

# HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2025

**HDRC CASE NO:** 2025-006  
**ADDRESS:** 511 E DEWEY PLACE  
**LEGAL DESCRIPTION:** NCB 2964 BLK 3 LOT 3 W 12 FT OF 4  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Victor Hinojosa/Cognition Creative LLC  
**OWNER:** EDWARD & MICHELLE LUPOMECH/LUPOMECH MICHELLE & EDWARD  
**TYPE OF WORK:** Construction of a rear accessory structure  
**APPLICATION RECEIVED:** January 08, 2025  
**60-DAY REVIEW:** March 10, 2025  
**CASE MANAGER:** Caitlin Brown-Clancy

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 647 sf enclosed garage with an attached patio at the rear of the property.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, New Construction*

### 2. Building Massing and Form

#### B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

#### *Standard Specifications for Windows in New Construction*

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

#### **FINDINGS:**

- a. The structure at 511 E Dewey is a single-family home built in the Craftsman style, it first appears on the 1931 Sanborn while the 1926 City Directory states the first instance of a resident living at this address. The primary structure features a cross gable roof, a front porch which spans the width of the home, and brick skirting at the front porch and base of columns.
- b. ROOF FORM - The applicant has proposed to install a hip roof on the garage. The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Guideline 2.B.i states that roof forms—pitch, overhangs, and orientation—consistent with those predominately found on the block should be incorporated. The primary structure features a hipped roof and historic structures in the context area feature hipped, front gable, side gable, and cross gable roof forms. Staff finds the proposed roof form consistent with the guidelines.
- c. MATERIALS & TEXTURE – The applicant is requesting to construct a 647 sf enclosed garage with attached porch at the NW (rear) corner of the property featuring an asphalt shingle roof to match that of the primary structure, fiber cement siding, and wooden columns. Guideline 3.a.i states that materials that complement the type, color, and texture of materials traditionally found in the district should be used. Fiber cement siding must

feature a reveal of no more than 6” and a smooth texture facing outward. Staff finds the proposed materials appropriate, however, finds that applicant should submit detailed material specifications and siding exposure details prior to issuance of a COA.

- d. **SCALE & MASSING** - The Guidelines for New Construction 5.A and B. notes that accessory structures should be visually subordinate to the primary structure on site and no larger in plan than forty (40) percent of the primary structure on site. The proposed accessory structure footprint is less than 40% of the primary structure’s building footprint. Additionally, staff finds that the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.
- e. **SETBACK & ORIENTATION** – The applicant is proposing to situate the accessory structure at the rear of the property in the NW corner. Guideline 5.b.ii states that new garages and outbuildings should follow historic setback patterns of similar structures along the streetscape or district. Most garages and outbuildings in the 500 block of Dewey are situated at the rear of the property. Additionally, according to the 1931 Sanborn 511 E Dewey had an accessory structure at the proposed location. Staff finds the proposed location appropriate.
- f. **DOORS & WINDOWS** – The applicant is proposing a sliding vinyl window on the Western elevation, a painted steel exterior door and a steel garage door. The Guidelines for New Construction 5 a.iv and 5.a.v, states that window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. Additionally, garage doors with similar proportions and materials as those found traditionally in the district should be incorporated in new construction. Staff finds the proposed window inconsistent with the Standard Specifications for Windows in New Construction. Additionally, staff finds the applicant should submit all product specifications prior to issuance of a COA.

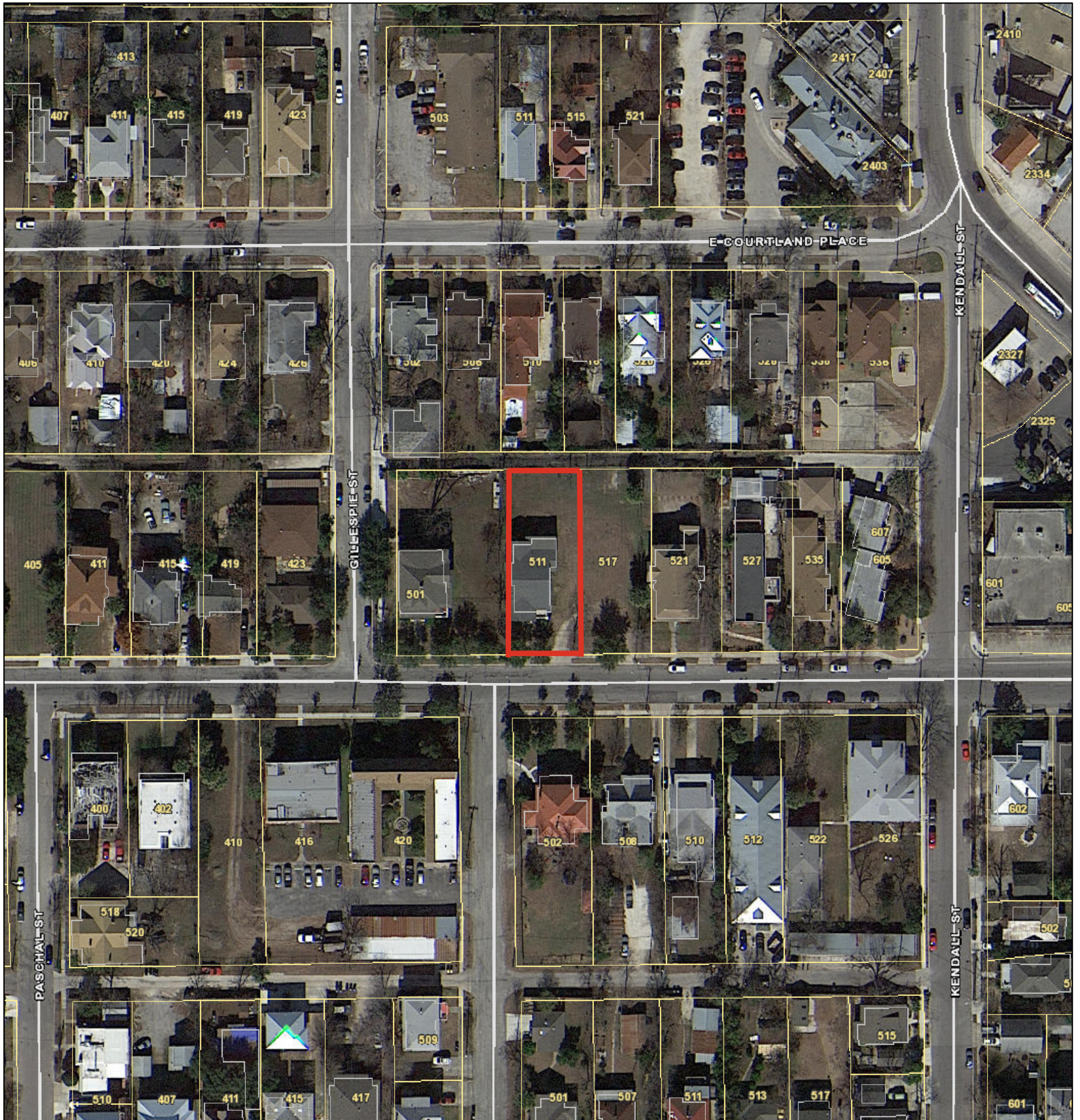
#### **RECOMMENDATION:**

Staff recommends approval to construct a 647 sf rear accessory structure (garage) at the rear of the property with the following stipulations:

1. That the applicant submit all material and installation specifications to include siding and siding exposure details and roofing products to staff for review prior to the issuance of a COA as noted in finding c.
2. That the applicant propose a window product that conforms to the Standard Specifications for Windows in New Construction and that the applicant submits all product specifications to include the window, exterior door, and garage door to staff for review prior to the issuance of a COA as noted in finding f.

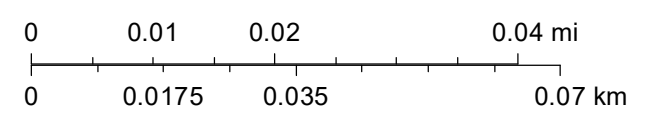


# City of San Antonio One Stop



January 30, 2025

1:1,000





E. COURTLAND

PL. (E. WASHINGTON PL.)

NOT PAVED

(39)



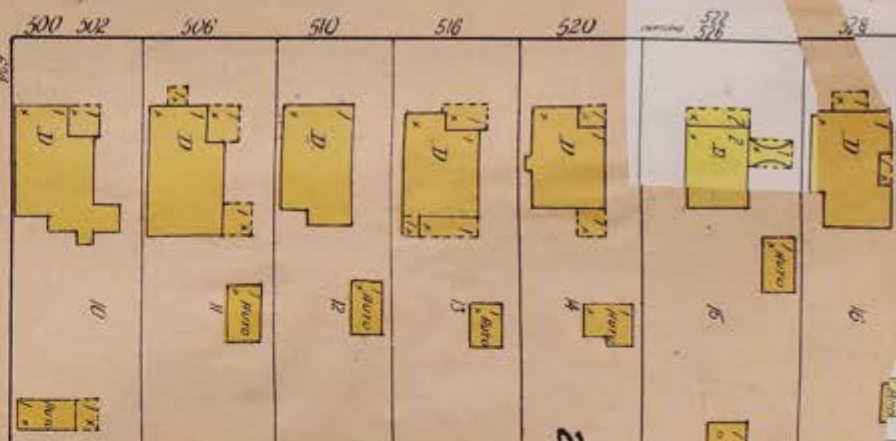
2965



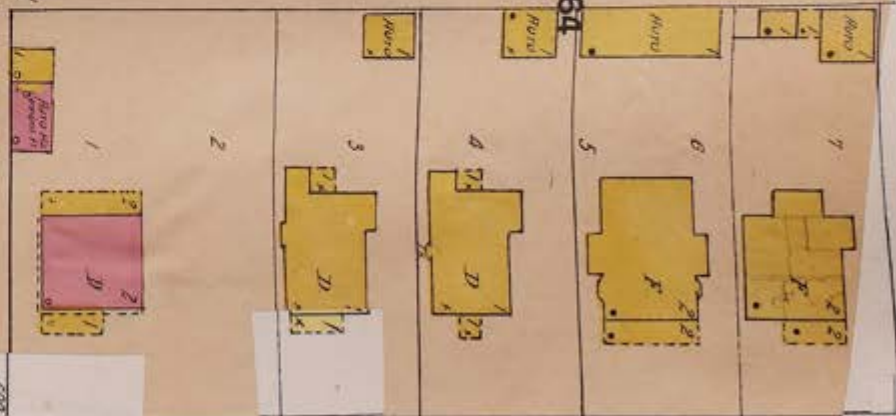
E. DEWEY

PL. PAVED

55'



2964



511  
509  
DEWEY PL.

(40)



















LUPOMECH RESIDENCE  
511 E. DEWEY PL.  
SAN ANTONIO TX 78212

CLIENT / PROJECT INFORMATION

LUPOMECH MICHELLE & EDWARD - OWNER

NEW CONSTRUCTION FOR A ENCLOSED 1 CAR GARAGE (391 S.F. GROSS) AND ATTACHED PATIO (256 S.F. GROSS) FOR A TOTAL OF 647 S.F. GROSS UNDER THE SAME ROOF. PROPOSED BUILD SITE AT THE REAR OF THE PROPERTY. EXISTING GARAGE NEXT DOOR AT 501 E. DEWEY PL. SEEN AS A PRECEDENT.

GEN. NOTES

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIAL .
2. CONTRACTOR AGREES IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS THROUGHT THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR TO AGREE TO HOLD THE DESIGNER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACTORS WORK ON THIS PROJECT.
3. CONTRACTOR TO PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, LOCAL ORDINANCES, A.D.A AND T.A.S REGULATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TOTAL SECURITY OF THE SITE WHILE CONSTRUCTION IS IN PROGRESS AND UNTIL THE PROJECT IS COMPLETED.
5. CONTRACTOR TO VERIFY THAT THE PLANS THAT HEISHE IS USING ARE THE VERY LATEST PLANS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER AND ELECTRICITY FOR THE PROJECT.
7. CONTRACTOR TO REFER TO AND CROSS CHECK DETAILS, DIMENSIONS, NOTES AND ALL REQUIREMENTS ON THE DRAWINGS.
8. CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY DURING THE COURSE OF CONSTRUCTION AND WILL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION.
9. THE DESIGNER MAKES NO GUARANTEE FOR ANY PRODUCTS BY TRADES OR MANUFACTURER.
10. CONTRACTOR TO INSTALL ALL MANUFACTURED ITEMS, EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURERES INSTRUCTIONS.
11. CONTRACTOR TO PAY FOR ALL PERMITS AND/OR FEES WITH REPSECT TO THE WORK.
12. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS FOR DOORS / GARAGE DOORS.
13. CONTRACTOR TO PROVIDE ALL EQUIPMENT MANUALS TO OWNER.

SHEET INDEX

- ARCH
- A100 - FLOOR PLAN
- A200 - ELEVATIONS

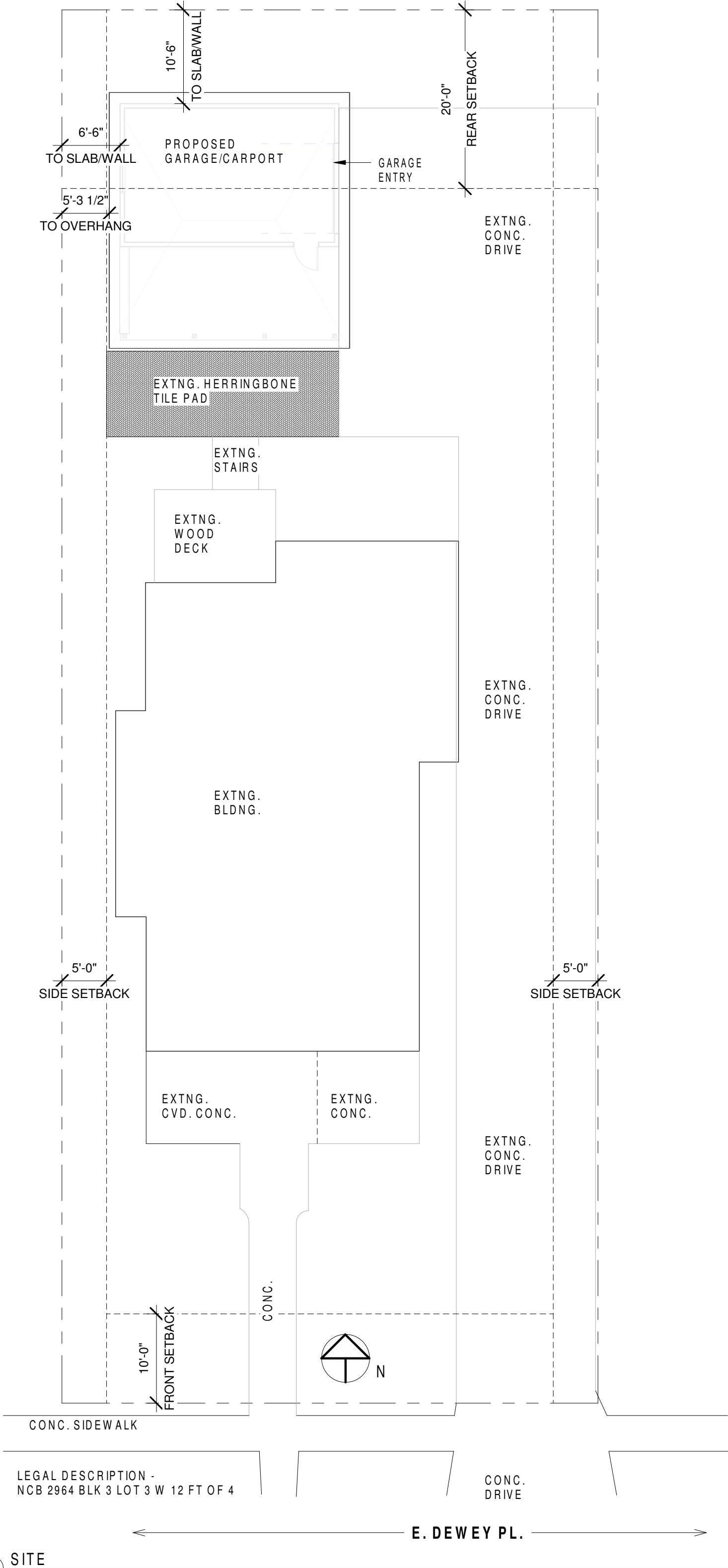


VIEW OF MAIN STRUCTURE  
FROM E. DEWEY PL.

