

Architectural Review Application

Fairfield Inn & Suites

176 South Broadway
Saratoga Springs, NY

CHA Project Number: 30775

Prepared for:
Saratoga Springs Hotel Associates, LLC
11751 East Corning Road
Corning, NY 14830

Submitted to:
City of Saratoga Springs
Design Review Commission
Mr. Bradley Birge
Administrator, Planning & Economic
Development

Prepared by:



III Winners Circle
Albany, New York 12205
Phone: [REDACTED]

August 9, 2016



August 9, 2016

Mr. Bradley Birge
Administrator, Planning & Economic Development
City Hall - 474 Broadway
Saratoga Springs, New York 12866

**RE: Fairfield Inn & Suites – 176 South Broadway
Site Plan Review Application
CHA Project No.: 30775**

Dear Mr. Birge,

On behalf of Saratoga Springs Hotel Associates, LLC, CHA Consulting, Inc. (CHA) is pleased to provide this Application for Architectural Review for a proposed Fairfield Inn & Suites Hotel at 176 South Broadway in Saratoga Springs, New York.

This submission includes the following (One original and nine copies):

- Project Narrative and Photographs
- Application for Architectural Review
- Short Environmental Assessment Form
- Site and Plan
- Building Floor Plans
- Colored Building Elevations (all sides)
- Material Specifications (Brick, Hardie Panel and Hardie Siding)
- Architectural Review application fee (\$300 check payable to Commissioner of Finance)

Thank you, and if you have any questions, please call me at [REDACTED].

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Anthony P. Stellato, Jr.', is positioned above the typed name.

Anthony P. Stellato, Jr. PE
Vice President

Attachments

cc: Tom Sawyer, Saratoga Springs Hotel Associates, LLC
Brian Bouchard, CHA

V:\Projects\ANY\K4\30775\Corres\Applications\DRC Application\02 Cover Letter.docx

Fairfield Inn & Suites – 176 South Broadway

Project Narrative

Project Background

Saratoga Springs Hotel Associates, LLC (the Applicant) is the contract vendee of property currently owned by Turf and Spa Motel, Inc. at 176 South Broadway in Saratoga Springs, New York. The property is comprised of approximately 1.4 acres situated on the east side of South Broadway, at the northeast corner of its intersection with Todd Street. The site is zoned T-5 Neighborhood Center Transect, and it is also located within the Architectural Review Overlay District.



View of site from South Broadway, looking northeast



View of site from South Broadway entrance, looking east

The Turf and Spa Motel (shown above), an operating 43-room, two-story seasonal motel currently occupies the site. The site also includes a free standing, single story spa, an outdoor, in-ground pool and parking for approximately 50 vehicles.

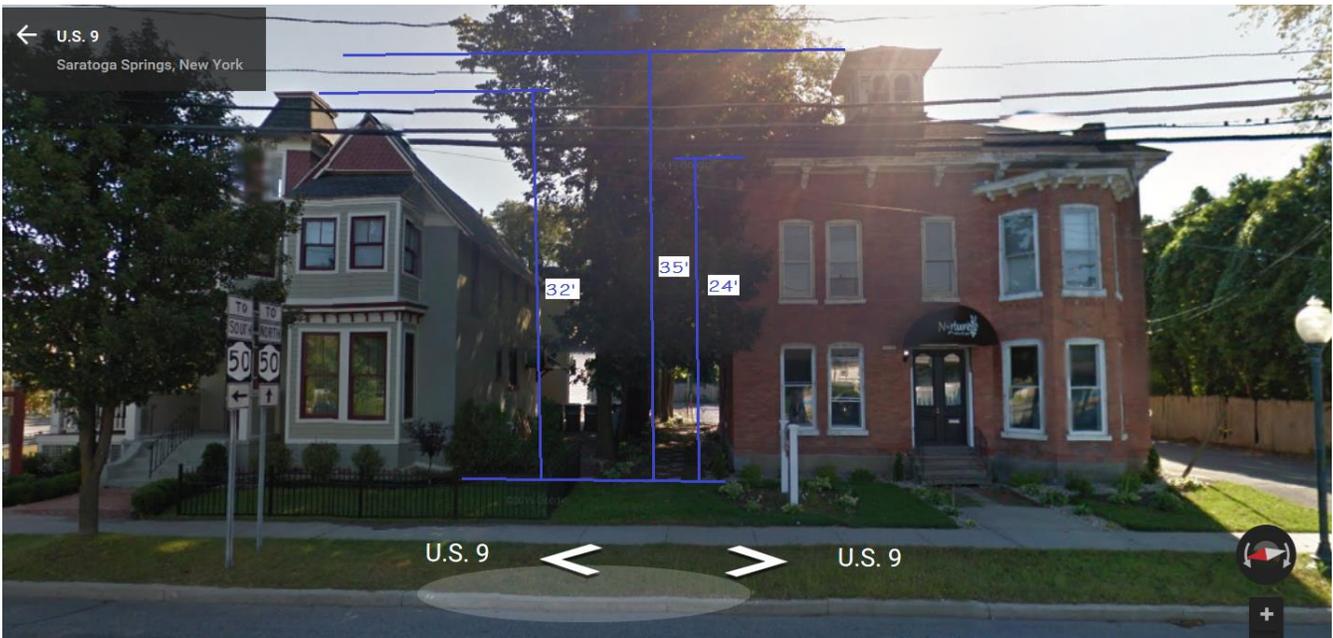
The site has approximately 172 feet of frontage and a curb cut for vehicular access on South Broadway. There is also frontage along Todd Street, Lincoln Avenue, Gurtler Lane (alley) and an unnamed alley from Lincoln Avenue running parallel with South Broadway; however, no access currently exists along any frontage other than South Broadway.

Adjacent properties on South Broadway include a retail plaza (Subway) to the south, Nurture Green Salon to the north and Duo Restaurant to the west. On Lincoln Avenue, neighboring properties include Thirsty Owl to the west and a dry cleaner on the east side of Gurtler Lane. Residential properties along

Greenridge Place back up to a shared alley (Gurtler Lane) along the east side of the site. Photos of adjacent properties are included below.



View of alley access from Lincoln Avenue, looking south



View of adjacent properties to the north on South Broadway with approximate existing building heights



View from Todd Street looking west toward South Broadway

Project Description

The Applicant proposes to construct a five-story, 50-foot high, 89-room Fairfield Inn & Suites Hotel on the site after demolition of the existing structures. The building will occupy a footprint of approximately 10,000 square feet, with a gross floor area of approximately 50,000 SF. The main hotel entrance or porte-cochere will be located on the rear (east) façade, accessed from Todd Street, which will be reconstructed between South Broadway and the site entrance. Additionally, access to Lincoln Avenue will be provided via the existing unnamed alley that runs between the project site and the Thirsty Owl site.

Parking is proposed for 93 vehicles, which includes 1 space each for 89 rooms plus 0.5 spaces each for 8 employees, which is the maximum employee shift. Parking is compliant with Section 6.2.6 of the Zoning Ordinance. A dumpster enclosure will be provided in the southeast corner of the parking lot. Trash pickup will occur from the parking lot.

Architectural Narrative

The architectural design represents a clear and significant departure from the prototypical Fairfield design, which is very contemporary. The proposed approach brings more traditional aesthetics to the building design so that it will fit more appropriately with the Saratoga Springs architectural fabric.

The building will be situated toward South Broadway, utilizing nearly all of the frontage in accordance with the City of Saratoga Springs Transect Zone Design requirements. Although the porte-cochere is oriented toward the vehicle entrance on the east elevation, pedestrians are encouraged to enter & exit the hotel lobby from the South Broadway sidewalk entrance on the west elevation. This covered entry is accessed through a vestibule leading to the hotel dining area. An outdoor patio with café-style seating is located adjacent to the public entrance, which implies an active, commercial streetscape environment and promotes connectivity to the pedestrian realm.

The architect has conveyed the feeling of a smaller scale facade by the manipulation of the masses developed on the elevations. This was achieved by projecting sections of the building in and out, which breaks the elevations into smaller modules. This was emphasized by material and color changes. The front façade will step back away from the street at the north end of the building, respecting the setbacks of the neighboring buildings to the north and allowing space for an existing mature elm tree located near the street (see photo below).



View of 36" elm between curb and sidewalk at north end of South Broadway frontage

In order to visually bring the height of the building down, a cornice is provided at the fourth floor, and the material above is darkened. This stops the eye at the lower level and provides the visual effect of the building dropping and rising in height along its face, instead of having a straight line across the top of the building.

Siding, brick and panels were chosen to reflect local aesthetics, with attention placed on selecting materials for the lower portion of the building to emphasize a human scale. Continuing this theme, sun screens were placed at the first floor, to again bring the eye down and present the building to the people walking by. This also ties into the patio and the formal entry that is provide on the Broadway side of the building.

Overall, the building reflects many of the elements of surrounding area and has been designed to be harmonious with the neighborhood both in height and scale.



CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

□

City Hall - 474 Broadway
 Saratoga Springs, New York 12866
 Tel: 518-587-3550 x.515 fax: 518-580-9480
 www.saratoga-springs.org

INSTRUCTIONS ARCHITECTURAL / HISTORIC REVIEW APPLICATION

1. **ELIGIBILITY:** An applicant to the Design Review Commission for Architectural Review or Historic Review must be the property owner(s) or lessee, or have an option to lease or purchase the property in question.
2. **COMPLETE SUBMISSIONS:** Applicants are encouraged to work with City staff to ensure that an application is complete. The DRC will only consider properly completed applications that contain **1 original, 9 hard copies, and 1 digital version** of the application and ALL other required materials as indicated on the application.
3. **ACTIONS REQUIRING REVIEW:**

Architectural Review District	Historic Review District
<ul style="list-style-type: none"> • any <u>exterior</u> changes that require a building permit • any change in <u>exterior</u> building materials • a new, or change to an existing, sign or sign structure • demolition of a structure <p>Within a <u>non-residential</u> zoning district:</p> <ul style="list-style-type: none"> • a change in exterior building color • installation of an awning 	<ul style="list-style-type: none"> • Installation or <u>exterior</u> change to a structure requiring a building or demolition permit • any material change to <u>exterior</u> of a structure including: <ul style="list-style-type: none"> - addition or removal of exterior architectural features - installation, removal or material changes to exterior building elements such as roof, siding, windows, doors, porches, etc. - enclosure or screening of buildings openings such as windows, doors, porches, etc. - installation of utility, mechanical or misc. accessory structures to the exterior of a building such as HVAC equipment, solar panels, wind turbines, radio/satellite transmission/reception devices, etc. ▪ Within a front yard setback: <ul style="list-style-type: none"> - installation, removal or material changes to drive- or walkways - installation or removal of architectural, sculptural or vegetative screening that exceeds 3' in height - installation of accessory utility structures or radio/satellite transmission/reception devices over 2' in diameter • a change in exterior building color within a <u>non-residential</u> zoning district • a new, or change to an existing, sign or awning • installation of telecommunications facilities

Note – Ordinary maintenance or repair that does not involve a change in material, design or outer appearance is exempt from Historic or Architectural Review.

4. DESIGN GUIDELINES:

The Design Review Commission will evaluate whether the proposed action (construction, alteration or demolition) is compatible with existing structures and surrounding properties using the following criteria:

- Height – consistent with historic form and context of site and surrounding properties
- Scale – relationship of structure and its architectural elements to human size, form, perception
- Proportion – relationship among building elements including front façade, windows, and doors
- Rhythm – pattern resulting from repeating building elements such as door/window openings, columns, arches, and other façade elements
- Directional Expression – compatibility with horizontal & vertical expression of surrounding structures
- Massing & Open Space – relationship of structure to open space between it and adjoining buildings
- Setback – compatibility with surrounding structures
- Compatibility of the following with surrounding structures/properties:
 - Major building elements (storefronts, doors, windows, roof)
 - Building materials
 - Color – (in non-residential zoning districts only)

5. DECISIONS: The Design Review Commission may approve, approve with conditions, or disapprove an application. The DRC may impose appropriate conditions and safeguards in connection with its approval including nature/quality of materials, manner of construction, and design. An applicant may appeal a denied DRC application on the grounds of hardship.

Application approvals shall expire within 18 months of approval unless the project has sufficiently commenced (i.e. building/demolition permits obtained and construction/alteration begun). Applicants may request up to 2 extensions if requested before expiration date of prior approval.

6. SUBMISSION DEADLINE: Check City’s website (www.saratoga-springs.org) for application deadlines and meeting dates.

7. APPLICATION FEE: Make checks payable to the "Commissioner of Finance" and attach to top of original application. Fees are non-refundable.

Residential Structures (principal, accessory)	\$25
Residential approval – extension	\$25
Residential - administrative action	\$25
Non-residential / mixed-use structures (principal)	\$300
Non-residential signs, awnings, accessory structures	\$100
Non-residential approval – extension	\$100
Non-residential - administrative action	\$100

ADDITIONAL INFORMATION:

More detailed information on Architectural Review, Historic Review and the Design Review Commission responsibilities may be found in the City’s Zoning Ordinance available in City Hall and on the City’s web site at <http://www.saratoga-springs.org/544/Zoning-Ordinance>.



CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 x.515 fax: 518-580-9480
www.saratoga-springs.org

[FOR OFFICE USE]

(Application #)

(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	Saratoga Springs Hotel Associates, LLC	Turf and Spa Motel Inc	CHA Consulting Inc.
Address	11751 East Corning Road Corning, NY 14830	176 Broadway Saratoga Springs, NY 12866	441 S. Salina Street Syracuse, NY 13202
Phone	[REDACTED]	/	[REDACTED]
Email	[REDACTED]		[REDACTED]

Identify primary contact person: Applicant Owner Attorney/Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in premises: Owner Lessee Under option to lease or purchase

PROPERTY INFORMATION

Property Address/Location: 176 Broadway Tax Parcel #: 165.83 - 2 - 35 & 36
&
178 27 1 44
(for example: 165.52 - 4 - 37)

Current Zoning District: T-5 Property use: Residential Non-residential/mixed-use

Type of Review: Architectural Historic Extension/modification (of current approval)

Summary description of proposed action: _____
Proposed project includes construction of a five-story, 50 FT, 89 room Fairfield Inn & Suites Hotel following demolition of existing structures. The building will occupy a footprint of approximately 10,000 SF, with a gross floor area of approximately 50,000 SF. The building will be situated toward South Broadway, utilizing nearly all of the frontage in accordance with the City of Saratoga Springs Transect Zone Design requirements. The building design incorporates outdoor seating located adjacent to the public sidewalk, promoting connectivity to the pedestrian realm. The horizontal plane of the South Broadway building façade will vary, with the line nearest the street set back 5 feet from the back of sidewalk/property line. The front façade will step back away from the street at the north end of the building, respecting the setbacks of the neighboring buildings to the north and allowing room for an existing mature elm tree located near the street. The main hotel entrance or porte-cochere will be located on the rear (east) façade, accessed from Todd Street, which will be reconstructed between South Broadway and the site entrance. Additionally, access to Lincoln Avenue will be provided via the existing unnamed alley that runs between the project site and the Thirsty Owl site.

Has a previous application been filed with the DRC for this property? No Yes - date(s) _____

- App. No.(s)? _____

APPLICATION FEE (payable to "Commissioner of Finance"):

Residential Structures (principal, accessory)	\$25	Non-residential / mixed-use structures (principal)	\$300
Residential approval – extension	\$25	Non-residential signs, awnings, accessory structures	\$100
Residential - administrative action	\$25	Non-residential approval – extension	\$100
		Non-residential - administrative action	\$100

****A "complete" application consists of 1 original, 9 hard copies, and 1 electronic copy of application & ALL other materials as required below:**

New Construction / Additions

- Color photographs showing site/exterior details of existing structures and adjacent properties
- Site plan, drawn to scale, showing existing & proposed construction, property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.); on no larger than 2'x3' sheet – smaller preferred if legible
- Elevation drawings showing design of all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- Floor plans for proposed structure; on sheet no larger than 2'x3' – smaller permitted if legible
- Product literature, specifications and samples of proposed materials and colors

Change in exterior building materials (windows, doors, roof, siding, etc.), or color (in non-residential districts only)

- Color photographs showing site/exterior details of existing structures and that illustrate affected features
- Elevation drawings showing all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- Product literature, specifications and samples of proposed materials and colors

Within front yard setbacks in Historic Districts only (Front setbacks: UR-1 & INST-HTR=30'; UR-4=25'; UR-2, UR-3 & NCU-1 = 10')

- Installation, removal or change in material of drive- and walkways
- Installation or removal of architectural, sculptural or vegetative screening over 3' in height
- Installation of accessory utility structures or radio/satellite transmission/reception devices (more than 2' diameter)

For any of above:

- Color photographs showing site/exterior details of existing structures, and of adjacent properties
- Site plan showing existing & proposed construction: include property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.) street names, compass bearing & scale; no larger than 2'x3' sheet – smaller preferred if legible
- Product literature, specifications and samples of proposed materials and colors

Signage / Awnings

- Color photographs showing site/exterior details of existing structures, and adjacent properties
- Plan showing location of proposed sign/awning structure on building/premises: no larger than 11"x17"
- Scaled illustration of proposed sign/awning structure and lettering (front view & profile): include all dimensions of structure; type, dimensions and style of lettering or logo; description of colors, materials, mounting method and hardware
- Descriptions, specifications of proposed lighting including fixture & lamp type, wattage, mounting method, and location
- Product literature, specifications and samples of proposed materials and colors

Demolition

- Color photographs showing site/exterior details of existing structures, and of adjacent properties
- Site plan showing existing and any proposed structures - include dimensions, setbacks, street names, compass bearing, and scale
- Written description of reasons for demolition and, in addition:
 - For structures of "architectural/historical significance", demonstrate "good cause" why structure cannot be preserved
 - For structures in an architectural district that might be eligible for listing on National Register of Historic Places, or for a "contributing" structure in a National Register district (contact City staff), provide plans for site development following demolition - include a timetable and letter of credit for project completion

Telecommunication facilities

- Color photographs showing site/existing structures, and of adjacent properties
- Site plan showing existing and proposed structures: include dimensions, setbacks, street names, compass bearing, and scale
- Scaled illustration of proposed structures: include all dimensions; colors, materials, lighting, mounting details
- Consult Article 240-12.22 of the City's Zoning Ordinance and City staff to ensure compliance with requirements for visual impact assessment and existing and proposed vegetative screening

Request for extension of current approval

Identify date of original DRC approval: _____ Current expiration date: _____ Org. App. No. _____
 Describe why this extension is necessary and whether any significant changes have occurred either on the site or in the neighborhood.

SEQR Environmental Assessment Form

Applicants proposing the following must complete "Part I" of the SEQR Short Environmental Assessment Form (available here: http://www.dec.ny.gov/docs/permits_and_operations_pdf/assfpartone.pdf):

- Construction or expansion of a multi-family residential structure (4 units +/-)
- Construction or expansion (exceeding 4,000 sq. ft. gross floor area) of a principal or accessory non-residential structure
- Telecommunications facility, radio antennas, satellite dishes
- Demolition

Disclosure

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?

No Yes - If yes, a statement disclosing the name, residence, nature, and extent of this interest must be filed with this application.

Certification

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Design Review Commission.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

I/we hereby authorize the members of the Design Review Commission and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Furthermore, I/we agree to meet all requirements under Article VII for Historic Review or Article VIII for Architectural Review of the Zoning Code of the City of Saratoga Springs.

(applicant signature)
Thomas J. Sawyer

(applicant signature)

Thomas J. Sawyer/ Vice President of Construction

Date: _____

Date: August 3, 2016

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: *Mat Cappel*

Date: 8-03-16

Owner Signature: _____

Date: _____

FOR OFFICE USE ONLY

This application has been reviewed by the Zoning Enforcement Officer and is being forwarded to the Commission.

Signature: _____

Date: _____

Additional Comments: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Saratoga Fairfield Inn & Suites			
Project Location (describe, and attach a location map): 176 Broadway, Saratoga Springs, NY 12866			
Brief Description of Proposed Action: Construction of a 5-story hotel and related site improvements, including sidewalks, parking areas, landscaping, lighting, and site utilities.			
Name of Applicant or Sponsor: CHA Consulting Inc (c/o Brian Bouchard)		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 441 S. Salina Street			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYSDEC - SPDES, NYSDOT PERM 33-COM,			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.37 acres	
b. Total acreage to be physically disturbed?		1.10 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.37 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Brian Bouchard</u> Date: <u>6-16-16</u></p> <p>Signature: <u></u></p>		

ZONING REGULATIONS FOR DEVELOPMENT

EXISTING LOT INFORMATION: ZONED T-5 NEIGHBORHOOD CENTER

ADDRESS	TAX MAP	ACREAGE
176 S. BROADWAY	178.27-1-44	1.105
(LAND LOCKED)	165.83-2-36	0.058
LINCOLN AVENUE	165.83-2-35	0.207
TOTAL AREA		1.370

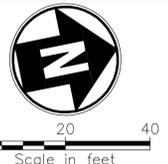
BUILDING FOOTPRINT AREA: 10,000 SF
 BUILDING GROSS FLOOR AREA: 50,000 SF (5 FLOORS)

COVERAGE REQUIREMENTS:	REQUIRED	EXISTING	PROVIDED
BUILDING COVERAGE:		12.4%	20.1%
IMPERVIOUS LOT COVERAGE:		52.3%	78.4%
BUILDOUT ALONG FRONTAGE:	70% MIN		93.6%
GREEN SPACE IN PARKING LOT:	10% MIN		10.0%

SET BACK REQUIREMENTS:	REQUIRED	PROPOSED
FRONT:	0-12'	5'
SIDE:	0'	5'
REAR:	0'	209'

PARKING REQUIREMENTS:	REQUIRED	PROPOSED
PARKING SPACE SIZE:	9' X 18'	9' X 18'
TOTAL NUMBER OF SPACES PROVIDED*		= 93 SP.

* PARKING BASED ON 1 SPACE/ROOM (89 ROOMS) AND 4 EMPLOYEE SPACES



SARATOGA SPRINGS
HOTEL ASSOCIATES,
LLC
11751 E. CORNING RD.
CORNING, NY 14830



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL ARCHITECT OR LANDSCAPE ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

