2540 California
Italianate Single Family Residence with Detached ADU

Zoning: U-RH-2.5 / Urban House Building Form

Landmark District: Curtis Park

Ordinance: Curtis Park 'D'

Lot Size: 3,144 SF

Total Dwelling Units: 2 (Including ADU)

Parking Spaces: 2 off-street

Building Footprint:
Primary House: 1,061 SF
ADU: 489 SF

Stories: 2

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2540 CALIFORNIA RESIDENCE + ADU

VIEW FROM ALLEY #2

Date 7-6-2021
Project Number 2101
2540 CALIFORNIA RESIDENCE + ADU

VIEW FROM ALLEY #3
LOUISIANA PACIFIC CEMENTITIOUS 4" HORIZONTAL HARDIEPLANK SMOOTH LAP SIDING; COLOR: SW - GRIZZLE GREY

MODULAR FACE BRICK VENEER RUNNING BOND WITH CONCAVE JOINTS & STANDARD CEMENT MORTAR MNFR.: SUMMIT BRICK; COLOR LIGHT RED TEXTURE: SMOOTH; MORTAR: LT RED

LOUISIANA PACIFIC CEMENTITIOUS TRIM HARDIEBOARD SMOOTH SIDING; COLOR: SW - IRON ORE

PREFINISHED METAL FLASHING & GUTTERS; COLOR: SW - IRON ORE

POURED IN PLACE CONCRETE; BROOMED FINISH

1 1/2" STANDING SEAM METAL ROOFING; BERRIDGE METALS; COLOR: MATTE BLACK

TPO ROOFING; COLOR: WHITE

TREX SELECT COMPOSITE DECKING; COLOR: WINCHESTER GRAY

PREFABRICATED WELDED STEEL RAILING; POWDER COATING COLOR: MATTE BLACK

PREFABRICATED STEEL SPIRAL STAIRCASE; COLOR: MATTE BLACK

PAINTED 8X8 WOODEN COLUMN; COLOR: SW - IRON ORE

WOOD T&G SOFFIT - PAINTED WHITE

OVERHEAD GARAGE DOOR; INSULATED STEEL; SMOOTH FINISH/FLUSH PANEL; COLOR: SW IRON ORE

THERMATURE ENTRY DOOR; EXTERIOR PANEL COLOR: BLACK 'CHINCILLA'; LOW-E GLAZING

ANDERSEN COMPOSITE 100 SERIES WINDOW/DOOR; EXTERIOR FRAME COLOR: BLACK; LOW-E GLAZING

EXTERIOR WALL SCONCE; ELEGANT LIGHTING RANE LED; COLOR: BLACK

EXHAUST FAN VENT

DRIER VENT

FURNACE VENT

2540 CALIFORNIA RESIDENCE + ADU

Date: 7-6-2021

Project Number: 2101
2540 CALIFORNIA RESIDENCE + ADU

1. LOUISIANA PACIFIC CEMENTITIOUS 4" HORIZONTAL HARDIEPLANK SMOOTH LAP SIDING; COLOR: SW - GRIZZLE GREY
2. MODULAR FACE BRICK VENEER RUNNING BOND WITH CONCAVE JOINTS & STANDARD CEMENT MORTAR MANUFACTURER: SUMMIT BRICK; COLOR LIGHT RED TEXTURE: SMOOTH; MORTAR: LT RED
3. LOUISIANA PACIFIC CEMENTITIOUS TRIM HARDIEBOARD SMOOTH SIDING; COLOR: SW - IRON ORE
4. INDIANA LIMESTONE HEADER / SILL, COLOR: FULL BED BLEND; FINISH: SMOOTH
5. PREFINISHED METAL FLASHING & GUTTERS; COLOR: SW - IRON ORE
6. POURED IN PLACE CONCRETE; BROOmed FINISH
7. 1 1/2" STANDING SEAM METAL ROOFING; BERRIDGE METALS; COLOR: MATTE BLACK
8. TPO ROOFING, COLOR: WHITE
9. TRED SELECT COMPOSITE DECKING; COLOR: WINCHESTER GRAY
10. PREFABRICATED WELDED STEEL RAILING; POWDER COATING COLOR: MATTE BLACK
11. PREFABRICATED STEEL SPIRAL STAIRCASE; COLOR: MATTE BLACK
12. PAINTED 8X8 WOODEN COLUMN; COLOR: SW - IRON ORE
13. WOOD T&G SOFFIT - PAINTED WHITE
14. OVERHEAD GARAGE DOOR; INSULATED STEEL; SMOOTH FINISH/FLUSH PANEL; COLOR: SW IRON ORE
15. THERMATRU ENTRY DOOR; EXTERIOR PANEL COLOR: BLACK 'CHINCHILLA'; LOW-E GLAZING
16. ANDERSEN COMPOSITE 100 SERIES WINDOW/DOOR; EXTERIOR FRAME COLOR: BLACK; LOW-E GLAZING
17. EXTERIOR WALL SCONCE; ELEGANT LIGHTING RAINE LED; COLOR: BLACK
18. EXHAUST FAN VENT
19. DRYER VENT
20. FURNACE VENT
2540 CALIFORNIA RESIDENCE + ADU
ADU Elevations

