

Villas West Architectural Specification

Specifications for Building Sheds and Porches

Specification No:.....VWAS 01
Issue Date:.....4/28/97
Revision Date:.....10/20/04
Revision Level:.....C
Board Approval Date:.....10/20/05
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General:

An Architectural Alteration Application, Form No. AAA, requesting the building of a shed and/or porch, must be submitted to the Architectural Committee for review.

Specifics:

1. Approval must be obtained from the Board of Directors and the homeowner must sign an Encroachment Agreement.
2. Obtain the necessary County permits and adhere to all their requirements as to gas, electrical, plumbing, etc. A copy of the permits must be submitted to the Management office.
3. All rock and sand, which is disturbed in the process of construction shall be stockpiled until construction is completed, at which time it shall be re-distributed leaving the landscaping in the same condition it was in prior to beginning construction. All construction debris is to be removed from the premises. This requirement applies to any and all trades involved in the construction project.
4. The ground underneath the concrete slab is to be treated for termites prior to pouring.
5. The garbage can container can be relocated at owner's expense. However, it shall not be set in concrete and must not extend above ground more than 12 inches. (Ref: VWAS 03).
6. Porch floor to be 4 inches below Villa floor and shed floor to be 2 inches above porch floor.
7. Slope porch floor to drain away from Villa.
8. Shed sill plate to be 2x4 pressure treated lumber.
9. Metal post anchors, framing anchors, joist hangers, etc. to be Simpson or equal.
10. Roof sheathing to be 2 layers ½" CD exterior plywood, bottom layer to be laid with the "C" side down.
11. The exposed edges of plywood roof sheathing to be covered with a brown metal eaves drip molding. (Ref: VWAS 02).
12. Roof shingles to be Owens-Corning "Classic" 20 year asphalt/fiberglass or equal, tan color, and have 2 courses of asphalt felt underlayment.

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13. A metal flashing to be anchored and caulked to Villa wall, extend down over the shingles and be caulked to the shingles. Brown flashing to be used against the adobe wall and white flashing against the stucco wall. (Aluminum may be substituted if white or brown flashing metal is not available. However, it must be painted white or brown). The (2) horizontal edges of the flashing and the area around the scupper must also be sealed. (Ref: VWAS 02).
14. A brown eaves trough to be installed along the edge of the eaves and be connected to a brown downspout. The downspout is to be located where it is best for natural ground drainage. (Ref: VWAS 02).
15. If the shed is on an end unit where the roof scupper drains onto the roof, a brown eaves trough must be placed under the scupper so as to drain the water across the shed roof. This eaves trough is to terminate one foot from the outer edge of the shed roof or it may extend all the way to the eaves trough with a baffle to prevent over shooting of the water.
16. Existing roof vents in Villa are to be kept clear and unobstructed as illustrated on drawings.
17. Siding to be 7/16" textured hardboard grooved 8" o.c. Scribe around the canopy door lintel and caulk against the Villa wall.
18. Shed door to be 2'8" x 6'8" hollow core with a keyed lock set.
19. All exposed surfaces to be painted with 2 coats of vinyl exterior house paint. Color is "Villas West Brown".
20. Porches are not to be screened in or enclosed in any manner other than with a black wrought iron railing and gate.
21. The extent of plumbing and electrical work to be optioned by owner.
22. The water standpipes and washer vent stack must be inside the shed wall.

David L Howard 11-18-04
Architectural Chairperson Date

Sarah M. Rogers 11-18-04
Documents Chairperson Date

Dean Wenker 11-18-04
CCM Administrator Date

David L Howard 11-18-04
Association President Date