EXTERIOR FINISH NOTES

1. EXISTING BRICK TO BE TUCK-POINTED TO REPAIR BROKEN BRICK AND FILL DEEP & WASHED OUT MORTAR JOINTS. MATCH EXISTING.

2. EXISTING TRIM IS TO REMAIN. CLEAN, SCRAP LOOSE PAINT, PRIM AND REPAINT. COLOR T.B.D.

3. EXISTING ASPHALT SHINGLES TO REMAIN. BLEND NEW ROOF AREAS WITH EXISTING.

4. ALL NEW GUTTERS AND DOWNSPOUTS. DIRECT DOWNSPOUTS AWAY FROM FOUNDATION WALL.

Areas outlined in red were approved on 6/18/2021 by Landmark Staff under COA 2018-COA-0000451.

The LPC will be reviewing the omission of a spacer bar on these two windows.
DEMO FIRST FLOOR

Areas outlined in red were approved on 6/18/2021 by Landmark Staff under COA 2018-COA-0000451
Areas outlined in red were approved on 6/18/2021 by Landmark Staff under COA 2018-COA-0000451
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Areas outlined in red were approved on 6/18/2021 by Landmark Staff under COA *2016-COA-0000451
Areas outlined in red were approved on 6/18/2021 by Landmark Staff under COA *2018-COA-0000451

The LPC will be reviewing the omission of a spacer bar on these two windows.
Areas outlined in red were approved on 6/18/2021 by Landmark Staff under COA 2018-COA-0000451
The LPC will be reviewing the omission of a spacer bar on these two windows.
RESIDENTIAL STEEL GARAGE DOORS

500 SERIES™

THERMA TECH™

THERMA TECH II™

THERMA MAX™

TRI TECH™

“More Garage Door Choices”

Traditional Panel, Cathedral Windows, Clear Glass, Bright White Finish

Approved on 6/18/2021 by Landmark Staff under COA *2018-COA-0000451
Therma Tech

Therma Tech™, Therma Tech II™, Therma Max™ and Tri Tech™ are built using Northwest Door’s time proven sandwich-type construction. This method of construction has proven itself to be superior over the past twenty years on hundreds of thousands of Northwest Doors in homes across the US and Canada.

Construction

Interior and exterior galvanized prepainted steel skins are pressure laminated to a CFC-free expanded polystyrene (EPS) core. This forms a true and natural Thermal Break. 2” and 3” thick models also have a flexible joint seal running the full width of the doors. The construction is also smoke and flame spread rated. The result is an extremely strong and beautiful maintenance-free garage door with outstanding insulating and sound deadening qualities. Doors have wood grain embossment on exterior face and stucco embossed interior.

Therma Tech doors are available in widths from 6’ to 20’ wide in 1” increments and from 6’ to 14’ high in 3” increments using a combination of 18” and 21” high door sections. The maximum door size should not exceed 280 sq. ft.

500 Series

500 Series doors are high quality single layer steel that are often used in warmer climates and are typically more economical when quality is desired and thermal efficiency is not a factor.

Construction

Doors are manufactured using 25 gauge steel and have tongue and groove section joints between sections. They are offered with all window options and panel designs except the Contemporary flush design. Optional vinyl backed expanded polystyrene is an available option for acoustical and moderate thermal protection.
Glass Options

Windows are available on all door models. Window designs are shown by product on each product’s page. 1/8” clear annealed glass is standard. Insulated, tempered, tinted and other specialty glass types are available to suit your particular needs. Additional glass options are available at www.NorthwestDoor.com.

Model Numbers and R Values

*R Values are calculated specifically for the colder climates and offer the best long term insulating value.

Approved on 6/18/2021 by Landmark Staff under COA *2018-COA-0000451

Color Options - Four Coat Paint/Protection

Bright White, Almond, Sandstone and Brown are available on all models and styles. Dark and Medium Wood Grain finish available on Therma Tech Series Traditional, Ranch, Carriage and Cottage panels only.

Note: Above colors are of the door’s exterior, interior color of all doors are Bright White. Doors can be field painted to perfectly match your desired color. When field painting, please order Bright White for best results. The color samples shown above are not exact reproductions, slight variations do occur during the printing and production process.
Contemporary - 108, 208, 208TM, 608

Designs

Designs are available on all door sizes, single car 8’x7’ doors are shown.