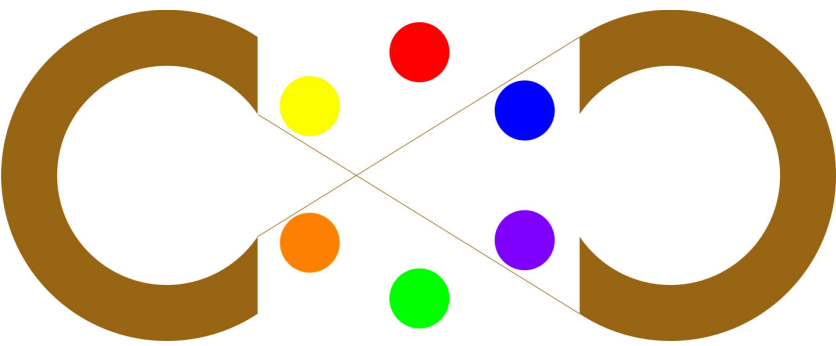


VIEW OF PRECEDENT GARAGE  
@ LOT NEXT DOOR

VIEW OF PROPOSED BUILD  
SITE FOR NEW GARAGE/CARPORT



① SITE  
3/32" = 1'-0"



COGNITION CREATIVE  
6 TERRACE PL, SATX 78230  
www.thecognitioncreative.com  
thecognitioncreative@gmail.com



6 TERRACE PL SAN ANTONIO TX 78260  
THECOGNITIONCREATIVE@GMAIL.COM 210 535 4513

LUPOMECH RESIDENCE  
511 E DEWEY PL  
SAN ANTONIO TX 78212

OHP REVIEW SET  
DRAWN: VYH 01/08/2025

SHEET TITLE  
PLANS

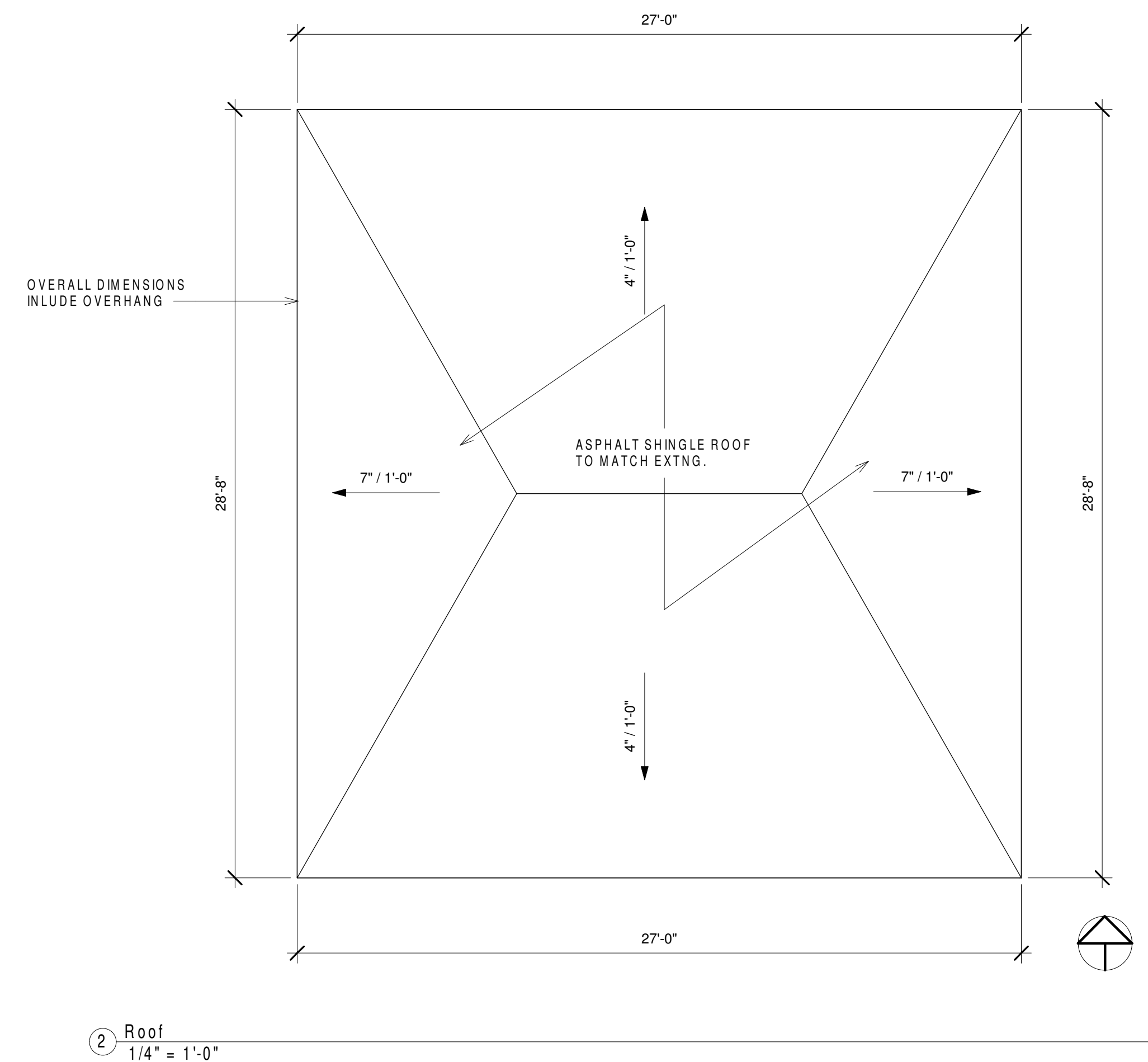
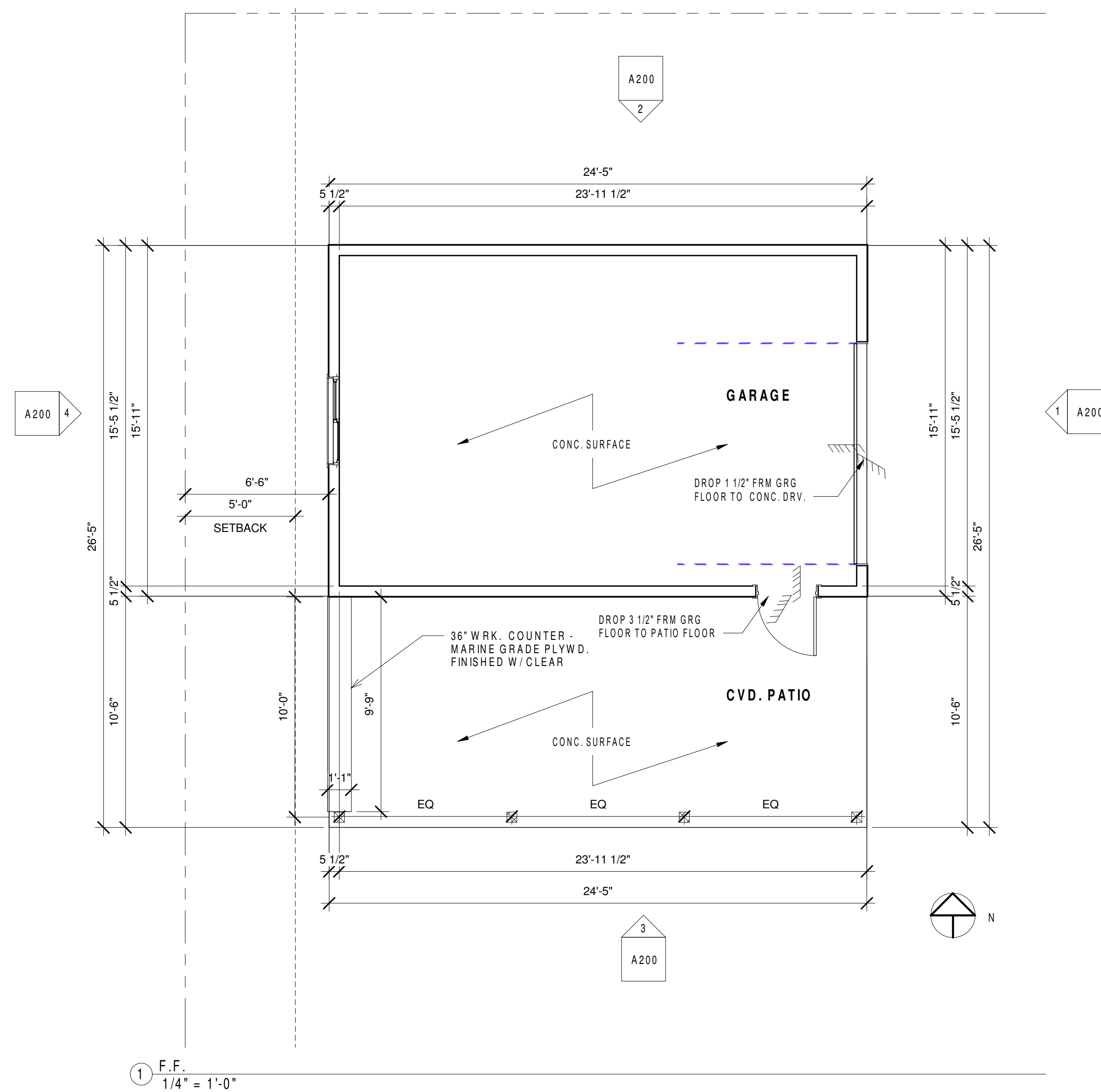
SHEET NO.

# A 100

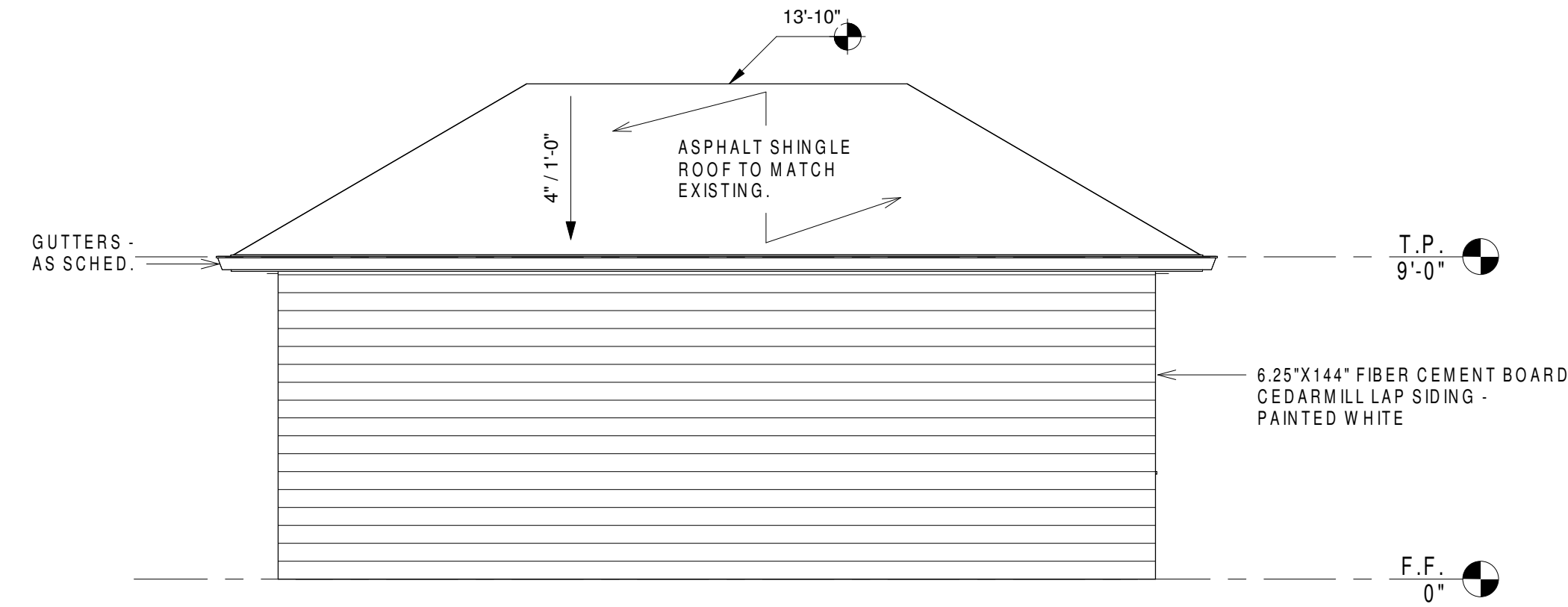
**SHEET NOTES**

1. EXTERIOR DIMENSIONS ARE TAKEN FROM EDGE OF CONCRETE SLAB RUNNING PLAN EAST AND PLAN NORTH, AS SEEN IN OVERALL PLAN.
2. INTERIOR DIMENSIONS ARE TAKEN FROM EDGE OF SLAB TO FACE OF STUD ON INTERIOR WALL OR FACE OF INTERIOR WALL FACE RUNNING PLAN EAST AND PLAN NORTH, AS SEEN ON OVERALL PLAN.
3. LIQUID FLASH ALL ROUGH OPENINGS FOR HOSE BIBS, VENTS ETC.

