HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2023

HDRC CASE NO:	**2023-257**
ADDRESS:	114 DEWBERRY ST
LEGAL DESCRIPTION:	NCB 6461 (MISTLETOE ADDITION SUBDIVISION), BLOCK 1 LOT 57
ZONING:	R-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	River Road Historic District
APPLICANT:	Jim Tafoya/Brio Builders
OWNER:	Daniel Pina/PINA DANIEL & STEPHANIE
TYPE OF WORK:	Conceptual approval of construction of a two-story residence
APPLICATION RECEIVED:	July 20, 2023
60-DAY REVIEW:	September 18, 2023 (Requested postponement by applicant to September 20, 2023)
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant requests a conceptual approval to construct a two-story residential structure on the vacant lot at 114 Dewberry.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

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.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

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.

B. REUSE OF HISTORIC MATERIALS

i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

ii. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

iii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iv. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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.

i. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
ii. *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.
iii. *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.
iv. *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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and 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.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The applicant is requesting conceptual approval to construct a two-story residential structure on the vacant lot at 114 Dewberry. The lot is located in the River Road Historic District.
b. CASE HISTORY: On June 21, 2023, the Historic and Design Review Commission granted conceptual approval of a two-story residential structure on the vacant lot at 114 Dewberry, with a number of stipulations. Since conceptual approval, the footprint and siting of the proposed new construction changed significantly due to the incorporation of a required 10' setback to accommodate a private sewer easement at the northeast corner of the parcel.
c. DESIGN REVIEW COMMITTEE: On July 26 and September 13, 2023, the applicant met with staff and the Design Review Committee to review the revised design that incorporates the altered footprint and siting to accommodate the private sewer easement at the northeast corner of the parcel. Notes from both meetings are included in this case file.
d. CONTEXT & DEVELOPMENT PATTERN: This lot is currently void of any structures. This block currently lacks any street-facing buildings. However, staff finds that new construction on this block should follow the development pattern of the rest of the historic district.
e. SETBACKS & ORIENTATION: According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback of approximately 14 feet from the property line. Though there are no other street-facing structures on this block, the rest of the River Road historic district

features setbacks roughly 11 to 20 feet from the right-of-way. Staff finds that the proposed setback for this new construction features a setback that is equal to or greater than those found historically on the block, and thus conforms to guidelines.

f. ENTRANCES: According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. Staff finds the proposed entrance orientation and porch massing are appropriate and consistent with the Guidelines.

g. SCALE & MASS: Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. Though there are no other street-facing structures on the block, as noted in finding c, River Road predominately features one-story and one-and-a-half-story residences, with a handful of examples of two full stories. The applicant has proposed a massing and scale that is not consistent with the massing and scale of historic residential structures found within the River Road historic district, specifically with regard to architectural form. Staff finds that massing and scale that is consistent with the Guidelines for New Construction should be incorporated into the design. A two-story structure may be appropriate provided architectural forms are consistent with the Guidelines and historic two-story structures found within the district.

h. FOUNDATION & FLOOR HEIGHTS: The applicant has proposed a foundation height of 1 foot. According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Though there are no other street-facing structures on this block, as noted in finding b, the foundation of proposed new construction should align with other structures in the historic district. Nearby historic structures on this block feature foundation heights of between one and three feet. Staff finds the proposed foundation height conforms to guidelines.

i. ROOF FORM: The applicant has proposed a roof form comprised of a main hipped roof with gabled and shed roof forms on the primary elevation. Staff finds this generally appropriate.

j. ROOF (MATERIALS): The applicant has proposed to install composition shingle roofs across primary roof forms; the front-porch awning and the garage roof are proposed to be clad with a standing-seam metal roof. The applicant has proposed to install a standing-seam metal roof with smooth panels and 2" seams. Standing-seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Staff finds the proposed roof materials conform to guidelines.

k. LOT COVERAGE: Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed residence has a footprint of approx. 2,400 square feet, which includes the garage and porches. The lot is 6,011 square feet, so the proposed house footprint is approx. 40% of the lot size. Staff finds the lot coverage consistent with the Guidelines.

l. MATERIALS: The applicant has proposed a structure clad in stucco and Hardie siding with tapered wood columns on the front and back porches and with an attached garage clad in Hardie. Houses in the River Road historic district are predominately stucco- or wood-clad. Staff finds the use of stucco and Hardie siding to be generally appropriate.

m. DOOR (MATERIAL): The applicant proposes a full-lite front door. 4.A.iv says to consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure. Staff finds that either the fully wood or clad-exterior wood door is appropriate, but that the applicant must confirm which door material will be used.

n. WINDOWS (MATERIAL): The applicant proposes a Fibrex-clad wood product for windows on the new structure. Standard Specifications for Windows on Additions and New Construction state that 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. Staff finds the Fibrex-clad wood windows do not conform to standard specifications.

o. FENESTRATION PROFILE: The applicant has proposed fenestration profiles that feature window profiles inconsistent with the Guidelines and historic fenestration profiles found throughout the district. Staff finds that the proposed fenestration profiles should be amended to be consistent with the Guidelines. Windows should feature traditional sizes and a one-over-one profile. Contemporarily sized windows and fixed windows should be eliminated from the proposed new construction.
p. ARCHITECTURAL DETAILS: Generally, staff finds the proposed architectural details to be inconsistent with the Guidelines for New Construction. Staff finds that the proposed massing and form should be revised to be consistent with the Guidelines and historic examples found throughout the district.
q. ARCHITECTURAL DETAILS (PORCHES): Historic structures within the River Road historic district feature front porches that are a prominent architectural feature of the structure. Historically, porches feature their own massing and roof form. Staff finds that the proposed entrance element and front porch conform to guidelines.
r. ARCHITECTURAL DETAILS (GARAGES): The applicant has proposed for the structure to feature one street-facing garage door on the front of the new construction and a garage door facing the back yard. Attached garages located on the front façade of houses is not found historically within the district and is inconsistent with the Guidelines. Staff finds that the proposed garage should be eliminated and that parking should be located elsewhere on the site.
s. LANDSCAPING: The applicant provided a landscaping plan that notes the majority of the yard will feature grass, which is consistent with the Guidelines.
t. DRIVEWAYS: The applicant has proposed one driveway that is 10' wide. Staff finds the proposed driveway configuration to be appropriate and consistent with the Guidelines.
u. MECHANICAL EQUIPMENT: The applicant has not noted the location of mechanical equipment at this time. All mechanical equipment should be screened from view from the right of way, per the Guidelines.
v. ARCHAEOLOGY: The project area is within a River Improvement Overlay District, San Antonio Downtown and River Walk Historic District National Register of Historic Places District, and is a designated Local Historic Landmark. Furthermore, the property is traversed by the Navarro Acequia, a previously recorded archaeological site. Therefore, an archaeological investigation is required if excavations are necessary for the project. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends conceptual approval of the request to construct a two-story residential structure, based on findings a through u, with the following stipulations:

i. That the applicant incorporates proposed massing and scale consistent with the Guidelines for New Construction, in particular, incorporating an overall building width or arrangement of bays that is compatible with surrounding historic structures, as noted in finding g.
ii. That, as noted in finding j, the standing-seam metal roof on the front porch features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a standard galvalume finish. Panels should be smooth without striation or corrugation.
iii. That the applicant confirms which door material will be used, as noted in finding m.
iv. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations and in finding n.
v. That the applicant amends the proposed fenestration profile to incorporate windows that feature a one-over-one profile rather than the fixed clerestory windows proposed, as noted in finding o.
vi. That the proposed front-loading garage be eliminated and that parking should be located elsewhere on site, as noted in finding r.
vii. That all mechanical equipment be screened from view from the public right of way, as noted in finding t.
viii. ARCHAEOLOGY – An archaeological investigation is required if excavations are necessary near the rear of the property. Impacts to the Upper Labor Acequia shall be avoided. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

An inspection must be scheduled with OHP staff prior to the start of work on the standing-seam metal roof to verify that the roofing material matches the approved specifications.

City of San Antonio One Stop

July 13, 2022

1:500

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

CoSA Addresses

COSA City Limit Boundary

Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

July 19, 2023

HDRC CASE NO:	**2023-257**
ADDRESS:	114 DEWBERRY ST
LEGAL DESCRIPTION:	NCB 6461 (MISTLETOE ADDITION SUBDIVISION), BLOCK 1 LOT 57
HISTORIC DISTRICT:	River Road
APPLICANT:	Andrea Longoria/Brio Builders - 6862 Alamo Downs
OWNER:	Daniel Pina/PINA DANIEL & STEPHANIE - PO BOX 654
TYPE OF WORK:	New construction

REQUEST:
The applicant requests a Certificate of Appropriateness for approval to construct a two-story residential structure on the vacant lot at 114 Dewberry.

FINDINGS:
a. The applicant is requesting approval to construct a two-story residential structure on the vacant lot at 114 Dewberry. The lot is located in the River Road Historic District.
b. CASE HISTORY: On June 21, 2023, the Historic and Design Review Commission granted conceptual approval of a two-story residential structure on the vacant lot at 114 Dewberry, with the following stipulations:
i. That the applicant incorporates entrance massing and elements that are consistent with the Guidelines and historic examples found throughout the district.
ii. That the applicant incorporates proposed massing and scale consistent with the Guidelines for New Construction, in particular, incorporating an overall building width or arrangement of bays that is compatible with surrounding historic structures. Multiple secondary roof forms should be eliminated in favor of a simplified design.
iii. That the applicant incorporates a foundation height that is consistent with the Guidelines. This stipulation has been met.
iv. That the applicant incorporate roof forms consistent with the Guidelines and historic examples found throughout the district. This stipulation has been met.
v. That the standing-seam metal roof on the front porch features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a standard galvalume finish. Panels should be smooth without striation or corrugation. This is a standard stipulation.
vi. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed.
vii. That the applicant amends the proposed fenestration profile to incorporate windows that feature a one over one profile rather than the fixed clerestory windows proposed.
viii. That the proposed entrance element and front porch be amended to feature traditional porch massing.
ix. That the proposed front-loading garage be eliminated and that parking should be located elsewhere on site, as noted in finding p. Should the commission find an attached garage appropriate, staff recommends a consistent siding material be used throughout the structure.
x. That all mechanical equipment be screened from view from the public right of way. This is a standard stipulation.
xi. That fencing details be submitted to staff; fencing is not included in this review.
c. CONTEXT & DEVELOPMENT PATTERN: This lot is currently void of any structures. This block currently lacks any street-facing buildings. However, staff finds that new construction on this block should follow the development pattern of the rest of the historic district.
d. SETBACKS & ORIENTATION: According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant

has proposed a setback of approximately 22 feet from the property line. Though there are no other street-facing structures on this block, the rest of the River Road historic district features setbacks roughly 11 to 20 feet from the right-of-way. Staff finds that the proposed setback for this new construction features a setback that is equal to or greater than those found historically on the block, and thus conforms to guidelines.

e. ENTRANCES: According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines; however, staff finds that the proposed entrance massing and detailing is not consistent with the Guidelines. Entrance massing should feature traditional forms and details, as found historically within the district.

f. SCALE & MASS: Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. Though there are no other street-facing structures on the block, as noted in finding c, River Road predominately features one-story and one-and-a-half-story residences, with a handful of examples of two full stories. The applicant has proposed a massing and scale that is not consistent with the massing and scale of historic residential structures found within the River Road historic district, specifically with regard to architectural form. Staff finds that massing and scale that is consistent with the Guidelines for New Construction should be incorporated into the design. A two-story structure may be appropriate provided architectural forms are consistent with the Guidelines and historic two-story structures found within the district.

g. FOUNDATION & FLOOR HEIGHTS: The applicant has proposed a foundation height of 1 foot. According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Though there are no other street-facing structures on this block, as noted in finding b, the foundation of proposed new construction should align with other structures in the historic district. Nearby historic structures on this block feature foundation heights of between one and three feet. Staff finds the proposed foundation height conforms to guidelines.

h. ROOF FORM: The applicant has proposed a roof form comprised of a main hipped roof with gabled and shed roof forms on the primary elevation. Staff finds this generally appropriate.

i. ROOF (MATERIALS): The applicant has proposed to install composition shingle roofs across all roof forms except the front-porch awning, proposed to be clad with a standing-seam metal roof. The applicant has proposed to install a standing-seam metal roof with smooth panels and 2" seams. Standing-seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Staff finds the proposed roof materials conform to guidelines.

j. LOT COVERAGE: Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed residence has a footprint of approx. 2,500 square feet, which includes the garage and porches. The lot is 6,011 square feet, so the proposed house footprint is approx. 41.5% of the lot size. Staff finds the lot coverage consistent with the Guidelines.

k. MATERIALS: The applicant has proposed a structure clad in stucco and wood siding with wood posts on the front porch and with an attached garage clad in Hardie. The applicant did not submit specs for windows, doors, or garage doors. Houses in the River Road historic district are predominately stucco- or wood-clad. Staff finds the use of stucco and wood cladding or Hardie siding to be generally appropriate.

l. DOOR (MATERIAL): The applicant proposes a front door with a tall, thin lite left of center and provided manufacturer's specifications for a product available as fully wood or as clad-exterior wood. 4.A.iv says to consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure. Staff finds that either the fully wood or clad-exterior wood door is appropriate, but that the applicant must confirm which door material will be used.

m. WINDOWS (MATERIAL): The applicant proposes a Fibrex-clad wood product for windows on the new structure. Standard Speci fications for Windows on Additions and New Construction state that 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. Staff finds the Fibrex-clad wood windows do not conform to standard specifications.

n. FENESTRATION PROFILE: The applicant has proposed fenestration profiles that feature both window profiles and locations that are inconsistent with the Guidelines and historic fenestration profiles found throughout the district. Staff finds that the proposed fenestration profiles should be amended to be consistent with the Guidelines. Windows should feature traditional sizes and a one-over-one profile. Contemporarily sized windows and fixed windows should be eliminated from the proposed new construction.

o. ARCHITECTURAL DETAILS: Generally, staff finds the proposed architectural details to be inconsistent with the Guidelines for New Construction. Staff finds that the proposed massing and form, roof form, porch/entrance configuration, materials, and fenestration profiles should be revised to be consistent with the Guidelines and historic examples found throughout the district.

p. ARCHITECTURAL DETAILS (PORCHES): Historic structures within the River Road historic district feature front porches that are a prominent architectural feature of the structure. Historically, porches feature their own massing and roof form. The applicant has proposed an entrance and front porch that are not within the context of a traditionally-sized porch. Staff finds that the proposed

entrance element and front porch should be amended to feature traditional porch massing.

q. ARCHITECTURAL DETAILS (GARAGES): The applicant has proposed for the structure to feature one street-facing garage door on the front of the new construction and a garage door facing the back yard. Attached garages located on the front fa çade of houses is not found historically within the district and is inconsistent with the Guidelines. Staff finds that the proposed garage should be eliminated and that parking should be located elsewhere on the site.

r. LANDSCAPING: The applicant provided a landscaping plan that notes the majority of the yard will feature grass, which is consistent with the Guidelines. Staff finds this consistent with the guidelines.

s. DRIVEWAYS: The applicant has proposed one driveway that is 10' wide. Staff finds the proposed driveway configuration to be appropriate and consistent with the Guidelines.

t. MECHANICAL EQUIPMENT: The applicant has not noted the location of mechanical equipment at this time. All mechanical equipment should be screened from view from the right of way, per the Guidelines.

u. ARCHAEOLOGY: The project area is within a River Improvement Overlay District, San Antonio Downtown and River Walk Historic District National Register of Historic Places District, and is a designated Local Historic Landmark. Furthermore, the property is traversed by the Navarro Acequia, a previously recorded archaeological site. Therefore, an archaeological investigation is required if excavations are necessary for the project. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends approval of the request to construct a two-story residential structure, based on findings a through u, with the following stipulations:

i. That the applicant incorporates entrance massing and elements that are consistent with the Guidelines and historic examples found throughout the district, as noted in finding e.

ii. That the applicant incorporates proposed massing and scale consistent with the Guidelines for New Construction, in particular, incorporating an overall building width or arrangement of bays that is compatible with surrounding historic structures, as noted in finding f.

iii. That, as noted in finding i, the standing-seam metal roof on the front porch features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a standard galvalume finish. Panels should be smooth without striation or corrugation.

iv. That the applicant confirms which door material will be used, as noted in finding l.

v. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations and in finding m.

vi. That the applicant amends the proposed fenestration profile to incorporate windows that feature a one over one profile rather than the fixed clerestory windows proposed, as noted in finding n.

vii. That the proposed entrance element and front porch be amended to feature traditional porch massing, as noted in finding p.

viii. That the proposed front-loading garage be eliminated and that parking should be located elsewhere on site, as noted in finding q. Should the commission find an attached garage appropriate, staff recommends a consistent siding material be used throughout the structure.

ix. That all mechanical equipment be screened from view from the public right of way, as noted in finding t.

x. ARCHAEOLOGY – An archaeological investigation is required if excavations are necessary near the rear of the property. Impacts to the Upper Labor Acequia shall be avoided. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

An inspection must be scheduled with OHP staff prior to the start of work on the standing-seam metal roof to verify that the roofing material matches the approved specifications.

COMMISSION ACTION:

Referred to a committee.

Shanon Shea Miller
Historic Preservation Officer

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: 26 July 2023 3:30 PM

HDRC Case #: 2023-257

Address: 114 Dewberry

Meeting Location: Webex

APPLICANT: Andrea Longoria and Jim Tafoya, BRIO Builders

DRC Members present: Jeff Fetzer, Jimmy Cervantes

Staff Present: Jessica Anderson, Bryan Morales

Others present: NA

REQUEST: New construction of a two-story residence

COMMENTS/CONCERNS:

Tafolla: How long does archaeological investigation take? Process?

Anderson: I'll find out for you.

Longoria: At last meeting, utilities easement came up. We made adjustments to meet those requirements. We got clarification at the back of the property that we needed a 20' setback for sewage, so we had to move the garage forward to accommodate. Pushed in the patio and roofline a bit as well to accommodate the 20'. Had the bring in the front porch awning to incorporate the 14' front easement for utilities.

Tafolla: At last HDRC, on lot 53 (very north right hand corner) we have a 10' utility easement. UDC says setback is 20' for R-4.

Fetzer: Would it be possible to add a diagonal line at that 20' setback on the site plan?

Longoria: I did, but when I refreshed it didn't make it. Will have it in the final submission. We didn't make any changes to the layout other than shortening the patios. We made adjustments to the side elevation with garage—updated fenestration on north side of the house. Removed windows on the south side of the house. Want clarification on how to get the front porch to meet requirements. This is the one area we're stuck on.

Fetzer: Can you show us the two front elevations side by side?

Anderson: No changes to front elevation from what was presented at HDRC.

Fetzer: There are parts of the drawing on the left that get closer to addressing staff's concerns about the front porch. I think the one on the right, the hipped roof on the main body of the house, that is more successful than the big gable

on the one on the left. You can put the small gable and board and batten siding over your popout on the right design, and put the hipped roof on the main body of the house.

Fetzer: If the hipped roof over the entrance became a gable roof, similar to the drawing on the right. And behind that, instead of the gable, do a hipped roof like on the last submitted design. With the gable, it's a much stronger entry element, especially with the center door, that starts to address some of the more traditional massing of the more historic houses. I would keep the one-over-one windows on the far right on the first floor.

Tafolla: Jessica has a tough job, trying to make sure everything meets the guidelines. If we remove the garage, I think we're there. The family needs a garage, how do we best make this work.

Fetzer: Having door centered on projecting gable, begins to enforce the entry to the house.

Tafolla: Then on the left, do a one-over-one window to match it?

Fetzer: Yes.

Tafolla: Let's go through the other elevations.

Anderson: A commissioner in a previous DRC noted the clerestory windows should be stacked.

Longoria: These are both bathrooms—there's a dividing wall for the showers. That's why it's bumped out.

Fetzer: Study that a little more. Even if you have to make those windows not as wide to get them to line up vertically from first to second floor.

[Commissioner Jimmy Cervantes joined at 3:38 PM)

Longoria: Anything else we need to address:

Anderson: Be prepared to discuss massing.

Fetzer: Do you have building heights on the adjacent buildings compared to your heights?

Longoria: Home to the right is a two-story home—24'9". House to the left is single-story.

Fetzer: How tall is your house?

Longoria: 25'9". A foot above the one next door.

Cervantes: I think you guys are moving in the right direction. You can only do so much. I can't speak for the others, but you've come a long way. You're working within nonnegotiable elements and negotiable elements. Do you have anything that shows from the front view your house next to the house on the left, next to the house on the right.

Longoria: No, but we can do that.

Cervantes: This is going to be subjective—I think you've gotten where you need to be. Need to figure out how to make your house nice without taking away from the other ones.

Longoria: Did this through a roof pitch at a 4. Don't want it to tower. It's the only house facing that street—in a weird, random scenario. Fortunate enough that the houses to the right and left of us aren't right next to each other. Quite a bit of space. Won't give the illusion that this house towers over others.

Cervantes: Mention that, be prepared to talk about that. If there's something that shows that—a single front-facing drawing. I think that's a valid concern, and I'm not the only one who's mentioned that.

Tafolla: Also wanted to mention this is just over a 2,000 square foot home. Once we took off the setbacks, we're left with 2,900 sf to build this with a garage.

Cervantes: How would you display that so that other people can agree with it.

Fetzer: There was some concern about a neighbor on Lindell Pl, that those houses are all one-story, directly behind you, and I think there was some concern about the height of your house and especially that back balcony. Is the building 20' away, or are the columns 20' away?

Longoria: 20’ from the eaves. The neighbor concerned about the deck has some mature tree coverage, some good privacy. And we shortened up the patio as well to make those adjustments.

Fetzer: Update site plan to show changes (sheet 1-13)

Cervantes: Maybe a photo from where the deck will be—a view, or lack of view, into the neighbor’s yard.

Longoria: We can put together some photos.

Fetzer: The resident concerned about the overlook from your deck—I don’t know if you would possibly look at putting some sort of screen or something on that south edge of the balcony? So that the view from your clients is to their backyard and not so much to the side yard of your neighbor. Go to the front elevation—want to bring Jimmy up to speed. On the first floor, talked about moving the entry door to the center of the three windows—make the center window a front door. Much more defined as an entry element.

Cervantes: How does that impact the interior?

Longoria: It kind of does—this is their living room. They wanted a small little entry for deliveries, but at this point, we’re just trying to get approval, so if that means moving the door, we just have to make accommodations.

Fetzer: We look forward to seeing some updated drawings.

Tafolla: Need to mention this—presented a timeline at the last HDRC meeting and how long we’ve been going through this thing, it’s affecting a lot of things. If there’s anything that’s going to prevent an approval—what is that?

Fetzer: One of the things another commissioner brought up is to have a wall section of the structure so we can see the relationship of the eaves and the board and batten siding as opposed to the horizontal siding, how that all works in section. That was one of the things requested.

Tafolla: We did this, but it wasn’t included when we refreshed the plans. We also have the window details nailed down in submittals.

Cervantes: If you’re addressing issues, and speak to those, and adjust for those accordingly—explain why you have what you have and didn’t incorporate some ideas—just need to be prepared to talk about that.