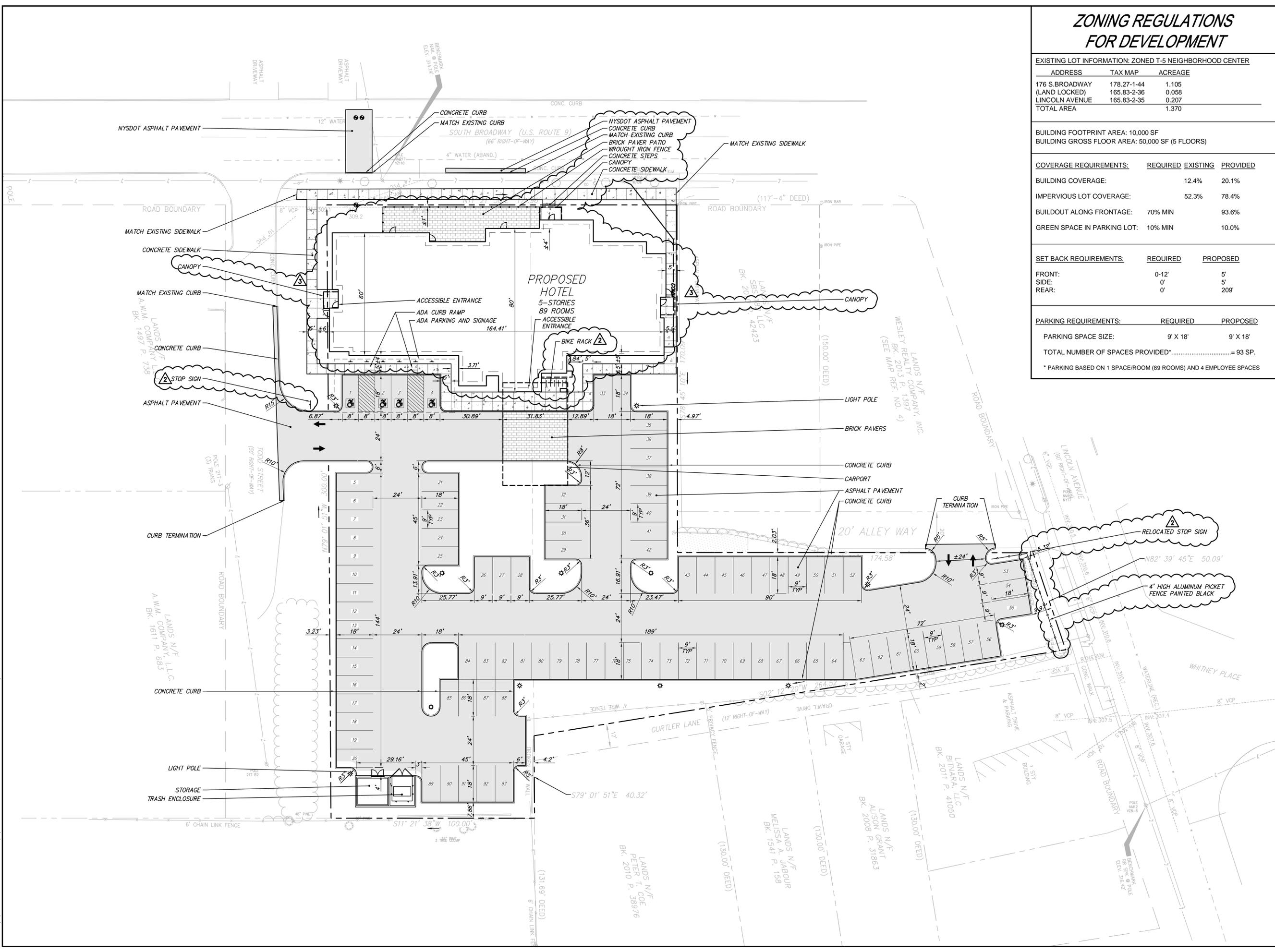
PROPOSED HOTEL
176 SOUTH BROADWAY
SARATOGA SPRINGS, NY 12866
SARATOGA COUNTY

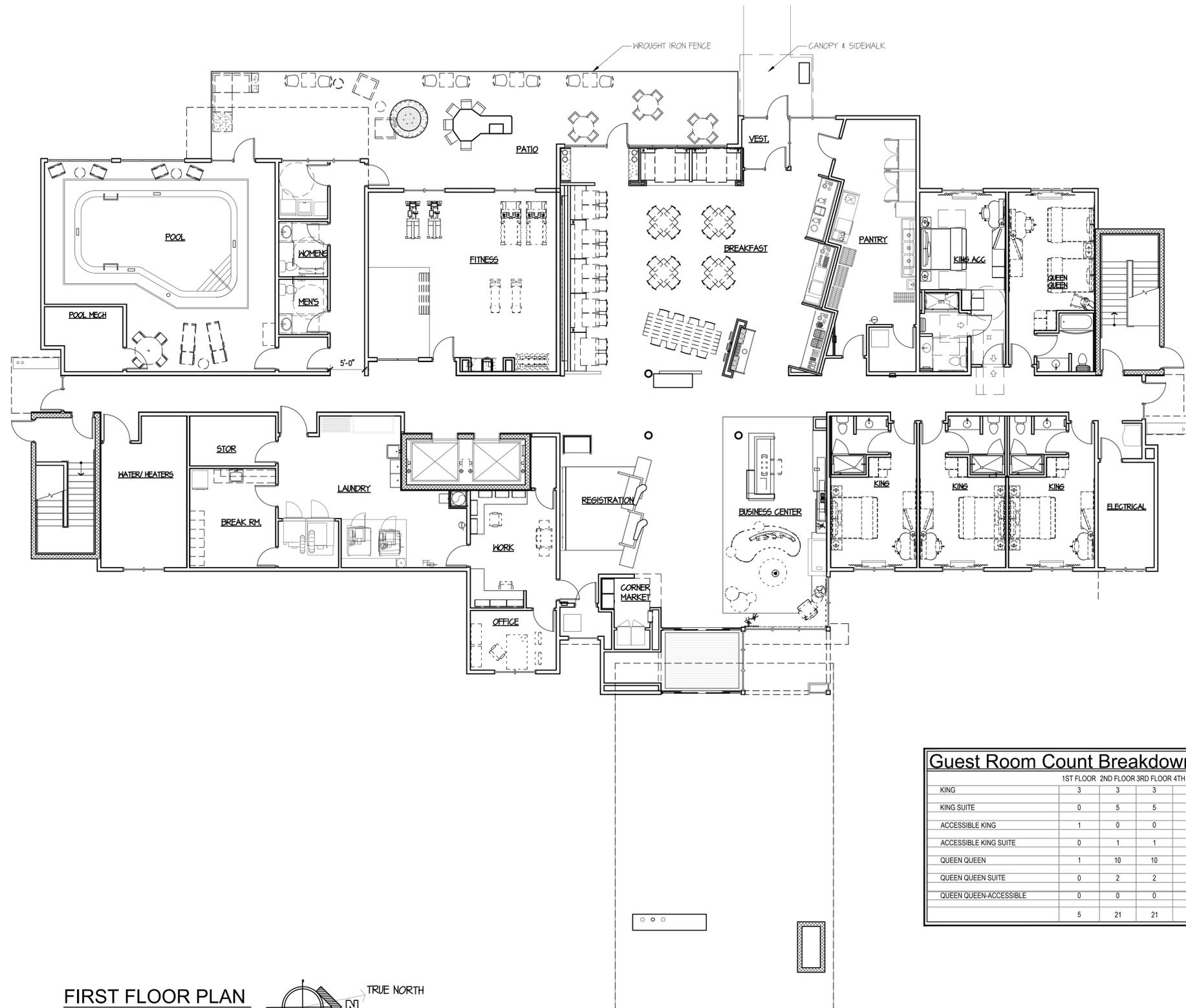
No.	Submittal / Revision	Appr'd. By	Date
1	ADDED STORMWATER MANAGEMENT DETAILS	JFT / PRY	07/29/16
2	ADDED STOP SIGNS, BIKE RACK AND ALUMINUM FENCE	JFT / PRY	07/27/16
3	REVISED BUILDING FOOTPRINT	JFT / PRY	08/09/16

SITE PLAN

Designed By:	Drawn By:	Checked By:
ZTP	ZTP	BFB
Issue Date:	Project No:	Scale:
06/15/16	30775	AS SHOWN

Drawing No.:
C-101





Guest Room Count Breakdown						
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING	3	3	3	3	3	15
KING SUITE	0	5	5	4	5	19
ACCESSIBLE KING	1	0	0	0	0	1
ACCESSIBLE KING SUITE	0	1	1	1	0	3
QUEEN QUEEN	1	10	10	10	10	41
QUEEN QUEEN SUITE	0	2	2	2	3	9
QUEEN QUEEN-ACCESSIBLE	0	0	0	1	0	1
	5	21	21	21	21	89

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 TRUE NORTH

FAIRFIELD INN & SUITES

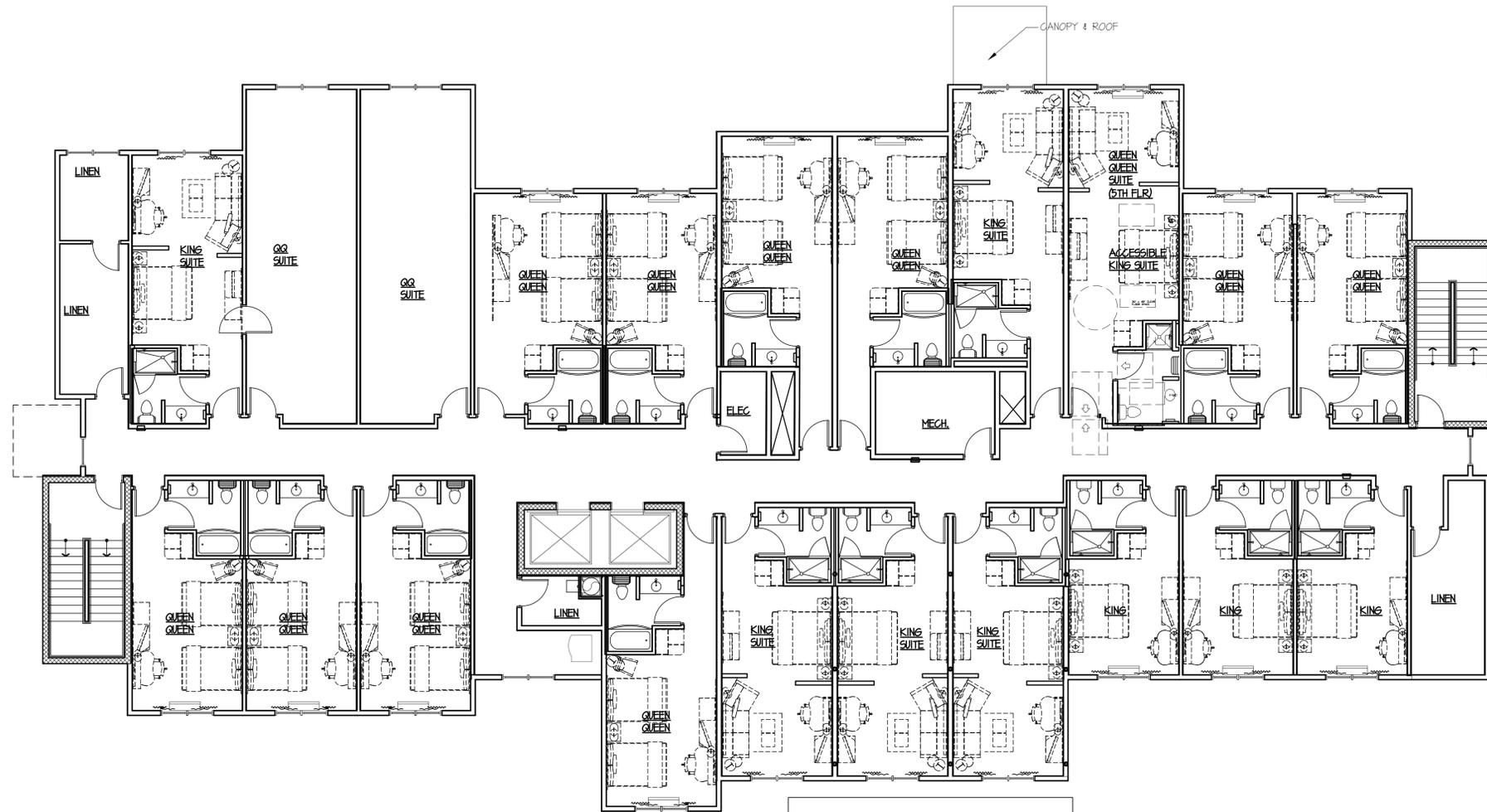
SARATOGA, NY

SCHEME "G"

#215067
 07-26-16

M MUSSACHIO ARCHITECTS
 30 NORTH FOREST RD.
 WILLIAMSVILLE, NEW YORK 14221
 (716) 631-9949T (716) 631-0521 F
 www.MussachioArchitects.com

© 2016 MUSSACHIO ARCHITECTS P.C.



SECOND - FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"



Guest Room Count Breakdown						
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING	3	3	3	3	3	15
KING SUITE	0	5	5	4	5	19
ACCESSIBLE KING	1	0	0	0	0	1
ACCESSIBLE KING SUITE	0	1	1	1	0	3
QUEEN QUEEN	1	10	10	10	10	41
QUEEN QUEEN SUITE	0	2	2	2	3	9
QUEEN QUEEN-ACCESSIBLE	0	0	0	1	0	1
	5	21	21	21	21	89

FAIRFIELD INN & SUITES

SCHEME "G"

SARATOGA, NY

#215067

07-26-16



© 2016 MUSSACHIO ARCHITECTS P.C.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

FAIRFIELD INN & SUITES

SARATOGA, NY

215067
07-26-16



© 2016 MUSSACHIO ARCHITECTS P.C.



FAIRFIELD INN & SUITES

SARATOGA, NY

215067
07-26-16

M MUSSACHIO ARCHITECTS
 30 NORTH FOREST RD.
 WILLIAMSVILLE, NEW YORK 14221
 (716) 631-9540 (716) 631-9521 F
 www.MussochioArchitects.com

© 2016 MUSSACHIO ARCHITECTS P.C.

Dedication and Performance for Generations

Our Strength is Your Foundation

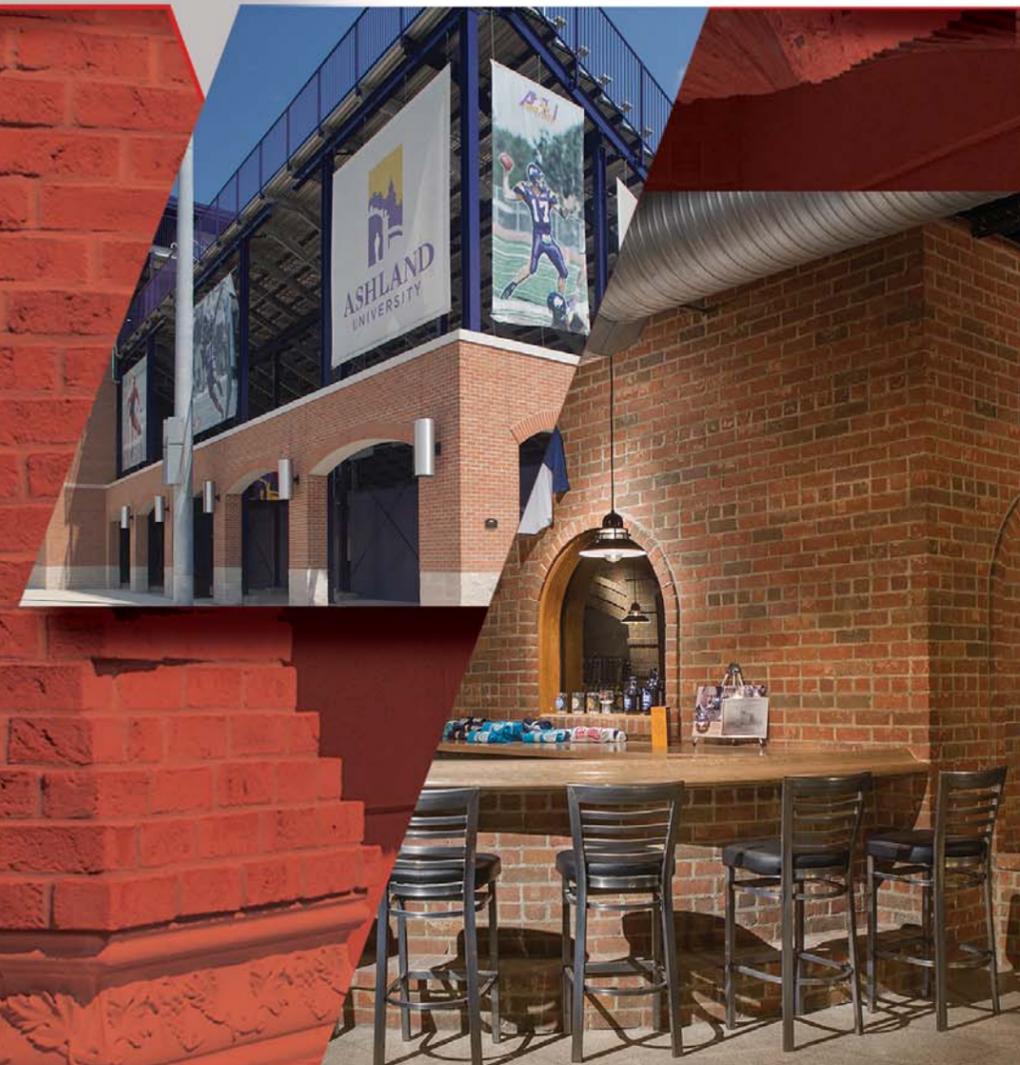


BELDEN
THE BELDEN BRICK COMPANY

BELDEN
THE BELDEN BRICK COMPANY

Canton, Ohio | Phone: 330-456-0031
AN ISO 9001 COMPLIANT QUALITY MANAGEMENT SYSTEM
AN ISO 14001 COMPLIANT ENVIRONMENTAL MANAGEMENT SYSTEM

www.beldenbrick.com



Commercial Buildings

Imparting Style and Impact to Business.

