

Villas West Architectural Specification

Specifications for Building Sheds and Porches

Specification No: VWAS 01 Unit D

Issue Date:	02-25-2010
Revision Date:	05-07-2013
Revision Level:	D
Board Approval Date:	05-14-2013
Pages	1 - 7

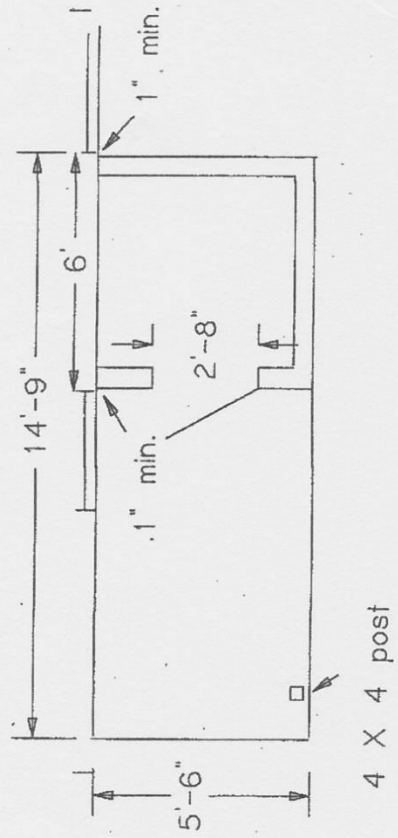
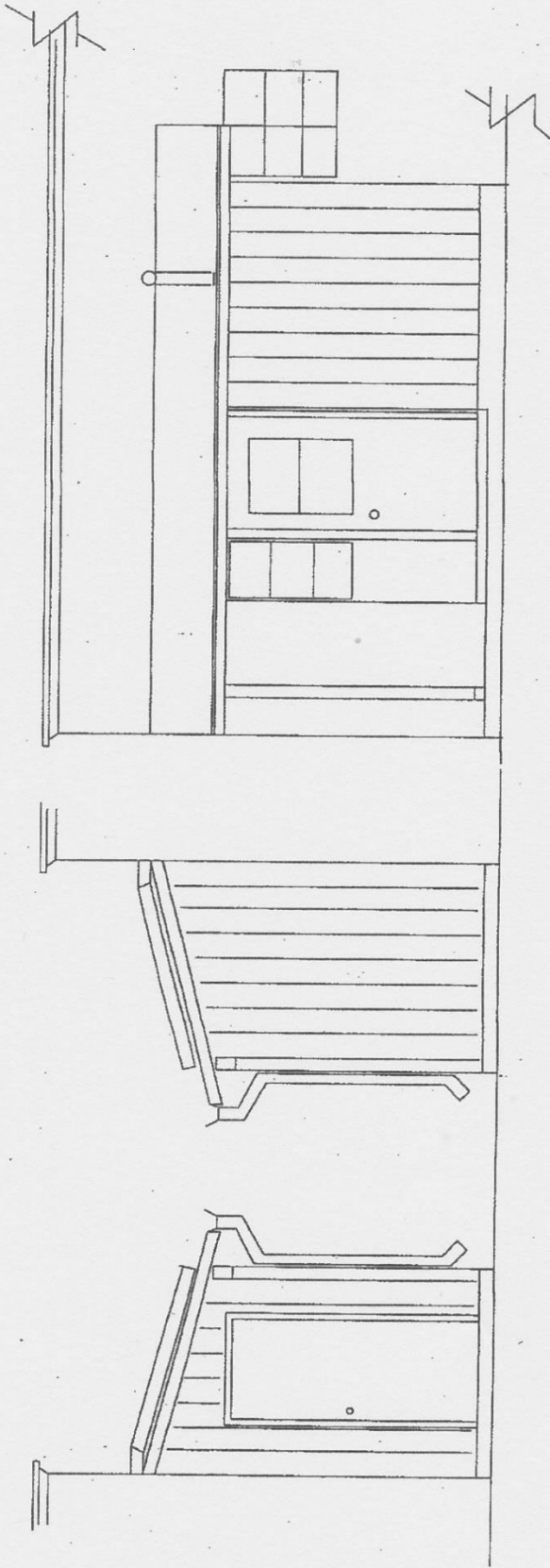
General:

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. The Architectural Committee will submit its recommendation to the Board of Directors for final approval.

