

Villas West Architectural Specification

Specifications for Re-Roofing Sheds and Porches

Specification No: VWAS 02

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General:

An Architectural Alteration Application, Form No. AAA requesting the re-roofing of sheds and porches 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. All work is to be performed by licensed and insured contractors.
2. If new sheathing is required, it is to be 2 layers, ½ inch CD exterior plywood, bottom layer to be laid with "C" side down.
3. The exposed edges of plywood roof sheathing must be covered with a brown metal eaves drip molding.
4. **Roof shingles are to be GAF Materials, "Grande Sequoia" 50-year Mesa Brown fiberglass/asphalt and have two (2) courses of asphalt felt underlayment.**
5. A metal flashing must be anchored and caulked to the 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 is not available; however, it must be painted white or Dunn-Edwards, Spartaglo "Keystone Brown" #W7500V-L-5.) The two (2) horizontal edges of the flashing and the area around the scupper must also be sealed: the open ends of flashing must be blocked or screened.
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.
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 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.

Owner's Signature

Date

Contractor's Signature

Date

Architectural Chairperson

Date

Association President

Date