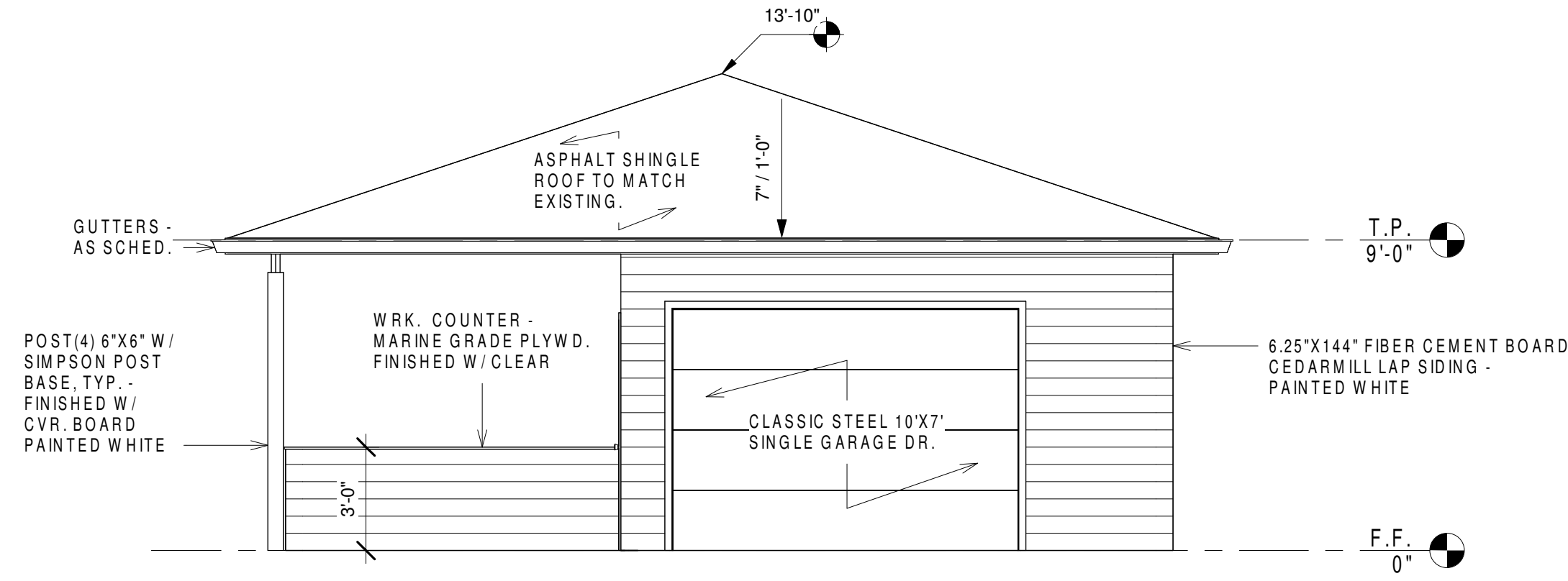
**FOUNDATION TO BE SLAB ON GRADE**



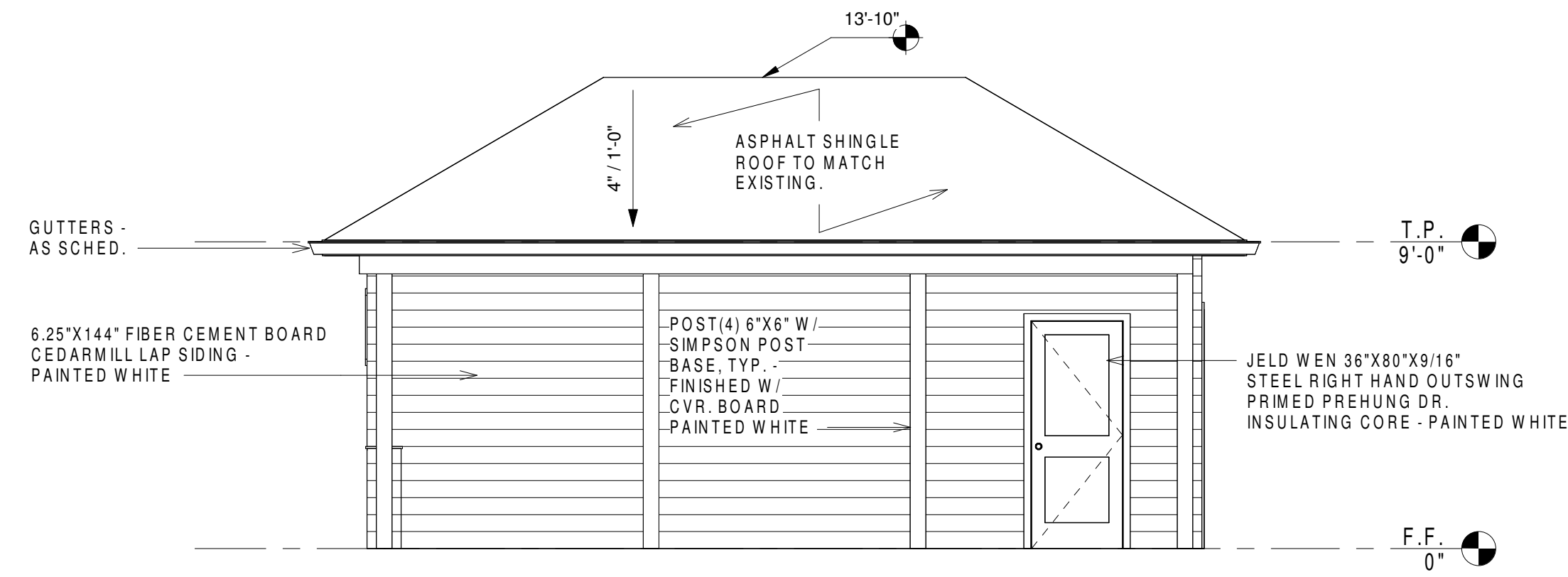




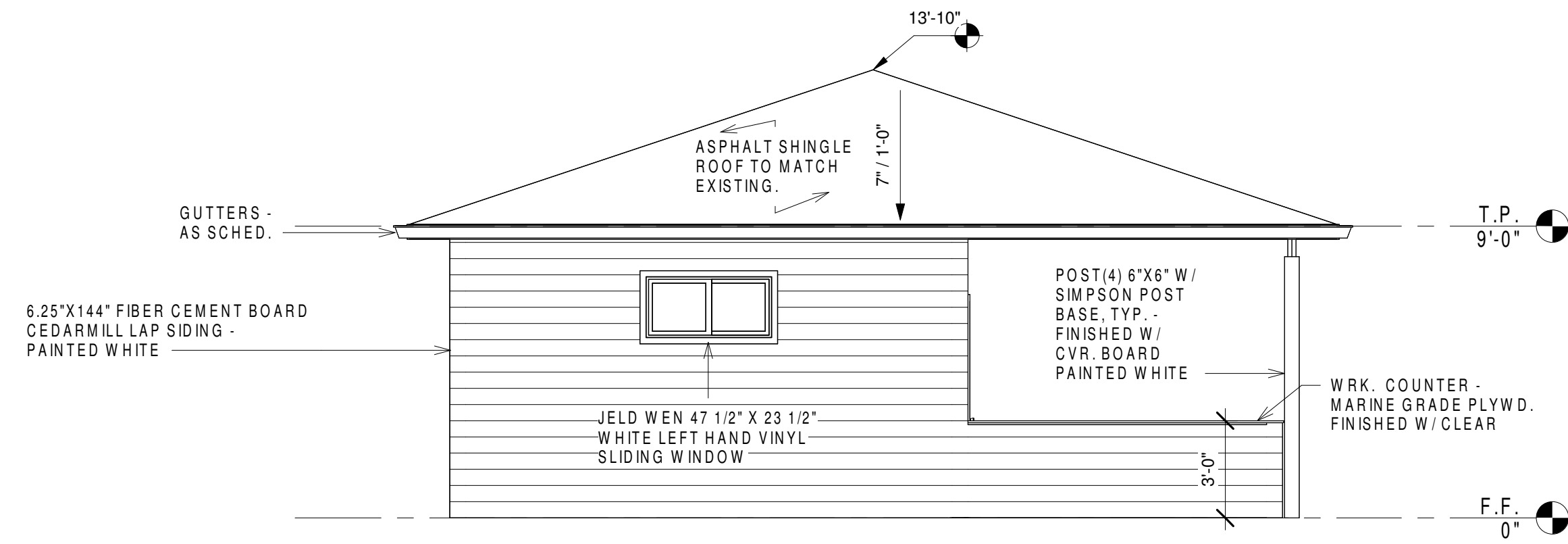
② NORTH ELEVATION  
1/4" = 1'-0"



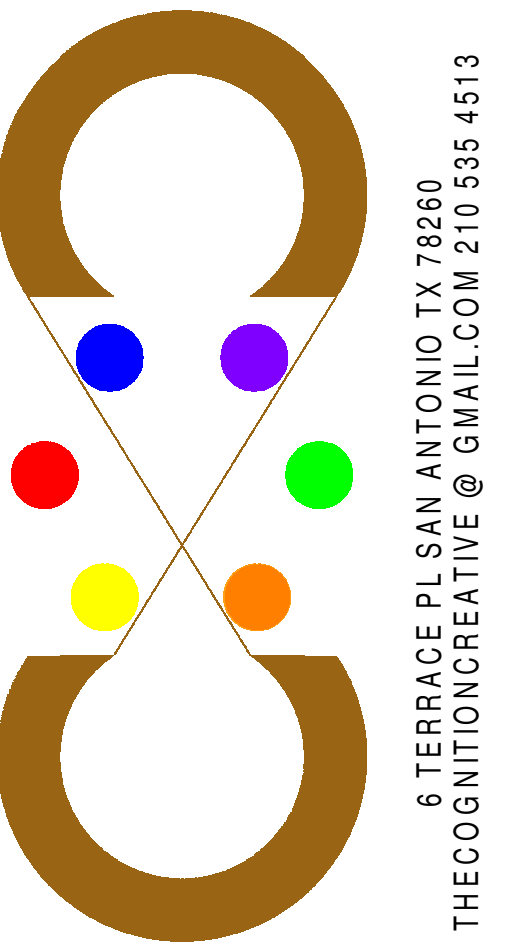
① EAST ELEVATION  
1/4" = 1'-0"



③ SOUTH ELEVATION  
1/4" = 1'-0"



④ WEST ELEVATION  
1/4" = 1'-0"



LUPOMECH RESIDENCE  
511 E DEWEY PL  
SAN ANTONIO TX 78212

OHP REVIEW SET  
DRAWN: VYH 01/08/2025

SHEET TITLE  
ELEVATIONS

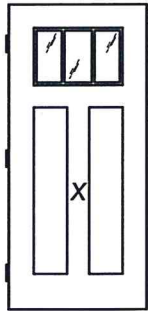
SHEET NO.  
A200



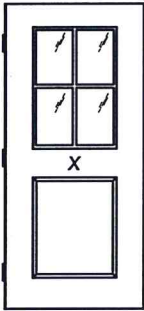


STEVE'S AND SONS

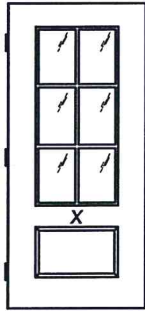
203 Humble Ave.  
San Antonio, TX 78225



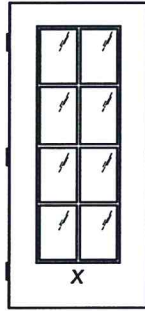
1/4 LITE 3 LITE



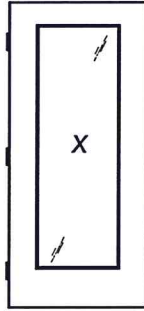
1/2 LITE 4 LITE



3/4 LITE 6 LITE



FULL LITE 8 LITE



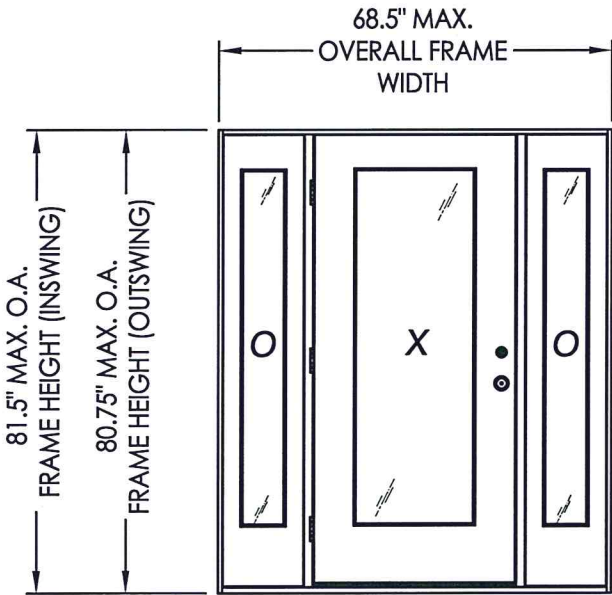
FULL LITE

LEGACY CLEAR COLLECTION  
w/ SIMULATED DIVIDED LITES

DIRECT GLAZED FIBERGLASS DOOR  
SINGLE  
w/ or w/out SIDELITE(S)  
INSWING/OUTSWING  
"NON-IMPACT"

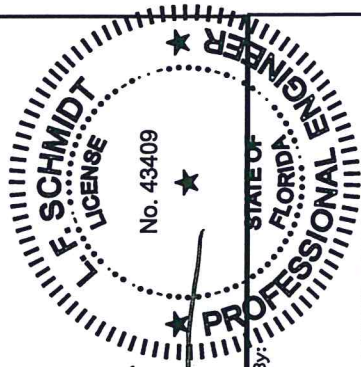
GENERAL NOTES

1. This product has been evaluated and is in compliance with the 7th Edition (2020) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product is required to be protected with an impact resistant covering that complies with FBC Sections 1609.1.2 & R301.2.1.2 of the FBC.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.



CONTINUOUS HEAD & SILL

CONFIGURATION	MAX. FRAME DIMENSION	DESIGN PRESSURE (PSF) INSWING		DESIGN PRESSURE (PSF) OUTSWING	
		POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
X	37.5" x 81.5"	+60.0	-60.0	+60.0	-60.0
XO, OX, OXO	68.5" x 81.5"	+40.0	-40.0	+40.0	-40.0



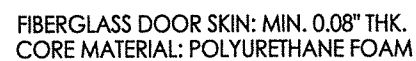
June 7, 2022  
Documents Prepared By:  
Lyndon F. Schmidt  
P.E. No. 43409

RW BUILDING CONSULTANTS, INC.  
P.O. Box 230, Valrico, FL 33595  
Phone No.: 813.659.9197  
FBPE Registry No. 9813

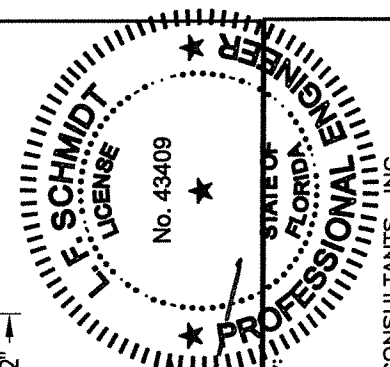
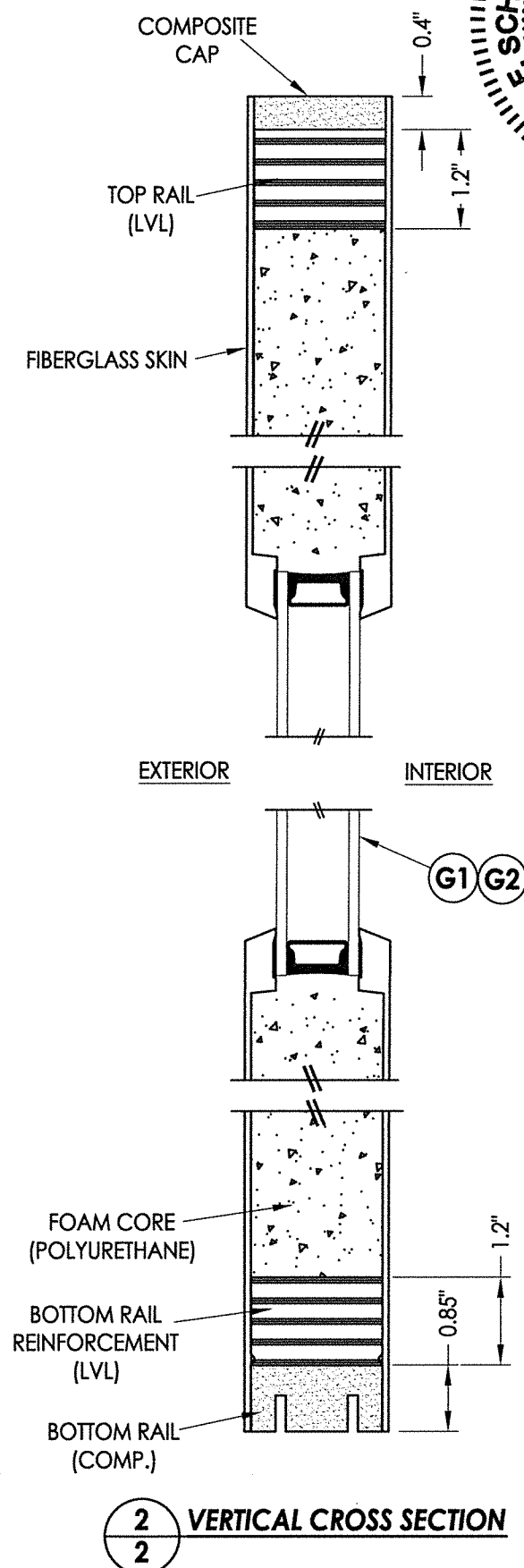
TABLE OF CONTENTS			
SHEET #	DESCRIPTION	SHEET #	
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2	Door Panel Details	9	Horizontal & Vertical Cross Sections (Direct to Masonry)
3	Sidelite Panel Details	10	Vertical Cross Sections
4	Panel Options	11	Buck Anchoring
5	Elevations	12	Frame Anchoring & Hardware Details
6	Horizontal Cross Sections	13	Bill of Materials & Components
7	Horizontal & Vertical Cross Sections (2X Buck)		

				PRODUCT:		STEVES & SONS FIBERGLASS DOOR	
				PART OR ASSEMBLY:		TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES	
				BY			
				NO.		REVISIONS	
				DATE			





HARDWARE TABLE		
MANUFACTURER	MODEL	
KWIKSET	LATCH: DEADBOLT:	SIGNATURE SERIES SIGNATURE SERIES (980)
SCHLAGE	LATCH: DEADBOLT:	F51 B60N
ROCKWELL	LATCH: DEADBOLT:	PREMIUM HANDLESET PREMIUM DEADBOLT
ROCKWELL	PREMIUM MULTIPOINT HANDLESET w/ DEADLOCKING TONGUE MULTIPOINT LOCK	



June 7, 2022

Documents Prepared By:  
Lyndon F. Schmidt  
P.E. No. 43409



**RBC BUILDING CONSULTANTS, INC.**

P.O. Box 230, Valrico, FL 33595

Phone No.: 813.659.9197

FBPE Registry No. 9813

\_\_\_\_\_

**PRODUCT:** STEVES & SONS  
FIBERGLASS DOOR

PART OR ASSEMBLY:

DOOR

DOOR  
PANE/ DETAILS

[illegible]

DATE: 4/20/22

SCALE: N.T.S.

DWG. BY: *RW*

CHK. BY: LFS

DRAWING NO.:

FL-41479.

SHEET 2 OF 13

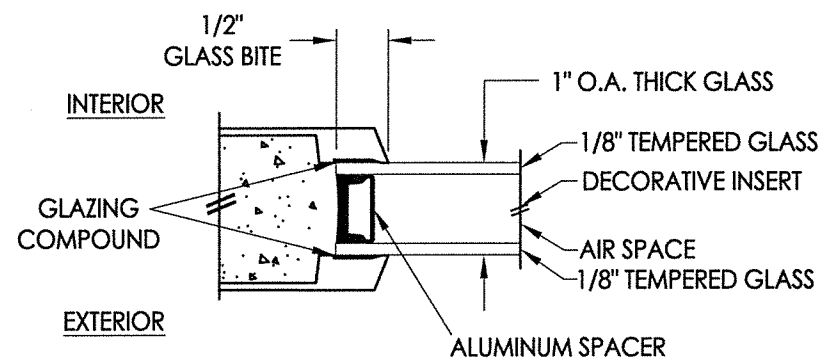


**50 FIBERGLASS SIDELITE PANEL**  
Simulated Divided Lites

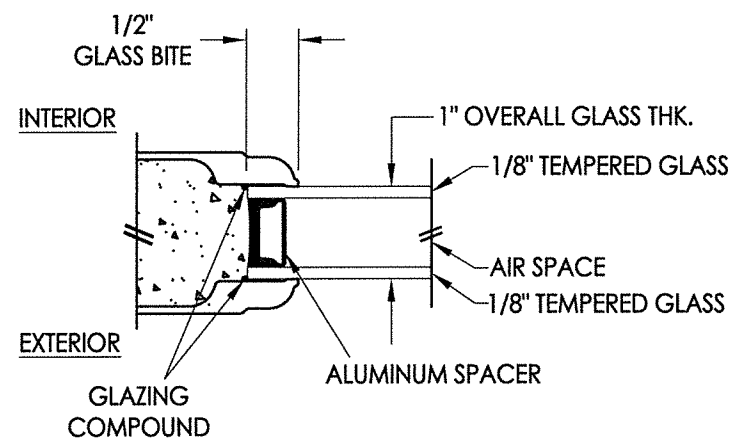
Technical drawing of a composite cap and stile assembly. The drawing shows a cross-section of a door or window frame. The composite cap is 1.2 inches wide and 0.5 inches high. The stile (LVL) is 0.8 inches wide and 1.75 inches high. The stile reinforcement (LVL) is 0.8 inches wide and 1.75 inches high. The assembly is labeled with G1 and G2.

