Race Street
Alley
125.0'
65% front zone lot depth
35% rear zone lot depth
50.0'
Garage with ADU above
5338.4
5336.8
(E) 1-story house
5338.5
5337.5
5340.2
5339.7
5342.9
Primary Street Zone Lot Line
New wall
Site Plan Legend:
(E) Wall
Property line
Zone lot setback line
65%/35% Zone Lot Depth line,
sewer line, roof overhangs, etc.
as noted
Fence (proposed new)
Spot elevations at original grade,
see Survey
Area of proposed addition
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.

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735 N. Race St
Cleworth Residence

A0.0
DEMO\LITION PLAN NOTES

1. FIELD VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT/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. 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.

5. Wall to remain

Demolition Plan Legend:

( ) Wall to remain

( ) Wall/element to be removed

1/4"=1'-0"
Replace (E) asphalt roofing with concrete roofing tiles, faux shake shingle, light grey
Roofing at garage/ADU to be concrete roofing tiles, faux shake shingle, light grey
with solar panels on the south-facing roofs only

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735 N. Race St
Cleworth Residence
A2.3

Roof Plan
Scale: 1/4" = 1'-0"
To step lights and switch downstairs

Lights with cut-offs on motion sensors

To step lights and switch upstairs

To (future) landscape lights

220 outlet for EV charging
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.

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
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.

Note: 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, 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

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North Elevation - Existing
Scale: 1/4" = 1'-0"

North Elevation - Proposed
Scale: 1/4" = 1'-0"
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:
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- South elevation - demolition area: 30 sf
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- = 5% demolition

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West Elevation - Existing
Scale: 1/4" = 1'-0"

West Elevation - Proposed
Scale: 1/4" = 1'-0"

West Elevation - Garage
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
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- North elevation - demolition area: 43 sf

Total existing wall area: 1,915 sf
Total demolition wall area: 102 sf
= 5% demolition
Window Schedule

Section at Existing Windows

Section at New Windows

Section at Egress Windows/Window Wells

Primary bedroom

Guest bedroom

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Boulder, CO 80301
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Window Schedule

Scale: 1/2" = 1'-0"
1. Front (east) facade

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Denver, CO  80206

Landmarks Re-submittal
11 June 2024
2. Side (south) facade
3. Back (west) facade
4. Side (north) facade

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Denver, CO 80206

Landmarks Re-submittal
11 June 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. 3D Views showing how much of the proposed garage/ADU in the rear yard will be visible from the street
7. Existing garage

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Landmarks Re-submittal
11 June 2024
8. Existing views from alley

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Denver, CO  80206

Landmarks Re-submittal
11 June 2024
9. 3D views of proposed garage/ADU from the alley

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Denver, CO  80206

Landmarks Re-submittal
11 June 2024
10. Other alley-facing ADUs in the District

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Denver, CO 80206

Landmarks Re-submittal
11 June 2024
11. Other concrete tile, slate tile, and flat clay tile roofs in the District

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Landmarks Re-submittal
11 June 2024
Proposed faux shake shingle concrete roofing tiles

Proposed roofing tiles installed example

Proposed solar film to be installed on ADU roof only

Photo of house from the early 1950s

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Landmarks Re-submittal
11 June 2024
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 the existing windows. Where new windows are proposed, they will match as closely as possible to the existing in all dimensions and proportions.
13. Existing (non-original) windows in the basement

Existing aluminum slider windows on the basement level are in poor condition with the frames bent and corroded such that the windows are inoperable. The plan is to replace with aluminum-clad wood awning windows. Where required in the basement for egress, the new windows will be casements.
## Window Assessment Sheet

