

Specifications Guidelines
Highline Club
Updated 4/2012

Reminder: You must submit an Architectural Control or a Landscape application to the management company for any work you plan to do on the exterior areas of your property. You must receive, in writing, approval from the Board for any exterior work. Denver Building Code access: [Denvergov.org](http://denvergov.org) – Click on Doing Business in Denver, click on Building and Construction, click on Residential Project Guide.

Surface and Location	Specification	Formula/Notes
Siding and garage doors Use on areas that don't get direct sun	Highline New Body HVC-950 Sherman-Williams	
Use on areas that get direct sun	Highline Light Gray Body Sherwin-Williams Exterior Duration Satin Architectural 100% Acrylic Standalone One Gallon K33W00151 Extra White 640515516 (Light Gray)	BAC Colorant OZ 32 64 128 B1 Black 33 R2Maroon 2 1 Y3 Deep Gold 14
Trim	Highline White Trim Sherwin-Williams Exterior Duration Sating Architectural 100% acrylic Standalone One Gallon K33W00151 Extra White 640515516 (White Trim)	BAC Colorant OZ 32 64 128 B1 Black 2 R3 Magenta 1 Y3 Deep Gold 4 1
Step color (includes steps leading to Balcony)	Highline Steps EV65678 Sherman-Williams Gallon A32W153 P&F Enamel Deep BS Does this paint have grit to prevent slipping?	BAC Blend a Color OZ 32 64 128 B1 Black 26 1 N1 Raw Umber 2 37
Replacement Steps	Evergrain Composite Decking – Cape Cod	
Deck floor (original or addition) Note: The only guidance as to color is that the exterior surfaces should be maintained to their original	Kwal-Howell Liquid vinyl #7130 Dark Gray Porch Or stain that approximates paint color	B-2Y C-34 L-4Y16 per gallon

appearance.		
Downspouts and Gutters	Match background gray or white	
Awnings	Pacific Blue	
Balcony Membrane	Gaco – Pewter or Shale (Being tested)	
Bark for Borders	Large (Brown in color)	
Door (Front)	Benjamin Moore: Raccoon Fir: 2126-20: DTM (does not require a primer) or Super Spec (requires a primer) Semi-gloss. [Acrylic base is preferred but may require two coats if door is in bad shape. May use Oil base if door is in bad shape, but presents some problems – yellowing, harder to apply, difficult clean up, door needs to be left open for 24 hours.]	Maintain original configuration
Door (Hardware)	(Being researched)	
*Door (Storm/Security)	White metal frame No excessive design features (See attached)	Based on letter dated April 29, 1985
Drainage swales	2" to 4" river rock or 4" to 8" cobblestone	
Driveway	Pinkish red color	
Lighting (above garage door)	2700degKelvin (2700K), 14W (65W equivalent), BR30 Fluorescent FLOOD, 8000hr life, wet-location listed, minimum starting Temp -20degF	
Lighting (along steps)	2700K, 14W (60W equivalent), A-lamp style, 10,000 hr life, min starting Temp -20degF	
Lighting (tall Common Area)	150W HPS Mogul base	Rick Moss has some bases
Lighting (short Common Area)	70W HPS Mogul base	Rick Moss has some bases
Lighting monument	70W, medium-base, clear HPS (High Pressure Sodium)	
Bollard	EMCO B58 Black 8 inches Cone Diffuser	
Post Lights	4 inch square aluminum Cone Diffuser	
Metal edging	Rolled top 14 gauge	

Mulch	Aspen Cedar	
Planter Area	Tree, junipers, 4" to 8" cobble stone	
Privacy Fence Gate	(1) Solid gate same material as siding (2) Metal gate horizontal 1 1/2 square bars, white, 5.5-6 inches apart from top of one to bottom of next bar (1) and (2) hinges on inside, open to inside	
Shingles		
Weed Guard Liner	3 ounce weed guard	
*Windows	White, double pane, Low E Glass/Anderson 100 series (see accompanying memo)	Maintain original configuration.

*Attachments with more information

Windows

The Board of the Highline Club Owners Association has approved the following products to be used as replacement windows for homes in the Highline Club. The Anderson 100 Series window has been identified as a preferred window for all applications in the community.

- Anderson 100 Series window with Low E Glass
- Anderson 100 Series window insert with Low E Glass (with conditions)
- Smart Sun Window Treatment upgrade (with conditions)
- Anderson A Series window (an upgrade with wood casings and due out in 2012)

Non Approved Window Products

The Board's selection of the Anderson 100 Series Window with Low E Glass as a preferred window does not prohibit an Owner from requesting approval to install a different window.

Application and Approval Process

The application process will be accelerated when using the Anderson 100 Series because this product has already been approved. While the HOA is not mandating specific products and will consider alternatives, there is an approval process that needs to be followed in either case and alternates may or may not be approved based upon established criteria.

