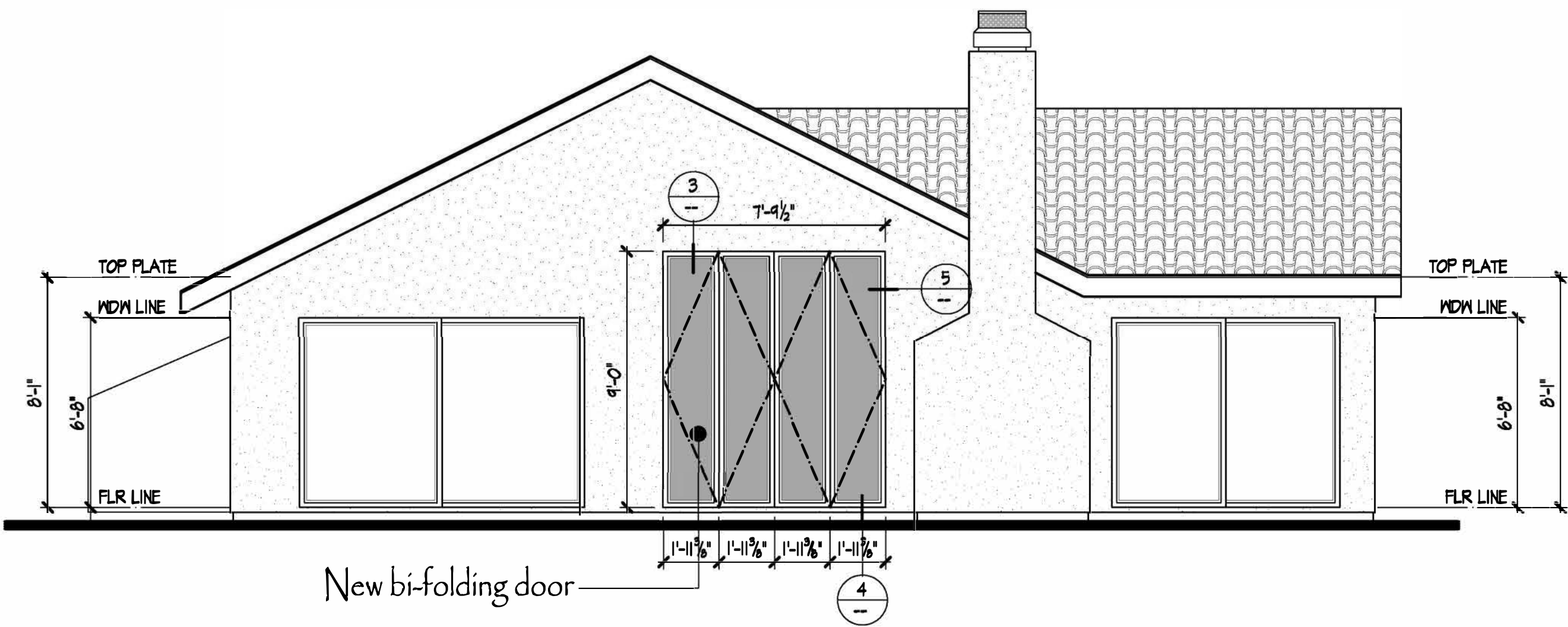
EXISTING/DEMO FRONT ELEVATION  
SCALE: 1/4"=1'-0"



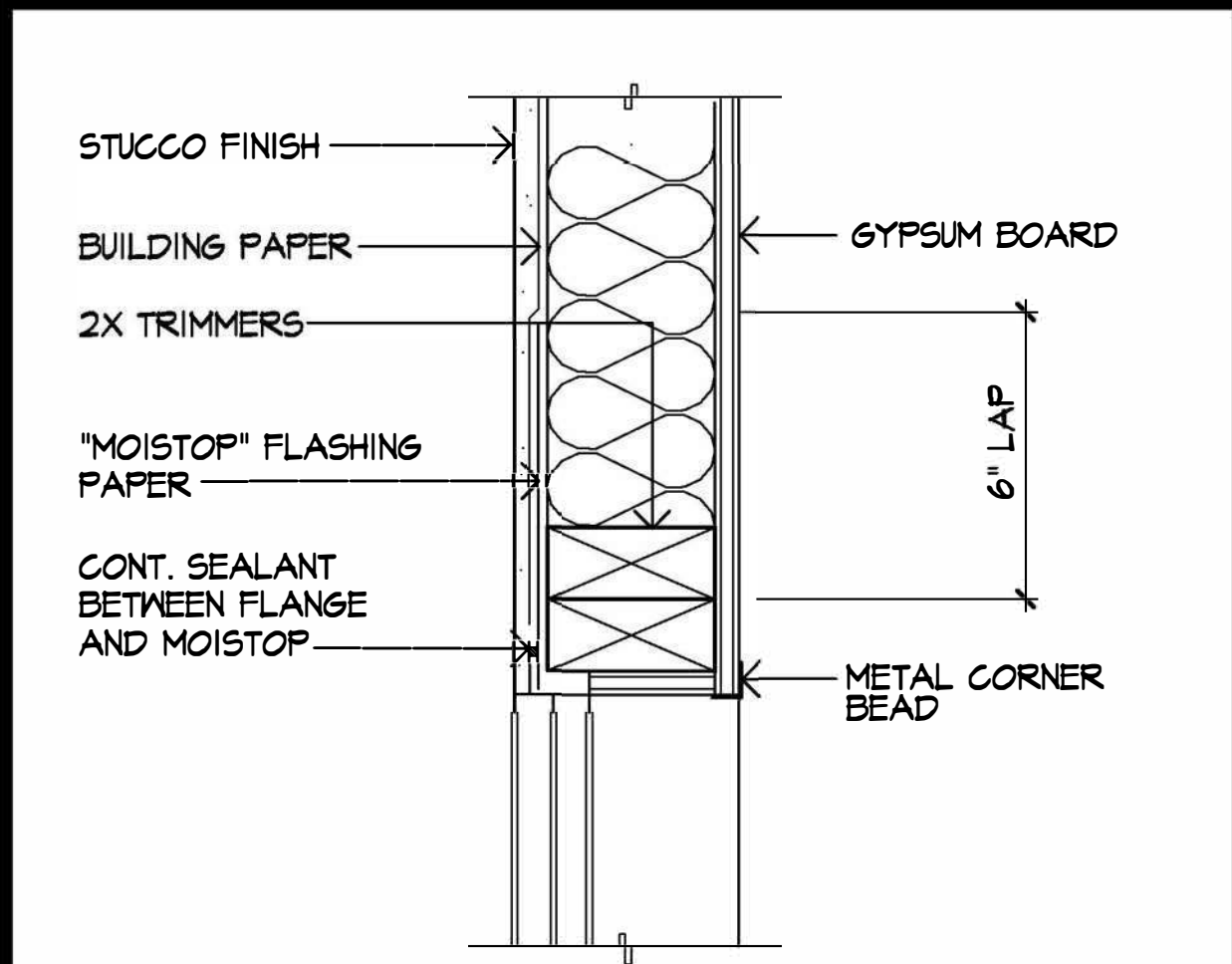
EXISTING/DEMO REAR ELEVATION  
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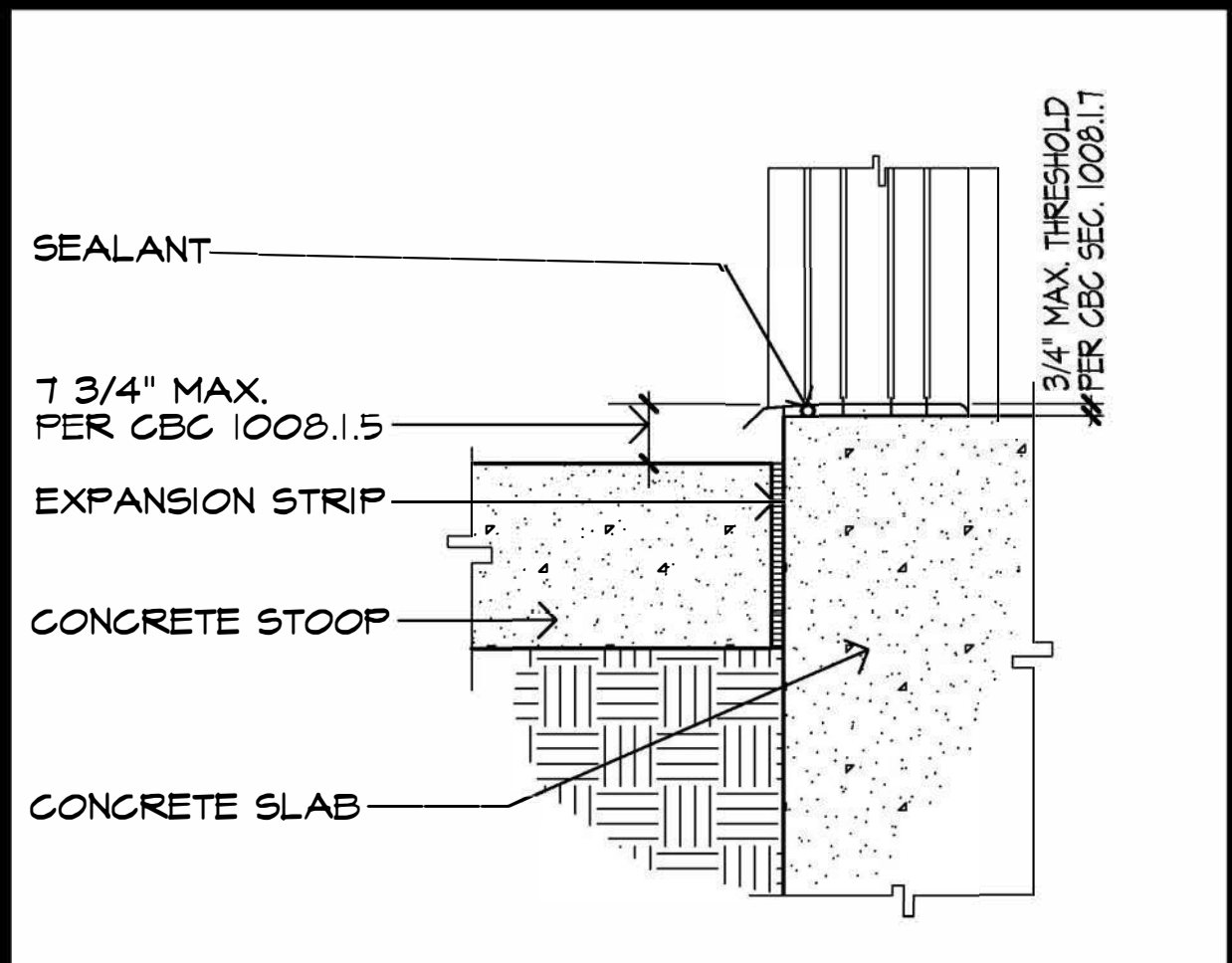
PROPOSE FRONT ELEVATION  
SCALE: 1/4"=1'-0"



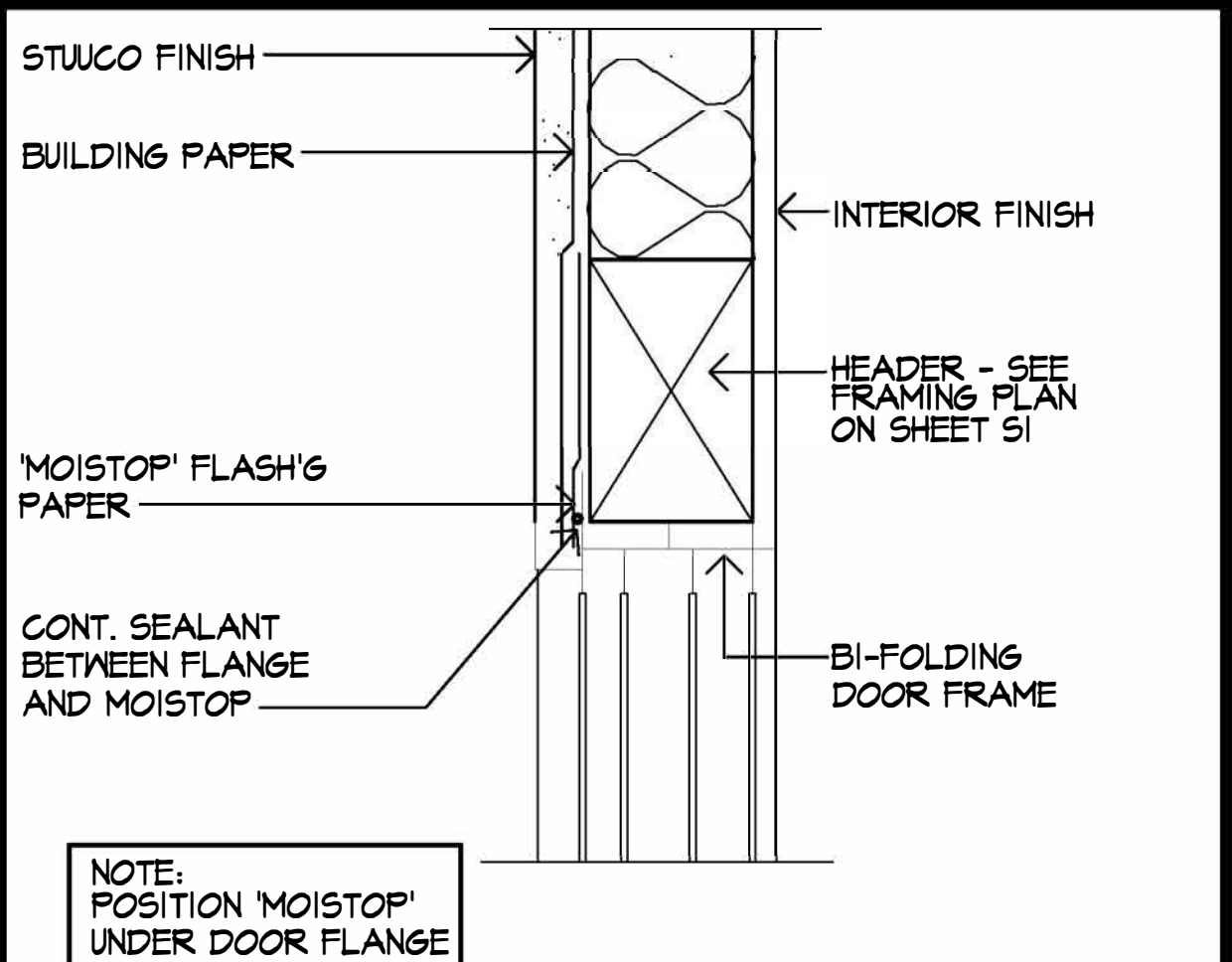
PROPOSE REAR ELEVATION  
SCALE: 1/4"=1'-0"



