



River's Walk Association, Inc.

riverswalkcondominiums@gmail.com 430D Gillette St. La Crosse, WI 54603

River's Walk New Porch Addition Specifications and Guidance August 2019

This document was created by the River's Walk Porch Addition Taskforce 2018-19 for the purpose of providing guidance to a River's Walk unit owner who is considering constructing a porch addition onto their unit. It provides process and construction guidelines to meet River's Walk Association, Inc. uniform look, quality of construction, future maintenance requirements and conforming to the standards set by River's Walk governing documents. It does not however include or negate any permits, inspections or requirements of the City of La Crosse, County of La Crosse, or State of Wisconsin; which are the responsibility of the unit owner and contractor.

Included in this document are:

1. Porch Addition Checklist
2. Porch Addition Requirements and Construction Standards
3. Porch Addition Roof Options
 - a. Gable Roof
 - b. Shed Roof
 - c. Sun Porch Addition Roof Style Options (list by unit)
4. Sample Request Letter to the Board

1. Porch Addition Checklist

- Review all documents in the Porch Addition Packet.
- Identify a contractor.
- Create a detailed construction plan to scale (including a site plan, floor plan and all elevations).
- Have a detailed estimate of the cost for the work to be done.
- Connect with neighbors to identify any questions or concerns with your plan.
- Submit a request to the River's Walk Board of Directors at RiversWalkCondominiums@gmail.com for approval **prior** to any work being done. The Board may require modifications upon their review. The request shall include:
 - Detailed construction plans
 - Construction timeline
 - Project cost estimate
 - Contractor name and contact information
- Sign an agreement between the River's Walk Association, unit owner and contractor that all requirements will be met when project is approved.
- Obtain a certificate of insurance from the contractor and submit to the Association Board.
- Begin work and complete within 60 days.
- Notify and receive approval of the Association Board prior to the final settlement between contractor and the unit owner.

2. Porch Addition Requirements and Construction Standards

The porch addition shall:

1. Not exceed 10 feet beyond the unit.
2. Be of 2" x 6" stick-built construction, coordinate with the current architectural style of River's Walk buildings and use the same building materials of River's Walk buildings. This includes, but is not limited to, lap siding reveals, overhang depths, and fascia width.
3. Have a gable or shed roof with proper pitch, depending on which style is most conducive to the porch location. All structures must have adequate insulation and vented airspace above the addition's ceiling to prevent ice dams from forming in the winter months (even if heating the addition is not planned).
4. Not create a roofline that impedes water drainage or create pockets that trap debris requiring frequent maintenance.
5. Include GAF Timberline Natural Shadow Barkwood shingles installed in the same manner and materials as the previous work for River's Walk, by an Association approved contractor.
6. Include a Miratec trim board installed anywhere step-flashing is used in the same manner found on other buildings. The River's Walk contractor can provide details to your builder as to exactly how this is being done.
7. Include LP® SmartSide® brand siding (available at Menards or Home Depot). It must have a smooth surface (special order) and the same reveal as other buildings. SmartSide must be primed and stained on any cut or exposed end prior to installation and receive two coats on the outer side after installation.
8. Have exterior solid stain purchased from Sherwin Williams; the stain is from their Woodscapes collection and the color is Cypress Moss: SW 3041 Exterior Solid Stain. Fascia is also Woodscapes collection - Greenbriar solid stain. It must be applied per directions.
9. Use standard Andersen casement windows in the color of Terratone. Windows must match the existing exterior style, color and quality used throughout River's Walk.

Unit owner and contractor shall:

