

Villas West Architectural Specification

Specifications for Building a Shed or Porch

Specification No: VWAS 01 Unit B

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

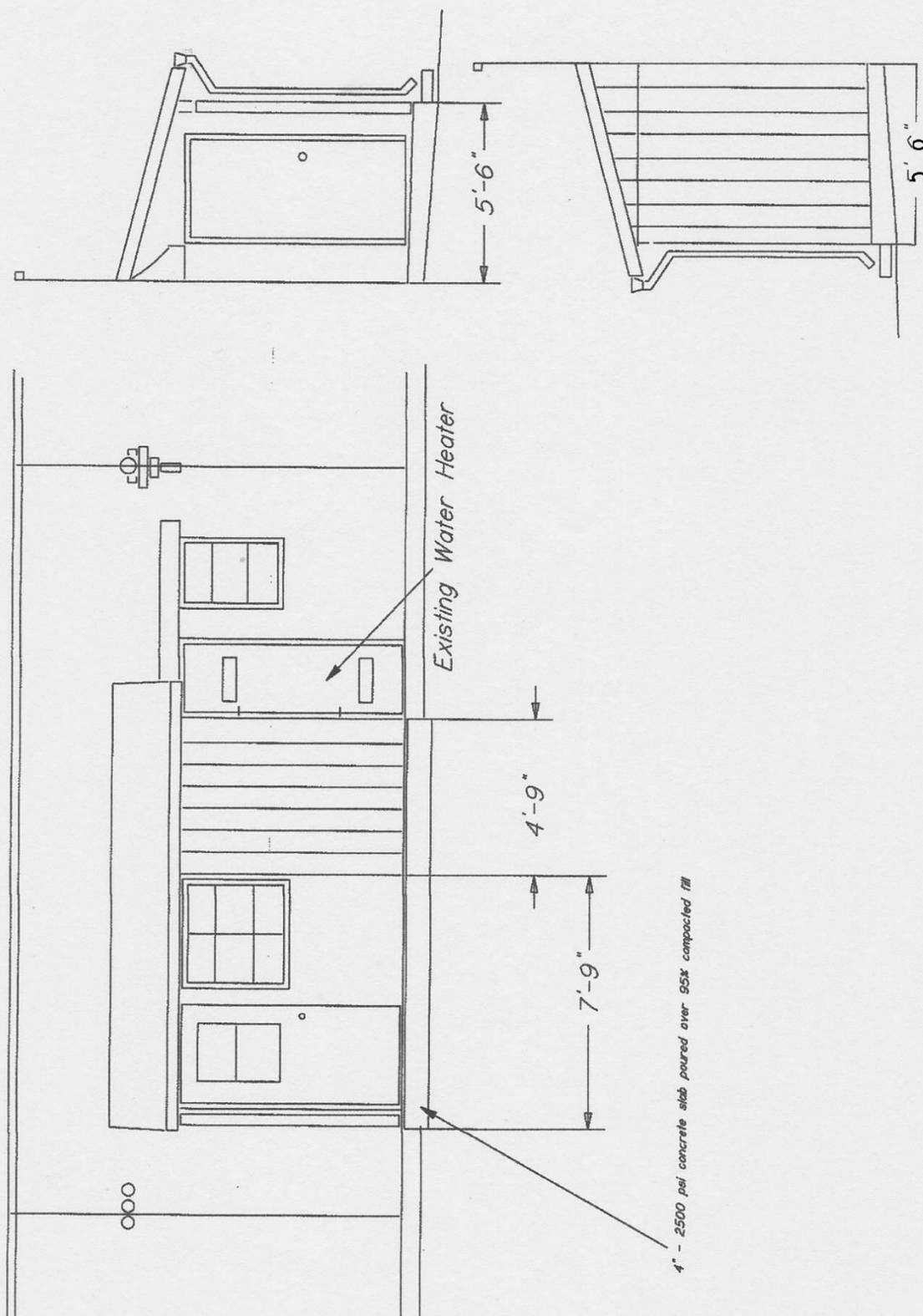
General:

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:

