4/12/2024

Denver Landmark Preservation Commission
201 W Colfax Ave., Denver, CO

To the Landmark Preservation Commission,

On 9 April 2024, the Architect of the proposed Accessory Dwelling Unit [ADU] at 735 N Race St. presented the design to the CHUN Landmarks Sub-Committee. Based upon the discussion, the committee voted subsequently to the original meeting via email. Three in favor and none abstaining or opposed, to support the LPC approval of the proposed ADU at 735 N Race St., with the below notes:

1. The committee commended the overall size and scale with the difficult condition of designing a subordinate ADU to the existing 1-story main house.

2. The committee commended the far North placement with the existing neighboring driveway and grading conditions. The outcome looks highly consistent with the historic neighborhood carriage houses.

3. The committee recommended to the Architect further consideration of the west elevation fenestration in juxtaposition with the proportions of the existing main house.

Sincerely,

Brittni Joy West-Ware
Executive Director
Capitol Hill United Neighborhoods

Archer Squire
Landmark ADU Sub-Committee Chair
Capitol Hill United Neighborhoods
1. Front (east) facade

Ann Cuthbertson Architects, PC
730 N. Emerson Street
Denver, CO 80218

Cleworth Residence
735 N. Race Street
Denver, CO 80206

Landmarks Submittal
19 April 2024
2. Side (south) facade
3. Back (west) facade
4. Side (north) facade

Ann Cuthbertson Architects, PC
730 N. Emerson Street
Denver, CO  80218

Cleworth Residence
735 N. Race Street
Denver, CO  80206

Landmarks Submittal
19 April 2024
5. Streetscape west side of Race Street from 7th to 8th

- Subject property roof ridge is 22'-6 1/2" above grade. Proposed garage/ADU roof ridge will be approximately 4" lower than house roof ridge.
- Roof ridge is 6'-2 1/2" lower than roof ridge on subject property.
- Roof ridge is 5'-4" higher than roof ridge on subject property.
6. Existing garage
7. Existing views from alley
8. 3D Views showing how little of the proposed garage/ADU in the rear yard will be visible from the street
9. 3D views of proposed garage/ADU from the alley

Cleworth Residence
735 N. Race Street
Denver, CO 80206

Landmarks Submittal
19 April 2024
10. Other alley-facing ADUs in the District

Ann Cuthbertson Architects, PC
730 N. Emerson Street
Denver, CO 80218

Cleworth Residence
735 N. Race Street
Denver, CO 80206

Landmarks Submittal
19 April 2024
11. Other concrete tile, slate tile, and flat clay tile roofs in the District
12. **Existing (original) windows on the main level**

Existing double-hung windows on the main level are in good condition with typical problems like broken cords and sash painted shut. The plan is to restore most of the existing windows. Where interior layout requires new windows (on the sides and rear only), they will match as closely as possible to the existing in all component dimensions and glazing proportions.

See separate window assessment for more detailed information and photos.

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**Cleworth Residence**

735 N. Race Street
Denver, CO 80206

Landmarks Submittal
19 April 2024
### Window Assessment Sheet

**Name:** Peter Cleworth  
**Address:** 735 N. Race Street

See also photographs for more notes

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Window Number</th>
<th>Orientation (Face of bldg)</th>
<th>&quot;Operation&quot;</th>
<th>Material</th>
<th>Operation Impaired</th>
<th>Frame</th>
<th>Sash</th>
<th>Functions</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dining room</td>
<td>4</td>
<td>Future kitchen</td>
<td>North (side)</td>
<td>DH</td>
<td>W</td>
<td>Y</td>
<td>##</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Kitchen</td>
<td>9</td>
<td>Future back door</td>
<td>West (rear)</td>
<td>DH</td>
<td>W</td>
<td>Y</td>
<td>##</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>11</td>
<td>Future primary bathroom</td>
<td>West (side)</td>
<td>DH</td>
<td>W</td>
<td>Y</td>
<td>##</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Family room</td>
<td>91</td>
<td>Non-original</td>
<td>North (side)</td>
<td>S</td>
<td>A</td>
<td>Y</td>
<td>##</td>
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<td>##</td>
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<tr>
<td>Storage room</td>
<td>94</td>
<td>Window opening boarded up</td>
<td>West (rear)</td>
<td>A</td>
<td>W</td>
<td>Y</td>
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**KEY:**
- DH: Double Hung
- W: Wood
- A: Aluminum
- S: Steel
- Y: Other
- O: Other

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**KEY:**
- DH: Double Hung
- W: Wood
- A: Aluminum
- S: Steel
- Y: Other
- O: Other

**CONDITION:**
- Excellent
- Maintenance required
- Unstable
- Advanced deterioration
- Not Applicable or cannot determine

**Movement Mechanics:**
- Operators & handles
- Movement
- Locks
- Weatherstripping
**Window #1** as numbered on Demolition Plan A1.1

**Living room east**

Original window with single pane clear glass, wood frame and sash, double-hung operation. Both sash are painted shut and one broken sash cord, but otherwise in good condition.

Proposed work: Full restoration with new sash cords.
Window #2 as numbered on Demolition Plan A1.1

Living room east

Original window with single pane clear glass, wood frame and sash, double-hung operation. Both sash are painted shut and one broken sash cord, but otherwise in good condition.

Proposed work: Full restoration with new sash cords.
Window #3 as numbered on Demolition Plan A1.1
Living room north

Original mulled pair of windows with single pane clear glass, wood frame and sash, double-hung operation.
All four sash are painted shut and two broken sash cords, but otherwise in good condition.