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

---

### Frame

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Window Number</th>
<th>Style</th>
<th>Orientation (Face of bldg)</th>
<th>Operation</th>
<th>Material</th>
<th>Operation Impaired</th>
<th>NY</th>
<th>Jamb</th>
<th>Sill</th>
<th>Jambs</th>
<th>Stop</th>
<th>Interior trim</th>
<th>Interior wall surfaces</th>
<th>Lowest rail</th>
<th>Other rails &amp; stiles</th>
<th>Muntins and mullions</th>
<th>Meeting Rails</th>
<th>Glazing putty &amp; gaskets</th>
<th>Operator</th>
<th>Opening Mechanism</th>
<th>Lock</th>
<th>Weatherstripping</th>
</tr>
</thead>
<tbody>
<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>1</td>
<td>1</td>
<td>2</td>
<td>10</td>
<td>1</td>
<td>NA</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>NA</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>11</td>
<td>Future primary bedrooms</td>
<td>West (rear)</td>
<td>DH</td>
<td>W</td>
<td>Y</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>10</td>
<td>1</td>
<td>NA</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>NA</td>
</tr>
<tr>
<td>Family room</td>
<td>81</td>
<td>Non-original</td>
<td>South (side)</td>
<td>DH</td>
<td>S</td>
<td>A</td>
<td>Y</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>10</td>
<td>1</td>
<td>NA</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Family room</td>
<td>82</td>
<td>Non-original</td>
<td>North (side)</td>
<td>DH</td>
<td>S</td>
<td>A</td>
<td>Y</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>10</td>
<td>1</td>
<td>NA</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Laundry room</td>
<td>234</td>
<td>North (side)</td>
<td>A</td>
<td>W</td>
<td>Y</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>10</td>
<td>1</td>
<td>NA</td>
<td>1</td>
<td>1</td>
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<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>NA</td>
<td>1</td>
</tr>
<tr>
<td>Storage rm</td>
<td>243</td>
<td>South (side)</td>
<td>A</td>
<td>W</td>
<td>Y</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>10</td>
<td>1</td>
<td>NA</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>NA</td>
<td>1</td>
</tr>
<tr>
<td>Storage rm</td>
<td>235</td>
<td>South (side)</td>
<td>A</td>
<td>W</td>
<td>Y</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>10</td>
<td>1</td>
<td>NA</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>NA</td>
<td>1</td>
</tr>
<tr>
<td>Storage rm</td>
<td>382</td>
<td>South (side)</td>
<td>A</td>
<td>W</td>
<td>Y</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>10</td>
<td>1</td>
<td>NA</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>NA</td>
<td>1</td>
</tr>
<tr>
<td>Guest rm</td>
<td>383</td>
<td>Non-original</td>
<td>South (side)</td>
<td>DH</td>
<td>S</td>
<td>A</td>
<td>Y</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>10</td>
<td>1</td>
<td>NA</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

### Functions

**Key:**
- **Y**: Excellent
- **M**: Maintenance required
- **A**: Advanced deterioration
- **NA**: Not Applicable or cannot determine
- **DH**: Double Hung
- **SH**: Single Hung
- **C**: Casement
- **F**: Fixed
Window assessment - photographs taken March 2024

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

**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.
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.
Historic Charm Goes Modern

NEW Westchester Double Hung 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.
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.
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.
**THE ELEGANT LOOK OF TRADITIONALLYStyled 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
- Bronze
- Chestnut Bronze
- White Oil Rubbed Bronze
- Matte Black
- Forever Bronze

Optional Handles

Optional Sash Lifts

Watch the Westchester "Opening Talks" video.
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.

Sierra Pacific is proud to be the only window company that manufactures its products with complete vertical integration. The full cycle makes use of every part of our wood resources, all the way down to bark and sawdust that’s burned to create energy for the communities we call home.
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.

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

![Profiles Diagram](image)

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.

**The Charm Of Yesterday, Customized For Today.**

*This Old House | 2019 Idea House | Nat Rea*
Cardinal's triple layer silver product
for superior performance. 95 %
UV protection. Solar heat gain
coefficient of 0.27. * Also available
with Preserve® protective film or
with Preserve and Neat® coating
for a naturally cleaner glass when
selecting XL Edge or Endur Spacer.

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
extensive requirement 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 Endur Spacer.

Cardinal’s newest glazing
innovation. It has an amazingly
low 0.18* solar heat gain
coefficient to keep out the heat
even in the blazing sun. Slightly
tinted. Blocks 98% of UV rays. Less
heat gain when it’s hot, 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®
casting for a naturally cleaner
glass when selecting XL Edge or
Endur Spacer.