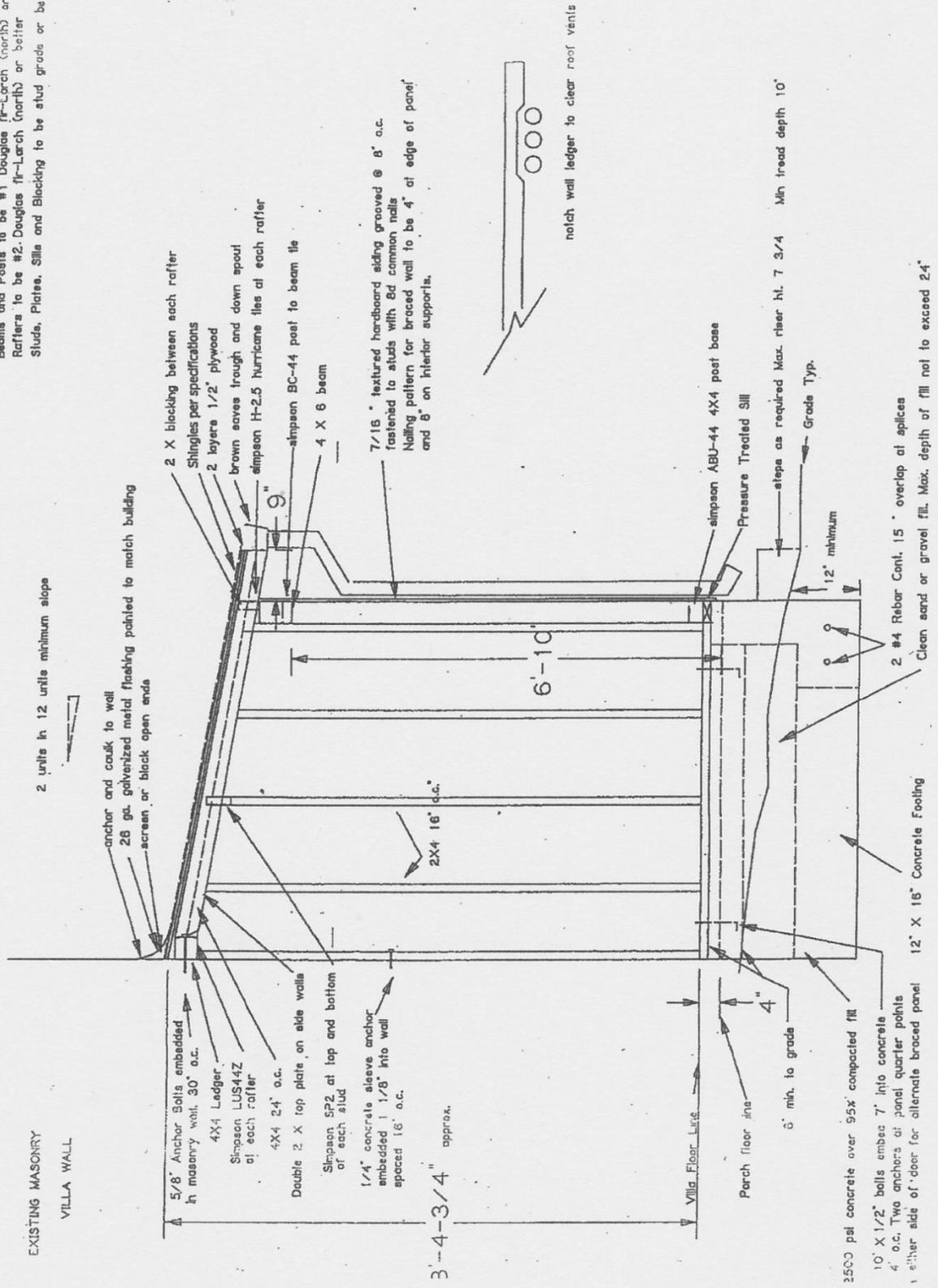
1. Approval must be obtained from the Board of Directors and **the homeowner must sign an Encroachment Agreement.**
2. All work to be performed by licensed and insured contractors.
3. Obtain the necessary County permits and adhere to all their requirements as to gas, electrical, plumbing, and concrete. 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 the 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 is 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 "B" UNIT



