

Villas West Architectural Specification

Specifications for Re-Roofing Sheds

Specification No:.....VWAS 02
Issue Date:.....4/20/99
Revision Date:.....10/20/04
Revision Level:.....C
Board Approval Date:.....10/20/04
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General:

An Architectural Alteration Application, Form No. AAA, requesting the re-roofing of a shed, must be submitted to the Architectural Committee for review.

Specifics:

1. Approval must be obtained from the Board of Directors.
2. If new sheathing is required, it is to be 2 layers ½" CD exterior plywood, bottom layer to laid with "C" side down.
3. The exposed edges of plywood roof sheathing must be covered with a brown metal eaves drip molding. (Ref: Villas West Architectural Specification No. 1).
4. Roof shingles to be Owens-Corning "Classic" 20 year asphalt/fiberglass or equal, tan color, and have 2 courses of asphalt felt underlayment.
5. A metal flashing must 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: Villas West Architectural Specification No. 1).
6. **A brown eaves trough must 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: Villas West Architectural Specification No. 1).
7. 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 overshooting of the water.

Architectural Chairperson Date

Documents Chairperson

CCM Administrator Date

Association President Date