Specifics:

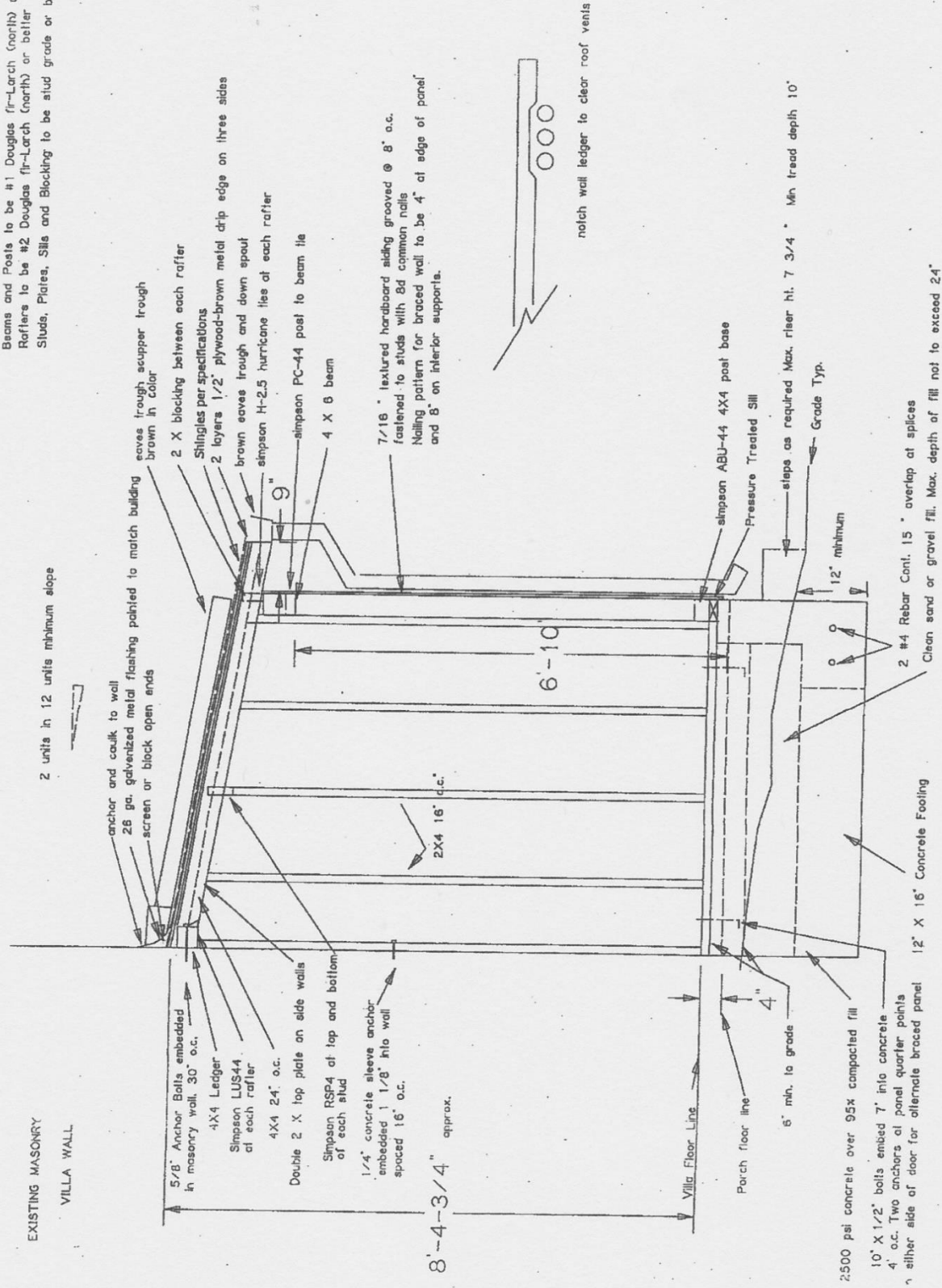
1. Approval must be obtained from the Board of Directors and **the homeowner must sign an Encroachment Agreement.**
2. All work is to be performed by licensed and insured contractors.
3. Obtain the necessary County permits and adhere to all their requirements as to gas, electrical, plumbing, and concrete. A copy of the permits must be submitted to the Management office.
4. 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.
5. Concrete shall not be poured until excavations are approved by the Architecture Committee or designate. The ground underneath the concrete slab is to be treated for termites prior to pouring
6. The garbage 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.
7. Porch floor is to be 4 inches below Villa floor and shed floor is to be 2 inches above porch floor.
8. Porch floor is to be sloped to drain away from Villa.
9. Shed still plate is to be 2x4 pressure treated lumber.
10. Metal post anchors, framing anchors, joist hangers, etc. are to be Simpson or equal.
11. Roof sheathing is to be 2 layers ½" CD exterior plywood, bottom layer to be laid with the "C" side down.
12. The exposed edges of plywood roof sheathing are to be covered with a brown metal eaves drip molding.
13. Roof shingles are to be GAF materials, "Grande Sequoia" 50-year Mesa Brown fiberglass/asphalt and have 2 courses of asphalt felt underlayment.