2540 CALIFORNIA RESIDENCE + ADU

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17. EXTERIOR WALL SCONCE; ELEGANT LIGHTING RAIN LED; COLOR: BLACK
18. EXHAUST FAN VENT

Date: 7-6-2021
Project Number: 2101
<table>
<thead>
<tr>
<th>Address</th>
<th>Setback to Structure</th>
<th>Setback to Porch</th>
<th>Steps Up to Porch</th>
<th>Setback to Left PL</th>
<th>Setback to Right PL</th>
<th>Distance Between Structures on Left Side</th>
<th>Distance Between Structures on Right Side</th>
<th>Structure Width</th>
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<tbody>
<tr>
<td>E1 620 26th ST</td>
<td>XX' - XX&quot;</td>
<td>N/A</td>
<td>Grade</td>
<td>19 1/2&quot;</td>
<td>2' - 11&quot;</td>
<td>5' - 11 7/8&quot;</td>
<td>N/A Outlier</td>
<td>21' - 2&quot;</td>
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<tr>
<td>E2 2546 California ST</td>
<td>21' - 6&quot;</td>
<td>17' - 9&quot;</td>
<td>Grade</td>
<td>19 1/2&quot;</td>
<td>2' - 11&quot;</td>
<td>5' - 11 7/8&quot;</td>
<td>N/A Outlier</td>
<td>16' - 10 1/4&quot;</td>
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<tr>
<td>P1 2540 California ST</td>
<td>21' - 6 7/8&quot;</td>
<td>15'</td>
<td>3</td>
<td>3' - 7/8&quot;</td>
<td>3' - 1 5/8&quot;</td>
<td>5' - 11 7/8&quot;</td>
<td>N/A Outlier</td>
<td>20' - 7&quot;</td>
</tr>
<tr>
<td>E3 2538 California ST</td>
<td>22' - 6&quot;</td>
<td>16' - 7&quot;</td>
<td>2</td>
<td>2' - 2 1/2&quot;</td>
<td>2' - 7 3/4&quot;</td>
<td>5' - 4 1/8&quot;</td>
<td>2' - 7 3/4&quot;</td>
<td>20' - 7&quot;</td>
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<tr>
<td>E4 2534 California ST</td>
<td>23' - 11&quot;</td>
<td>22' - 11&quot;</td>
<td>3</td>
<td>0'</td>
<td>11 1/2&quot;</td>
<td>4' - 8 3/4&quot;</td>
<td>4' - 8 3/4&quot;</td>
<td>24' - 2 1/2&quot;</td>
</tr>
<tr>
<td>E5 2528 California ST</td>
<td>22' - 5 1/2&quot;</td>
<td>16' - 8 1/2&quot;</td>
<td>2</td>
<td>3' - 6 1/2&quot;</td>
<td>6' - 1&quot;</td>
<td>4' - 8 3/4&quot;</td>
<td>12'</td>
<td>20' - 4&quot;</td>
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<tr>
<td>E6 2524 California ST</td>
<td>22' - 7&quot;</td>
<td>16' - 6&quot;</td>
<td>3</td>
<td>5' - 11&quot;</td>
<td>2' - 10 1/2&quot;</td>
<td>12&quot;</td>
<td>22' - 6&quot;</td>
<td></td>
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<tr>
<td>E7 2514,20 California ST</td>
<td>20' - 7&quot;</td>
<td>13' - 7&quot;</td>
<td>2</td>
<td>4' - 2&quot;</td>
<td>5' - 7&quot;</td>
<td>7' - 1&quot;</td>
<td>6' - 4&quot;</td>
<td>41' - 1/2&quot;</td>
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<tr>
<td>E8 2510,12 California ST</td>
<td>18'</td>
<td>13' - 8&quot;</td>
<td>4</td>
<td>1' - 3&quot;</td>
<td>1' - 3 1/2&quot;</td>
<td>6' - 4&quot;</td>
<td>17' - 8&quot;</td>
<td>25' - 2 3/4&quot;</td>
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<tr>
<td>E9 &quot;639 25th ST&quot;</td>
<td>14&quot;</td>
<td>N/A</td>
<td>1 - 2</td>
<td>16' - 5&quot;</td>
<td>3' - 8&quot;</td>
<td>17' - 8&quot;</td>
<td>Corner Lot</td>
<td>46' - 2&quot;</td>
</tr>
</tbody>
</table>