Proposed work: Full restoration with new sash cords.
Window assessment - photographs taken March 2024

Window #4 as numbered on Demolition Plan A1.1

Dining room north

Original mulled pair of windows with single pane clear glass, wood frame and sash, double-hung operation.
All four sash are painted shut and one broken sash cord, but otherwise in good condition.

Proposed work: This area will house the new kitchen, necessitating a higher window sill. This window is proposed to be replaced with two flanking aluminum-clad wood windows reproducing the size and proportion of this window but with the new sills approximately 14” higher to accommodate a functional kitchen counter. With the new side fence location, the new windows will not be visible from the street.
Door #5 as numbered on Demolition Plan A1.1

**Kitchen north**

Non-original door with single pane clear glass, wood frame and door. In reasonably good condition.

Proposed work: Removal and tooth in brick on exterior.
Windows #6, 7, and 8 as numbered on Demolition Plan A1.1
Sunroom north, west, and south

Original windows with single pane clear glass, wood frame and sash, double-hung operation. All sash are painted shut and two broken sash cords, but otherwise in good condition.

Proposed work: Full restoration with new sash cords.
Window assessment - photographs taken March 2024

Window #9 as numbered on Demolition Plan A1.1

Kitchen west

Original window with single pane clear glass, wood frame and sash, double-hung operation. Both sash are painted shut and one broken sash cord, but otherwise in good condition.

Proposed work: Replace with a new aluminum-clad wood kitchen door with glass panes matching proportions (width/height) of existing wood windows. With the new garage/ADU and back yard fence, no portion of this door will be visible from the alley.
Window assessment - photographs taken March 2024

Window #10 as numbered on Demolition Plan A1.1

Bathroom west

Original window with single pane clear glass, wood frame and sash, double-hung operation. Both sash are painted shut and one missing sash cord, but otherwise in good condition.

Proposed work: Full restoration with new sash cords.
Window assessment - photographs taken March 2024

**Window #11** as numbered on Demolition Plan A1.1

**Bedroom 1 west**

Original window with single pane clear glass, wood frame and sash, double-hung operation. Both sash are painted shut and one broken sash cord, but otherwise in good condition.

Proposed work: To accommodate a bed against this wall, this window is to be replaced with two flanking aluminum-clad wood windows matching size, proportions, and operation of existing sunroom windows #6, 7, and 8. With the new back yard fence, no portion of these windows will be visible from the alley.
Window #12 as numbered on Demolition Plan A1.1  
**Bedroom 1 south**

Original window with single pane clear glass, wood frame and sash, double-hung operation. Both sash are painted shut and two broken sash cords, but otherwise in good condition.

Proposed work: Full restoration with new sash cords.
Window assessment - photographs taken March 2024

Window #13 as numbered on Demolition Plan A1.1
Bedroom 2 south

Original window with single pane clear glass, wood frame and sash, double-hung operation. Upper sash painted shut, lower sash raised to accommodate air conditioner unit, and missing sash cords, but otherwise in good condition.

Proposed work: This area will house the primary bathroom, necessitating a higher window sill. This window is proposed to be replaced with an aluminum-clad wood window reproducing the size and proportion of this window but with the new sill approximately 14” higher to accommodate a functional bath vanity counter. With the new side fence location, the new window will not be visible from the street.
Window #14 as numbered on Demolition Plan A1.1
Bedroom 2 east

Original window with single pane clear glass, wood frame and sash, double-hung operation. Both sash are painted shut and one broken sash cord, but otherwise in good condition.

Proposed work: Full restoration with new sash cords.
Windows #B1 and B2 as numbered on Demolition Plan A1.0

Family room north

Non-original windows with single pane clear glass, aluminum windows, slider operation. Windows do not open, aluminum is badly corroded in places, and glass is coming loose. Windows are in poor condition.

Proposed work: Replace with aluminum-clad wood windows, awning operation. No portion of these windows will be visible from the street.
Window assessment - photographs taken March 2024

Windows #B3 and B4 as numbered on Demolition Plan A1.0
Laundry room and Mech/storage room west

Original windows with single pane clear glass, awning operation.
Windows do not open, wood sash and frames are badly deteriorated in places, and glass is coming loose. Windows are in poor condition.

Proposed work: Remove windows and tooth in brick.
Window assessment - photographs taken March 2024

Window #B5 as numbered on Demolition Plan A1.0
Mech/storage room south

Opening is boarded up.

Proposed work: Provide larger opening as required for an egress window for bedroom in this location. Install an aluminum-clad wood window, casement operation. No portion of this window will be visible from the street.
Window assessment - photographs taken March 2024

Windows #B6 as numbered on Demolition Plan A1.0

Guest room south

Non-original window with single pane clear glass, aluminum windows, slider operation. Window does not open, aluminum is badly corroded in places, and glass is coming loose. Window is in poor condition.

Proposed work: Provide larger opening as required for an egress window for bedroom in this location. Install an aluminum-clad wood window, casement operation. No portion of this window will be visible from the street.
Race Street
Alley
125.0'
65% front zone lot depth
35% rear zone lot depth
50.0'
Garage with ADU above

Note: The owner of the property attests and understands that in order to proceed with the proposed plan, all applicable codes, regulations, and standards must be complied with. The proposed addition must comply with all applicable zoning and building codes.