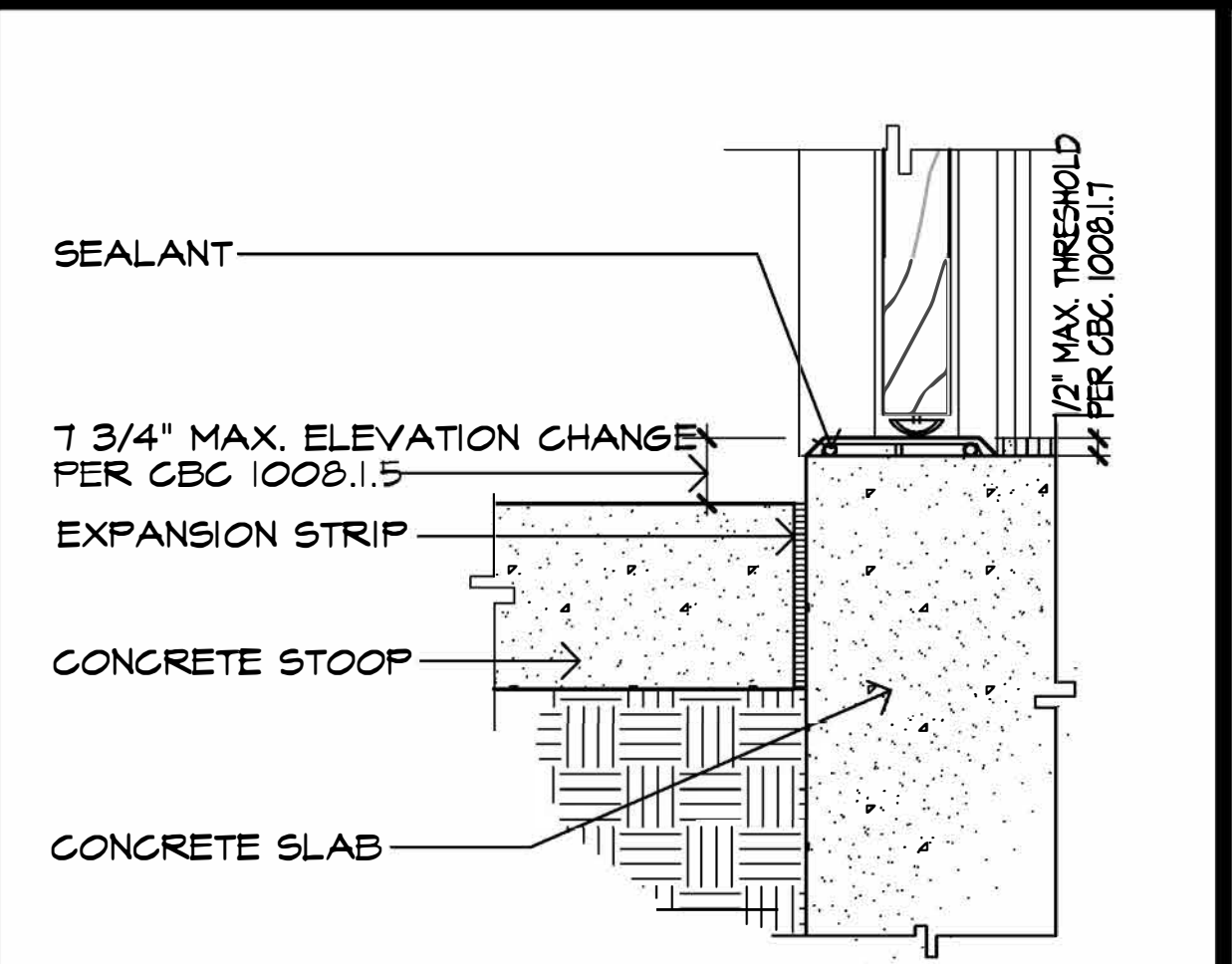
TYPICAL DOOR JAMB 5



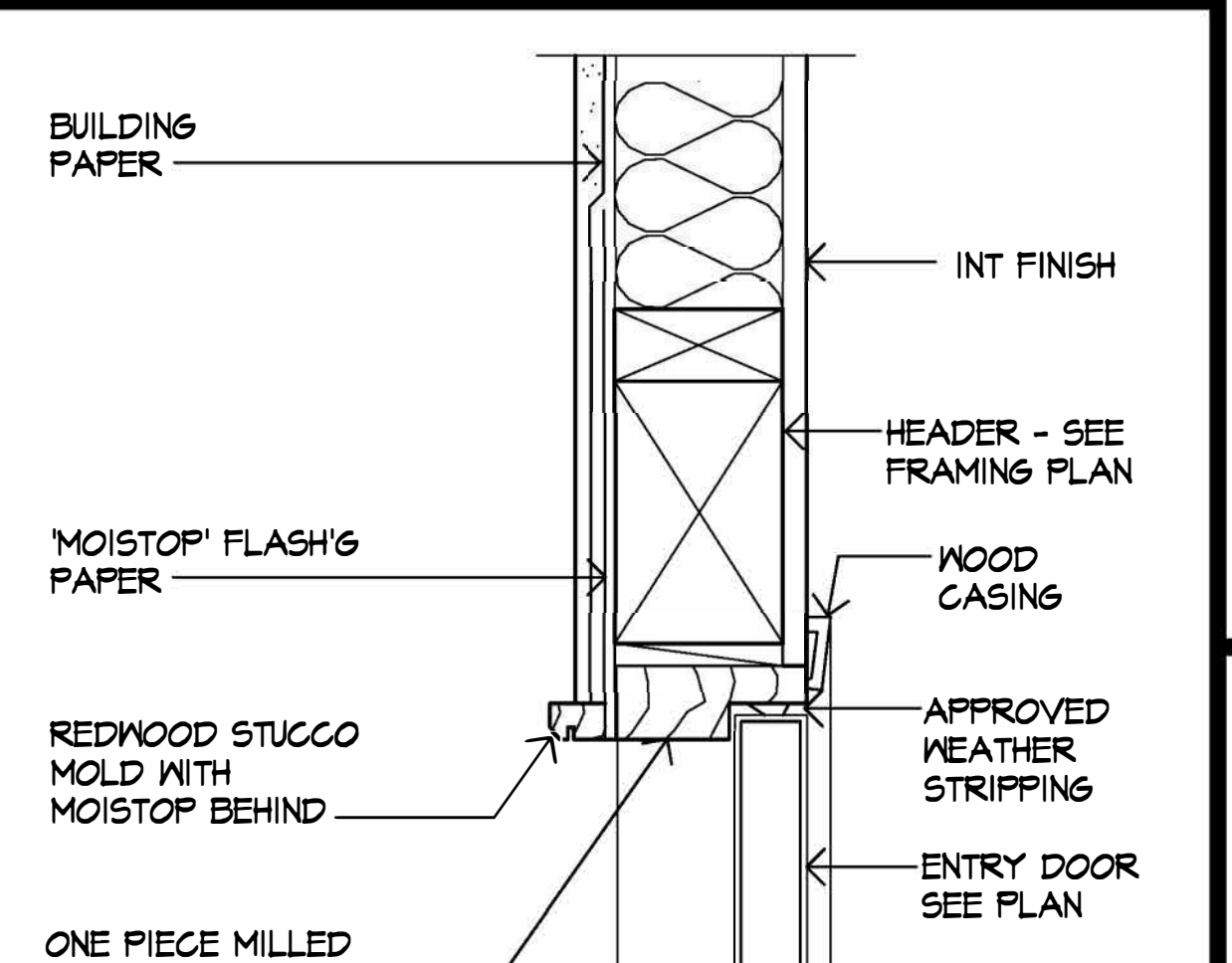
THRESHOLD AT BI-FOLDING DOOR 4



BI-FOLDING DOOR 3



THRESHOLD AT INSWING DOOR 2



HEAD AT INSWING DOOR 1

**design**  
EDGAR ESPARZA  
15882 SULPHUR SPRING RD  
MORENO VALLEY, CA 92555  
CELL: 562.965.4771

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PLOT DATE: 2/8/2024

SIGNATURE  
EDGAR ESPARZA  
PHONE: 562.965.4771

5207 AVENIDA DESPACIO  
LAGUNA WOODS, CA 92637

**A5**



GENERAL REQUIREMENTS

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS, CONDITIONS AT THE JOB SITE, AND TO CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL DRAWINGS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS INCLUDED IN THE SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENT.
3. EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN IN THE PLANS OR SPECIFICATIONS, ALL PHASES OF WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, LATEST EDITION, AS WELL AS ALL APPLICABLE STATE AND LOCAL ORDINANCES.
4. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.
5. THE SLAB-ON-GRADE IS CONSIDERED A NON-STRUCTURAL COMPONENT AND IS THEREFORE NOT DESIGNED BY THE ENGINEER.
6. THE USE OF THESE PLANS, DRAWINGS, SPECIFICATIONS, AND/OR ELEVATIONS IS RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND FURNISHED TO THE CLIENT. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR OTHER PUBLICATION BY ANY METHOD IS PROHIBITED.
7. THE MEANS AND METHODS OF CONSTRUCTION, INCLUDING THE DESIGN, ADEQUACY AND SAFETY OF BRACING, SHORING, GUYING, AND ERECTION AS WELL AS THE SEQUENCE OF CONSTRUCTION HAVE NOT BEEN CONSIDERED BY THE EOR. THE ENGINEER AND HIS REPRESENTATIVES WILL NOT COVER SUCH ITEMS IN THE COURSE OF THE STRUCTURAL OBSERVATIONS.
8. DETAIL MARKED 'TYPICAL' SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
9. FOR ANY PRE-MANUFACTURED PRODUCTS OR MATERIALS OF CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH AND FOR PROPER EXECUTION OF MANUFACTURER'S INSTRUCTIONS, REQUIREMENTS AND CONDITIONS OF APPROVAL PRIOR TO INSTALLATION AND/OR USE.
10. WOOD FRAMING MEMBERS (INCLUDING WOOD SHEATHING) LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
11. BECAUSE OF LOCATION SOME STRUCTURAL COMPONENTS ARE REQUIRED BY CODE TO BE PROTECTED FROM WATER/MOISTURE PENETRATION OR FROM FIRE DAMAGE. THE METHODS OF PROTECTION OF THESE STRUCTURAL COMPONENTS ARE NOT THE RESPONSIBILITY OF THE EOR AND NOT DETAILED. REFER TO OTHERS FOR WATER / MOISTURE PROOFING METHODS AND FIRE PROOFING DETAILS.
12. CONTRACTOR TO ENSURE THAT ALL DRAINAGE IS DIRECTED AWAY FROM THE EXTERIOR FOOTINGS (MIN. 2% SLOPE). ALL SOILGRADING RECOMMENDATIONS BY OTHERS.
13. THE EFFECTS OF FLOOD HAZARDS AND FLOOD LOADS HAVE NOT BEEN CONSIDERED BY THE EOR IN THE EXISTING DESIGN.
14. VIBRATION ANALYSIS HAS NOT BEEN CONSIDERED BY EOR.
15. GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMAN AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT TO BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT AND SHORING FOR THE STRUCTURE.

BASIS FOR DESIGN

1. BUILDING CODE: CBC 2022
2. SOILS:
- THE FOUNDATION DESIGN IS BASED UPON THE MINIMUM PRESUMPTIVE LOAD-BEARING VALUES PER 2022 CBC TABLE 1806.2 ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF IS USED.

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAYBE REQUIRED.

3. LATERAL LOADS:

SEISMIC DESIGN CATEGORY: D  
SITE CLASS: D - DEFAULT  
SEISMIC IMPORTANT FACTOR (I) = 1  
S<sub>s</sub> = 1.227 S<sub>1</sub> = 0.440 Fa = 1.20  
SDS = 0.982 SD1 = 0.818 Fv = 1.90  
WIND EXPOSURE : C  
WIND SPEED = 95 MPH

4. DESIGN LOADS:

ROOF DL = 20 psf  
ROOF LL = 20 psf

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE

SHEAR PANEL TYPE	SHEATHING AND NAIL PATTERN	SHEAR CAPACITY (PLF)	SILL PLATE NAILING 16d's SINKER	FRAMING CLIPS A35's OR L550
	3/8" APA RATED SHEATHING EXP. 1 W/ 8d @ 6" O.C. EDGE AND 12" O.C. FIELD	260	6" O.C.	@ 16" O.C.
	1/2" APA STRUCTURAL I RATED SHEATHING W/ 10d @ 6" O.C. EDGE AND 12" O.C. FIELD	340	4" O.C.	@ 12" O.C.
	1/2" APA STRUCTURAL I RATED SHEATHING W/ 10d @ 4" O.C. EDGE AND 12" O.C. FIELD	510	3" O.C.	@ 8" O.C.
	1/2" APA STRUCTURAL I RATED SHEATHING W/ 10d @ 3" O.C. EDGE AND 12" O.C. FIELD	650	2" O.C.	@ 8" O.C. (U.N.O.)
	1/2" APA STRUCTURAL I RATED SHEATHING W/ 10d @ 2" O.C. EDGE AND 12" O.C. FIELD	870	2 ROWS TAGG. 3" O.C.	@ 6" O.C. (U.N.O.)

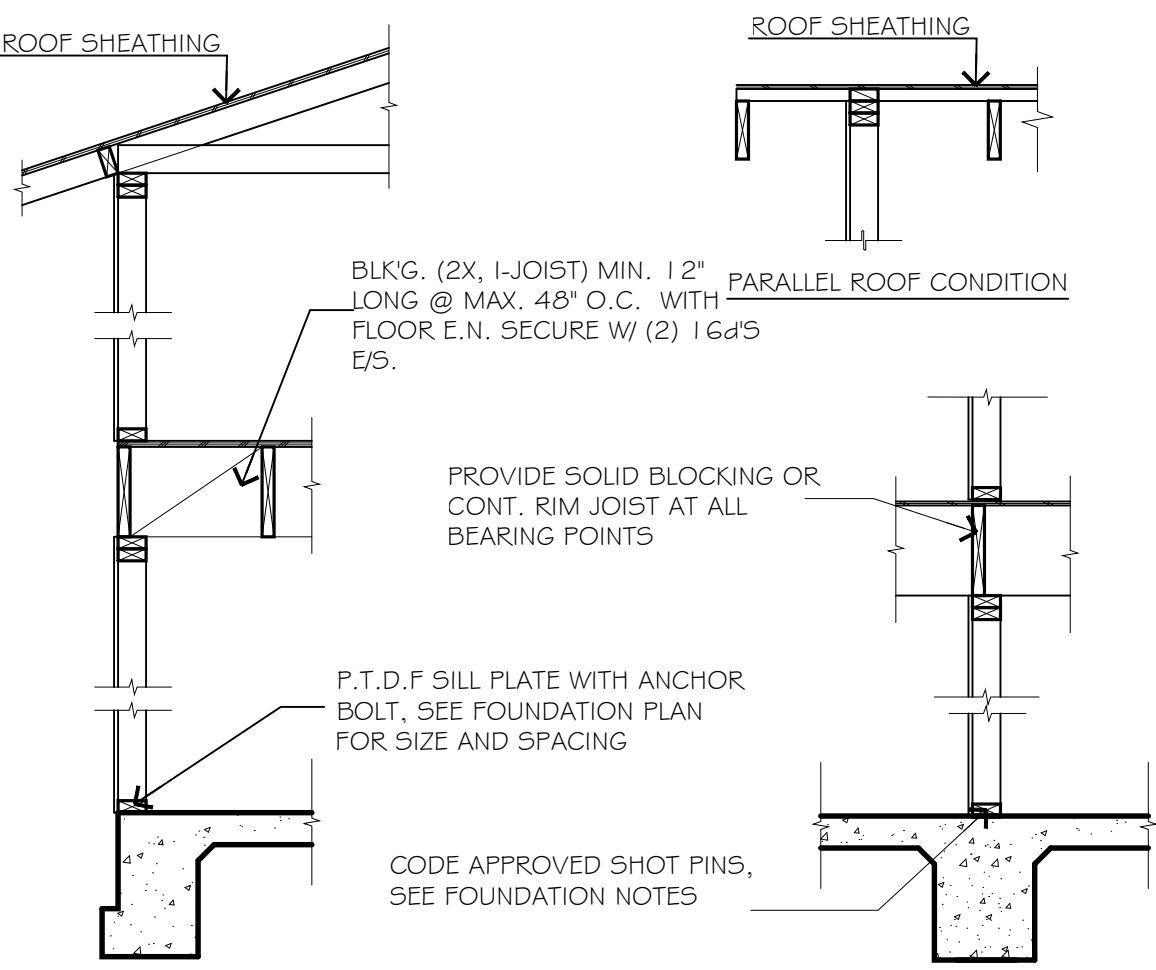
1. PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
2. ALL ANCHOR BOLTS @ SHEAR WALL SHALL HAVE 0.229X3"X3" PLATE WASHERS.
3. FASTENERS AND CONNECTORS TO BE GALVANIZED FOR PRESERVATIVE TREAT WOOD
4. SHEATHING CONFORM TO EITHER DOC P51 OR P52 STANDARDS
5. SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
6. STUDS ARE SPACED @ 16" O.C. MAX.

