

Preston Falls Villas
Book of Resolutions Part 2., Item c.
Specification for Preston Falls Villas Lattice
Installation and Lattice Material
Approved: 12/01/2012

1. Background

Feedback from the professional architect/designers indicated that the lattice essentially serves as a foundation and with few exceptions appears uniform throughout the community. The foundation (lattice), exterior stucco material and color, textured roofs, and chimneys/chimney caps serve as the transitional architectural basis of the community.

2. Specification

Lattice shall be ~1/4" vinyl with 2 5/8 inch openings mounted diagonally to the supporting structure (deck post). Lattice shall be recessed to the support structure the depth of a 2 x 2 which will be mounted even with the face of the supporting structure having the 2 x 2 supporting all four sides of the lattice.. Lattice may also be built with the 2 x 2 serving as a "frame" and installed as a unit. See the Attachment to this Specification. If the opening is larger than a 4' x 8', a splice can be made using the 2 x 2 material on both sides of the lattice. Kiln dried 2 x 2 treated material can be purchased from Capital Lumber allowing any exposed sections of the 2 x 2 frame to be painted immediately.

The supporting structure (6 x 6, pair of 4x 4's, masonry column, etc.) and the 2 x 2 frame material shall be covered/wrapped in textured HardiePlank material. This can be purchased at Stock Building Supply.

Note: The "4 inch" lattice referenced on the Attachment has openings 2 5/8 inches with the lattice material being 1 1/2 inches wide. The opening plus the lattice material is 4 1/8 inches +/- depending on manufacturer. The lattice is available in 4' X 8' sheets from Lowes or Home Depot.

The 2 x 2 frame shall be painted the PFV Trim Color – reference the Paint Specification, Part 2., Item a. The simulated stucco HardiPlank shall be painted the PFV Stucco Color, reference the above paint specification.

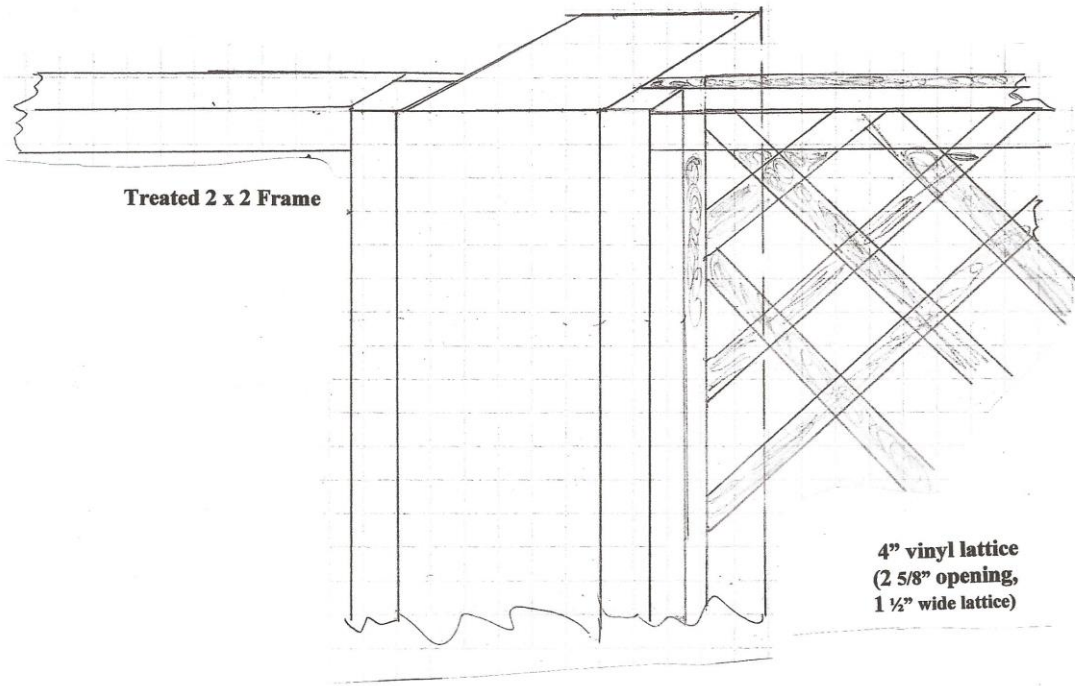
Note: Variations on the installation process described in the Attachment to this Part 2, Item c, may also be presented for approval. This would include a) cases where lattice is affixed directly to the 6 x 6 support structure – the lattice could be covered with a treated 2 x 10 and then wrapped with the stucco Hardiplank and appropriately capped to finish the trim, or b) there be other variations that can be reviewed and a suitable finishing /wrapping process agreed upon with the ACC.

If the Homeowner is not presently in compliance, any future changes or repairs will require that all lattice associated with the Townhome be brought up to specification.

Attachment to Part 2, c.

Lattice Attachment to a 6x6 Deck Post

Side View



Top View

