

Grand Champions Villas AOA LANAI PARTITION GUIDELINES

Buildings 1 – 5 only (units 1- 50)

**PRIOR TO CONSTRUCTION AND/OR INSTALLATION OF LANAI PARTITIONS AN
“APPLICATION FOR INSTALLATION OF A LANAI PARTITION, REQUIRING RESIDENT
MANAGER’S APPROVAL” (on PAGE 3) SHALL BE SUBMITTED AND APPROVED.**

These units have a support beam at the center of the lanai. The support beam establishes a natural dividing point on the lanai. Partitions shall be centered on the beam. The selected dimensions and style shall be chosen to blend with the style and design of the lanai.

Homeowners wanting to add a lanai partition for the purpose of partially dividing their lanai into two areas shall comply with the following guidelines:

TOP FLOOR PARTITION

The selected dimensions shall be chosen to match the roof overhang, applicable only to the top floor units. Partitions are to be attached to the wall and centered on the lanai’s center support beam.

1) STRUCTURE: The framing shall be constructed of pressure-treated 2 x 4 wood studs at 16” on center with sill and top plate, veneered on both sides with ½” CDX plywood and covered with Tyvek Home Wrap or similar. The framing structure shall be securely fastened to the building side wall and lagged to the overhead beam.

2) FINISH MATERIAL: Both sides of the partition’s surfaces shall match the character and dimensions of the building’s smooth horizontal lap siding and smooth trim boards.

The horizontal siding, trim and edge shall be a composite material, such as James Hardie and match the existing building exterior materials. The siding shall be installed and fastened to the plywood per the manufacturer’s specifications. Leave a gap of approx. 1” at the base of the wall, separating the finish material from the tile surface.

The horizontal lap siding’s width is approximately 8” with a 1” overlap (Verify).

The horizontal and vertical trim is approx. 3 ½” x 1 ½” and shall picture-frame the partition’s perimeter.

3) WALL HEIGHT / WIDTH:

The height should extend from the floor to the bottom the fascia gutter (approx. 7’-10”).

The width should extend to the outside edge of the rafter (approximately 35”).

4) PAINT: The partition will be painted the same colors as the exterior building. Paint and colors to be approved by Grand Champions Villas management. Paint will be provided by the Grand Champions Villas AOA upon request. The lap siding will match the building color (brown) and the trim will match the window trim and railings (white).

LOWER FLOOR PARTITION

The selected dimensions are from the floor to ceiling, applicable only to lower floor units. partitions shall be anchored to the ceiling and wall, and centered on the lanai's support beam.

1) STRUCTURE:

The framing shall be constructed of pressure-treated 2 x 6 wood studs at 16" on center with sill and top plate, veneered on both sides with ½" CDX plywood and covered with Tyvek HomeWrap. The framing structure shall be securely fastened to the building side wall and lagged to the overhead beam.

2) FINISH MATERIAL: Both sides of the partition's surfaces shall match the character and dimensions of the building's smooth horizontal lap siding and smooth trim boards.

The horizontal siding, trim and edge shall be a composite material such as James Hardie and match the existing building exterior materials. The siding shall be installed and fastened to the plywood per the manufacturer's specifications. Leave a gap of approx. 1" at the base of the wall, separating the finish material from the tile surface.

The horizontal lap siding's width is approximately 8" with a 1" overlap (Verify).

The horizontal and vertical trim is approx. 3 ½" x 1 ½" and shall picture-frame the partition's perimeter.

3) WALL HEIGHT / WIDTH:

The height should extend from the floor to the bottom the fascia gutter (approx. 9').

The width should extend to the outside edge of the rafter (approximately 35").

4) PAINT: The partition will be painted the same colors as the exterior building. Paint and colors to be approved by Grand Champions Villas management. Paint will be provided by the Grand Champions Villas AOA upon request.

PLEASE NOTE: Homeowners are encouraged to consult with a structural engineer, particularly for wind load design compliance. Homeowners choosing to make building modifications prior to the Design Committee's review and approval will be subject to disciplinary actions.

THE PARTITION DESCRIBED IN THIS DOCUMENT AND DEPICTED IN THE PHOTOGRAPHS IS THE ONLY DESIGN ALLOWED AS A LANAI PARTITION.



Grand Champions Villas

**APPLICATION FOR INSTALLATION OF A LANAI PARTITION
REQUIRING RESIDENT MANAGER'S APPROVAL**

Re: Grand Champions Villas unit # _____

In accordance with CATEGORY II Remodeling Guidelines, I request your approval of the remodeling to the above apartment as described below.

START DATE: _____ EXPECTED FINISH DATE: _____

DESCRIPTION OF REMODELING: Installation of lanai partition as specified in the
"LANAI PARTITION GUIDELINES Buildings 1 – 5 only (units 1- 50)"

SUPPLIER OR CONTRACTOR: License # _____

Name: _____ Contact: _____

Address: _____ Telephone: _____

Owner's name printed _____

Owner's signature

Date

Application is approved for the remodeling described above by _____

By: _____ Date: _____
Resident Administrative Manager

Application for final approval

The following section is to be completed and submitted upon completion of the partition installation along with photos of the partition for final approval.

I/We _____ am/are the homeowner(s) of unit # _____ and will construct the lanai partition in a professional manor, according to the above **LANAI PARTITION GUIDELINES**.

Photographs of the completed partition will be submitted to Grand Champions Villas management. The partition will be inspected for compliance and will be given a final approval by Grand Champions Villas management

Homeowner 's signature Date

Homeowner 's signature Date

Final Approval – for Grand Champions Villas office use only

Print name Title

Signature Date