Fetzer: We’re just two of the commissioners, and there are more, and you need to talk to your client about moving the front door. If they’re set on the floor plan, then you just need to make your case. It’s only a suggestion, but if it doesn’t work for your client, I can understand that. Don’t feel that it’s a mandate that you move the door. It’s a suggestion to address the entry massing of the building.

OVERALL COMMENTS:

- Incorporate a more traditional front entry by moving the front door below the front gable.
- Include something illustrating the heights of nearby properties compared to proposed height of new structure.
- Include a wall section, per request of a commissioner at the HDRC.
- Adjust clerestory windows so they are stacked vertically.
- Consider adding a screen to the south side of the second-floor balcony to reorient the view away from the neighbor’s yard.
- Be prepared to discuss how you arrived at this footprint and massing.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: 13 Sept 2023, 3:30 PM

HDRC Case #: 2023-257

Address: 114 Dewberry

Meeting Location: Webex

APPLICANT: Jim Tafoya/BRIO Builders

DRC Members present: Jeff Fetzer

Staff Present: Jessica Anderson

Others present: none

REQUEST: The applicant requests a Certificate of Appropriateness for approval to construct a two-story residential structure on the vacant lot at 114 Dewberry.

COMMENTS/CONCERNS:

Tafoya: I want to point out a couple of things based on our last meeting, then I want to show a slide I prepared. Biggest thing is this 20' setback—in the top right-hand corner, we have a 10' private sanitary sewer easement I didn't notice until the hearing. UDC new build requires 20' setback for new construction, which shifted everything toward Dewberry. Main thing we did was, the last bay with the bedroom, we slid it forward toward the street. Left other things where they needed to be. By moving the bay forward, we needed to shift other things forward. We're tight within the boundaries, and we may have to apply for a variance for the setback in the rear and a slight setback at the corner where the porch meets the easement. Previously, we had a rectangular box, and now the first and second floor plans show how the layout needed to be to meet setback requirements. We've gone back and forth plenty of times re windows, front door, added columns instead of cedar posts with a bit of a character design. We've been working on this project for a long time, lots of feedback on windows, tried to meet window requirements.

At one of the last HDRC hearings, there was a finding that staff added. I want to focus on items 1, 2, and 9. Re item i, entrance massing and elements. At last meeting, Fetzer made some recommendations regarding the door. This is the new design. In my opinion, we've addressed the entrance massing and elements. Next item has to do with massing and scale, item ii. On south part of the lot, there are a lot of trees that you haven't seen before. And our square footage is consistent with other lots in the neighborhood.

Mazuca: No front window from the bedroom to the porch—might be an opportunity to put something there. But I like this design much better.

Fetzer: I would agree with Commissioner Mazuca. I think this is a much better, more traditional entry into the home with the location of the door rather than tucked around the corner, but the front elevation is composed around the front door and I think that's a much better design. I'm a little concerned about the size of the rear balcony. Based on your plan and your elevations, it's about 11'6" deep, which is almost doubling the size of your living room. And I'm not sure how that falls within the 20' setback line that development services would consider. I'm not sure the balcony would be considered complying with the 20' setback.

Tafoya: I'm missing a wall between the living room and balcony, but the top and lower balcony are the same dimensions. So your thought, Commissioner Fetzer, is to bring the top balcony in some?

Fetzer: Based on the porch and 20' setback, both encroach. Need to confirm with DSD whether a balcony under the roofline of the main house can extend into that setback. The setback is probably not just on the ground plane, it's probably vertically too.

Tafoya: This was the challenge with the back balcony—to try to get everything to fit within the angles.

Fetzer: Get with DSD about what's allowable behind that 20' setback, whether you'd need to ask for a variance. Something that would be helpful on this plan is a distance from the southeast corner of the porch perpendicular to the rear property line. Is that also 10', or is it something else?

Tafoya: 13' 6.75".

Fetzer: To propose this back porch and balcony, you need to get a reading from development services.

Anderson: In this situation, staff typically advises applicants to seek conceptual approval, bring that HDRC recommendation to BOA, then return to HDRC for final approval based on BOA outcome.

Staff asked commissioners if there are any concerns with the new roof forms.

Fetzer: With the very low pitch, I don't see any issues with these roof forms as shown today.

Mazuca: Standing seam on the front garage?

Anderson: Yes, and on the front porch as well.

OVERALL COMMENTS:

- Consider adding more windows on blank walls/areas
- Update plans to rectify missing elements
- Check with Development Services re what's allowable for setback (re rear porch under primary roof form)

RENDERINGS
FOR ILLUSTRATION ONLY

PROJECT INFORMATION

APPLICABLE CODES:

BUILDING:	2021 INTERNATIONAL BUILDING CODE
STRUCTURAL:	2021 INTERNATIONAL RESIDENTIAL CODE
PLUMBING:	2021 INTERNATIONAL PLUMBING CODE
MECHANICAL:	2021 INTERNATIONAL MECHANICAL CODE
ELECTRICAL:	2020 INTERNATIONAL ELECTRICAL CODE
FIRE/LIFE SAFETY:	2021 INTERNATIONAL FIRE CODE
ACCESSIBILITY:	TEXAS ACCESSIBILITY CODE
ENERGY:	2021 INTERNATIONAL ENERGY CONSERVATION CODE w/ 2021 SUPPLEMENT

SITE INFO:

NO. OF UNITS:	1	BLOCK:	1
TYPE OF CONSTRUCTION:	RESIDENTIAL	LOT:	57
BUILDING HEIGHT IN STORIES:	2	PARCEL KEY:	NA
TOTAL SQ. FT:	2287 SQFT	ZONING:	R-4
NCB:	6461		

Layout Page Table

Label	Title
T-1	TITLE PAGE
A-1	VICINITY MAP
A-2	SURVEY
A-3	SITE PLAN
A-4	FLOOR PLAN
A-5	FRONT - WEST ELEVATION
A-6	REAR - EAST ELEVATION
A-7	LEFT - NORTH ELEVATION
A-7	RIGHT - SOUTH ELEVATION
A-8	ROOF PLAN
A-9	CONSTRUCTION DETAILS

CONTACT INFORMATION:

BRIO BUILDERS
6862 ALAMO DOWNS
SAN ANTONIO, TX 78238
OFFICE: (210) 988-2777
JIM TAFOYA (210) 585-0242

OWNER'S Daniel & Stepanie Pina
ADDRESS: 114 Dewberry

SHEET: T-1

SCALE:

DATE: 08.24.23

REVISION TABLE

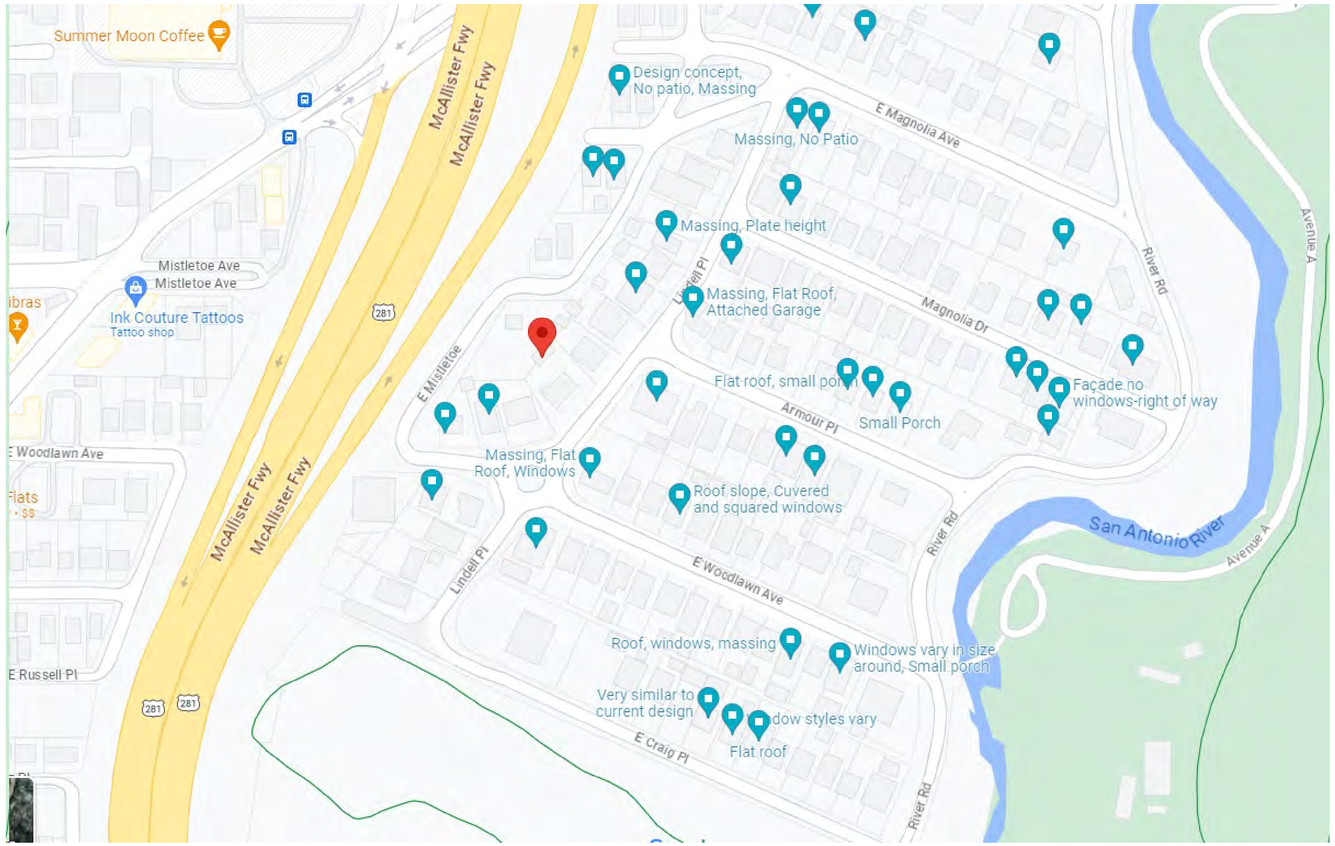
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE: TITLE PAGE

PROJECT: 114 DEWBERRY

DRAWINGS PROVIDED BY: BRIO DESIGNS

BRIO



VICINITY MAP

CURRENT SITE RIGHT OF WAY

N

SHEET: A-1

SCALE:

DATE: 08.24.23

REVISION TABLE

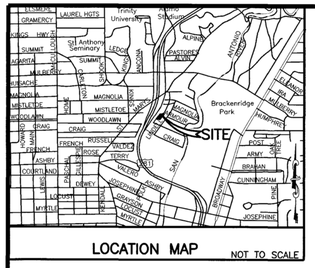
NUMBER	DATE	REVISED BY	DESCRIPTION

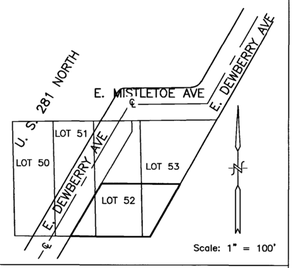
SHEET TITLE: VACINTIY MAP

PROJECT: 114 DEWBERRY

DRAWINGS PROVIDED BY: BRIO DESIGNS

BRIO





AREA BEING REPLATTED

THE AREA BEING RE-PLATTED IS PORTIONS OF LOTS 51-53, BLOCK 1, NEW CITY BLOCK 6461, OF THE MISTLETOE ADDITION SUBDIVISION PLAT, AN ANTIQUATED PLAT DATED JUNE 18, 1926, RECORDED IN VOLUME 642, PAGE 264, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

BLK	=	BLOCK
SF	=	SQUARE FEET
AC	=	ACRES
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
N.C.B.	=	NEW CITY BLOCK
ESMT.	=	EASEMENT
G.E.T.TV.EA.	=	GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT
•	=	1/2" DIAMETER IRON PINS SET
VOL.	=	VOLUME
PG.	=	PAGE
R.O.W.	=	RIGHT OF WAY
999	=	EXISTING CONTOURS
	=	CENTERLINE
SAN. SWR.	=	SANITARY SEWER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

ROY AKIONA PE, CFM
LICENSED PROFESSIONAL ENGINEER No. 50353
SAN ANTONIO DESIGN GROUP, INC.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

RHONDA K. BUTLER
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5049
ACE SURVEYING, INC.

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTION WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS STRUCTURES,M CONCRETE SLAB, OR WALL WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HERON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

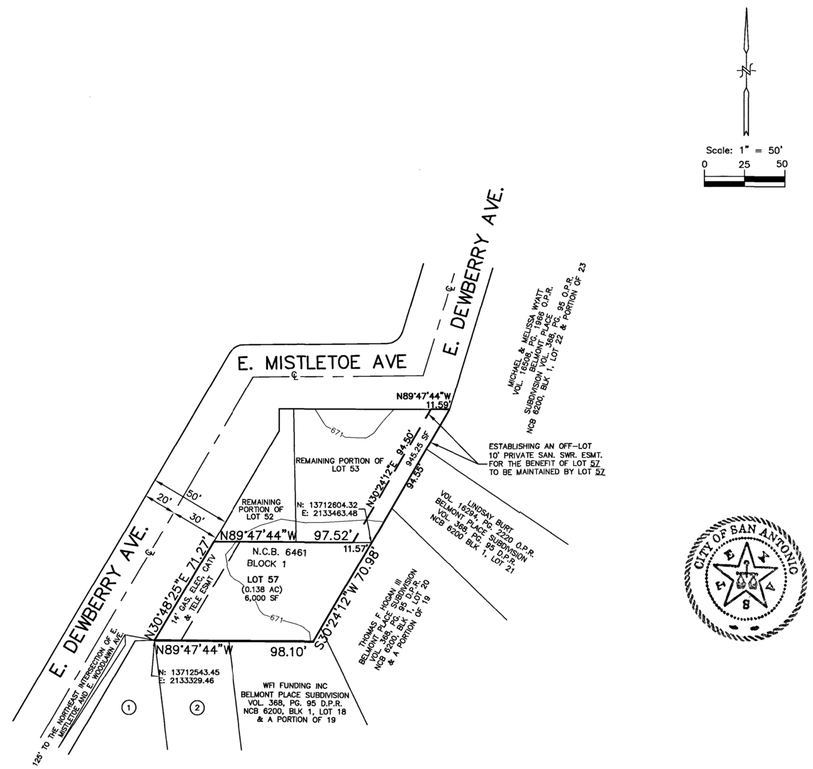
SAWS NOTES:

1. WASTEWATER EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
2. IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
3. SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE NOTES:

1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 57, BLOCK 1, N.C.B. 6461. DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATE, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
5. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0360G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



Scale: 1" = 50'
0 25 50

1. RAUL S ESPARZA
BELMONT PLACE SUBDIVISION
VOL. 368, PG. 95, D.P.R.
NCB 6200, BLK 1, PORTION OF LOT 16
AND PORTION OF LOT 17

2. JORGE & YOLANDA BRIONES
BELMONT PLACE SUBDIVISION
VOL. 368, PG. 95 D.P.R.
NCB 6200, BLK 1, PORTION OF LOT 17

SURVEYOR NOTES:
MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF **ACE SURVEYING, INC.**

1. BASIS OF BEARINGS FOR THIS PLAT: WGS 84, NAD 83, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE 4204.
2. IRON PINS SET ARE 1/2" REBAR WITH PINK PLASTIC CAP STAMPED "RKB 5409".
3. (o) INDICATE A FOUND 1/2" IRON PIN AT CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER :19-11800259

REPLAT ESTABLISHING

MISTLETOE ADDITION SUBDIVISION

ESTABLISHING LOT 57, BLOCK 1, N.C.B. 6461 BEING A TOTAL OF 0.145 ACRES OF LAND OUT OF LOTS 51-53, BLOCK 1, N.C.B. 6461, MISTLETOE ADDITION SUBDIVISION, PREVIOUSLY RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOL. 642, PG. 264. WHEREAS, THE PROPERTY OWNER, JOSE PROPERTIES LLC, AS RECORDED IN DOCUMENT NUMBER 20180204867 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

ZONING – DESIGN – PERMITTING – INSPECTIONS – CERTIFICATE OF OCCUPANCY
ONE STOP CODE CONSULTING, L.L.C.
255 SHADYVIEW DR. S.A. TX. 78201
PHONE: (210) 778-8219

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT: FERNANDO DELEON

OWNER/DEVELOPER:
JOSE PROPERTIES LLC
428 NORMANDY AVE.
SAN ANTONIO, TEXAS 78209
TELE: (210) 778-8219

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FERNANDO DELEON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 17 DAY OF October A.D. 20___.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

J. A. Saucedo Jr.
Notary Public
State of Texas
Comm. exp 05-06-2023

THIS PLAT OF MISTLETOE ADDITION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 25 DAY OF October A.D., 2019

BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

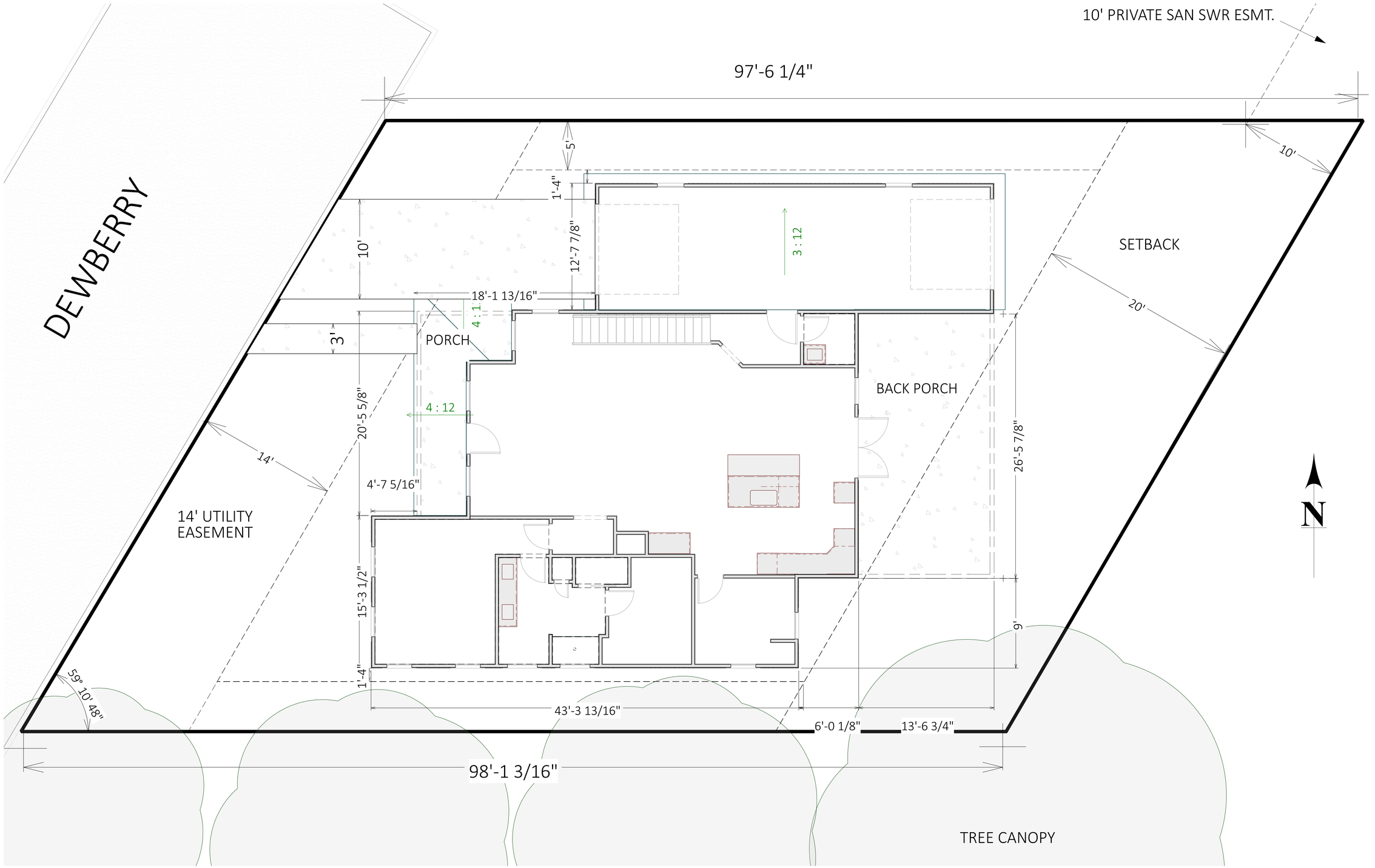
STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 11/1/2019 1:10:47 PM
PLAT VOLUME: 20001 PAGE: 1570
AMOUNT: $82.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET: A-2
SCALE:
DATE: 08.24.23
SHEET TITLE: SURVEY
PROJECT: 114 DEWBERRY
DRAWINGS PROVIDED BY: BRIO DESIGNS
BRIO



SITE PLAN

SHEET: A-3

SCALE:

DATE: 08.24.23

REVISION TABLE

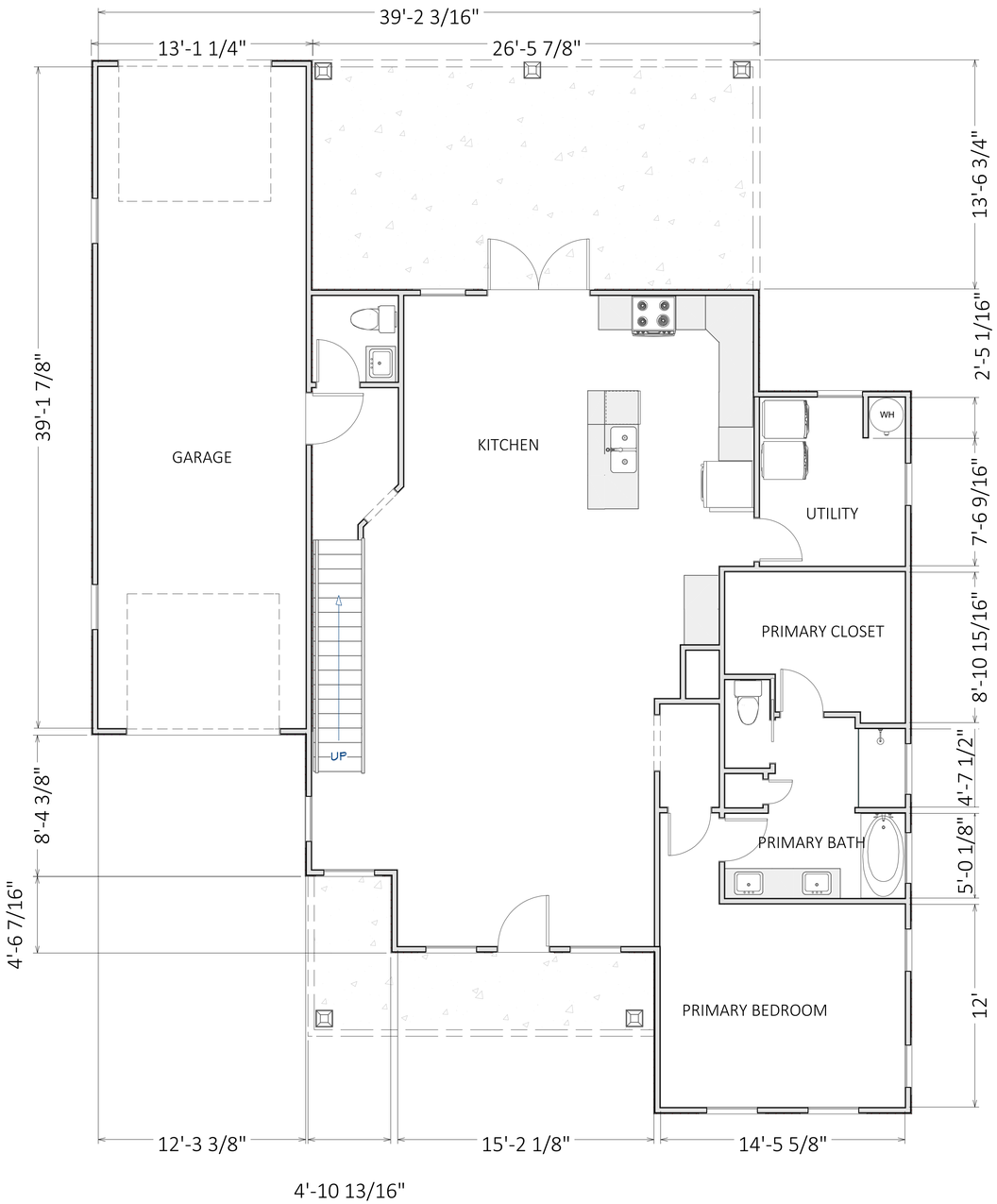
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE: SITE PLAN

