

ARCHITECTURAL REVIEW COMMITTEE

ARCHITECTURAL SPECIFICATIONS:

1. **Siding:** 5/8" T1-II, 8" scored spacing. Stain to match existing. (Consult Design Guidelines)
2. **Trim:** 2 x Cedar to match existing. Stain to match existing. (Consult Design Guidelines)
3. **Structural Lumber:**
Beams, Joists: 1250 f DFCR
Columns: Redwood 4 x 4
Plywood: 1/2" and 3/4" CD fir exterior grade

* Note: All wood in contact with ground or roof run-off must be treated with clear waterproofing before installation.
4. **Concrete Decks:** 1- 1/2" tapered light-weight concrete topping over 50# felt
Pads: 2500 psi at 28 days
5. **Flashing:** 26 GA G.I. Paint to match adjoining material after priming.
6. **Corrugated Plastic Sheeting:** 1- 1/2" undulations, white translucent, Filon for patio covers.
7. **Nails:** Galvanized, of sizes dictated by material thicknesses.
8. **Stain:** Siding and trim stain to match existing. (Consult Design Guidelines)
9. **Paint:** Gutters, downspouts and doors to match existing. (Consult Design Guidelines)
10. **Storm Windows:** **New window frames** to match existing windows. (Consult Design Guidelines)
11. **Skylights:** 24" wide, double-glazed, operative or fixed brown frame, brown or bronze plexiglas.
Committee-approved manufacturers: Wasco, Pella, Velux and Solatube.

**ARCHITECTURAL SPECIFICATIONS
CANYON CLUB CONDOMINIUM ASSOCIATION**

12. **Exterior Doors:** Size: 3'0" x 6'8"; Thickness: 1- 3/4" solid core flush wood (Birch) with (a) painted grade; or (b) painted flush insulated #145 Thermo-tru metal. Also accepted: door with 29-1/2" x 5-3/4" window offset. Hardware: See 14. (Below). (Consult Design Guidelines)

13. **Screen/Storm Doors:** Size: 3'0" x 6'8". Material: Wood, aluminum, wrought iron. Frame Finish: Brown or Bronze aluminum; painted wood. Hardware: See 14. below. (Consult Design Guidelines)

Combination Security/Storm Doors: (Approved by Board of Directors: 06/81).
of vertical bars not to exceed five (5); Limit simple-design medallions to two (2) per door.
Frame Finish: Black, Brown or Bronze. (See attached illustration)

14. **Hardware:** **Exterior Doors:** Latch set and cylinder lock: (Peep Hole, optional) Schlage 1t. comm. grade. Finish: DVLL Bronze
 Screen/Storm Doors: Closer, latch and chain.
 Storage Units: Galvanized hinges (3 per door), concealed, tamper-proof.

15. **Exterior Light Fixtures:** Style: Traditional (Wall Lantern); Size: Vertical length Twenty (20") inches maximum; Frame Finish: Black. (Patio light fixtures may be Owner's choice). (Consult Design Guidelines "Exterior Light Fixtures")

16. **Storage Units (ground level):** Height of structure not to exceed fence level. Materials and Paint: Same as primary structure; **Storage Units (balcony):** (Consult attached architectural specification drawings).

17. **Gutters and Downspouts:** Aluminum or galvanized, painted same as fascia. Profile: Rectangular with smooth finish.

18. **Splash Blocks:** Precast concrete 8" x 36" at each downspout.

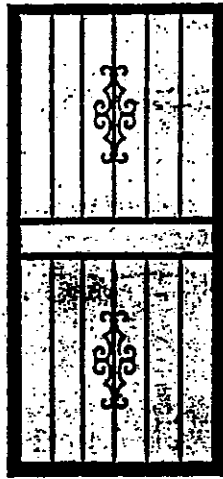
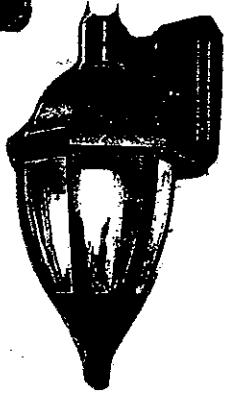
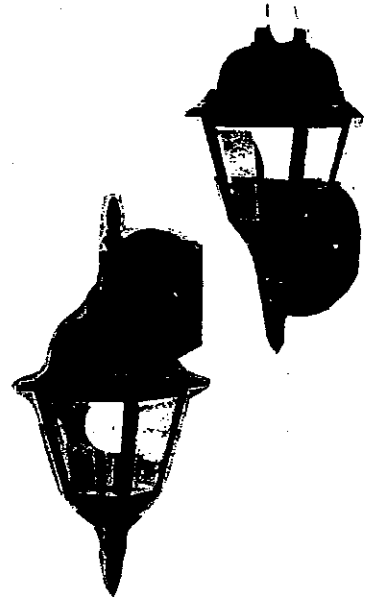
19. **Greenhouse Windows:** Frame Finish: Bronze or Brown.