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

Low-E 366
with i89 Coating

Low E 366
with i89 Coating

Low E 340

Low E 180
Passive Solar

Low E 180
Passive Solar

Low E 180
Passive Solar

Low E 180
Passive Solar

Low-E 340
with i89 Coating

Dual Pane Low E

Triple Pane Low E

Insulated Glass

Sound Control

*All values shown are center of glass. **Interior surface coatings, also known as surface #4, are applied to a different interior surface inside a double-glazed unit, significantly improving thermal performance and lower heating costs. Balanced weathering behaviour is achieved through innovative design to prevent premature coating failure, ensuring high performance over time.
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.
### Specifications

<table>
<thead>
<tr>
<th>Mission &quot;S&quot;</th>
<th>Size</th>
<th>Height</th>
<th>Coverage</th>
<th>Installed Weight / Square</th>
<th>Pieces / Pallet</th>
<th>Squares / Pallet</th>
<th>Weight / Pallet</th>
<th>Approvals</th>
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<tbody>
<tr>
<td></td>
<td>16-1/2&quot; x 13&quot;</td>
<td>3-1/2&quot;</td>
<td></td>
<td>At 3&quot; minimum headlap, 90 field tiles will cover approx. 100 square feet of roof area.</td>
<td>Approx: 1030 lbs.</td>
<td>264</td>
<td>2.93</td>
<td>Approx: 2,010 lbs.</td>
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<tr>
<td>VILLA</td>
<td>16-1/2&quot; x 13&quot;</td>
<td>2-1/8&quot;</td>
<td></td>
<td>At 3&quot; minimum headlap, 90 field tiles will cover approx. 100 square feet of roof area.</td>
<td>Approx: 900 lbs.</td>
<td>304</td>
<td>3.37</td>
<td>Approx: 3,282 lbs.</td>
</tr>
<tr>
<td>Saxony® 900 Slate</td>
<td>16-3/4&quot; x 13&quot;</td>
<td>1-5/32&quot;</td>
<td></td>
<td>At 3&quot; minimum headlap, 87 field tiles will cover approx. 100 square feet of roof area.</td>
<td>Approx: 930 lbs.</td>
<td>304</td>
<td>3.49</td>
<td>Approx: 3,660 lbs.</td>
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<tr>
<td>Saxony® 900 Shake</td>
<td>16-3/4&quot; x 13&quot;</td>
<td>1-9/32&quot;</td>
<td></td>
<td>At 3&quot; minimum headlap, 87 field tiles will cover approx. 100 square feet of roof area.</td>
<td>Approx: 930 lbs.</td>
<td>304</td>
<td>3.49</td>
<td>Approx: 3,660 lbs.</td>
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<tr>
<td>Madera 900</td>
<td>13-1/2&quot; x 13&quot;</td>
<td>7/8&quot;</td>
<td></td>
<td>At 3-1/2&quot; minimum headlap, 120 field tiles will cover approx. 100 square feet of roof area.</td>
<td>Approx: 950 lbs.</td>
<td>360</td>
<td>3</td>
<td>Approx: 3,010 lbs.</td>
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</table>

### Finishing Touches

- **Class 3 Hail Rated**
- **FM 4473**
- **1MACS**
- **1MICS**
- **1M3CS**
- **1MASS**
- **1MSS**
- **1M3SS**
- **1RCCL**
- **1RCCL**
- **1RCL**
- **1RCL**
- **1A3CL**
- **1A3CL**
- **11RCS/11RSS**
- **1RVCS/1RVSS**
- **1HICS/1HISS**
- **1A3CS/1A3SS**
- **19RCL**
- **19RCL**
- **19CCL**
- **19CCL**
- **1VCCL**
- **1VCCL**
- **1CECL**
- **1CECL**
GUARANTEE

Cooling capacity measured to Australian Standard AS2913-2000, ambient of 100.4°F dry bulb & 69.8°F wet bulb, with room exit temperature of 81.3°F.

GUARANTEE

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.

www.seeleyinternational.com

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

- Bone White
- Classic Bronze
- Black
- Dark Bronze Matte
- Silver Matte
- Copper Clad