Ann Cuthbertson Architects, PC
730 N. Emerson Street
Denver, Colorado 80218
303.861.8429 tel
303.861.8439 fax
735 N. Race St
Cleworth Residence

Scale: 1/8" = 1'-0"
DEMOLITION PLAN NOTES

1. FIELD VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT AND/OR ENGINEER IF ASSUMED EXISTING CONSTRUCTION VARIES FROM THAT INDICATED ON THE DOCUMENTS. COORDINATE NEW CONSTRUCTION WITH DEMOLITION.

2. REFER TO GENERAL INFORMATION SHEET G1.0 FOR GENERAL NOTES, ABBREVIATIONS, AND MATERIAL SYMBOLS.

3. BEFORE CUTTING EXISTING SURFACES, EXPOSE SURFACES TO BE CUT (STRUCTURES, AND SURROUNDING AREAS TO BE CUT). TAKE CORRECTIVE ACTION BEFORE PROCEEDING IF UNSAFE OR UNSATISFACTORY CONDITIONS ARE ENCOUNTERED. PROVIDE TEMPORARY SUPPORT OF WORK TO BE CUT. PATCH WITH DURABLE SEAMS THAT ARE AS INVISIBLE AS POSSIBLE. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO RETAINED ADJOINING CONSTRUCTION IN A MANNER THAT WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING.

4. SALVAGE AND RE-USE DOORS, HARDWARE, LIGHT FIXTURES, PLUMBING FIXTURES AND ANY OTHER TAGGED ITEMS.

Demolition Plan Legend:
- Wall to remain
- Wall/element to be removed

Ann Cuthbertson Architects, PC
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735 N. Race St
Cleworth Residence

Lower Level Demolition Plan
1/4"=1'-0"
DESTRUCTION PLAN NOTES

1. FIELD VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT AND/OR ENGINEER IF ASSUMED EXISTING CONSTRUCTION VARIES FROM THAT INDICATED ON THE DOCUMENTS. COORDINATE NEW CONSTRUCTION WITH DEMOLITION.

2. REFER TO GENERAL INFORMATION SHEET G1.0 FOR GENERAL NOTES, ABBREVIATIONS, AND MATERIALS/SYMBOLS.

3. BEFORE CUTTING EXISTING SURFACES, EXAMINE SURFACES TO BE CUT AND SURROUNDING AREAS. TAKE CORRECTIVE ACTION BEFORE PROCEEDING IF UNSAFE OR UNSATISFACTORY CONDITIONS ARE ENCOUNTERED. PROVIDE TEMPORARY SUPPORT OF WORK TO BE CUT.

4. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO RETAINED ADJOINING CONSTRUCTION IN A MANNER THAT WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING.

5. SALVAGE AND RE-USE DOORS, HARDWARE, LIGHT FIXTURES, PLUMBING FIXTURES AND ANY OTHER TAGGED ITEMS.

6. WALL TO REMAIN - WALL/ELEMENT TO BE REMOVED

Demolition Plan Legend:
- Wall to remain
- Wall to be removed

Ground Floor Demolition Plan
1:40 = 1'-0"
Replace (E) asphalt roofing with solar concrete roofing tiles, dark gray.

Roofing at garage/ADU to be solar concrete roofing tiles, dark gray.

Evaporative cooler

Skylight
Demolition calculations:
East elevation - demolition area: 0 sf
South elevation - demolition area: 30 sf
West elevation - demolition area: 29 sf
North elevation - demolition area: 43 sf
Total existing wall area: 1,915 sf
Total demolition wall area: 102 sf
= 5% demolition

Notes:
The owner of the property attests and understands that the existing structure shown on this plan is categorized as a Compliant Structure per Denver Zoning Code, Division 12.6, or categorized as a Nonconforming Structure per Denver Zoning Code, Division 12.8, and as such, demolition of 40% or more of the square footage (area) of the structure's exterior walls as a result of construction activities will require new or revised zoning/building plans documenting full compliance with all applicable area district standards.

Roof of ADU to be approx. 4" lower than roof ridge on house in front.
Note: The owner of the property attests and understands the existing structure shown on this plan is categorized as a Compliant Structure per Denver Zoning Code, Div 12.6, and or categorized as a Nonconforming Structure per Denver Zoning Code, Division 12.8, and as such, demolition of 40% or more of the square footage (area) of the structure's exterior walls as a result of construction activities will require new or revised zoning/building plans documenting full compliance with all applicable zone district standards.

Demolition calculations:
East elevation - demolition area:  0 sf
South elevation - demolition area:  30 sf
West elevation - demolition area:  29 sf
North elevation - demolition area:  43 sf

Total existing wall area:  1,915 sf
Total demolition wall area:  102 sf

= 5% demolition
All garage walls within 5' of the north property line to be fire rated. Use UL #U305 assembly, extend both layers of 5/8" drywall up to roof deck.

ELEV: 92'-4" (E) BASEMENT

GARAGE SLAB AT H.P.
ELEV: 95' - 6"

GARAGE SECOND FLOOR
ELEV: 104'-6"

(E) FIRST FLOOR - MAIN HOUSE
ELEV: 100' - 0"

Note: The owner of the property attests and understands the existing structure shown on this plan is categorized as a Compliant Structure per Denver Zoning Code, Div 12.6, and or categorized as a Nonconforming Structure per Denver Zoning Code, Division 12.8, and as such, demolition of 40% or more of the square footage (area) of the structure's exterior walls as a result of construction activities will require new or revised zoning/building plans documenting full compliance with all applicable zone district standards.

Demolition calculations:
- East elevation - demolition area: 0 sf
- South elevation - demolition area: 30 sf
- West elevation - demolition area: 29 sf
- North elevation - demolition area: 43 sf
- Total existing wall area: 1,915 sf
- Total demolition wall area: 102 sf
- = 5% demolition

Roof of ADU to be approx. 4" lower than roof ridge on house beyond.