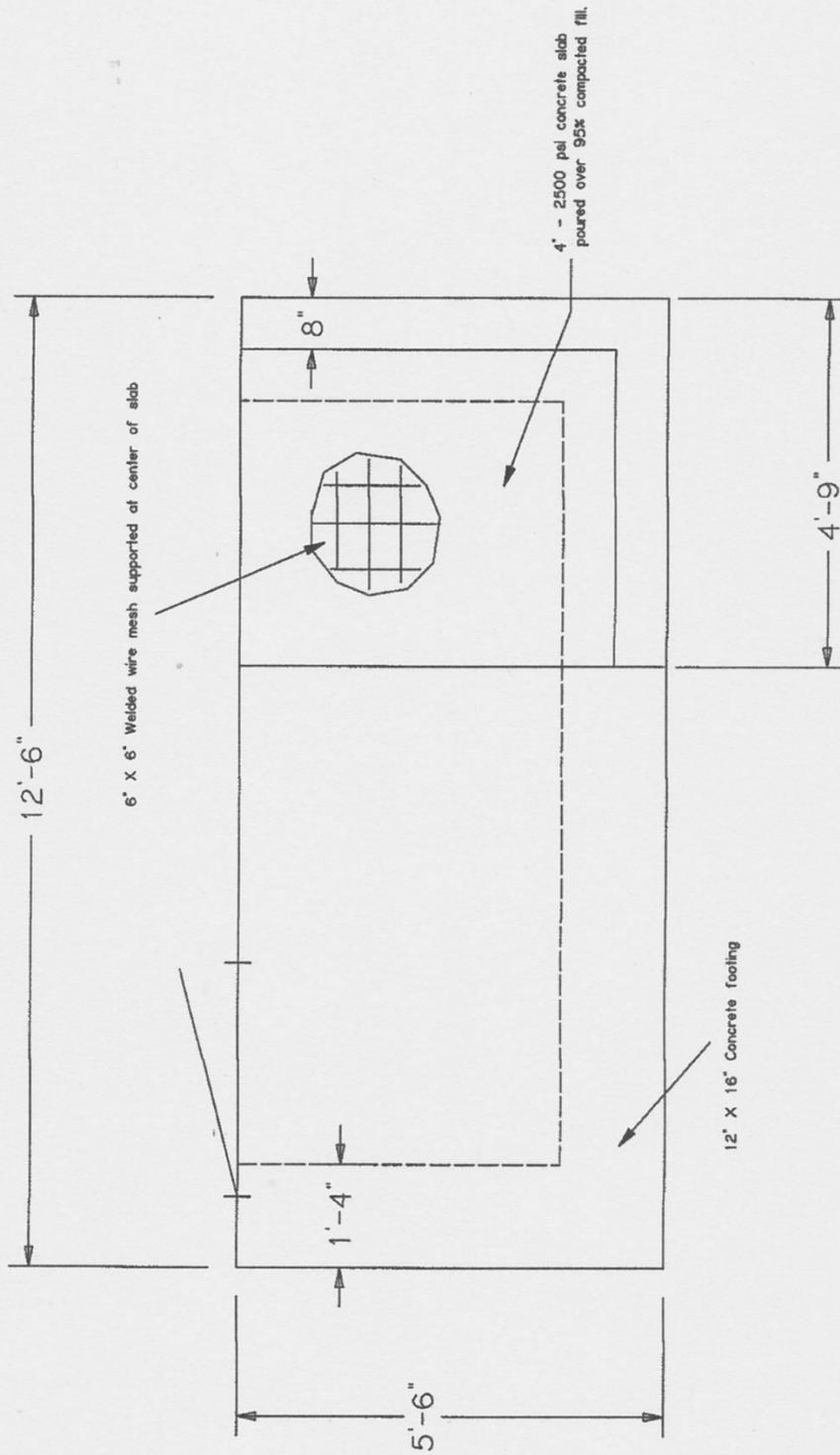
VILLAS WEST "B" UNIT ONE BDRM. PORCH AND SHED

