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77 EXCELSIOR
AVE | BUILDING 4
 EXCELSIOR AVENUE SARATOGA SPRINGS NEW YORK

No.	Description	Date
1	Revision 1	Date 1

Project Number	1403
Drawn by	DPM
Checked by	MJT
Date	07.01.2016

EXTERIOR ELEVATIONS

A201



1 SOUTH ELEVATION (EXCELSIOR AVE)
 1/8" = 1'-0"



2 EAST ELEVATION
 1/8" = 1'-0"

EXTERIOR ELEVATIONS: GENERAL NOTES

- GENERAL**
- ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND DETAILS. WHERE NO SPECIFIC DETAIL IS SHOWN WITHIN THESE DRAWINGS, PROVIDE MANUFACTURER'S STANDARD DETAIL, INCLUDING ALL ACCESSORIES.
 - ALL REGLETS, DRIP EDGES, AND SIDING TRIM ACCESSORIES SHALL BE COLOR MATCHED TO THE ADJACENT SIDING / TRIM.
- ACCESSORIES**
- DRIP EDGES** SHALL BE PROVIDED AT ALL HORIZONTAL MATERIAL TRANSITIONS, INCLUDING BUT NOT LIMITED TO WINDOW AND DOOR HEADS, INTERMEDIATE TRIM BANDS, AND STONE CAPS. DRIP EDGES SHALL PROJECT 1/4" MIN FROM FACE OF THE MATERIAL OVER WHICH IT IS INSTALLED AND SHALL BE FINISHED TO MATCH THAT ADJACENT MATERIAL. ALL LENGTHS SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. WHERE THE OVERALL LENGTH IS GREATER THAN CAN BE COVERED BY A SINGLE PIECE, ALL SEAMS SHALL BE OVERLAPPED 1" MIN, SEALED, AND FASTENED TOGETHER.
 - GUTTERS AND LEADERS** SHALL BE PROVIDED AT EACH ROOF EAVE ABOVE WALKING SURFACE AND/OR BALCONY. ALL EAVE MOUNTED GUTTERS SHALL BE SECURELY FASTENED TO THE ROOF DECK AND OVERLAPPED WITH THE ROOFING SYSTEM COMPONENTS. LEADERS SHALL BE LOCATED AT INSIDE CORNERS WHEREVER POSSIBLE, AND SHALL CONNECT TO SUB-SURFACE DRAINS. ALL GUTTERS AND LEADERS SHALL BE PRE-FORMED ALUMINUM, FINISHED TO MATCH THE ADJACENT SURFACE. PROVIDE SPLASH-GUARD AT ALL INSIDE CORNERS.
 - SNOW PROTECTION** SHALL BE PROVIDED AT ALL ROOF EAVES LOCATED ABOVE A WALKING SURFACE AND/OR BALCONY. SNOW PROTECTION SHALL BE IN THE FORM OF PIPE-STYLE SNOW GUARDS COLOR MATCHED TO THE ROOF.
 - VENT PENETRATIONS**, AS REQUIRED BY MECHANICAL AND PLUMBING SYSTEMS, SHALL BE LOCATED IN COMPLIANCE WITH ALL NYS CODES. VENTS SHALL BE PROTECTED FROM PEST AND BIRD INFESTATION BY LOUVERS AND/OR SCREENS AS APPROPRIATE. ALL VENTS SHALL BE FINISHED TO MATCH THE ADJACENT MATERIAL OR SHALL BE OF AN ARCHITECTURAL GRADE. ALL ROOF VENTS SHALL BE LOCATED WITHIN THE MECHANICAL BATH/UTILITY AREA. ALL WALL VENTS SHALL BE LOCATED AT CONCEALED BALCONY LOCATIONS TO THE GREATEST EXTENT POSSIBLE.
 - BUILDING LIGHTING** SHALL BE PROVIDED AT EACH BUILDING FACADE. ALL BUILDING LIGHTING SHALL BE ON A PHOTOCELL SENSOR WITH TIMECLOCK BACKUP.