Anderson 100 Series -When an Owner decides to replace an existing window, he/she must fill out an ACC application and indicate the "Anderson 100 Series

Window with Low E Glass." The application must include the supplier and installer and be submitted to Westar Management Company. Two local suppliers who have guaranteed builder prices and installation are included at the conclusion of this communication.

Other window products -In the event the Owner chooses to select an alternative window, he/she will be required to complete an ACC application and provide a sample of the window to the Architecture Control Committee and to the Board. Upon review the Board may or may not grant approval of the alternate window. Any approval of an alternate window must be in writing and must occur before any work has begun.

*It is strongly suggested that an Owner get a copy of the installers liability insurance certificate, workers compensation certificate, and take any applicable legal steps (e.g., contractor license and permit) required by law.

General Window Information - Background

As an Owner evaluates window needs, the following options may be factors when considering window replacement.

1. Replace Glass Option Only: If the window sash (the part that surrounds the glass) is fully operable, not warped, opens and closes easily (for movable windows), or if the cladding (the protective covering) is firmly attached to the base material of the sash and fits snugly against the glass and is preventing leaking around the glass or around the frame itself, or if the glass is cloudy and shows signs of condensation from time to time, than the Owner may decide to utilize the "replace glass option only." Highline Club Owners have utilized this more moderate cost option in the past with some success. The key here for the Owner is to assure that new weather stripping is installed. In most cases where the window is one that opens and closes, the leaf shield (the weather stripping in a slot around the outside of the sash) and the bead or bulb (the weather seal in a slot on the window frame itself) will be totally non functional. An Owner should be very specific with the glass company regarding the company's ability to install these new dirt and weather shields. If this can't be accomplished, then it is highly recommended that the window itself and the entire bank of windows be replaced with the Anderson 100 Series Window.

In the event the "Replace Glass Option" is a viable choice, the Owner is not required to complete an ACC application. Included with this memo are companies that have successfully completed the "Replace Glass Option" for Owners at the Highline Club. An Owner may utilize either of these companies, or they may select another company to complete the project.

Replace Window Option: When an Owner makes the decision to replace an existing window or bank of windows (usually a set of 2 or 4 windows side by side) they may select one of the window suppliers listed at the end of this communication or one of her/his choosing. The supplier will send an installer to the home and the Owner will receive an estimate/bid for the work desired. The bid will include everything connected to the product and installation.

2. Replace Window with Anderson 100 Series insert with Low E Glass: An Owner may select this lower cost and less intrusive option under the following conditions.

- The window is a single window, not next to another window and not part of a bank of windows
- The Owner may replace all of the windows in the bank of windows with the insert. The insert however, is not approved when replacing one of a group or one of a bank of windows.

IMPORTANT: If the Owner makes the decision to replace one window in a bank of four windows or in a situation where two windows are side by side and only one window is replaced, the Owner should select the Low E Glass base option only, as selecting the more expensive green tint will look noticeably different from those close to it.

If the weather strips can't be replaced in the glass only option, it is recommended that all windows in the series or bank be replaced. This will significantly improve energy efficiency.

Preferred Suppliers - Cost

1. Replace Window Option
COMPANIES WHO HAVE BEEN SELECTED AS PREFERRED
SUPPLIERS FOR ANDERSON 100 SERIES WINDOWS:

Mountain States Building Products Inc.
5040 E. 41st Ave
Denver, CO 80216
303-377-8566
Matt Flynn - CONTACT PERSON
Builder Price Available

Beyers Window and Door
7310 S. Alton Way #H
Centennial, CO 80112
303-220-5990
Rod Cooksey - CONTACT PERSON
Builder Price Available

REQUIRES AN ACC APPLICATION AND APPROVAL;
EXPEDITED REVIEW.

2. Replace Glass Only Option - Replacing Glass Only

in Fixed Window or Movable Window
COMPANIES WHO HAVE SUCCESSFULLY PERFORED
THIS SERVICE IN THE HIGHLINE CLUB:

Ken Carl Glass
12450 Mead Way
Littleton, CO 80216
303-816-8446

Brothers Glass
4880 South Broadway
Englewood, CO 80113
303-347-2773

DOES NOT REQUIRE AN ACC APPLICATION AS LONG AS
THERE IS NO ALTERATION, DISTURBANCE OR MODIFICA-
TION OF ANY EXTERIOR ELEMENT - THIS IS GLASS ONLY!

NOTE: Buyers Window and Door Inc. submitted the following
estimates for windows in unit 27 on October 14, 2011,
and this can be used as a reference for approximate
costs. However, every unit will have unique circumstances
and these prices cannot be guaranteed.

Estimates Insert Complete New Window
Large Window \$600 \$850
2 unit operable \$1600 \$2080
4 bank 2 operable \$3200 \$4561

ACCEPTABLE STORM DOOR DESIGN HIGHLINE CLUB