DEFERRED APPROVAL:

1. ELEMENTS OF STRUCTURE THAT ARE MARKED 'BY OTHERS' SHALL BE EXCLUDED FROM THIS WORK PERMIT.
2. GENERAL CONTRACTOR SHALL FIRST SUBMIT SEPARATE DRAWINGS FOR THE ABOVE ELEMENTS TO THE EOR FOR THEIR REVIEW AND IF APPROVED, THEN SUBMIT TO THE BUILDING OFFICIALS FOR THEIR REVIEW AND APPROVAL.
3. CITY APPROVAL SHALL BE OBTAINED PRIOR TO INSTALLATION OF ELEMENT SUBJECTED TO DEFERRED APPROVAL.

FRAMING

1. ALL LUMBER USED FOR STRUCTURAL PURPOSES SHALL BE DOUGLAS FIR/LARCH. ALL LUMBER SHALL BE LESS THAN 19% MOISTURE CONTENT FOR ALL CONSTRUCTION. CONTRACTOR SHALL MANAGE MOISTURE CONTENT TO ENSURE COMPATIBILITY. (EXCEPTION: ROOF TRUSSES MAY BE HEM-FIR OR SPRUCE PINE FIR)
2. LUMBER GRADES (U.N.O.)
- |                                  |   |
|----------------------------------|---|
| 6X & 8X POSTS / BEAMS / HEADERS: | DPL #1  |
| 4X POSTS / BEAMS / HEADERS:      | DPL #2  |
| 2X JOISTS / RAFTERS:             | DPL #2  |
| STUDS:                           | D.F.L. STUD GRADE (UP TO 9'-0"), DPL #2 (TALLER THAN 9'-0") |
- TOP PLATES : DPL CONSTRUCTION GRADE OR BETTER MUD DFL CONSTRUCTION GRADE OR BETTER
- 9ILLS:
3. ALL SILL PLATES BEARING ON MASONRY OR CONCRETE FOUNDATION WALL OR SLAB ON GROUND SHALL BE PRESURE TREATED IN ACCORDANCE WITH CBC 2304.12. SILL PLATES SHALL BE PRESERVATIVE TREATED WITH SODIUM BORATE (95XDOT)
4. ALL THREAD ROD, THREAD STUDS, FOUNDATION ANCHOR BOLTS, MACHINE BOLTS SHALL CONFORM TO ASTM F1554-GR36. HOLES FOR BOLTS SHOULD BE DRILLED 1/16" LARGER THAN BOLT DIAMETER. ALL BOLTS SHALL BE INSTALLED WITH STEEL WASHERS AT FACE OF WOOD
5. ALL NAILS SHALL BE SINKER NAILS AND STAGGERED U.N.O., EXCEPT AS SHOWN IN NAILING SCHEDULE.
6. ADHESIVE USED TO ATTACH FLOOR SHEATHING TO FRAMING ELEMENTS SHALL CONFORM WITH APA SPECIFICATION APG-01.
7. TYPICAL FLOOR/ROOF DECK/DECK SHEATHING: 23/32" APA RATED STURD-I-FLOOR T4G EXP I WITH MIN. SPAN RATING OF 24' O.C. REFER TO NER 108 FOR INSTALLATION AND CONDITIONS OF USE. B.N.: 10d COMMON NAILS AT 6" O.C. E.N.: 10d COMMON NAILS AT 6" O.C. F.N.: 10d COMMON NAILS AT 12" O.C.
- \*NOTE: ALL STRUCTURAL RATED PANELS MUST BE STAMPED BY ONE OF THE FOLLOWING APPROVED AGENCIES, APA, PFS/TECO OR PITTSBURG.
8. TYPICAL SLOPED/FLAT NON-ASSEMBLY ROOF SHEATHING: 15/32" APA RATED SHEATHING EXP I WITH A MIN. PANEL INDEX OF 32/1 G. REFER TO NER 108 FOR INSTALLATION AND CONDITIONS OF USE. B.N.: 8d COMMON NAIL AT 6" O.C. E.N.: 8d COMMON NAIL AT 6" O.C. F.N.: 8d COMMON NAIL AT 12" O.C.
9. PROVIDE SINGLE JOISTS UNDER NON-BEARING PARTITION PARALLEL TO JOISTS. PROVIDE MINIMUM 2 FLOOR JOISTS BELOW BEARING WALLS UNLESS NOTED OTHERWISE ON PLANS.
10. FLOOR JOISTS ARE NOT DESIGNED TO SUPPORT WATER BEDS OR POOL TABLES. EOR TO BE NOTIFIED IF WATER BEDS OR POOL TABLES ARE TO BE USED.
11. STRUCTURAL MEMBERS SHALL NOT BE CUT OR NOTCHED UNLESS SPECIFICALLY DETAILED
12. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING ON MULTI-STUD OR POST, U.N.O.
13. PROVIDE POST/MULTIPLE STUDS AT LOWER FLOOR UNDER POST/MULTIPLE STUDS ABOVE. PROVIDE FULL WIDTH AND DEPTH COMPRESSION BLOCK BETWEEN FLOORS AT SUCH LOCATIONS.
14. ALL FRAMING, BRACING, NAILING, NOTCHING, DRILLING OR BORING SHALL BE IN ACCORDANCE WITH BUILDING CODE UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED OR REQUIRED BY THE LOCAL JURISDICTION.
15. CONVENTIONAL LIGHT FRAMED CONSTRUCTION REQUIREMENTS OF CHAPTER 23 SHOULD BE FOLLOWED AS REQUIRED.
16. ALL FASTENERS IN CONTACT WITH PRESERVATIVE OR FIRE-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED WITH COATING WEIGHT PER ASTM A 153.
17. STRUCTURAL INFORMATION SHOWN ON FRAMING PLANS IS FOR THE MAIN STRUCTURAL ELEMENTS. NON-STRUCTURAL ELEMENTS SHALL BE CONSTRUCTED PER APPROVED CODE REQUIREMENTS.
18. ALL SHEAR PANELS SHALL HAVE CONTINUOUS SHEATHING MATERIAL FROM ONE END TO THE OTHER AND FROM PLATE TO PLATE AS SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE FRAMING SUCH THAT CONTINUITY OF SHEAR PANELS IS ASSURED.
19. ALL JOIST HANGERS SHALL BE SIMPSON U HANGER, ALL BEAM HANGERS SHALL BE SIMPSON HU HANGERS U.N.O. ON PLAN OR DETAIL. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
20. WALL FRAMING TO BE 2X STUDS AT 16 INCHES O.C. PROVIDE DOUBLE TOP PLATE ON ALL WALLS WITH MINIMUM 48 INCH LAP SPLICE, UNLESS SPECIFICALLY NOTED ON PLANS.
21. BUILDING CODE 2308.5.1 BALLOON FRAMED WALLS (NON-BEARING) STUD HEIGHTS: - 2X4'S @ 16" O.C. MAXIMUM 14'-0" HEIGHT - 2X6'S @ 16" O.C. MAXIMUM 20'-0" HEIGHT - NO MULTIPLES OF 2X4'S ARE ALLOWED TO SPAN MORE THAN 14'-0". BEARING WALLS EXCEEDING 10'-0" MUST BE DESIGNED CASE BY CASE.
22. HEADERS: USE 4X4 FOR OPENINGS LESS THAN 16' AT BEARING WALLS WITHOUT POINT LOADS. FOR NON-BEARING WALLS: - USE (2)2X4 FOR OPENINGS UP TO 6'-0" MAX. - USE 4X6 FOR OPENINGS UP TO 10'-0" MAX. U.N.O.
23. WITH DEAD LOAD = 6 PSF MAX. & LIVE LOAD = 10 PSF MAX., - 2X4 DF#2 CEILING JOISTS @ 16" O.C. WITH 9'-0" SPAN MAX. - 2X6 DF#2 CEILING JOISTS @ 16" O.C. WITH 14'-6" SPAN MAX. UNLESS NOTED OTHERWISE ON PLAN.

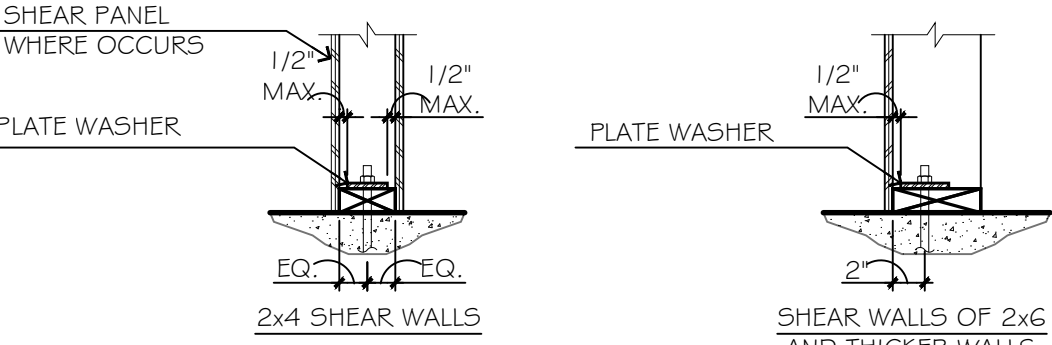


TYPICAL FRAMING CROSS SECTION

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING & LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	4-8d BOX (2 1/2"x 0.113") 3-8d COMMON (2 1/2"x 0.131") 3-10d BOX (3" x 0.128")	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (3 1/2" x 0.131") 2-16d COMMON (3 1/2" x 0.162")	EACH END, TOENAIL END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2"x0.162") 6" O.C.	FACE NAIL
2. CEILING JOISTS TO TOP PLATE	4-8d BOX (2 1/2"x0.113") 3-8d COMMON (2 1/2"x0.131") 3-10d BOX (3" x 0.128")	EACH JOIST, TOENAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAP OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	3-16d COMMON (3 1/2"x0.162") 4-10d BOX (3" x 0.128")	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148") 4-10d BOX (3" x 0.128")	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	3-10 COMMON (3" x 0.148") 3-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128")	2 TOENAIL ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF RAFTER OR TRUSS!!
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON (3 1/2"x0.162") 3-16d BOX (3 1/2"x0.135") 3-10d BOX (3" x 0.128") 3-10d COMMON (3"x0.148") 4-16d BOX (3"x0.135") 4-10d BOX (3" x 0.128")	END NAIL TOENAIL
WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") 10d BOX (3" x 0.128")	24" O.C. FACE NAIL 16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2"x0.162") 16d BOX (3 1/2"x0.135")	16" O.C. FACE NAIL 12" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2"x0.162") 16d BOX (3 1/2"x0.135")	16" O.C. EA. EDGE, FACE NAIL 12" O.C. EA. EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2"x0.131") 4-10d BOX (3" x 0.128") 5-8d BOX (3" x 0.113")	TOENAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2"x0.162") 10d BOX (3" x 0.128")	16" O.C. FACE NAIL 12" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3 1/2"x0.162") 12-16d BOX (3 1/2" x 0.135") 12-10d BOX (3" x 0.128")	EACH SIDE OF END JOINT, FACE NAIL (MIN. 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") 16d BOX (3 1/2" x 0.135")	16" O.C. FACE NAIL 12" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16d COMMON (3 1/2" x 0.162") 3-16d BOX (3 1/2" x 0.135")	16" O.C. FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	3-16d BOX (3 1/2" x 0.135") 4-8d COMMON (2 1/2" x 0.131") 4-10d BOX (3" x 0.128")	TOENAIL
17. TOP PLATES, LAPs AT CORNERS AND INTERSECTIONS	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128")	FACE NAIL
18. 1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 1/2" x 0.113") 2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128")	FACE NAIL
19. 1" x 6" SHEATHING TO EACH BEARING	3-8d BOX (2 1/2" x 0.113") 2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128")	FACE NAIL
20. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2" x 0.131") 3-8d BOX (2 1/2" x 0.113") 3-10d BOX (3" x 0.128")	FACE NAIL
FLOOR		
21. JOIST TO SILL, TOP PLATE, OR GIRDER	4-8d BOX (2 1/2" x 0.113") 3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128")	TOENAIL
22. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d BOX (2 1/2" x 0.113") 8d COMMON (2 1/2" x 0.131") 10d BOX (3" x 0.128")	4" O.C., TOENAIL 6" O.C., TOENAIL
23. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 1/2" x 0.113") 2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128")	FACE NAIL
24. 2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 1/2" x 0.135") 2-16d COMMON (3 1/2" x 0.162")	BLIND AND FACE NAIL
25. 2" PLANKS (PLANK & BEAM -FLOOR & ROOF)	3-16d BOX (3 1/2" x 0.135") 2-16d COMMON (3 1/2" x 0.162")	EACH BEARING, FACE NAIL
26. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d BOX (3" x 0.128") AND: 3-10d BOX (3" x 0.128")	24" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES ENDS AND AT EACH SPLICE, FACE NAIL
27. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3 1/2" x 0.162") 4-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128")	EACH JOIST OR RAFTER, FACE NAIL
28. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128")	END NAIL
29. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128")	EACH END, TOENAIL
(1) WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL. (2) FOR OTHER TYPE OF FASTENER AND BUILDING ELEMENTS SEE TABLE 2304.10.2 OF CBC 2022. (3) NO STAPLE ALLOWED		