Gaslight Square :: Bismarck Blend
Arlington, VA

The world is full of all different types of buildings. Although they share common elements, only those constructed of brick can exceed the design criteria for performance, longevity and appearance.

Manufactured from clay and shale, brick offers tones and textures giving today's structures their unique appeal. The strength and durability of brick provide protection from more than just the elements. Brick has been the choice for architects and builders seeking to create structures that embody both style and strength.

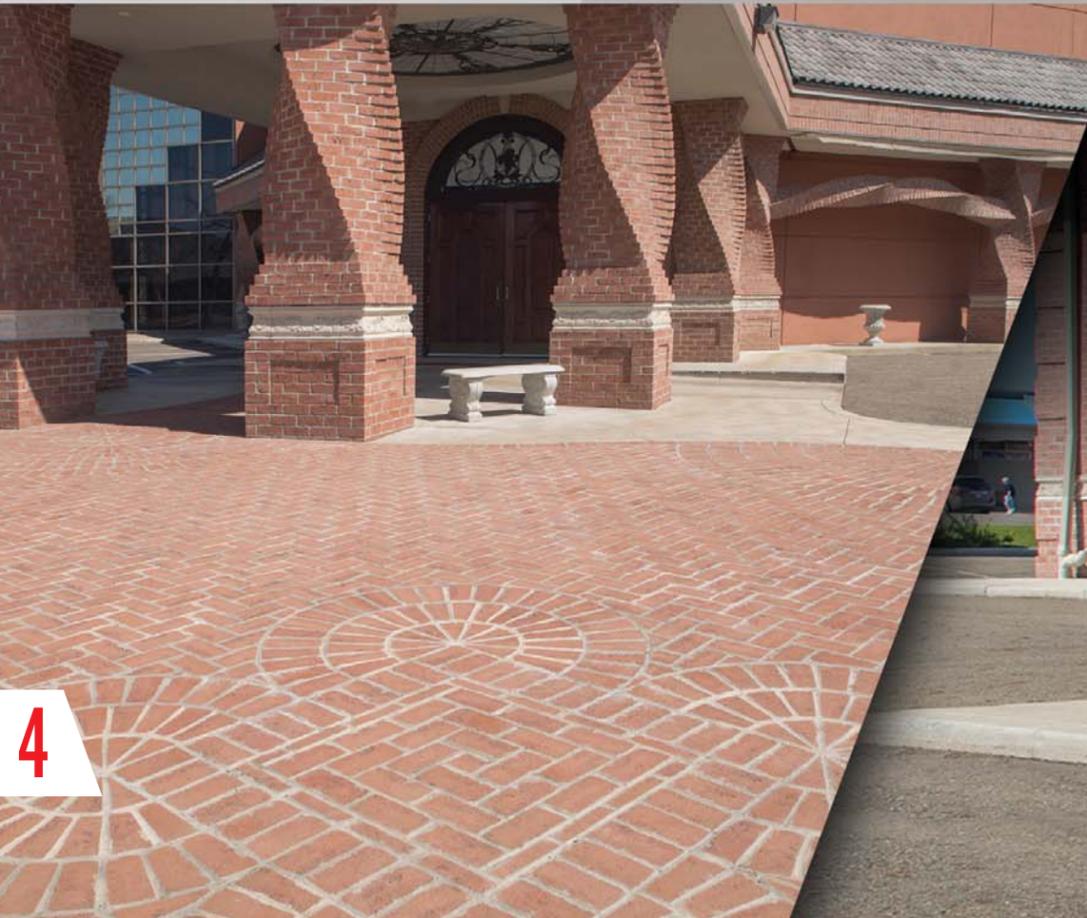
Today's architects and builders typically turn to The Belden Brick Company's Special Shapes Division. Here they find a dedicated group of artisans and craftsmen able to provide ever-more creative forms of brick to those interested in "designing with a difference".

Commercial Buildings

An Amazing use of Brick

La Pizzeria Restaurant :: St. Anne Clear
Canton, OH

One of the most versatile building materials available. Brick is an investment for a lifetime that offers attractiveness, structural soundness and virtually no maintenance. With Belden Brick, each brick becomes part of a legacy which, for over one hundred thirty years has set "The Standard of Comparison since 1885".

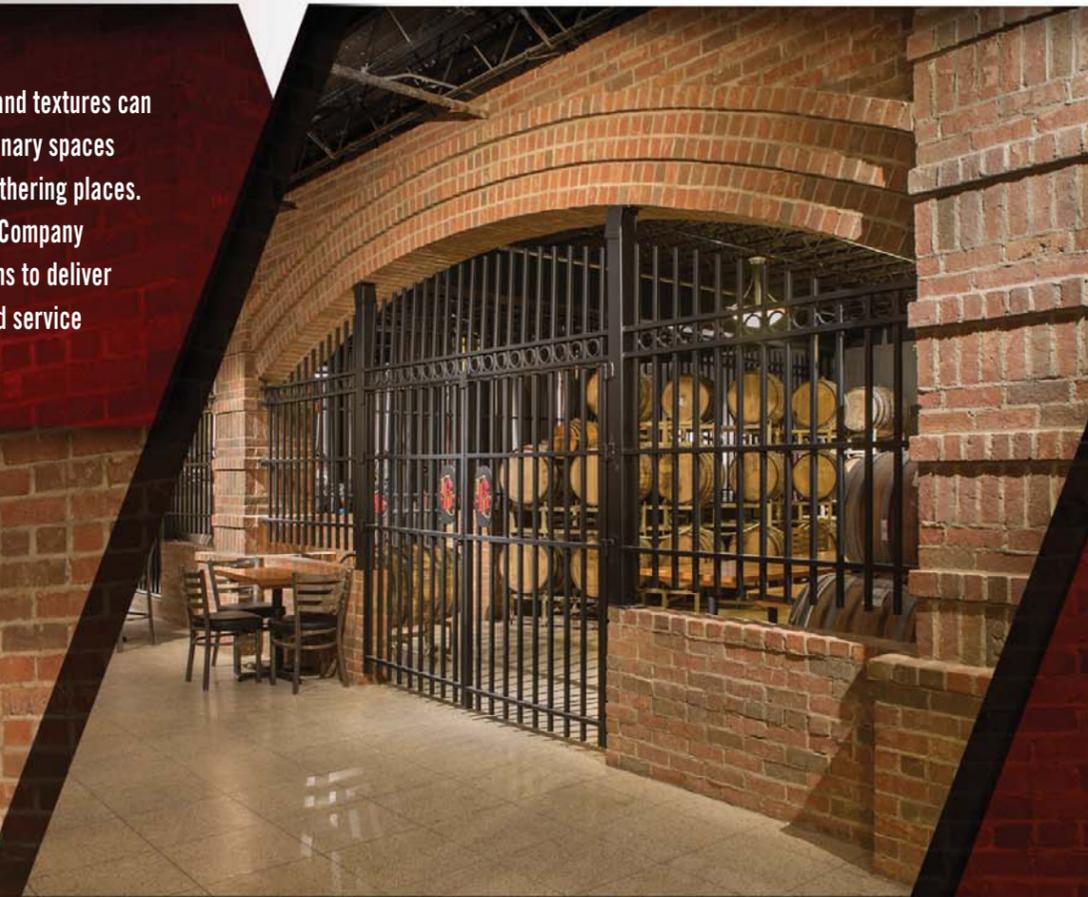


Commercial Buildings

A Fine Dining and Eatery - in a Historic Building.

The Canton Brewing Company :: Winewood Blend
Canton, OH

Rich colors and textures can transform ordinary spaces into majestic gathering places. The Belden Brick Company goes to great lengths to deliver consistent quality and service with every lot.



Stadiums and Arenas

Appealing to the Community as Well as the Fans

Infocision Stadium – Akron University :: Kingsport 8x w/Claret Velour Accent
Akron, OH



D'Angelo Center – St. John's University :: 8530, 8632 & Concord Blend
Queens, NY



Stadiums and Arenas

Beautiful Places to take in Sporting Events!

University of Notre Dame - Compton Family Ice Arena :: St. Joe's Blend (Custom Blend)
Notre Dame, IN



Stadiums and Arenas

Performance at its Best.

University of Michigan :: Stadium Blend (Custom Blend)
Ann Arbor, MI

Discover the longevity of brick.
Like many of the institutions that
our brick adorns, our rich history is
built around success and excellence.
When you build with Belden Brick, you
are investing in a winning future.

Dwight Schar Athletic Complex - Ashland University
:: Belcrest 530
Ashland, OH

ASHLAND
UNIVERSITY

ASHLAND
UNIVERSITY

DWIGHT SCHAR
ATHLETIC COMPLEX

Healthcare Facilities

A Safe, Environmentally Friendly Place for Comfort

Akron Children's Hospital :: Commodore Smooth
Akron, OH

Louis Stokes VA Medical Center
:: Ashberry Velour
Cleveland, OH

Akron Children's Hospital

EMERGENCY

 **HealthSource**
of Ohio
New Richmond Family Practice

Health Source of Ohio
:: Nutmeg Velour, Brandywine Velour
& Tumbleweed Velour
New Richmond, OH



Places of Worship

Offering a Solid Foundation for Uplifting Spirits

Perimeter Church :: Tumbleweed Velour
Atlanta, GA



Holy Trinity Greek Orthodox Church, Indianapolis, IN
:: Nutmeg Velour w/Commodore Velour Accent



St. Paul the Apostle Parish, Westerville, OH :: Jumbo Garnet Blend



Schools / Elementary

Providing a Positive Education Environment

Cresthaven Elementary School :: 461-463, 691-693 & 671 Smooth
Silver Springs, MD

The strength of our schools will determine our future. Ensure a solid foundation in each building designed in brick crafted by The Belden Brick Company. The skill, knowledge and hard work that goes into every brick ensures the confidence that the best product and construction is being fabricated for each facility.

