

## Casa Park Villas of Tuscowilla, Inc

### Screen Patio Enclosures

Requirements: Prior approval by Association is required to construct a Screen Enclosure on your property. Only owner of record to request approval.

1. Submit written request for proposed Screen Enclosure with drawings on unit plot plan (included in survey package at closing) and documents as required in specifications to:

Vista Community Assoc. Management  
Attn.: Diana McCreight  
PO Box 162147  
Altamonte Springs, FL 32716-2147

2. All projects must be submitted at least thirty (30) days prior to planned construction. Construction cannot begin without a written approval letter from the Homeowners Association.
3. Advise by letter the proposed start date of construction. All work must be completed within thirty (30) days of proposed start date.
4. Only an aluminum type enclosure in strict compliance with the attached specification sheet will be considered. (Attachment A)
5. A letter of certification by the contractor that they will supply materials that meet or exceed the attached specifications and they will install the unit as per normal industry practices and the attached specifications.
6. Obtain a copy of a Certificate of Insurance for both the liability and Workman's Compensation from the contractor and forward to the Architectural Committee prior to start of construction.
7. Obtain a Building Permit from the City of Winter Springs.
8. Contractor must provide a certificate of payment for materials to Architectural Review Board prior to final payment for the screen enclosure.
9. All damages to the common area must be repaired at the Homeowner's expense within seven (7) days after the completion of the construction. If this is not done, the Homeowner's Association will repair the same and bill Homeowner for repairs plus penalty fee.
10. In most cases there is a sprinkler head in the area where the screen enclosure will be installed. Notify Management Company to relocate the sprinkler head. DO NOT cap the sprinklers. Any repairs made by Casa Park Homeowners Association will be billed to the Homeowner that requested the installation.
11. Homeowner is responsible for all gutter clean out and repairs to screen enclosure.
12. All Screened Enclosures will be Permanent Additions to the Unit.

Screen Patio Enclosure  
Attachment A

Requirement: **Prior** approval of Association is required to construct a screen enclosure on your property. You must be an owner of record to request approval. Please obtain the copy of the general rules and information from Association on screen enclosures procedures.

All structural metal shall be bronze aluminum in color and shall comply with local code requirements and with the standards of the Aluminum Association of Florida. Screen enclosures must have a 24' aluminum (.024 minimum gauge) bronze kick plate totally surrounding the enclosure including the door. The aluminum kick plate must be caulked on all of the seams with corresponding color of caulk.

Screen materials shall be charcoal fiberglass with 20/20 mesh.

The enclosure door shall be a minimum of 1" in depth, have inside locking mechanism, pneumatic closer, and a kick plate measuring no less than 16 inches and no more than 24 inches. All screen doors will open outward to the common areas and not onto property of adjoining units. All screen door entries should have a bumper threshold installed.

Roof shall have a 1-foot overhang at a 2.5 to 3.0 degree pitch, 2" of insulation with an exterior bronze or white finish. Enclosures shall project at least 8 feet and no more than 10 feet from the exterior of the existing unit's wall. Roof lengths of adjoining screen enclosures shall be the same lengths. Roof may overhang the common areas, but the structure cannot enter the common areas. Inside of patio area must remain color of stucco on building.

Enclosure roof will mount to the wall with proper fasteners to an extruded structural wall header. Necessary sealants and/or flashing shall be used to assure a non-leaking attachment to the existing building.

The enclosure shall have an aluminum downspout and splash basin to catch water run off. The guttering shall be rolled guttering with a bronze finish.

A 2X2 chair rail of .040 gauge aluminum bronze finish shall be installed totally around the interior of the enclosure at the same height as that of the kick plate.

The extended concrete slab must be at least 4" of thickness with a 6X6 wire mesh embedded for added strength. All slabs shall have a 4-mil plastic vapor barrier in place before concrete is poured. Perimeter edges of the slab shall be poured as per Florida State Regulations.

On two story units, privacy fence between adjoining units must remain in place. **On three bedroom units the overhang above the patio door and the front door must be left intact.**

Screen rooms may be enclosed with 4 track vertical vinyl windows to match bronze structural metal. Vinyl used in the manufacture of the windows may be clear or bronze tinted.

## **Addendum to Screen Room Specifications for Townhomes Shared patio only**

R317.2 of the code requires townhouses to be separated by a fire rated wall assembly that meets the requirements of Section R302.

R317.2.1 of the code requires the separation to extend through attached enclosed accessory structures (screen enclosure).

R302 requires any exterior wall within 3ft of the fire separation distance to have a 1hr. fire resistance rating.

Neither the code nor the building division has a requirement as to the materials used in a wall to accomplish the required rating. The only requirement is that the wall system be tested in accordance with ASTM E 119.

R317.2.1 Continuity. The fire-resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures.

Exception: A common 2-hour fire-resistance-rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 33 through 42. Penetrations of electrical outlet boxes shall be in accordance with Section R317.3. no electrical boxes may be installed in this wall

### **SECTION R302 EXTERIOR WALL LOCATION**

R302.1 Exterior walls: Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1. These provisions shall not apply to walls, projections, openings or penetrations in walls that are perpendicular to the line used to determine the fire separation distance. Projections beyond the exterior wall shall not extend more than 12 inches (305 mm) into the areas where openings are prohibited.

**TABLE R302.1 EXTERIOR WALLS**

**EXTERIOR WALL ELEMENT    MINIMUM FIRE-RESISTANCE RATING    MINIMUM FIRE SEPARATION DISTANCE**

Walls	(Fire-resistance rated)	1 hour with exposure from both sides	0 feet
	(Not fire-resistance rated)	0 hours	3 feet
Projections	(Fire-resistance rated)	1 hour on the underside	4 feet
	(Not fire-resistance rated)	0 hours	3 feet
Openings	Not allowed	N/A	
	25% Maximum of Wall Area	0 hours	< 3 feet
	Unlimited	0 hours	3 feet
Penetrations	All	Comply with Section R317.3	< 3 feet
	None required		3 feet

**FIRE SEPARATION DISTANCE**

The distance measured from the building face to one of the following:

1. To the closest interior lot line; or
2. To the centerline of a street, an alley, easement or public way; or
3. To an imaginary line between two buildings on the lot.

The distance shall be measured at a right angle from the face of the wall.

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