

GREYWALL CLUB DETACHED HOME SPECIFICATION GUIDELINES FOR CONSTRUCTION OF DETACHED STORAGE BUILDING

Requests for approval to construct any storage out building must be submitted to the Board via the Management Company using the current Architectural Improvement Approval Process and be accompanied by detailed plans suitable for submission to the City of Joliet Building Department. Once the board approves the plans the homeowner must submit the plans to City of Joliet to obtain a building permit complying with all city requirements. See Joliet website for additional information. <https://www.joliet.gov/departments/community-development/building-inspectional-services-division/residential-permits>

In addition to meeting county building requirements Greywall Club guidelines require:

- 1) Building must be bolted onto a poured concrete slab with a minimum thickness of 4" on 4" of compacted granular fill. Perimeter of slab to be thickened to 12" deep and 6" wide.
- 2) Concrete to be minimum strength of 3000 p.s.i. ½ diameter anchor bolts, 8" long to be installed minimum every 4'-0".
- 3) The exterior of the structure must be constructed using standard home construction materials and finished in materials to match the appearance, color and specifications of the primary home including siding, roofing, rakes, fascia, and soffits. Doors and windows must be of standard home quality. Exterior walls to be constructed of 2" x 4" wood studs spaced at 24" on center maximum with a single 2" x 4" wood plate at the top and bottom. Maximum ½" exterior grade plywood or OSB to applied to the exterior walls prior to finish materials. Absolutely no plastic prefab storage units are permitted. You may purchase a wooden building package but you must finish the exterior with the same materials and color of the main home.
- 4) Roof shingles to be 25 year warranted, 3 tab, fiberglass shingles on 15# felt paper. Shingle color and style to match home.
- 5) Wall heights to be not higher than 8' and preferred roof pitch of 6-12.
- 6) If the property does not have a rear perimeter fence then space surrounding the building must be landscaped within 6 months. Landscaping plans to be submitted with the application. A perimeter fence eliminates the landscaping requirement.

These guidelines are subject to revision by the board at any time and are not to be considered "All Inclusive".