Beechwood Elementary :: Cherry Velour
Fort Mitchell, KY

Schools / Middle School

Crafting Solid Foundations for our Youth

Kelloggsville Middle School :: 8531
Grand Rapids, MI

Zionsville West Middle School :: Kingsport 8X
Whitestown, IN

Stivers School for the Arts, Dayton, OH :: Beacon Gray & Canyon Full Range Velour

Schools / High School

A Sound Investment in the Future

Dover High School :: Kingsport DTX & Colony Red
Dover, DE

Worley High School
:: Amherst Blend
Canton, OH

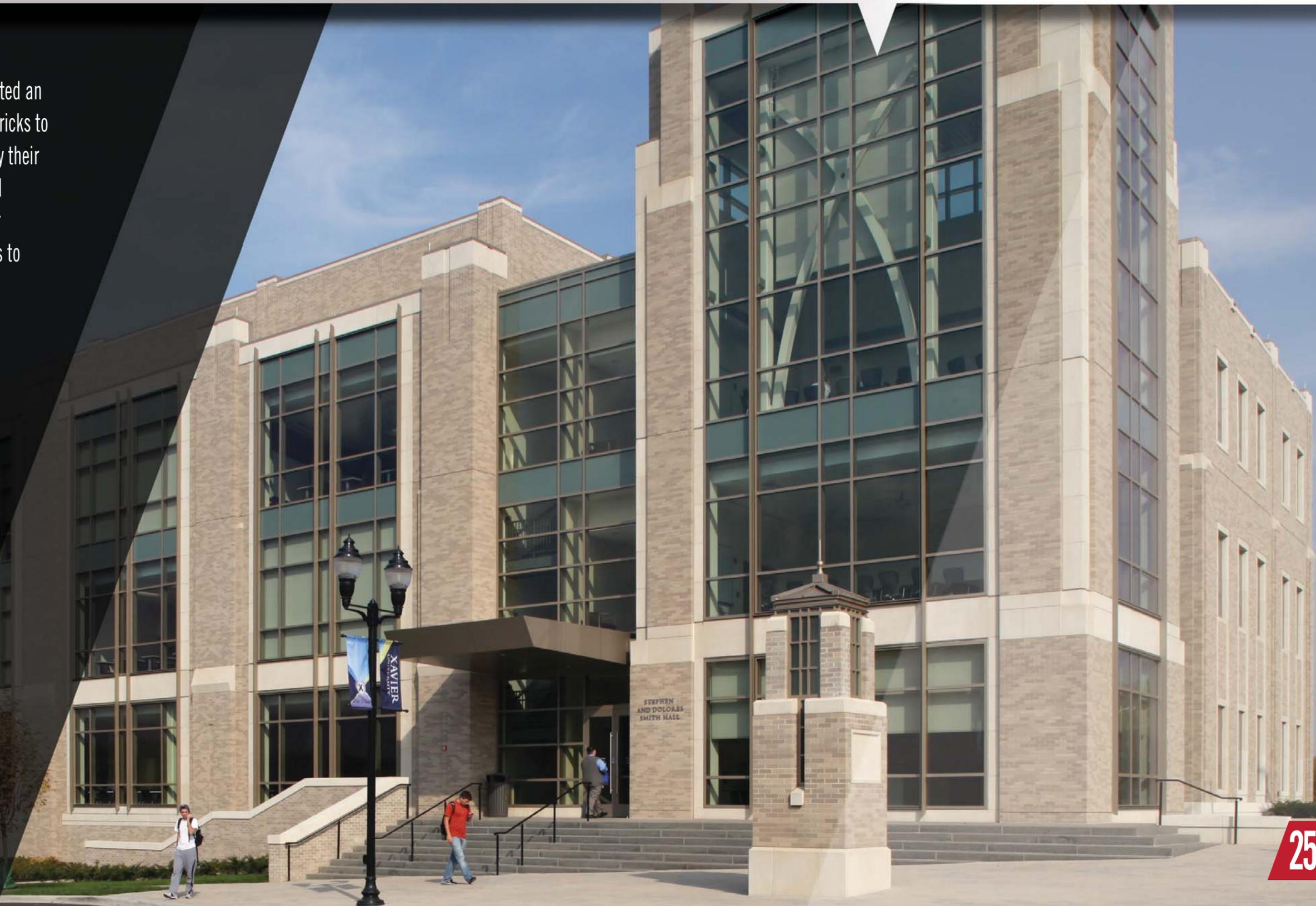


Schools / Higher Education

Constructing Strong Minds as well as Walls

Xavier University :: 8530
Cincinnati, OH

Over the years, we have crafted an amazing array of distinctive bricks to give facilities across the country their uniqueness. The range of size and configuration is limited only by your imagination. We go to great strengths to provide builders and masons with the service and support needed to assure the best quality construction possible. We hand-sort and blend every brick before it leaves the plant.



Schools / Higher Education

Building upon Skill, Knowledge and Hard Work

Miami University :: Berwick Blend
Oxford, OH

We at The Belden Brick Company have proudly stamped our name on billions of brick products throughout our 130 plus year history. We're proud of our heritage, proud of our people, and proud to have successfully served the building industry for so many years.

Consistent colors and sizes are critical aspects to both quality construction and appearance. It takes knowledge, experience, high-grade materials, skillful processing facilities and the extra effort to attain the level of consistency found in Belden brick.

The Belden Brick Company has educated, experienced distributors across the country, ready to assist in all aspects of your brick needs.



Hardie® Reveal® Panel System

Embody a modern aesthetic

Get the look you are after with the solution that offers design flexibility. The Hardie® Reveal® Panel system can be utilized to create an effective modern, durable, panelized look.

A system of components specifically developed for multi-family and light commercial construction. If your project calls for a panelized look — the Hardie Reveal Panel system offers the design flexibility you need.

Beginning with a commercial grade panel developed for multi-family and light commercial applications, the Hardie Reveal Panel system is a complete solution for creating a panelized look. Eliminate the guesswork in creating this look with the Hardie Reveal Panel system, with all parts including panels and trims supplied by James Hardie. Check for availability and call us to request a James Hardie Preferred Installer when specifying the Hardie Reveal Panel system.



For details about technical information and specs, visit [JamesHardieCommercial.com](https://www.jameshardiecommercial.com)

Hardie® Reveal® Panel System

Design Freedom

- Horizontal or vertical application
- 7/16" thick, commercial grade panels
- Cleaner look with fewer fasteners (approximately 14-21 per 4' x 8' panel)
- Standard panel size is nominal 4' x 8' and can be cut on-site to desired size
- Panels available with ColorPlus® Technology
- Panels can be cut on-site to desired size



Unique Aesthetic

- Sharp express joint look with deep shadow lines
- Smooth panel look with exposed fasteners
- Trims and fasteners can be field painted or left with a metal finish
- Off-stud jointing solution provides design flexibility

Proven James Hardie Durability

- Engineered for Climate® to stand up to the demands of your project's specific climate
- Commercial panel developed specifically for use in multi-family, mixed use, senior living and light commercial facilities
- Ventilated rain screen assembly incorporates best practices for moisture management
- Proven performance with James Hardie fiber cement panels coupled with durable aluminum trims



Embody a modern aesthetic

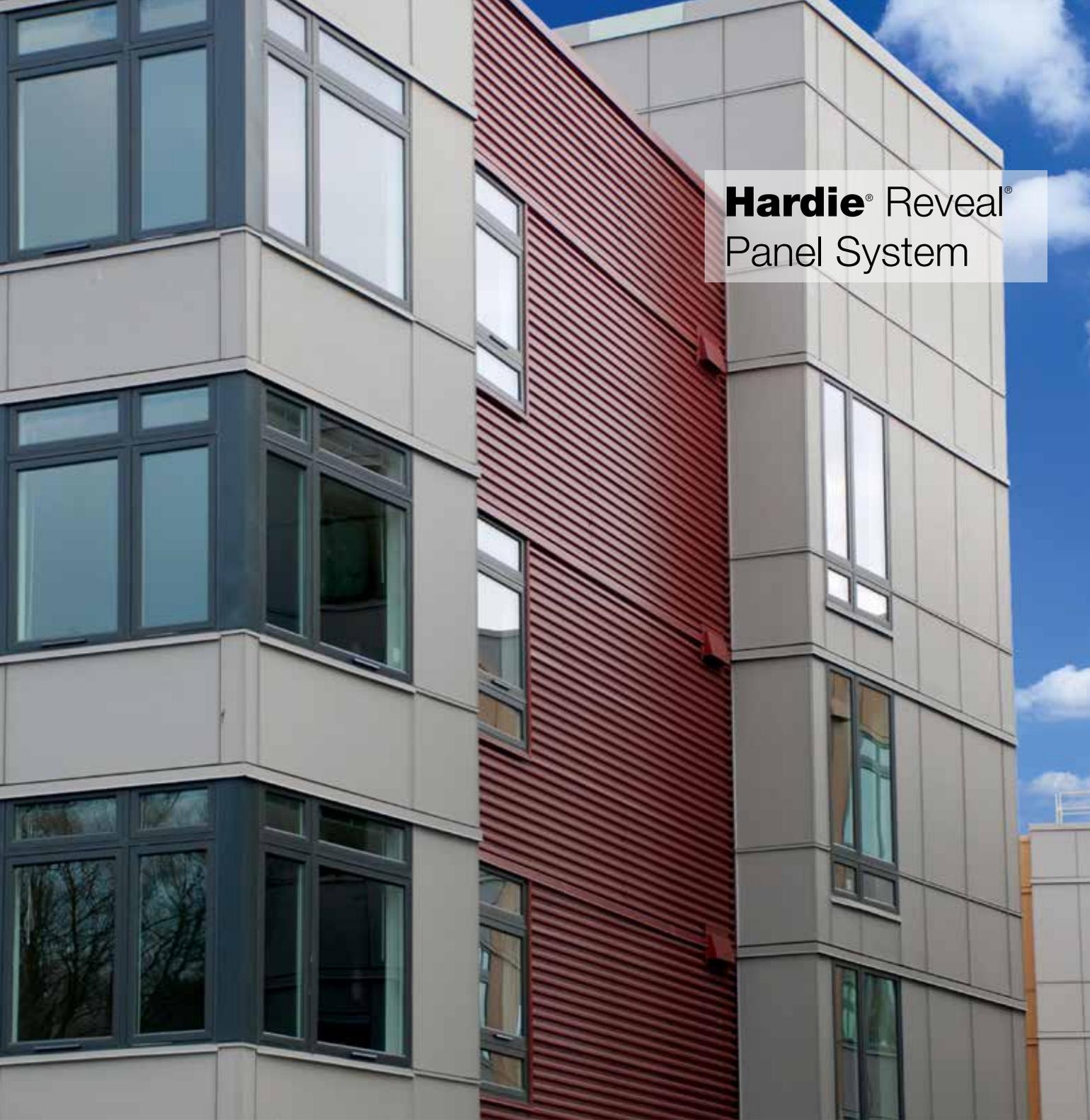
Get the look you are after with the solution that offers design flexibility. The Hardie® Reveal® Panel system can be utilized to create an effective modern, durable, panelized look.

A system of components specifically developed for multi-family and light commercial construction. If your project calls for a panelized look — the Hardie Reveal Panel system offers the design flexibility you need.

Beginning with a commercial grade panel developed for multi-family and light commercial applications, the Hardie Reveal Panel system is a complete solution for creating a panelized look. Eliminate the guesswork in creating this look with the Hardie Reveal Panel system, with all parts including panels and trims supplied by James Hardie. Check for availability and call us to request a James Hardie Preferred Installer when specifying the Hardie Reveal Panel system.

For details about technical information and specs, visit JamesHardieCommercial.com





Hardie® Reveal® Panel System



JamesHardie
Commercial

©2013 James Hardie Building Products. All rights reserved. TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited. The  and ColorPlus logo are registered trademarks of James Hardie Technology Limited. COM1314

JamesHardieCommercial.com



Achieve authentic character and
UNCOMPROMISING PERFORMANCE.

Unique Formulation

Finishing Technology

100% HARDIE
Complete Exterior™

The James Hardie
Difference

Warranty

Endorsements



It's time to
BUILD SOMETHING TIMELESS.

Installed on over 5.5 million homes from coast to coast, James Hardie® fiber cement siding products are designed to resist the most extreme conditions while romancing the senses. Enjoy the warm, natural character of wood with unprecedented peace of mind. It's easy to see what makes James Hardie the market leader.

UNIQUE FORMULATION

We use the highest quality raw materials and proprietary additives for enhanced strength and moisture protection.

FINISHING TECHNOLOGY

Baked-on color delivers a beautiful finish that resists fading and makes a lasting impression.

COMPLETE EXTERIOR™

Offers homeowners an unrivaled collection of design options with exceptional warranties through a single, trusted manufacturer.

● HardieZone® System

HZ5® Substrate

HardieZone® System

Only James Hardie fiber cement products are Engineered for Climate®. In the northern U.S. and Canada, HZ5® products resist shrinking, swelling and cracking even after years of wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With James Hardie siding and trim, homeowners have an exterior that's tougher than the elements and easy on the eyes.

NO MATTER WHAT NATURE BRINGS



Unique Formulation

Finishing Technology

100% HARDIE Complete Exterior™

The James Hardie Difference

Warranty

Endorsements

● HardieZone® System

HZ5® Substrate



HardieShingle®
7 in. Straight
Edge Panel
Timber Bark

HardieTrim®
5/4 x 3.5 in.
Timber Bark

HardiePlank®
6.25 in. Select
Cedarmill®
Khaki Brown

TOUGHER THAN THE ELEMENTS



Stands up to storms and harsh weather



Water resistant to protect against swelling, warping and cracking; also resists mold damage



Won't be eaten by animals or insects



Fire resistant



Helps reduce time and money spent on maintenance

Resist the elements
WITH IRRESISTIBLE CHARM.

HardieZone® System

● HZ5® Substrate

Unique Formulation HZ5® Substrate

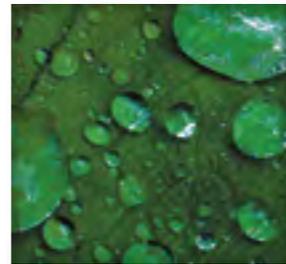
Not all fiber cement is the same. The James Hardie HZ5 product formulation contains the highest quality raw materials. Proprietary additives, combined with an innovative manufacturing process and product design, create a substrate specifically engineered to reduce water absorption and resist damage from wet or freezing conditions.

PROPRIETARY ENHANCEMENTS CREATE THE MOST DURABLE JAMES HARDIE® SIDING EVER MADE



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 HZ5 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.