20. **Exterior Awnings:** Permission for Owners to install manually-operated or motorized Awnings. Fabric color/design selections (harmonious with Canyon Club exteriors) must be approved by Architectural Review Committee. See Office Administrator for Committee-approved color samples. (Approved by Board of Directors: 08/12/87).



EXTERIOR LIGHT FIXTURES: EXAMPLES

Style: Traditional Wall Lantern
Size: Vertical length: 20" maximum
Frame Finish: Black

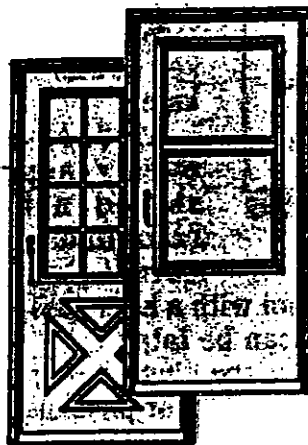


SECURITY/STORM DOORS:

Vertical Bars: Maximum of five (5)
Medallions: Simple design;
Two (2) per door
Finish: Black, Brown or Bronze

SCREEN/STORM DOORS:

THIS DESIGN IS NOT PERMITTED-----



Material: Wood, Aluminum,
Wrought Iron
Frame Finish: Brown or Bronze

21. **Patio Cover (Ground Level):** Size: Length: Approximately Seven (7') feet by approximately Sixteen (16') feet wide. (Size is determined by the size of the existing concrete slab). Finish Color: Suggested paint for Cover: Kwal "New Umber" D-12, C-8 or existing trim color to match.

Roof Joists and Support Posts: Roof joists size: Approximately 2" x 4" x 7'. Construction: Center joists at 12" intervals. Roof joists to be fastened to the fascia board by joist hangers and supported on lower side by a triple 2" x 8" x 16' header sandwiched with plywood. Two 4" x 6" Support Posts will support header.

Roofing materials: Heavy gage, clear-colored "Filon" corrugated fiberglass. Construction: Roofing to be nailed and screwed to closure strips running perpendicular to joists centered at approximately 12" and run under shingle overhang. A piece of 12" flashing is to be installed under existing roof felt extending onto and over the new fiberglass.

(Consult Specification Drawing attached).

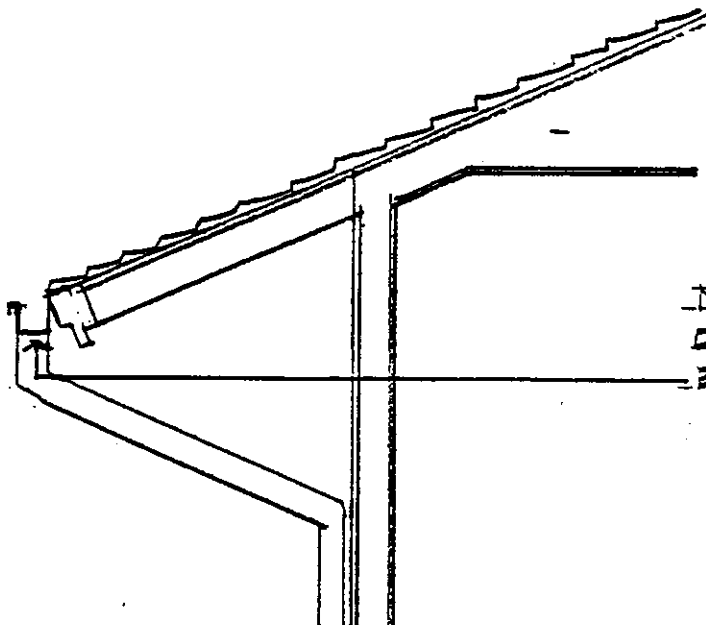
22. **Deck (Upper Level):** Size: Approx. Eight (8') feet long by Sixteen (16') feet wide. Finish Color: Suggested paint for Metal Railing and Flooring System: Kwal "New Umber" D-12, C-8 or existing trim color to match.

Supports: Deck is to be supported by a double 2" x 10" x 16' header on three (3) 4" x 4" posts. The posts are bearing on existing concrete slab. Under the concrete slab (directly beneath each post) is an additional 12" diameter x 36" deep concrete pier. The floor (building side) is supported by a 2" x 10" x 16' ledger nailed securely to siding and framing members beneath the siding.

Joists: Floor Joists size: 2" x 10" x 8'. Construction: Center joists at 16" intervals. Joists are fastened to the ledger by joist hangers. Flooring System is to have a slope of approximately 1-1/2" per 8' run to allow for water drainage away from building. Floor decking: Size: 2" x 4" material spaced 1/2" between. The Perimeter Rim Joists are to be faced with 1" x 12" rough sawn cedar.

Railing: Materials: (1) 3/4" x 3/4" pickets; 4" centers; (2) 1" x 1" square tubing for corners, ends and top/ bottom rails. Construction: Attach metal railing on the outside of rim joists to extend down to the bottom of the joists. Railing is to extend 42" above decking and be bolted securely to walls and floor joists. Paint color: See Finish Color: Above.