EXTERIOR LIGHTING: BASIS OF DESIGN FIXTURE LEGEND

TAG	MFR	MODEL
A	PROGRESS LIGHTING	PS842-20
B	KICHLER LIGHTING	RIPLEY 49061
C	MAXIM LIGHTING	ZENITH EE
D	KICHLER LIGHTING	WESLEY COLLECTION
E	PROGRESS LIGHTING	EVERLUME



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**77 EXCELSIOR
 AVE | BUILDING 5**

EXCELSIOR AVENUE SARATOGA
 SPRINGS NEW YORK

No.	Description	Date

SCHEMATIC	DESIGN	CONSTRUCTION	DOCUMENTS

Project Number 1403
 Drawn by DPM / MJT
 Checked by MJT
 Date 07.01.2016

EXTERIOR ELEVATIONS

A201

7/4/2016 11:44:51 AM



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



2 WEST ELEVATION
 1/8" = 1'-0"

EXTERIOR ELEVATIONS: GENERAL NOTES

- GENERAL**
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- ACCESSORIES**
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 - BUILDING LIGHTING** SHALL BE PROVIDED AT EACH BUILDING FACADE. ALL BUILDING LIGHTING SHALL BE ON A PHOTOCCELL SENSOR WITH TIMECLOCK BACKUP.

EXTERIOR ELEVATIONS: EXTERIOR LIGHTING

TAG	B.O.D. MFTR	B.O.D. MODEL
A	PROGRESS LIGHTING	PS642-20
B	KICHLER LIGHTING	RIPLEY 49061
C	MAXIM LIGHTING	ZENITH EE
D	KICHLER LIGHTING	WESLEY COLLECTION
E	PROGRESS LIGHTING	EVERLUME



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77 EXCELSIOR AVENUE | BUILDING 5