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.
Cross Section

<table>
<thead>
<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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<tr>
<td>2222</td>
<td>26</td>
<td>22 ½</td>
<td>37 ½</td>
<td>20 ¼</td>
<td>26 5/8</td>
<td>26</td>
<td>22 ½</td>
<td>20 ¼</td>
<td>26 5/8</td>
<td>37 ½</td>
<td>410</td>
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<td>2230</td>
<td>26</td>
<td>22 ½</td>
<td>37 ½</td>
<td>20 ¼</td>
<td>26 5/8</td>
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<td>30 ½</td>
<td>28 ¼</td>
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<td>22 ½</td>
<td>37 ½</td>
<td>20 ¼</td>
<td>26 5/8</td>
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<td>38 ½</td>
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<td>53 ½</td>
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<tr>
<td>2246</td>
<td>26</td>
<td>22 ½</td>
<td>37 ½</td>
<td>20 ¼</td>
<td>26 5/8</td>
<td>50</td>
<td>46 ½</td>
<td>44 ¼</td>
<td>50 5/8</td>
<td>61 ½</td>
<td>896</td>
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<tr>
<td>2254</td>
<td>26</td>
<td>22 ½</td>
<td>37 ½</td>
<td>20 ¼</td>
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<td>54½</td>
<td>52 ¼</td>
<td>58 5/8</td>
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<td>46 ½</td>
<td>44 ¼</td>
<td>50 5/8</td>
<td>61 ½</td>
<td>1250</td>
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<td>54½</td>
<td>52 ¼</td>
<td>58 5/8</td>
<td>69 ½</td>
<td>1476</td>
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<td>4646</td>
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<td>46 ½</td>
<td>44 ¼</td>
<td>50 5/8</td>
<td>61 ½</td>
<td>1958</td>
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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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<tbody>
<tr>
<td>04 Laminated – 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>✓</td>
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<td>06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas.</td>
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<td>0.25</td>
<td>0.57</td>
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<td>08 White laminated – 2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.</td>
<td>0.45</td>
<td>0.24</td>
<td>0.40</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

Consult with Customer Service for special glazing options.
Contemporary Design Solutions for any Style. It’s Possible™
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.
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 of Siding Specifications:

<table>
<thead>
<tr>
<th>Siding Type</th>
<th>Thickness</th>
<th>Width</th>
<th>Length</th>
<th>Pcs/Pallet</th>
<th>Prime</th>
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<tbody>
<tr>
<td>Shiplap</td>
<td>5/8 in</td>
<td>10.25 in</td>
<td>12 ft</td>
<td>105</td>
<td>Prime</td>
</tr>
<tr>
<td>V-Groove</td>
<td>5/8 in</td>
<td>8.25 in</td>
<td>12 ft</td>
<td>126</td>
<td>Prime</td>
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<tr>
<td>Square Channel</td>
<td>5/8 in</td>
<td>10.25 in</td>
<td>12 ft</td>
<td>105</td>
<td>Prime</td>
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<tr>
<td>Lap Siding</td>
<td>5/8 in</td>
<td>7.25 in</td>
<td>12 ft</td>
<td>144</td>
<td>Prime</td>
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<tr>
<td></td>
<td></td>
<td>8.25 in</td>
<td>12 ft</td>
<td>125</td>
<td>Prime</td>
</tr>
</tbody>
</table>

4

Hardie® Artisan Siding

Shiplap

V-Groove

Square Channel

Lap Siding
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.

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

Scan code to view the Look Book.
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.

ENDLESS DESIGN POSSIBILITIES

Hardie™ Architectural Panel Fine Band

Hardie™ Architectural Collection Product Catalog

98
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.

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.

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
Year 20
Year 30

100%
100%
100%

*Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA, Flagstaff, AZ and Orange County, CA. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.

FEMA Class 5 flood damage resistance (highest rating)
Rated for use in High Velocity Hurricane zones by Miami-Dade County Florida
Revere Small Outdoor Sconce
Base Item #: 302038

Selected Options

<table>
<thead>
<tr>
<th>Lamping</th>
<th>Finish</th>
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<tbody>
<tr>
<td>Incandescent (SKT)</td>
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<table>
<thead>
<tr>
<th>Finish</th>
<th>Accent</th>
</tr>
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<tbody>
<tr>
<td>Coastal Natural Iron (20)</td>
<td>Coastal Burnished Steel (78)</td>
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Configured item #: 302038-1019
Smart String: 302038-SKT-20-78

Image shown may not correspond to selected options

Specifications

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<table>
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<tbody>
<tr>
<td>Socket Type</td>
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<td>Bulb</td>
<td>PAR20, 75 watt Max</td>
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<td>Outdoor Wet</td>
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Options

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<td>Coastal Oil Rubbed Bronze (14)</td>
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<td>Coastal Bronze (75)</td>
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