Unique Formulation

Finishing Technology

100% HARDIE Complete Exterior™

The James Hardie Difference

Warranty

Endorsements

HardieZone® System

● HZ5® Substrate



HardiePlank®
6.25 in. Smooth
Boothbay Blue

HardieTrim®
5/4 x 5.5 in.
Arctic White

The advanced design of HZ5 lap siding improves drainage from top to bottom. In addition to our product formulation's enhanced moisture resistance, HardiePlank® HZ5 lap siding features a modified profile with a sloped top and bullnose drip edge for improved drainage over the entire outer face of the board.



Sloped Top

Positive slope at top drains moisture to outer face of lap



Profiled Drip Edge

Bottom bullnose drip edge allows moisture to drain away from lap

Integrity is ingrained
IN EVERYTHING WE DO.

Finishing Technology

ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance to your job site. Our products aren't simply painted at the factory. Multiple coats of color are baked onto the board, creating a vibrant, consistent finish for years of lasting character, adhesion and fade resistance.

GIVES HOMES A **BEAUTIFUL, CONSISTENT COATING** THAT PERFORMS BETTER, LASTS LONGER AND LOOKS BRIGHTER



Superior finish adhesion

Our proprietary coating is engineered for superior adhesion to our substrate and applied to all surfaces, edges and features for durable performance.



Superior color retention

Finish is cured onto boards after each coating step for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

Multi-coat, baked-on finish retains its vibrancy longer when compared to vinyl siding and paint on other siding products in all UV conditions.

Unique Formulation

Finishing Technology

100% HARDIE Complete Exterior™

The James Hardie Difference

Warranty

Endorsements

ColorPlus®
Technology

Our finishes help eliminate stress and reduce costly weather delays when it's too cold or damp to paint for extended periods. And there's no reason to question whether or not sub-optimal painting conditions will negatively affect your paint job. In fact, there's no longer any need to paint on-site during installation.

ColorPlus Technology finishes are fully cured in a controlled environment and arrive on your job site ready for year-round installation.



For timeless beauty
BEGIN WITH THE FINISH.

HardieShingle®
7 in. Staggered
Edge Panel
Iron Gray

HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
7.25 in. Select
Cedarmill®
Monterey Taupe

Unique Formulation

Finishing Technology

100% HARDIE Complete Exterior™

The James Hardie Difference

Warranty

Endorsements

100% HARDIE Complete Exterior™

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

Provide protection from the elements, showcase a homeowner's individual style and install peace of mind with exceptional warranties through a single, trusted manufacturer.



Your homes mean everything
BUILD 100% HARDIE™

Unique Formulation

Finishing Technology

100% HARDIE Complete Exterior™

The James Hardie Difference

Warranty

Endorsements



HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
7.25 in. Select
Cedarmill®
Timber Bark

See the James Hardie Difference



James Hardie invented fiber cement. Over 5.5 million installations later, 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 people, partners and exceptional warranties, we're committed to protecting your customers' homes while helping your business grow.

As unforgettable
AS IT IS UNCOMPROMISING.

Unique Formulation

Finishing Technology

100% HARDIE Complete Exterior™

The James Hardie Difference

Warranty

Endorsements



Warranty

James Hardie Non-Prorated Siding Warranty Coverage



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 warranty coverage. We stand behind our siding 100% for 30 years.

ColorPlus Technology finishes and HardieTrim boards come with 15-year limited warranties.

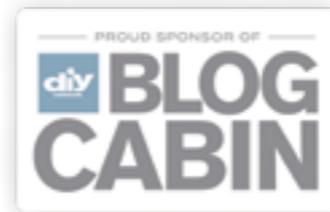
Make every home
AN EXPRESSION OF YOUR CHARACTER.

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 the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.*



Chosen by builders as a **Brand Leader**
in **Builder Magazine** since 2009



Featured on the **DIY Network's**
Blog Cabin since 2012



#1 Return on Investment every year
since 2005 in **Remodeling Magazine****



HardiePlank lap siding is backed
by the **Good Housekeeping Seal**

*Endorsements are accurate as of 2015.

**Remodeling magazine's 'Cost vs. Value Report' states that re-siding a home with fiber cement siding provides the #1 return on investment for projects in the upscale category.

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
6.25 in. Smooth
Arctic White

A classic look for
THE HOME OF THEIR DREAMS.

● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding

SELECT CEDARMILL®

Khaki Brown



SMOOTH

Countrylane Red



BEADED CEDARMILL®*

Light Mist



BEADED SMOOTH*

Heathered Moss



Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com



SELECT CEDARMILL®

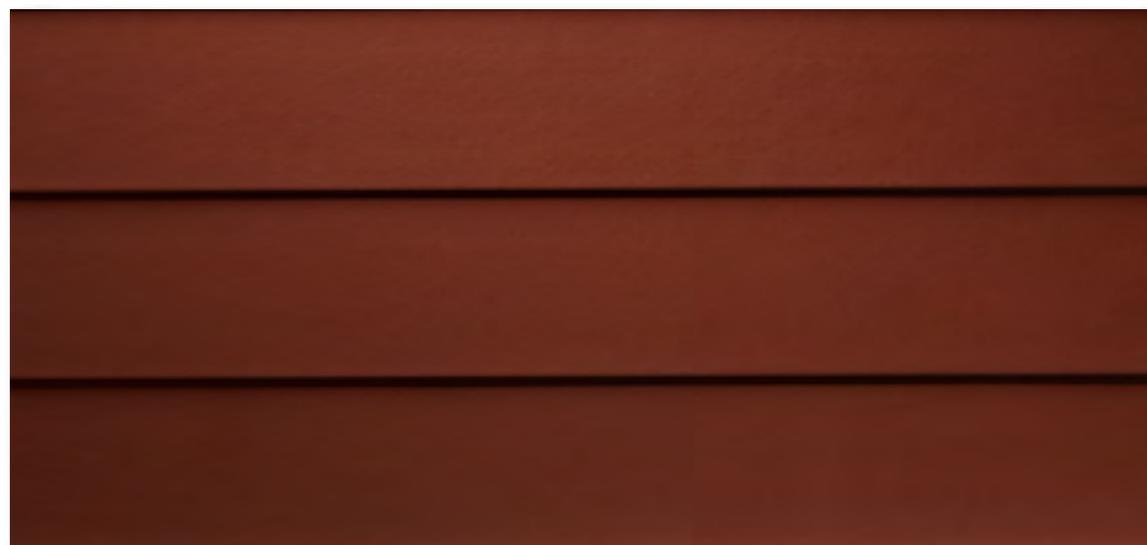
Khaki Brown

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

Available Colors



[View all HardiePlank Lap Siding Products](#)



SMOOTH

Countrylane Red

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

Available Colors



[View all HardiePlank Lap Siding Products](#)



BEADED CEDARMILL®*

Light Mist

Thickness	5/16 in.
Length	12 ft. planks
Width	8.25 in.
Exposure	7 in.
ColorPlus Pcs./Pallet	210
Prime Pcs./Pallet	240
Pcs./Sq.	14.3

Available Colors



[View all HardiePlank Lap Siding Products](#)

*Beaded Cedarmill® is available exclusively with ColorPlus Technology in Pittsburgh, Philadelphia and New England districts.



BEADED SMOOTH*

Heathered Moss

Thickness	5/16 in.
Length	12 ft. planks
Width	8.25 in.
Exposure	7 in.
ColorPlus Pcs./Pallet	210
Prime Pcs./Pallet	240
Pcs./Sq.	14.3

Available Colors



[View all HardiePlank Lap Siding Products](#)

*Beaded Smooth® is available exclusively with ColorPlus Technology in Pittsburgh, Philadelphia and New England districts.

Siding

Trim

Soffit

HardieWrap®

Finishing Touches

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding

HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



True to the tradition of
PERFORMANCE AND BEAUTY.

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding

SELECT CEDARMILL®

Navajo Beige



SMOOTH

Evening Blue



STUCCO

Navajo Beige



SIERRA 8

Not available with ColorPlus Technology



Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding



SELECT CEDARMILL®

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

Available Colors



[View all HardiePanel Vertical Siding Products](#)

*4 ft. x 9 ft. HardiePanel vertical siding only available primed and exclusively in DC/Baltimore and Virginia districts.

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding



SMOOTH

Evening Blue

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

Available Colors



[View all HardiePanel Vertical Siding Products](#)

*4 ft. x 9 ft. HardiePanel vertical siding only available primed and exclusively in DC/Baltimore and Virginia districts.

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding



STUCCO

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

Available Colors



[View all HardiePanel Vertical Siding Products](#)

*4 ft. x 9 ft. HardiePanel vertical siding only available primed and exclusively in DC/Baltimore and Virginia districts.

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding



SIERRA 8

Not available with ColorPlus Technology

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

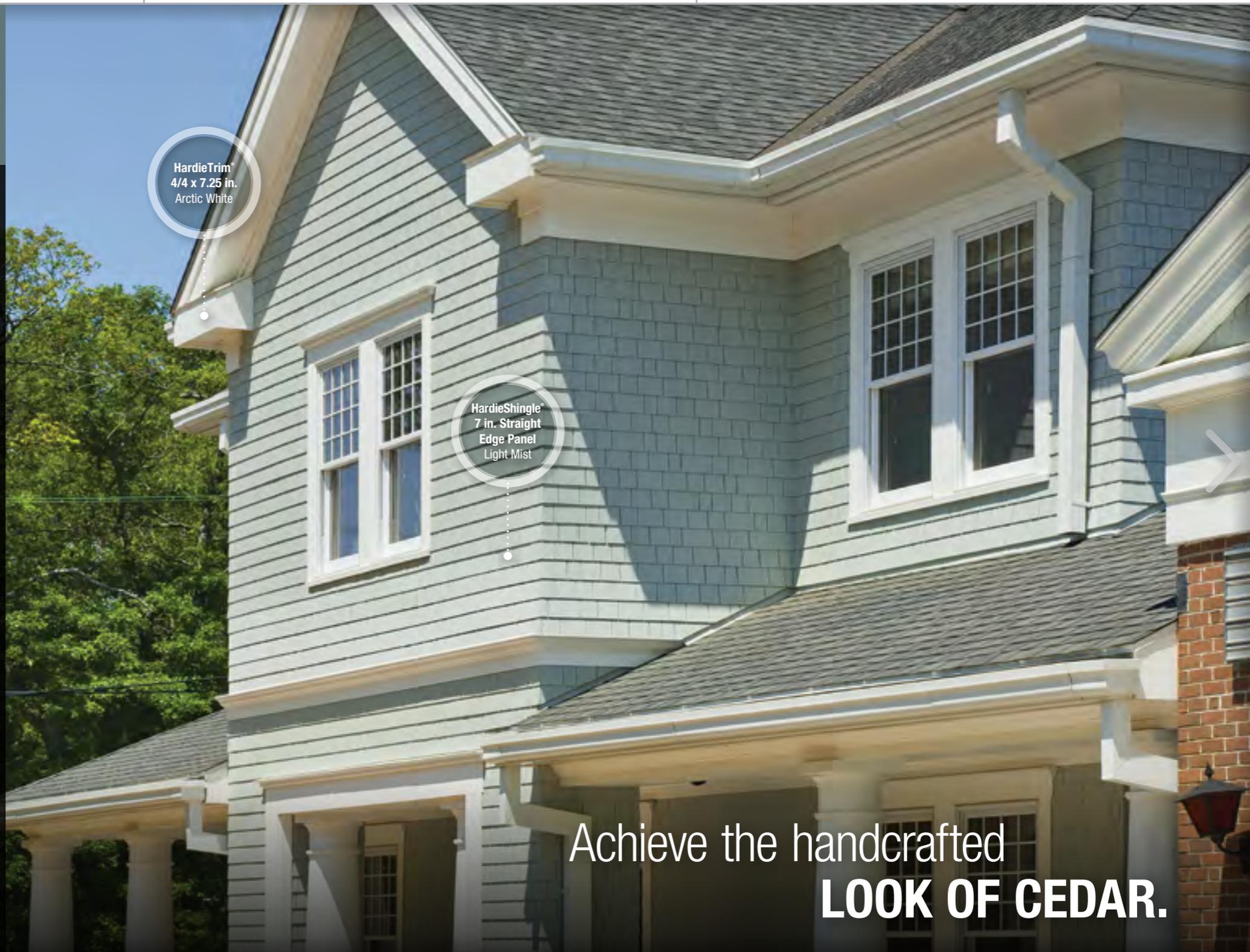
[View all HardiePanel Vertical Siding Products](#)

*4 ft. x 9 ft. HardiePanel vertical siding only available primed and exclusively in DC/Baltimore and Virginia districts.

HardieShingle®

Restore the look of a grand Cape Cod or add distinction to a handsome bungalow. HardieShingle® siding embodies the enchanting look of cedar shingles with lower maintenance.

Better than the real thing, HardieShingle siding resists rotting, curling, warping and splitting.