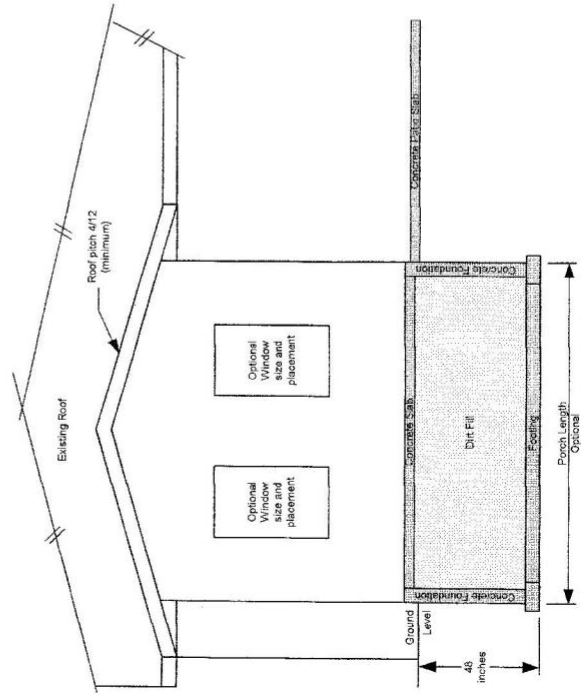
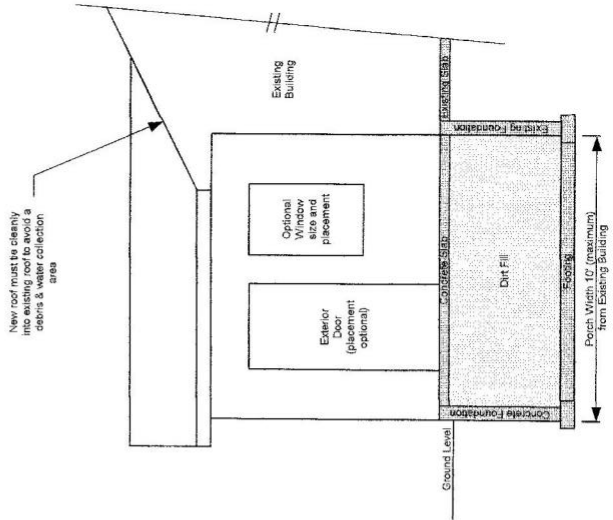
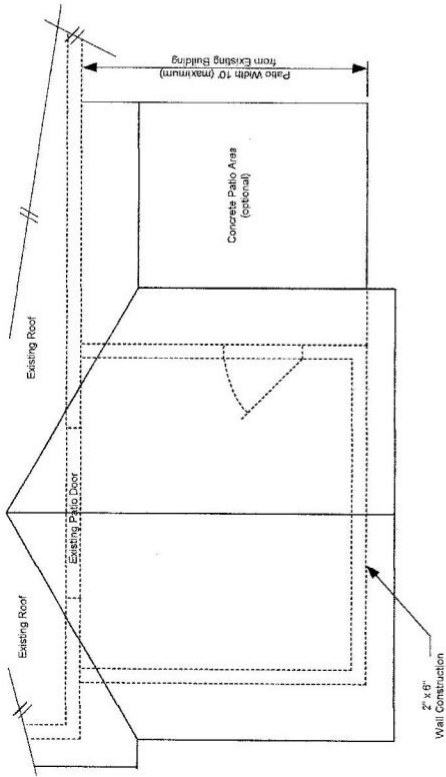
- Be responsible for any sprinkler system modifications needed in the immediate area of the addition. Each modification must be approved by the Board and completed by the Association's irrigation contractor. The costs of these modifications are the unit owner's responsibility.
- Repair any damage to the lawn, the building, landscaping, or any underground utilities including the irrigation system lines.
- Install gutters with leaf guards as necessary to ensure water is properly routed away from building. Gutters shall match existing gutters found throughout River's Walk.
- Responsible for disposal of all construction materials.
- Must use a licensed electrician for all electrical work associated with this project.
- Must obtain all permits from the city and other permits as necessary.
- Conform with any and all city and county building codes and rules.

- Ensure that the contractor is licensed, bonded, and will provide a certificate of insurance prior to starting the project.
- Not place or store any building materials, equipment, dumpsters, etc., in or on any common areas.
- Observe all parking rules and not impede traffic flow on any roads.
- Notify the Association Board of any changes in the plan before any work is begun.
- Conduct work no earlier than 7:00 am and, because of the close proximity of neighboring units, be respectful and keep noise to a minimum-especially in the early-morning hours.
- Shall complete the project within 60 days from the start of the project.
- Notify and receive approval of the Association Board prior to the final settlement between contractor and the unit owner.

River's Walk Association is not responsible for any damage resulting from poor addition design, materials, or construction methods – particularly in regard to water damage.