**1** **HORIZONTAL CROSS SECTION**

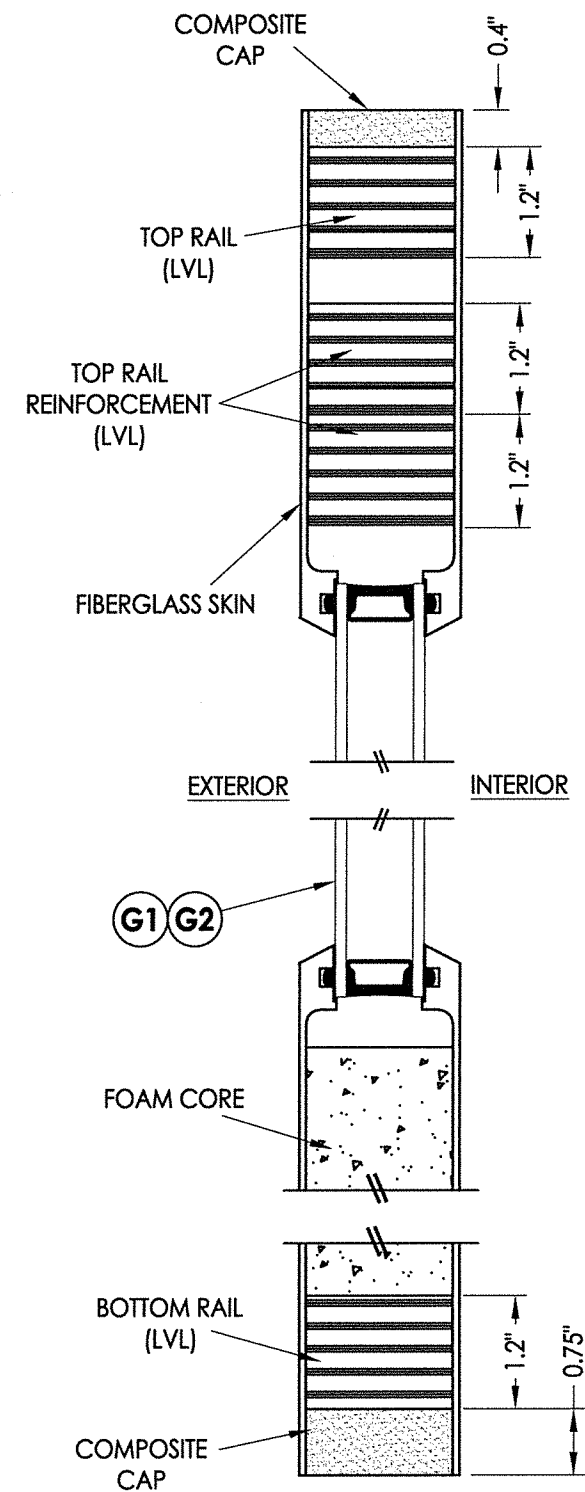
## INTERIOR



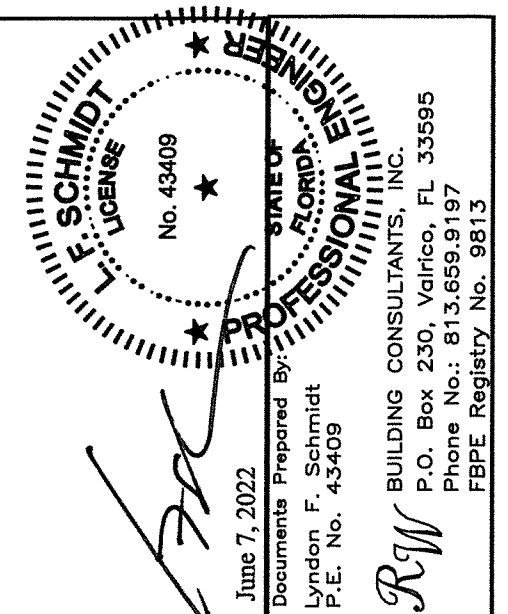
**G1 GLAZING DETAIL**  
Full Lite



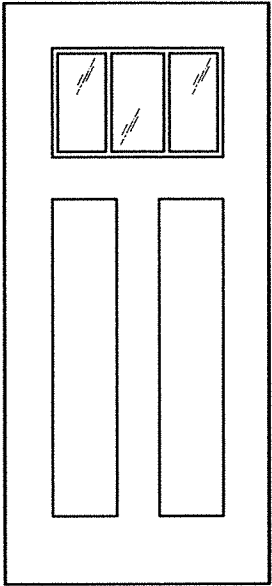
**G2** **GLAZING DETAIL**  
Simulated Divided Lites



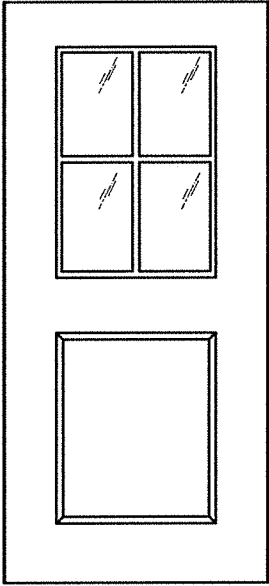
**2 VERTICAL CROSS SECTION**

[illegible]

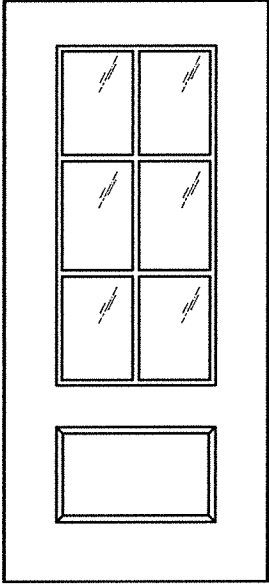




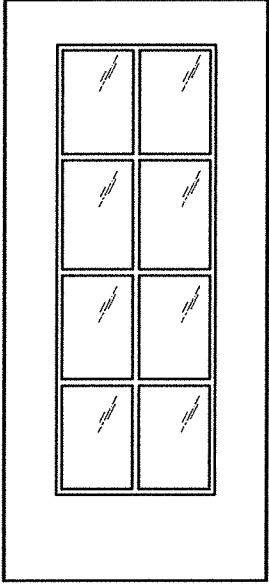
1/4 LITE 3 LITE



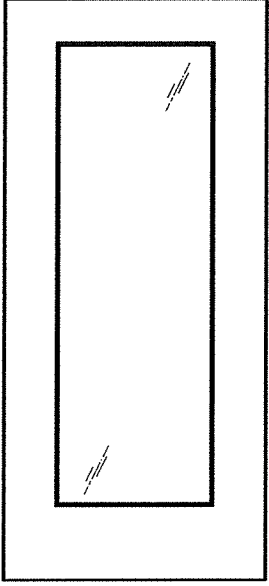
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3/4 LITE 6 LITE

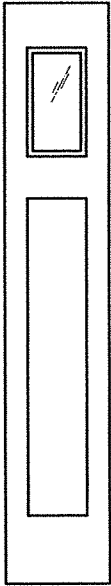


FULL LITE 8 LITE

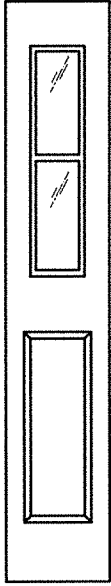


FULL LITE

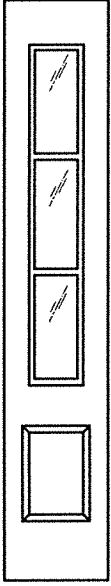
**LEGACY CLEAR COLLECTION**  
**w/ SIMULATED DIVIDED LITES**



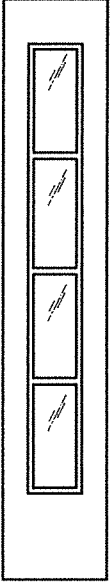
1/4 LITE 1 LITE



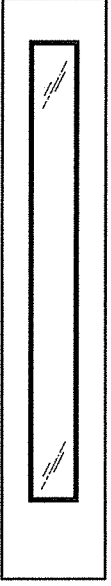
1/2 LITE 2 LITE



3/4 LITE 3 LITE

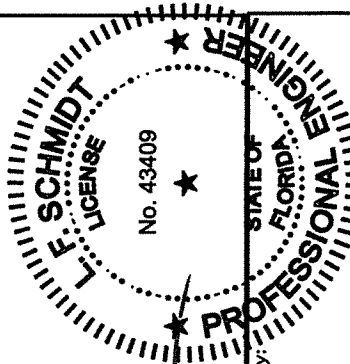


FULL LITE 4 LITE



FULL LITE

**LEGACY SIDELITES**



*Lyndon F. Schmidt*

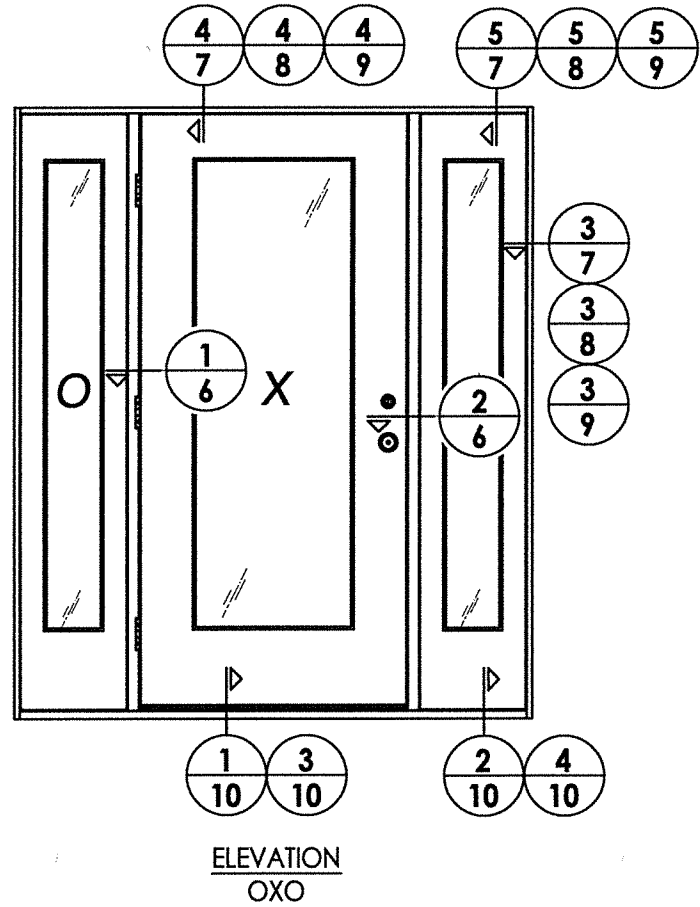
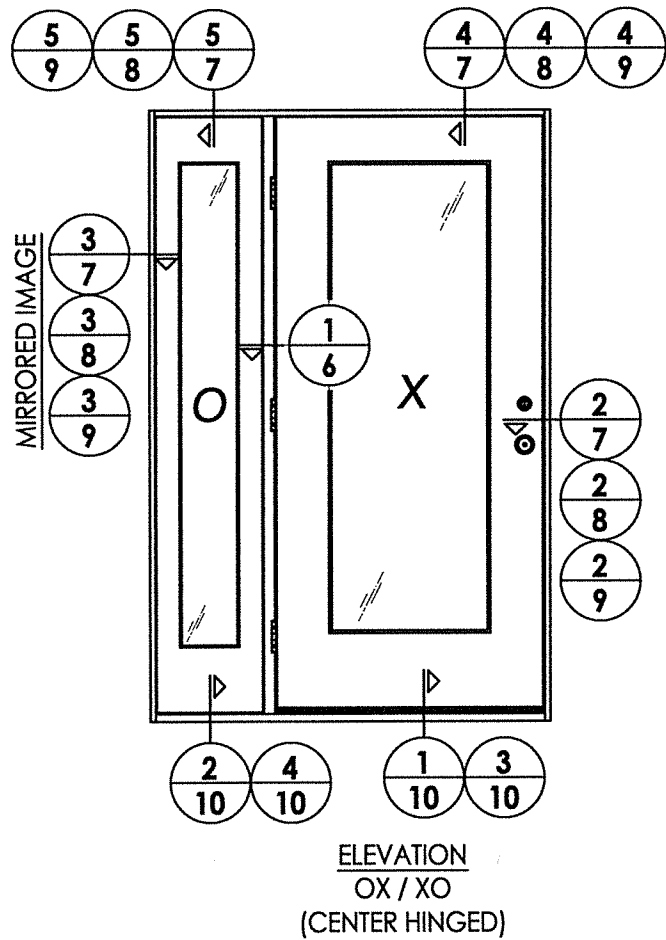
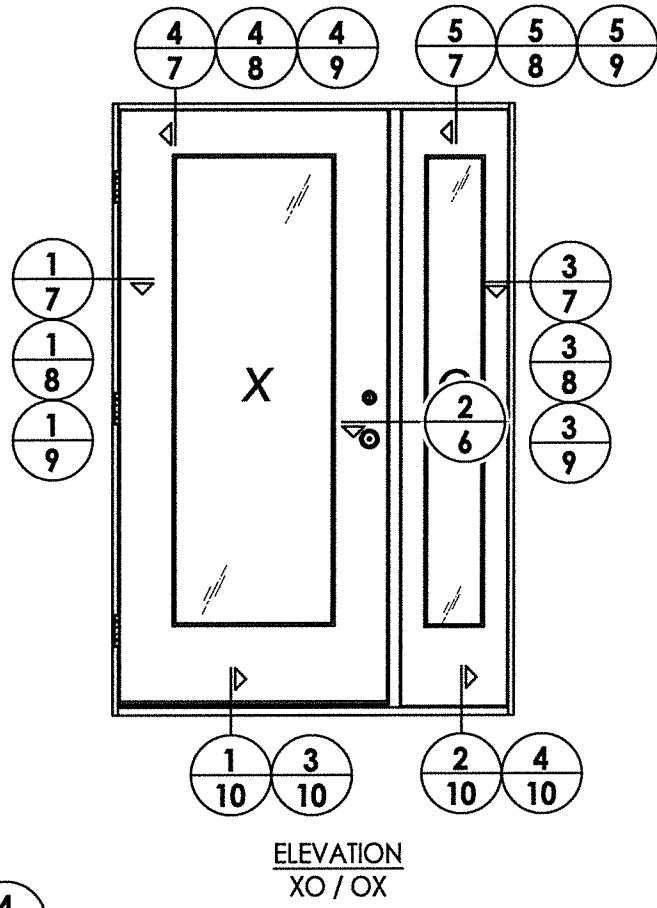
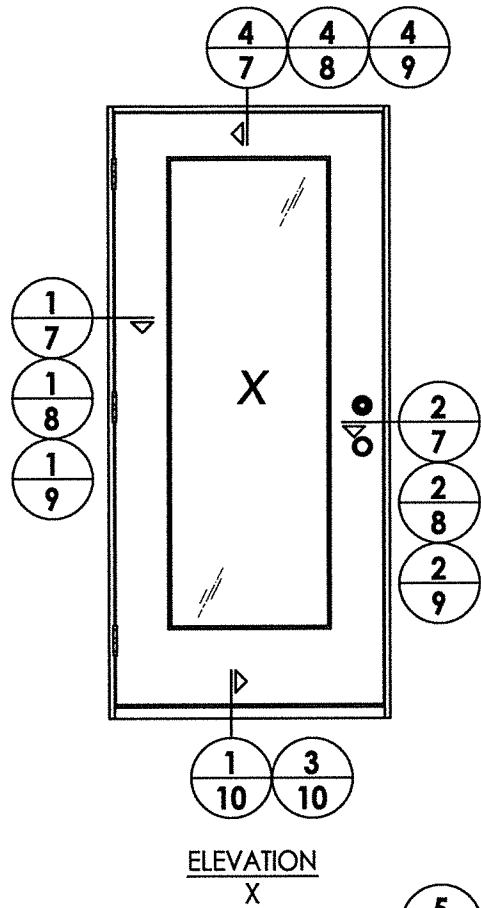
June 7, 2022

Documents Prepared By:  
Lyndon F. Schmidt  
P.E. No. 43409

*RW* BUILDING CONSULTANTS, INC.  
P.O. Box 230, Valrico, FL 33595  
Phone No.: 813.659.9197  
FBPE Registry No. 9813

PRODUCT:		STEVES & SONS FIBERGLASS DOOR	
PART OR ASSEMBLY:		PANEL OPTIONS	





June 7, 2022

Documents Prepared By:  
Lyndon F. Schmidt  
P.E. No. 43409

*RW* BUILDING CONSULTANTS, INC.  
P.O. Box 230, Valrico, FL 33595  
Phone No.: 813.659.9197  
FBPE Registry No. 9813