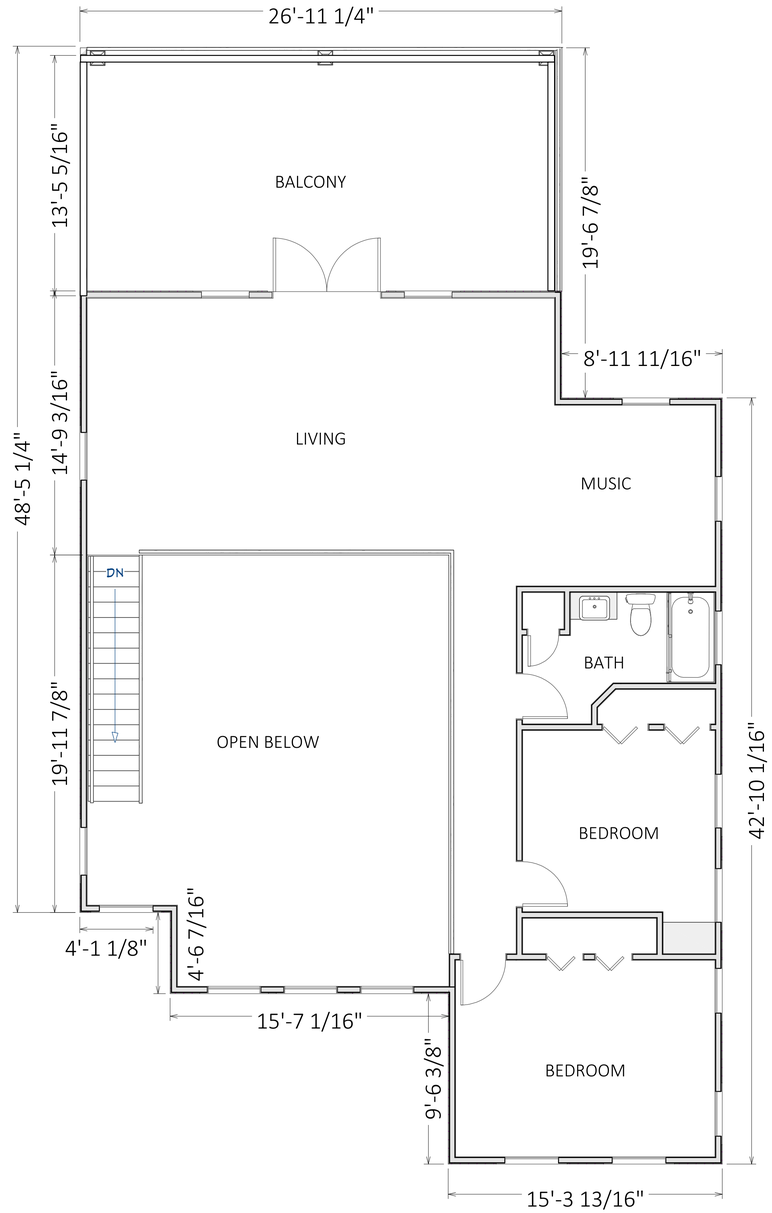
PROJECT: 114 DEWBERRY

DRAWINGS PROVIDED BY: BRIO DESIGNS

BRIO



FIRST FLOOR



SECOND FLOOR

SHEET: A-4

SCALE: 1/4

DATE: 08.24.23

REVISION TABLE

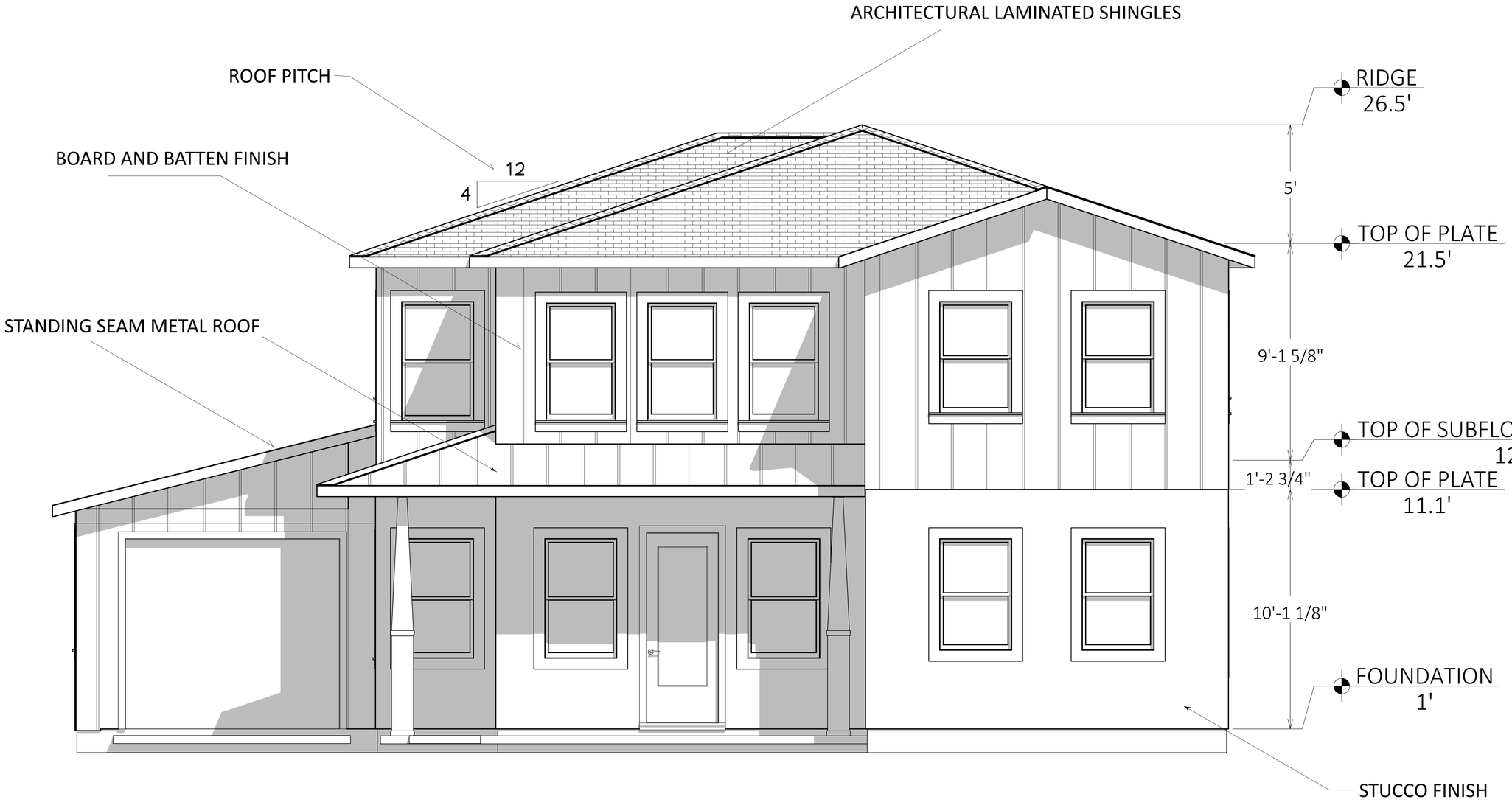
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE: FLOOR PLAN

PROJECT: 114 DEWBERRY

DRAWINGS PROVIDED BY: BRIO DESIGNS

BRIO



FRONT - WEST ELEVATION

SHEET: A-5

SCALE:

DATE: 08.24.23

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE: WEST ELEVATION

PROJECT: 114 DEWBERRY

DRAWINGS PROVIDED BY: BRIO DESIGNS

BRIO

REAR - EAST ELEVATION

SHEET: A-6

SCALE:

DATE: 08.24.23

REVISION TABLE

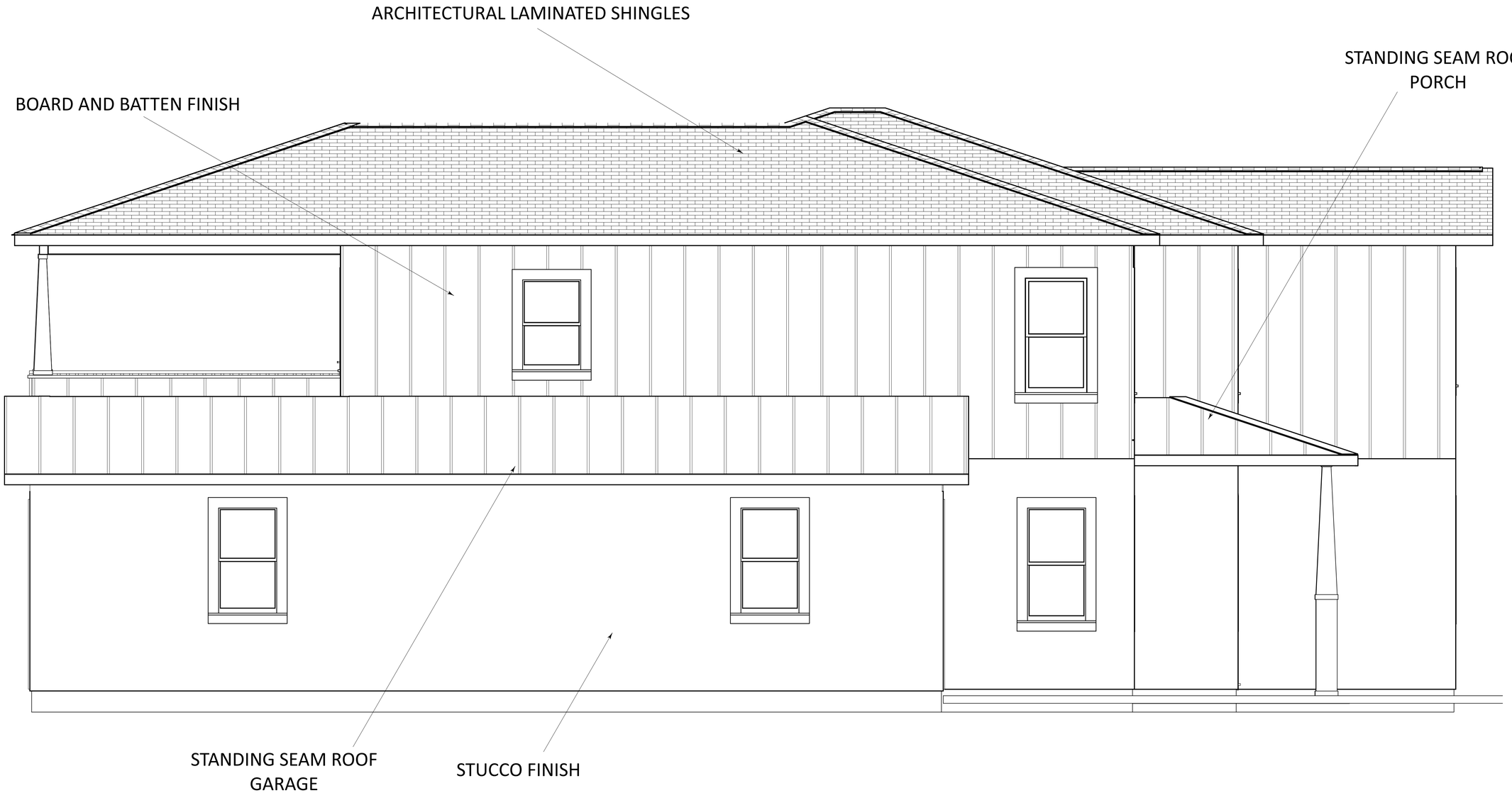
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE: EAST ELEVATION PLAN

PROJECT: 114 DEWBERRY

DRAWINGS PROVIDED BY: BRIO DESIGNS

BRIO



LEFT - NORTH ELEVATION

SHEET: A-7

SCALE:

DATE: 08.24.23

REVISION TABLE

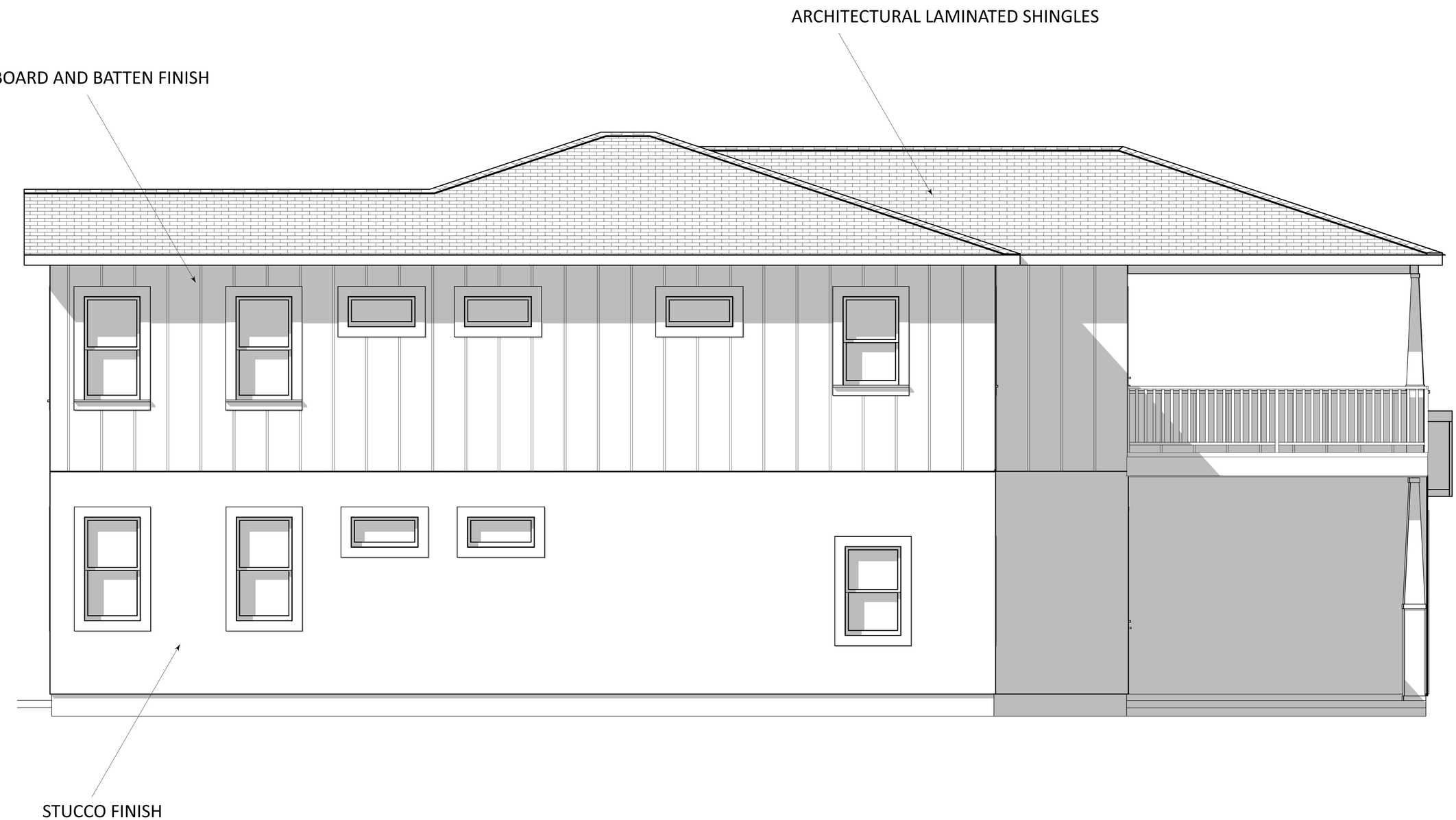
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE: NORTH ELEVATION PLAN

PROJECT: 114 DEWBERRY

DRAWINGS PROVIDED BY: BRIO DESIGNS

BRIO



RIGHT - SOUTH ELEVATION

SHEET: A-7

SCALE:

DATE: 08.24.23

REVISION TABLE

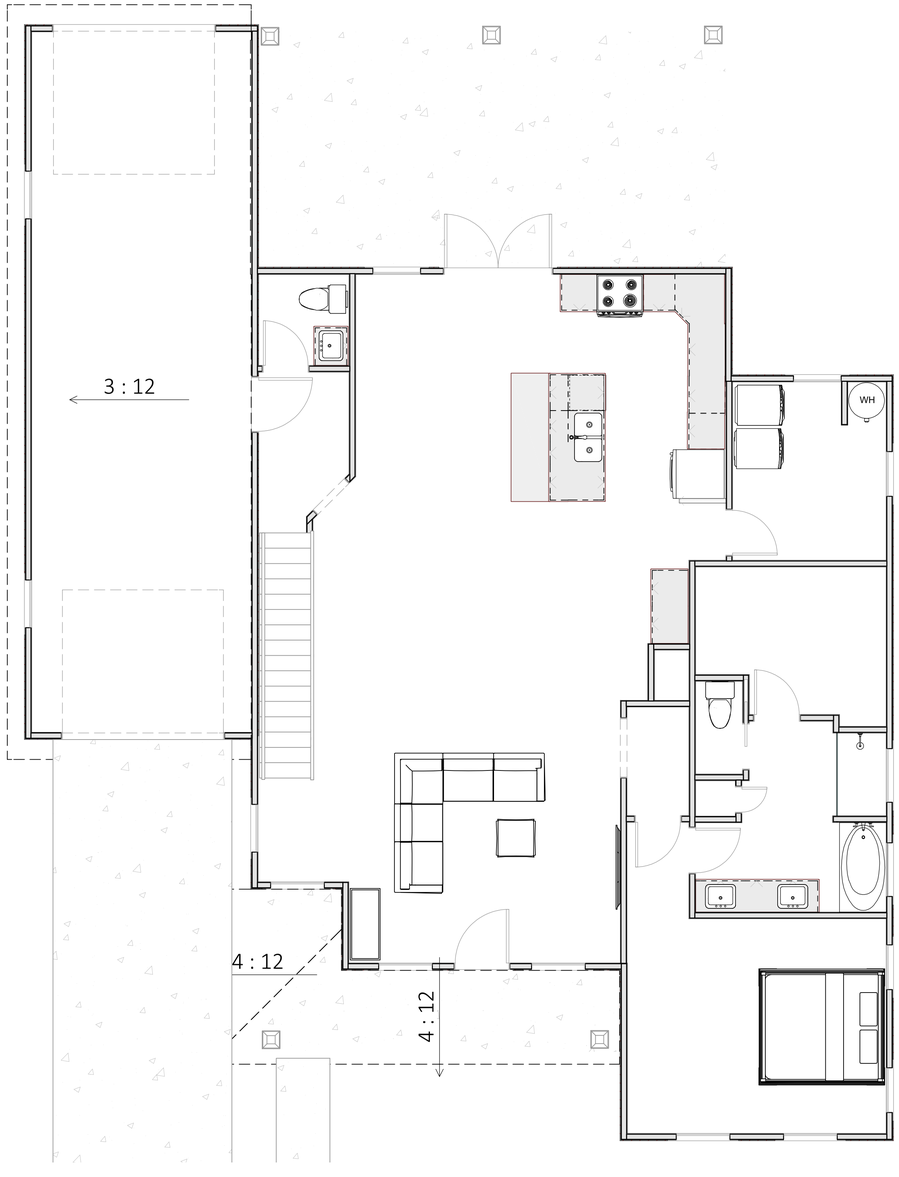
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE: SOUTH ELEVATION

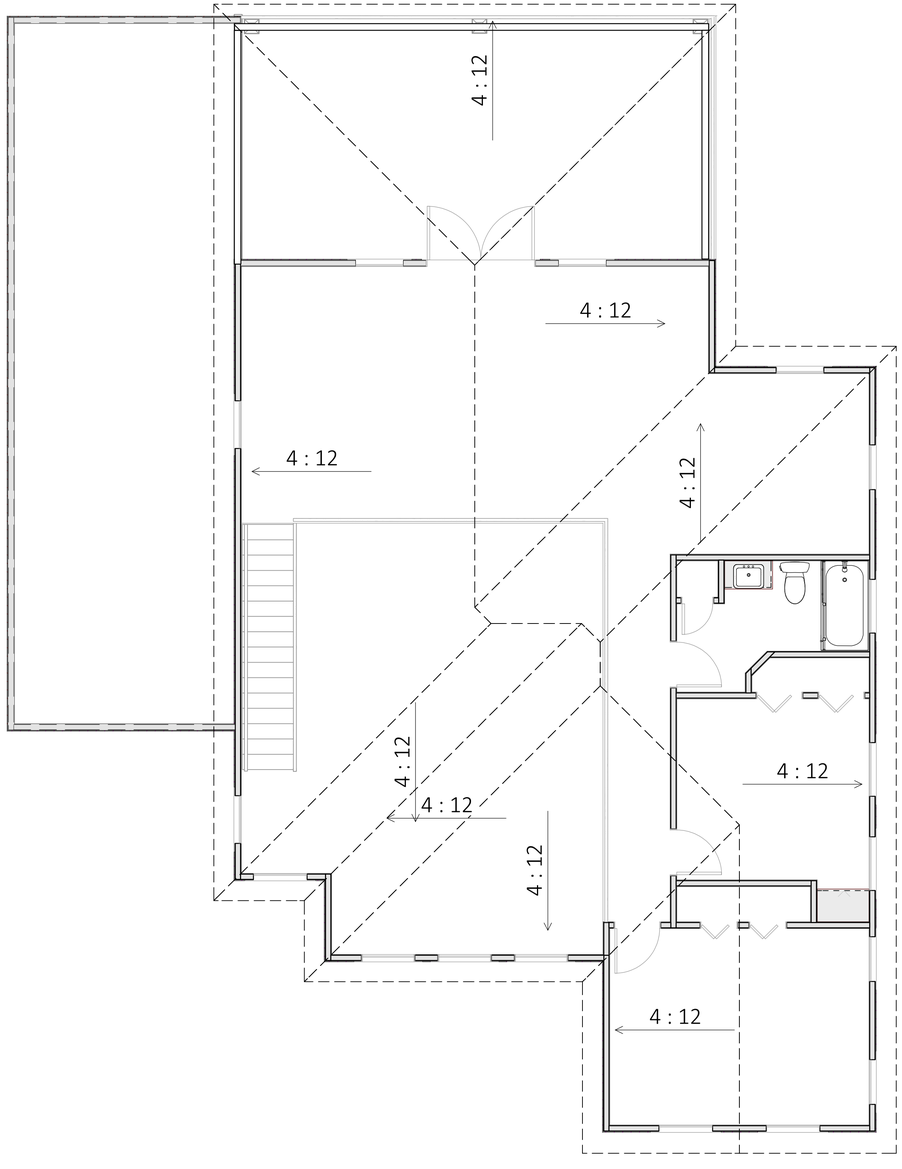
PROJECT: 114 DEWBERRY

DRAWINGS PROVIDED BY: BRIO DESIGNS

BRIO



FIRST FLOOR



SECOND FLOOR

SHEET: A-8

SCALE: 1/4

DATE: 08.24.23

REVISION TABLE

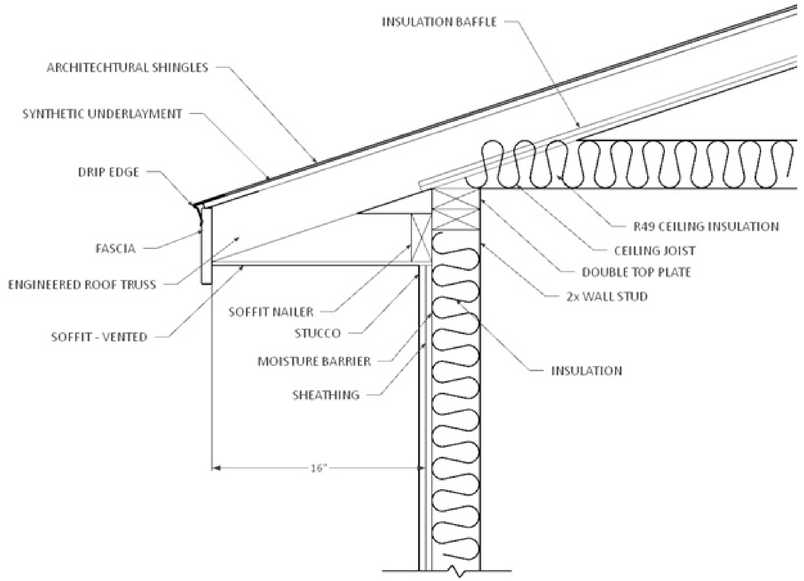
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE: ROOF PLAN