EXCELSIOR AVENUE SARATOGA SPRINGS NEW YORK

No. | Description | Date

PROGRESS:
 SCHEMATIC DESIGN | DESIGN DEVELOPMENT | CONSTRUCTION DOCUMENTS

Project Number 1403

Drawn by DPM / MJT

Checked by MJT

Date 07.01.2016

EXTERIOR ELEVATIONS

A202

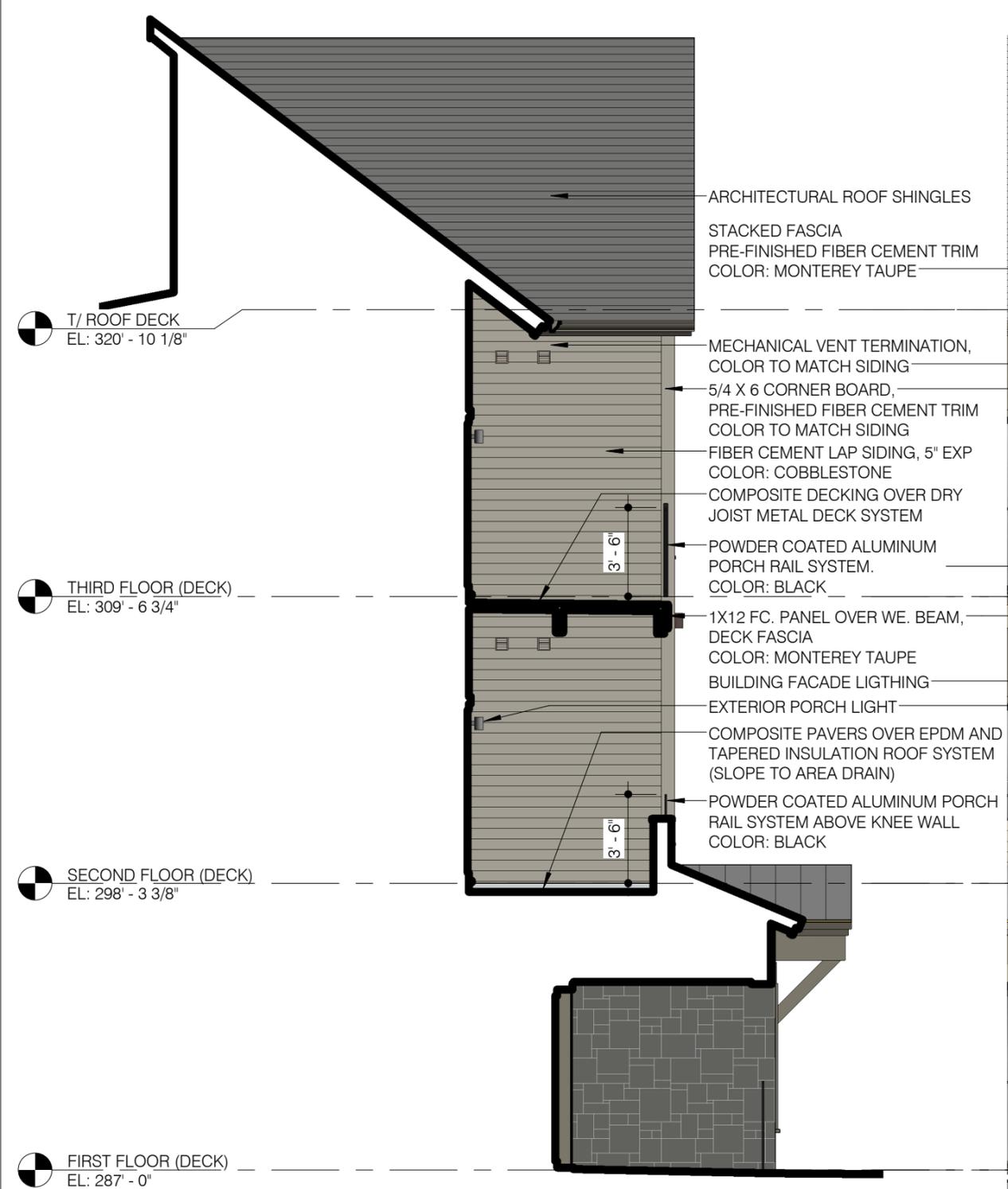
7/14/2016 11:45:40 AM



1 SOUTH ELEVATION (POOL TERRACE)
 1/8" = 1'-0"



2 EAST ELEVATION
 1/8" = 1'-0"



- ARCHITECTURAL ROOF SHINGLES
- STACKED FASCIA
- PRE-FINISHED FIBER CEMENT TRIM
COLOR: MONTEREY TAUPE
- MECHANICAL VENT TERMINATION,
COLOR TO MATCH SIDING
- 5/4 X 6 CORNER BOARD,
PRE-FINISHED FIBER CEMENT TRIM
COLOR TO MATCH SIDING
- FIBER CEMENT LAP SIDING, 5" EXP
COLOR: COBBLESTONE
- COMPOSITE DECKING OVER DRY
JOIST METAL DECK SYSTEM
- POWDER COATED ALUMINUM
PORCH RAIL SYSTEM.
COLOR: BLACK
- 1X12 FC. PANEL OVER WE. BEAM,
DECK FASCIA
COLOR: MONTEREY TAUPE
- BUILDING FACADE LIGHTING
- EXTERIOR PORCH LIGHT
- COMPOSITE PAVERS OVER EPDM AND
TAPERED INSULATION ROOF SYSTEM
(SLOPE TO AREA DRAIN)
- POWDER COATED ALUMINUM PORCH
RAIL SYSTEM ABOVE KNEE WALL
COLOR: BLACK





ROOF PEAK
EL: 332' - 4 1/8"

T/ ROOF DECK
EL: 320' - 10 1/8"

THIRD FLOOR (DECK)
EL: 309' - 6 3/4"