*639 25th ST Faces South towards 25th ST rather than West towards California
<table>
<thead>
<tr>
<th>ADDRESS: 2540 CALIFORNIA</th>
<th>ADDRESS: 2544 STOUT</th>
<th>ADDRESS: 2542 STOUT</th>
<th>ADDRESS: 2815 CHAMPA ST</th>
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<tbody>
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<td>NUMBER OF FLOORS: 2</td>
<td>NUMBER OF FLOORS: 2</td>
<td>NUMBER OF FLOORS: 2</td>
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<tr>
<td>ROOF SHAPE: FLAT</td>
<td>ROOF SHAPE: FLAT</td>
<td>ROOF SHAPE: FLAT</td>
<td>ROOF SHAPE: FLAT</td>
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<tr>
<td>DORMERS: NO</td>
<td>DORMERS: NO</td>
<td>DORMERS: NO</td>
<td>DORMERS: NO</td>
</tr>
<tr>
<td>MAIN MATERIAL: BRICK</td>
<td>MAIN MATERIAL: BRICK</td>
<td>MAIN MATERIAL: BRICK</td>
<td>MAIN MATERIAL: BRICK</td>
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<tr>
<td>SEC. MATERIAL: WOOD, STONE</td>
<td>SEC. MATERIAL: WOOD, STONE</td>
<td>SEC. MATERIAL: WOOD, STONE</td>
<td>SEC. MATERIAL: WOOD, STONE</td>
</tr>
<tr>
<td>PORCH: HALF</td>
<td>PORCH: HALF</td>
<td>PORCH: HALF</td>
<td>PORCH: N/A</td>
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<tr>
<td>EXP. FOUNDATION: YES - BRICK Ledge</td>
<td>EXP. FOUNDATION: YES - BRICK</td>
<td>EXP. FOUNDATION: YES - BRICK</td>
<td>EXP. FOUNDATION: YES - STONE</td>
</tr>
<tr>
<td>OVERALL HEIGHT: 27' - 7/8&quot;</td>
<td>OVERALL HEIGHT: 28'</td>
<td>OVERALL HEIGHT: 28'</td>
<td>OVERALL HEIGHT: 24'</td>
</tr>
<tr>
<td>OVERALL WIDTH: 18' - 10 1/4&quot;</td>
<td>OVERALL WIDTH: 22' - 7&quot;</td>
<td>OVERALL WIDTH: 21' - 4&quot;</td>
<td>OVERALL WIDTH: 22' - 11&quot;</td>
</tr>
</tbody>
</table>
NEW INFILL