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

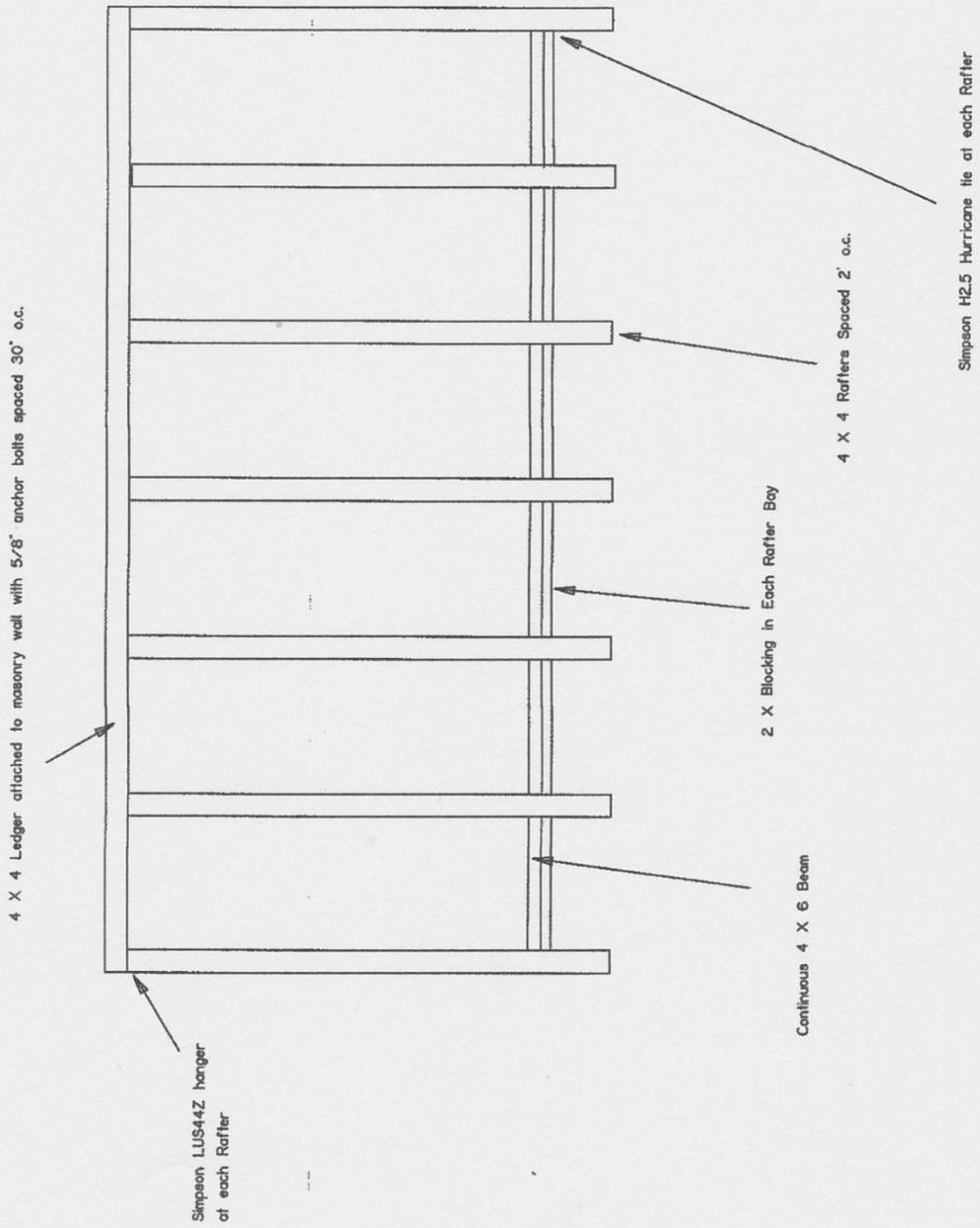


VILLAS WEST "B" UNIT FOUNDATION PLAN

Presumptive Soil Bearing Pressure: Sandy Gravel - 3000 psi



VILLAS WEST "B" UNIT
ROOF FRAMING DETAIL



VILLAS WEST "B" UNIT PORCH AND SHED

PLAN VIEW