Achieve the handcrafted **LOOK OF CEDAR.**

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding

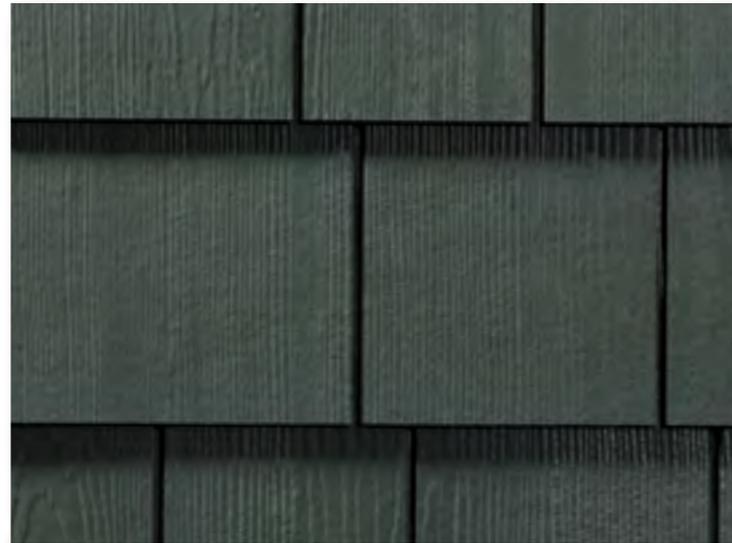
STAGGERED EDGE PANEL

Sandstone Beige



STRAIGHT EDGE PANEL*

Iron Gray



HALF ROUNDS

Not available with ColorPlus Technology



INDIVIDUAL SHINGLES*

Monterey Taupe



*5 in. Straight Edge Panel and 5 in. Individual Shingles available exclusively with ColorPlus Technology and only in Philadelphia and New England districts. Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding



STAGGERED EDGE PANEL

Sandstone Beige

Thickness	1/4 in.
Length	48 in.
Height	15.25 in.
Exposure	6 in.
Pcs./Pallet	100
Sq./Pallet	2
Pcs./Sq.	50

Available Colors



[View all HardieShingle Siding Products](#)

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

● HardieShingle® Siding



STRAIGHT EDGE PANEL*

Iron Gray

Thickness	1/4 in.	1/4 in.
Length	48 in.	48 in.
Height	14 in.	15.25 in.
Exposure	5 in.	7 in.
Pcs./Pallet	120	86
Sq./Pallet	2	2
Pcs./Sq.	60	43

Available Colors



[View all HardieShingle Siding Products](#)

*5 in. Straight Edge Panel available exclusively with ColorPlus Technology and only in Philadelphia and New England districts.

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding



HALF ROUNDS

Not available with ColorPlus Technology

Thickness	1/4 in.
Length	48 in.
Height	15.25 in.
Exposure	7 in.
Pcs./Pallet	86
Sq./Pallet	2
Pcs./Sq.	43

[View all HardieShingle Siding Products](#)

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

● HardieShingle® Siding



INDIVIDUAL SHINGLES*

Monterey Taupe

Thickness	1/4 in.
Length	3.5 in. 4.5 in. 5.5 in. 7 in. 8.75 in.
Height	14 in.
Exposure	5 in.
Pcs./Pallet	960
Sq./Pallet	2
Pcs./Sq.	480

Available Colors



[View all HardieShingle Siding Products](#)

*5 in. Individual Shingles available exclusively with ColorPlus Technology and only in Philadelphia and New England districts.

HardieTrim®

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

Better than wood, it will complement your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.

HardieTrim®
5/4 x 3.5 in.
Khaki Brown

HardiePlank®
6.25 in. Smooth
Navajo Beige

The performance you require
THE DISTINCTIVENESS YOU DESIRE.

● HardieTrim® Boards

HardieTrim® Batten Boards

4/4 NT3® SMOOTH

Arctic White



5/4 NT3® SMOOTH

Arctic White



CROWN MOULDING

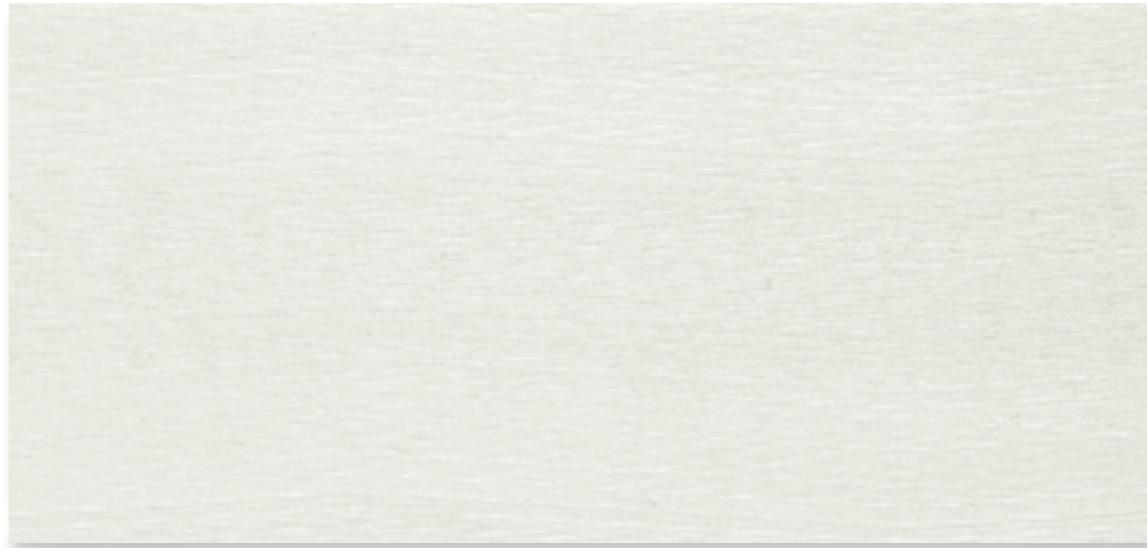
Arctic White



HardieTrim Boards are available primed or with ColorPlus Technology in DC/Baltimore and Virginia districts. For other districts, HardieTrim Boards are exclusively available with ColorPlus Technology. HardieTrim Crown Mouldings are available exclusively in ColorPlus Technology. For more details, visit jameshardie.com

● HardieTrim® Boards

HardieTrim® Batten Boards



4/4 NT3® SMOOTH

Arctic White

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	312	208	156	104	104

Available Colors



[View all HardieTrim Boards](#)

● HardieTrim® Boards

HardieTrim® Batten Boards



5/4 NT3® SMOOTH

Arctic White

Thickness	1 in.					
Length	12 ft. boards					
Width	3.5 in.	4.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	240	200	160	120	80	80

Available Colors



[View all HardieTrim Boards](#)

● HardieTrim® Boards

HardieTrim® Batten Boards



CROWN MOULDING

Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	3.25 in. 5.25 in.
Pcs./Pallet	50 48

Available Colors



[View all HardieTrim Boards](#)

HardieTrim® Boards

HardieTrim® Batten Boards

RUSTIC GRAIN®

Arctic White



SMOOTH

Arctic White



HardieTrim Batten Boards are available primed or with ColorPlus Technology. For more details, visit jameshardie.com

HardieTrim® Boards

● HardieTrim® Batten Boards



RUSTIC GRAIN®

Arctic White

Thickness .75 in.
Length 12 ft. boards
Width 2.5 in.
Pcs./Pallet 437

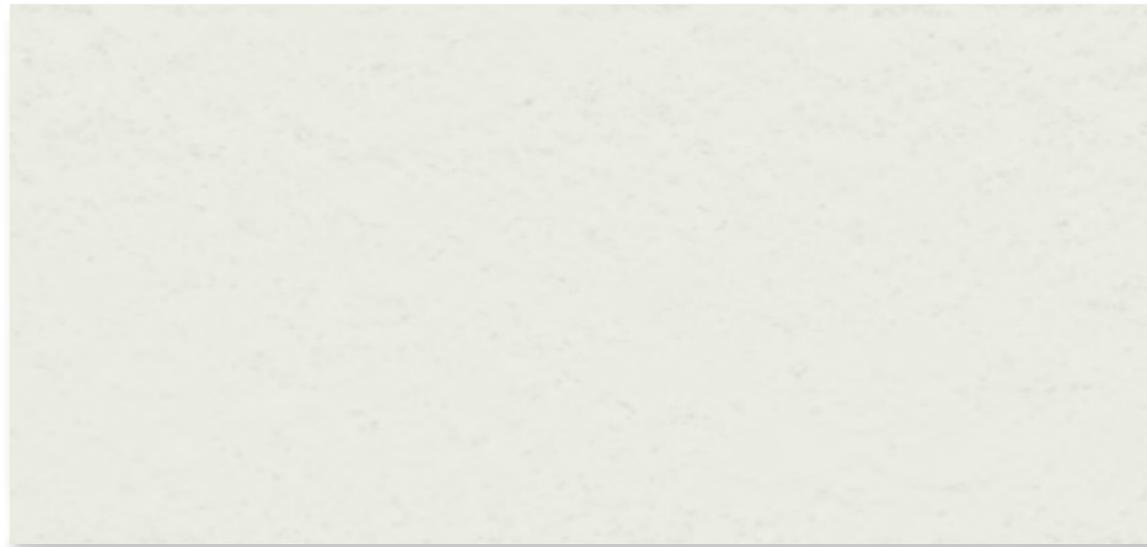
Available Colors



[View all HardieTrim Batten Boards](#)

HardieTrim® Boards

● HardieTrim® Batten Boards



SMOOTH

Arctic White

Thickness .75 in.

Length 12 ft. boards

Width 2.5 in.

Pcs./Pallet 437

Available Colors



[View all HardieTrim Batten Boards](#)

HardieSoffit®

A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and protect it from moisture and pests.



HardieSoffit®
16 in. Vented
Smooth
Arctic White

For complete confidence
EVERY DETAIL MATTERS.

VENTILATION BENEFITS

Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.

***Linear Feet of Vented Soffit calculation is based on 2012 International Residential Code (IRC) Section 806.2, Exception 2, with a 50% upper attic and 50% lower attic split of required ventilation, using soffit with a net free ventilation of 5 square inches per linear foot. This Exception is also approved in 2015 IRC Section 806.2. Always consult a building design professional to confirm attic ventilation meets local building code requirements.

Using the proper amount of vented HardieSoffit panels is crucial to a building's ventilation performance. James Hardie has taken the guess work out of soffit ventilation by providing the table below illustrating the minimum amount of vented HardieSoffit panels recommended for your attic space.***

ATTIC SQ. FT.	LINEAR FT. OF VENTED SOFFIT	ATTIC SQ. FT.	LINEAR FT. OF VENTED SOFFIT
200	10	1700	82
300	14	1800	86
400	19	1900	91
500	24	2000	96
600	29	2100	101
700	34	2200	106
800	38	2300	110
900	43	2400	115
1000	48	2500	120
1100	53	2600	125
1200	58	2700	130
1300	62	2800	134
1400	67	2900	139
1500	72	3000	144
1600	77	3100	149

VENTED SMOOTH

Sail Cloth



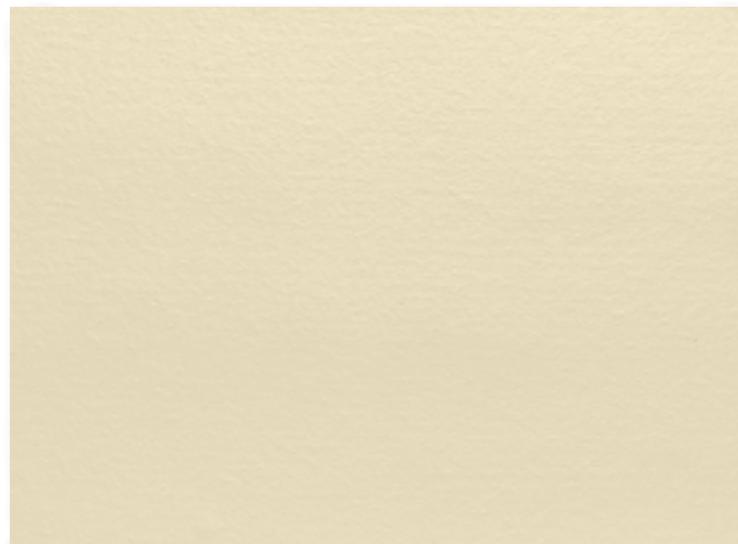
VENTED CEDARMILL®*

Sail Cloth



NON-VENTED SMOOTH

Sail Cloth



NON-VENTED CEDARMILL®*

Sail Cloth



BEADED PORCH PANEL

Available exclusively in Arctic White



*Vented CedarMill® and Non-Vented CedarMill® are available exclusively with ColorPlus Technology in Philadelphia and New England districts. Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com



VENTED SMOOTH

Sail Cloth

Thickness	1/4 in.		
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
ColorPlus Pcs./Pallet	216	156	108
Prime Pcs./Pallet	200	150	100

Available Colors



[View all HardieSoffit Products](#)