SECOND FLOOR (DECK)
EL: 298' - 3 3/8"

FIRST FLOOR (DECK)
EL: 287' - 0"

POOL DECK
EL: 281' - 0"

STACKED FASCIA
PRE-FINISHED FIBER CEMENT(FC) TRIM
COLOR: MONTEREY TAUPE

MECHANICAL VENT TERMINATION
COLOR TO MATCH SIDING
FC. LAP SIDING, 5" EXPOSURE
COLOR: COBBLESTONE
COMPOSITE DECKING OVER
DRYJOIST METAL DECK SYSTEM
ALUMINUM PORCH RAILING
COLOR: BLACK

EXTERIOR BALCONY LIGHTING

STANDING SEAM SHED ROOF AT POOL
TERRACE DOOR

3 | GENERAL REQUIREMENTS

3.4 FASTENING REQUIREMENTS

Wood furring:

The wood furring thickness will be dependent on the details of the wall assembly, with a minimum thickness of 3/8". The fastener should be selected using ESR-1844 Table 4, "Maximum Wind Speeds for Exposure Category (mph)," according to the wind speed desired for the given stud spacing, building height, and exposure category. The fastener must be fully encompassed in wood with specific gravity equivalent to the reference wood stud specific gravity, as found in ESR-1844 Table 4.

The furring may count as all of the necessary penetration if:

- It is attached with its own fastener schedule to resist the wind load desired while holding the weight of the product, and
- It encompasses the full length of the fastener, and
- The furring specific gravity is equivalent to the reference wood stud specific gravity, as found in ESR-1844 Table 4.

The furring may count as part of the necessary penetration if:

- It is attached directly to other wood structural members, which encompasses the rest of the fastener, and
- The furring specific gravity is equivalent to the reference wood stud specific gravity, as found in ESR-1844 Table 4.

Steel furring:

The steel furring must be a minimum 20 gauge steel and must maintain a minimum 3/8" gap. The fastener should be selected using ESR-1844 Table 4, "Maximum Wind Speeds for Exposure Category (mph)," according to the wind speed desired for the given stud spacing, building height, and exposure category. If a nail or pin is used, it must penetrate the furring to a depth of 1/4". If a screw is used, it must penetrate the furring for three full threads.

Concrete Masonry Units (CMU):

Wood or steel furring must be used over CMU such that the furring transfers the wind loads and other necessary forces back to the structure.

Note: For description of attachment of furring over foam to structure consult with Foam Sheathing Coalition (FSC) in reference to fastener selection. See Tech Matters: Guide To Attaching Exterior Wall Coverings Through Foam Sheathing To Wood or Steel Wall Framing, 2011. (Table 1a: Siding minimum fastening requirements for direct cladding attachment over foam plastic sheathing to support cladding weight.)

General Fastening:

HardiePanel siding can be fastened by hand or pneumatically. All fasteners should be driven such that they are snug or flush with the panel surface. **No fasteners should be countersunk or recessed with the intent of concealing the fasteners.** James Hardie ColorPlus Touch-up is not intended to conceal fastener heads.

Corrosion-resistant fasteners must be used. The following are recommended:

- Galvanized, preferably hot-dipped in the case of nails
- Stainless steel, especially for installation near the ocean or other large bodies of water or in very humid climates

The following are not recommended:

- Electro-galvanized, since premature corrosion may occur

DO NOT USE:

- Clipped-head nails
- Staples
- Aluminum fasteners of any kind

James Hardie is not responsible for the corrosion resistance of fasteners.

Fastener type, size and spacing are determined in accordance with IBC/IRC requirements. Fastener specification for your project is dependent on the project design wind loads. Consult applicable product evaluation report or product listing for correct fastener spacing and fastener dimensions. The following are recommended: ESR-1844, TDI EC-23, Miami Dade County NOA 12-0218.11, State of Florida PA FL13223.