FOUNDATION

1. ALL FOOTINGS AND SLABS SHALL BE FOUNDED ON FIRM UNDISTURBED NATURAL SOILS OR COMPACTED FILL (SPECIFIED BY SOILS ENGINEER).
2. AN APPROVED VAPOR BARRIER MUST BE INSTALLED UNDER THE CONCRETE FOUNDATION SYSTEM SO THAT WATER AND VAPOR CANNOT ENTER INTO THE STRUCTURE. REFER TO ARCHITECT'S OR OWNER'S DOCUMENT AND SOILS ENGINEER'S RECOMMENDATIONS FOR DETAILED REQUIREMENTS.
3. THE SOILS ENGINEER SHALL INSPECT AND APPROVE ALL FOUNDATION TRENCH PRIOR TO PLACING REINFORCING AND/OR CONCRETE.
4. ALL CONTINUOUS FOOTINGS TO HAVE 5/8" DIA. X MIN. 12" ANCHOR BOLTS, MIN. 7" EMBEDMENT INTO CONCRETE FOOTING AT 72" O.C. UNLESS NOTED OTHERWISE ON PLANS. ALL BOLTS SHALL HAVE PROPERLY SIZED NUT AND WASHER. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. MINIMUM 2 BOLTS OR ANCHOR STRAPS PER PIECE OF SILL PLATE WITH ONE BOLT OR ANCHOR STRAP LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF EACH PIECE.
5. ANCHOR BOLTS AT SHEAR WALLS SHALL BE INSTALLED WITH PLATE WASHERS OF MIN. 3" SQ. X 0.229" THICK BETWEEN SILL PLATE AND NUT.
6. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16 INCH LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4 INCHES, PROVIDED A STANDARD CUT WASHER ( 5/8" NOMINAL SIZE : 1 1/16" ID, 1 3/4" OD , 9/64" THICK ) IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
7. FOR INTERIOR NON-SHEAR WALLS USE SIMPSON PDP/PAWL-MG SERIES 0.1570 PIN WITH A PENETRATION OF 1 1/4" INTO SLAB AT 16" O.C. TO BE INSTALLED IN ACCORDANCE WITH ICC ESR-2138. ACTUAL SLAB THICKNESS TO BE MINIMUM 4".
8. ALL HOLDDOWNS AND POST ANCHORS TO BE INSTALLED ACCORDING TO MOST CURRENT SIMPSON STRONG TIE SPECIFICATIONS AND REQUIREMENTS OF ICC-REPORT # 4 SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION. DIMENSIONS ARE NOT FURNISHED TO SIMPSON HOLDDOWNS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SUPERINTENDENT, THE FRAMING CONTRACTOR AND THE CONCRETE CONTRACTOR TO LOCATE THESE ANCHORS IN THE EXACT LOCATION. REFER TO DETAILS FOR PROPER INSTALLATION.
9. PROVIDE MIN. (1) #4 REINFORCING FOR ELECTRICAL GROUND, LOCATION TO BE VERIFIED WITH THE ELECTRICAL CONTRACTOR.
10. PROVIDE #3 x 24" DOWEL AT 24" O.C. AND 12" FROM THE CORNER AT ALL CONCRETE STOOPS AND PORCHES.
11. CONCRETE SHALL BE TO THE STRENGTH AND SLUMP AS SPECIFIED PER STRUCTURAL DESIGN, AND CONSIST OF PORTLAND CEMENT ASTM C-150 TYPE V PER SOILS ENGINEER'S RECOMMENDATIONS AND BUILDING CODE SECTION 1904.1 (ACI 318 SECTION 19.3) WHEN EXPOSED TO SULFATE CONTAINING SOLUTIONS. AGGREGATES SHALL BE PER ASTM C-33. WATER TO BE CLEAN AND POTABLE.
12. CONCRETE PLACEMENT SHALL BE MONOLITHIC IN ONE CONTINUOUS OPERATION UNIFORMLY PLACED AND MUST BE VIBRATED AND WELL CONSOLIDATED UNLESS SHOWN OTHERWISE ON PLANS.
13. NO PIPES OR CONDUITS SHALL EXTEND UNDER ISOLATED COLUMN FOOTING OR UNDER CONTINUOUS WALL FOOTINGS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING NECESSARY TO SUPPORT CUT AND/OR FILL SECTIONS DURING EXCAVATION, AND FOR FORMING AND PLACEMENT OF CONCRETE.



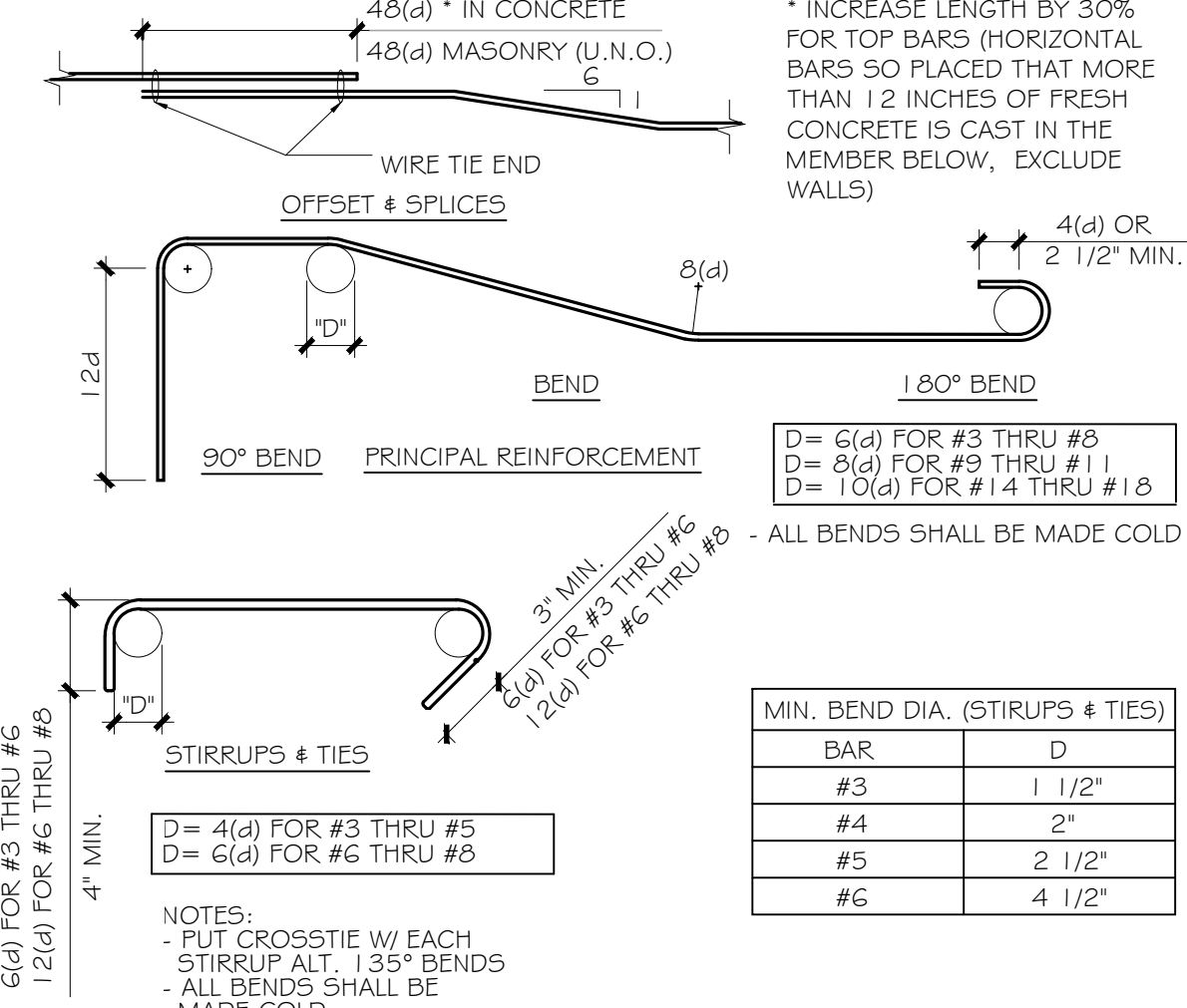
SW ANCHOR BOLTS DETAIL

CONCRETE

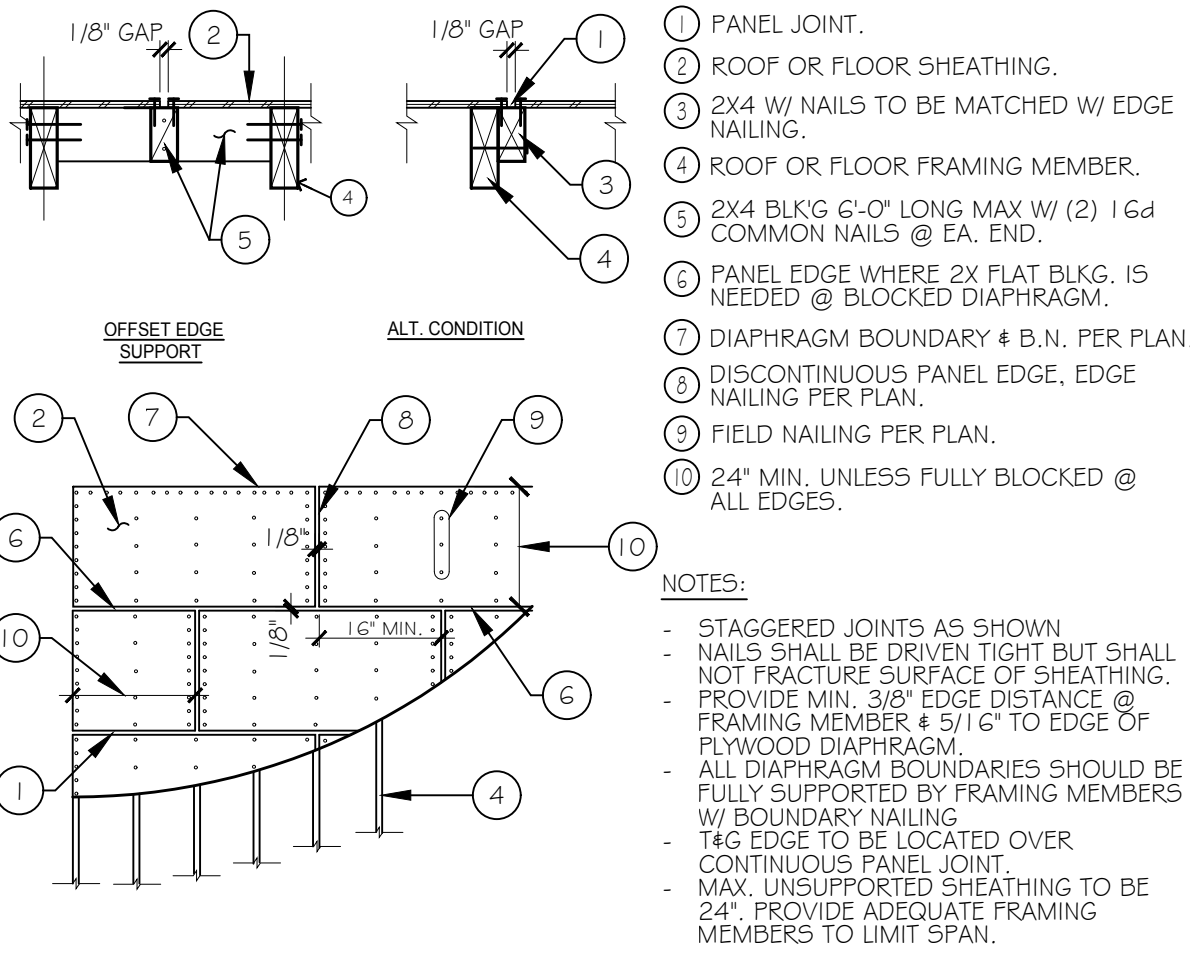
1. ALL REINFORCED CONCRETE MATERIALS AND CONSTRUCTION SHALL CONFORM TO BUILDING CODE, CHAPTER 19.
2. CEMENT SHALL CONFORM TO SECTION 1903 OF BUILDING CODE AND SHALL CORRESPOND TO THAT ON WHICH THE SELECTION OF CONCRETE PROPORTIONS WERE BASED.
3. CONCRETE AGGREGATES SHALL CONFORM TO BUILDING CODE SECTION 1903.
4. PORTLAND CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM C 150. FOR CONCRETE IN CONTACT WITH SOIL CONTAINING SULFATE SO<sub>4</sub> ≥ 0.1% BY WEIGHT USE TYPE II CEMENT, CONTAINING SULFATE SO<sub>4</sub> ≥ 0.2% BY WEIGHT USE TYPE V CEMENT. WEIGHT PERCENTAGE OF SO<sub>4</sub> SHALL BE PER SOILS' REPORT.
5. REFER TO SECTION 1904 OF THE BUILDING CODE FOR SPECIAL EXPOSURE CONDITIONS AS REQUIRED BY SOILS ENGINEER & SEE CORROSION ENGINEER'S RECOMMENDATIONS FOR CONCRETE EXPOSED TO CORROSIVE ELEMENTS.
6. REINFORCING STEEL SHALL CONFORM TO ASTM A615. GRADE 40 FOR SIZES #3 AND GRADE 60 FOR SIZES #4 AND LARGER.
7. GROUT UNDER BASE PLATES SHALL BE NON-SHRINK TYPE AND SHALL HAVE COMPRESSIVE STRENGTH EQUAL TO OR GREATER THAN THE CONCRETE OR MASONRY SUPPORTING IT.
8. ALL GRADE BEAMS SHALL BE POURED MONOLITHICALLY FOR THEIR ENTIRE LENGTH.
9. ALL HORIZONTAL AND VERTICAL PIPING, CONDUITS, DUCTS OR OTHER OPENINGS INT/HROUGH ELEVATED OR ON GRADE SLABS SHALL BE INSTALLED PER THE MANUFACTURER INSTALLATION MANUAL AND MEET THE CLEARANCES & REQUIREMENTS EOR. AVOID ANY HORIZONTAL PIPING, CONDUITS, OPENINGS AND DUCTS, IN AREAS WITH CONGESTED REINFORCEMENT SUCH AS NEAR COLUMNS, COLUMN CAPS AND COLUMN STRIPS. VERTICAL PIPES, CONDUITS AND OTHER OPENINGS MAY BE ALLOWED AT THESE AREAS UPON VERIFICATION WITH STRUCTURAL ENGINEER OF RECORD. MORE REINFORCEMENT, CONCRETE AND/OR OTHER MEMBERS MAY BE ADDED TO MEET REQUIREMENTS IN SUCH CONDITIONS.