ADDRESS: 2540 CALIFORNIA
NUMBER OF FLOORS: 2
ROOF SHAPE: FLAT
DORMERS: NO
MAIN MATERIAL: BRICK
SEC. MATERIAL: WOOD, STONE
PORCH: HALF
EXP. FOUNDATION: YES - BRICK Ledge
OVERALL HEIGHT: 27'-7/8"
OVERALL WIDTH: 16'-10 1/4" ~

ADDRESS: 2649 CHAMPA
NUMBER OF FLOORS: 2
ROOF SHAPE: HIP
DORMERS: NO
MAIN MATERIAL: BRICK
SEC. MATERIAL: WOOD
PORCH: FULL
EXP. FOUNDATION: YES - STONE
OVERALL HEIGHT: 32'
OVERALL WIDTH: 24'-3" ~

ADDRESS: 2655 CHAMPA
NUMBER OF FLOORS: 2
ROOF SHAPE: HIP
DORMERS: NO
MAIN MATERIAL: BRICK
SEC. MATERIAL: STONE, WROUGHT IRON
PORCH: HALF
EXP. FOUNDATION: YES - STONE
OVERALL HEIGHT: 33'
OVERALL WIDTH: 23'-6" ~

ADDRESS: 2922 CHAMPA ST
NUMBER OF FLOORS: 2
ROOF SHAPE: FLAT
DORMERS: NO
MAIN MATERIAL: BRICK
SEC. MATERIAL: WOOD
PORCH: FULL
EXP. FOUNDATION: YES - BRICK
OVERALL HEIGHT: 27'
OVERALL WIDTH: 24' ~

2540 CALIFORNIA RESIDENCE + ADU
CHARACTER OF NEIGHBORHOOD

MASS & FORM:
Building Height: One to two stories in height. Raised foundations and tall ceiling heights provide for tall houses, over 30 feet high, on some blocks.

Building Shapes: Single-family residences are prevalent with multi-family row houses and duplex forms intermixed. Massing is blocky and rectangular on most homes, although projecting bays, corner towers and asymmetrical forms are also common on larger two-story homes and buildings.

MATERIAlS:
Predominately unpainted brick construction with a small number of stone and frame structures. Foundations are typically brick or stone. Brick structures are typically smooth cut, earth-tone orange brick. Wood siding, porches and details.

ROOF:
Hipped and flat roofs typical on the Italianate-style buildings while Queen Anne and Eastlake style houses typically feature a front gabled roof, sometimes with fiared roof eaves. Some mansard, conical, raised decorative parapets and complex hipped and gabled roofs are also found. Some Italianate houses feature broad overhanging eaves with decorative brackets; a few include ornamental iron roof cresting. Dormers are rare. Composite shingles are the most frequently used modern roofing material, imitating original wood shingle roofs.

ENTRIES & DOORS:
Offset front entries accessed by raised porches. Wooden single and double doors common; some Italianate examples feature narrow double doors. Most original doors have one or two panes of glass above, with wood paneling below, although some doors are full paneled. Doors with transoms are common; some have sidelights. Multi-family structures have smaller projecting porches, stoops or recessed entries.

WINDOWS:
Individual double-hung, one-over-one wood windows common, although framed window pairs in gable ends, window transoms, and other variations are also found. Most structures feature tall narrow windows, although some paired and arched windows are wider and more rectangular in form. Rounded and segmental arched lintels are common, although other variations such as wooden pedimented lintels, stone drip molds and horizontal stone lintel bands are also found. Highly decorative masonry headers and lintels contribute to building ornamentation. Historically, windows were recessed in the wall (not flush).

PORCHES:
Width: Partial-width and full-width porches common. The Italianate-style homes typically have full- or partial-width porches.

Height: Typically one story.

Projecting: Yes, typical.

Shapes: Raised rectangular and square shaped with gable, hipped, flat, and shed roofs.

Materials: Masonry and wood foundations common. Wooden columns, railings and ornamentation.