West Elevation - Proposed
Scale: 1/4" = 1'-0"
Note: The owner of the property attests and understands the existing structure shown on this plan is categorized as a Compliant Structure per Denver Zoning Code, Div 12.6, and or categorized as a Nonconforming Structure per Denver Zoning Code, Division 12.8, and as such, demolition of 40% or more of the square footage (area) of the structure's exterior walls as a result of construction activities will require new or revised zoning/building plans documenting full compliance with all applicable zone district standards.

Demolition calculations:
- East elevation - demolition area: 0 sf
- South elevation - demolition area: 30 sf
- West elevation - demolition area: 29 sf
- North elevation - demolition area: 43 sf
- Total existing wall area: 1,915 sf
- Total demolition wall area: 102 sf
- 5% demolition

Roof ridge of ADU will be 4' lower than the (E) house roof ridge
Roof eave of ADU will match height of eaves on the (E) house
1. Site section looking north

Scale: 1/4" = 1'-0"

2. Section through stairs in existing house looking north

Scale: 1/4" = 1'-0"
Kitchen elevations
SCALE: 3/8" = 1'-0"

North

South

Kitchen elevations
SCALE: 3/8" = 1'-0"
NEW WINDOW WELLS
BY OTHERS

ASSUMED CONT. FOOTING, F.V.

EX) BEARING WALLS ON CONT. FOOTINGS, F.V.

EX) PIPE COL.

NEW EGRESS WINDOW OPNGS.

EX) PIPE COL.

HSS4x3x1/4

INFILL (EX) WINDOW OPENINGS
F18
F18
F2.0

S4.0

1

S2.0

92'-4 T.O. (EX) CONC. BASEMT. SLAB

A

F16

F16

F3.0

F3.0

TREATED 2x6 @ 16" STUD EXTERIOR WALL W/
7\
16"
"OSB & BRICK VENEER

10" CONC. STEMWALLS UNEXCAVATED

10" DIA. CONC. PEDESTAL W/ (2) #4 HOOKED VERT.
& #3 CIRCULAR TIES: 2 @ 8" TOP & @ 16" O.C.

4" GARAGE SLAB

TREATED 2x6 SILL PLT. W/ 12"x10" HOOKED ANCHOR BOLTS @ 4'-0 MAX. & 8" FROM ENDS

SCALE: 1/4"=1'-0"

FOUNDATION & BASEMENT PLAN

PLAN NORTH

1. TOP OF FLOOR SLAB IS NOTED THUS ON PLAN:
2. TOP OF CONCRETE ELEVATION NOTED THUS:
3. REFER TO STRUCTURAL GENERAL NOTES ON SHEET S4.0 FOR ADDITIONAL FRAMING & FOUNDATION INFORMATION.
4. REPAIR CRACKED OR DAMAGED (EX) CONCRETE & MASONRY WALLS PER THE GENERAL NOTES.
5. CONSIDER OPENINGS WITHIN ARCHITECTURAL DRAWINGS & EXISTING CONDITIONS.
6. CONTRACTOR TO FIELD VERIFY (F.V.) ASSUMED EXISTING (EX) CONDITIONS.
7. CENTER FOOTINGS UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE.
8. SET BOTTOM OF EXTERIOR & GARAGE FOOTINGS AT 36" BELOW GRADE FOR FROST PROTECTION.
9. BASEMENT & GARAGE SLABS ARE 4" MIL. CONCRETE ON GRAVEL ON COMPACTED SOIL WITH VAPOR BARriers AT EXTERIOR WALLS. PROVIDE PREMIUM CONTROLS. COSTS (C.L.) AT 4'-0" HIL. A SPACE INDICATED ON PLANS AT 9'-0" ENTRANT CORRIDORS.
10. "A" INDICATES LOCATION OF BUILT-UP STUD COLUMNS ABOVE.

FOOTING SCHEDULE

SYMBOL
DIMENSIONS
REINFORCEMENT

F2.0
10" x 2'-0 SQUARE
(2) #4 EA. WAY, BOTTOM

F3.0
10" x 3'-0 SQUARE
(3) #5 EA. WAY, BOTTOM

F3.5
10" x 3'-6 SQUARE
(3) #5 EA. WAY, BOTTOM

F3.0 x3.5
10" x 3'-0 x 3'-6
(3) #5 EA. WAY, BOTTOM

F16
8" x 1'-4 CONT.
(2) #5 CONT., BOTTOM

F18
10" x 1'-6 CONT.
(2) #5 CONT., BOTTOM

CIVIL
PLANNING
ARCHITECTURE
SMARTSPACE

Cleveland, OH
216.862.0333

S2.0
**GENERAL STRUCTURAL NOTES**

- 20x12000 frame shall be 2000 mm deep
- 2x10 headers shall be 100 mm wide
- 2x10 @ 24" shall be 200 mm on center
- Aisle shall be 2000 mm wide
- 2x10 living shall be 200 mm wide
- 2x4 @ 24" shall be 100 mm wide
- 303.861.8429 tel

**MASONRY REPAIR:**

- MINIMUM MANUFACTURERS SPECIFICATIONS.
- WEATHER SHALL BE PRESERVATIVE TREATED OR OF A NATURALLY DURABLE SPECIES

**CONCRETE AND REINFORCEMENT:**

- REPOINT KEEP OPENINGS.
- CONNECTOR BOLTS:
  - WITH APA GRADE STAMP INDICATING APPROPRIATE MAXIMUM SPACING OF SUPPORTS.