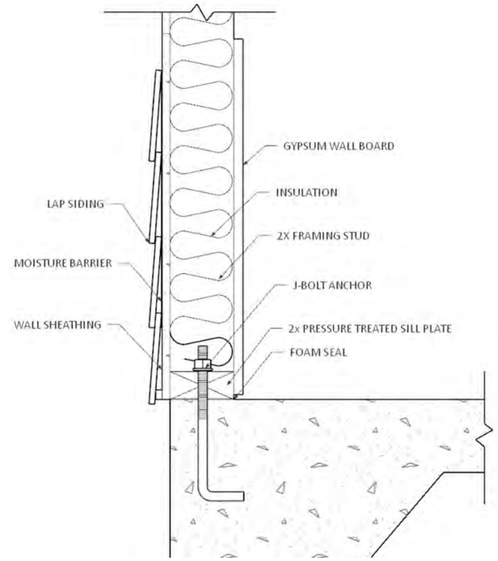
PROJECT: 114 DEWBERRY

DRAWINGS PROVIDED BY: BRIO DESIGNS

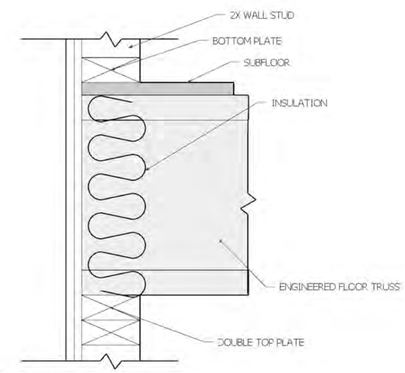
BRIO



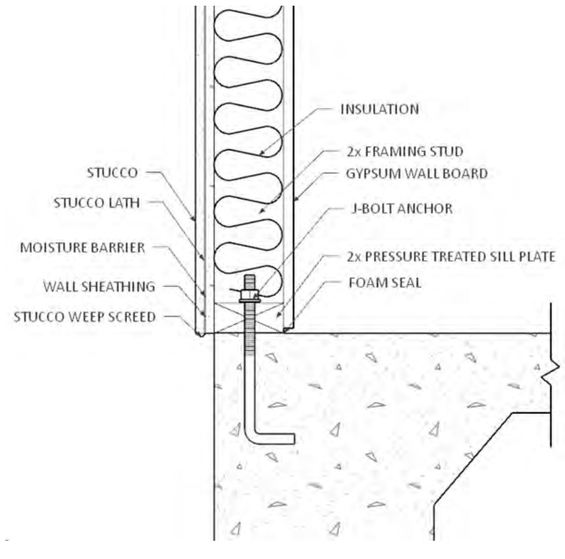
ROOF DETAIL



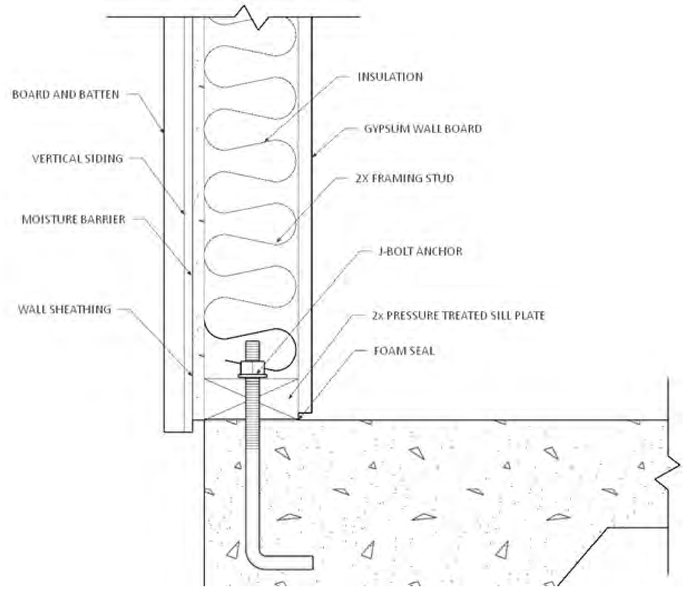
LAP SIDING DETAIL



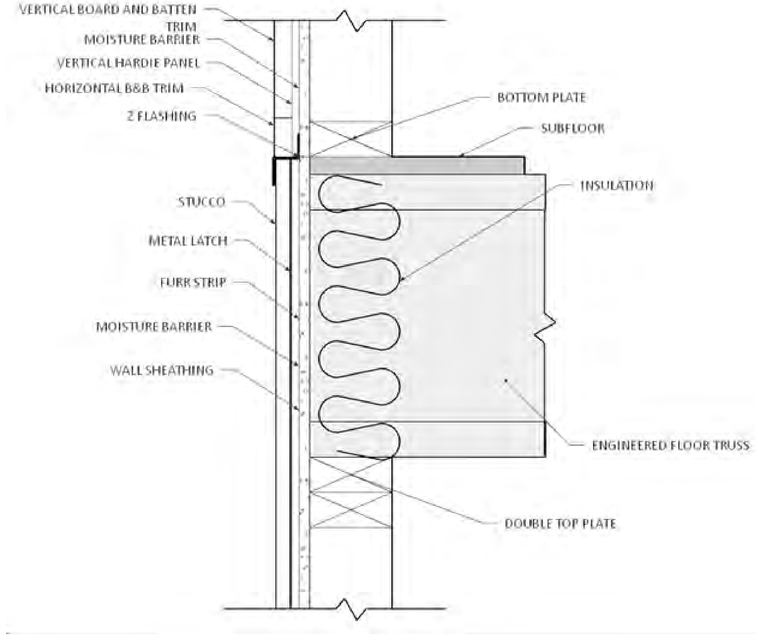
ENGINEERED FLOOR TRUSS DETAIL



STUCCO DETAIL



BOARD AND BATTEN DETAIL



BOARD AND BATTEN TO STUCCO DETAIL

SHEET: A-9

SCALE:

DATE: 08.24.23

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE: CONSTRUCTION DETAILS

PROJECT: 114 DEWBERRY

DRAWINGS PROVIDED BY: BRIO DESIGNS

BRIO

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

Tables of Sizes 50-56
Specifications 54-61
Custom Sizes 62
Grille Patterns 63
Window Details 63-64
Joining Details 65
Combination Designs 181
Product Performance 197

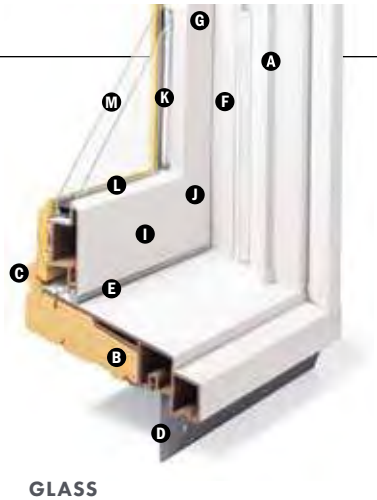
CUSTOM SIZING
in ⅛" (3) increments

CUSTOM SIZES

Dimensions in parentheses are in millimeters.

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES



FRAME

Ⓐ Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*

Ⓑ For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior.

Ⓒ Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

Ⓓ A factory-applied rigid vinyl flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

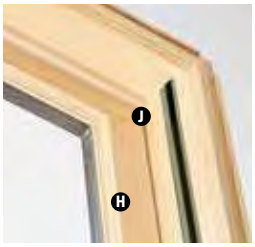
Ⓔ Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

Ⓕ For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

SASH

Ⓖ Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

Wood Jamb Liner



Ⓗ Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

Ⓘ Low-maintenance sash exterior provides long-lasting* protection and performance. Sash exteriors on most units include Fibrex material.

Ⓙ Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

Ⓚ In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

Ⓛ Silicone bed glazing provides superior weathertightness and durability.

Ⓜ High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE

Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

*Visit andersenwindows.com/warranty for details.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS

White | Canvas | Sandtone | Terratone

Dark Bronze | Forest Green | Black

INTERIOR OPTIONS

Pine | Maple

Oak | White

HARDWARE

Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY

Bar Lift

Available in all hardware finishes. Shown in **Distressed Nickel**.

ESTATE™

Hand Lift | Finger Lifts

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

TRADITIONAL

Bar Lift | Hand Lift | Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™

Bar Lift | Hand Lift | Finger Lifts

Stone | **White**

Bold name denotes finish shown.

HARDWARE FINISHES

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel

Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

StormWATCH PROTECTION

Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact Woodwright® windows allowing these units to achieve higher performance ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, visit **andersenwindows.com**. Use of this option will subtract 5/8" (16) from clear opening height. Contact your Andersen supplier for availability.

Visit **andersenwindows.com/coastal** for more information on Stormwatch® Protection.

SHAPES

Woodwright windows are available in the following shapes.

Double-Hung

Springline™ Single-Hung

Arch Double-Hung

Unequal Leg Arch Double-Hung

SASH OPTIONS*

Cottage

Reverse Cottage

ACCESSORIES Sold Separately

FRAME

Extension Jambs

Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool

A clear pine stool is available and ready for finishing. The Woodwright stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133) and 6 9/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths. Shown above on a 400 Series tilt-wash double-hung window.

HARDWARE

Window Opening Control Device

A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

STORM/INSECT SCREEN COMBINATION UNIT**

A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels, and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4® glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

INSECT SCREENS

Insect Screen Frames

Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air† and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 63.

EXTERIOR TRIM

Available with Andersen® exterior trim. See exterior trim section starting on page 175.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows with white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*Shown on 400 Series tilt-wash double-hung windows.

**Do not add combination units to windows with Low-E4 Sun glass unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

†TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

400 SERIES PRODUCT PERFORMANCE

PERFORMANCE STANDARDS

The Window and Door Manufacturers Association (WDMA), the American Architectural Manufacturers Association (AAMA) and the Canadian Standards Association (CSA) jointly release the North American Fenestration Standard/Specification for Windows, Doors and Skylights (NAFS-11) where "-11" refers to the most recent publication year of 2011. NAFS is also referred to as AAMA/WDMA/CSA 101/I.S.2/A440, which is how the International Code Council (ICC) lists this standard in the 2012, 2015 and 2018 International Residential Code (IRC) and International Building Code (IBC) as the means to indicate the window, door or skylights design pressure rating used to determine compliance to the jobsite design pressure requirements.

A product only achieves a "Performance Grade" or "PG" rating when it complies with all of the NAFS performance requirements such as ease of operation, air infiltration resistance, resistance to water penetration and resistance to forced entry, etc. A "Design Pressure Rating" or "DP" rating only depicts the design and structural load performance.

Performance Classes

The NAFS Standard/Specification defines requirements for four performance classes. Performance classes are designated R, LC, CW and AW. This classification system provides for several levels of performance. Product selection is always based on the performance and building code requirements of the particular project.

Elements of Performance Grade (PG) Designations

In order to qualify for a given performance grade (PG), test specimens need to pass all required performance tests for the following, in addition to all required auxiliary (durability) and applicable material/component tests (not shown here) for the applicable product type and desired performance class:

(a) Operating force (if applicable): Maximum operating force varies by product type and performance class.

(b) Air leakage resistance: Tested in accordance with ASTM E283 at a test pressure of 1.57 psf. Allowable air infiltration for R, LC and CW class designations is 0.3 cubic feet per minute per square foot of frame (cfm/ft^2).

(c) Water penetration resistance: Tested in accordance with ASTM E547 with the specified test pressure applied per NAFS-11. Test consists of four cycles. Each cycle consists of five minutes with pressure applied and one minute with the pressure released, during which the water spray is continuously applied. Water spray shall be uniformly applied at a constant rate of 5 U.S. gal/ft^2 · hr.

(d) Uniform load deflection test: Tested in accordance with ASTM E330 for both positive and negative pressure (pressure defined by NAFS-11) with the load maintained for a period of 10 seconds. The test specimen shall be evaluated for deflection during each load for permanent damage after each load and for any effects on the normal operation of the specimen. *Starting with the 2008 version of NAFS, design pressure (DP) will only represent the "uniform load deflection test."*

(e) Uniform load structural test: Tested in accordance with ASTM E330 for both positive and negative pressure (pressure defined by NAFS-11) with the load maintained for a period of 10 seconds. After loads are removed, there shall be no permanent deformation in excess of 0.4% of its span and no damage to the unit, which would make it inoperable.

(f) Forced-entry resistance (if applicable): Tested in accordance with ASTM F588 (windows), F476 (swinging doors) and F842 (sliding doors) at a performance level 10 rating.

Performance Grades (PG) and Corresponding Test Pressures (psf)

Performance Class/ Performance Grade		Air Infiltration Test Pressure		Maximum Allowable Air Infiltration/ Exfiltration Rate		Water Penetration Resistance Test Pressure		Design Pressure		Structural Test Pressure	
R	LC	Pa	psf	L/s·m^2	cfm/ft^2	Pa	psf	Pa	psf	Pa	psf
15	-	75	1.57	1.5	0.30	140	2.92	720	15.04	1080	22.56
20	-	75	1.57	1.5	0.30	150	3.13	960	20.05	1440	30.08
25	25	75	1.57	1.5	0.30	180	3.76	1200	25.06	1800	37.59
30	30	75	1.57	1.5	0.30	220	4.59	1440	30.08	2160	45.11
35	35	75	1.57	1.5	0.30	260	5.43	1680	35.09	2520	52.63
40	40	75	1.57	1.5	0.30	290	6.06	1920	40.10	2880	60.15
45	45	75	1.57	1.5	0.30	330	6.89	2160	45.11	3240	67.67
50	50	75	1.57	1.5	0.30	360	7.52	2400	50.13	3600	75.19
55	55	75	1.57	1.5	0.30	400	8.35	2640	55.14	3960	82.71
60	60	75	1.57	1.5	0.30	440	9.19	2880	60.15	4320	90.23
65	65	75	1.57	1.5	0.30	470	9.82	3120	65.16	4680	97.74
70	70	75	1.57	1.5	0.30	510	10.65	3360	70.18	5040	105.26
75	75	75	1.57	1.5	0.30	540	11.28	3600	75.19	5400	112.78
80	80	75	1.57	1.5	0.30	580	12.11	3840	80.20	5760	120.30
85	85	75	1.57	1.5	0.30	580	12.11	4080	85.21	6120	127.82
90	90	75	1.57	1.5	0.30	580	12.11	4320	90.23	6480	135.34
95	95	75	1.57	1.5	0.30	580	12.11	4560	95.24	6840	142.86
100	100	75	1.57	1.5	0.30	580	12.11	4800	100.25	7200	150.38

HALLMARK CERTIFICATION

The Window and Door Manufacturers Association (WDMA)-sponsored Hallmark Certification Program provides manufacturers with certification to the AAMA/WDMA/CSA 101/I.S.2/A440-11 Standard and is designed to provide builders, architects, specifiers and consumers with an easily recognizable means of identifying products that have been manufactured and tested in accordance with NAFS (AAMA/WDMA/CSA 101/I.S.2/A440) industry standards and other applicable performance standards. Conformance is determined by periodic in-plant inspections by a third-party administrator. Inspections include auditing licensee quality control procedures and processes, and a review to confirm products are manufactured in accordance with the appropriate performance standards. Periodic testing of representative product constructions and components by an independent testing laboratory is also required. When all of the program requirements are met, the licensee is authorized to use the WDMA Hallmark registered logo on their certification label as a means of identifying products and their performance ratings.

Products successfully obtaining Hallmark Certification will be labeled with a three-part code, which includes performance class, performance grade and size tested. In addition to this mandatory requirement, you are allowed to list the design pressure on a separate line.

WDMA Hallmark Certified www.wdma.com	Andersen Corporation 400 SERIES CASEMENT WINDOW Manufacturer stipulates certification as indicated below.
STANDARD	RATING
AAMA/WDMA/CSA 101/I.S.2/A440-11	Class LC(1) – PG50(2) – Size Tested 56 x 71.8 in.(3) DP+50/-50(4)
AAMA/WDMA/CSA 101/I.S.2/A440-08	Class LC(1) – PG50(2) – Size Tested 56 x 71.8 in.(3) DP+50/-50(4)

(1) – Performance Class

(2) – Performance Grade

(3) – Size Tested

(4) – Design Pressure

In the example above, the performance class is LC, the performance grade (PG) is 50 pounds per square foot (psf) and the size tested is 56" x 71.8". What this means to the specifier is, based on the performance grade chart, the laboratory-tested air infiltration was less than 0.3 cfm/ft^2 (test pressure is always 1.57 psf and the allowable airflow is 0.3 cfm/ft^2), the product tested successfully resisted a laboratory water penetration test at a test pressure of 7.5 psf, the product tested successfully withstood a laboratory positive test pressure of 75 psf and a laboratory negative test pressure of 75 psf, and the product tested passed the laboratory requirements for operational force and forced-entry resistance. Based on this test, all products of the same design that are smaller than the tested size can be labeled with this product performance rating.

IMPORTANT

Building codes prescribe design pressure based on a variety of criteria (i.e., windspeed zone, building height, building type, jobsite exposure, etc.). Design pressures derived from Performance Grade (PG) test requirements should be used to determine compliance to building code required design pressures. Structural test pressures, which are tested at 1.5 times the design pressure, should **not** be used for determining design pressure code compliance. In the example above, a PG 50 performance grade rating, which passes a 50 psf design pressure, should be used for determining code compliance, not the structural test pressure of 75 psf.

If you need further details about how Andersen® products perform to this standard, contact your Andersen supplier.

If you need further information about the AAMA/WDMA/CSA 101/I.S.2/A440-11 standard or the Hallmark Certification Program, please contact: WDMA, 330 N. Wabash Avenue, Suite 2000, Chicago, IL 60611. Phone: 312-321-6802 Website: **wdma.com**

Where designated, Andersen products are tested, certified and labeled to the requirements of the Hallmark Certification Program. Actual performance may vary based on variations in manufacturing, shipping, installation, environmental conditions and conditions of use.

Performance Grade and Air Infiltration Ratings — 400 Series Windows

For current performance information, please visit **andersenwindows.com**.

Andersen® Product	AAMA/WDMA/CSA 101/I.S.2/A440 Performance Grade (PG)	+/- Corresponding Design Pressure (DP)	Air Infiltration CFM/FT²
Casement Windows			
Single Stationary (CXW16)	Class LC-PG50 Size Tested 35" x 71"	50/50	< 0.2
Single Venting (CXW16-155, CX16-155)	Class LC-PG40 Size Tested 35" x 71"	40/40	< 0.2
Single Venting (CXW15)	Class LC-PG45 Size Tested 71" x 60"	45/45	< 0.2
Single Venting (CW16 and smaller)	Class LC-PG50 Size Tested 60" x 71"	50/50	< 0.2
Single Venting (CXW145 and smaller)	Class LC-PG50 Size Tested 71" x 52" *	50/50	< 0.2
Single Venting (CX15 and smaller)	Class LC-PG50 Size Tested 62" x 59" *	50/50	< 0.2
Twin Stationary (CXW245, CX25, CW26 and smaller)	Class LC-PG50 Size Tested 56" x 71" *	50/50	< 0.2
Twin Venting (CXW25)	Class LC-PG45 Size Tested 71" x 60"	45/45	< 0.2
Twin Venting (CXW245 and smaller)	Class LC-PG50 Size Tested 71" x 52"	50/50	< 0.2
Twin Venting (CX25 and smaller)	Class LC-PG50 Size Tested 62" x 59"	50/50	< 0.2
Twin Venting (CW26 and smaller)	Class LC-PG50 Size Tested 60" x 71"	50/50	< 0.2
Triple Venting (CW35 and smaller)	Class LC-PG40 Size Tested 84" x 60"	40/40	< 0.2
Triple Venting (C35 and smaller)	Class LC-PG50 Size Tested 71" x 60"	50/50	< 0.2
Casement/Awning Picture Windows (P5060 and smaller)	Class LC-PG70 Size Tested 59" x 71"	70/70	< 0.2
Casement/Awning Transom Windows (CTR32410 and smaller)	Class LC-PG70 Size Tested 84" x 12"	70/70	< 0.2
Casement Windows, PG Upgrade			
Single Stationary (tempered glass, CXW16)	Class LC-PG70 Size Tested 35" x 71"	70/70	< 0.2
Single Venting (CXW145 and smaller)	Class LC-PG70 Size Tested 35" x 52"	70/70	< 0.2
Single Venting (CX16 and smaller)	Class LC-PG70 Size Tested 31" x 71"	70/70	< 0.2
Twin Venting (CW26 and smaller)	Class LC-PG70 Size Tested 56" x 71"	70/70	< 0.2
Triple Venting (C35 and smaller)	Class LC-PG70 Size Tested 71" x 59"	70/70	< 0.2
Complementary Casement Windows			
Casement Venting	Class LC-PG50 Size Tested 35" x 84"	50/50	< 0.2
Casement Stationary	Class LC-PG60 Size Tested 120" x 78"	60/60	< 0.2
French Casement Venting	Class LC-PG30 Size Tested 56" x 72"	30/30	< 0.2
Awning Windows			
Single Stationary (AXW61)	Class LC-PG50 Size Tested 35" x 71"	50/50	< 0.2
Single Venting (AXW51 and smaller)	Class LC-PG35 Size Tested 59" x 35"	35/35	< 0.2
Single Venting (AX61 and smaller)	Class LC-PG35 Size Tested 72" x 31"	35/35	< 0.2
Twin Venting (AXW231 and smaller)	Class LC-PG35 Size Tested 71" x 36"	35/35	< 0.2
Triple Venting (AX3251 and smaller)	Class LC-PG35 Size Tested 84" x 31"	35/35	< 0.2
Triple Venting (A313 and smaller)	Class LC-PG35 Size Tested 35" x 71"	35/35	< 0.2
Picture Venting (PA4060 and smaller)	Class LC-PG35 Size Tested 48" x 71"	35/35	< 0.2
Awning Windows, PG Upgrade			
Single Stationary (tempered glass, AXW61)	Class LC-PG70 Size Tested 35" x 71"	70/70	< 0.2
Single, Twin and Triple Venting (AX3251 and smaller)	Class LC-PG60 Size Tested 84" x 31"	60/60	< 0.2
Triple Venting (A313 and smaller)	Class LC-PG60 Size Tested 35" x 71"	60/60	< 0.2

continued on next page

- "Performance Grade (PG)" ratings may vary from tested performance rating for larger or smaller units of a particular type.
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- Where designated, Andersen products are certified and labeled to the requirements of the Hallmark Certification Program. Actual performance may vary based on variations in manufacturing, shipping, installation, environmental conditions and conditions of use.
- Contact your Andersen supplier for more information.