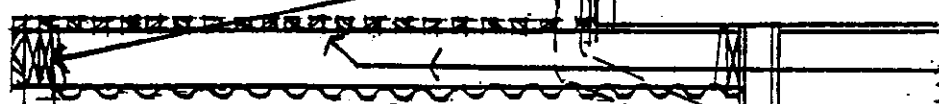
(Consult Specification Drawing attached).



NEW 4" GUTTER W/ DRAIN SPOUTS (1) C EACH SIDE (1) PER UNIT

7'-0" MAX.

(2) 2X10 BEAM W/ 2X12 TRIM



2X10 @ 24" OC W/ 2X2 @ 2" OC

1/2" CORRUGATED FIBERGLAS (WHITE TRANSLUCENT) FILON[®] SCREW ON FOR REMOVAL FOR CLEANING

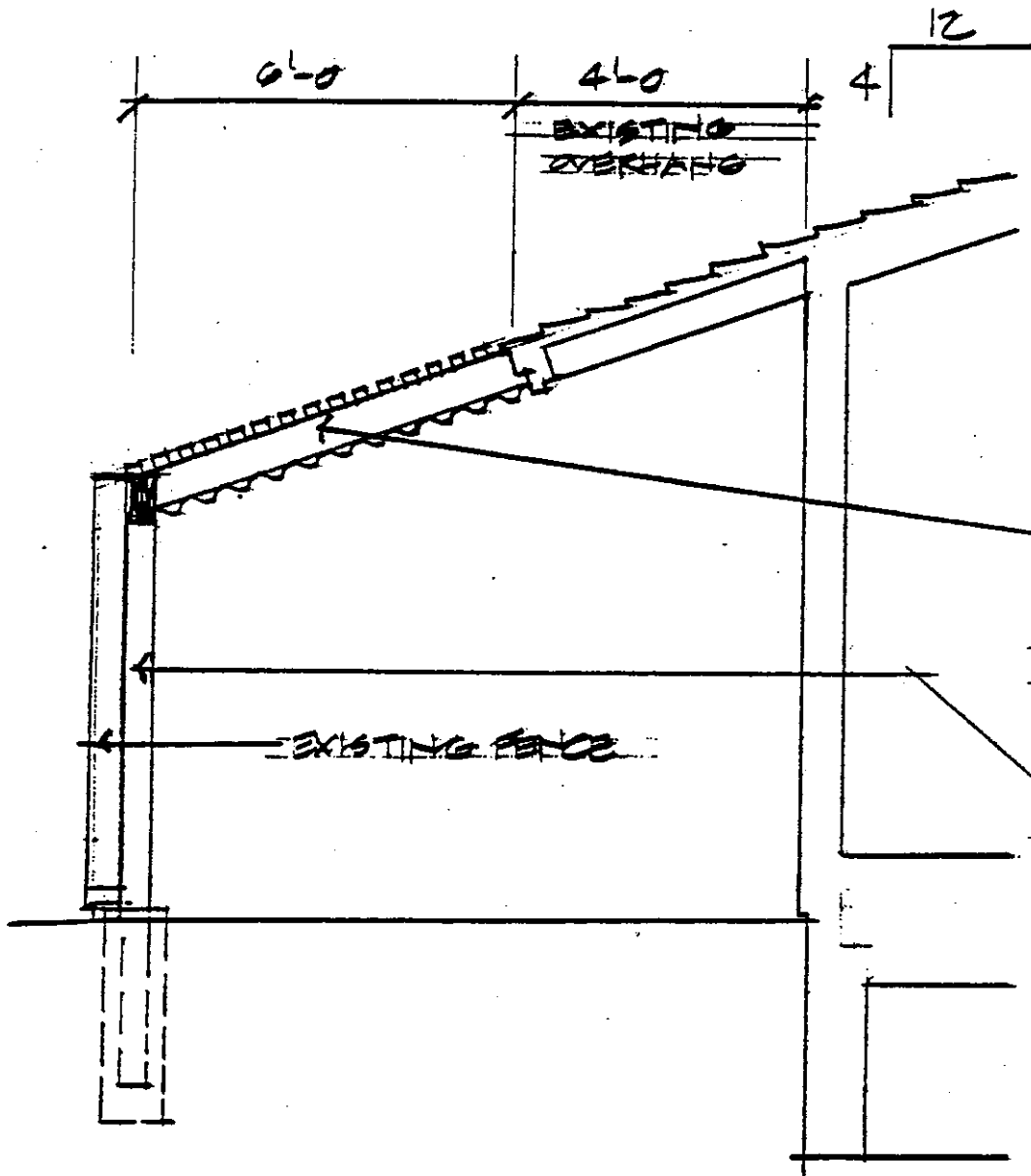
9'-8" MAX.

2X4 POSTS @ 8'-0" OC W/ 12" @ FOOTING X 30"

EXISTING FENCE

EXISTING PATIO

PATIO COVER



(2) 2x10 CONT. BETWEEN COLUMNS.