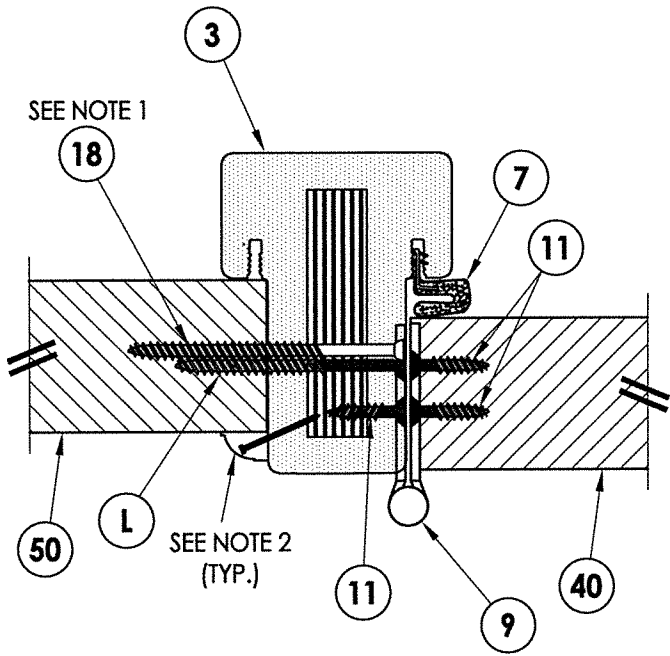
PRODUCT:	STEVE'S & SONS FIBERGLASS DOOR	
PART OR ASSEMBLY:	ELEVATIONS	
NO.	DATE	BY
REVISIONS		
DATE: 4/20/22		
SCALE: N.T.S.		
DWG. BY: RW		
CHK. BY: LFS		
DRAWING NO.: FL-41479.1		
SHEET 5 OF 13		



Z:\Clients\Steves and Sons - Permanent\A - Florida Product Approvals\FL-41479 LEGACY SERIES\C - Drawings\FL-41479 (2020)\FL-41479.1.dwg

NOTES:

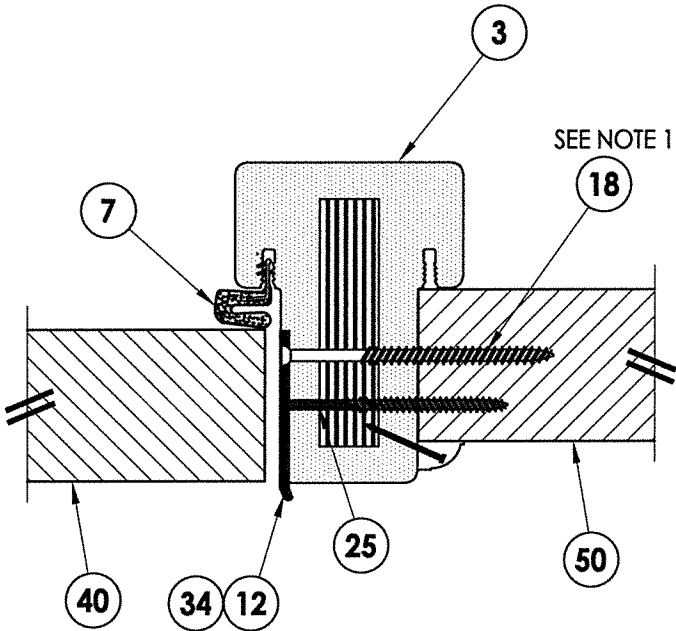
1. Sidelite assembly screws located @ 3" & 19" from each end of mullion (4 total).
2. Moulding secured w/ 16 GA. X 1" brad nails located 1" from ends & 6" o.c. max.



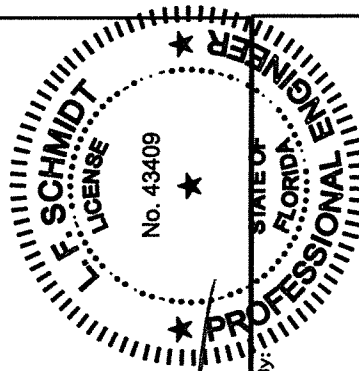
1 HORIZONTAL CROSS SECTION  
6 Outswing shown (Inswing similar)

INTERIOR

EXTERIOR



2 HORIZONTAL CROSS SECTION  
6 Outswing shown (Inswing similar)



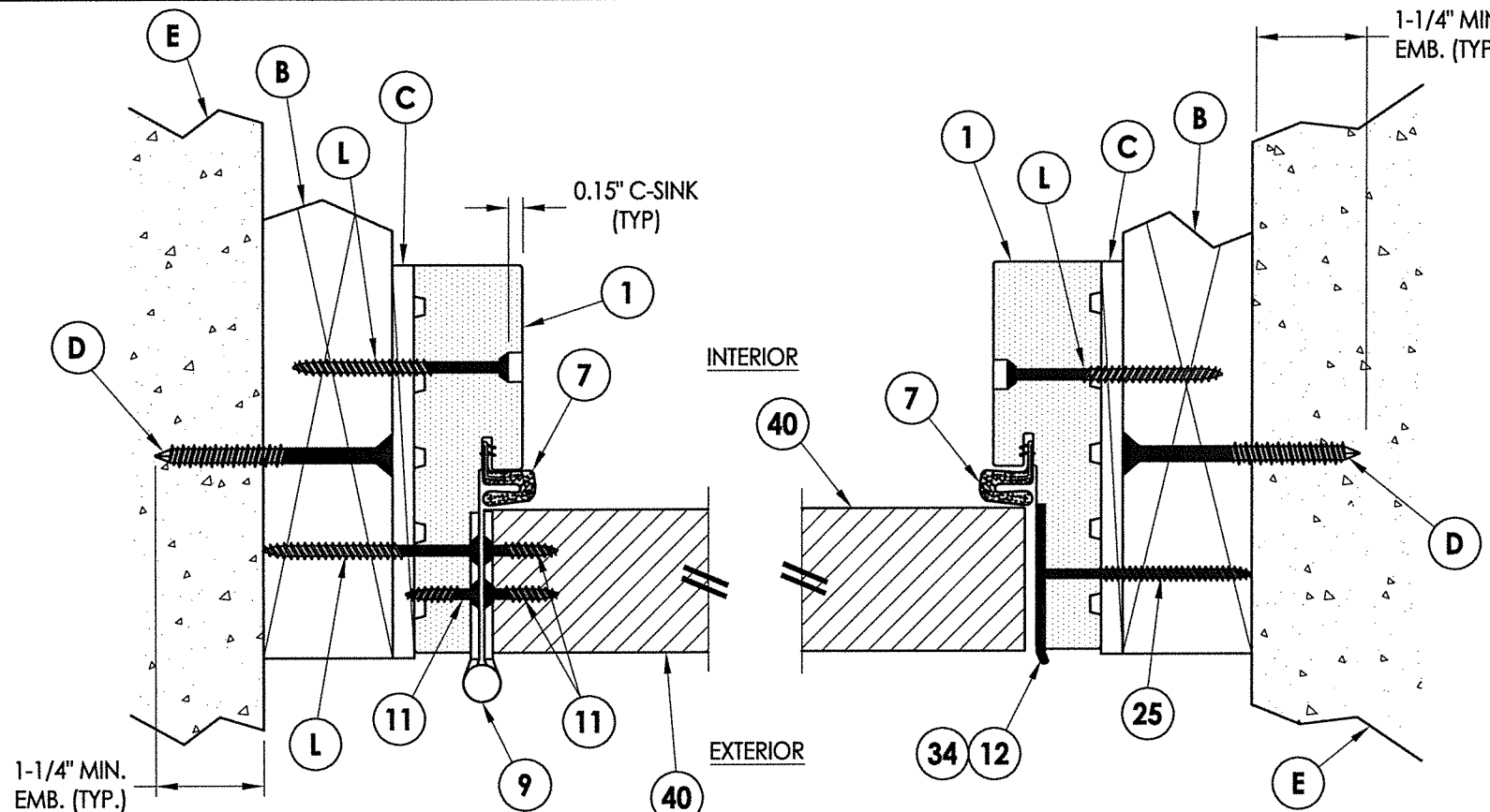
June 7, 2022  
Documents Prepared By:  
Lyndon F. Schmidt  
P.E. No. 43409

RW BUILDING CONSULTANTS, INC.  
P.O. Box 230, Valrico, FL 33595  
Phone No.: 813.659.9197  
FBPE Registry No. 9813

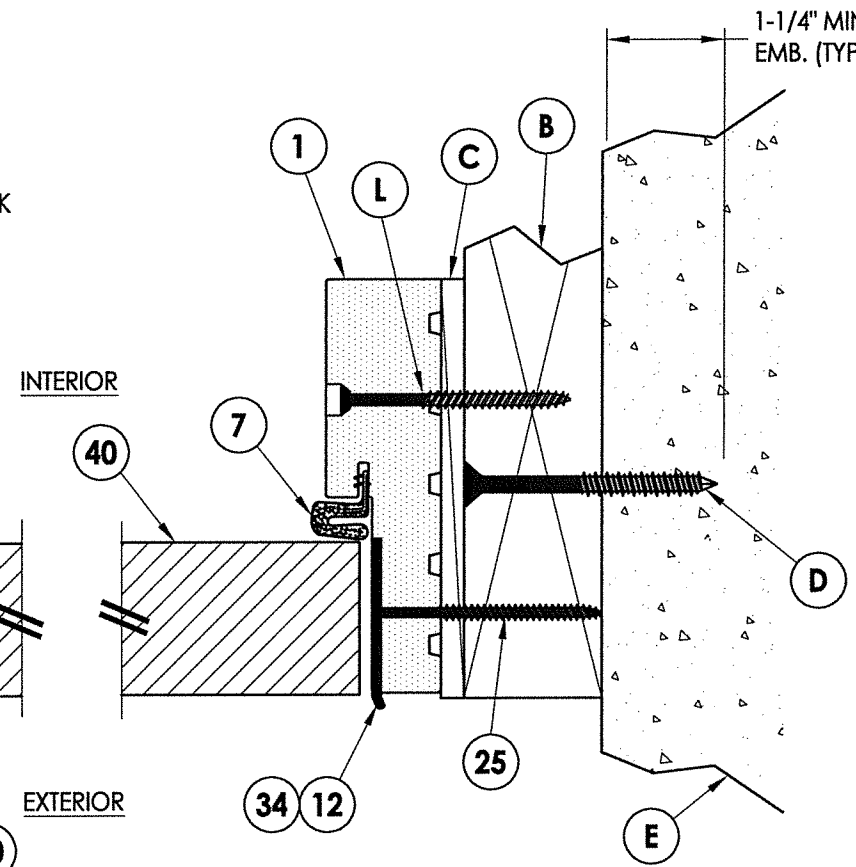
<u>PRODUCT:</u>		STEVE'S & SONS FIBERGLASS DOOR	
<u>PART OR ASSEMBLY:</u>		HORIZONTAL CROSS SECTIONS	



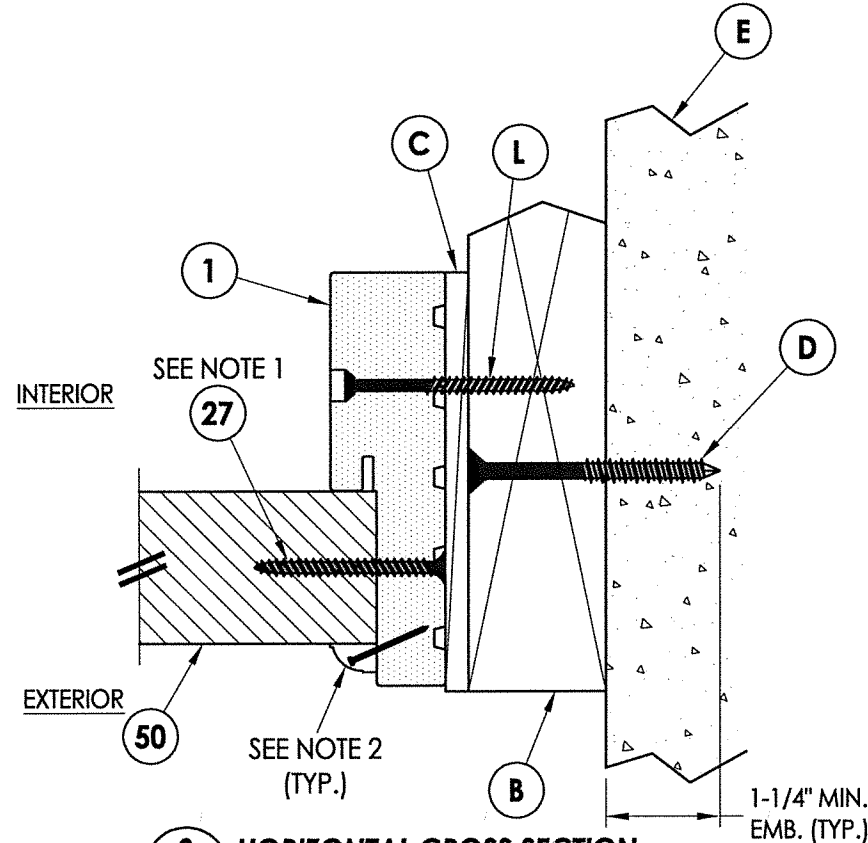
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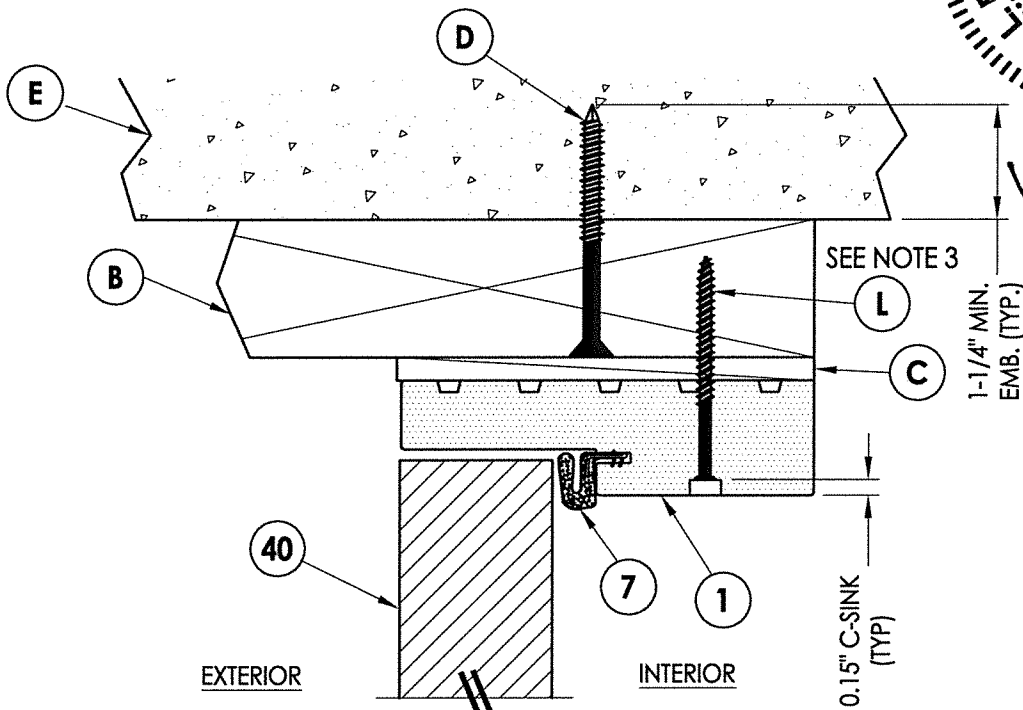
**1**  
**7** **HORIZONTAL CROSS SECTION**  
Shown w/ 2X Buck  
Outswing shown (Inswing similar)



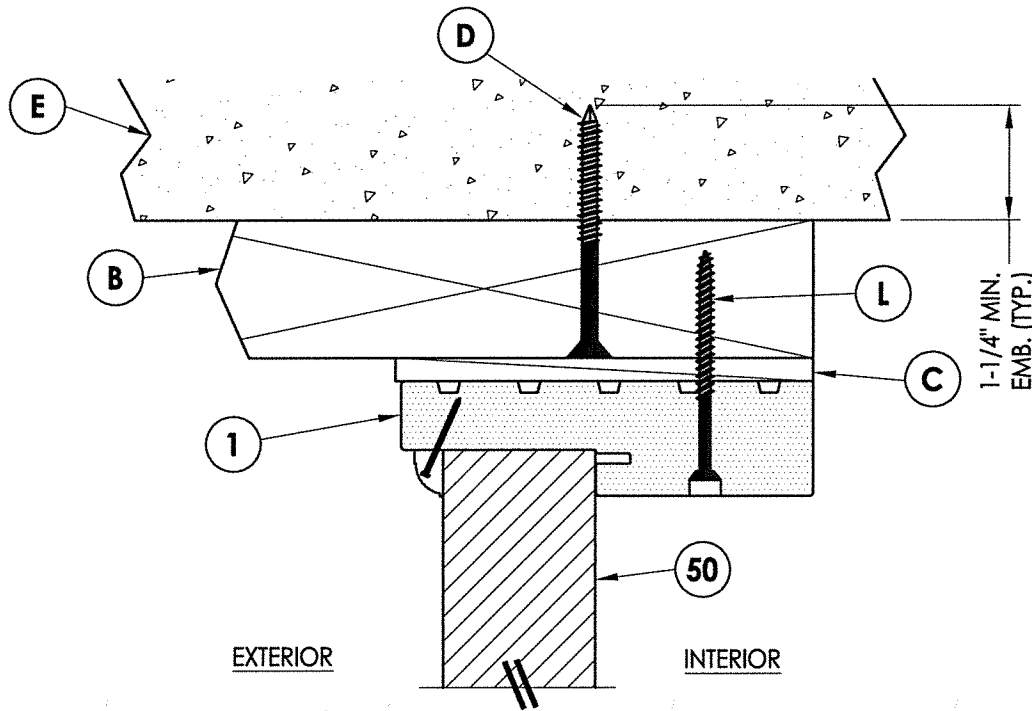
**2**  
**7** **HORIZONTAL CROSS SECTION**  
Shown w/ 2X Buck  
Outswing shown (Inswing similar)



**3**  
**7** **HORIZONTAL CROSS SECTION**  
Shown w/ 2X Buck  
Outswing shown (Inswing similar)



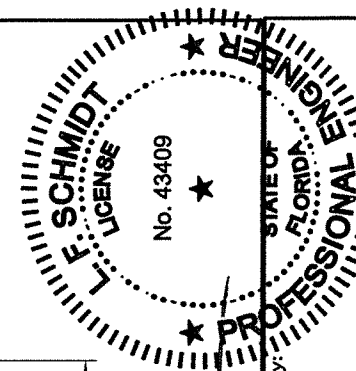
**4**  
**7** **VERTICAL CROSS SECTION**  
Shown w/ 2X Buck  
Outswing shown (Inswing similar)



**5**  
**7** **VERTICAL CROSS SECTION**  
Shown w/ 2X Buck  
Outswing shown (Inswing similar)

NOTES:

1. Sidelite assembly screws located 4" from each end plus 4 more equally spaced along jamb (6 total).
2. Moulding secured w/ 16 GA. X 1" brad nails located 1" from ends & 6" o.c. max.
3. Anchor @ head is not required for single door (X) only.