CONCRETE STRENGTH

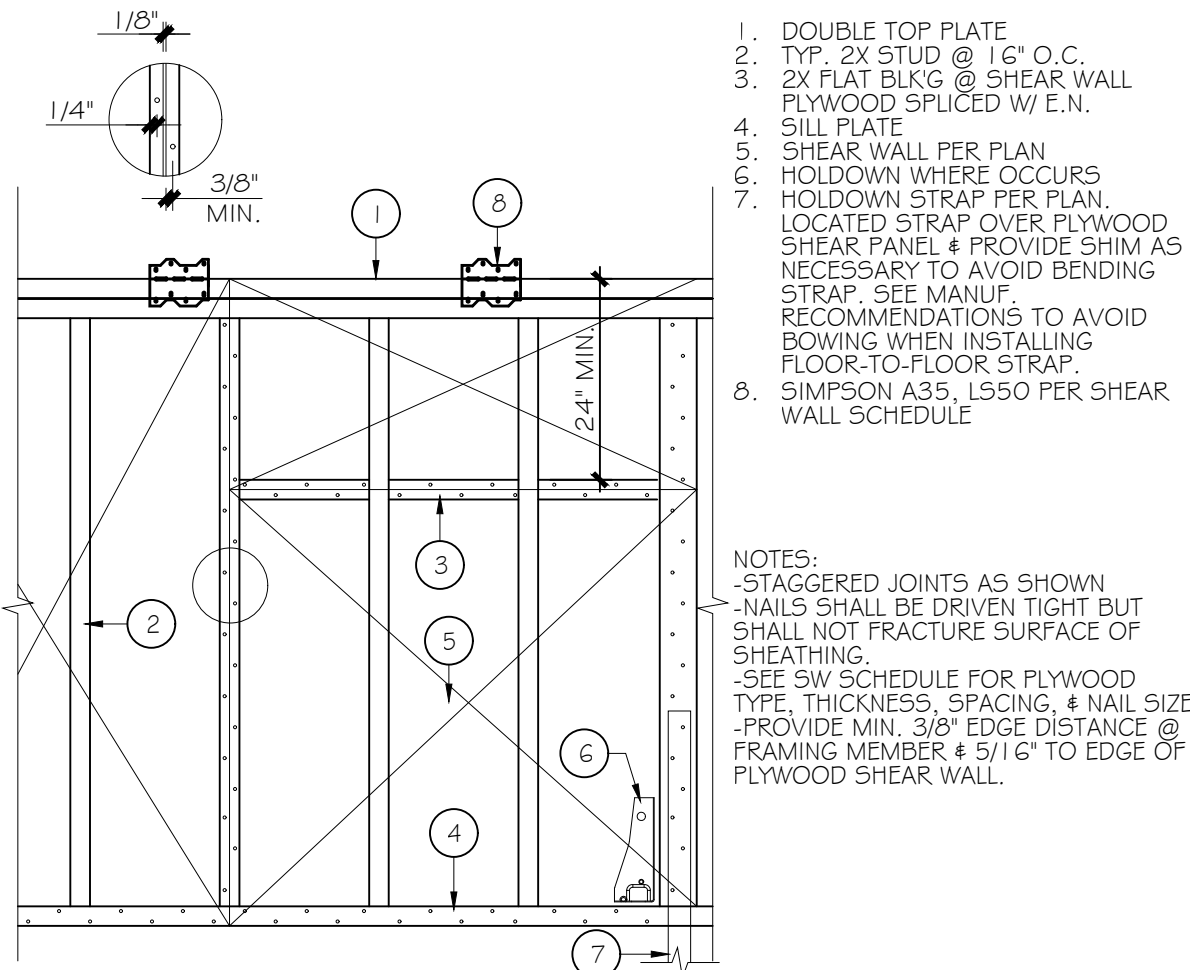
1. ALL REINFORCING, DOWELS, HOLDDOWNS, AND OTHER INSERTS SHALL BE SECURED IN POSITION AND APPROVED BY THE LOCAL BUILDING OFFICIAL PRIOR TO THE POURING OF ANY CONCRETE.
2. CONCRETE SHALL BE PROPORTIONED TO PROVIDE A MINIMUM COMPRESSIVE STRENGTH, f<sub>c</sub>, EQUAL TO 2500 PSI (28 DAYS) (U.N.O.).
3. THE (28 DAYS) CONCRETE COMPRESSIVE STRENGTH, f<sub>c</sub>, FOR CONCRETE IN CONTACT WITH SOIL WITH WEIGHT PERCENTAGE OF SULFATE (SO<sub>4</sub>) ≥ 0.10 SHALL BE 4000 PSI, AND WITH WEIGHT PERCENTAGE OF SULFATE (SO<sub>4</sub>) ≥ 0.20 SHALL BE 4500 PSI. SPECIAL INSPECTION IS NOT REQUIRED.
4. MIN. CONCRETE COVER FOR REINFORCING:  
- CONCRETE, PLACED AGAINST EARTH NOT FORMED - 3"  
- CONCRETE FORMED OR TROWELED - 2"  
- WALLS AND CURBS - 1 1/2"  
- SLAB ON GRADE - AT CENTER



TYP. REINFORCING DETAILS



SHEATHING LAYOUT



TYPICAL SHEAWALL LAYOUT

ABBREVIATION			
A.B.	ANCHOR BOLT	BOTT.	BOTTOM
B.N.	BOUNDARY NAILING	P.T.	POST TENSION
E.N.	EDGE NAILING	F.H.	FULL HEIGHT
F.N.	FIELD NAILING	T&G	TONGUE AND GROOVE
TYP.	TYPICAL	SIMP.	SIMPSON
SIM.	SIMILAR	MFR.	MANUFACTURER
O.C.	ON CENTER	M.B.	MACHINE BOLT
ABV.	ABOVE	REINF.	REINFORCEMENT
CONC.	CONCRETE	(E)	EXISTING
FL BM	FLUSH BEAM	HD	HOLDOWN
DR BM	DROP BEAM	P.T.D.F	PRESSURE TREATED DOUGLAS FIR
HDR	HEADER	EXT.	EXTERIOR
G.T.	GIRDER TRUSS	INT.	INTERIOR
BLKG	BLOCKING	U.N.O.	UNLESS NOTED OTHERWISE
W/	WITH	VERT.	VERTICAL
CONT.	CONTINUOUS	HORZ.	HORIZONTAL
CANT.	CANTILEVER	CSINK	COUNTER SINK
SHTG	SHEATHING	REQD	REQUIRED
ALT.	ALTERNATE	COND.	CONDITION
DBL.	DOUBLE	DIA.	DIAMETER
EA.	EACH	STD.	STANDARD
V.I.F	VERIFY IN THE FIELD		

CONSULTANT



DATE SIGNED: 9/25/23

THANH HUYNH

(949) 466-7857

REVISIONS

NO.	DATE	DESCRIPTION

REMODELING

5207 AVENIDA DESPACIO  
LAGUNA WOODS, CA 92637

SHEET NAME:

STRUCTURAL GENERAL  
NOTES & REQUIREMENTS  
& TYPICAL DETAILS

PROJECT NO.: 30227

ENGINEER: TH

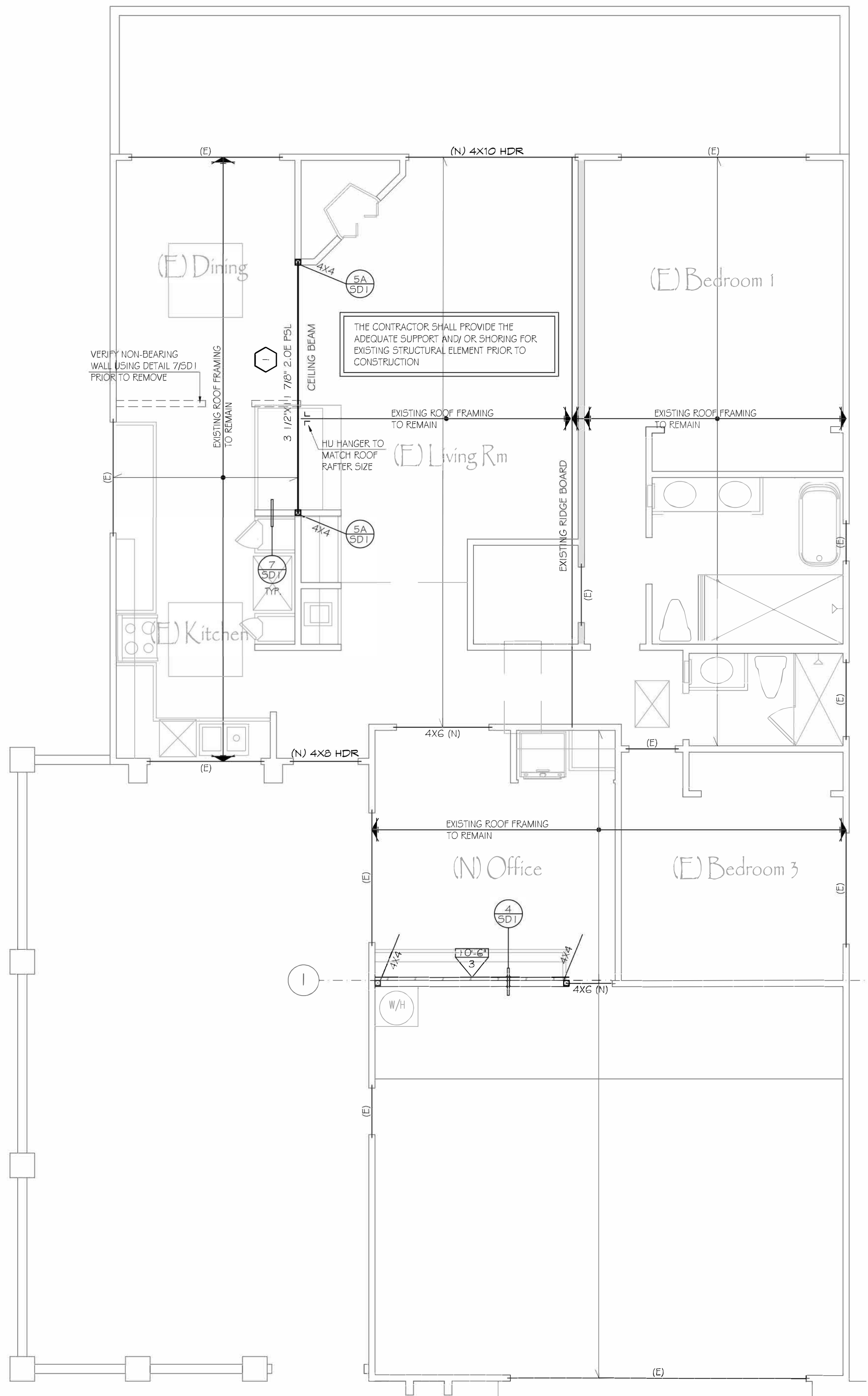
PLOT DATE: 09/25/2023

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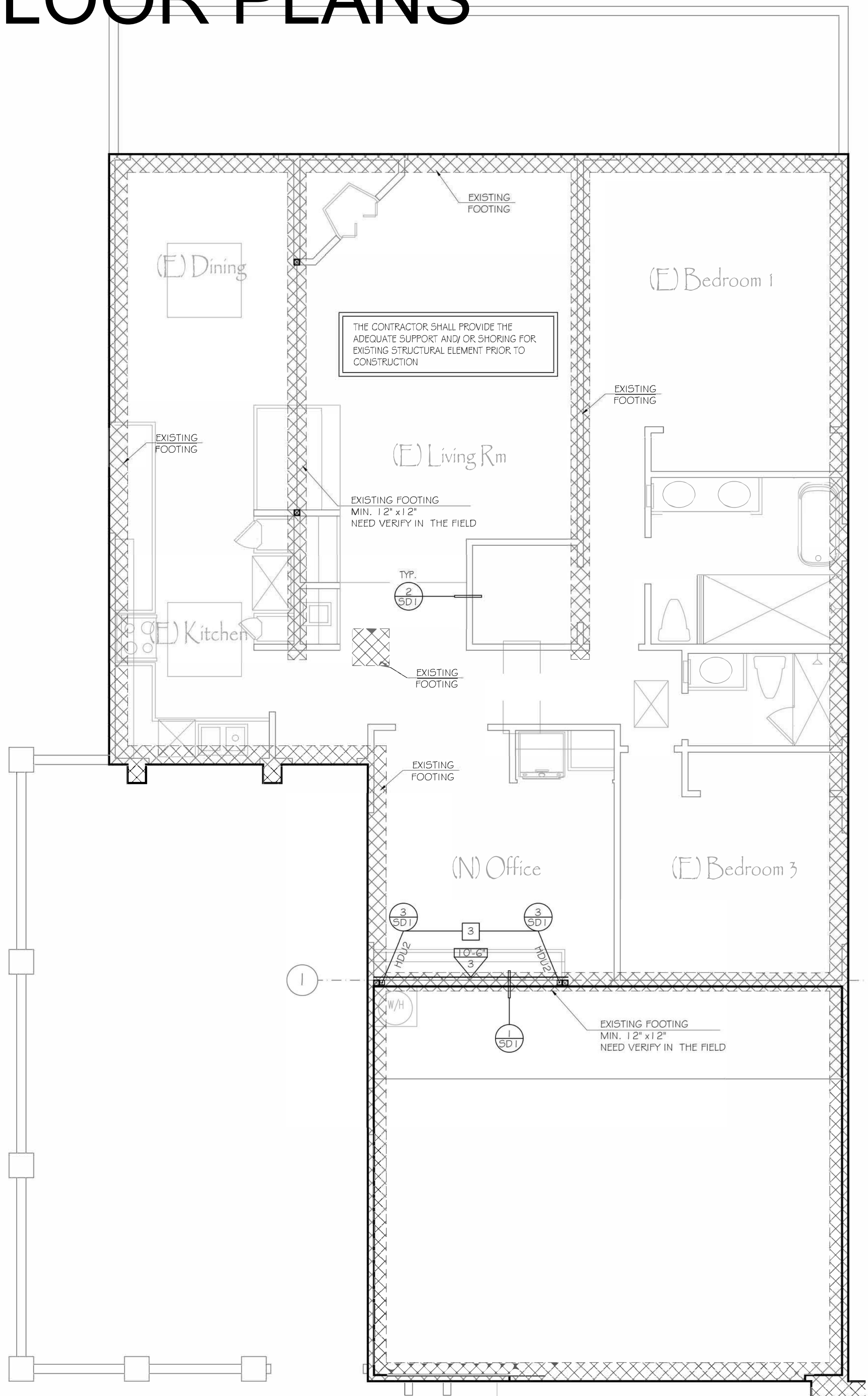
# ATTACHMENT 4

## FLOOR PLANS



FRAMING PLAN

SCALE  
1/4" = 1'-0"



FOUNDATION PLAN

SCALE  
1/4" = 1'-0"

### CONSTRUCTION NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS, CONDITIONS AT THE JOB SITE, AND TO CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL DRAWINGS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS INCLUDED IN THE SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENT.
- DETAIL MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- FOR ANY PRE-MANUFACTURED PRODUCTS OR MATERIALS OF CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH AND FOR PROPER EXECUTION OF MANUFACTURER'S INSTRUCTIONS, REQUIREMENTS AND CONDITIONS OF APPROVAL PRIOR TO INSTALLATION AND/OR USE.
- WOOD FRAMING MEMBERS (INCLUDING WOOD SHEATHING) LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- CONTRACTOR TO ENSURE THAT ALL DRAINAGE IS DIRECTED AWAY FROM THE EXTERIOR FOOTINGS (MIN. 2% SLOPE). ALL SOILGRADING RECOMMENDATIONS BY OTHERS.
- GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMAN AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT TO BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT AND SHORING FOR THE STRUCTURE.
- ALL INFORMATION SHOWN ON THE PLAN, RELATIVE TO EXISTING CONDITION WERE CAREFULLY TAKEN WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS ARE IN CONFLICT WITH THE PLAN, THEY SHALL BE REPORTED TO THE ENGINEER OF RECORD AND ARCHITECT SO THAT PROPER CHANGES CAN BE MADE.
- DO NOT REMOVE ANY EXISTING STRUCTURE ELEMENT WITHOUT CONSULT WITH E.O.R. BY WRITING.