**PLATE REINFORCEMENT:**

- SHEATHING:
  - COMPATIBLE CONNECTORS.

**SHEATHING:**

- GROUT

**DIAGRAM:**

- ADU ROOF FRAMING PLAN
- SCALE: 1/4" = 1'-0"

**REFERENCE:**

- REFER TO PLAN NOTES ON SHEET S2.2
ROOFTOP SOLAR JUST BECAME INVISIBLE.

Details: San Diego, CA

- **Efficient Power Generation**: Each tile features 20 solar cells, producing 15W of power, efficiently converting sunlight into energy for your home.
- **Robust Construction**: Made from high-quality concrete, these tiles are 11.73 inches high with a slim 3mm thickness, ensuring durability and a seamless fit on your roof.
- **Easy Installation**: Designed for compatibility with most roofs, these tiles install on 2x2 horizontal battens with 13.39-inch spacing, making setup straightforward.
- **Eco-Friendly and Cost-Effective**: By using solar energy, you reduce your carbon footprint and save on electricity bills, making these tiles a smart, sustainable investment for your home.

---

About Our Solar Roof Tiles

The Ergosun Integrated Solar Roof Tile is a sleek, efficient solution for harnessing solar energy. Each 11.73-inch-high tile is crafted from durable concrete with a slim 3mm profile, ensuring a seamless roof appearance. Packed with 20 solar cells and generating 15W per tile, they offer efficient energy production without compromising on aesthetics. Easy to install with a spacing of 13.39 inches on 2x2 horizontal battens, these tiles are ideal for most roofs, providing a perfect blend of modern energy technology and traditional roofing style, making solar power accessible and appealing to the everyday homeowner.

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<td>Cells per module</td>
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<table>
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<tr>
<th>Power</th>
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<tr>
<td>Per Solar Tile</td>
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Why Tile?

NATURAL PROTECTION
Attic temperatures measured using identical heat sources simulating the sun’s radiation comparing Newpoint™ Cool Roof System to a common asphalt shingle installation. The result is less heat in the attic and lower energy bills.
LOW PROFILE COLLECTIONS

**Saxony 900 Slate**
Beautiful design representative of styles found in England, Northern Europe and the US Eastern Seaboard. Versatile enough to accentuate any architectural style. P. 19

**Saxony 900 Shake**
Captures rustic beauty of hand-hewn shakes. Ideal for French Country, Victorian Craftsman or Cottage architectural styling. P. 21

**Madera 900**
Madera 900 is the most affordable, authentic replication of a hand-split cedar shake roof available. P. 25

DESIGNER PRODUCT

**Madera | Autumnwood**

**Madera | Mountainwood**

**Shake | Brown Blend**

**Shake | Stone Mountain Blend**

**Slate | Stone Mountain Blend**

**Slate | Brown Blend**
Saxony® 900 Slate

Monterey Sand Brown Flash
1FJCS6120
CRRC Rated Product - 0942-0020
Ref: 0.21 / Emi: 0.89 / SRI: 20 / Aged SRI: 25

Desert Sage
1FJCS6004
CRRC Rated Product - 0942-0022
Ref: 0.27 / Emi: 0.93 / SRI: 20 / Aged SRI: 28

Appalachian Blend
1FJCS6030
CRRC Rated Product - 0942-0002
Ref: 0.14 / Emi: 0.89 / SRI: 11 / Aged SRI: 14

Marbled Terra Cotta
1FJCS6129

Brown Blend
1FJCS3233
CRRC Rated Product - 0942-0001
Ref: 0.20 / Emi: 0.92 / SRI: 20 / Aged SRI: 21

Stone Mountain Blend
1FJCS6034
CRRC Rated Product - 0942-0047
Ref: 0.17 / Emi: 0.90 / SRI: 15 / Aged SRI: 23

Natural Brown
1FJCS3275

Forest Green
1FJCS4598
CRRC Rated Product - 0942-0011
Ref: 0.20 / Emi: 0.93 / SRI: 20 / Aged SRI: 23

Stone Mountain Dark
1FJCS6060

22

The printed colors shown in this brochure may vary from actual available tile colors. Always use actual product samples for color selection.
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<th>Specifications</th>
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<td><strong>SAXONY® 900 SHAKE</strong></td>
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<td><strong>MADEIRA 900</strong></td>
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<td>13-1/2” x 13”</td>
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THE PRODUCTS TO DO EVERYTHING. THE POWER TO DO EVEN MORE.

We’re answering “what ifs” on a whole new level—from the solutions we create to the dreams we build. We have the tools and technology to tell design stories on a bigger scale and on a more personal level. There are no limits to how far we innovate, how deeply we express, how strongly we commit and how boldly we go. Together let’s Be Boundless™.
Historic Charm Goes Modern

NEW Westchester Double Hung Windows

Sierra Pacific WINDOWS
The tireless work of our engineers and designers has paid off. Introducing our new Westchester Double Hung windows, a huge improvement to a classic look.

Designed to bring back the original charm of windows hand-crafted over a century ago, they offer narrower check-rail sightlines with updated structural and thermal performance. You’ll also find many new patent pending innovations, including a traditionally styled combination sash lock.

The Westchester is crafted with fully clad exteriors using durable extruded aluminum.

**PG50 performance rating on most standard sizes.**

0.28 U-value with dual insulated Lo-E 366 and argon.

60” x 108” maximum size for 1 3/4” sash.