June 7, 2022

Documents Prepared By:

Lyndon F. Schmidt

P.E. No. 43409

Building Consultants, Inc.

P.O. Box 230, Valrico, FL 33595

Phone No.: 813.659.9197

FBPE Registry No. 9813

PRODUCT:		STEVE'S & SONS FIBERGLASS DOOR	
PART OR ASSEMBLY:		HORIZONTAL & VERTICAL CROSS SECTIONS (2X BUCK)	
NO.		DATE	
BY		REVISIONS	
DATE: 4/20/22		SCALE: N.T.S.	
DWG. BY: RW		CHK. BY: LFS	
DRAWING NO.: FL-41479.1		SHEET 7 OF 13	



1

C

7

40

34

12

A

E

F

G

1-1/4" MIN.  
EMB. (TYP.)

[illegible]

SEE NOTE 3

1-1/4" MIN. EMB. (TYP.)

40

7

1

A

C

E

F

EXTERIOR

INTERIOR

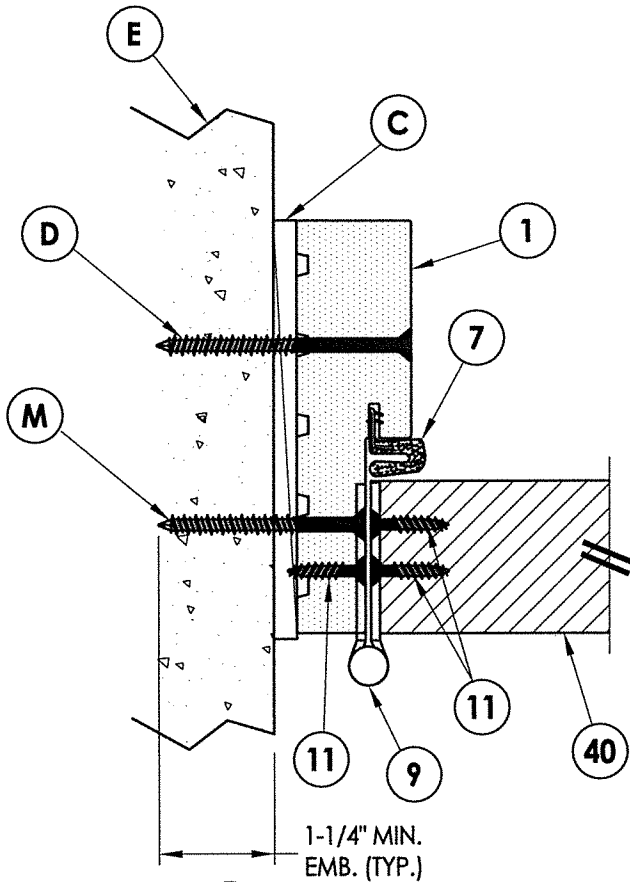
Technical drawing of a cross-section of a concrete wall and floor assembly. The drawing shows a concrete slab (E) with aggregate (F) on top of a concrete base (C). A vertical reinforcement bar (F) passes through the slab and base. A horizontal reinforcement bar (A) is shown in the base. The base is supported by a foundation (50) and a wall (1). The exterior side is on the left and the interior side is on the right. A dimension line indicates a minimum embedment depth of 1-1/4 inches (typical).

*RFW*  
BUILDING CONSULTANTS, INC.  
P.O. Box 230, Valrico, FL 33595  
Phone No.: 813.659.9197  
FBPE Registry No. 9813

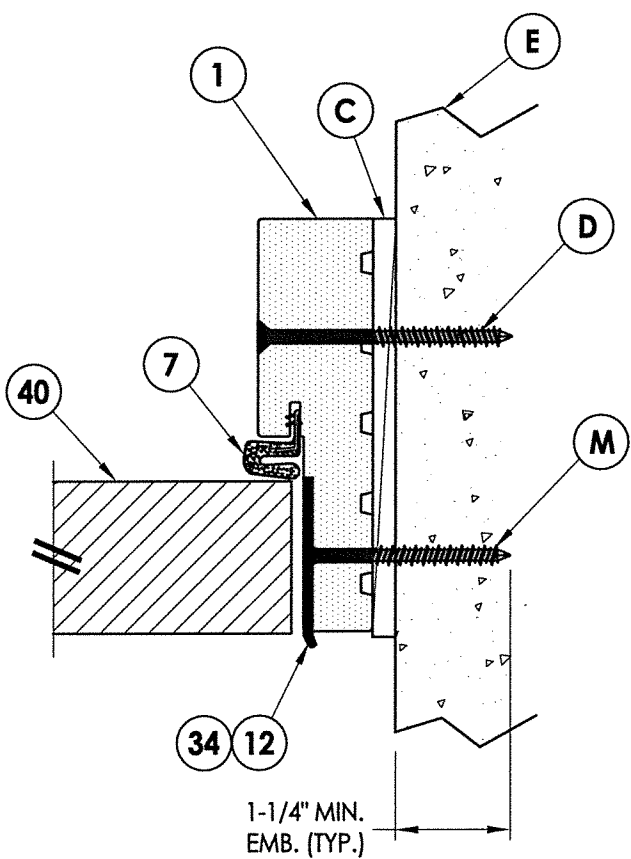
**PART OR ASSEMBLY:** HORIZONTAL & VERTICAL CROSS SECTIONS (1X BUCK)

DATE:	4/20/22
SCALE:	N.T.S.
DWG. BY:	RW
CHK. BY:	LFS
DRAWING NO.:	FL-41479.1
SHEET	8 OF 13

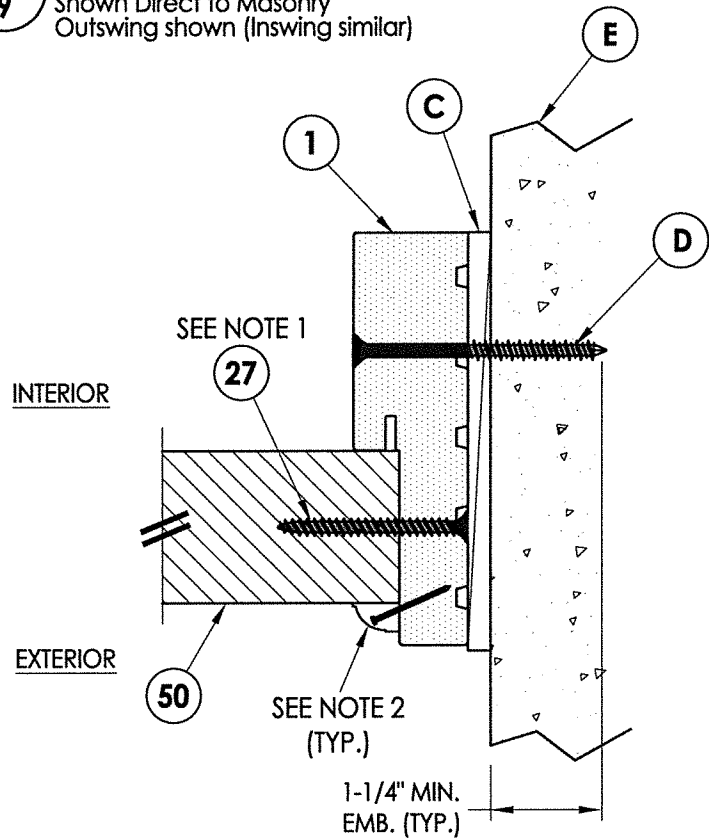




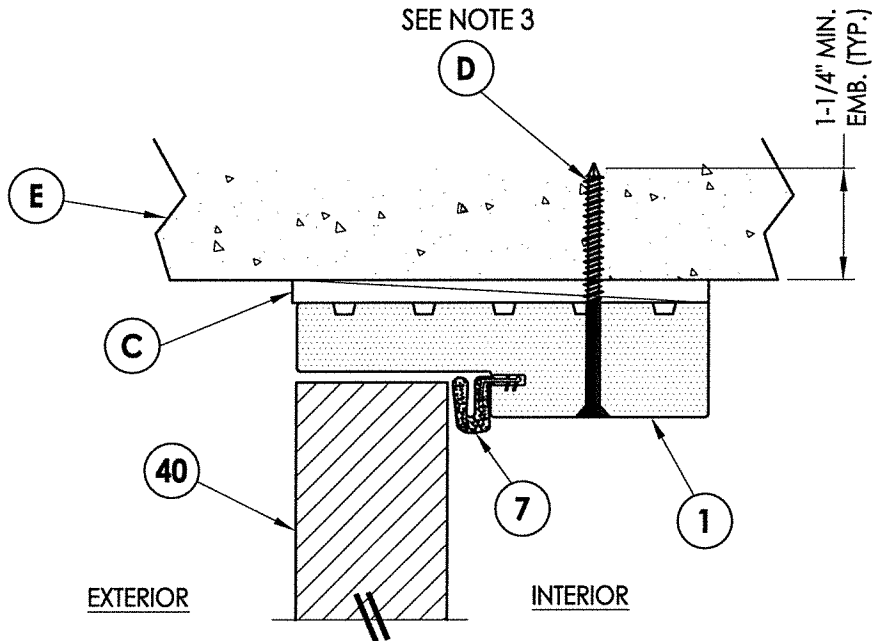
**1**  
**9** **HORIZONTAL CROSS SECTION**  
Shown Direct to Masonry  
Outswing shown (Inswing similar)



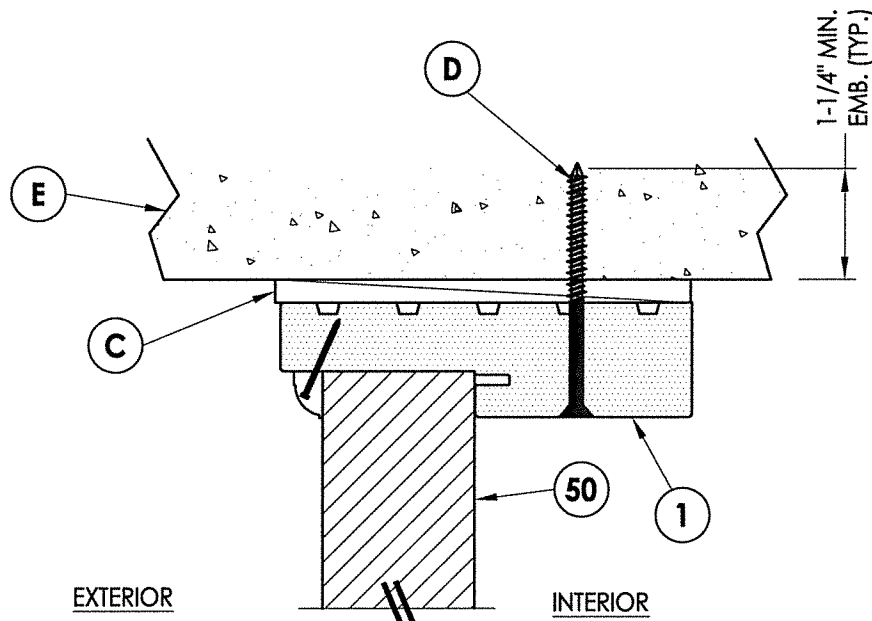
**2**  
**9** **HORIZONTAL CROSS SECTION**  
Shown Direct to Masonry  
Outswing shown (Inswing similar)



**3**  
**9** **HORIZONTAL CROSS SECTION**  
Shown Direct to Masonry  
Outswing shown (Inswing similar)



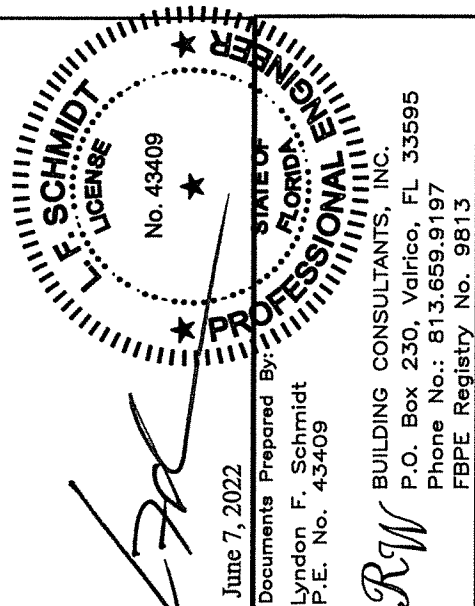
**4**  
**9** **VERTICAL CROSS SECTION**  
Shown Direct to Masonry  
Outswing shown (Inswing similar)



**5**  
**9** **VERTICAL CROSS SECTION**  
Shown Direct to Masonry  
Outswing shown (Inswing similar)

NOTES:

1. Sidelite assembly screws located 4" from each end plus 4 more equally spaced along jamb (6 total).
2. Moulding secured w/ 16 GA. X 1" brad nails located 1" from ends & 6" o.c. max.
3. Anchor @ head is not required for single door (X) only.



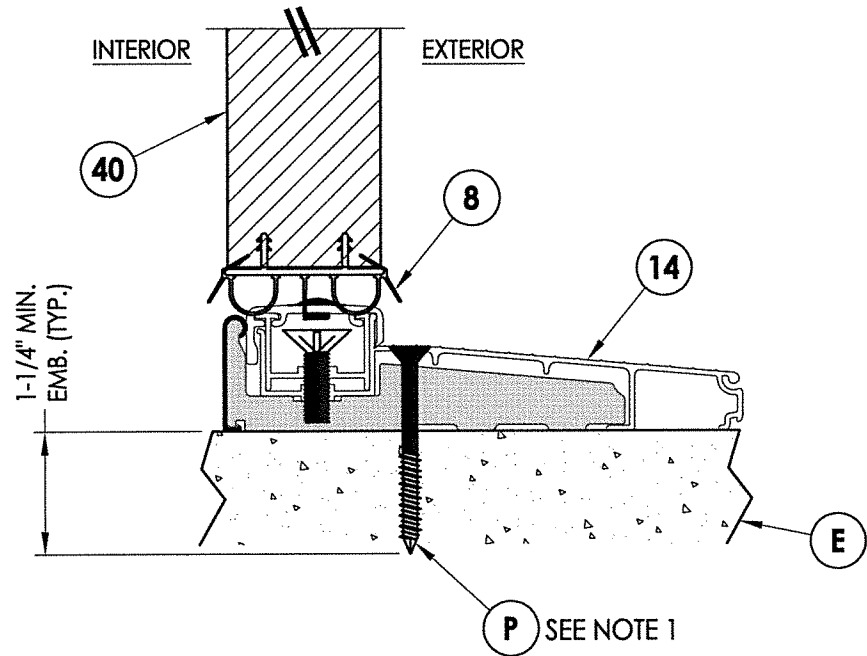
PRODUCT:		STEVE'S & SONS FIBERGLASS DOOR	
PART OR ASSEMBLY:		HORIZONTAL & VERTICAL CROSS SECTIONS (DIRECT TO MASONRY)	
DATE:		4/20/22	
SCALE:		N.T.S.	
DWG. BY:		RW	
CHK. BY:		LFS	
DRAWING NO.:		FL-41479.1	
SHEET		9	OF 13
REVISIONS		NO.	DATE
		BY	