### SYMBOLS LEGEND

- EXISTING FOOTING
- NEW FOOTING
- SHEAR PANEL LENGTH AND NUMBER, REFER TO SHEAR WALL SCHEDULE FOR PANEL TYPE AND NAILING
- DETAIL NUMBER  
DETAIL SHEET NUMBER
- TOTAL MINIMUM NUMBER OF ANCHOR BOLTS EQUALLY SPACED AS POSSIBLE
- INDICATES ISOLATE PAD FOOTING, REFER TO PAD SCHEDULE FOR SIZE AND REINFORCEMENT
- INDICATES HOLDOWN LOCATION, REFER TO HOLDOWN SCHEDULE FOR SIZE AND BOLT TYPE, REFER TO DETAIL 3/6/1 FOR HOLDOWN DETAIL
- DIRECTION OF ROOF TRUSS/ RAFTER
- INDICATES POST OR TRIMMER, SIZE AS NOTED ON PLAN
- INDICATES SHEAR WALL APPLIED TO WALL
- BEAM NUMBER, REFER TO CALCULATIONS
- BEARING WALL

### FOUNDATION NOTES

- REFER TO STRUCTURAL GENERAL NOTES AND REQUIREMENTS (SHEET 50) FOR MORE INFORMATION.
- THE FOUNDATION DESIGN IS BASED UPON THE MINIMUM PRESUMPTIVE LOAD BEARING VALUES PER 2022 CBG TABLE 1806.2. ALLOWABLE SOIL BEARING PRESSURE OF 1500 psf IS USED.
- IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMIT OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAYBE REQUIRED.

### FRAMING NOTES

- REFER TO STRUCTURAL GENERAL NOTES AND REQUIREMENTS (SHEET 50) FOR MORE INFORMATION.
- APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS.
- SHEAR PANEL CAN BE APPLIED EITHER SIDE OF THE STUD.
- WHEN MULTIPLE STUD ARE USED INSTEAD OF SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING STRAY HOLDOWNS.
- ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
- HEADERS SHALL HAVE AT LEAST ONE 2X TRIMMER W/ ONE 2X KING STUD CONTINUOUS TO THE SILL PLATE W/ 16d @ 24" O.C. (U.N.O.).
- HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMERS CONTINUOUS TO THE SILL PLATE AND 2-2X KING STUDS (U.N.O.).
- ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR / ROOF SHEATHING.
- PROVIDE SINGLE JOISTS UNDER NON-BEARING PARTITION PARALLEL TO JOISTS. PROVIDE MINIMUM 2 FLOOR JOISTS BELOW BEARING WALLS UNLESS NOTED OTHERWISE ON PLANS.
- MANUFACTURED HARDWARE SPECIFIED ON THE DRAWINGS ARE TO BE SIMPSON STRONG TIE. FOLLOW ALL MANUFACTURER'S REQUIREMENTS & RECOMMENDATIONS FOR INSTALLATION & HANDLING OF THE PRODUCT.
- FOR ALL CS COILED STRAPS USE 6d NAILS ON EVERY OTHER NAIL HOLE (U.N.O.)
- ALL JOIST HANGERS SHALL BE "U" HANGER, ALL BEAM HANGERS SHALL BE "HU" HANGER (U.N.O.). FILL BOTH TRIANGLE AND ROUND HOLES OF HANGER
- SIMPSON LTPS CONNECTOR MAY BE USED IN PLACE OF SIMPSON ASS.
- TOP PLATES AT ALL LEVELS SHOULD BE SPLICED WITH A ST22 U.N.O. ON PLANS.
- CONTINUOUS 1 1/4" LSL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS 16 X36 STRAP U.N.O. ON PLANS.
- GLULAMINATE (GLI)  
GLULAM SHALL BE: 24FV4, DFOF  
FB = 2400 PSI @ BOTTOM, FB = 1850 PSI @ TOP  
FV = 265 PSI (MIN), E = 1.8 X 10<sup>6</sup> PSI (MIN).  
GLULAM: 24FV8, DFOF  
FB = 2400 PSI @ BOTTOM, FB = 2400 PSI @ TOP  
FV = 265 PSI (MIN), E = 1.8 X 10<sup>6</sup> PSI (MIN).
- STRUCTURAL COMPOSITE LUMBERMICROLAM - LVL:  
FB = 2800 PSI, FV = 285 PSI, E = 2000 KSI  
PARALLAM SHALL BE PSL 2.0E  
FB = 2800 PSI, FV = 285 PSI, E = 2000 KSI  
PARALLAM - PSL 2.2E  
FB = 2800 PSI, FV = 285 PSI, E = 2200 KSI  
TIMBERSTRAND - LSL 1.55E  
FB = 2325 PSI, FV = 310 PSI, E = 1550 KSI

### CONSULTANT



DATE SIGNED: 9/25/23

THANH HUYNH

(949) 466-7857

### REVISIONS

NO.	DATE	DESCRIPTION

## REMODELING

5207 AVENIDA DESPACIO  
LAGUNA WOODS, CA 92637

### SHEET NAME:

FOUNDATION PLAN  
& FRAMING PLAN

PROJECT NO.: 30227

ENGINEER: TH

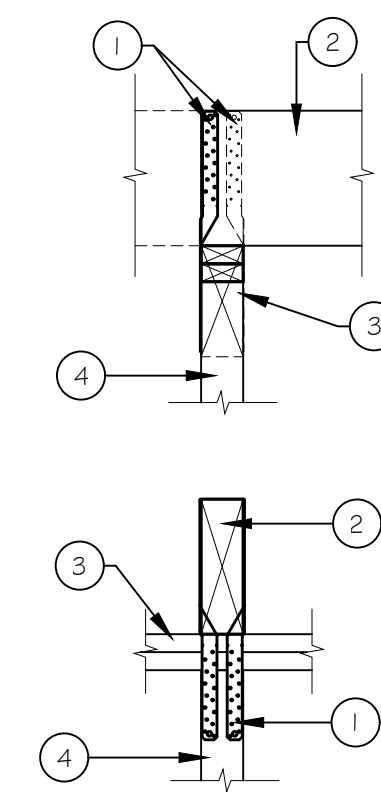
PLOT DATE: 09/25/2023

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# ATTACHMENT 4

## FLOOR PLANS



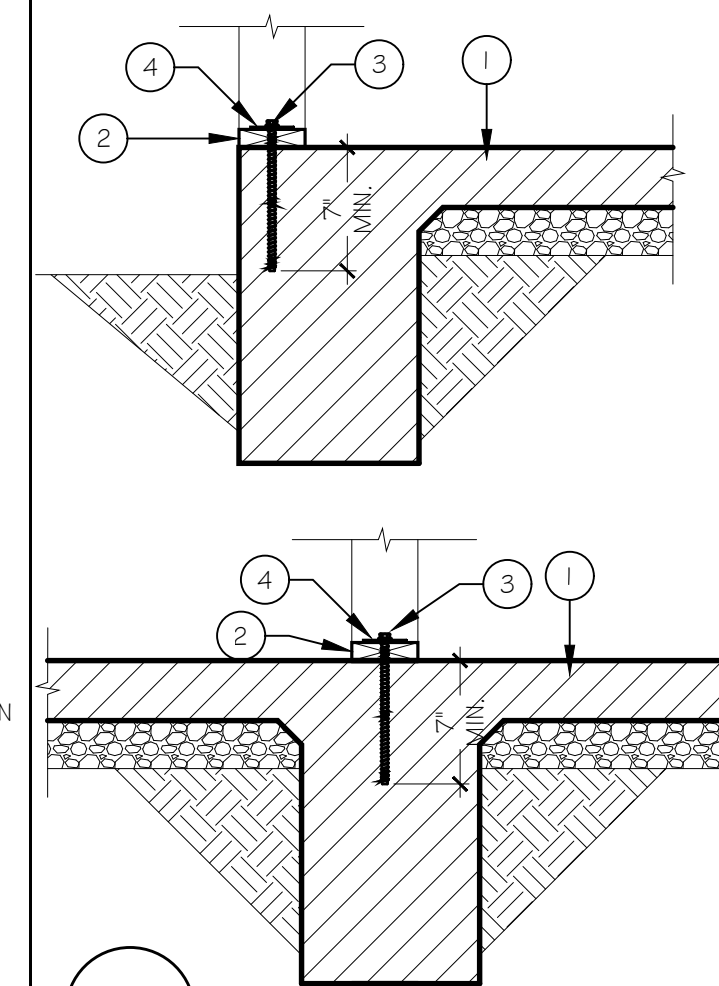
- ① REFER TO TABLE FOR STRAP TYPE, END LENGTH AND NUMBER OF NAILS. TWO ROWS OF NAIL EACH STRAP. PROVIDE 1 5/8" END DISTANCE
- ② BEAM PER PLAN
- ③ DOUBLE TOP PLATE OR BEAM WHERE OCCURS
- ④ POST PER PLAN

**NOTES:**

- REFER TO MANUFACTURER SPECIFICATIONS AND INSTALLATION INFORMATION NOT SHOWN.
- USE 0.148" x 1 1/2" (N10) NAILS

	STRAP TYPE	CAPACITY
A	(2) MTS12	1650#
B	(2) HTS20	2090#
C	(4) HTS20	4200#

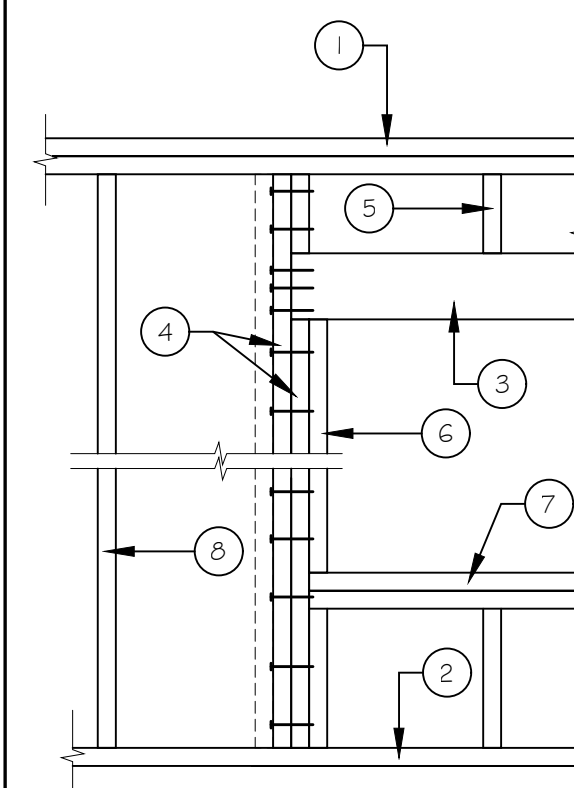
5 TIE DOWN CONNECTION



- ① EXISTING FOOTING FOUNDATION
- ② EXISTING P.T.D.F PER PLAN
- ③ 5/8" DIA. SIMPSON TITEN HD SCREW ANCHORS (ICC-ESR#2713)
- ④ PLATE WASHER PER PLAN

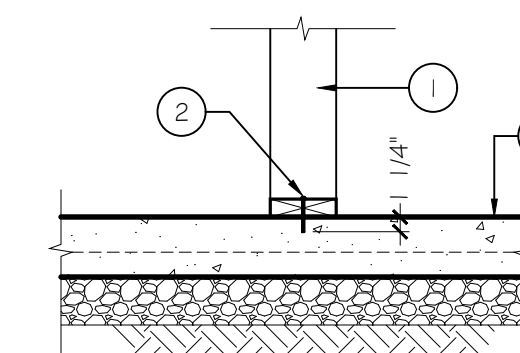
NOTES:  
 - REFER TO ICC-ESR #2713 AND MANUFACTURER'S SPECS. FOR INSTALLATION PROCEDURES.  
 - PERIODIC SPECIAL INSPECTION & JOB-SITE QUALITY ASSURANCE ARE REQUIRED  
 - SEE FOUNDATION NOTES FOR MORE REQUIREMENT  
 - FOR NON-SHEAR WALL, INSTALL (1) TITEN HD FOR EACH MISSING A.B.  
 - FOR SHEAR WALL, INSTALL (1) TITEN HD FOR EACH MISSING A.B.

ANCHOR BOLTS ON EXISTING FTG.



- ① DOUBLE TOP PLATE
- ② 2X SILL PLATE, USE F.T.D.F WHEN CONTACT TO CONCRETE
- ③ HEADER PER PLAN
- ④ 2X TRIMMER W KING STUD ATTACHED W/16s @ 16" O.C. USE DOUBLE TRIMMER IF OPENING IS GREATER THAN 8'-0" (U.N.O)
- ⑤ CRIPPLE WALL STUD @ 16" O.C.
- ⑥ FLOATER WHERE OCCURS
- ⑦ DOUBLE SILL PLATE IF OPENING = 8'-0" OR GREATER
- ⑧ TYP. STUD WALL

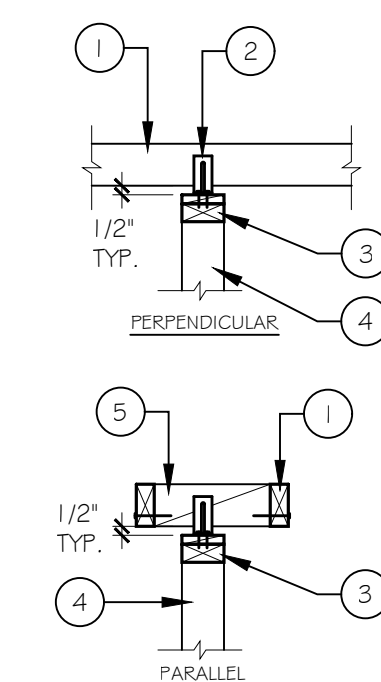
6 POST & BEAM CONNECTION



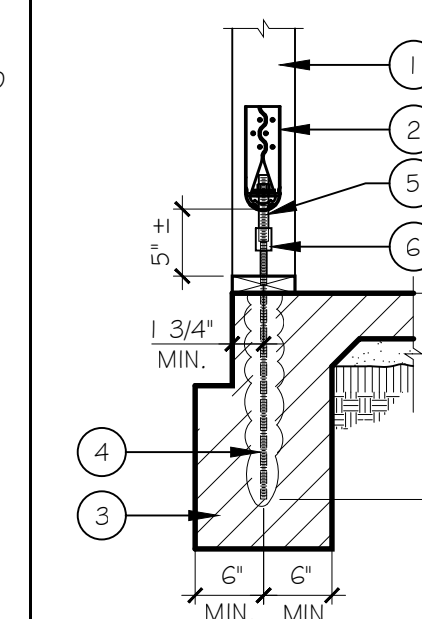
- ① TYP. 2X STUD AT NON-BEARING AND NON SHEAR WALL
- ② SIMPSON PDPAW -MG 0.1570 PINS WITH PENETRATION OF 1 1/4" INTO SLAB @ 16" O.C. TO BE INSTALLED IN ACCORDANCE WITH ICC ESR-2138
- ③ CONCRETE SLAB, SEE DETAIL #1 FOR MORE INFORMATION

NOTES:  
- SEE DETAIL #1 FOR LEGEND AND  
INFORMATION NOT SHOWN.