2x10 @ 16" CC WT. ---
 2x2 @ 3" CC & WHITE TRANSLUCENT FIBERGLASS (OR FIBERGLASS (1/2") SCREW APPLIED FOR REMOVAL FOR CLEAN'G.

4x4 @ 8'-0" CC MAX W/ 1/2" Ø X 36" FOOT'G

PATIO COVER

Patio COVER

slide new roofing
under existing
shingle overhang

1x2

closure strip on
top of 1x2
purlin to accept
corrugated
fiberglass roofing

2x4 @ 12" O.C.

Roofing

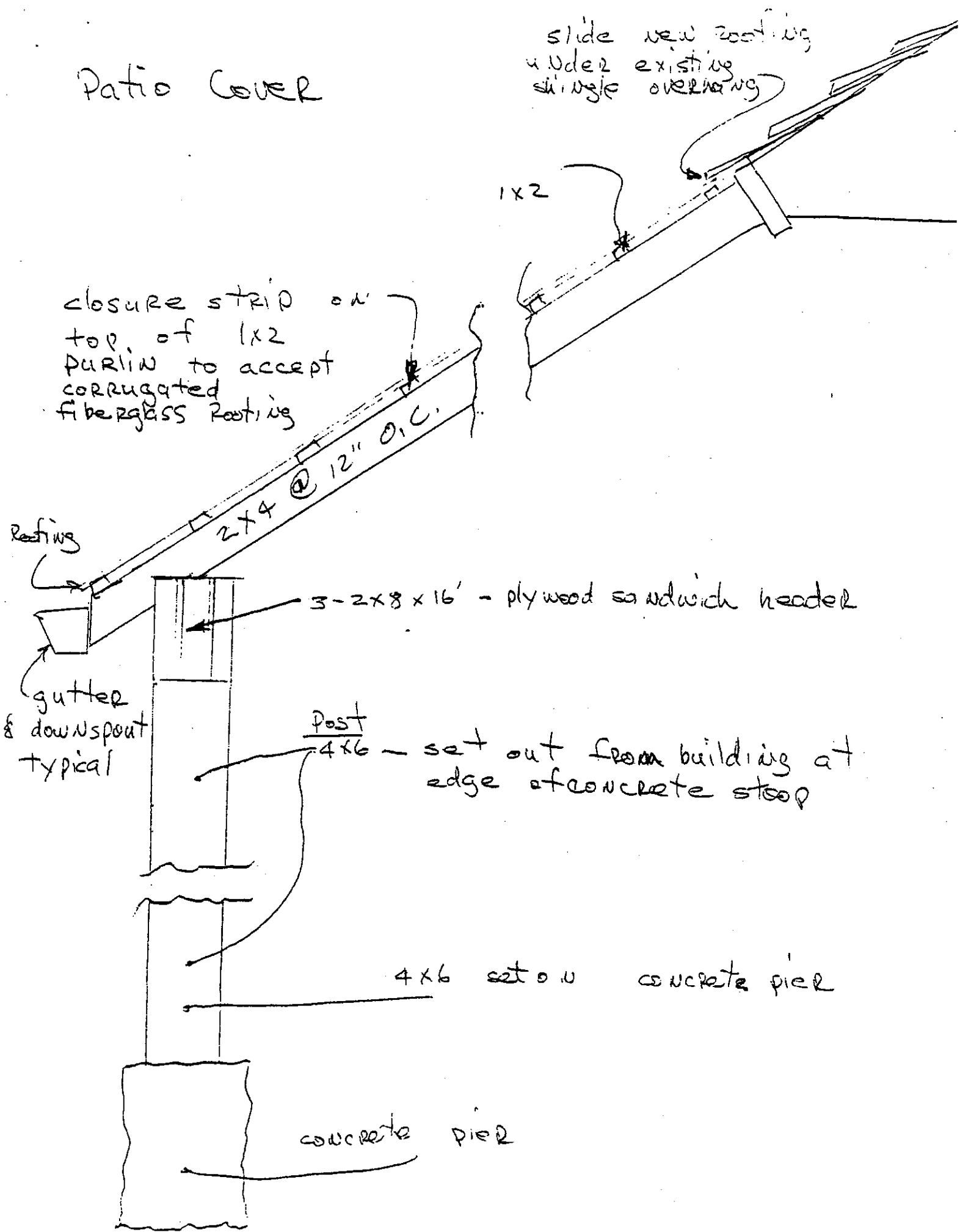
3-2x8 x 16' - plywood sandwich header

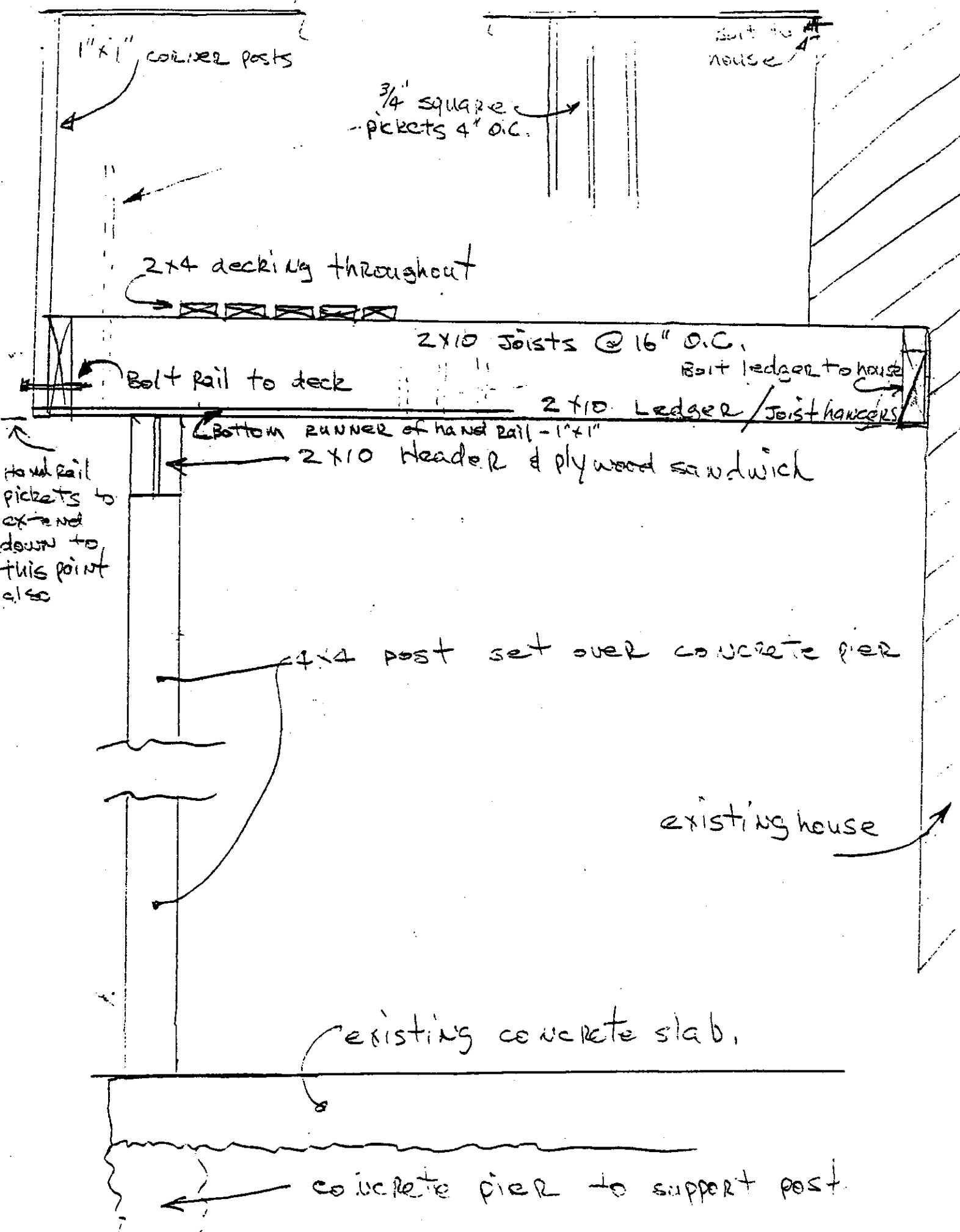
gutter
& downspout
typical

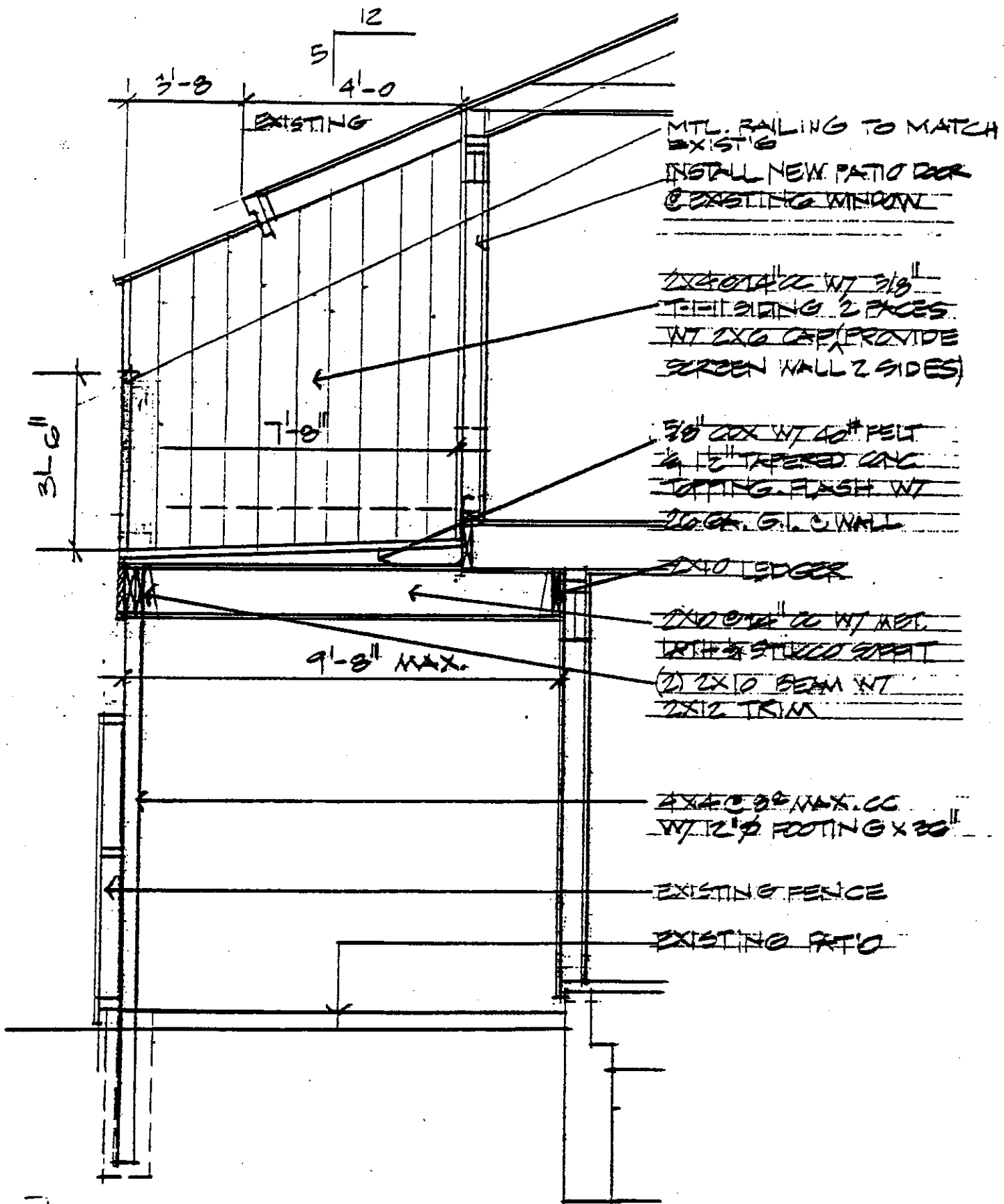