Plain Lite TR  
Modern Lite R LH  
Modern Lite R RH

Plain  
Plain Lite T  
Modern Lite T LH  
Modern Lite T RH

Colors: Models 108, 208, 208TM and 608 are available in Bright White, Almond, Sandstone and Brown finish.

Approved on 6/18/2021 by Landmark Staff under COA *2018-COA-0000451

Hardware

(1) Torsion Spring Counterbalance - 10,000 cycles  
Optional: High Cycle Springs - 25,000; 50,000 or 100,000 cycle springs

(2) Standard Lift 12” Radius Bracket Mounted 2” Track  
Optional: 15” or 20” Radius Track  
(20” Radius is available on up to a 12’ High Door)  
Optional: High Lift, Vertical Lift and Low Clearance  
Optional: Angle Mounting for Steel or Concrete Jambs  
Optional: 3’ Track  
Optional: Double End Hinges and Long Stem Rollers

(3) Galvanized Track and Fixtures  
Optional: Powder Coated Hardware - Black, Red, Grey, White, Brown or custom color operational hardware

Decorative Hardware

Optional Decorative Hardware Kits for Carriage & Cottage panel Doors

Kit B - Traditional Series  
Kit C - Americana Series

*Note: The color samples shown above are not exact reproductions, slight variations do occur during the printing and production process.
## Details Report

SUTHERLANDS LUMBER DESIGN & GALLERY - FORT COLLINS #2222  
2100 E PROSPECT RD  
FT COLLINS, CO 80525  
970-226-1000

## Quote Information

<table>
<thead>
<tr>
<th>Customer:</th>
<th>Contractor Pricing</th>
</tr>
</thead>
</table>
| Salesperson: | Nick Bossard  
nbossard@sutherlandslbr.com |
| Date quoted: | 2/26/2021 |
| Quote valid through: | |

<table>
<thead>
<tr>
<th>Quote No</th>
<th>PO</th>
<th>Sidemark</th>
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<tr>
<td>1306129</td>
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<td>Fourth St - Full Lite</td>
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## Quote Pricing

- **Sub-Total:** $2,529.66
- **Sales Tax (2.900%):** $73.36
- **Quote Total:** $2,603.02

*(Lead Time)* when displayed next to the Item # is the estimated time for the Retailer to receive the Item from the Vendor. The time taken for the End Customer to receive the Item may be different and is subject to the Retailer’s Lead Time policy.

Customer signature: ___________________________ Date: ____________________

Printed name: ___________________________

---

Approved on 6/18/2021 by Landmark Staff under COA *2018-COA-0000451*
### Product Line
Therma-Tru Steel and Fiberglass Doors

### Door Configuration
Single Prehung

### Door Height
6/8

### Door Width
2/6

### Style Number
S2000

### Door Category
Clear Glass Doors

### Material
Fiberglass

### Door Texture
Smooth-Star

### Door Thickness
1 3/4"

### Insert Shape
Full Lite Rectangle

### Glass Collection
Flush-Glazed Clear Glass

### Door Style
Full Lite Flush-Glazed

### Glass Name
Clear Lite Flush-Glazed

### Low-E Glass
Yes

### Style Option Number
S2000-LE

### Lock System Type
Lock Prep Only - No Hardware

### Door Bore
Double Bore (Lockset w/ Deadbolt)

### Bore Backset
2 3/8"

### Edge Prep
Mortise (Radius Corner)

### Deadbolt Frame Prep
1" x 2-1/4" (Standard)

### Jamb Species
Primed

### Jamb Width
4 9/16"

### Weatherstrip
Bronze Weatherstrip

### Exterior Trim
Brickmould

### Exterior Trim Application
Apply Brickmould

### Sill
Mill Tru-D Composite Adjustable Sill

### Sill Cover
Sill Cover

### Hinge Finish
Brushed Nickel (US15)

### Hinge Type
Self-Aligning Residential

### Hinge Shape
5/8" Radius x Square

### Add-Ons
No

<table>
<thead>
<tr>
<th>Size</th>
<th>Width</th>
<th>Height</th>
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<tbody>
<tr>
<td>Rough Opening</td>
<td>32 1/4&quot;</td>
<td>82&quot;</td>
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<tr>
<td>Net Unit Size</td>
<td>31 1/2&quot;</td>
<td>81 5/8&quot;</td>
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</tbody>
</table>