2 TYPICAL NON SHEAR WALL  
AND NON-BEARNIG INTERIOR WALL



- ① CEILING JOIST OR BOTTOM CHORD OF TRUSS
- ② SIMP. STC @ EACH CONNECT. (MAX. @ 24" O.C.)
- ③ 1X OVER 2X PLATE OR (2) 2X TOP PLATE WHEN CLG JOIST IS CAMBERED
- ④ STUD/POST PER PLAN
- ⑤ 2X BLK'G. @ 24" O.C. W/ (2) 16d's TO EACH MEMBER. CRIPPLE WALL STUD @ 16" O.C.



- ① POST PER PLAN
- ② HOLDOWN PER PLAN
- ③ EXISTING FOUNDATION
- ④ 1/2" DIA THREADED ROD W/  
SIMPSON EPOXY.
- ⑤ THREAD ROD PER TABLE BELOW.
- ⑥ ADD COUPLER AS REQD.

NOTES:

- USE SIMPSON 5ET-3G EPOXY ADHESIVE
- ANCHORS, ICC - ESR - 4057 REFER TO
- ICC AND MANUFACTURER'S SPECS. FOR
- INSTALLATION PROCEDURES
- CONTINUOUS SPECIAL INSPECTION &
- JOB-SITE QUALITY ASSURANCE ARE
- REQUIRED PER SECTION 4.4 & 4.5 OF
- ICC - ESR#4057
- CONTRACTOR SHALL SPECIFY OVERALL
- LENGTH OF ANCHOR.
- REFER TO DETAIL IF THE FOOTING
- NOT MEET THE REQUIREMENT

7 TYPICAL NON BEARING CONNECTION



- ① 2X STUD @ 16" TYP.
- ② ROOF SHEATHING PER PLAN
- ③ E.N.
- ④ SHEAR WALL PER PLAN
- ⑤ TYP. TRUSS PER PLAN
- ⑥ 2X8 (MAX.) NAILER WITH 16ds TO SHEATHING & TRUSS. USE SAME SPACING AS EDGE NAILS OF SHEAR WALL TYPE BELOW.
- ⑦ DOUBLE TOP PLATE
- ⑧ SIMPSON A35 SPACING PER SHEATHING. 48" O.C. AT NON SHEAR WALL. CONNECT A35'S AFTER ROOF IS IN PLACE.
- ⑨ ALT. LOCATION OF A35
- ⑩ TRUSS TRUSS TO TRANSFER MIN. 12" DOWN TO CHORD TO BOTTOM CHORD

4 SHEAR TRANSFER

CONSULTANT

DATE SIGNED: 9/25/23

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THANH HUYNH

(949) 466-7857

## REVISIONS

[illegible]

## REMODELING

5207 AVENIDA DESPACIO  
LAGUNA WOODS, CA 92637

SHEET NAME:

## STRUCTURAL DETAILS

PROJECT NO.: 30227

ENGINEER: TH

PLOT DATE: 09/25/2023

SD I



**CONDITIONS OF APPROVAL**

**Manor:** **5207**

**Variance Description:** Replace 8'-0"x6'-8" Living Room Sliding Glass Door with 7'-9½"x9'-0" Bi-fold Doors and Replace 3'-0"x6'-8" Entry door with 3'-6"x6'-8" Entry Door

A Variance for Alterations has been granted at the above manor, 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 disciplinary action taken against the Member.

AA

**Manor-Specific Conditions:**

A. General Comments:

- A.1. An Unauthorized Alteration fee of \$300 will be required to be paid along with the existing application for Mutual Consent as per existing Fee Schedule.
- A.2. Due to this approval involving the use of Common Area, the member shall provide to Manor Alterations a copy of the Grant Deed and Legal Description for the unit, prior to application for Mutual Consent for Demolition and Alteration, for use in preparation of the "Recordable Exclusive Use of Common Area Revocable License" as mentioned in Section G General Conditions.
- A.3. This approval does not change the number of bedrooms or the original maximum occupants permitted in the Unit.
- A.4. The Member shall provide plans, specifications, and calculations from a duly licensed architect or structural engineer to conform to the Building Code for all foundation, framing, and beam additions for the work of this variance.
- A.5. A City of Laguna Woods Building Permit will be required and provided to Manor Alterations to verify all code requirements for new or modified structural components, and shoring have been satisfied.

B. Materials and Methods:

- B.1. Any piping in bathrooms with adjacent units shall be insulated for sound reduction, including penetrations through framing.
- B.2. Pavers installation must be set in compacted subgrade.



- B.3. Prior to the issuance of a Mutual Consent for Alterations, a sample of the stone veneer to be installed shall be provided to Manor Alterations for review and approval.

C. Requirements for Mutual Consent for Alterations:

- C.1. Prior to the Issuance of a Mutual Consent for Alterations, a complete set of unit specific plans, specifications and calculations 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.
- C.2. Prior to the Issuance of a Mutual Consent for Manor Alterations, an acoustical impact report shall be prepared by a licensed acoustics engineer regarding the proposed improvement and must be submitted to the Division office located in the Laguna Woods Village Community Center for consideration and approval by Manor Alterations Division.
- C.3. Prior to the Issuance of a Mutual Consent for Alterations, the Member must have conducted an inspection of the waste lines, by a VMS Plumber, to assure no repairs are needed. The inspection will be a chargeable service to the Member. Inspection appointments are to be made with Resident Services, by authorized persons only. Findings from the video inspection will be recorded on the chargeable service ticket for Alterations staff to review.
- C.4. Prior to the Issuance of a Mutual Consent for Alterations, if required, the Member shall verify with Plumbing if the manor plumbing has been treated with an ePIPE Epoxy Barrier, to assure that Mutual property is appropriately addressed during construction. Any repair or connection to the epoxy coated pipe should be performed in such a manner that the repair or the remodel of the existing system does not damage the epoxy barrier. Before repairing or remodeling any ACE Duraflo epoxy barrier, call 800-359-6369 to ensure the proper technique is used for the specific repair or remodel.
- C.5. 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 Member may hire a C-39 Licensed Contractor of his/her own choice to perform roof tie-ins for the installation of solar panels on all roof types except PVC Cool Roofs. For PVC Cool Roofs, regardless of the roof type, all tie-ins must be performed by the Mutual's roofing contractor at the Member's expense. All tie-ins may



only be made to sound structural elements. Existing structural elements proposed to be tied to, which exhibit signs of dry rot or other structural defects, must first be replaced or repaired at the Member's expense during construction of the improvement.

- C.6. Prior to the issuance of a Mutual Consent for Manor Alterations, the Member shall request a Broadband infrastructure inspection to assure that Mutual property is appropriately identified in order to be addressed during construction.

D. Requirements for Final Inspection by Manor Alterations:

- D.1. Prior to Final Inspection by Manor Alterations, a scanned copy of the City-Approved and Stamped plan set shall be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict the work as completed and approved by the City, including all structural and architectural modifications.
- D.2. Prior to Final Inspection by Manor Alterations, all altered exterior surfaces should match the Building texture and color; vinyl fence/gate will be either white or taupe, tubular steel or wrought iron fence/gate will be black or existing body color of the building; the approved colors and materials are available at Resident Services, located at the Community Center first floor.

**General Conditions:**

G. General Conditions

- G.1. No improvement shall be installed, constructed, modified or altered at **5207 Avenida Despacio**, ("Property") within the Third Laguna Hills 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 Member or Members ("Member") 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.



- G.2. Member hereby consents to and grants to the Mutual and the Maintenance and Construction Department , and their representatives, a right of entry upon the Property, with reasonable notice, to inspect the permitted improvements, and for their representatives and contractors to remedy any violation upon the Property, including, but not limited to, unauthorized disturbance of regulated materials, removing trash from common areas, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval. Any remedial work performed on behalf of the manor owner as a result of violations to Mutual policy and/or regulatory violations will be processed as a chargeable service.
- G.3. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member at 5207 Avenida Despacio and all future Mutual Members at 5207 Avenida Despacio.
- G.4. Member 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. Member acknowledges and agrees that all such persons are his/her invitees. Member shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations.
- G.5. Member 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.
- G.6. Member is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com/residents/resident-services> and click on documents and Business Pass Application Instructions) in place to admit contractors and other invitees.
- G.7. Member's contractors and other invitees shall have business signage on vehicles and travel to and from the job site by the most direct route available and are not authorized to use Mutual recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.



- G.8. 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.
- G.9. Must obtain an approved Mutual Consent application within 180days or 6 months of the variance approval before it is expired.
- G.10. Member(s) of the Property must sign and submit to the Mutual, c/o VMS, Inc., at the Division office located in the Laguna Woods Village Community Center, an executed and notarized "Recordable Common Area Exclusive Use Revocable License" for a proposed improvement that would utilize any portion of the Mutual's Common Area. Prior to the issuance of a Mutual Consent for Manor Alterations, that "Recordable Exclusive Use of Common Area Revocable License" must be filed with the Orange County Clerk/Recorder.
- G.11. A City of Laguna Woods permit may be 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 City of Laguna Woods permit an applicant must present the appropriate Mutual Consent issued by Manor Alterations to the City. Please complete this step with Manor Alterations prior to submitting an application to the City. Once the City issues a Building Permit, you must submit a copy of the permit with the permit number to Manor Alterations. 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.
- G.12. 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.
- G.13. 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>.
- G.14. 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.

- G.15. 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.
- G.16. 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.
- G.17. 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.
- G.18. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- G.19. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
- G.20. The Mutual Consent for Alterations expires six months after the date of Notice of Approval issued by Manor Alterations, 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.
- G.21. 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 Member. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
- G.22. Member shall indemnify, defend and hold harmless Third Laguna Hills Mutual and its officers, directors, committee Members and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Member's improvements and installation, construction, design and maintenance of same.





**RESOLUTION 03-24-XX**

**Variance Request**

**WHEREAS**, Member located at 5207 Avenida Despacio, a Villa Serena style manor, requests Architectural Control and Standards Committee approval of a variance for Replace 8'-0"x6'-8" Living Room Sliding Glass Door with 7'-9½"x9'-0" Bi-fold Doors and Replace 3'-0"x6'-8" Entry door with 3'-6"x6'-8" Entry Door; and

**WHEREAS**, a Neighborhood Awareness Notice was sent to Members of affected units notifying them that an application to make an alteration to a neighboring unit had been made and that comments or objections could be made in writing to the Architectural Control and Standards Committee or in person at the Architectural Control and Standards Committee Meeting on March 11, 2024; and

**WHEREAS**, the Architectural Control and Standards Committee reviewed the variance and moved for approval of the variance Replace 8'-0"x6'-8" Living Room Sliding Glass Door with 7'-9½"x9'-0" Bi-fold Doors and Replace 3'-0"x6'-8" Entry door with 3'-6"x6'-8" Entry Door;

**NOW THEREFORE BE IT RESOLVED**, on March 19, 2024, the Third Laguna Hills Mutual Board hereby approves the request for Replace 8'-0"x6'-8" Living Room Sliding Glass Door with 7'-9½"x9'-0" Bi-fold Doors and Replace 3'-0"x6'-8" Entry door with 3'-6"x6'-8" Entry Door; and

**RESOLVED FURTHER**, all costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member at 5207 Avenida Despacio and all future Mutual Members at 5207 Avenida Despacio; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.



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## STAFF REPORT

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**DATE:** March 11, 2024  
**FOR:** Architectural Control and Standards Committee  
**SUBJECT:** Revision to Resale Inspection Fees

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### **RECOMMENDATION**

Staff recommends that the Third Architectural Control and Standards Committee (ACSC) endorse the revised Resale Inspection Fees.

### **BACKGROUND**

The ACSC initiated a review of the current Resale Inspection Fees. Which were last revised in December 2007, via Resolution 03-07-119 (Attachment 1).

### **DISCUSSION**

The attached Resale Inspection Cost Analysis (Attachment 2) shows that the current fee structure for resale inspections does not fully cover the costs to perform said inspections. Staff proposes a revised fee structure that not only recovers the cost for time staff spends processing these inspections but allows for the flexibility to not charge for final inspections, if during the first inspection it is determined that there are no member corrections or deficiencies.

### **FINANCIAL ANALYSIS**

It is anticipated that if the Revised Resale Inspection Fees are approved, the revenue to the mutual will increase by approximately \$52,826 from \$44,250 to \$97,076 based on an estimated 295 inspections from 3/19/24 to 12/31/24.

**Prepared By:** Alan Grimshaw, Manor Alterations Manager

**Reviewed By:** Baltazar Mejia, Maintenance & Construction Assistant Director  
Gavin Fogg, Manor Alterations Supervisor  
Steve Hormuth, Financial Services Director

### **ATTACHMENT(S)**

Attachment 1 – Current Resolution 03-07-119  
Attachment 2 – Resale Inspection Cost Analysis  
Attachment 3 – Revised Resolution 03-24-XX



**RESOLUTION 03-07-119**

**WHEREAS**, resale inspections are utilized to identify any damages and/or modifications to the property for which the selling party may be financially responsible, as well as identify any necessary repairs and/or replacements that may be the Mutual's financial responsibility; and

**WHEREAS**; a recent cost analysis revealed that a portion of the costs associated with the resale inspection process is not recovered from the requesting member, and an increase in the fee would serve to recover more of the administrative costs associate with the transactions;

**NOW THEREFORE BE IT RESOLVED**, December 18, 2007 that the Board of Directors of this Corporation hereby increases the Resale Inspection Fee from \$80 to \$115; and

**RESOLVED FURTHER**, that such fee shall be charged as follows: \$60 for the first inspection, \$55 for the final inspection, if necessary, and each charge will be billed separately; and

**RESOLVED FURTHER**, that the first inspection portion of the fee will be billed as a chargeable service to the seller upon completion of the first

inspection, and the final inspection portion of the fee will be collected through escrow upon closing; and

**RESOLVED FURTHER**, that Resolution M3-80-44 adopted April 15, 1980 and M3-80-145 adopted December 16, 1980 are hereby superseded and cancelled; and

**RESOLVED FURTHER**, that the officers and agents of this corporation are hereby authorized on behalf of the corporation to carry out the purpose of this resolution.