Thermally broken multi-combination.

Bottom sash tilt latch for easy cleaning.

An Upgrade To A True Classic.
A Rare Combination Of Charm and Technology.

Innovating improvements to a timeless design, the Westchester is one of our highest performers, with structural and thermal performance ratings rarely found in the Double Hung market. Yet each Westchester is built with historically accurate sash proportions, making it ideal for architecturally accurate renovations or for a touch of elegance in new construction projects.

Protected by CoreGuard® Plus wood preservative.
Exteriors Designed To Last.

Clad exteriors are fully encased in low maintenance, heavy-duty, extruded aluminum that’s at least twice as thick as roll-form cladding. What’s more, nearly all color finishes feature our environmentally friendly AAMA 2605 powder-coating, which leads the industry in durability and environmental safety. Our Textured Collection uses AAMA 2604 powder-coating to retain its rich texture.

As for colors? An industry-leading 75 choices along with some sensational textures allow you to add warmth, a bright splash or a new statement to your designs. We’ll also custom match any color you choose.

Colors Inspired By Nature.
**The Elegant Look Of Traditionnally Styled Sash Locks.**

Historic accuracy even makes its way into the patent-pending sash locks, which are designed to match the traditional charm that works so well in both residential and commercial applications.

**In Twelve Beautiful Finishes.**

- Satin Brass
- Bright Brass
- Antique Brass
- Polished Chrome
- Satin Nickel
- Brushed Chrome
- Champagne
- Bronze
- Chestnut Bronze
- White
- Oil Rubbed Bronze
- Matte Black
- Forever Bronze

**Optional Handles**

- Watch the Westchester “Opening Talks” video.

**Optional Sash Lifts**

- Oil Rubbed Bronze
- Matte Black

8
The Authenticity of Wood.

Rich, genuine wood give Westchester window interiors an authentic touch that makes a remarkable difference to interior spaces.

Choose from nine beautiful wood species to match your interiors perfectly. And if your design needs take you someplace else, not to worry. As long as it’s workable, we’ll make your windows out of nearly any species you like.

Choose from Nine Interior Wood Species, Or Custom, And Thirteen Interior Trim Options.
Starting with a classic shape, we give you many ways to make Westchester your own. And all of them are constructed with the meticulous craftsmanship that makes this double hung window a lasting enhancement to any space.

Your Westchester grilles can add a look as unique as you like, from our standard traditional and contemporary configurations to your choice of custom designs.

Simulated Divided Lite Profiles
A classic look that’s energy-efficient.

Contemporary Clad

Putty Clad

Traditional Clad

The Charm Of Yesterday, CUSTOMIZED FOR TODAY.
Highly Engineered For Better Performance.

The Westchester maintains higher air, water and structural capabilities and improved thermal ratings even as we engineered larger sash sizes.

Triple glazed windows with argon have a U-value as low as .17. Dual glazed reach a U-value of .28 with Lot:366 and argen. Performance numbers like these demonstrate the rigorous engineering standards and technology that are built into the re-imagining of this classically designed window.

**Low E 366**

Cardinal’s triple layer silver product for superior performance. 95% UV protection. Solar heat gain coefficient 0.27. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Tandem Spacer.

**Low E 336**

The same superior performance as regular Low E 366, but with the addition of i89 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Tandem Spacer.

**Low E 340**

Cardinal newest glazing innovation. It has an amazingly low 0.18 solar heat gain coefficient to keep out the heat even in the blazing sun. Highly tinted. Blocks 98% of UV rays. Less heat gain both in and out, less heat loss when it’s cold, and the best glare control under the sun. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Tandem Spacer.

**Low E 180 Passive Solar**

A very high (0.70) solar heat gain coefficient. Ideal for reducing your heating bills in colder climates. Superior insulation value blocks solar heat and reduces condensation. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Tandem Spacer.

Low E 366

With i89 coating

The same superior performance as regular Low E 366, but with the addition of i89 coating on the interior surface to increase insulating value. Meets the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Tandem Spacer.

Low E 336

With i89 coating

The same superior performance as regular Low E 366, but with the addition of i89 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Tandem Spacer.

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Choose Glazing Perfect For Your Environment.
Further customize your Westchester windows with tinted, patterned, obscure or other specialty glass. It’s a smart choice for privacy, security or just design preference.

The Advantage of No-Metal Spacers.

One of the technological advances that makes our Westchester windows perform so well are patented No-Metal TrueWarm® Edge spacers.

Many window manufacturers use aluminum spacers between their panes of glass. These conduct cold and heat, and that’s not good for thermal performance.

Our no-metal warm edge spacers are 100% polymer structural foam, for excellent thermal performance and a superior seal.

Add Decorative Glass.

*Available on select products.
EXTERIOR TRIM PROFILES AS IMPRESSIVE AS THE WINDOWS.

The Westchester exterior trim profile system comes in four available styles that snap in place on the frame with a clip system. No through-frame anchors or excessive nail holes, leaving you an integrated frame that gives homeowners the flexibility to choose the aesthetic they want.

Several Screen Choices

Screens have an aluminum frame which matches the exterior clad color. You can choose your screen mesh, from standard fiberglass to the improved visibility and even smaller insect barrier of BetterVue® or UltraVue®.