**Vendor Item Description**
2/6 x 6/8 - Left Hand Inswing (1A) - S2000-LE - Exterior Therma-Tru Single Prehung - Lead Time: *(5-7 days)*

| Item Price: | $536.55 |
| Quantity: | 1 |
| Item Total: | $536.55 |

---

**Approved on 6/18/2021 by Landmark Staff under COA *2018-COA-0000451**
PRODUCT NAME: Owen Outdoor Sconce
ITEM NUMBER: LO471
ASSEMBLED DIMENSIONS: 9.7"H x 10.6"W x 11.7"D

Approved on 6/18/2021 by Landmark Staff under COA *2018-COA-0000451

IMPORTANT SAFETY INSTRUCTIONS:
- A licensed professional electrician should install direct wire fixtures.
- For your safety, please read instructions carefully and completely before beginning assembly or installation.
- Fixture must be installed according to applicable code(s) by a person familiar with its construction and operation.
- Fixture rated up to 60 Watt MAX Type A INCANDESCENT bulb (not included). LED bulb may be used.
- Prior to installation or removal of a previous fixture, disconnect power by turning off power at circuit breaker or removing fuse at electrical panel.

WARNING:
- Deviation from assembly instructions may cause risk of fire or electric shock.
- To reduce risk of personal injury, always turn off fixture and allow bulbs to cool prior to replacement.
- Do not touch or look directly at illuminated bulbs.
- Keep flammable material away from illuminated bulbs.

PRODUCTS ARE NOT INTENDED FOR COMMERCIAL USE.
UPDATED: 9-26-2019
The Commission will be reviewing the omission of the spacer bars on windows 203 and 204
100 Series

Casement and Awning Windows
With Flange

Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.
See Page 4 for Accessories

The Commission will be reviewing the omission of the spacer bars on windows 203 and 204.
The Commission will be reviewing the omission of the spacer bars on windows 203 and 204.
Casement and Awning Windows
With Flange
Accessories

The Commission will be reviewing the omission of the spacer bars on windows 203 and 204

Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.
DENVER LANDMARK PRESERVATION
Certificate of Appropriateness

Denver Landmark Preservation grants a Certificate of Appropriateness based on submitted plans for the following:

PROPERTY LOCATION:
Street Address: 3332 Alcott St
District: Potter Highlands Historic District

NAME OF APPLICANT:
Kevin Anderson

PROJECT SCOPE:
(only as described in specifications below)

Demolish an existing non-historic garage and construct a two-story garage/ADU structure at the back of the lot. The proposed ADU/garage will be a two-story structure that steps down to one story. The first-floor portion of the structure will feature a two-bay garage, while the second floor will house the ADU. The ADU first floor footprint will measure 29'-10" x 29'-5" w. The second-floor footprint of the ADU will measure 35'-10" x 19'-5" w. The second floor of the ADU will feature a 5'-2" cantilever on the west elevation and a 1'-6" cantilever on the east side. The ADU/garage structure is situated at the back of the lot, with garage access off the alley.

The two-story portion of the ADU/garage features a gable roof, shingle siding siding (cedar) on the upper floor, and brick siding (Dark Pewter) on the first floor. A two-story shed roof bump-out on the north elevation is clad with shake and is located behind the historic house. The one-story portion on the south side of the ADU/garage features a flat roof with stepped parapet and brick siding. The applicant is proposing to use aluminum-clad wood double hung, slider, and awning windows. All windows to be recessed 2" in the wall. The applicant is proposing full light wood doors. The garage doors on the east and west elevations will be Thermatex. The doors on the alley will be solid panel garage doors and the door on the interior side will have horizontal lights. The applicant is proposing to install simple wall sconces on the north and east elevation and can lights in the cantilevers on the east and east elevations. The applicant will also be adding an HVAC unit on the south elevation and two electrical panels on the north elevation.

Demolish a rear deck and stairs on the back of the house and install a new stair and landing, deck, and stone patio at the back of the house. The new deck will be 7' above grade and will have a hot tub added. Install a 6' high wood fence in the rear yard.

seen revised stamped plans 06/18/2021.

Project Specifications:
Foundation: concrete slab
Roofing: asphalt shingle, tbd
Siding: brick and shake
Windows: Pella slider, awning, and double-hung aluminum-clad wood windows
Footprint Size: 30'-8"x 29'-10 1/2"
General placement of Accessory Dwelling Unit (ADU): rear yard
Sq. Ft. of Approved Demolition (in plan view): 410 sq. ft.

