

## ***Elk Ridge Condominiums Construction Specifications***

Elk Ridge Condominiums are constructed to meet and generally exceed the Town of Estes Park Building Department's requirements, based upon the 2000 UBC. The following specifications describe materials and systems that will be used in your new Elk Ridge Condominium:

### Excavation

- Foundation bear on undisturbed bedrock
- Slabs on grade set on compacted fill

### Foundations

- Continuous reinforced concrete spread footings
- 8" reinforced concrete walls

### Slabs on Grade

- 4" concrete with 6 X 6 10/10 WWF

### Water Control

- Waterproofed concrete walls
- Foundation drain (static)
- Sump Pump

### First Floor Framing

- Engineered TJI silent floor system
- 3/4 " T & G OSB sub-floor

### Exterior Framing

- 2 x 6 exterior walls
- 1/2" OSB exterior sheathing
- TYVEK house wrap

### Roof Framing

- Engineering trusses
- 5/8" OSB sheathing
- Simpson connecting hardware

- Engineered glu-lam support beams
- Loads carried through to foundations

#### Roofing Materials

- Tamko Heritage 30 system
- Fully flashed
- Hurricane 6 nail attachment system

#### Siding

- ABTCO siding 25-year warranty
- ABTCO roaring river shakes 25-year warranty
- Protrim 4/4 trim

#### Wood Decks

- Treated exterior Douglas Fir framing
- Redwood 2 x 6 decks
- Redwood railing system

#### Windows

- Kolbe & Kolbe Millwork Company, Inc.
- Aluminum clad exteriors
- Clear pine interiors
- Low E glass, dual pane, high altitude glass
- Operable casement windows
- Tempered where required

#### Exterior Paint

- Diamond Vogel 10-year warranty

#### Exterior Doors

- Insulated steel doors with insulated glazing

#### Insulation

- R-30 batts at vaulted ceiling
- R-38 blow-in insulation in ceilings
- R-19 batts in walls

### Drywall

- 1/2 drywall-STD areas
- 1/2 to 5/8 fire code drywall
- Greenboard at wet areas

### Floors

- Slate hard floors
- Solid oak floors 3/4"
- Carpets-100% advanced generation nylon with Scotchguard , plush, 40 ounce

### Electrical 100

- ~~200~~ AMP service
- Full copper wire
- Spare breakers
- Juno can fixtures and downlighting .
- Decora rocker switches

### Plumbing

- Full copper water piping
- 50 gallon hot water heater
- PVC waste system, fully vented
- Kohler sinks
- Jacuzzi soaker tubs
- Poured base showers with tile or stone

### Telephone

- Central banked wiring system
- 6 incoming lines
- 2 lines to each box
- CAT 5 wire available

### Television

- Central banked wiring system
- Satellite feed available
- Local cable feed