



Valleybrook Homeowners' Association
Post Office Box 394
Chester Heights, Pennsylvania 19017

Specification Sheet for Outside Door Overhang

RESTRICTIONS

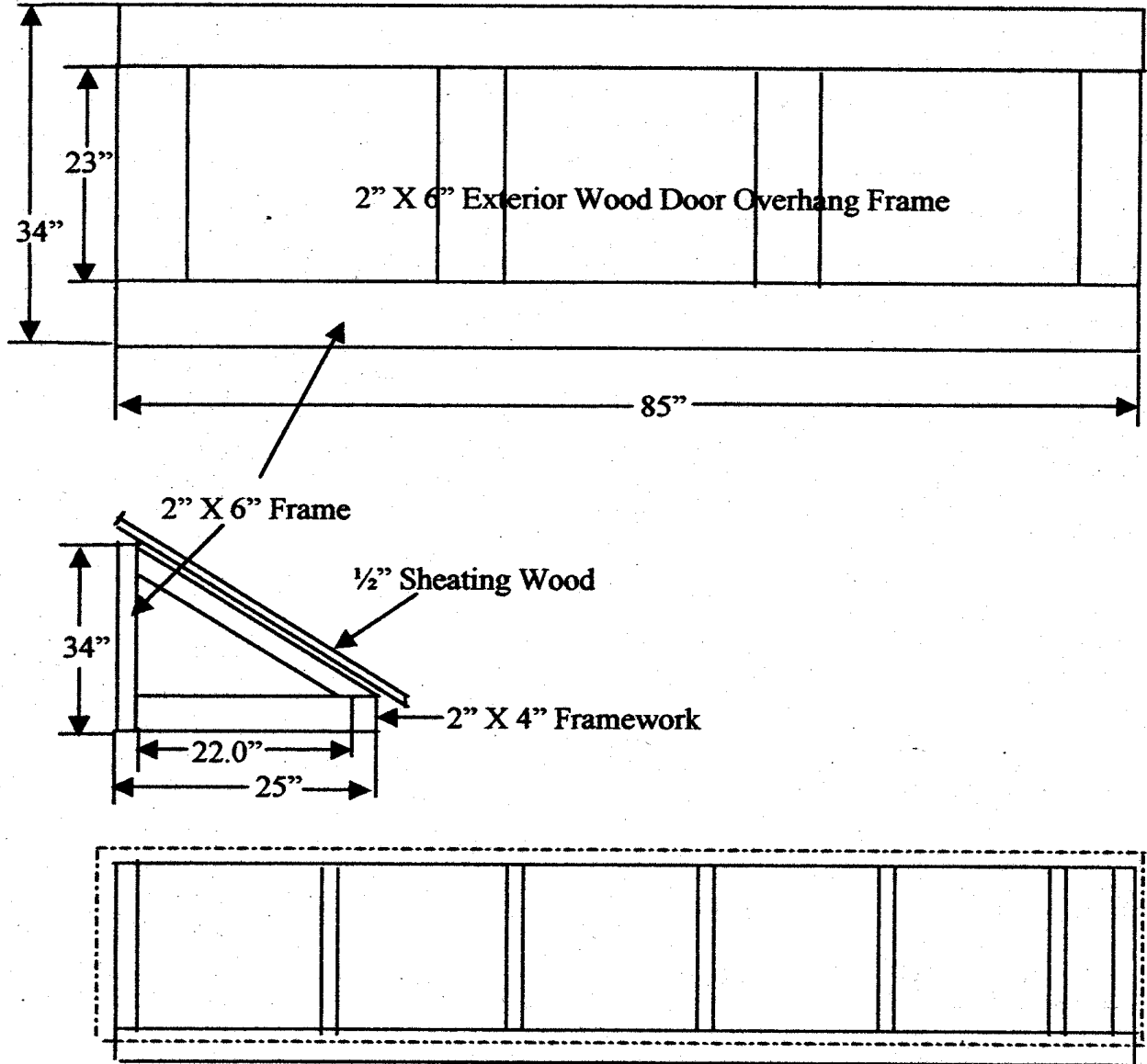
1. Article 7 of the Valleybrook Declaration of Easements, Covenants and Restrictions.
2. Rule 2.4 of the Village of Valleybrook Rules and Regulations.

APPROVED SPECIFICATIONS:

The Board of Directors will approve outside door overhangs upon receipt of a written request complete with building plans and a list of materials (samples attached) intended for use provided that the following specifications are met:

1. Maximum height of door overhang shall not exceed thirty four (34) inches.
2. Maximum width of door overhang shall not exceed eighty five (85) inches.
3. Maximum depth of door overhang shall not exceed twenty six (26) inches.
4. Door overhang roof shall have a normal degree of pitch for water runoff.
5. Metal flashing shall be installed to seal out moisture from brick wall and other exterior wood surfaces as required. Dark brown vinyl coated "capping" metal may be used for this purpose.
6. Door overhang shall be covered with Tampko Elite 25 year tweed blend shingles. Moisture barrier is optional.
7. All exposed wood surfaces of this door overhang shall be painted in approved Valleybrook colors as stated herein: MAD Autumn Brown (oil base) or English Brown (latex) and Pittsburg Paint Valleybrook Brown. A base coat of primer paint is suggested for all non-exterior grade lumber.
8. Framework wood used to anchor this door overhang to the front exterior of the living unit wall, shall be anchored utilizing lead inserts and lag bolts at least every sixteen (16) inches on both top and lower pieces of framework.
9. Optional vented / solid dark brown vinyl soffit may be used to close out the underside of the door overhang. Dark brown color is the only approved color.
10. Exterior light may be mounted on the underside of this door overhang in accordance with the current local electrical building codes.
11. Downspouts and or gutters are optional. If used, plan submitted must show location, size and runoff paths. Dark Brown metal is the only authorized color for both downspouts and gutter materials. Downspouts must be anchored to the exterior wall using similar color metal strips.
12. The attached material list is a sample and may be adjusted to meet your specific installation. A materials list is required to be submitted with your request as stated in Item #1 above.
13. This door overhang installation does not grant approval for you to remove your front exterior door shutters. Door shutters are required on all units except those with a balcony per Valleybrook's original living unit design.

Not to Scale



This framework may be faced with a 1" X 4" plank of lumber before mounting gutters and downspouts.

Open end of framework must be closed out with a piece of plywood or sheating and faced with 1" X 4" plank.

List of Materials

3 Ea	2 X 6 X 10	Exterior Lumber	Supports for framework
4 Ea	2 X 4 X 12	Exterior Lumber	Supports for framework
1 Ea	1 X 6 X 10	Treated Lumber	Capping for frame
1 Ea	4 X 8 X ½	Roofing sheeting	Roofing
1 Ea		Light Fixture	Approved exterior light installed per local electrical code.
As req		Roof flashing	Dark brown or equivalent metal flashing
As req		Lag bolts / Inserts	Attachment of framework to brick facing of unit(s)
As req		Metal gutter / downspout	Dark Brown, length as determined by final size of overhang
As req		Metal edging	Used to square off shingles on edge of roof
As req		Shingles	Tampko Elite 25 year Tweed Blend
As req		Fasteners	Assembly of frame, attachment of roof sheeting to frame and roof shingles
As req		Moisture Barrier	Roof black paper or equivalent
As req		Vinyl Soffet	Vented or solid Dark Brown color only
As req		Brown Paint	Valleybrook approved colors only for final paint of capping and trim
As req		Primer Paint	For capping and trim
As req	Tubes	Sealant	Clear, paintable, or english brown (Dark Brown) for flashing to wall joints