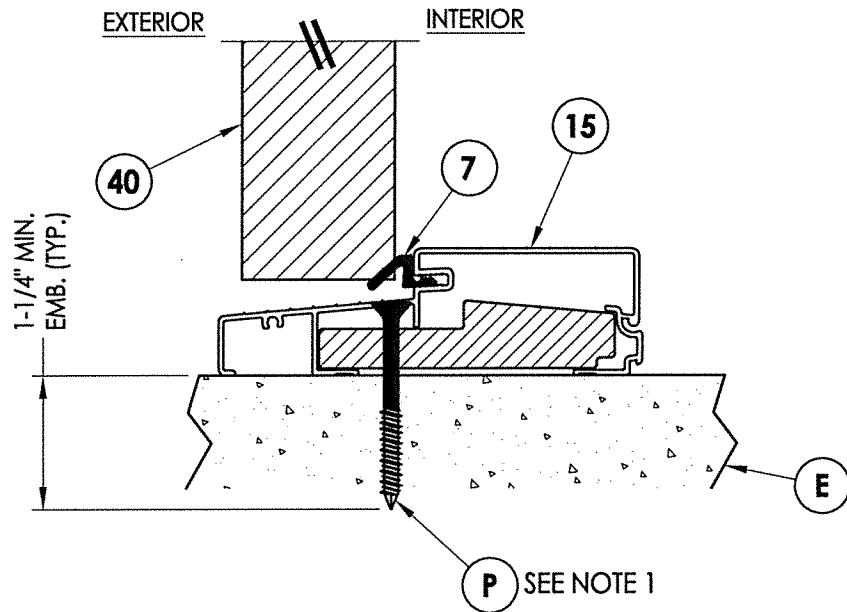
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**Note:**

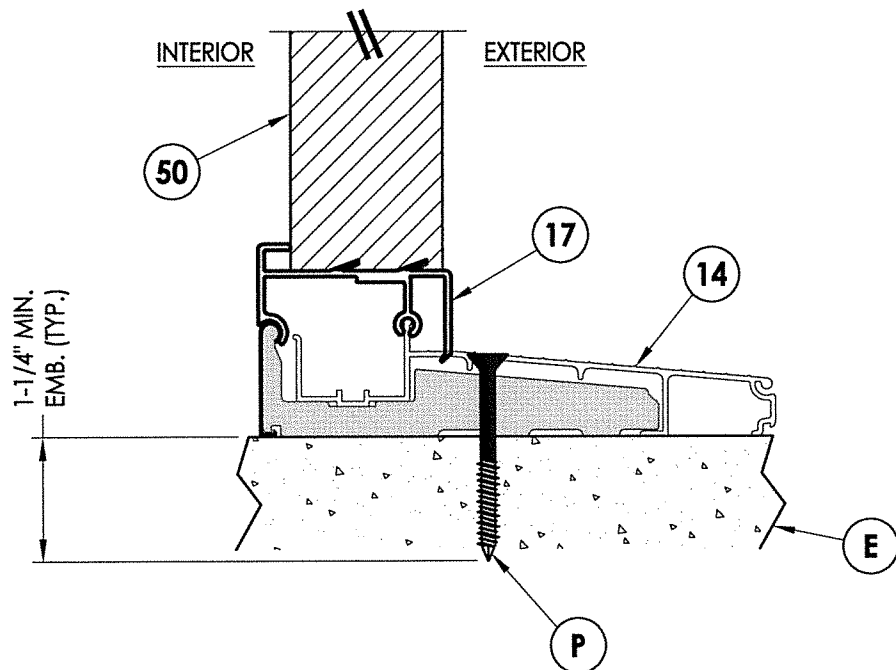
1. Anchor @ sill is not required for single door (X) only.



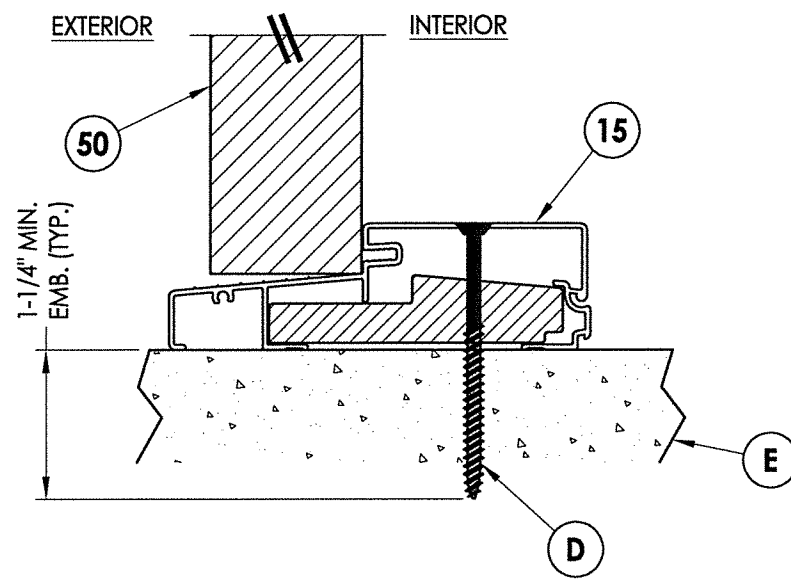
**1**  
**10** **VERTICAL CROSS SECTION**  
Inswing Threshold



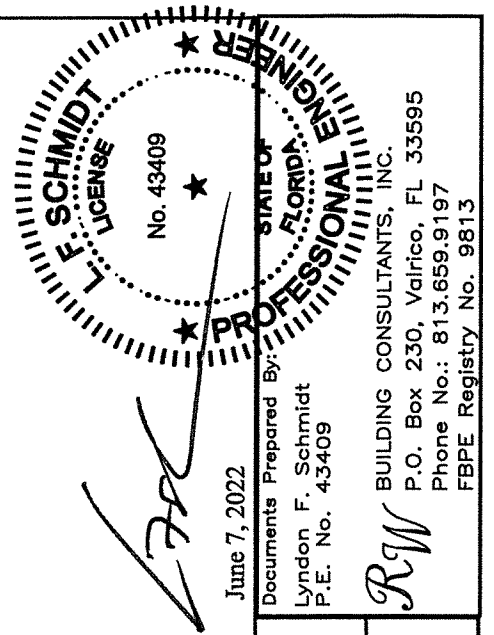
**2**  
**10** **VERTICAL CROSS SECTION**  
Outswing Threshold



**3**  
**10** **VERTICAL CROSS SECTION**  
Inswing Threshold



**4**  
**10** **VERTICAL CROSS SECTION**  
Outswing Threshold



June 7, 2022

Documents Prepared By:

Lyndon F. Schmidt

P.E. No. 43409

RW

BUILDING CONSULTANTS, INC.

P.O. Box 230, Valrico, FL 33595

Phone No.: 813.659.9197

FBPE Registry No. 9813

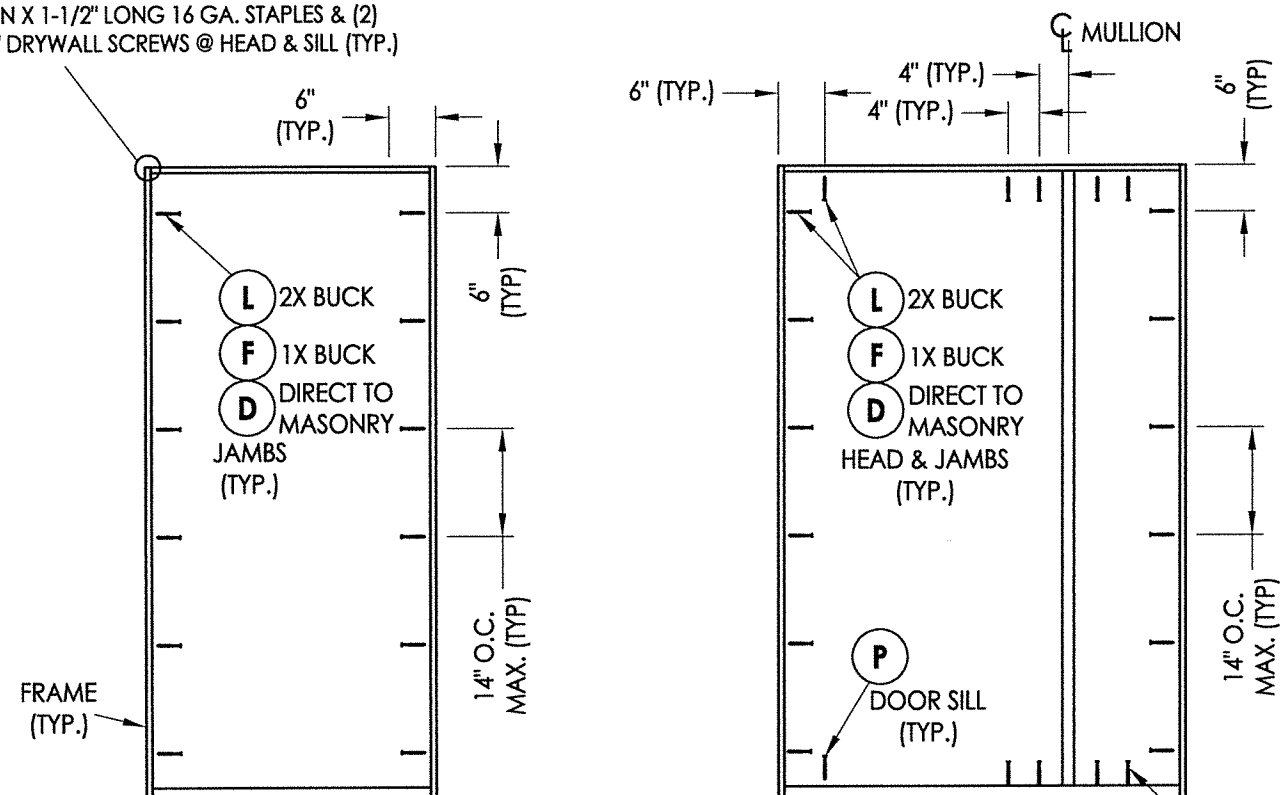
PRODUCT:		STEVE'S & SONS FIBERGLASS DOOR	
PART OR ASSEMBLY:		VERTICAL CROSS SECTIONS	
NO.		DATE	
BY		REVISIONS	
DATE: 4/20/22		SCALE: N.T.S.	
DWG. BY: RW		CHK. BY: LFS	
DRAWING NO.: FL-41479.1		SHEET 10 OF 13	



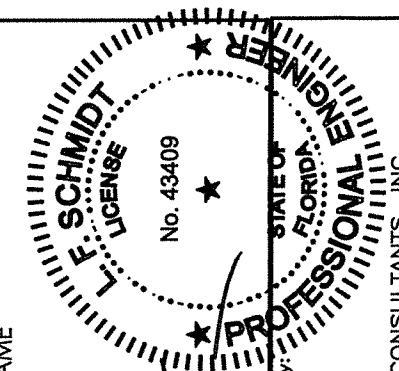
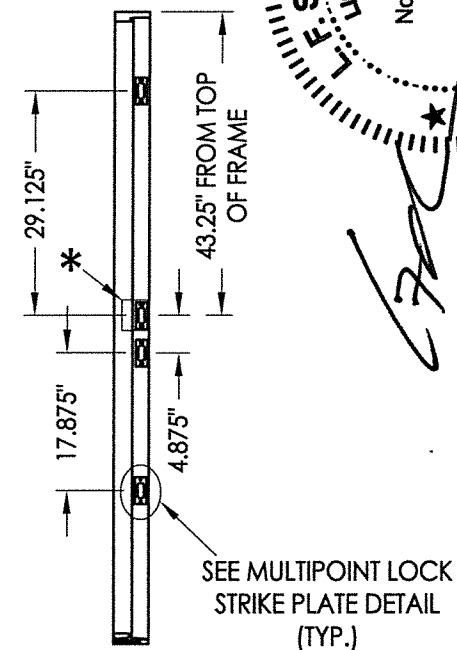
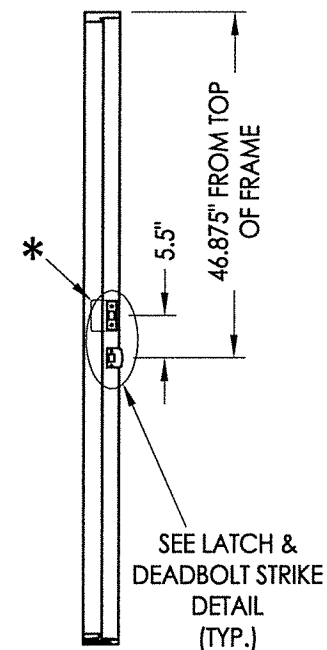
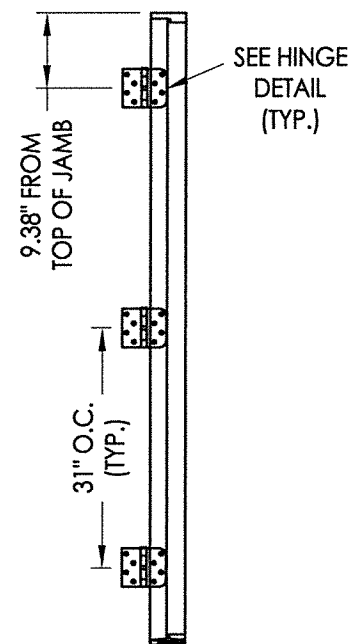
© 2022 R.W. BUILDING CONSULTANTS INC.



FRAME CORNERS ATTACHED w/ (3) 7/16"  
CROWN X 1-1/2" LONG 16 GA. STAPLES & (2)  
#7 X 2" DRYWALL SCREWS @ HEAD & SILL (TYP.)



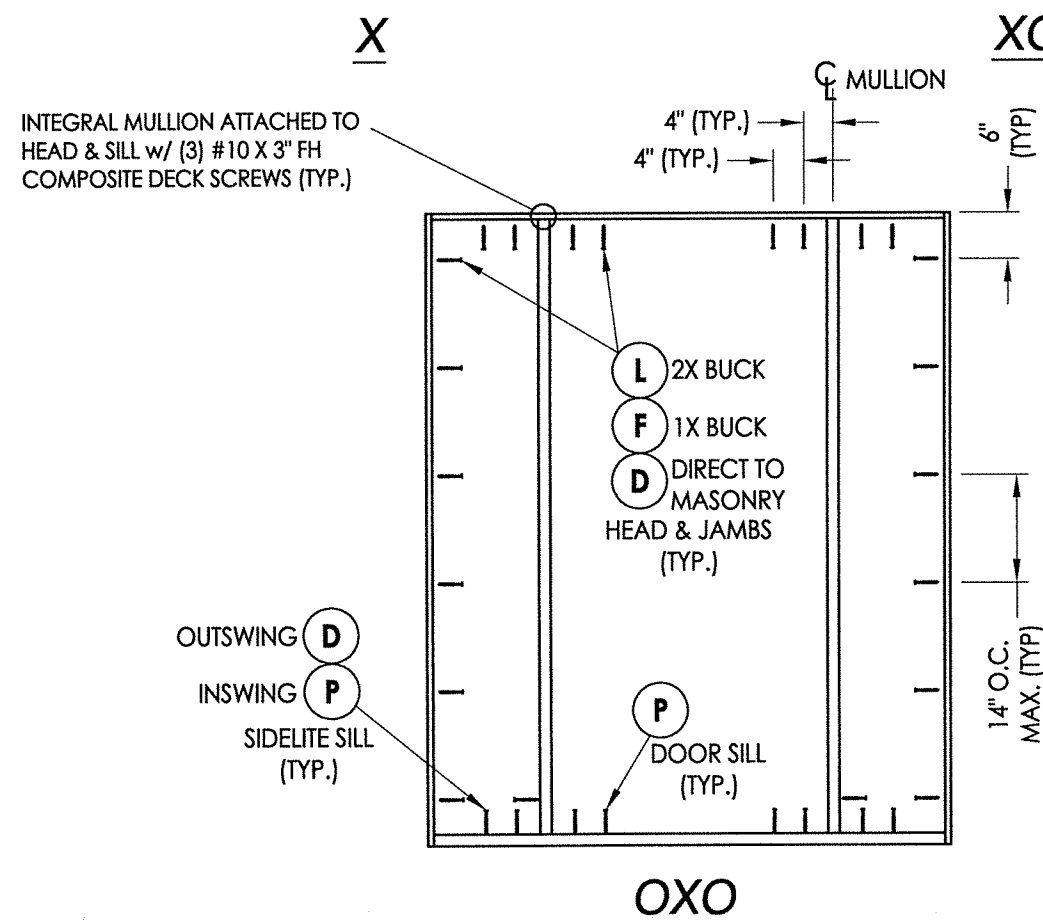
\* 3.5" X 4" 20 GA. STEEL PLATE ATTACHED TO BACK OF LOCK JAMB w/ (4) 1" CROWN X 5/8" LONG 16 GA. STAPLES



