Installation Instructions

PERRY STREET ADU
3020.5 Perry Street
Denver, Colorado 80212

JELD-WEN
Installation Instructions

# A0.3
WINDOW INSTALLATION DETAILS

SHEET TITLE:
SHEET #:
CHECKED BY:
DRAWN BY:
DESIGN BY:
PERMIT SET:
CONSTRUCTION SET:
CURRENT SET: 19-May-2023

REVISION HISTORY

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**Perma Street ADU**

3020.5 Perry Street
Denver, Colorado 80212

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**A0.4 WINDOW INSTALLATION DETAILS**

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**Installation Instructions**

For WEATHERPROOF Double Hung, FLY Double Hung and OPTIONAL INTERIOR QUEEN (IQ)

1. Measure and mark the vertical and horizontal dimensions as specified on the plans.
2. Install the sash using the appropriate hardware.
3. Apply the weatherstripping around the perimeter of the window frame.
4. Use caulk to fill any gaps around the window frame.

**Complete Installation**

1. Remove any obstructions around the window frame.
2. Install the sash using the appropriate hardware.
3. Apply the weatherstripping around the perimeter of the window frame.
4. Use caulk to fill any gaps around the window frame.

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**Revision History**

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Perry Street ADU
3020 Perry Street
Denver, Colorado 80212

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DRainage and Utility Plans

Sheet Title: Sheet #:
Checked By:
Drawn By:
Design By:

Permit Set: Construction Set:
Current Set: 19-May-2023

Revision History

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NOTE: CLOTHES DRYERS MUST BE PROVIDED WITH A MOISTURE EXHAUST SYSTEM THAT VENTS TO THE EXTERIOR. IT MUST TERMINATE IN BACK-DRAFT DAMPER AT LEAST 3' FROM ANY OPENING INTO THE BUILDING. THE SIZE OF THE DUCT IS TO BE DETERMINED BY THE DRYER MANUFACTURER, TYPICALLY, A 4" DUCT WOULD BE ACCEPTABLE. THE MAXIMUM COMBINED LENGTH MAY NOT EXCEED 35' IN LENGHT, REDUCED FOR 45° AND 90° ELLS BY 30" & 60"; 4" RADIUS/MITERED; 12" & 21", 6" RADIUS/SMOOTH; 12" & 19", 8" RADIUS/SMOOTH AND 9" & 18", 10" RADIUS/SMOOTH.


NOTE: ALL 120-VOLT, SINGLE PHASE, 15 AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL HAVE ARC-FAULT PROTECTION PER NEC 2020, 210.12, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

NOTE: AT LEAST 75% OF THE LAMPS IN PERMANENT INSTALLED LIGHTING FIXTURES WILL BE HIGH-EFFICIENCY LAMPS.
NOTE: THE NEW ADU CANNOT BE SEEN FROM THE STREET DUE TO THE HEIGHT CHANGE IN GRADE FROM THE PRIMARY HOUSE TO THE ADU. THE NEW ADU WILL BE COMPLETELY HIDDEN FROM STREET VIEW.
Windsor Pinnacle Series aluminum clad wood with pre-finished white painted interior

American Building Supply 36-in x 80-in Steel Half Lite Right-Hand Inswing Primed Prehung Single Front Door & Garage Door

Mcdade Outdoor Barn Light 13.5" H x 14" W x 14" D Antiqued Bronze

Harte Residence ADU
3020.5 Perry Street
Denver, CO 80212
May 10, 2023

Transmitted via email

City and County of Denver
Landmark Preservation Commission,
201 West Colfax Avenue
Denver, Colorado 80202

RE: 3020 Perry St, ADU Project, Wolff Place Landmark Historic District

Commissioners,

The West Highland Neighborhood Association (WHNA) is a Denver registered neighborhood organization. WHNA was formed in 1994 for the area of Denver bound by Federal Boulevard, West 38th Avenue, Sheridan Boulevard and West 29th Avenue. WHNA’s purpose as stated in our bylaws is to preserve the past, improve the present and plan for the future of our neighborhood.

The WHNA Design and Preservation Committee (DAP) received the full design on May 4, 2023. Will Harte, owner, and Steve Suranowitz, designer, joined our committee meeting on May 9th to discuss the proposed design. Five members of DAP were in attendance.

Our committee reviewed the project as a secondary structure. Consequently, we applied Guideline 4.19 of the Design Guidelines for Denver Landmark Structures and Districts.

Our committee continues to find Design Guideline 4.19 lacks adequate specificity in regard to ADUs. We are hopeful an update process will provide better clarity for review of this type of project in the future.

The Design and Preservation committee (DAP) has no objection to approval of the ADU design for 3020 Perry St. However, we have concerns regarding the height of the design as being beyond “compatible” or “within the range of” the surrounding historic context.

Guideline 4.19 a, and b: Mass, Form, Height

The provided documents refer to the design as a one and a half story design. We acknowledge the design meets the zoning code definition of a” one- and one-half story”. However, DAP continues to find this definition misleading. This design would more clearly be described as a full height two story design.

Guideline 4.19 b. calls for “… the height... secondary structure to be within the range seen in the surrounding historic context” The historic secondary structures in the surrounding historic context are one story. We also note the primary contributing house is one story. The 24-foot height design, although allowed under zoning, would seem to be a variance with this guideline.
The committee believes that reducing the height of the design would provide better compliance with guideline 4.19.

The committee extends our appreciation to Messrs. Harte and Suranowitz for discussing this project with us.

Thank you for considering our comments.

Sincerely,

Paul C. Cloyd, PE/RA, Co-Chair, WHNA, Design and Preservation Committee
cc: Eddie Schermerhorn, WHNA, President
    Bill Hare, WHNA, Vice President
    Ryan Sanchez, WHNA, Vice President
    Members, WHNA, Design and Preservation Committee
    Will Harte, Owner
    Stephen Suranowitz, Designer