VILLAS WEST "D" UNIT TWO BDRM. PORCH AND SHED



VILLAS WEST "D" UNIT ; 0 BDRM. PORCH AND SHED

Beams and Posts to be #1 Douglas fir-Larch (north) or better
 Rafters to be #2 Douglas fir-Larch (north) or better
 Studs, Plates, Sills and Blocking to be stud grade or better



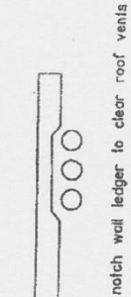
EXISTING MASONRY
 VILLA WALL

2 units in 12 units minimum slope
 anchor and caulk to wall
 26 ga. galvanized metal flashing pointed to match building
 screen or block open ends

5/8" Anchor Bolts embedded
 in masonry wall, 30" o.c.
 4x4 Ledger
 Simpson LUS44
 at each rafter
 4x4 24" o.c.
 Double 2 X top plate on side walls
 Simpson RSP4 of top and bottom
 of each stud
 1/4" concrete sleeve anchor
 embedded 1 1/8" into wall
 spaced 16" o.c.
 approx.

eaves trough scupper trough
 brown in color
 2 X blocking between each rafter
 Shingles per specifications
 2 layers 1/2" plywood-brown metal drip edge on three sides
 brown eaves trough and down spout
 simpson H-2.5 hurricane ties of each rafter
 simpson PC-44 post to beam tie
 4 X 8 beam

7/16" textured hardboard siding grooved @ 8" o.c.
 fastened to studs with 8d common nails
 Nailing pattern for braced wall to be 4' at edge of panel
 and 8' on interior supports.



notch wall ledger to clear roof vents

simpson ABU-44 4X4 post base
 Pressure Treated Sill

steps as required Max. Riser ht. 7 3/4" Min. tread depth 10"

Grade Typ.

12" minimum

2 #4 Rebar Cont. 15" overlap at splices
 Clean sand or gravel fill. Max. depth of fill not to exceed 24"

12' X 16' Concrete Footing

2500 psi concrete over 95% compacted fill
 10" X 1/2" bolts embed 7" into concrete
 4" o.c. Two anchors at panel quarter points
 on either side of door for alternate braced panel

8'-4-3/4" approx.

6'-10"

2X4 16" d.c.