*Window size tested is an integral twin or triple window, and qualifies the window listed under the same test.

Performance Grade and Air Infiltration Ratings — 400 Series Windows *(continued)*

For current performance information, please visit **andersenwindows.com**.

Andersen® Product	AAMA/WDMA/CSA 101/I.S.2/A440 Performance Grade (PG)	+/- Corresponding Design Pressure (DP)	Air Infiltration CFM/FT²
Woodwright® Full-Frame Windows			
Double-Hung (3862 and smaller)	Class LC-PG30 Size Tested 45" x 76"	30/30	< 0.2
Double-Hung (cottage sash, 3862 and smaller)	Class R-20 Size Tested 45" x 76"	20/20	< 0.2
Arch Double-Hung (3862 and smaller)	Class LC-PG30 Size Tested 45" x 76"	30/30	< 0.2
Springline™ Single-Hung (3872 and smaller)	Class LC-PG30 Size Tested 45" x 86"	30/30	< 0.2
Picture (5662 and smaller)	Class LC-PG65 Size Tested 67" x 76"	65/65	< 0.2
Transom (6231 and smaller)	Class LC-PG70 Size Tested 75" x 39"	70/70	< 0.2
Woodwright Full-Frame Windows, PG Upgrade			
Double-Hung (3052 and smaller)	Class LC-PG50 Size Tested 37" x 64"	50/50	< 0.2
Arch Double-Hung (3054)	Class LC-PG50 Size Tested 37" x 64"	50/50	< 0.2
Springline Single-Hung (3057)	Class LC-PG50 Size Tested 37" x 67"	50/50	< 0.2
Woodwright Insert Windows			
Double-Hung (3862 and smaller)	Class R-PG25 Size Tested 45" x 77"	25/25	< 0.2
Double-Hung (cottage sash, 3862 and smaller)	Class R-PG20 Size Tested 45" x 68"	20/20	< 0.2
Picture (5662 and smaller)	Class LC-PG30 Size Tested 68" x 78"	30/30	< 0.2
Transom (6878 and smaller)	Class LC-PG30 Size Tested 68" x 78"	30/35	< 0.2
Tilt-Wash Full-Frame Windows			
Double-Hung (3862 and smaller)	Class LC-PG40 Size Tested 45" x 76"	40/40	< 0.2
Double-Hung (cottage sash, 3856 and smaller)	Class LC-PG40 Size Tested 45" x 68"	40/40	< 0.2
Double-Hung** (3876 and smaller)	Class LC-PG30 Size Tested 45" x 92"	30/35	< 0.2
Picture (5662 and smaller)	Class LC-PG50 Size Tested 67" x 76"	50/65	< 0.2
Transom (6231 and smaller)	Class LC-PG50 Size Tested 75" x 39"	50/50	< 0.2
Tilt-Wash Windows, PG Upgrade			
Double-Hung	Class LC-PG50 Size Tested 45" x 76"	50/50	< 0.2
Tilt-Wash Insert Windows			
Double-Hung (double lock)	Class R-PG20 Size Tested 45" x 92"	20/20	< 0.2
Double-Hung (single lock)	Class R-PG20 Size Tested 35" x 92"	20/20	< 0.2
Double-Hung	Class LC-PG30 Size Tested 45" x 76"	30/30	< 0.2
Gliding Windows (G65 and smaller)	Class LC-PG30 Size Tested 71" x 59"	30/30	< 0.2
Specialty Windows			
Arch (AFFW6080 and smaller)	Class LC-PG50 Size Tested 71" x 105"	50/50	< 0.2
Flexiframe® (12050 and smaller)	Class LC-PG50 Size Tested 144" x 60"	50/50	< 0.2
Springline (SP802 and smaller)	Class LC-PG50 Size Tested 96" x 72"	50/50	< 0.2
Specialty Windows, PG Upgrade			
Arch (tempered glass, AFFW6080 and smaller)	Class LC-PG70 Size Tested 71" x 105"	70/70	< 0.2
Flexiframe (tempered glass, 12050 and smaller)	Class LC-PG70 Size Tested 144" x 60"	70/70	< 0.2
Springline (tempered glass, SP802 and smaller)	Class LC-PG70 Size Tested 96" x 72"	70/70	< 0.2
Complementary Specialty Windows (direct-set, fixed)	Class LC-PG50 Size Tested 125" x 84"	50/50	< 0.2

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**Window heights equal to or greater than 7'-4 $^{9}/_{16}$" (2250) and 7'-8 $^{7}/_{8}$" (2359) have interior and exterior brackets. Interior brackets, located on each side of the meeting rail, must be flipped up for proper product performance.

Performance Grade and Air Infiltration Ratings — 400 Series Patio Doors

For current performance information, please visit **andersenwindows.com**.

Andersen® Product	AAMA/WDMA/CSA 101/I.S.2/A440 Performance Grade (PG)	+/- Corresponding Design Pressure (DP)	Air Infiltration CFM/FT²
Frenchwood® Gliding Patio Doors			
Single Stationary	Class LC-PG40 Size Tested 50" x 95"	40/40	< 0.2
Two-Panel	Class LC-PG40 Size Tested 95" x 95"	40/40	< 0.2
Four-Panel (8')	Class LC-PG35 Size Tested 189" x 95"	35/35	< 0.2
Four-Panel (6'-11", 6'-8")	Class LC-PG25 Size Tested 189" x 82"	25/25	< 0.2
Frenchwood Hinged Inswing Patio Doors			
Single Active	Class LC-PG40 Size Tested 107" x 95"	40/40	< 0.2
Two-Panel	Class LC-PG40 Size Tested 71" x 95"	40/40	< 0.2
Three-Panel	Class LC-PG40 Size Tested 107" x 95"	40/40	< 0.2
Frenchwood Patio Door Sidelights	Class LC-PG40 Size Tested 18" x 95"	40/40	< 0.2
Frenchwood Patio Door Transoms	Class LC-PG40 Size Tested 71" x 21"	40/40	< 0.2
Complementary Springline™ and Arch Hinged Inswing Patio Doors			
Single Stationary	Class LC-PG45 Size Tested 37" x 95"	45/45	< 0.2
Single Active†	Class LC-PG45 Size Tested 37" x 95"	45/45	< 0.2
Two-Panel Stationary	Class LC-PG45 Size Tested 75" x 95"	45/45	< 0.2
Two-Panel Active†	Class LC-PG45 Size Tested 75" x 95"	45/45	< 0.2
Complementary Springline and Arch Hinged Outswing Patio Doors			
Single Stationary	Class LC-PG45 Size Tested 37" x 95"	45/45	< 0.2
Single Active†	Class LC-PG45 Size Tested 37" x 95"	45/45	< 0.2
Two-Panel Stationary	Class LC-PG45 Size Tested 75" x 95"	45/45	< 0.2
Two-Panel Active†	Class LC-PG45 Size Tested 75" x 95"	45/45	< 0.2

• "Performance Grade (PG)" ratings may vary from tested performance rating for larger or smaller units of a particular type.
• This data is accurate as of
May 2021. Due to ongoing product changes, updated test results or new industry standards, this data may change over time.
• Where designated, Andersen products are certified and labeled to the requirements of the Hallmark Certification Program. Actual performance may vary based on variations in manufacturing, shipping, installation, environmental conditions and conditions of use.
• Contact your Andersen supplier for more information.
†Tested with standard multi-point hardware.

Sound Transmission Ratings for 400 Series Windows and Patio Doors

For current performance information, please visit **andersenwindows.com**.

Andersen® Product	Test Size	Sound Transmission Class (STC)	Outdoor/Indoor Transmission Class (OITC)
Casement Windows	36" x 72"	26	22
Awning Windows	30" x 60"	26	21
Casement/Awning Picture Windows	60" x 72"	29	25
Woodwright® Double-Hung Windows			
Double-Hung Full-Frame	46" x 77"	28	23
Picture Full-Frame	48" x 48"	28	23
Transom Full-Frame	40" x 46"	28	22
Double-Hung Insert	20" x 60"	26	21
Picture Insert	53" x 78"	30	26
Transom Insert	53" x 78"	30	26
Tilt-Wash Double-Hung Windows			
Double-Hung Full-Frame	46" x 78"	29	24
Picture Full-Frame	68" x 77"	30	25
Transom Full-Frame	-	-	-
Double-Hung Insert	32" x 76"	27	24
Picture Insert	-	-	-
Transom Insert	-	-	-
Gliding Windows	72" x 60"	26	22
Specialty Windows	72" x 60"	30	25
Complementary Specialty Windows	72" x 60"	30	25
Frenchwood® Gliding Patio Doors			
Single Stationary	50" x 80"	31	26
Two-Panel	72" x 80"	31	26
Four-Panel	-	-	-
Frenchwood Hinged Inswing Patio Doors			
Single Active	36" x 80"	30	26
Two-Panel	72" x 80"	30	26
Three-Panel	-	-	-
Frenchwood Patio Door Sidelights & Transoms			
Sidelight	18" x 82"	32	26
Transom	72" x 22"	29	25
Complementary Springline™ & Arch Hinged Inswing Patio Doors			
Single Active	38" x 90"	30	25
Two-Panel	75" x 90"	30	25
Complementary Springline & Arch Hinged Outswing Patio Doors			
Single-Panel	38" x 90"	31	25
Two-Panel	75" x 90"	31	25

- "Sound Transmission Class (STC)" and "Outdoor/Indoor Transmission Class (OITC)" ratings are for individual units based on independent tests and represent entire unit.
- This data is accurate as of May 2021. Due to ongoing product changes, updated test results or new industry standards, this data may change over time.
- Contact your Andersen supplier for more information.

ANDERSEN™
WINDOWS & DOORS

ENTRY DOORS

HANDCRAFTED PREMIUM WOOD ENTRY DOORS

EXPAND YOUR VIEW

ENTRY DOOR STYLES

All styles available with wood or clad exteriors, as single or double doors, and with inswing or outswing operation. Doors are offered in standard and custom sizes.

Arts & Crafts
Glass Panel


402


403


404

Arts & Crafts (403)
Shown in oak

Straightline
Full Panel


178


195


193


180

Straightline
Glass Panel


181


194


179


334


102

Gothic, Elliptical, Arch and Springline™ door styles are also available. Visit andersenwindows.com/entrydoors or contact your Andersen supplier for more information.

SIDELIGHTS & TRANSOMS

To provide seamless alignment with Straightline or Arts & Crafts style entry doors, sidelights and transoms are available. For more information, visit **andersenwindows.com/entrydoors**.

REALIZE YOUR VISION

INTERIOR AND EXTERIOR WOOD SPECIES

Select from an expansive array of the finest grades of wood species to add warmth and beauty to your home's entranceway. Available on both the interior and exterior of your door.

Brick Mould and Interior Casings

A variety of exterior brick mould and interior casing profiles are available.

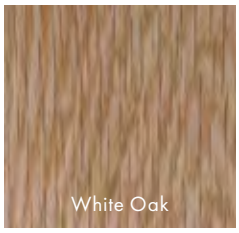

Walnut

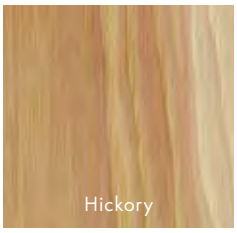

Mahogany*


Oak


Alder


Cherry


White Oak


Hickory


Mixed Grain Douglas Fir


Maple


Vertical Grain Douglas Fir


Pine

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

Naturally occurring variations in grain, color and texture of wood makes each window or door one of a kind.

Printing limitations prevent exact replication of finishes. Please see your Andersen supplier for actual finish samples.

COLOR OPTIONS

Make a bold first impression with color – choose from 50 commercial-grade, aluminum exterior color options. On the interior of the door, choose from our painted options or enjoy the look of unfinished wood.

Exterior Colors

Colony White | White | Abalone | Balsa White | Canvas | Maple Syrup | Harvest Gold | Prairie Grass | Flagstone

Sandtone | Pebble Tan | Carmel | Terratone | Hot Chocolate | Bourbon | Acorn | Coffee Bean | Cocoa Bean

Sierra Bronze | Dark Bronze | Clay Canyon | Red Rock | Cardinal | Bing Cherry | Fire Engine Red | Cinnamon Toast | Olive

Sage | Billiard Green | Moss | Forest Green | Mallard Green | Spearmint | Aquamarine | Patina | Sky Blue

Country Blue | Blue Denim | Watercolor Blue | Caribbean Blue | Slate | Moody Blue | Stormy Blue | Dove Gray | Harbor Mist

Yorktown Pewter | Smokey Gray | Mystic Gray | Dark Ash | Black

Custom

Interior Painted Options

White | Birch Bark | Primed (for paint) | Canvas | Prairie Grass | Sandtone | Terratone | Cocoa Bean

Dark Bronze | Red Rock | Forest Green | Dove Gray | Black | Anodized Silver

Custom

Available on pine. Black and dark bronze also available on maple. Anodized silver available only on maple.

Printing limitations prevent exact duplication of colors. Please see your Andersen supplier for actual color samples.

ADD A VISUAL ACCENT

Add a carefully considered detail to your home's overall look with Andersen® hardware or have your door prepped for hardware manufactured by others.

HARDWARE OPTIONS*

ANVERS®

Bright Brass

Oil Rubbed Bronze

Satin Nickel

YUMA®

Distressed Bronze

Distressed Nickel

NEWBURY®

Antique Brass

Bright Brass

Brushed Chrome

Oil Rubbed Bronze

Polished Chrome

Satin Nickel

ALBANY

Black

Gold Dust

Stone

White

HARDWARE FINISHES

Antique Brass

Black

Bright Brass

Brushed Chrome

Distressed Bronze

Distressed Nickel

Gold Dust

Oil Rubbed Bronze

FSB® HARDWARE*

Durable FSB hinged door hardware features clean lines and a sleek finish for a thoroughly modern look.

1035

1075

1076

1102**

Black Anodized Aluminum
Satin Stainless Steel

Satin Stainless Steel

Black Anodized Aluminum

Satin Stainless Steel

*Hardware sold separately.
**FSB style 1102 is not available in black anodized aluminum.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.
"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

BRIGHTEN YOUR VIEW

Glass can affect energy efficiency more than any other part of a door. Choose from these High-Performance glass options for your climate and home.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	●●●○	●●●●	●●◐○	●●●●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●●	●●○○	●●●●
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	●●●○	●●●○	●●●○	●●●○
Low-E4 with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●○	●●◐○	●●●○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	●●●○	●●●●	●○○○	●●●○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	●●◐○	●○○○	●●●○	●●●○
Triple-Pane with Low-E coatings on two surfaces	Three panes of glass combine with either argon gas blend air or Low-E coatings to provide enhanced energy performance.	●●●●	●●●○	●●◐○	●●●●

Center of glass performance only. Ratings based on glass options as of May 2021. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

Patterned Glass

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch to your home. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.


Cascade


Fern


Obscure


Reed


Satin Etch

Art Glass

With art glass from Andersen, you can add interest, create a focal point and make your doors stand out. These finely crafted inserts are available to complement any home's architecture. For more information, visit **andersenwindows.com/artglass**.

Arts & Crafts (403)
Shown in oak with Arts & Crafts art glass pattern.

PREMIUM
garage doors

Clopay®

America's Favorite Garage Doors®

Model 9200, Short Elegant Panel with Optional Colonial 509 Window Design

intellicore®
insulation technology

Clopay Classic™ Steel Premium garage doors featuring Intellicore® insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicore® insulation is a proprietary polyurethane foam that is injected into our Premium doors, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency.

WARMER
Energy efficiency provides year-round comfort

QUIETER
Dense insulation reduces noise by up to 16 decibels

STRONGER
Enhanced strength resists everyday wear and tear

PREMIUM

Improve your home's appearance and energy efficiency with a Clopay Classic™ Steel Premium insulated garage door. Available with Intellicore® polyurethane insulation or bonded polystyrene insulation in 2" or 1-3/8" thicknesses, Premium models offer exceptional insulating R-values, strength and security, as well as quiet operation and a beautiful appearance. Choose from two panel styles, multiple color options and a wide range of window options to create a door that fits your budget and enhances your home's curb appeal.

3-LAYER CONSTRUCTION

- Weathertight tongue-and-groove section joints help seal out wind, rain and snow.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- 2" thick polystyrene and all Intellicore® polyurethane insulation filled doors come standard with 10-ball nylon rollers and heavy-duty 14 gauge steel hinges.
- Clopay's Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Prepainted Standard White end stiles and interior steel backing create a clean, finished appearance.
- Inside/outside step plates and grip handles make doors easy and safe to operate.
- 2" thick polystyrene and all Intellicore® polyurethane insulation filled doors comply with 2015 IECC air infiltration requirement of 0.40 cfm/ft^2 or less (IECC, Section C402.5.2).

2" 1-3/8" 2" 1-3/8"

Polyurethane Models

27 GAUGE STEEL†
9200 short panel
9203 long panel

2" POLYURETHANE INSULATION — R-VALUE* 18.4

27 GAUGE STEEL†
9130 short panel
9133 long panel

1⅜" POLYURETHANE INSULATION — R-VALUE* 12.9

Bonded Polystyrene Models

27 GAUGE STEEL†
4300 short panel
4310 long panel

2" POLYSTYRENE INSULATION — R-VALUE* 9.0

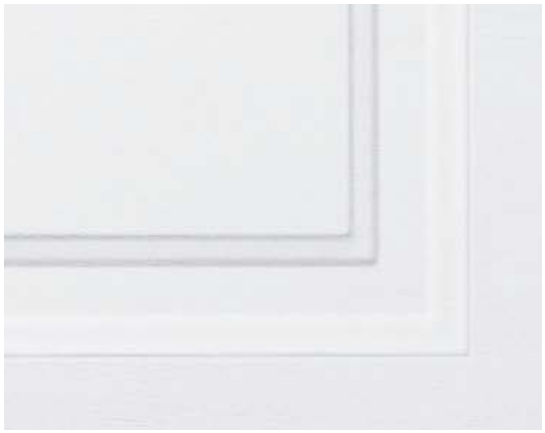
27 GAUGE STEEL†
4050 short panel
4053 long panel

1⅜" POLYSTYRENE INSULATION — R-VALUE* 6.5

*Calculated door section R-value is in accordance with DASMA TDS-163.
† Models with Ultra-Grain® finish and Black paint options are 25 gauge steel.

Model 9203, Long Elegant Panel with Optional Charleston 608 Window Design

DETAIL



Deep panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

STYLE

Elegant Short
Complements homes with traditional styling. Models 9200, 9130, 4300 and 4050.

Elegant Long
Ideal for ranch style homes. Models 9203, 9133, 4310 and 4053.

Doors range from 6' to 16' high and 6'2" to 20' wide. Consult your Clopay Dealer for size options.
WindCode® Doors are available to meet most regional wind load requirements.
Consult your local dealer for specific information.

Model 4050, Short Elegant Panel with Optional Colonial 509 Window Design

COLORS

Standard White

Almond

Desert Tan

Sandtone

Bronze

Chocolate

Mocha Brown*

Hunter Green

Gray

Charcoal*

Black*†

- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

Due to the printing process, colors may vary. See your Clopay Dealer for color samples.

**Not available on Models 4050 and 4053.*
† Additional charges apply.

CUSTOM PAINT OPTION

COLOR BLAST®

Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

ULTRA-GRAIN® FINISH OPTION

Classic Medium Finish

Classic Cherry Finish

Classic Walnut Finish

Due to the printing process, colors may vary.
Not available on Models 4050 or 4053.
Additional charges apply.

- Painted steel surface simulates a real stained door without the need of staining and the ongoing maintenance of wood.
- The oak woodgrain pattern runs horizontal along the rails and vertical along the stiles and panels for an authentic, natural look.
- Available in Medium, Cherry or Walnut Classic finishes that complement Clopay Entry Doors, shutters and other exterior stained wood products.
- Exterior steel surface on an Ultra-Grain® finish door has a stucco texture to create a more natural woodgrain appearance.

Model 4300, Short Elegant Panel;
Shown in Ultra-Grain® Classic Cherry Finish

Model 9200, Short Elegant Panel with Plain Short Windows; Shown in Ultra-Grain® Classic Cherry Finish

RUST-PREVENTION SYSTEM

Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat.

GREATER ENERGY EFFICIENCY

Thermal break* separates the interior from the exterior skin to improve energy efficiency and comfort.

**Thermal break is not present on Models 4050 and 4053.*

ENVIRONMENTAL ASSURANCE

Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

WARRANTIES

PAINT SYSTEM	WINDOW	HARDWARE
LIMITED LIFE WARRANTY	LIMITED 10 YR WARRANTY	LIMITED 3 YR WARRANTY

WINDOW OPTIONS

Our windows add natural light to your garage while adding curb appeal to your home. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

ARCHITECTURAL SERIES WINDOWS

These windows are from Clopay's Architectural Series, featuring a larger viewing area and are available on select models and heights. Short windows are 19-1/2" × 16" and long windows are 42" × 16".