FLEXSCREEN

Hidden and beautifully simple, FlexScreen is the first screen of its kind made of flexible spring steel to fit firmly into screen tracks. No screen frames, no hardware, just refreshingly easy installation.
All materials in the production of Sierra Pacific windows and doors are highly valued and responsibly used. This includes the select wood that comes from over 2 million acres of forestland owned by our parent company, Sierra Pacific Industries. Thanks to advancements in “sustained yield” forest management and timber harvesting, we will nearly triple the amount of wood growing on our lands in the next 100 years.
Typical installation

Airflow - Cubic feet/min (CFM) vs. Inch water gauge (IWG)

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<th>Airflow (CFM)</th>
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**Cooler Discharge Air Temperature Chart**

This chart represents approximate air temperatures based on 87% saturation efficiency at sea level from tests carried out to Australian Standard 2913.

**BREEZAIR GUARANTEE**

For complete peace of mind, Breezair backs every one of its air conditioning systems with an industry leading comprehensive guarantee program. Refer to your owner’s manual for all service and guarantee terms and conditions.

Seeley International Americas
1002 S. 56th Avenue, Suite #101, Phoenix, AZ 85043 | 602.353.8066
4430 Glencoe Street, Denver, CO 80216 | 303.375.0878
ussales@seeleyinternational.com

Information in this brochure was correct at the time of preparation. E & OE
EF Fixed Self-flashed Skylight  
Technical Product Data Sheet

Description
• EF Fixed Self Flashed Skylight that mounts to roof deck. Fixed skylight, provided with various glazings, is manufactured with a white PVC frame, neutral gray aluminum retainer, a flexible PVC self flashing, and an insulated glass unit. An integral tray allows for the removal of interior condensation.

Installation
• One designated top, for installation in one direction.
• Single unit applications only (combination applications not possible).
• 14 degrees to 85 degrees, use standard installation procedure.

Flashings
• Self flashed.
• Metal roof adapter (ZZZ 251) available for standard sizes.

Interior Accessories
• Accessory tray included with pre-installed shades.
• No shades available after installation of skylight.
• No shades available for custom sizes.
• FSCC - Solar powered Room darkening - double pleated shade.
• FSLC - Solar powered Light filtering - single pleated shade.
• Shades not available for 2238, 2254, and 3054.

Standard Sizes
• 2222, 2230, 2238, 2246, 2254, 3030, 3046, 3054, 4646

Custom Sizes
• Up to 23 sq ft.
• Minimum rough opening 14 ¼" Width or Height.
• Maximum rough opening 72" Width or Height.

Custom Finish Colors

Other custom finish colors available.

Type Sign
• Example: EF 2222 0004B 01BM05
• Tag located on bottom of exterior frame cover.

Warranty
• Skylight – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
• Glass Seal – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
• Hail Warranty – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
• Accessories and Electrical Components – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.
### Glazings and Certification

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<tr>
<th>Glazing</th>
<th>NFRC U-factor</th>
<th>NFRC SHGC</th>
<th>NFRC Vt</th>
<th>Hallmark 426-H-725</th>
<th>Fla Prod Approval 13303</th>
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<tr>
<td><strong>04 Laminated</strong> – 2.3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.</td>
<td>0.45</td>
<td>0.25</td>
<td>0.57</td>
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<td><strong>06 Impact</strong> – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas.</td>
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<td><strong>08 White laminated</strong> – 2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.</td>
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<td>0.24</td>
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Consult with Customer Service for special glazing options.

### Table

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<tr>
<th>Size</th>
<th>Frame Width</th>
<th>Rough Opening Width</th>
<th>Flashing Width</th>
<th>Aperture Width</th>
<th>Skylight Width</th>
<th>Frame Height</th>
<th>Rough Opening Height</th>
<th>Flashing Height</th>
<th>Aperture Height</th>
<th>Skylight Height</th>
<th>Daylight Area (Sq. Feet)</th>
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<td>46 ½</td>
<td>44 ¼</td>
<td>50 5/8</td>
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<td>2254</td>
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<td>37 ½</td>
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<td>54 ½</td>
<td>52 ¼</td>
<td>58 5/8</td>
<td>69 ½</td>
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<td>50</td>
<td>46 ½</td>
<td>44 ¼</td>
<td>50 5/8</td>
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<td>44 ¼</td>
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<td>61 ½</td>
<td>1958</td>
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</tbody>
</table>
Contemporary Design Solutions for any Style. It’s Possible™
Hardie™ Architectural Collection Product Catalog

ENDLESS DESIGN POSSIBILITIES

Reimagining what’s possible for your home exterior.

Now, you can modernize your home’s aesthetic in a variety of never-before-seen ways. Our latest, most innovative products go beyond more traditional exterior designs to create new looks to help you make your personalized vision a reality.
ENDLESS DESIGN POSSIBILITIES

Distinctive design, engineered to last.

Hardie® Artisan Siding
Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan siding will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.

TONGUE & GROOVE SYSTEM
Hardie® Artisan siding flat wall profiles have a tongue & groove system that helps enable faster, cleaner installation. Orient vertically, horizontally or use as soffit.

MITERED CORNERS
Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan profile.

<table>
<thead>
<tr>
<th>Material</th>
<th>Thickness</th>
<th>Width</th>
<th>Length</th>
<th>Pcs/Pallet</th>
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<td>Lap Siding</td>
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<td>7.25 in</td>
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<td>125</td>
<td>Prime</td>
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</table>
Discover a fresh look that is unmistakably you.

Reimagine what’s possible for your home with the Hardie™ Architectural Collection. Offering contemporary design solutions to fit any style, you can elevate your exterior with a gorgeous, fresh perspective.

Going beyond wood-look designs, the clean lines of the Hardie™ Architectural Panels can help achieve a range of styles from traditional to more modern looks. Orient them horizontally or vertically, or mix them with other Hardie™ products, to create a truly unique design that speaks to your aesthetic.