Post
4x6 - set out from building at
edge of concrete stoop

4x6 set on concrete pier

concrete pier







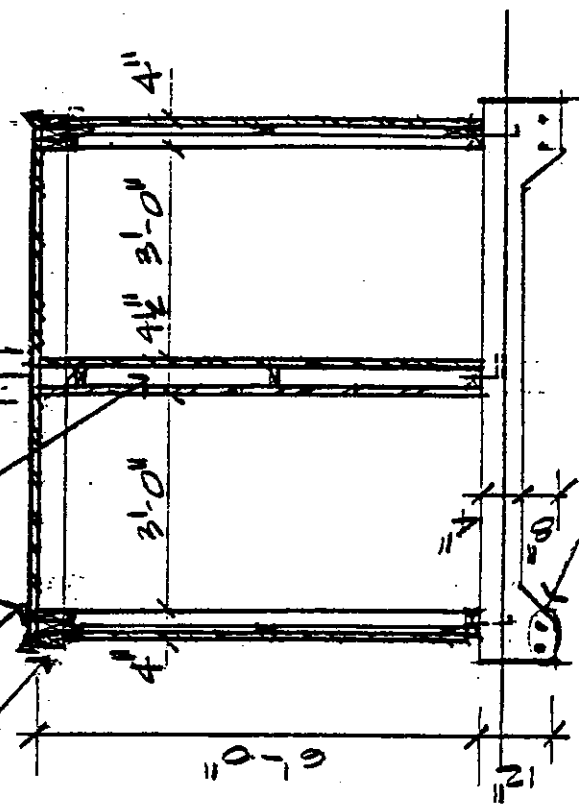
Modified To: No side walls, Balcony to look like existing balcony / wrap up on railings. 1988 Board Meeting 6/90