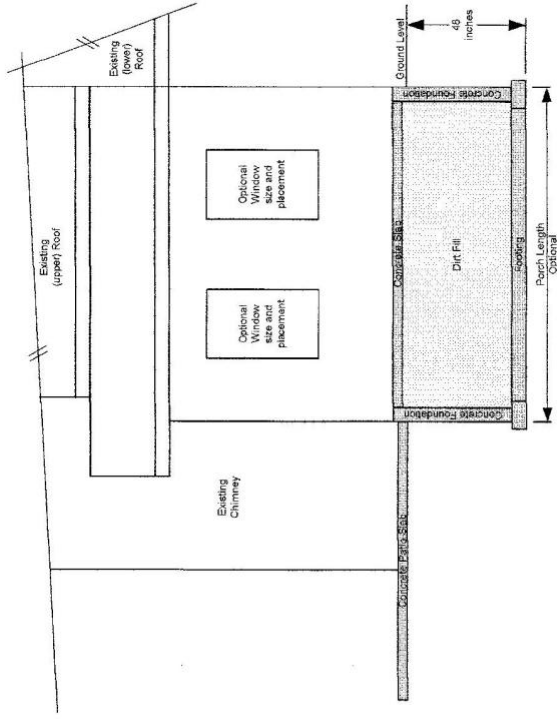
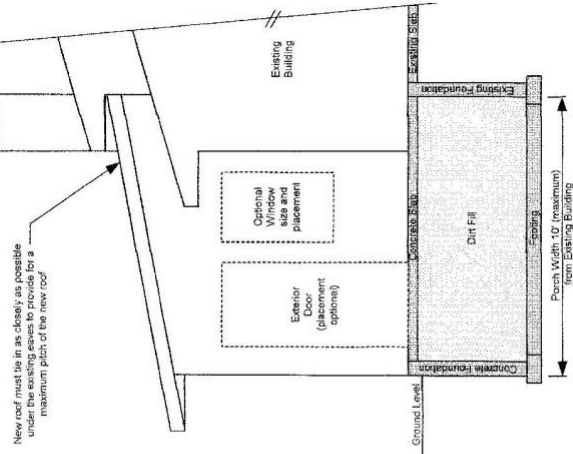
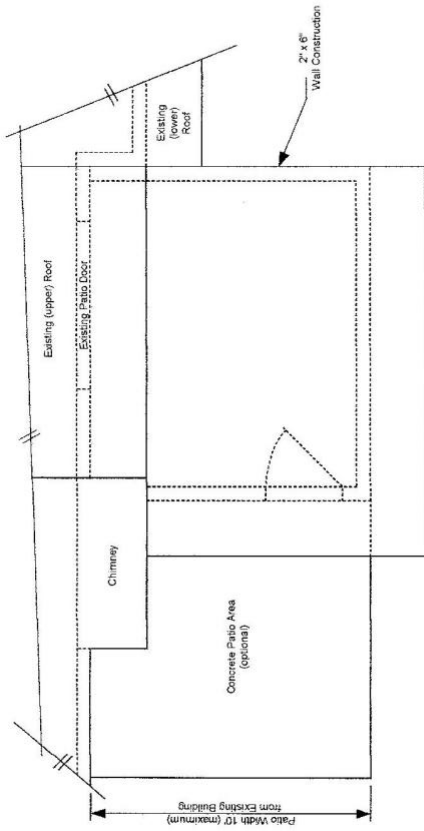
3. a. Gable Roof Porch Design

River's Walk Condominiums
 Sun Porch Requirements
 Gable Roof Design
 May 25, 2019



b. Shed Roof Porch Design

River's Walk Condominiums
 Sun Porch Requirements
 Shed Roof Design
 May 29, 2018



C.

Sun Porch Addit on Roof Style Opt ons

Unit Number	Roof Style Opt on(s)	Comment
402-A	Shed Only	
402-B	Shed Only	
402-C	Shed Only	
404-A	Gable Only	
404-C	Shed Only	May not meet 3/12 min. roof pitch due to window conf ict
404-D	Gable (North); Shed (South)	Two possible porch locat ons due to size of deck
412-C	Shed or Gable	Gable may conf ict with exist ng 412-D gable roof
414-B	Shed Only	Restricted to shed because of adjacent unit roof design
414-C	Shed or Gable	
418-A	Gable Only	
418-B	Shed or Gable	
420-A	Shed or Gable	
420-B	Gable Only	
422-A	Shed Only	Restricted to shed because of proximity to 422-B
422-B	Shed Only	Restricted to shed because of proximity to 422-A
422-C	Shed or Gable	
424-A	Gable Only	
424-B	Shed or Gable	
426-A	Shed or Gable	
426-B	Shed or Gable	
426-C	Gable Only	
428-A	Shed or Gable	
430-B	Shed or Gable	
430-C	Gable Only	

4. Sample Request Letter to the Board

RiversWalkCondominiums@gmail.com or
430D Gillette St.
La Crosse, WI 54603

Dear River's Walk Association, Inc. Board of Directors:

Jane/Joe Doe of (Unit #) are seeking the Board's approval to build a porch addition to our unit. It will be xx' X xx' in size and will be consistent in design, color and quality of materials as other River's Walk buildings. It will be constructed by XX Construction at (contact information). Construction will begin on approximately (Date) and be completed by (Date). The estimated cost of the addition is \$xx, 000. A detailed copy of the porch addition construction plan is attached for your review.

I have contacted my neighbors at (unit #) and (unit #) and included their feedback in my porch design. I understand that I may not start construction until I receive Board approval, have signed a construction agreement with the River's Walk Association, Inc., and provided a Certificate of Insurance from my contractor. I also understand that I am responsible for any and all accidental damage to underground utilities or common elements and for the cost of relocating irrigation lines should that be necessary.

Thank you for your consideration.

Sincerely,