September 12th, 2023

Introduction, Existing Photographs, & Materials

Existing Condition:
1. The property is zoned U-SU-B1, is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5-foot-wide lots. Setbacks and lot coverage standards accommodate front and side yards like U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard (ADU).
2. Located within the Packard Hill Historic District and the West Highland Neighborhood Association boundaries.
3. No DZC variances or administrative adjustments requested.
4. Admin adjustment to the bulk plane envelope granted for north roof overhang.

Proposed Modifications:
1. Demolition of the existing Garage at the rear lot.
2. Construct a new 1 ½ story Detached Accessory Dwelling Unit with Garage at the west corner of the rear lot.

Existing Site Plan

PROPOSED ADU LOCATION
Front and east elevation from Newton Street

Front door
South side elevation

West rear elevation
Back yard ADU space & garage

PROPOSED ADU LOCATION

EXISTING GARAGE TO DEMO
NEWTON ST ADU
LANDMARK SET
3255 N. NEWTON ST. DENVER, CO. 80211

(S) SINGE FAMILY HOME
3255 N. NEWTON ST.
(NOT IN SCOPE)

(S) ADU
3244 NEWTON ST.
(NOT IN SCOPE)

<table>
<thead>
<tr>
<th>No.</th>
<th>Date</th>
<th>Description</th>
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<tr>
<td>26</td>
<td>09-21-2023</td>
<td>(E) SINGLE FAMILY HOME</td>
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<td>3244 NEWTON ST.</td>
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<tr>
<td>23</td>
<td>09-21-2023</td>
<td>(N) ADU</td>
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<tr>
<td></td>
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<td>3244 NEWTON ST.</td>
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</table>
Minka Skyline LED 7 3/4” High Bronze Outdoor Wall Light

$134.95

FREE SHIPPING & FREE RETURNS* | Low Price Guarantee
IN STOCK - Ships in 3 to 5 Days

CHECK STORE AVAILABILITY | QUESTION? ASK A STORE ASSOCIATE

MORE OPTIONS

PRODUCT DETAILS
Add one or more of this bronze outdoor LED downlight to your house for an instant contemporary makeover.

Additional Info:
This modern outdoor LED downlight is a sleek and simple metal cylinder attached to a rectangular back plate. Deep, rich Dorian Bronze finish adds a warm touch to this chic, sophisticated outdoor wall light. A beautiful addition to your home from Minka lighting.

- 7 3/4” high x 5” wide. Extends 4” from the wall. Backplate is 5” square.
- Built-in 11 watt LED has a light output comparable to a 35 watt incandescent bulb.
- 320 lumens. 2700K color temperature. 81 CRI. LED is not dimmable and has a 30,000 hour average lifespan when used 3 hours per day.
- Skyline LED outdoor wall light from Minka Lavery. Cylinder style downlight design.
- Dorian bronze finish. Metal construction.

Shop all Minka Lavery
ARTISAN LAP SIDING

Thick, fiber cement lap siding elevates the aesthetic of traditional wood siding with lower maintenance.

Panel Specs

<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
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<tbody>
<tr>
<td>Thickness</td>
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<tr>
<td>Weight</td>
<td>4.55 LBS./SQ. FT.</td>
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<tr>
<td>Length</td>
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<tr>
<td>Widths</td>
<td>5.25&quot;, 7.25&quot;, 8.25&quot;</td>
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<tr>
<td>Exposure</td>
<td>4&quot;, 6&quot;, 7&quot;</td>
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<tr>
<td>Color</td>
<td>COMES PRIMED FOR PAINT</td>
</tr>
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</table>

4" visible exposure
Dimensional asphalt shingles to match existing home.

Timberline HD®
Color: Shawns-Weathered Wood
gaf.com

Choose from hundreds of colors, styles, and essential accessories, and rest assured your new GAF roof has been engineered to provide unrivaled durability.

We protect what matters most™
Value & Performance
In A Genuine Wood-Shake Look

- **Great Value**... Architecturally stylish but practically priced — with a lifetime ltd. warranty.¹
- **Dimensional Look**... Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look.
- **Highest Roofing Fire Rating**... UL Class A, listed to ANSI/UL 790.
- **StainGuard® Algae Protection**... Helps ensure the beauty of your roof against unsightly blue-green algae.²
- **High Performance**... Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home. (Visit gaf.com/apps to learn more).
- **Stays In Place**... Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph [209 km/h].³
- **Peace Of Mind**... Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.⁴
- **Perfect Finishing Touch**... Use Timberline® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles (visit www.gaf.com/ridgecapavailability for availability in your area).