BALCONY & SCREEN WALLS

5/8" T-1-11 SILING ON
 PLAT 2x4 FRAME ROOFS
 2x4x8 W/CC W7 T-1-11
 SILING
 2x4x8 W/CC W7 W/2 PLAT
 4" 2x4 ON G.I. ROOF

UNIT PARTY WALL

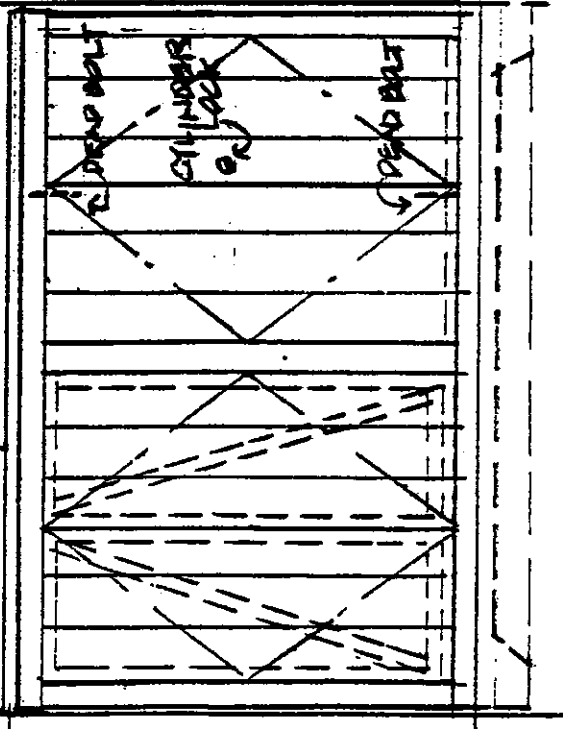
2x6 FASCIA



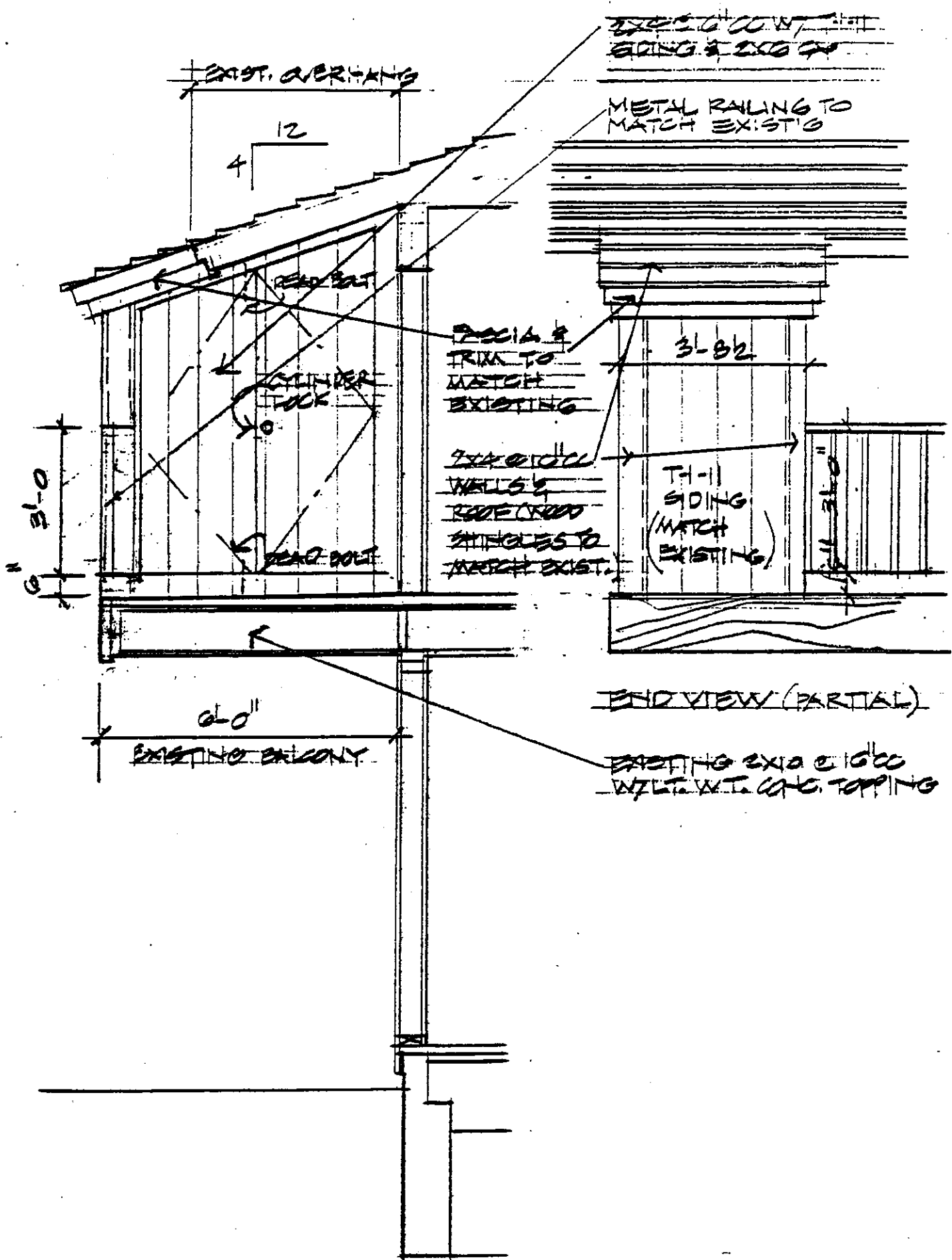
(2) #5x8 CONT.