## THIRD LAGUNA HILLS MUTUAL

## Cost Analysis

## THIRD RESALE INSPECTION &amp; REPORT FEES CURRENT &amp; PROPOSED

		Current Fees	
Current Fees: \$115		\$	44,250
Current Fee is as follows:			
1st Inspection: \$60		\$	26,550
Final Inspection \$55		\$	17,700
Anticipated resales inspections (from 3/19/2024-12/31/24)	295		
<b>1st Inspection Costs:</b>			
	2024 Bill Rates	Hrs.	Total
Initial Request for Inspection	\$ 41.92	0.5	\$ 20.96
Research of Manor	\$ 41.92	1.5	\$ 62.88
Assembly of Archive & Material	\$ 41.92	0.5	\$ 20.96
Generate Packet	\$ 41.92	0.25	\$ 10.48
Schedule Inspection	\$ 41.92	0.2	\$ 8.38
Inspection	\$ 41.92	1	\$ 41.92
Prepare Draft Report	\$ 41.92	0.5	\$ 20.96
Final First Inspection Report	\$ 41.92	0.75	\$ 31.44
Report Issuance	\$ 41.92	0.2	\$ 8.38
Misc. Calls and Coordination	\$ 41.92	0.5	\$ 20.96
			<b>\$ 247.33</b>
	<b>Proposed Fee (1st Inspection):</b>		<b>\$248.00</b>
<b>Re-Inspection Costs (to be charged when a Final Inspection is requested and it does not pass):</b>			
	2024 Bill Rates	Hrs.	Total
Request for Final Inspection	\$ 41.92	0.5	\$ 20.96
Inspection	\$ 41.92	0.5	\$ 20.96
Inform Member of Failed Inspection	\$ 41.92	0.1	\$ 4.19
			<b>\$ 46.11</b>
	<b>Proposed Fee (Re-Inspection):</b>		<b>\$47.00</b>
<b>Final Inspection Costs:</b>			
	2024 Bill Rates	Hrs.	Total
Request for Final Inspection	\$ 41.92	0.5	\$ 20.96
Final Inspection	\$ 41.92	0.5	\$ 20.96
Prepare Final Inspection Report	\$ 41.92	0.75	\$ 31.44
Report Issuance	\$ 41.92	0.2	\$ 8.38
			<b>\$ 81.74</b>
Anticipated resales inspections (from 3/19/2024-12/31/24)	295	<b>Proposed Fee (Final Inspection):</b>	
		<b>\$82.00</b>	
Resales Inspections Projected Annual Revenue:		<b>\$ 97,076.24</b>	
Resales Inspections Projected Annual Revenue Increase:		<b>\$ 52,826.24</b>	



**RESOLUTION 03-24-XX**  
**REVISED RESALE INSPECTION FEE**

**WHEREAS**, resale inspections are utilized to identify any damages and/or modifications to the property for which the selling party may be financially responsible, as well as identify any necessary repairs and/or replacements that may be the mutual's financial responsibility; and

**WHEREAS**, a recent cost analysis revealed that a portion of the costs associated with the resale inspection process is not recovered from the requesting member, and an increase in the fee would serve to recover more of the administrative costs associated with the transactions;

**NOW THEREFORE BE IT RESOLVED**, [DATE], the Board of Directors of this Corporation hereby revises the Resale Inspection Fees as follows:

First Inspection	\$248
Re-Inspection (if required)	\$ 47
Final Inspection (if required)	\$ 82

**RESOLVED FURTHER**, that each charge will be billed separately; and

**RESOLVED FURTHER**, that when a progress inspection is requested or when a request for final inspection fails, the Member will be charged a re-inspection fee; and

**RESOLVED FURTHER**, no fee will be charged for a final inspection if, after the first inspection, it is determined that there are no corrections for the member to complete prior to the close of escrow; and

**RESOLVED FURTHER**, that the first inspection portion of the fees will be billed as a chargeable service to the seller upon completion of the first inspection, and the re-inspection and final inspection portion of the fee will be collected through escrow upon closing; and

**RESOLVED FURTHER**, Resolution 03-07-119 adopted December 18, 2007, is hereby superseded and canceled; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution.



**MARCH INITIAL NOTIFICATION:** Should the Board endorse the proposed revisions, Staff recommends that a motion be made and seconded to accept the resolution and allow discussion to ensure that the resolution reads to the satisfaction of the Board. Staff then recommends that a Board Member postpones the resolution to the next available Board Meeting no less than 28-days from the postponement to comply with Civil Code §4360.



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## STAFF REPORT

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**DATE:** March 11, 2024  
**FOR:** Architectural Control and Standards Committee  
**SUBJECT:** Elimination of Standard 8: Porch Lift/Elevators

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### **RECOMMENDATION**

Staff recommends that the Third Architectural Control and Standards Committee (ACSC) endorse the elimination of Standard 8: Porch Lift/Elevators.

### **BACKGROUND**

The ACSC initiated a review of the current Standard 8 (Attachment 1). Standard 8 was last revised in April 1996, via Resolution M3-96-25 (Attachment 2).

### **DISCUSSION**

The review of Standard 8 revealed concerns over its applicability and compliance with current accessibility standards. Further discussion revealed that there were no existing installations with which an operational performance base line could be established. Consulting with legal counsel confirmed eliminating this standard and to defer future requests for processing through the established variance process to address all installation ramifications; if and when a request is presented.

### **FINANCIAL ANALYSIS**

The proposed elimination of this standard will have no financial impact to the budget.

**Prepared By:** Alan Grimshaw, Manor Alterations Manager

**Reviewed By:** Baltazar Mejia, Maintenance & Construction Assistant Director  
Gavin Fogg, Manor Alterations Supervisor

### **ATTACHMENT(S)**

Attachment 1 – Current Standard 8: Porch Lift/Elevators  
Attachment 2 – Current Resolution M3-96-25  
Attachment 3 – Proposed Resolution 03-24-XX





## SECTION 8 PORCH LIFT/ELEVATORS

APRIL 1996, RESOLUTION M3-96-25

GENERAL REQUIREMENTS REVISED JANUARY 2018, RESOLUTION 03-18-12

Before a porch lift/elevator can be installed onto Mutual property, the following requirements must be agreed to by the requesting member(s) and his/her Mutual:

### **1.0 GENERAL REQUIREMENTS**

See Standard Section 1: General Requirements

- 2.0** Each requesting member must provide to the Mutual a letter from his/her doctor verifying that the member or member's spouse is disabled and requires that the porch lift be installed to assist that Member or Member's spouse in obtaining access to the second floor.
- 3.0** Requesting member(s) must agree to purchase and install the lift at their own expense and in accordance with all terms and conditions contained herein. Requesting member(s) represent that they shall own the lift as their own personal property and that no lien or encumbrance shall attach to the lift at any time.
- 4.0** Requesting member(s) must submit to and receive approval from their Mutual, through the Permits and Inspections office, detailed site specific plans and specifications for the lift and its installation.

Because of the varying building types and site conditions, the plan requirements may vary. The following should assist you and or/your architect, engineer, or contractor in providing the plans and specifications required to clearly show what, where and how you intend to install the lift on and into your Mutual's property:

- 1. Site plan
- 2. Floor Plans
- 3. Roof Plan
- 4. Electrical Plan
- 5. Elevations
- 6. Section(s)
- 7. Details



Structural modifications and/or requirements will be by a California licensed civil or structural engineer. All Modifications and/or additions to existing Mutual property must clearly be shown. In no event shall the Permits and Inspection office require a standard greater than that required by any governmental agency.

- 5.0** Installation of the lift must be by a licensed contractor who possesses adequate liability insurance in commercially reasonable amounts covering the installation of the lift and any subcontractors who may be employed to assist in the installation of the lift.
- 6.0** Requesting member(s) must agree that the installation and operation of the lift shall comply with all applicable governmental regulations. Regulatory agencies with jurisdiction include but are not limited to, the County of Orange Environmental Management Agency and the State of California Department of Industrial Relations, Division of Occupational Safety and Health, Elevator Unit.
- 7.0** Requesting member(s) must agree at their own expense to obtain all permits or licenses necessary for the installation and operation of the lift, prior to installation and operation.
- 8.0** Prior to commencing installation of the lift, requesting member(s) must agree to purchase liability insurance or add a rider to their existing comprehensive general liability policy through an A-rated, California admitted liability insurance carrier covering the liability associated with the purchase, installation, maintenance, and operation of the lift.

The liability insurance must have a total liability limit of not less than \$1,000,000.00 or \$500,000.00 per each requesting member, whichever is greater, for risk arising out of the presence, maintenance, and/or operation of the lift. Each requesting member must deliver to their Mutual, certificates of insurance setting forth and confirming the identity of the insurance carrier, the limits of coverage and the type of coverage. Each requesting member must provide the Mutual with certificates of insurance setting forth this information at the commencement of each new policy period hereafter. In no event, shall the total liability insurance coverage for the lift ever be less than \$1,000,000.00 regardless of the number of requesting member(s) participating in the cost of said insurance coverage.

The requesting member(s) must agree that regardless of the original number of members involved in the lift, the remaining member(s) must continue to provide the above described liability insurance coverage at the same \$1,000,000.00 policy limit for the presence, maintenance and operation of the lift.



- 9.0** The requesting member(s) must agree to purchase an annual lift maintenance contract, for any period not covered by a manufacturers or installers maintenance and repair warranty, from a company authorized and licensed to perform said maintenance and to maintain said maintenance contract in place at the member(s) own expense throughout the existence of the lift on Mutual property. The requesting member(s) must agree that regardless of the original number of members involved in the lift, the remaining member(s) must continue to provide the above-described maintenance contract throughout the existence agree to provide their Mutual with an executed copy of said maintenance agreement at the commencement of the maintenance agreement which shall in any event be within two (2) months of completion of installation of said lift and, again, at thereafter. In any event, at all times the cost and the responsibility of the lift will be exclusively that of the remaining requesting member(s).
- 10.0** The requesting member(s) may propose a particular color for factory painting of a factory prefabricated metal frame lift, including the enclosure and-other parts, using a durable process, such as electrostatic polyester powder coating. However, the Mutual reserves the right to reject the member(s) selection and to specify another color to be matched by the powder coating used at the factory. The responsibility and cost for the initial and all future painting of the lift will be exclusively that of the remaining requesting member(s).
- 11.0** The requesting member(s) must agree to pay into an interest bearing escrow account at a federally insured financial institution designated by the Mutual the total sum of \$1,500.00 prior to the installation of the lift. Said escrow account will be for the express purpose of paying for the actual cost of the removal of the porch lift, the cost of patching, painting and repairing the building and lift installation site following its removal and the cost of replacing the guardrail or wall at all floor stops above the ground floor of the building. In the event that the reasonable actual cost of removing the lift and restoring the premises to the condition as it existed prior to the installation of the lift exceeds \$1,500.00, then the remaining requesting member(s) will be liable for the cost of said removal and repair. Upon removal of the lift, any unused escrow funds shall be promptly refunded to each contributing member and/or their successor-in-interest. An automatic rollover certificate of deposit escrow account may be set up to require signatures of both VMS, Inc. officials and the requesting member(s) and/or their successor-in-interest in order to end the automatic rollover and close the account.



- 12.0** Each requesting member will have a key for the operation of the lift and provide written agreement that they, their family members and companions are the only persons authorized to operate the lift.

Rights to use the lift are transferable on the conveyance of a manor to a successor-in-interest, regardless of handicap, who agrees in writing to fully assume the responsibilities imposed herein.

- 13.0** Requesting member(s) agree that the cost of installing and hooking up electricity to the lift shall be borne exclusively by the requesting member(s). The electricity used in the operation of the lift must be limited to one member's residence. The electrical hookup will be installed by a licensed electrical contractor and comply with all governmental regulations. All permits and licenses necessary for the electrical shall be obtained by requesting member(s) and a copy of any such licenses or permits must be provided to their Mutual prior to start of any work. It is the intent of the Mutual to require that all electrical wiring and conduit be concealed, from view so as not to detract from the existing aesthetics of the building. However, should conditions require external mounting of conduit in order to preserve the structural integrity of walls or ceiling then the P.C.M. the Permits and Inspections office may permit the installation of said conduit. In this event, the Permits and Inspections office shall designate the reasonable placement and color of the conduit so as to interfere as little as possible with the existing aesthetics of the building.

- 14.0** Requesting member(s) must execute an Agreement to be Bound by Porch Lift/Elevator Requirements substantially in the form attached hereto as Exhibit A, and incorporated herein by reference, pursuant to which said member agrees to perform and be bound by all terms and conditions contained herein. A copy of the porch lift/elevator standards shall be attached to this Agreement and shall be made a part thereof.





## AGREEMENT TO BE BOUND BY PORCH LIFT/ELEVATOR STANDARDS

This Agreement to Be Bound by Porch Lift/Elevator Standards (hereinafter the "Agreement") is made and effective as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the undersigned member (hereinafter the "Member") of Third Laguna Hills Mutual, a California nonprofit mutual benefit corporation (hereinafter the "Mutual") for the benefit of said Mutual.

- 1.0 **CONSENT TO BE BOUND AND COVENANT TO PERFORM THE MUTUAL'S STANDARDS.** In consideration for the Mutual's consent to the Member's installation of a porch lift or elevator or similar improvement, the Member hereby covenants and agrees to perform, observe, and be bound by all terms and conditions contained in those certain Porch Lift/Elevator Standards attached hereto as Exhibit "A" and which are incorporated by reference in this Agreement as though set forth in full herein.
  
- 2.0 **NO CHANGE TO MUTUAL'S GOVERNING DOCUMENTS.** This Agreement does not alter, but only supplements, all terms and conditions contained in the existing governing documents of the Mutual, as the same may from time to time be amended.
  
- 3.0 **SUCCESSORS AND ASSIGNS.** This Agreement shall be binding upon the heirs, administrators, executors, successors and assigns of the Member, unless the Member's manor is conveyed to a new Member who chooses not to have lift/elevator rights and consequently does not wish to execute this Agreement. Then the remaining Member(s) who also use the lift or elevator, if any, must assume the added responsibilities required by the Porch Lift/Elevator Standards set forth on Exhibit "A," or else the lift/elevator be removed as provided therein.

**IN WITNESS WHEREOF**, the Member has executed this Agreement as of the date first set forth above.

**MEMBER:** \_\_\_\_\_



Lifts and Elevators

Porch Lift Standards

M3-96-25

Adopted at the Tuesday, April 16, 1996 Open Meeting

**RESOLVED**, that the board of directors hereby adopts the Porch Lift/Elevator Standards dated March 12, 1996; and

**RESOLVED FURTHER**, that applicants for a Porch/Lift Elevator installation shall be required to execute the Agreement to be Bound by the Porch/Lift Elevator Requirements prior to receiving a permit for said installation; and

**RESOLVED FURTHER**, that the officers and agents of this corporation are hereby authorized on behalf of the corporation to carry out the purpose of this resolution



**RESOLUTION 03-24-XX**  
**ELIMINATION OF STANDARD 8: PORCH LIFTS/ELEVATORS**

**WHEREAS**, the Architectural Control and Standards Committee recognizes the need to review Standards as necessary; and

**WHEREAS**, the Architectural Control and Standards Committee recognized the need to rescind Standard: 8 Porch Lifts/Elevators;

**NOW THEREFORE BE IT RESOLVED**, [DATE], the Board of Directors of this Corporation hereby rescinds Standard 8: Porch Lifts/Elevators; and

**RESOLVED FURTHER**, Resolution M3-96-25 adopted March 12, 1996, is hereby superseded and canceled; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution.

**MARCH INITIAL NOTIFICATION:** Should the Board endorse the proposed revisions, Staff recommends that a motion be made and seconded to accept the resolution and allow discussion to ensure that the resolution reads to the satisfaction of the Board. Staff then recommends that a Board Member postpones the resolution to the next available Board Meeting no less than 28-days from the postponement to comply with Civil Code §4360