ORNAMENTATION:
Multiple surfaces, typically with fish scale shingles or other combined ornamentation in front gable of Queen Anne and Victorian eclectic homes. Decorative bargeboards and other applied ornamentation also common. Italianate structures often feature decorative brick banding, ornate and prominent cornices with decorative brackets.

CHARACTER OF 2540 ITALIANATE

MASS & FORM:
Building Height: Two stories in height. Raised foundations with tall ceiling heights, while staying well below 30 feet high to maintain consistency with block. Raised parapet is used to accentuate the verticality of the proportions to be more characteristic of the style.

Building Shapes: Traditional form of the Italianate style with a rectangular shape and vertically-weighted proportion. The flat roof is hidden behind the parapet roof, while the parapet also acts as a guardrail for a rooftop deck. Stairs to the rooftop deck are hidden from view by being located at the rear of the primary house.

MATIERIAlS:
Unpainted, smooth brick (color TBD) with stone accents cover the primary facade. Smooth, wood lap siding wraps the sides and rear of the house. Foundations contain an exposed brick ledge. The front porch contains 8x8 columns and painted T&G soffit.

ROOF:
Hipped standing seam metal porch roof. Primary roof is a membrane, completely hidden via parapets.

ENTRIES & DOORS:
Front door is raised and offset to the left side. Front door is oversized at 42" x 96" solid panel.

WINDOWS:
Main- and Upper-floor windows (primary facade) are 30" x 72" double hung fiberglass. The window proportions (greater than 2:1) are typical of the style. Windows are evenly spaced and contain stone lintel and header accents. Windows to be recessed into brick wall. Windows that are double-wide contain a 7.5" mullion between.

PORCHES:
Width: Full-width front porch.

Height: One story.

Projecting: Yes.

Shapes: Raised rectangular shaped with hipped roof.

Materials: Porch is to be poured concrete with 8x8 wooden columns supporting a wood framed roof. Some of the structure in the roof is to be visible (painted) to add detail. A column base and top detail is typical on all columns.

ORNAMENTATION:
Brick siding features decorative brick banding, an ornate and prominent cornice, and window & door header and sill details to contrast the brick.
2540 CALIFORNIA RESIDENCE + ADU

1. LOUISIANA PACIFIC CEMENTITIOUS 4" HORIZONTAL HARDIEPLANK SMOOTH LAP SIDING; COLOR: SW - GRIZZLE GREY
2. MODULAR FACE BRICK VENEER RUNNING BOND WITH CONCAVE JOINTS & STANDARD CEMENT MORTAR MNFR.: SUMMIT BRICK; COLOR LIGHT RED TEXTURE: SMOOTH; MORTAR: LT RED
3. LOUISIANA PACIFIC CEMENTITIOUS TRIM HARDIEBOARD SMOOTH SIDING; COLOR: SW - IRON ORE
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5. PREFINISHED METAL FLASHING & GUTTERS; COLOR: SW - IRON ORE
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18. EXHAUST FAN VENT

STUDIO SLATE
ARCHITECTURE
1630 S Scott St | Denver, CO | 80210 | 303.653.1247

Date: 7/6/2021
FURNACE VENT
Project Number: 2101
L6.1
Cementitious Trim
Smooth Lap Siding with 4" Reveal
Sealant Bead
Self-Adhesive Flashing Tape
Weather Barrier
R-20 Batt Insulation
Class 1 Vapor Retarder
Backer Rod and Caulk
No Sealant over Flange at sill only
Paint-Grade Wood Sill
Plywood Back Dam
Cementitious Trim
Smooth Lap Siding with 4" Reveal
Weather Barrier
R-20 Batt Insulation
Class 1 Vapor Retarder
Backer Rod and Caulk
Class 1 Vapor Retarder
R-20 Batt Insulation
Weather Barrier
Sealant Bead
Self-Adhesive Flashing Tape
Cementitious Trim