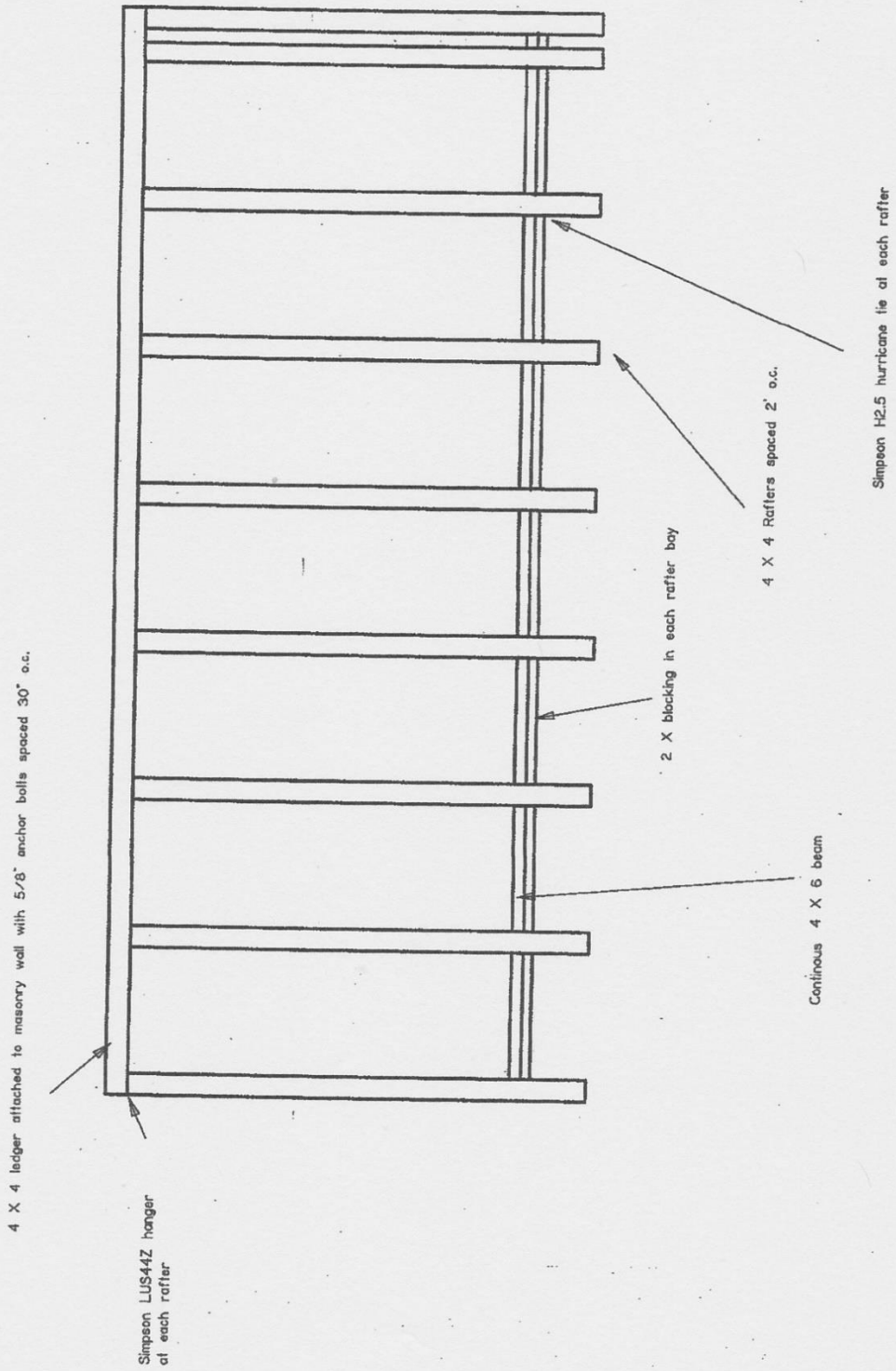
Villa Floor Line

Porch floor line

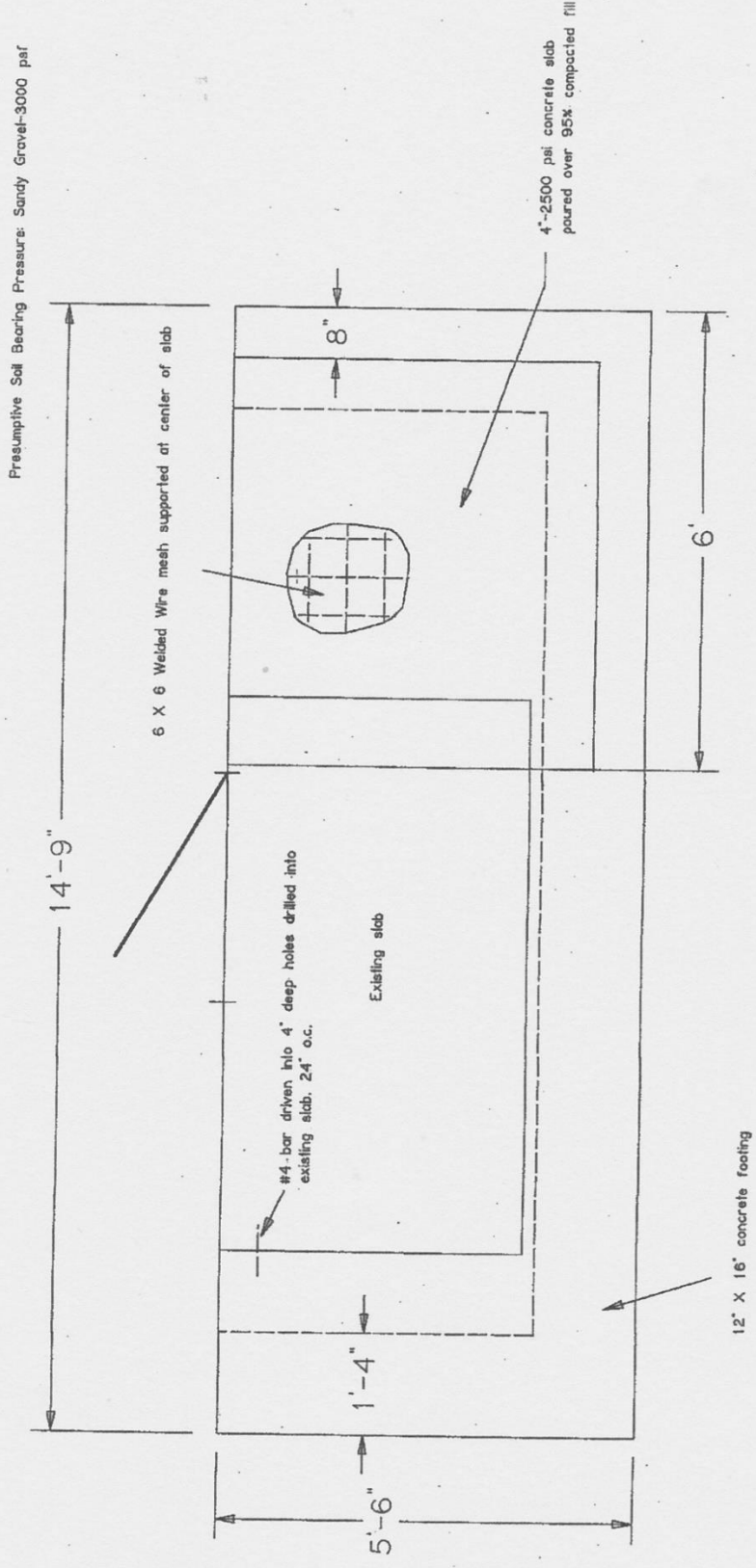
6" min. to grade

4"

VILLAS WEST "D" UNIT
ROOF FRAMING DETAIL



VILLAS WEST "A" UNIT
FOUNDATION PLAN



VILLAS WEST "D" UNIT
FLOOR PLAN