VENTED CEDARMILL®*

Sail Cloth

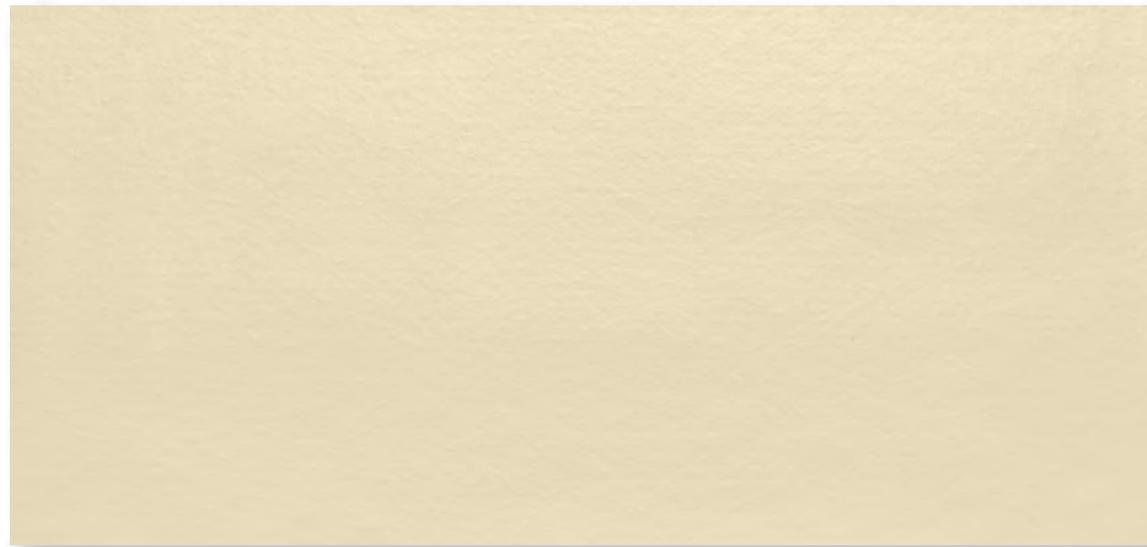
Thickness	1/4 in.		
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
ColorPlus Pcs./Pallet	216	156	108
Prime Pcs./Pallet	200	150	100

Available Colors



[View all HardieSoffit Products](#)

*Vented Cedarmill® is available exclusively with ColorPlus Technology in Philadelphia and New England districts.



NON-VENTED SMOOTH

Sail Cloth

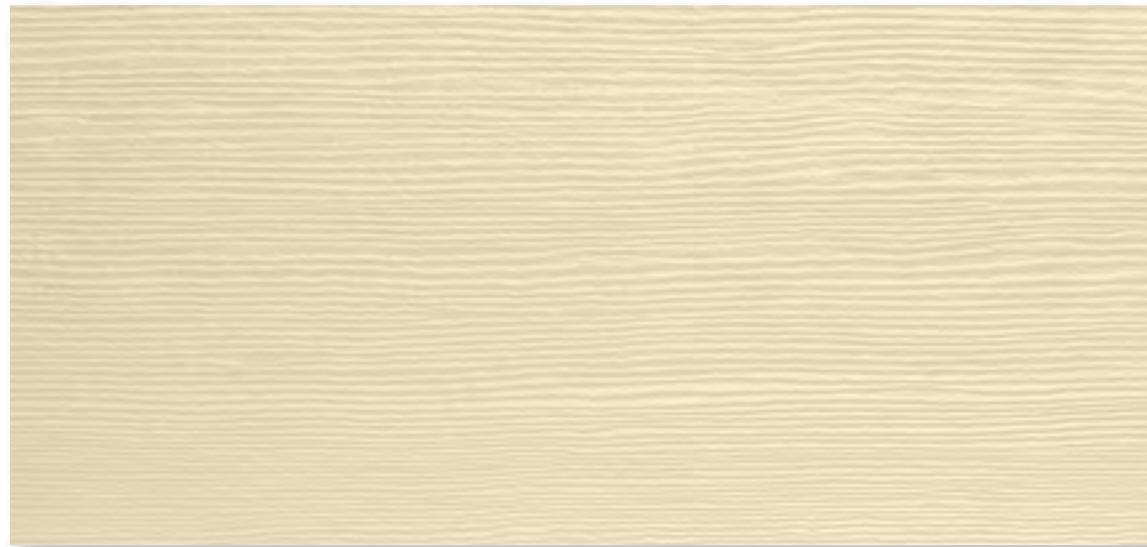
Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	8 ft.**
Width	12 in.	16 in.	24 in.	48 in.
ColorPlus Pcs./Pallet	216	156	108	
Prime Pcs./Pallet	200	150	100	50

Available Colors



[View all HardieSoffit Products](#)

**These 48 in. x 8 ft. panels only available primed.



NON-VENTED CEDARMILL®*

Sail Cloth

Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	8 ft.**
Width	12 in.	16 in.	24 in.	48 in.
ColorPlus Pcs./Pallet	216	156	108	
Prime Pcs./Pallet	200	150	100	50

Available Colors



[View all HardieSoffit Products](#)

*Non-Vented Cedarmill® is available exclusively with ColorPlus Technology in Philadelphia and New England districts.

**These 48 in. x 8 ft. panels only available primed.



BEADED PORCH PANEL

Available exclusively in Arctic White

Thickness	1/4 in.
Length	8 ft.
Width	48 in.
Pcs./Pallet	50

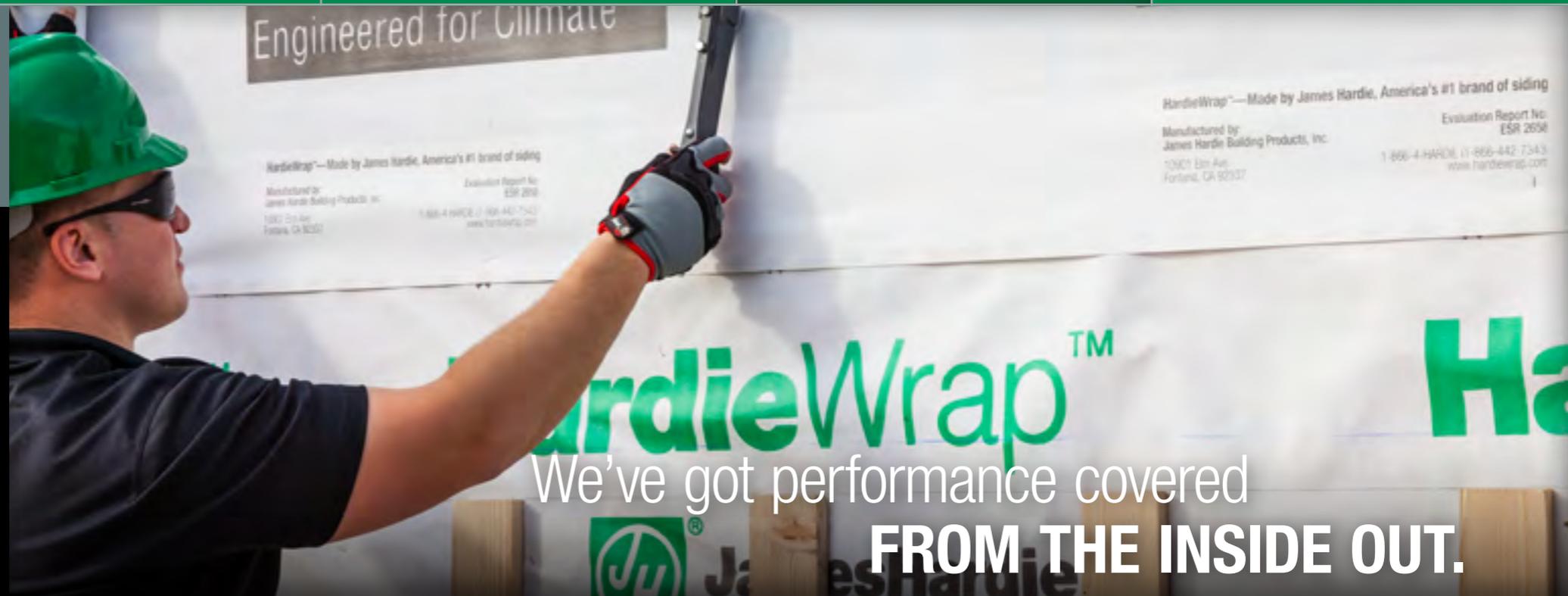
[View all HardieSoffit Products](#)

HardieWrap®

No exterior cladding can prevent 100% of water intrusion. Your homes should have an additional line of defense. HardieWrap® 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



We've got performance covered
FROM THE INSIDE OUT.

WEATHER BARRIER

Thickness	11 mil.			
Length	100 ft.	100 ft.	150 ft.	150 ft.
Width	3 ft.	9 ft.	9 ft.	10 ft.

PRO-FLASHING

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

SEAM TAPE

Thickness	3 mil.	
Length	165 ft.	
Width	1-7/8 in.	

FLEX FLASHING

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



HardieWrap®
Weather Barrier

HardieWrap®
Pro-Flashing

HardieWrap®
Flex Flashing

HardieWrap®
Seam Tape



To learn more about our weather barrier's advantages, visit hardiewrap.com

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. Included in the kits, Touch-up Pens conceal nailheads and very small nicks and scratches.



COLOR-MATCHED CAULK

OSI® QUAD® MAX sealant offers a durable, lower maintenance sealant solution to color match James Hardie ColorPlus products.



Trim Accessories

FLAT TABS

Reduce nail holes and improve the aesthetic of trim applications around windows, doors and band boards.

CORNER TABS

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



NEXT
SECTION



Find useful job-site tips in our industry-leading Best Practices Guide. For the latest installation instructions, visit hardieinstallation.com

Color Inspiration

Use deeper body colors for a warm, welcoming feeling. Make homes appear larger with soft contrasts between siding and trim. The right color combinations leave lasting impressions. Our color specialists designed the rich ColorPlus finish collection to help you express what's special about every home you build.



PREV SECTION

Khaki Brown

Cobble Stone

Timber Bark

SUBTLE BLENDS

Cast your homes in **THE MOST ROMANTIC LIGHT.**



Countrylane Red

Autumn Tan

Navajo Beige

WARM TONES



COOL TONES

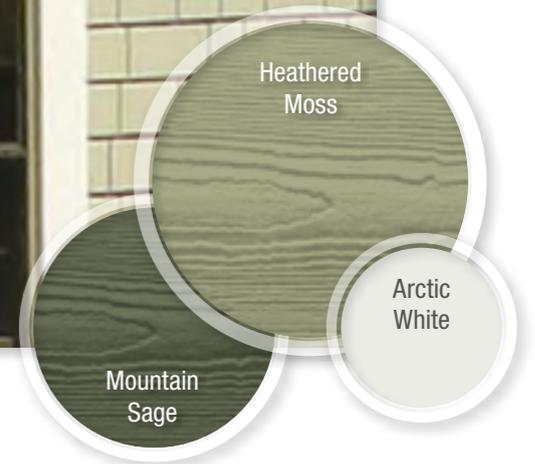
Evening Blue

Arctic White

Boothbay Blue



COMPLEMENTARY



● Plank, Panel, Batten and Shingle Colors

Trim and Soffit Colors

Color Selection



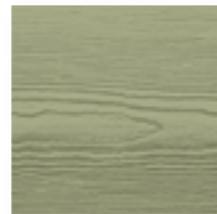
ARCTIC WHITE



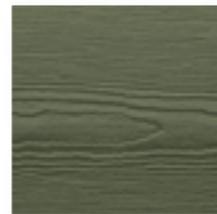
SAIL CLOTH



WOODLAND CREAM



HEATHERED MOSS



MOUNTAIN SAGE



NAVAJO BEIGE



SANDSTONE BEIGE



AUTUMN TAN



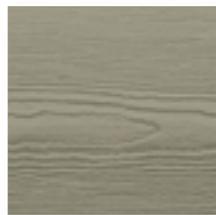
KHAKI BROWN



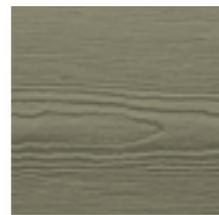
CHESTNUT BROWN



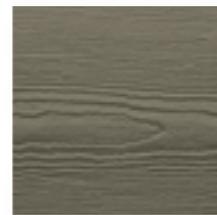
COBBLE STONE



MONTEREY TAUPE



WOODSTOCK BROWN



TIMBER BARK



COUNTRYLANE RED



PEARL GRAY



GRAY SLATE



AGED PEWTER



NIGHT GRAY



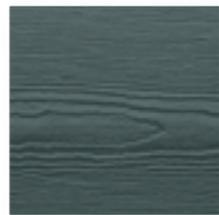
RICH ESPRESSO



LIGHT MIST



BOOTHBAY BLUE



EVENING BLUE



IRON GRAY



DEEP OCEAN

Express the true nature of a home's character with **ColorPlus® Technology**

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.



Colors may vary due to different monitor settings. Please see actual product sample for true color.



Selecting a color? Request a product sample at jameshardie.com/samples



1.888.542.7343 | jameshardie.com

© 2015 James Hardie Building Products Inc. All Rights Reserved. TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited. The , HZ5, HZ10 and ColorPlus Technology logos are registered trademarks of James Hardie Technology Limited. OSI and QUAD are registered symbols of Henkel Corporation. **HS15150 08/15**