EXTERIOR
INTERIOR

EXTERIOR
INTERIOR

EXTERIOR

3. Window Head - Siding
1 1/2" = 1'-0"

2. Window Sill - Siding
1 1/2" = 1'-0"

1. Window Jamb - Siding
1 1/2" = 1'-0"

2540 CALIFORNIA RESIDENCE + ADU
Cementitious Trim Board

Smooth Lap Siding with 4" Reveal

R-20 Batt Insulation

Weather Barrier

R-50 Closed Cell Spray Insulation

Class 1 Vapor Retarder

Continuous Weather Barrier

Drying Cap Membrane

3"x5" Break Metal Downspout - Color TBD

1x1 Composite Transition Strip - Color Match Siding

Continuous Sealant, Color Match Siding

Steel railing - 1/2" horizontal rod at 4" o.c. - powdercoat black

White EPDM Membrane over Tapered Insulation

Composite Decking

P.T. Tapered Sleepers

Membrane overlaps gutter

Break Metal Gutter

Cementitious Trim Board

Smooth Lap Siding with 4" Reveal

1 1/2" = 1'-0"

3" = 1'-0"

2 5/8" = 1'-0"

2 5/8" = 1'-0"

7 5/8" = 1'-0"

1 1/2" = 1'-0"

3 7/8" = 1'-0"

2540 CALIFORNIA RESIDENCE + ADU

2021 CALIFORNIA RESIDENCE + ADU

1 Deck over Conditioned Space

1 1/2" = 1'-0"

1" = 1'-0"

8" = 1'-0"

2 5/8" = 1'-0"

2 5/8" = 1'-0"

2 5/8" = 1'-0"

2 5/8" = 1'-0"

2 5/8" = 1'-0"

1/4" / 1/2"

White EPDM Membrane over Tapered Insulation

Composite Decking

P.T. Tapered Sleepers

Membrane overlaps gutter

Break Metal Gutter

Cementitious Trim Board

Smooth Lap Siding with 4" Reveal

1 1/2" = 1'-0"

3" = 1'-0"

2 5/8" = 1'-0"

2 5/8" = 1'-0"

7 5/8" = 1'-0"

1 1/2" = 1'-0"

3 7/8" = 1'-0"

2540 CALIFORNIA RESIDENCE + ADU

2021 CALIFORNIA RESIDENCE + ADU

1 Deck over Conditioned Space

1 1/2" = 1'-0"

1" = 1'-0"

8" = 1'-0"

2 5/8" = 1'-0"

2 5/8" = 1'-0"

2 5/8" = 1'-0"

2 5/8" = 1'-0"

2 5/8" = 1'-0"

1/4" / 1/2"
LOUISIANA PACIFIC CEMENTITIOUS 4" HORIZONTAL HARDIEPLANK SMOOTH LAP SIDING; COLOR: SHERWIN WILLIAMS GRIZZLE GRAY

MODULAR FACE BRICK VENEER RUNNING BOND WITH CONCAVE JOINTS & STANDARD CEMENT MORTAR W/MASONRY WALL TIES @ 16" O.C. HORIZONTALLY AND 24" O.C. VERTICAL OVER CONTINUOUS SINGLE LAYER "TYVEK" BUILDING WRAP ON 1/2" OSB BD. MNFR.: SUMMIT BRICK; COLOR: LIGHT RED; TEXTURE: SMOOTH; MORTAR: LIGHT RED; SOLOMAN: 41A

LOUISIANA PACIFIC CEMENTITIOUS TRIM HARDIEBOARD SMOOTH SIDING; COLOR: SHERWIN WILLIAMS IRON ORE

INDIANA LIMESTONE HEADER AND SILL; COLOR: FULL BED BLEND; FINISH: SMOOTH

PREFINISHED METAL FLASHING & GUTTERS; COLOR: SHERWIN WILLIAMS IRON ORE

POURED IN PLACE CONCRETE PATIO BROOMED FINISH

1 1/2" STANDING SEAM METAL ROOFING BERRIDGE METALS COLOR: MATTE BLACK

TPO ROOFING, COLOR: WHITE

TREX SELECT COMPOSITE DECKING; COLOR: WINCHESTER GRAY

PREFABRICATED WELDED STEEL RAILING POWDER COATING COLOR: MATTE BLACK

Materials Legend
**Materials**

**2540 CALIFORNIA RESIDENCE + ADU**

1. Limstone Header and Sills
2. Exterior Sconce
3. Garage Door
4. Entry Door
5. Andersen 100 Series Windows

**COLOR OPTIONS**

- Exterior Colors: Includes shades of gray, green, and blue.
- Interior Colors: Various shades of beige, brown, and white.