Available on These Models

9200* 9133
9203 4300*
9130* 4310

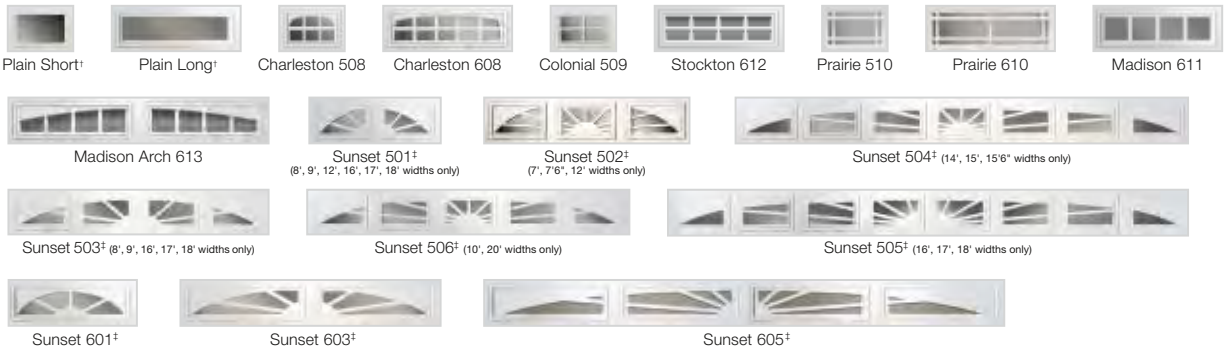
Windows are available single pane or insulated in clear, frosted, seeded, obscure and rain designs.

DECORATIVE INSERT SERIES WINDOWS

UV-protected cellular plastic insert designs snap into either the inside or outside of the window frame for easy cleaning or to change designs. Windows are offered in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19-1/2" × 12" and long windows are 40-1/2" × 12".

Available on These Models

9200* 4300*
9203 4310
9130* 4050*
9133 4053



Windows are available single pane or insulated in clear, frosted, obscure and rain designs. Clear acrylic also available.

Short windows not available on long panel doors.
** Panel emboss may not align with windows due to size difference. Some size limitations apply.*
† Shown with clear glass. Acrylic and obscure glass optional.
‡ Sunset windows not available on Ultra-Grain® finish doors.
Additional charges for optional glass apply.
Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit www.clopaydoor.com/acrylic for complete details.

Clopay®

MADE IN USA

Visit clopaydoor.com or call **1-800-2CLOPAY (225-6729)** for more information on Clopay, America's Favorite Garage Doors.

Follow us on

imagine

DESIGN YOUR DOOR
OPEN CAMERA AND POINT!

It's Possible™ to fall in love with your home again.

South Central Product Catalog

Hardie® Plank Smooth Iron Gray

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Now is the time to bring your vision to life.

With endless design possibilities that embody your aesthetic, no matter how unique, Hardie® fiber cement exterior solutions give your home a beautiful design without having to sacrifice durability and protection. Trusted by homeowners on over 10 million homes* from coast to coast, and rated the #1 brand of siding in North America, it's clear that the vast product offerings from James Hardie can make the home you've always wanted possible. **Revel in the beauty of your home's gorgeous exterior with the unprecedented peace of mind that only Hardie® products can provide.** With James Hardie, your dream home is possible.

ENDLESS DESIGN POSSIBILITIES

With a wide variety of colors, products and textures, you can create the personalized home exterior design that reflects your unique style – and that you'll love for years to come.

TRUSTED PROTECTION

From non-combustible fire resistance to resisting pests, moisture and extreme weather, Hardie® fiber cement helps protect your home and everything you cherish.

LONG-LASTING BEAUTY

Enjoy the peace of mind that comes with a low-maintenance exterior, backed by a 30-year non-prorated substrate warranty.**

*Estimate based on total Hardie® siding sales through 2022 and average housing unit size. **30-Year limited non-prorated substrate warranty for Hardie® siding and soffit products. 15-Year non-prorated limited substrate warranty for Hardie® Trim products. ColorPlus® Technology finishes have a 15-year prorated limited finish warranty.

Endless design possibilities.

Endless ways to express yourself.

Products and colors that complement any style.

With a wide portfolio of products and over 700 pre-finished colors, creating your perfect design style is possible with Hardie® products.

Modern

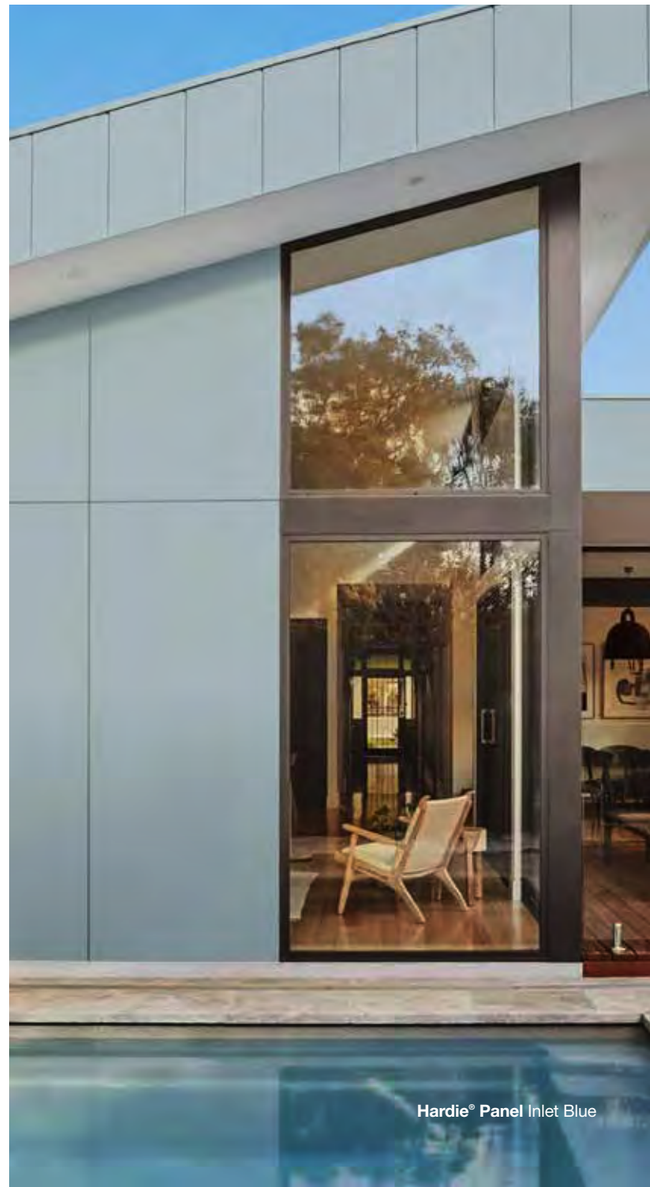
Whether you crave clean lines and sleek profiles or bold hues, you'll find the perfect colors and styles to add a modern flair to your home that will be sure to make a lasting statement in your neighborhood.

Transitional

Transitional styles beautifully combine contemporary and traditional elements to create a design style that stands out. Mix your favorite profiles and colors to create a fresh look you'll love for years.

Traditional

Traditional homes offer timeless beauty that never goes out of style. Achieve the perfect balance between your home's character and your personal style with a variety of colors and products that add undeniable charm.



Statement Collection™ Products

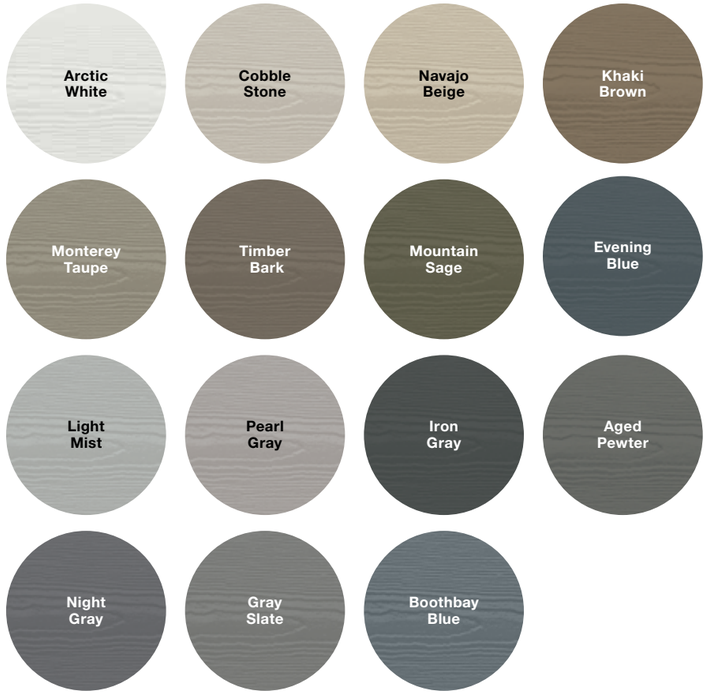
It's your turn to let your home stand out with our Statement Collection™ products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

COLORPLUS® TECHNOLOGY

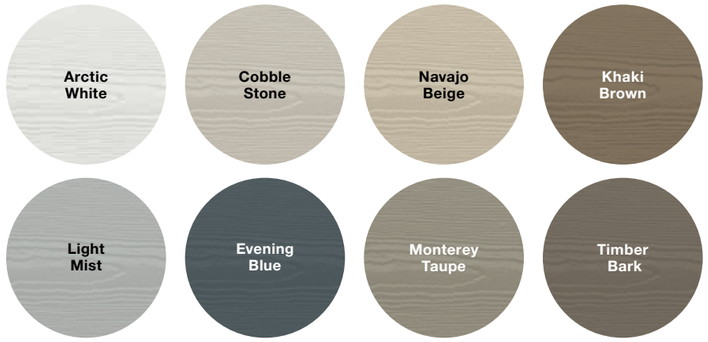
ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.

Scan code to request a sample.

Hardie® Plank Color Offering



Hardie® Panel & Trim Batten Color Offering



Hardie® Trim Color Offering

Arctic White | Cobble Stone | Timber Bark

Hardie® Soffit Color Offering

Arctic White

Hardie® Plank

Thickness 5/16 in
Length 12 ft planks

Select Cedarmill® & Smooth

Width 8.25 in

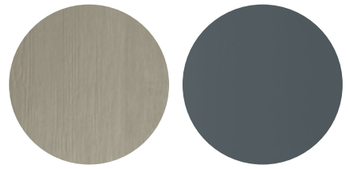
Exposure 7 in

Hardie® Panel

Thickness 5/16 in

Select Cedarmill® & Smooth

Size 4 ft x 10 ft



Hardie® Soffit

Thickness 1/4 in

Non-Vented Smooth

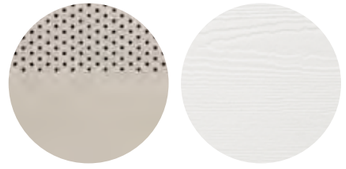
Width 16 in

Length 12 ft

Vented and Non-Vented Select Cedarmill®

Width 16 in

Length 12 ft



Hardie® Trim

Length 12 ft

4/4 Rustic Grain

Thickness .75 in

Width 3.5 in 5.5 in 7.25 in

Batten Boards

Rustic Grain

Thickness .75 in

Width 2.5 in

Length 12 ft

Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

Dream Collection™ Products

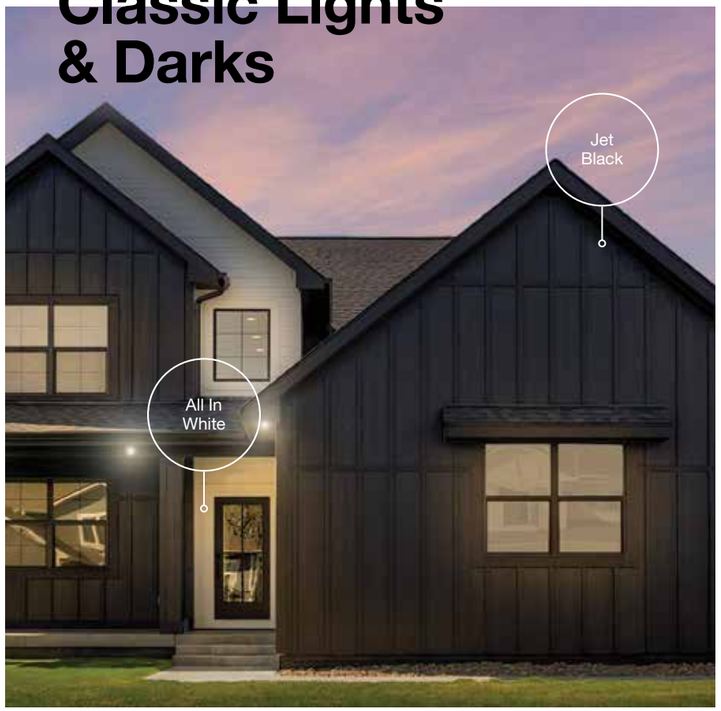
Looking to further express your sense of style? Look to our Dream Collection™ products.

- Featuring a color palette of **over 700 ColorPlus® Technology finishes**
- Made to order in a wide array of Hardie® siding and trim styles
- Matches elevated design flexibility with the uncompromising performance of our fiber cement products

To see the full 700-color range of the Dream Collection™ products, visit **jameshardie.com/dream**

Scan code to view colors and request a product sample.

Classic Lights & Darks



Peaceful Pastels

Earth Tones

Blues & Greens

Grays & Neutrals

A classic look that stands the test of time.

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.

Hardie® Plank

Select Cedarmill®

Smooth

Beaded Cedarmill® & Smooth

Colonial Roughsawn & Smooth

Select Cedarmill® & Smooth

Thickness 5/16 in **Length** 12 ft planks

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Statement Collection™				•		
Dream Collection™	•	•	•	•		
Prime	•	•	•	•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Statement Collection™						
Dream Collection™	•	•	•	•		
Prime	•	•	•	•	•	•

Beaded Select Cedarmill® & Beaded Smooth

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection™	
Dream Collection™	•
Prime	

Colonial Roughsawn & Smooth

Width	8 in
Exposure	6.75 in
Primed Pcs/Pallet	240
Pcs/Sq.	14.9
Statement Collection™	
Dream Collection™	
Prime	•

Classic cedar style in cutting-edge material.

Hardie® Shingle

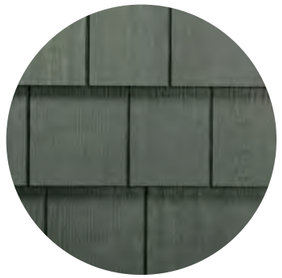
Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.

Hardie® Shingle

Staggered Edge Panel

Staggered Edge Panel	
Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus® Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq.	50.0
Statement Collection™	
Dream Collection™	•
Prime	•



Straight Edge Panel

Straight Edge Panel	
Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus® Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq.	43.0
Statement Collection™	
Dream Collection™	•
Prime	•

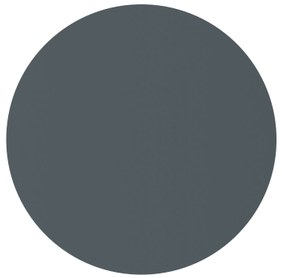
Designed for versatility and beautiful performance.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.

Hardie® Panel

Select Cedarmill®



Smooth

Stucco

Sierra 8

Select Cedarmill®, Smooth, Stucco & Sierra 8

Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime		•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™			
Prime	•	•	•

A finished look starts with beautiful trim.

Hardie® Trim

Form meets function at every intersection with Hardie® Trim boards. With an authentic look, Hardie® Trim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.

Hardie® Trim

4/4 Rustic Grain

Thickness .75 in **Length** 12 ft boards

Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	322	184	138	115	92
ColorPlus® Pcs/Pallet	322	184	138	115	92
Statement Collection™	•	•	•		
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

4/4 Smooth

Thickness .75 in **Length** 12 ft boards

Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	322	184	138	115	92
ColorPlus® Pcs/Pallet	322	184	138	115	92
Statement Collection™					
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

5/4 Rustic Grain

Thickness 1 in **Length** 12 ft boards

Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	238	136	102	85	68
ColorPlus® Pcs/Pallet	238	160	120	100	80
Statement Collection™					
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

5/4 Smooth

Thickness 1 in **Length** 12 ft boards

Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	238	136	102	85	80
ColorPlus® Pcs/Pallet	238	160	120	100	80
Statement Collection™					
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

Batten Boards

Thickness	.75 in
Length	12 ft
Width	2.5 in
Prime Pcs/Pallet	437
ColorPlus® Pcs/Pallet	190

Rustic Grain	
Statement Collection™	•
Dream Collection™	•
Prime	•

Smooth	
Statement Collection™	
Dream Collection™	•
Prime	•

Protection in every detail, complete confidence in every area.

Hardie® Soffit

Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

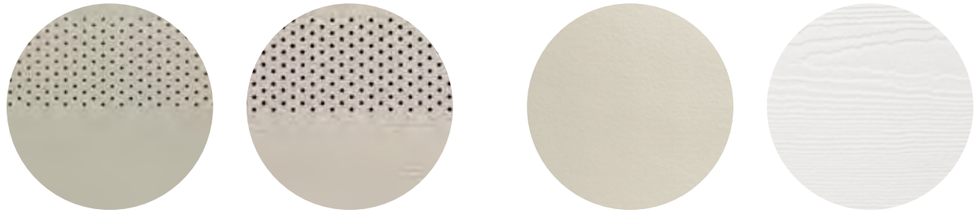
DID YOU KNOW?

Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.

Hardie® Soffit



Vented Smooth | Vented Select Cedarmill® | Non-Vented Smooth | Non-Vented Select Cedarmill®

Thickness 1/4 in

Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	216	156	108	—

Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
Statement Collection™				
Dream Collection™	•	•	•	
Prime	•	•	•	•

Vented Select Cedarmill®

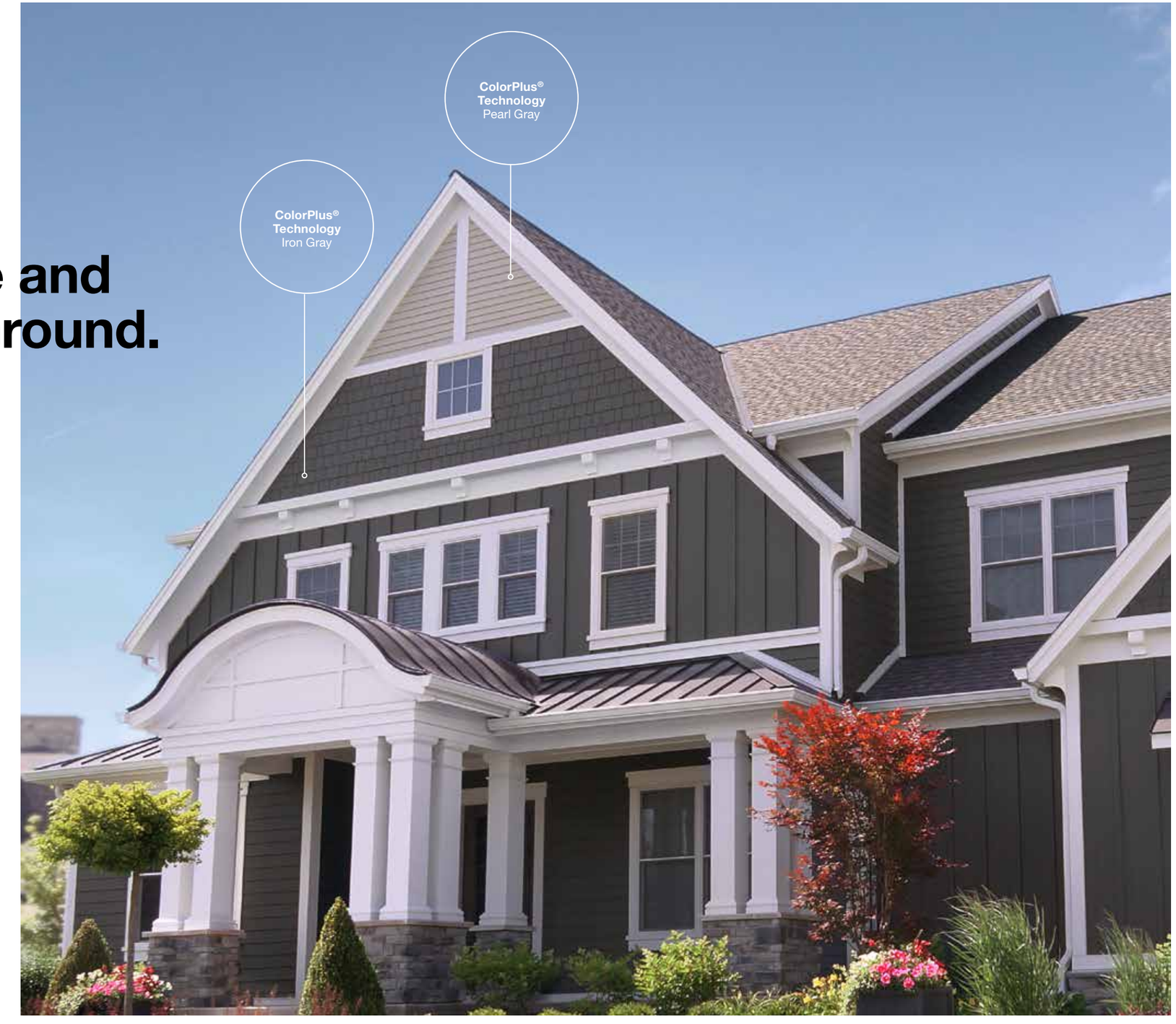
Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™		•	
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
Statement Collection™		•		
Dream Collection™	•	•	•	
Prime	•	•	•	•

Complete Exterior by James Hardie™

Confidence and beauty all around.



Scan code to visualize Hardie® products on your home.

Top to bottom, our exterior product line is defined by high performance, aesthetics and design options.

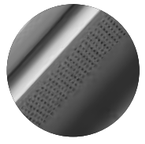
With a Complete Exterior by James Hardie™, you can bring your dream home to life without having to choose between protection and long-lasting beauty. Using products from a single, trusted manufacturer that offers exceptional warranties, you'll have complete peace of mind, so you can sit back, relax and enjoy your home's exterior.

Hardie® Shingle

Hardie® Panel & Hardie® Trim Batten

Hardie® Plank

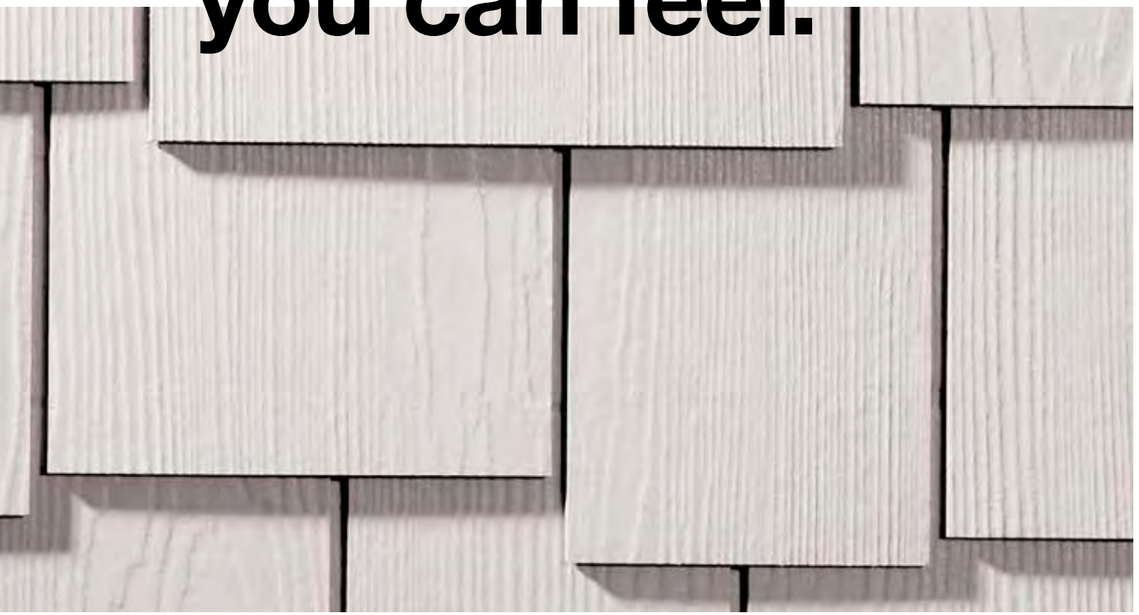
Hardie® Trim Boards



Hardie® Soffit

Durability you can trust.