PROJECT SPECIFICATIONS:
Note: This certificate is written in conjunction with and referencing submitted approved plans. These conditions supersede any contradictory notes or schedules found on project drawings.

General Notes:
1. This Certificate is VOID if the approved plans are altered from the landmark approved plans.
2. Items not listed in project scope on this certificate have not been reviewed. Any changes or additions require further review.
3. Work to be accomplished in accordance with submitted plans. Any deviation from the plans is to be submitted to staff prior to construction.
4. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inadvertent differences should be reported to LPC staff prior to commencement.
5. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Adjustment decision. This Certificate does not constitute or recommend a hardship for purposes of zoning review.
6. Further permits and approvals may be required. This Certificate signifies review and issuance of the Certificate based on Landmark Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this Certificate of Appropriateness.
7. This Certificate MUST be submitted with the entire landmark submittal document set for permit review.

General Material Specifications:
8. Wood: Wood, composite or cement fiberboard shall be a smooth face material void of any simulated wood grain pattern or rough, unfinished appearance. Flooring material should have an anti-slip surface. All exposed exterior wood lumber should be grade number 1 or 2, smooth and free of knots, rough, unfinished appearance and other imperfections. Lower grade lumber is unsuitable for exterior work.
9. Concrete: Any exposed concrete shall have a smooth finish. Finish may include a light, one directional, broom finish. Brick is not to have cobbled, chipped, or rounded edges. Brick to be a traditional size (3 5/8 x 2¼ x 8).
10. Brick: Brick to match existing or be a traditional red-red/brown with only slight color variations in the overall brick facade.
11. T-111, MDF, LP SmartSide, EIFS, and panel siding are not approved siding types for use.
12. Windows, doors and associated elements are to be aluminum-clad wood.
13. Windows, doors and associated elements are to be aluminum-clad wood.
14. Windows and masonry structures should have brick mould casings.
15. Windows on clapboard sided structures should not have brick mould casings.
16. Only factory installed or glued muntins with internal spacer bars shall be used. Interior muntins are not allowed.
17. Exterior cladding material to be brick. Mortar joint to be tooled flush. Pattern to be a traditional English bond or Common American bond.
18. Exterior cladding material to be wood or cement fiberboard shingle shakes. Exterior cladding material shall be material with a maximum of 5 inches of reveal/exposure. Siding material to be smooth and free of knots, rough, unfinished appearance and other imperfections.

Siding:
14. Windows, doors and associated elements are to be aluminum-clad wood.
15. Windows on masonry structures should have brick mould casings.
16. Windows on clapboard sided structures should not have brick mould casings.
17. Only factory installed or glued muntins with internal spacer bars shall be used. Interior muntins are not allowed.
18. Glass shall be clear void of tint, color, or reflection, with a minimum 65% visual-light transmittance and a maximum 25% reflectivity.
19. Roof: Roof material to be asphalt shingles installed in a traditional pattern.
20. Eaves shall contain a depth of no less than 6".

NOTICE

Any substitution or deviation from the reviewed work requires further review by Denver Landmark Preservation staff PRIOR to work being undertaken.

The work items contained above are in accordance with Landmark Preservation Commission or Lower Downtown Review Board decision, Chapter 30 Denver Revised Municipal Code, the Secretary of the Interior’s Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures & Districts, or Design Guidelines for Lower Downtown Historic District and are NOT applicable beyond the unique facts and circumstances of this particular application and submitted plans.

This permit becomes invalid THREE years after issue date. Expired permits must be reissued by staff prior to work being undertaken.

This is NOT A BUILDING PERMIT
No work can begin without the appropriate review and permit approval by City and County of Denver Development Services. Present this certificate and approved plans to Denver Development Services staff when submitting an application for building or zoning review.

This Certificate of Appropriateness does not guarantee eligibility for Colorado Historic Preservation Tax Credit.

Approved by LPC on 11/20/2018; Jessi White, Landmark Preservation Staff

*2018-COA-0000451
Community Planning and Development
Denver Landmark Preservation
201 West Colfax, Dept. 205
Denver, CO 80202
(720)-865-2709
landmark@denvergov.org
www.denvergov.org/preservation