

SHED ROOF STANDARD
(Townhouse)

Shed roof must be shingled. Due to the problems attributed to the use of Texture 1-11 panels as original roof sheathing material for sheds throughout the community, the Shed Roof Standard now requires a replacement method more durable than original construction, and considered to be maintenance free.

REPLACEMENT METHOD:

Self-sealing fiberglass/asphalt 3-tab shingles must be installed over required sheathing and roofing felt. The approved manufacturers and colors are as follows:

Tamko "Rustic Redwood"

Tamko "Rustic Cedar"

Owens Corning "Bark Brown"

Owens Corning "Desert Tan"

G A F "Autumn Brown"

G A F "Golden Cedar"

Georgia Pacific "Burnt Bark"

IKO "Dual Brown"

INSTALLATION SPECIFICATIONS:

Minimum 240 lbs./maximum 300 lbs. Per square (1 square = 100 square feet). 5/8" exterior CDX plywood attached to roof framing, covered with 15 lb. roofing felt and selected shingles is required. A 3/12 roof pitch is required for roof replacement and new construction (see S/15a, S/15c). Maximum Shed Roof height above Fence cap, regardless of Shed size and layout, is limited to 18". Aluminum or galvanized roofing nails to be used. Sheathing to be placed to extend flush or minimally beyond adjacent Rear Fence cap outside edge (see Section drawing, S/15a, S/15c). Shingles to be straight trimmed to standard 1 1/4" overhang beyond sheathing edge and roof angle, or flush with drip edge. Sheathing edge and underside must be painted to match Rear Fence/Shed where exposed, for protection. Shingles must overlap a minimum of 6" with adjoining (side by side) sheds. It is recommended that adjoining shed roof areas be refinished simultaneously, eliminating overlap. One bundle of shingles is sufficient to cover a standard size shed roof (S/15a). Drainage onto adjoining unit property is not permitted.

ARCHITECTURAL CONTROL STANDARDS

For
TWIN RIVERS COMMUNITY TRUST
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**SHED
ROOF**
(TOWNHOUSE)

S
15b