¹See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.
²StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-Year limited warranty against blue-green algae discoloration. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.
³The wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.
⁴Limited availability.
⁵Rated by the Cool Roof Rating Council (CRRC) and can be used to comply with 2016 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations.
⁶Timberline HD® White is ENERGY STAR® certified (U.S. only). Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, relative properties of roofing products, insulation levels, HVAC, efficiency, and other factors.

Where They Fit Within The Lifetime Roofing System

1. **Lifetime Shingles**
2. Leak Barrier
3. Starter Strip Shingles
4. Roof Deck Protection
5. **Cobra® Attic Ventilation**
6. Ridge Cap Shingles

See chart on page 14 for color availability.
100 SERIES

THE SMART ALTERNATIVE TO VINYL
GRILLES

With Andersen, you’ll find a variety of grille patterns, widths and styles to help achieve any look.

GRILLE PATTERNS  GRILLE TYPES  GRILLE PROFILES  HOW TO APPLY  BUY REPLACEMENT GRILLES

Download the grille options info sheet

Download PDF →

Real projects for inspiration.

Grille patterns

Our most popular grille patterns are available on all Andersen windows and doors.

Number of lights and overall pattern varies with window size. Patterns are not available in all configurations.

We’re here to help.

Specified Equal Light
STRENGTH & PERFORMANCE

Fibrex® material is 2X stronger than vinyl and it retains its stability and rigidity in all climates so weather tight seals stay weather tight.

100 Series products can withstand temperatures up to 150°F, even in dark colors, meaning they won’t warp due to sun exposure.

ENERGY EFFICIENT

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather. Plus, Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

COLORS THAT LAST

Durable, factory-finished interiors and exteriors feature a premium matte finish that isn’t shiny like vinyl plus they never need painting and won’t fade, flake, blister or peel.

On 100 Series products, the finish is 12X thicker than that of painted vinyl windows resulting in superior scratch resistance so they’ll look beautiful for years to come.

ENVIRONMENTALLY RESPONSIBLE

Our exclusive Andersen® Fibrex composite material is composed of 40% reclaimed wood fiber by weight, most of which is reclaimed from the manufacturing of Andersen wood windows.

See how Andersen created Fibrex material at andersenwindows.com/fibrex

TRANSFERABLE LIMITED WARRANTY

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next.

And, because it’s not prorated, the coverage offers full benefits, year after year, owner after owner.

So it can add real value when you decide to sell your home.

* Visit andersenwindows.com/warranty for details.
** When 100 Series products were tested against leading competitors’ painted vinyl window products.
WINDOW & DOOR TYPES

Double Hung and Exterior Doors used.

Choose the product style and frame type needed to complete your replacement, remodeling or new construction project and bring your vision to life.

SINGLE-HUNG

Single-hung windows feature a stationary upper sash and operable lower sash that slides up and down.

CASEMENT & AWNING

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward.

GLIDING WINDOWS

Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash is also available.

GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. Add character and light with a sidelight or transom.

SPECIALTY WINDOWS

Specialty windows are stationary (non-operable) windows characterized by their special shapes, including curves and dramatic angles. A variety of shapes are available to complement your home’s architecture.

Windows and doors are available in custom sizes to fit all projects.
COLOR OPTIONS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows. They also feature a premium matte finish inside for an attractive appearance.

EXTERIOR COLORS  INTERIOR COLORS

<table>
<thead>
<tr>
<th>White</th>
<th>Sandtone</th>
<th>Terracotta</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dark Bronze</td>
<td>Black</td>
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</table>

HARDWARE OPTIONS

Single-Hung & Gliding

STANDARD

Lock

Lift/Pull (Optional)

Lock automatically engages when window is closed. Hardware color matches the window’s interior. Shown in white.

OPTIONAL SLIM LINE METAL HARDWARE

Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Casement & Awning

STANDARD FOLDING

Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

Patio Doors

TULSA

Exterior handle matches exterior door color. Shown in dark bronze.

Interior handle matches interior door color. Shown in white.

OPTIONAL AFTON

Antique Brass | Bright Brass
Black | Satin Nickel

Gliding patio doors feature a multi-point locking systems for enhanced security. Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position. Exterior keyed lock also available.

*Products with dark bronze, black and Sandtone interiors have matching exteriors.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.
Typical, 2" minimum exterior window and door inset from finish material