**HARDWARE OPTIONS**

- Single, double, and sliding doors available.
- Variety of finishes and materials.

**ENVIRONMENTAL RESPONSIBILITY**

- Sustainable building materials used.
- Energy-efficient construction.

**STRENGTH & PERFORMANCE**

- Designed to withstand extreme weather conditions.
- High-quality materials used throughout.

**SMALL ENOUGH TO BE GREEN**

- Energy-efficient design minimizes environmental impact.
- Green building materials utilized.

**PROJECT**

- **Project Number:** 2101
- **Project Date:** 7-6-2021
- **Location:** 2540 California St, Denver, CO 80210
- **Contact:** 404.693.1247
- **Architect:** Studio Slate Architecture
- **Materials List:**
  - Limstone Header and Sills
  - Exterior Sconce
  - Garage Door
  - Entry Door
  - Andersen 100 Series Windows

**SPECIFICATIONS**

- **ThermaTru**
  - Smooth-Stile
  - 200JL
  - Door Configuration: Single
  - Door Size: 3'-0" x 6'-8"
  - Door Glass: Clear

**Elegant Lighting**

- Rain 13" Tall LED Outdoor Wall Sconce
  - From the Rainy Collection
  - Features:
    - Integrated 12 watt LED lighting
    - Dimmable with compatible trimmers
    - 120 degree beam spread
    - Intended for outdoor use
    - UL listed for wet locations
  - Energy Star certified

**Technical Specifications**

- Lumens: 250
- Color Temperature: 3000K
- Color Rendering Index (CRI): 85
- Wattage: 12 watts
- Average Hours: 30000
**Windows:**
- Single Hung, Double Hung or Fixed
- Andersen Composite 100 Series
- Exterior Frame Color: Black
- Low E Glass

**Alley Loaded Overhead Garage Door:**
- Therma Core Polyurethane Insulated Steel
- Smooth Finish / Flush Panel
- Exterior Panel Color: Painted Black

**Entry Door:**
- Thermatru Entry Door
- Smooth Star S104XJ
- Exterior Panel Color: Black
- "Chinchilla" Low E Glass

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### Window / Door Schedule

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**Grand total: 28**

### Window Type Schedule

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**Grand total: 28**
Window Details

2540 CALIFORNIA RESIDENCE + ADU

Date 7-6-2021
Project Number 2101

Andersen® doors and windows
Specifications

100 Series
France
Frame: Glass constructed with Fibrex® composite material. This construction produces a rigid frame.
- A low-earmuance and interior noise reduction.
- Two-hung windows are prehung and wired.
- Double-hung, sliding, or picture windows are available.
- A 5-year limited warranty on parts and labor.
- A 2-year limited warranty on the finish.
- A 1-year limited warranty on the interior materials.
- A 1-year limited warranty on the interior materials.

Single-Hung
Frame: Glass constructed with Fibrex® composite material. This construction produces a rigid frame.
- A low-earmuance and interior noise reduction.
- Two-hung windows are prehung and wired.
- Double-hung, sliding, or picture windows are available.
- A 5-year limited warranty on parts and labor.
- A 2-year limited warranty on the finish.
- A 1-year limited warranty on the interior materials.
- A 1-year limited warranty on the interior materials.

Hardware
Glass Lock: A frameless glass lock is available with a keyless entry system. Each lock is individually certified according to ASCE/SEI 7-10.

Sash Lock: A frameless glass lock is available with a keyless entry system. Each lock is individually certified according to ASCE/SEI 7-10.

Shades
Reverse Cottle Style

Hardwood

ACCESSORIES
Sealant & Finishes

Window Screens
Window screening contractors are available.

Insect Screens
Window screening contractors are available.

Painting
Painting of all windows is available. Contact your Andersen supplier for details.