June 7, 2022

Documents Prepared By: Lyndon F. Schmidt  
P.E. No. 43409

**RW**  
BUILDING CONSULTANTS, INC.  
P.O. Box 230, Valrico, FL 33595  
Phone No.: 813.659.9197  
FBPE Registry No. 9813



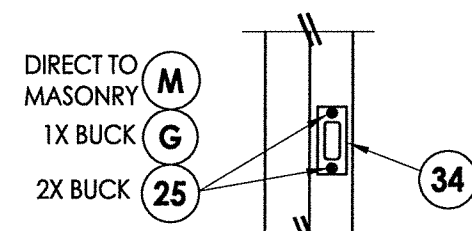
**XO, OX**

**D** OUTSWING  
**P** INSWING  
SIDELITE SILL  
(TYP.)

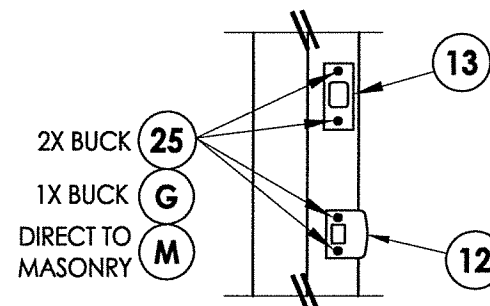
### HINGE JAMB/MULLION

**STRIKE JAMB/MULLION**  
LATCH & DEADBOLT

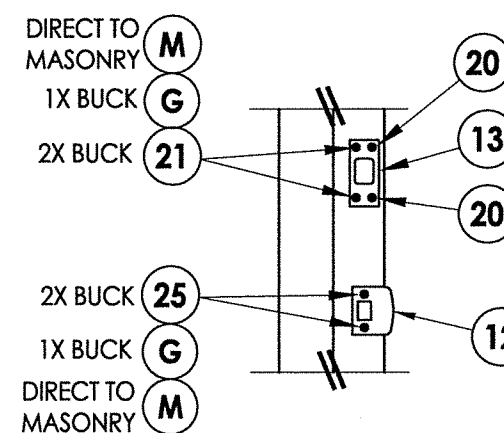
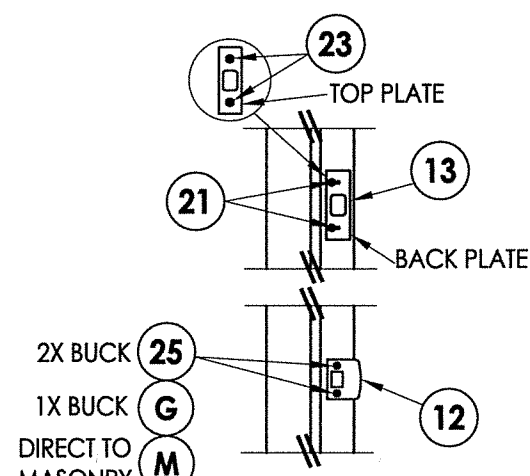
**STRIKE JAMB/MULLION**  
MULTIPOINT LOCK



## ROCKWELL MULTIPOINT LOCK HARDWARE



**ROCKWELL HARDWARE**

**KWIKSET HARDWARE**

**SCHLAGE HARDWARE**

## HARDWARE DETAILS

## FRAME ANCHORING

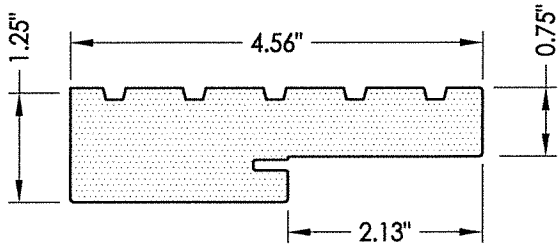
### HINGE DETAIL

DATE: 4/20/22		REVISIONS NO. DATE		BY		PRODUCT:  STEVES & SONS FIBERGLASS DOOR	
SCALE: N.T.S.							
DWG. BY: RW							
CHK. BY: LFS							
DRAWING NO.: FL-41479.1							
SHEET 12 OF 13						PART OR ASSEMBLY:  FRAME ANCHORING & HARDWARE DETAILS	

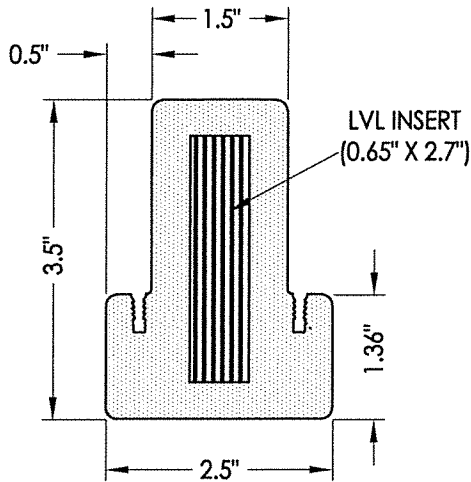


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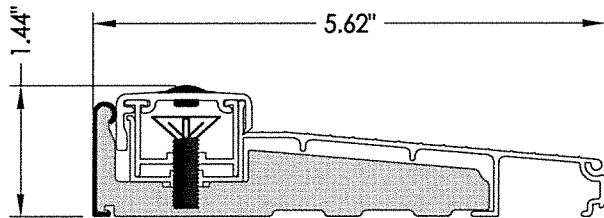
BILL OF MATERIALS		
ITEM #	DESCRIPTION	MATERIAL
A	1X BUCK (G >= 0.42)	WOOD
B	2X BUCK (G >= 0.42)	WOOD
C	1/4" MAX. SHIM SPACE	-
D	1/4" X 2-3/4" PFH DeWALT OR ITW CONCRETE SCREW	STEEL
E	MASONRY - 3,000 PSI MIN. CONCRETE CONFORMING TO ACI 301 OR HOLLOW BLOCK CONFORMING TO ASTM C90	CONCRETE
F	1/4" X 3-3/4" PFH DeWALT OR ITW CONCRETE SCREW	STEEL
G	3/16" X 3-1/4" PFH ITW CONCRETE SCREW	STEEL
L	#10 X 2-1/2" PFH WOOD SCREW (1.15" MIN. EMB.)	STEEL
M	3/16" X 2-1/4" PFH ITW CONCRETE SCREW	STEEL
P	1/4" X 2-1/4" PFH DeWALT OR ITW CONCRETE SCREW	STEEL
1	COMPOSITE JAMB	COMP
3	COMPOSITE MULLION	COMP/LVL
7	WEATHERSTRIP	FOAM
8	SWEEP	VINYL
9	4" X 4" HINGE	STEEL
11	#9 X 3/4" PFH WOOD SCREW	STEEL
12	LATCH STRIKE PLATE	STEEL
13	DEADBOLT STRIKE PLATE	STEEL
14	INSWING THRESHOLD	ALUM/COMP
15	OUTSWING THRESHOLD	ALUM/COMP
17	INSWING SIDELITE ADAPTER	PVC
18	#8 X 3" SD TRIM SCREW	STEEL
20	#9 X 1/2" PFH WOOD SCREW	STEEL
21	#12 X 2-1/2" PFH WOOD SCREW	STEEL
23	#8 X 3/4" PFH WOOD SCREW	STEEL
25	#8 X 2-1/2" PFH WOOD SCREW	STEEL
27	#7 X 1-5/8" DRYWALL SCREW	STEEL
34	MULTIPOINT LOCK STRIKE PLATE	STEEL
40	DOOR PANEL	-
50	SIDELITE PANEL	-



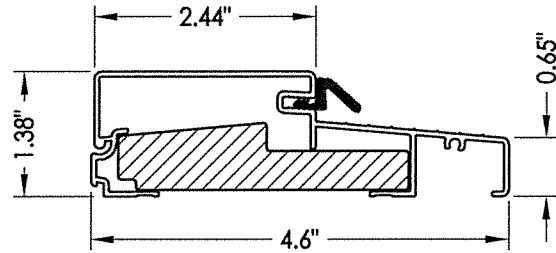
1 COMPOSITE JAMB  
WORLDWIDE "4EVER"



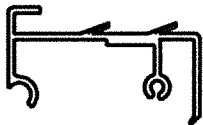
3 COMPOSITE MULLION



14 INSWING THRESHOLD  
Columbia



15 OUTSWING THRESHOLD  
Columbia



17 INSWING SIDELITE SPACER  
Columbia

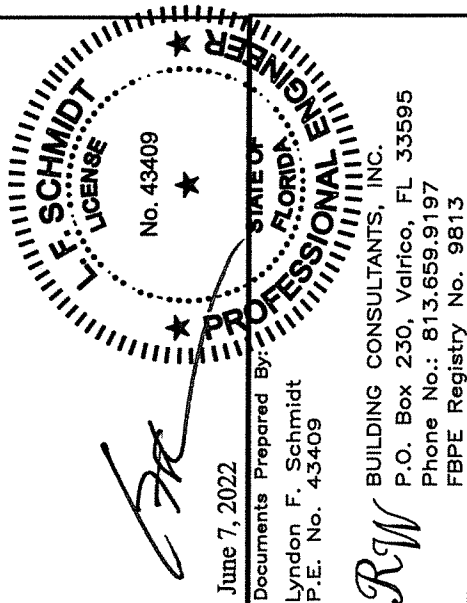
CONCRETE ANCHOR NOTES:

- Concrete anchor locations at the corners may be adjusted to maintain the min. edge distance to mortar joints.
- Concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints, additional concrete anchors may be required to ensure the "MAX. ON CENTER" dimension are not exceeded.
- Concrete anchor table:

ANCHOR TYPE	ANCHOR SIZE	MIN. EMBEDMENT	MIN. CLEARANCE TO MASONRY EDGE	MIN. CLEARANCE TO ADJACENT ANCHOR
ITW BUILDEX TAPCON®	3/16"	1-1/4"	3"	1-1/2"
	1/4"	1-1/4"	2"	4"
DeWALT ULTRACON®	1/4"	1-1/4"	1"	4"

WOOD SCREW INSTALLATION NOTES:

- Maintain a minimum 5/8" edge distance, 1" end distance, & 1" o.c. spacing of wood screws to prevent the splitting of wood.



June 7, 2022

Documents Prepared By:  
Lyndon F. Schmidt  
P.E. No. 43409

BUILDING CONSULTANTS, INC.  
P.O. Box 230, Valrico, FL 33595  
Phone No.: 813.659.9197  
FBPE Registry No. 9813

PRODUCT:  
ALL SEASONS, INC.  
FIBERGLASS DOOR

PART OR ASSEMBLY:  
BILL OF MATERIALS  
& COMPONENTS

REVISIONS

DATE: 4/20/22

SCALE: N.T.S.

DWG. BY: RW

CHK. BY: LFS

DRAWING NO.: FL-41479.1

SHEET 13 OF 13



# HardiePlank® Lap Siding

## Submittal Form

**01**

Submitted to: .....

Project Name: .....

Submitted by: .....

Date: .....

☐ HZ5® Product Zone    ☐ HZ10® Product Zone

 Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12in

 Product Finish: ☐ Primed ☐ ColorPlus® Technology

 Product Texture: ☐ Smooth ☐ Select Cedarmill® ☐ Colonial Roughsawn®  
☐ Colonial Smooth® ☐ Rustic Cedar

# HardiePlank® Lap Siding

## Specification Sheet

**01**

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBRE CEMENT SIDING

### HARDIEPLANK® LAP SIDING

#### Manufacturer

James Hardie Building Products, Inc

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California

#### Compliance with the following codes

- 2012, 2009 and 2006 International Building Code® (IBC)
- 2012, 2009 and 2006 International Residential Code® (IRC)

#### Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

#### Use

James Hardie fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1404.10 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

#### Description

HardiePlank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. HardiePlank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

#### Available Sizes

Product	Width (in)	Length	Thickness (in)
HardiePlank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

\* HZ5: 9-1/4, 12 only available primed    HZ10: 5-1/4, 9-1/4, 12 only available primed.

#### Texture & Finish

HardiePlank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

#### Engineered for Climate®

HardiePlank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.





**Performance Properties**

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
THERMAL	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K <sub>eff</sub> )		6.62
	Thermal Resistance		R=1/ K <sub>eff</sub>		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
FIRE CHARACTERISTICS	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1	

Note 1: listed on Warnock Hersey and ESR 2290

**Installation**

Install HardiePlank lap siding in accordance with:

- HardiePlank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

**Warranty**

HardiePlank lap siding: 30-year, Non-Prorated, Limited Warranty  
ColorPlus Technology: 15-year Limited Finish Warranty

**Sustainable Design Contribution**

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

**Storage and Handling**

Store flat and keep dry and covered prior to installation.

**Technical Services**

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

**P2**



Additional Installation Information, Warranties, and Warning are available at JamesHardie.com

1 866 442 7343 | www.jameshardie.com

**IMPORTANT:** Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury.

**DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

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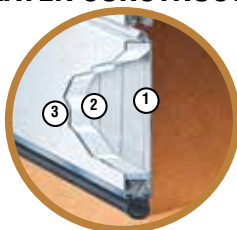
# GALLERY® collection

**Models GR2SP, GR2LP (9.0 R-Value\*)**  
**Models GR1SP, GR1LP (6.5 R-Value\*)**



Shown: Design GR1LP with ARCH2 windows with grilles and Ultra-Grain® Medium Finish

## 3-LAYER CONSTRUCTION



① Steel + ② Insulation + ③ Steel

**9.0**  
R-VALUE\*  
2" insulation

**6.5**  
R-VALUE\*  
1 3/8" insulation

## PRODUCT SPECIFICATIONS

- 27 gauge patented deep emboss panel with a vertical ribbed pattern is pressure bonded for quiet operation.
- 2" thick polystyrene insulation available (Models GR2SP, GR2LP). R-value 9.0\*, 1 3/8" thick polystyrene insulation available (Models GR1SP, GR1LP). R-value 6.5\*
- Hot-dipped galvanized steel skin with a baked-on primer and top coat helps assure long-lasting beauty.
- Nylon rollers for durable, smooth, long-lasting performance.
- Patented Safe-T-Bracket® designed for added safety; under normal circumstances it cannot be removed while the door is under tension.
- Tongue-and-groove joints and bottom weatherseal in a rust-proof aluminum retainer help seal out the elements.
- 12" radius track for normal installations. 15" radius track available.
- Extension springs standard on single doors (up to and including 10'). EZ-SET® torsion springs standard on all double doors (greater than 10' wide).
- Inside slide lock is standard, outside keyed lock available (at additional charge).
- Operator reinforcement bracket is standard.
- Spade Lift Handles and Spade Step Plate are standard.

## STYLE & FINISH

- Patented deep emboss panel stamp is available in both the Short emboss panel (GR2SP, GR1SP) and the Long emboss panel (GR2LP, GR1LP) to complement any home's style.
- Finish may be painted to complement the home's exterior.
- Windows are made from 1/8" DSB or Obscure glass with optional Snap-In grilles. Optional 3/4" insulated DSB glass or insulated obscure glass available. The window frames and grilles are UV-protected. Acrylic Wrought Iron windows also available.
- Ultra-Grain® wood colors available (see G4 for pricing).

## SIZES

- Available in heights from 6' to 12' in 3" increments.
- Model GR2SP from 6'2" to 20', in 2" increments; Model GR2LP from 7'8" to 20', in 2" increments.
- Model GR1SP from 6'2" to 18', in 2" increments; Model GR1LP from 7'8" to 18', in 2" increments.

## EXCEPTIONS

- Doors not available in widths from 10'2" through 11'4" or 14'8".
- Windows not available on 14'10" and 15'4" widths.
- Door widths requiring single spade handle or Twisted "T" design keyed lock: 6'2", 6'4", 6'6", 7'8", 7'10", 11'6", 11'8", 11'10", 14'10" through 15'10" and 19'2" through 19'10".

## SPECIAL NOTES

- For doors sold through Home Depot's Expert Installation Program, the springing systems and locking systems may vary by market.
- Doors ordered in white unless a color is specified.

\*Calculated door section R-value is in accordance with DASMA TDS-163.

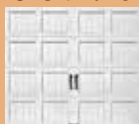
## STANDARD HEADROOM REQUIREMENTS

Extension Springs		Torsion Springs	
Track Radius	Headroom Needed*	Track Radius	Headroom Needed*
12"	10"	12"	12"
15"	12"	15"	14"

\* Add 3" for automatic garage door opener

## MODELS

### Short Panel



GR2SP / GR1SP

### Long Panel



GR2LP / GR1LP

## COLORS



(Additional cost see pg. G4)  
(Printed colors may vary from actual panel colors)

## WINDOWS / TOP SECTIONS



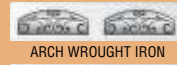
SHORT SOLID



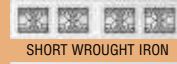
SHORT PLAIN



LONG PLAIN



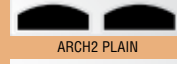
ARCH WROUGHT IRON



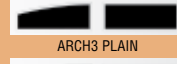
SHORT WROUGHT IRON



ARCH1 PLAIN



ARCH2 PLAIN



ARCH3 PLAIN



ARCH3 GRILLE



SHORT ASHFORD®



SHORT CLAYTON™



SHORT KRISTIN®



SHORT TRENTON®



LONG SOLID



SHORT SQUARE GRILLE



LONG SQUARE GRILLE



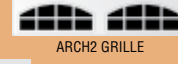
LONG RECTANGLE GRILLE



LONG WROUGHT IRON



ARCH1 GRILLE



ARCH2 GRILLE



LONG ASHFORD®



LONG CLAYTON™



LONG KRISTIN®



LONG TRENTON®

## DECORATIVE HARDWARE

### Standard Hardware:



Spade Lift  
Handles  
(4118684)



Spade  
Step Plate  
(4119015)

See page G4 for complete hardware options.

## WARRANTIES

PAINT SYSTEM  
LIMITED  
**LIFE**  
WARRANTY

WINDOWS  
LIMITED  
**10YR**  
WARRANTY

HARDWARE  
LIMITED  
**3YR**  
WARRANTY