Protection you can feel.



Tougher than the elements.

Fire

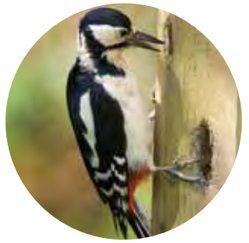
A home's exterior is its first line of defense against extreme weather and fire. Prepare your home for the unpredictable with siding that is non-combustible, won't burn and is recognized by fire departments nationwide.*

- Listed for use in wildfire-prone Wilderness Urban Interface (WUI) zones in the western US.

Cal-Fire Compliant

Fiber Cement Siding
James Hardie
LISTING
STATE OF CALIFORNIA
STATE FIRE MARSHAL
SERVICE
8140-2026:0005

*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.



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. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.

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 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 siding is built to resist water damage.

Time

ColorPlus® Technology finishes provide a durable finish that helps resist fading and discoloration that other paint applications may see more quickly over time, so your exterior can keep its good looks longer.

Exterior solutions inspired by nature and designed to help protect your home from it.

Hardie™ Zone System

Only Hardie® fiber cement exterior products are Engineered for Climate®, designed specifically with your climate zone in mind for optimal performance. In the northern USA and Canada, HZ5® products resist shrinking, swelling and cracking in wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With Hardie® siding and trim, your home's exterior will be as tough as it is beautiful.

The highest-quality materials for your highest satisfaction.

Unique Formulation
HZ10® Substrate

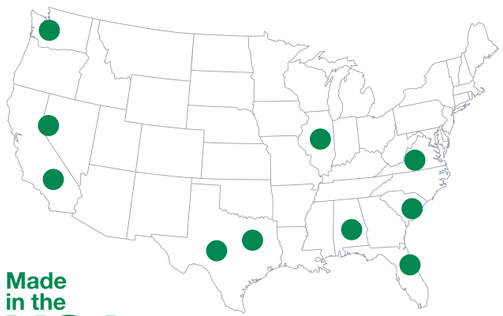
Not all fiber cement is the same. The Hardie® HZ10® product formulation contains the highest-quality raw materials. Our unique formulation, combined with innovative product design and manufacturing processes, creates a substrate that is specifically engineered to resist moisture, cracking, shrinking and swelling, for increased durability and workability.

Proprietary enhancements create durable Hardie® siding

Perfect balance of strength and workability
Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.

Enhanced moisture resistance for unmatched durability
Patented and proprietary additives are chemically bonded within the substrate matrix to provide durable moisture resistance.

Increased dimensional stability
Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.



Made in the USA

James Hardie Manufacturing Plant

Unmatched investment in manufacturing scale and production innovation

- Largest manufacturer of fiber cement in North America
- 5x more capacity than our largest competitor
- More than 100 process and product quality checks
- 100+ scientists and engineers providing dedicated resources for continuous innovation in manufacturing and product development
- More U.S. fiber cement patents than any competitor

Building sustainable communities.

Sustainability is built into our DNA.

At James Hardie, our business is about building better communities that have a lower impact on our environment and are built to last. We operate with a global mindset and at the same time take great care in how our business affects households, our James Hardie community, the local communities in which we live and operate, and across the largest shared community of all, our global ecosystem. Building sustainable communities is at the forefront of our strategy and integral to our success.

- Global Impact
- Community Impact
- James Hardie
- Homeowner

Scan code to find out more about our sustainability efforts.

Adding value to our communities

We recognize our ability to impact the communities in which we live and work. While maintaining a global mindset, we put great care into how our business affects local communities. We contribute by sourcing, employing, delivering and giving locally.

Creating an impact

We invest in the local community and aim to locate the plants close to suppliers, customers and potential new employees, as well as sustainable transportation opportunities.

CONTRIBUTED **$1.42B** To communities in which we operate	HIRED **75%** From the local communities in which we operate
SOURCED **80%** Of raw materials locally	DELIVERED **65%** Of manufactured products locally

*Above statistics are the James Hardie impact from fiscal year 2022.

The right kind of impact

Having a sustainable impact means minimizing our impact on the environment while supporting resilient local communities. We are committed to minimizing our environmental impact, prioritizing the management of waste, water, energy and emissions.

2030 goals

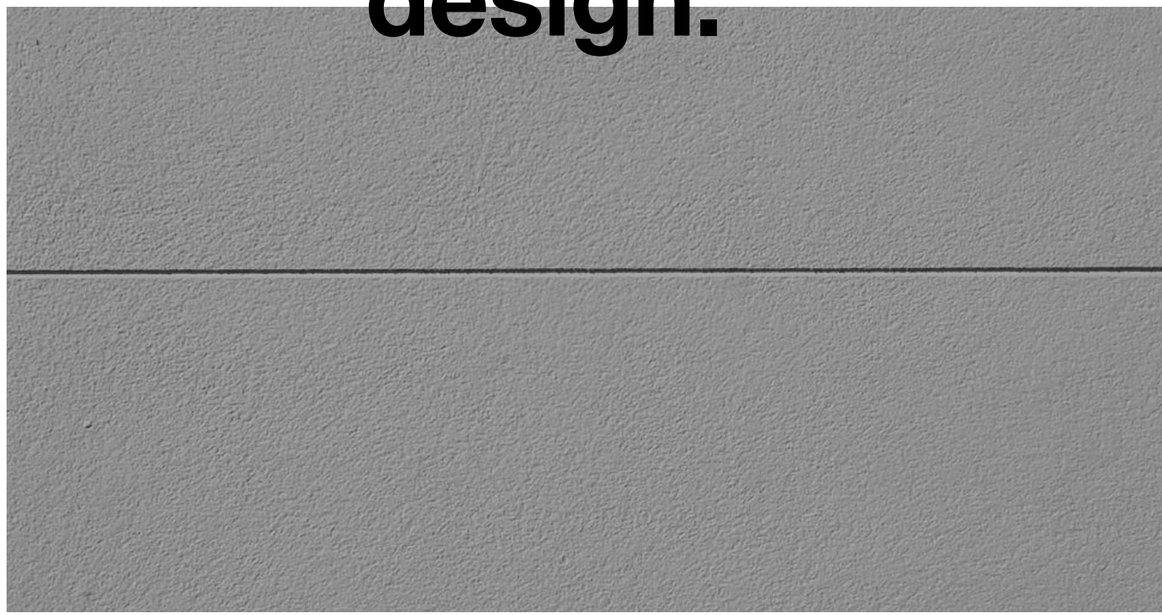
Energy & Emissions
We aim to minimize our Scope 1+2 Greenhouse gas intensity by 40% from 2019 baseline.

Waste
We aim to minimize manufacturing waste intensity by 50% from 2019 baseline.

Water
We aim to increase water recycling by 20 Million cubic feet/year from 2019 baseline.

Environmental Product Declarations
We aim to have 80% of revenue from products with Environmental Product Declarations (EPD).

Long-lasting beauty by design.



Beauty begins with a finish that lasts.

ColorPlus® Technology

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you'll have peace of mind, knowing you'll have a more consistent color and finish that doesn't depend on good weather.

With over 700 colors available, ColorPlus® Technology finishes offer endless design possibilities and help keep your home looking beautiful longer.

Finishing Technology

Primer

A quality primer is the first step to ensuring that the paint color you select expresses your home's true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your home.

Exceptional finish adhesion

Our proprietary coatings are engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.

Superior color retention

The finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.

Superior UV resistance

ColorPlus® Technology finishes are engineered to retain vibrancy and reduce fade or discoloration from UV rays.

Unparalleled beauty with unparalleled performance.

See the James Hardie difference

James Hardie invented modern fiber cement. Trusted by homeowners on over 10 million homes*, we continue to set the standard in premium, high-performance exterior cladding. Our products deliver uncompromising durability and finish quality for a beautiful, lower maintenance exterior.

Our unrivaled investment in R&D and constant innovations in product design, manufacturing and distribution allow us to remain steps ahead of the competition. With the support of our employees and partners, and with our exceptional warranties, we're committed to helping protect your home and investment every step of the way.

TRUSTED PROTECTION
10 Million Homes & counting
LASTING BEAUTY

*Estimate based on total Hardie® siding sales through 2022 and average housing unit size.

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

100%	100%	100%
Year **10**	Year **20**	Year **30**

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.

Featured on
Magnolia Network's Fixer Upper:
***Welcome Home* 2021**

HGTV URBAN OASIS® PROUD SPONSOR 2022

Featured on
HGTV's
***Urban Oasis* 2022**

READERS' CHOICE 2020 GREEN BUILDER

Green Builder Magazine
Readers' Choice,
"Most Sustainable Product" 2020

Make your home stand up and stand out.

#1 Return on Investment*

Re-siding with fiber cement siding provides the #1 return on investment of any major exterior remodeling projects.

COST VS VALUE 2021

Scan code to view the Cost vs. Value Report.

**Remodeling* magazine 2021 Cost vs Value Report, national data for exterior home replacement projects over $15,000. © 2021 Hanley Wood, LLC. Complete data from the Remodeling 2021.

FOR THE PROS

Protection that performs at every layer.

Hardie™ Weather Barrier

No exterior cladding can prevent 100% of water intrusion. Your home should have an additional line of defense. Hardie™ Weather Barrier provides a superior balance of water resistance and breathability, keeping the area within the wall drier. This helps prevent moisture accumulation that may lead to mold and mildew growth.

INSTALLATION ADVANTAGES

- Thicker, more durable material for easier, quicker installation
- Superior tear resistance helps prevent water infiltration
- Can be installed with staples in place of cap nails for cost savings
- Provides a higher level of performance, no matter what type of cladding you specify

Weather Barrier

Thickness	11 mil		
Length	100 ft	100 ft	150 ft
Width	3 ft	9 ft	9 ft

Flex Flashing

Thickness	60 mil	
Length	75 ft	75 ft
Width	6 in	9 in

Pro-Flashing

Thickness	20 mil		
Length	75 ft	75 ft	75 ft
Width	4 in	6 in	9 in

Seam Tape

Thickness	3.2 mil
Length	164 ft
Width	1-7/8 in

Installation Done Right

INSTALLATION ACCESSORIES

Hardie™ Blade Saw Blades

Manufactured by Diablo, the Hardie™ Blade saw blade is designed specifically to cut fiber cement products and is the only saw blade James Hardie recommends. The blade creates clean, precise cuts while helping to reduce the amount of airborne dust produced.

PacTool® Gecko Gauge

The PacTool® Gecko Gauge is designed to improve the installation experience, allowing one person to hang Hardie® Plank lap siding during installation. Studies suggest the Gecko Gauge can improve the speed of solo installation by 30%.

Finishing Touches

COLORPLUS® TECHNOLOGY ACCESSORIES

Touch-Up Kits

Specially formulated to match ColorPlus® Technology finishes, our touch-up kits offer resistance to aging, color change and chalking. Estimated one kit per 4,000 sq ft of siding or 1,600 sq ft of trim.

Color-Matched Caulk

OSI® QUAD® MAX sealant offers a high-performance sealant solution to color match Statement Collection™ products.* About 18–20 linear feet per tube. Refer to packaging for manufacturer's recommendations.

*For matching Dream Collection™ products, contact your local James Hardie representative.

TRIM ACCESSORIES

Flat Tabs

Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

Corner Tabs

Use corner tabs to eliminate face nail holes that would detract from the finished look of corner trim installations.

Scan code to view install and technical documents.

#MyHardieHome | 1.888.542.7343 | jameshardie.com

JamesHardie™

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®

DEEP DIMENSION
OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*/‡ for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty3/§

UNA NUEVA DIMENSIÓN
DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida*/‡ mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard® con una garantía limitada de 25 años de resistencia a las algas 3/§

STREAKGUARD
ALGAE PROTECTION

Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.*

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.*

THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning® Roofing and offer a finished look for the roof.

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning® Roofing para lograr techos con un acabado único.

TruDefinition®

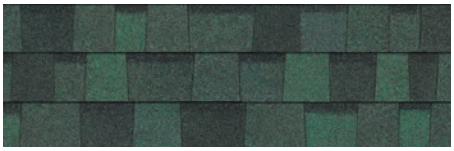
DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®

Amber[1]

Not available in Service Area 8 | No se puede obtener en el área de distribución 8

Brownwood[1]



Chateau Green[1]

Colonial Slate[1]

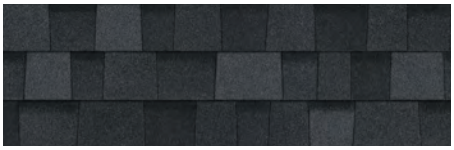
Desert Rose[1]

Driftwood[1]

Estate Gray[1]

Harbor Blue[1]

Midnight Plum[1/5]



Onyx Black[1]

Peppercorn[1]

Shasta White[1]

Not available in Service Area 8 | No se puede obtener en el área de distribución 8

Sierra Gray[1]

Teak[1]

Terra Cotta[1]

Williamsburg Gray[1]

COLOR AVAILABILITY MAP

Disponibilidad de colores por zonas/región

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

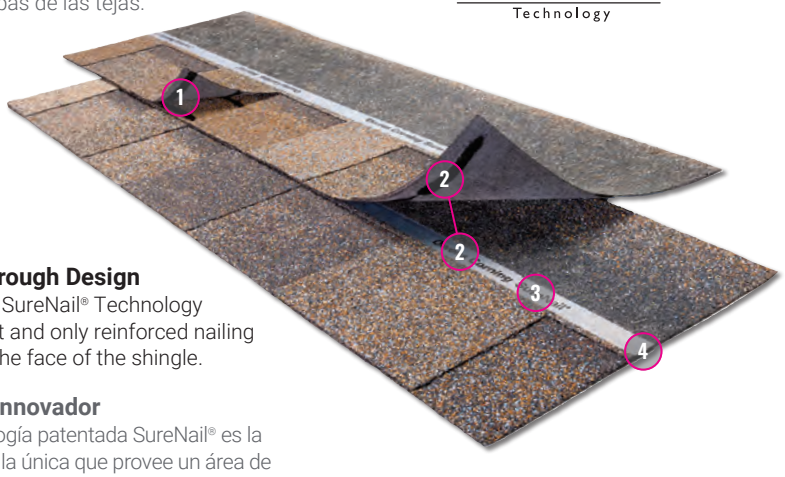
HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail,® una exclusividad de Owens Corning.

1

Excellent Adhesive Power
Helps keep the shingle layers laminated.

Excelente poder adhesivo
Ayuda a conservar el laminado de las capas de las tejas.



2

Breakthrough Design
Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador
La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

3

Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond®** sealant for exceptional wind resistance of a 130-MPH wind warranty.

Agarre excepcional
La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

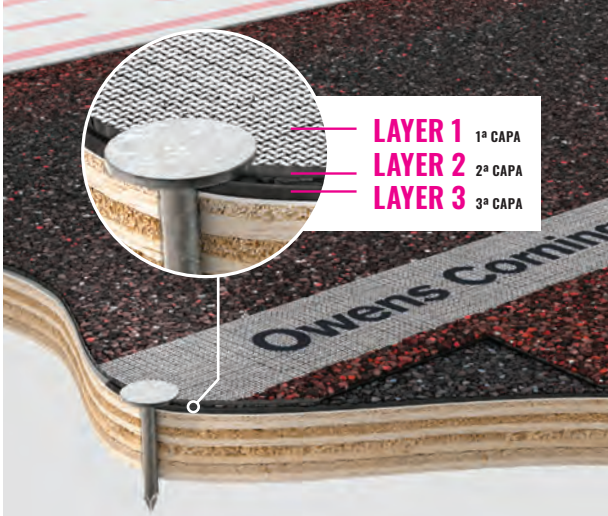
4

Triple Layer Protection®+
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection®+
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond
SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común
En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO

Up to **2.5X BETTER** NAIL PULL-THROUGH RESISTANCE

Hasta **2.5 VECES MEJOR** RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS

Up to **9X BETTER** NAIL BLOW-THROUGH RESISTANCE

Hasta **9 VECES MEJOR** RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS

Up to **2X BETTER** DELAMINATION RESISTANCE

Hasta **2 VECES MEJOR** RESISTENCIA A LA DELAMINACIÓN

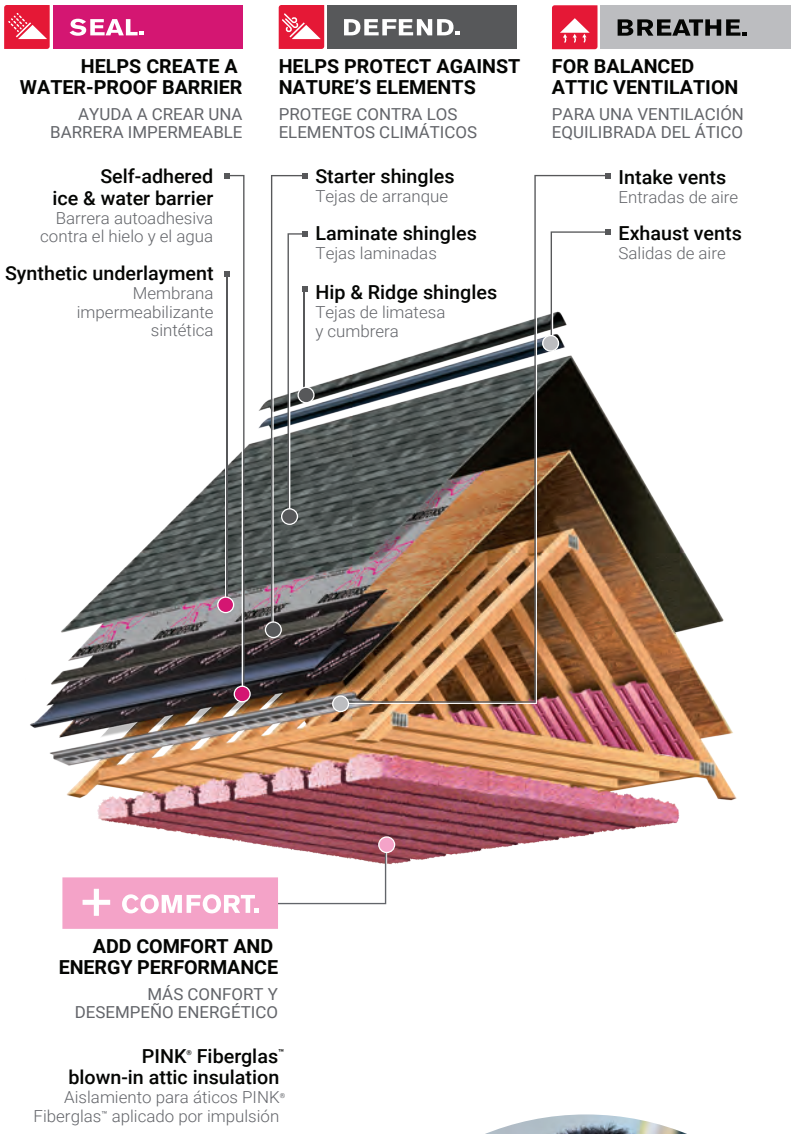
TOTAL PROTECTION ROOFING SYSTEM^

TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System®^ gives you the assurance that all of your Owens Corning® roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning® funcionan en conjunto para mejorar el desempeño de su techo.



REGISTER YOUR WARRANTY

Registering your Owens Corning® warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.

SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

Al registrar su garantía de Owens Corning® la podrá consultar rápidamente si fuera necesario acceder a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.

Product Attributes

Warranty Length*/‡

Limited Lifetime
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*/§

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years

TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39⅜"
Application Exposure	5⅝"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Type 1)
- ICC-ES AC438#
- ASTM D3161 (Class F Wind Resistance)
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108/UL 790 (Class A Fire Resistance)
- PRI ER 1378E01
- Florida Product Approval
- Miami-Dade County Product Approval[2]

Características del producto

Período de garantía*/‡

Garantía limitada de por vida
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*/§

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años

Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 × 100 cm (13¼ × 39⅜ pulg)
Exposición de aplicación	14.3 cm (5⅝ pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Normas y códigos pertinentes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Tipo 1)
- ICC-ES AC438#
- ASTM D3161 (Resistencia al viento, Clase F)
- ASTM D7158 (Resistencia al viento Clase H)
- ASTM E108/UL 790 (Resistencia al fuego Clase A)
- PRI ER 1378E01
- Aprobación del producto en el estado de Florida
- Producto aprobado por el condado de Miami-Dade[2]

* See actual warranty for complete details, limitations and requirements.

‡ 40-Year Limited Warranty on commercial projects.

† Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 3 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ This coverage is effective 1/1/2023; Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

For Patent information, please visit owenscorning.com/patents.

SureNail® Technology is not a guarantee of performance in all weather conditions.

5 Owens Corning® Midnight Plum shingle includes a patent pending design.

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

‡ Garantía limitada de 40 años para proyectos comerciales.

† Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 3.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ Esta cobertura entra en vigor el 1 de enero de 2023; la instalación debe incluir el uso de un producto para limatesa y cumbrera de Owens Corning®.

Para información sobre la patente, visite www.owenscorning.com/patents.

La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.

5 La teja Owens Corning® Midnight Plum incluye un diseño con patente pendiente.

OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

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(Irving, Memphis)

Pub. N.º 10024195-A. Impreso en EE.UU. Abril de 2023.

ARCHITECTURAL WALL COATINGS

HDP™ Water-Repellent Coating | Weatherlastic™ Smooth | Demandit® Advantage
Demandit® Sanded | Demandit® Smooth | Tuscan Glaze™ | TREMGard® HB

Dryvit

TREMCO

Architectural Wall Coatings Designed to Beautify and Protect Your Structures

Dryvit™ and Tremco™ offer a complete family of architectural wall coatings designed to meet any performance, application, aesthetic or budget requirement.

Address efflorescence, chalking, peeling, cracking or flaking.
Minimize the effects of water intrusion, mildew, mold, and dirt pickup.
Transform your aesthetic with eye-catching finish options — from modern to classic.

The Tremco Construction Products Group Advantage

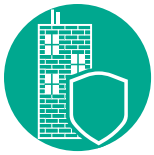
Dryvit and Tremco are now part of Tremco Construction Products Group (CPG). A stucture built with products from Tremco CPG companies means more for everyone – more satisfied contractors, more comfortable occupants or tenants, and more efficient structures and cost-effective operation for owners:

Faster Construction Time

Dryvit and Tremco products can reduce production time and speed up in-field application to reduce construction schedules.

Any Look You Want

A wide range of colors and finishes like brick, granite, metals, stucco and more provide maximum flexibility in your façade aesthetic.



Stronger and More Resilient

Our systems are designed for maximum durability, many with service lives far surpassing that of competing systems.