91'-0" +/-

SLOPE 1/4" FOOT



STORAGE UNIT



BALCONY STORAGE UNIT

ARCHITECTURAL REVIEW COMMITTEE

SUPPLIERS: APPROVED PRODUCTS AND SERVICES

GAS LOGS

- | | | |
|-----|--|-----------------|
| (1) | MATCH LESS FLAMES
Contact: Kerren Dixon | Phone: 431-9821 |
| (2) | THE GAS CONNECTION | Phone: 466-4206 |
| (3) | ENERSAVE
2222 S. Havana | Phone: 750-8104 |
- PETERSEN REAL-FRYE GAS LOGS
(Most frequently installed at Canyon Club)

ROLLING OUTDOOR SHUTTERS

- | | | |
|-----|---|-----------------|
| (1) | GOLDEN ROLLING SHUTTERS
699 Alkire, Lakewood, CO | Phone: 232-3664 |
| (2) | INNOVATIVE OPENINGS
Happy Canyon Center | Phone: 757-7979 |

RETRACTABLE OUTDOOR AWNINGS

- | | | |
|-----|---------------------------|-----------------|
| (1) | AMERICAN AWNING & PATIO | Phone: 936-7327 |
| (2) | AWNING COMPANY OF AMERICA | Phone: 825-7600 |
| (3) | INNOVATIVE OPENINGS | Phone: 757-7979 |

SCOTCHTINT WINDOW FILM

- | | | |
|-----|----------------------|-----------------|
| (1) | WINDOW SYSTEMS, INC. | Phone: 368-8203 |
|-----|----------------------|-----------------|

**SUPPLIERS
CANYON CLUB CONDOMINIUM ASSOCIATION**

WINDOWS/SLIDING DOOR (REPLACEMENT)

- (1) FOUR SEASONS CONTRACTORS Phone: 722-1200
Board-approved Manufacturers:
(a) *Marvin Windows & Doors*
(b) *Andersen Windows & doors*
- (2) *Oldach* Phone: 649-1520
6717 S. Emporia
- (3) *Kolbe & Kolbe* Phone: 789-1577
- (4) *Weather Shield* Phone: 220-5990
- (5) *Champagne Series #8800 Vinyl* Phone: 375-0570x159
Or HUGH M. WOODS
- (6) *Amerimax* (formerly *Alumax*) Phone: 777-1133
- (7) *Pella Sliding Doors* * Phone: 782-0222
2401 S. Colorado Blvd.

* Pella does not make a window to fit Canyon Club's existing style; All windows must be same configuration as existing...

SKYLIGHTS

- | | | |
|-----|---|-----------------|
| (1) | <i>Pella</i>
2401 S. Colorado Blvd. | Phone: 782-0222 |
| (2) | ARAPAHOE WINDOW DESIGN
3990 S. Windermere, Littleton, CO

Board-Approved Manufacturer:
(a) <i>Velux</i> | Phone: 789-0803 |
| (3) | FOUR SEASONS CONTRACTORS

Board-approved manufacturers:
(a) <i>Anderses</i> | Phone: 722-1200 |
| (4) | <i>Solatube</i>
8101 E. Belleview, Marina Square | Phone: 290-6555 |

STORM/ SECURITY DOORS

- | | | |
|-----|--|-----------------|
| (1) | ABOUT SAVING HEAT COMPANY
666 E. Kentucky Avenue | Phone: 777-7479 |
| (2) | ARTISTIC ORNAMENTAL IRON, INC.
3301 W. Hampden Avenue | Phone: 762-1777 |

Note: Owners may procure preferred Contractor(s) for installation (based on City Building Codes) of Above-Listed Board-Approved items.

ARCHITECTURAL REVIEW COMMITTEE

CANYON CLUB CONDOMINIUM ASSOCIATION

INSTRUCTIONS:

**REQUEST FOR ALTERATION OF, OR ADDITION TO,
ANY RESIDENCE OR IMPROVEMENT**

PRIOR TO COMMENCEMENT OF WORK,

- (1) **COMPLETE REQUEST FORM.**
Give concise, detailed description. For clarification, include support information, illustrations, graphics, photos of similar projects...
- (2) **SUBMIT REQUEST FORM TO ARCHITECTURAL REVIEW COMMITTEE CHAIRPERSON**
- (3) **COMMITTEE REVIEW AND ASSESSMENT OF REQUEST** (If information and/or specifications submitted are insufficient, Request Form will be returned to Owner and Review will be postponed).
Mutually agreed response time specified.
- (4) **COMMITTEE WILL SUBMIT REQUEST TO BOARD OF DIRECTORS FOR FURTHER CONSIDERATION AND FINAL DECISION.**
- (5) **COMMITTEE WILL DELIVER WRITTEN APPROVAL OR DISAPPROVAL OF REQUEST TO OWNER.** (If Committee fails to approve or disapprove properly submitted Plans and Specifications within specified time limit, the submitted Plans and Specifications shall be deemed to have been approved).

Note: The Committee has the right to provide for inspection of completed work and work in progress, as well as correction of defects in such work.

REQUEST FORM IS ATTACHED