Scan code to view the Look Book.

Visit jameshardie.com/hardie-architectural-collection for current availability.

Hardie® Architectural Panels

<table>
<thead>
<tr>
<th>Material</th>
<th>Thickness</th>
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<tr>
<td>Fine Sand-Grooved</td>
<td>5/16 in</td>
<td>4 ft</td>
<td>8 ft</td>
<td>50</td>
<td>40</td>
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<td></td>
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<tr>
<td>Mounded Sand</td>
<td>5/16 in</td>
<td>4 ft</td>
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<td>50</td>
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<tr>
<td>Sea Grass</td>
<td>5/16 in</td>
<td>4 ft</td>
<td>8 ft</td>
<td>50</td>
<td>40</td>
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</table>
Clean lines that are sure to make your home shine.

Hardie™ Architectural Trims

New looks with new metal trim options to match. As part of the Hardie™ Architectural Collection, Hardie™ Architectural Trims offer a variety of benefits in helping you achieve a seamless, lasting look for your exterior:

- Slim profiles complement panel sizes and deliver clean architectural lines
- Multiple aesthetic options that enable endless design possibilities
- Delivers long-lasting beauty and stands up to the elements
- Integrated solution of panels and metal trims designed for better water management
- Easy to cut and install

Scan code to view the Look Book.

---

Hardie™ Architectural Collection Product Catalog

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Hardie™ Architectural Trims

Corner trims | Slimline corner trims designed to deliver a sleek contemporary look.

- Low-Profile Inside Corner Trim
  - Aluminum extrusion to be used for inside corners.

- Low Profile 45° Inside Corner Trim
  - Aluminum extrusion to be used for bay windows.

- Inside Corner Trim
  - Aluminum extrusion to be used for inside corners.

- Low Profile 45° Outside Corner Trim
  - Aluminum extrusion to be used for bay windows.

- Low-Profile Outside Corner Trim
  - Aluminum extrusion to be used for outside corners.

Transition trims | Helps accentuate transition areas for a more complete and finished look.

- Low Profile Inside Corner Transition
  - Provides clean vertical and horizontal options for transitions from panel siding to lap siding.

- 2-piece J Trim
  - Provides a clean finish at openings, edges of panels and all material transitions.

- Low Profile Outside Corner Transition
  - Very popular face sizes which offer a clean outside corner for transitioning from vertical siding panels to lap siding.

- J Trim
  - Aluminum extrusion to be used as a trim at abutments (e.g. soffits, masonry, windows, etc.).

- Vertical Siding H-Mold Transition
  - Designed to cover vertical joints where you transition from panel siding to lap siding.

Joint and end trims | Designed for clean finishes on short and cut ends of panels.

- Vertical Y Trim
  - Aluminum extrusion to be used along vertical butt joints. For horizontal panel orientations only.

- Vertical H Trim
  - Aluminum extrusion to be used along vertical butt joints. For horizontal panel orientations only.

- Low Profile Horizontal Z Trim
  - Aluminum extrusion to be used along horizontal control joints.

- Horizontal Z Flashing Trim
  - Aluminum extrusion to be used along horizontal control joints.

Base trims | Base trim and accessories for a clean and robust ground finish.

- Base Trim
  - Aluminum extrusion to be used as a base edge solution.

- Base Outside Corner Trim
  - To be used as an outside corner connection for Base trim.

- Base Outside Inside Trim
  - To be used as an inside corner connection for Base trim.

- Base Jointer
  - To be used to connect Base trims.
Tougher than the elements.

Fire Resistant
A home’s exterior is its first line of defense against extreme weather and fire. Prepare your home for the unpredictable with siding that is non-combustible and won’t burn.
- Listed for use in wildfire-prone Wilderness Urban Interface (WUI) zones in the western US.
- Cal-Fire compliant

Pests
Mother Nature’s creatures can wreak havoc on wood-based siding. It can be pecked by birds or damaged by termites or other pests. Save yourself the maintenance hassle — don’t let your home fall prey to these critters.

Mother Nature
Mother Nature: Your siding is exposed to Mother Nature all day, every day. You deserve to feel confident that it can hold its own throughout it all — from the changing seasons to even the most extreme weather.
- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County Florida

Water-Resistant
From rain to ice to snow, Mother Nature’s precipitation patterns leave wood exteriors at risk to cracking, swelling and warping. Take shelter from the storm knowing that your exterior is built to withstand water damage and exterior destruction.

Warranty — for peace of mind
Help protect your home with North America’s #1 brand of siding, backed by exceptional warranties. Unlike other brands, James Hardie doesn’t prorate our siding and trim substrate warranty coverage. We stand 100% behind our siding for 30 years and our trim for 15 years.
- Hardie® siding and soffit products come with a 30-year non-prorated limited substrate warranty.
- Hardie® trim products come with a 15-year non-prorated limited substrate warranty.
- ColorPlus® Technology finishes come with a 15-year prorated limited finish warranty.

Non-Prorated Siding Substrate Warranty Coverage by James Hardie

Year 10: 100%
Year 20: 100%
Year 30: 100%

Endorsements — a reputation built on trust
For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned us the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.
Revere Small Outdoor Sconce
Base Item #: 302038

Selected Options

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<th>Lamping</th>
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<tr>
<th>Finish</th>
<th>Accent</th>
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<tr>
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Configured item #: 302038-1019
Smart String: 302038-SKT-20-78

Image shown may not correspond to selected options

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Options

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