Proven, Tested Compatibility

Products provide maximum protection from air, moisture and thermal infiltration — and are performance tested in our one-of-a-kind Sustainable Building Solutions Test Facility.

Cost Effective for the Long Term

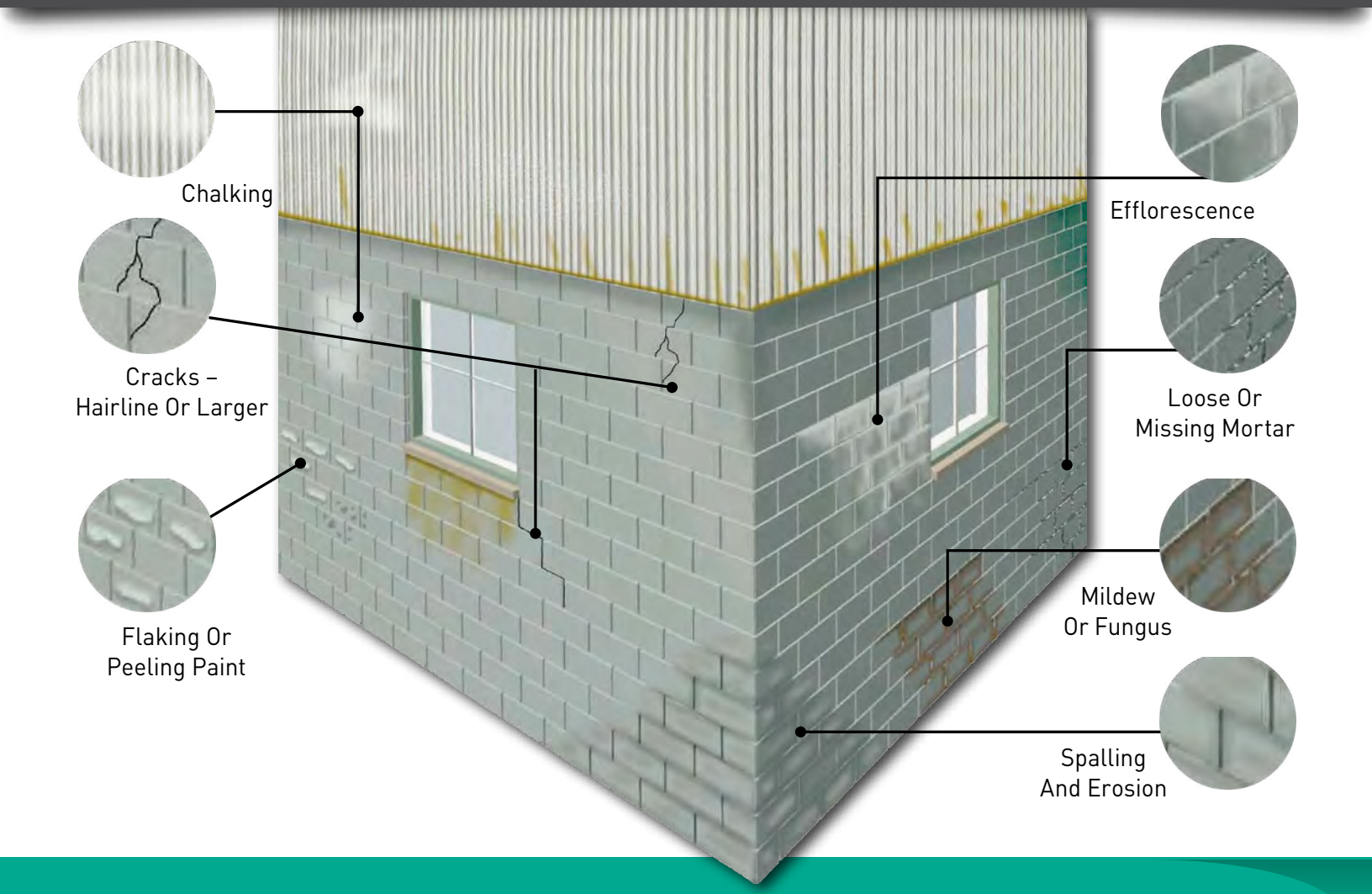
A broad range of products can fit most project budgets — but our energy-efficiency and maintenance solutions can also help you ensure cost-effective ownership and operation for the long term.

One Point of Contact

Our products and systems are backed by industry-leading warranties — all from a single point of contact. We can also help with everything from asset management to diagnostics to installer training.

The Symptoms (and Consequences) of Failing Exteriors

Rain, wind, snow, ultraviolet rays, and ineffective detailing will all take their toll on structures over time. Exterior deterioration eventually leads to even greater problems if not addressed. Unprotected exteriors and failing joints allow moisture intrusion and a multitude of other concerns, including — but not limited to — facade degradation, mold and mildew.

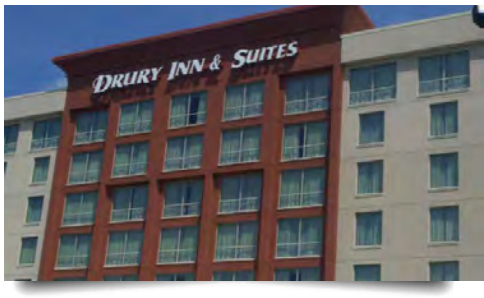


Dryvit and Tremco Solutions

Because of our industry-unique relationship, Dryvit and Tremco have the solutions to ensure compatible, tested systems from the foundation to the roof:

- Exterior Insulation Finishing Systems (EIFS)
- Flashing, Air and Vapor Barrier Systems
- Pre-Compressed Foam Expansion Joint Products
- Sealants, Adhesives and Pre-Formed Transition Assemblies
- Insulated Concrete Form (ICF) Systems
- Commercial Glazing Sealants, Tapes and Extrusions

HDP® WATER-REPELLENT COATING



HDP™ Water-Repellent Coating is 100% acrylic, has excellent water-repellent properties and is available in standard colors as well as custom colors. HDP Water-Repellent Coating is formulated to resist mold and mildew growth (PMR) and is hydrophobic, resulting in less dirt pick-up and a cleaner wall.

Without HDP technology, water droplets hit an exterior wall, flatten and cling to the surface until evaporation occurs. Frequently these same water droplets contain atmospheric dirt and contaminants, which can create an environment conducive to the growth of microbes such as mold and mildew — which are unsightly and, if not removed, can potentially harm almost any exterior surface.

Dryvit HDP Coatings utilize both state-of-the-art silicone technology and fractal geometry to enable wall surfaces to repel water — allowing them to dry faster and slow the accumulation of dirt and other contaminants.

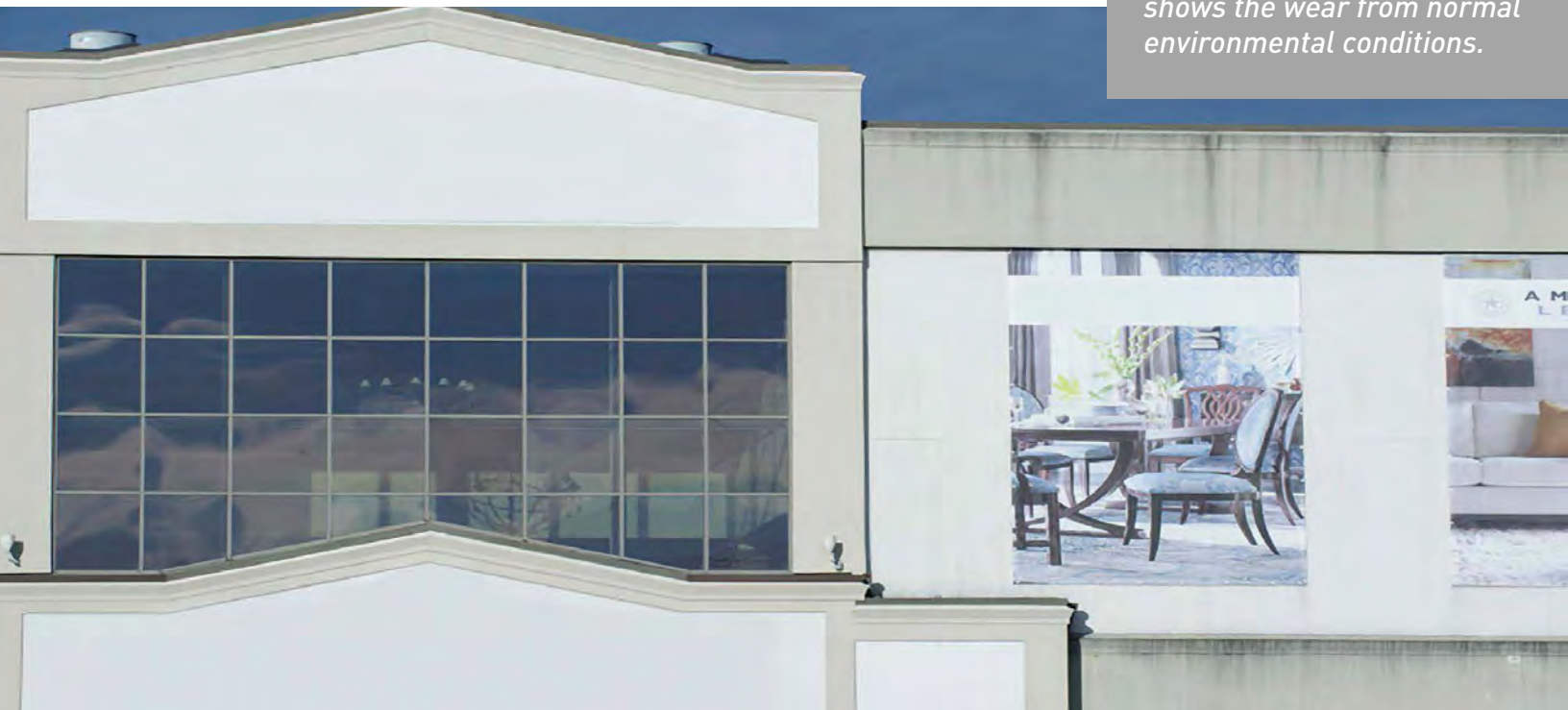
Features & Benefits

- Hydrophobic chemistry repels water and takes dirt with it
- Ideal for both new construction and renovation
- Resists mold and mildew growth

Common Applications

HDP Water-Repellent Coating is used to coat acrylic based textured finishes, masonry, stucco, wood, or primed metal.

After pressure washing the entire building below, HDP Coating was applied to only the left portion of the building. Five years later, it is still clean while the right side — without HDP Coating — shows the wear from normal environmental conditions.



WEATHERLASTIC® SMOOTH

Weatherlastic® Smooth is a water-based elastomeric wall coating. It is easily applied with an airless spray or roller. Weatherlastic Smooth is based upon a 100% acrylic, copolymer elastomeric resin, which provides excellent elongation and flexibility at low temperatures. The coating resists mildew growth and dirt pickup and is highly chalk-resistant.

Features & Benefits

- Elastomeric formulation bridges hairline cracks
- Dirt Pickup Resistance (DPR) means walls stay cleaner longer
- Mildew-resistant
- Plasticizer-free, and with low temperature flexibility for maximum crack-resistance

Common Applications

Weatherlastic Smooth is recommended as a waterproof coating on properly prepared concrete, masonry, EIFS and stucco substrates.

DEMANDIT® ADVANTAGE

Demandit® Advantage is a 100% acrylic high-performance coating with a satin sheen finish, and employs StratoTone™ colorant technology. Demandit Advantage is offered in all standard, as well as custom colors, offers excellent stain resistance and contains the most effective ingredients available to resist mold and mildew growth (PMR) on the surface of the coating.

Features & Benefits

- High level of acrylic resin for maximum stain resistance
- StratoTone pigments provide increased fade resistance
- DPR/PMR chemistry resists dirt-pickup, mold and mildew
- Vapor-permeable: will not trap moisture vapor
- Cleans quickly and easily with only water

Common Applications

Demandit Advantage is equally suited for new construction of renovations to recoat, protect and redecorate EIFS, primed concrete, masonry, stucco, wood and metal.

DEMANDIT® SMOOTH

Demandit ® Smooth is a 100% acrylic coating, which is offered in a variety of standard and custom colors. Demandit Smooth contains the most effective ingredients available to help resist mold and mildew growth (PMR).

Features & Benefits

- 100% acrylic formulation extends the life of re-coated surfaces
- DPR/PMR chemistry is resistant to dirt-pickup, mold and mildew
- Vapor-permeable: will not trap moisture vapor
- Can be applied by brush, trowel, or sprayer
- Cleans quickly and easily with only water

Common Applications

Demandit Smooth is a durable coating, which may be used to change the color of an existing Dryvit or other acrylic-textured finish. It can also be used to protect and decorate concrete, masonry, stucco, wood, primed metal and more.

DEMANDIT® SANDED

Demandit ® Sanded is a 100% acrylic coating, which is offered in a variety of standard and custom colors. Demandit Sanded contains the most effective ingredients available to help resist mold and mildew growth (PMR).

Features & Benefits

- 100% acrylic formulation extends the life of re-coated surfaces
- DPR/PMR chemistry is resistant to dirt-pickup, mold and mildew
- Vapor-permeable: will not trap moisture vapor
- Can be applied by brush, trowel, or sprayer
- Cleans quickly and easily with only water

Common Applications

Demandit Sanded is a durable coating, which may be used to change the color of an existing Dryvit or other acrylic-textured finish. It can also be used to protect and decorate concrete, masonry, stucco, wood, primed metal and more.

TUSCAN GLAZE®

Tuscan Glaze® is used as an antique stain to simulate century-old plaster, and was designed to obtain a faux or "mottled" appearance on Dryvit finishes. Tuscan Glaze works best when applied over fine aggregate finishes, such as Freestyle®, Lymestone™ and Weatherlastic® Adobe. It is available in 12 standard colors.

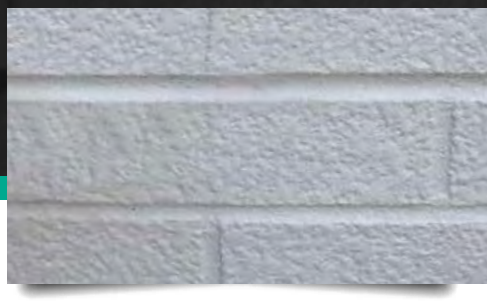
Features & Benefits

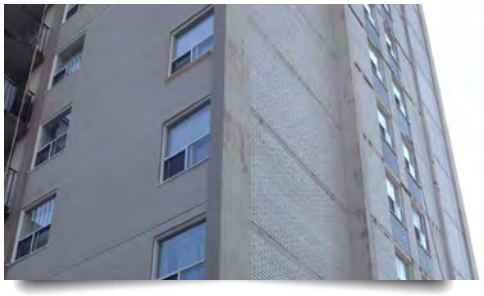
- Can be applied over many textures for a fully-customizable look
- 12 standard colors ensure consistenccy
- 100% acrylic formula is easy to use and apply

Common Applications

While Tuscan Glaze is often used in residential applications, it has also been successfully used on commercial projects, especially in the retail, hospitality and entertainment industries in which uniqueness and specific architectural appearance are highly-valued.

TREMGARD® HB





TREMGard® HB is a high-build, fiber-reinforced, water-based, acrylic wall coating formulated to provide a tough, durable, flexible, and breathable film protection for concrete and masonry surfaces. TREMGard HB can be applied in a single coat up to 32 wet mils and can be used to bridge cracks.

Features & Benefits

- Resists the effects of water and weather, making it an ideal coating for long-lasting waterproofing protection
- Fiber reinforced for added strength and durability
- Bridges hairline cracks
- Resists the growth of mold and fungus
- VOC compliant @ <100 g/L

Common Applications

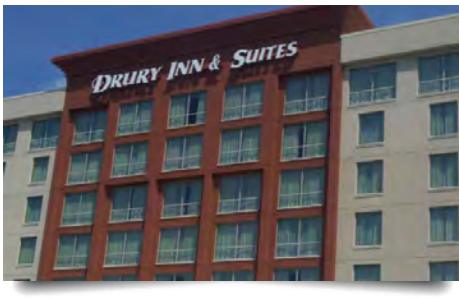
- Concrete, cast-in-place or pre-cast CMU
- Previously painted masonry
- Brick and stone
- EIFS
- Stucco
- Metal and PVC *(with primer)*

DYMONIC® 100

Dymonic® 100 is a high-performance, high-movement, single-component, medium-modulus, low-VOC, UV-stable, non-sag polyurethane sealant. It is a durable, flexible sealant that offers excellent performance in moving joints and exhibits tenacious adhesion once fully cured.

Features & Benefits

- Can adhere to damp or green concrete and has a skin time of 2 hr with a tack-free time of 6 to 8 hr to significantly reduce dirt attraction.
- Movement capability of +100/-50% in typical field conditions, is low VOC, paintable, jet fuel-resistant, and will not crack, craze or yellow under extreme UV exposure
- Suitable for water immersion and will not out gas



Common Applications

- Expansion and control joints,
- Precast concrete panel joints
- Window, door & panel perimeter caulking
- Aluminum, masonry and vinyl siding

DYMONIC® SIMPLE SEAL

Dymonic® Simple Seal is a medium-modulus, preformed polyurethane extrusion specifically designed to bridge joints under elastomeric wall coatings. Dymonic Simple Seal is bonded with Dymonic® 100 polyurethane sealant to a wide range of substrates to provide a watertight seal.

Features & Benefits

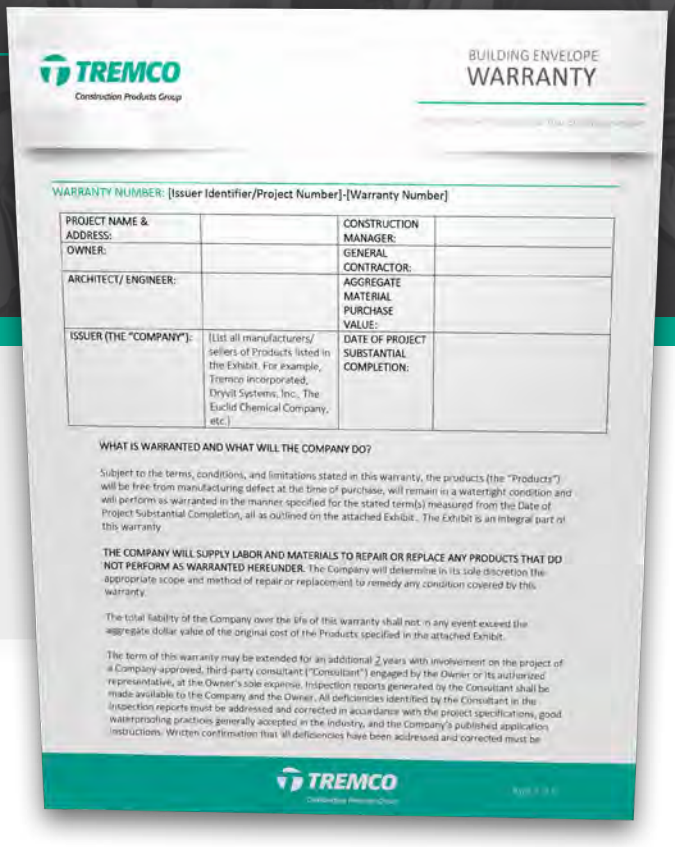
- Easy installation reduces time and labor costs
- Superior flexibility and +/- movement capabilities
- High strength provides durability and excellent tear resistance

Common Applications:

- Expansion joints
- Window/door perimeters
- Dryvit / EIFS joints
- Parapet walls
- Transition seals
- Curtain wall joints
- Other joints that will be coated with an elastomeric coating

POWER of ONE

One Building Envelope. One Warranty.
One Powerful System Delivering
Unmatched Protection.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BUILDING ENVELOPE
WARRANTY

WARRANTY NUMBER: [Issuer Identifier/Project Number]-[Warranty Number]

PROJECT NAME & ADDRESS: OWNER:		CONSTRUCTION MANAGER: GENERAL CONTRACTOR:	
ARCHITECT/ ENGINEER:		AGGREGATE MATERIAL PURCHASE VALUE:	
ISSUER (THE "COMPANY"):	[List all manufacturers/ sellers of Products listed in the Exhibit. For example, Tremco Incorporated, Dryvit Systems, Inc., The Euclid Chemical Company, etc.]	DATE OF PROJECT SUBSTANTIAL COMPLETION:	

WHAT IS WARRANTED AND WHAT WILL THE COMPANY DO?

Subject to the terms, conditions, and limitations stated in this warranty, the products (the "Products") will be free from manufacturing defect at the time of purchase, will remain in a watertight condition and will perform as warranted in the manner specified for the stated term(s) measured from the Date of Project Substantial Completion, all as outlined on the attached Exhibit. The Exhibit is an integral part of this warranty.

THE COMPANY WILL SUPPLY LABOR AND MATERIALS TO REPAIR OR REPLACE ANY PRODUCTS THAT DO NOT PERFORM AS WARRANTED HEREUNDER. The Company will determine in its sole discretion the appropriate scope and method of repair or replacement to remedy any condition covered by this warranty.

The total liability of the Company over the life of this warranty shall not in any event exceed the aggregate dollar value of the original cost of the Products specified in the attached Exhibit.

The term of this warranty may be extended for an additional 2 years with involvement on the project of a Company-approved, third-party consultant ("Consultant") engaged by the Owner or its authorized representative, at the Owner's sole expense. Inspection reports generated by the Consultant shall be made available to the Company and the Owner. All deficiencies identified by the Consultant in the inspection reports must be addressed and corrected in accordance with the project specifications, good waterproofing practices generally accepted in the industry, and the Company's published application instructions. Written confirmation that all deficiencies have been addressed and corrected must be

TREMCO

Why a Single Source Matters

Why risk cobbling together the envelope with materials from dozens of different suppliers, when you can choose a Tremco Construction Products Group (CPG) building envelope — designed and tested to work as one continuous system and warranted together in a single document? That's one warranty document handed over to building owners at the completion of any project, and one call if a problem ever arises.

That means fewer call-backs. And access to a range of technologies that will speed construction, simplify installation and lengthen the construction season. In the unlikely event of product defect, we will also cover associated labor costs to make the necessary repair.

Systems & Services Covered Under a Single Warranty

- Air & Vapor Barriers
- Cladding
- Glazing Systems
- Insulated Concrete Forms
- Sealants & Adhesives
- Traffic Coatings
- Waterproofing

TREMCO
Construction Products Group

"One family of companies, by one contractor. It just really makes our life easier — and it makes our projects better.

500 Pacific Ave.
Bremerton, Washington

Dryvit Air Barriers and Prefabricated Panels
Tremco Traffic Coatings and Sealants

Scan or click to see the full case study

Dryvit TREMCO

Part of Tremco Construction Products Group

Dryvit Systems, Inc. | One Energy Way | West Warwick, RI, 02893 | US: 401.822.4100 | dryvit.com

Tremco Commercial Sealants & Waterproofing | 3735 Green Road | Beachwood, OH 44122 | US: 800.852.9068 | CAN: 800.363.3213 | tremcosealants.com

Tremco Construction Products Group (CPG) brings together Tremco Incorporated's Commercial Sealants & Waterproofing and Roofing & Building Maintenance operating divisions; Dryvit Systems, Inc.; Nudura Inc; Willseal; Weatherproofing Technologies, Inc. and Weatherproofing Technologies Canada, Inc.

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