

# 77 Excelsior Avenue

Saratoga Springs, New York

Owner / Applicant:

Beechwood Prime 2  
621 Columbia Street, Cohoes, NY 12047

Architect / Agent :

balzer + tuck | architecture . pllc  
468 Broadway, Saratoga Springs, New York

February 17, 2016



Prepared by:

**bta** | balzer + tuck | architecture pllc  
468 broadway - saratoga springs - new York - 12866 - p [REDACTED] - www.balzertuck.com

# 77 Excelsior Avenue – Phase II

Saratoga Springs, New York

Design Review Commission  
Request For Mass and Scale Approval

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James Hardie – Lap Siding	Kawneer – Storefront and Entrance System
Azek – PVC Trim Board	Ruskin – Mechanical Louver
Boral – Versetta Stone	Trex – Balcony Decking
Continental – Thin Brick	Duralife – Railings
Anderson Windows – 100 Series	Wahoo Decks - DryJoist Balcony Framing
Overhead Doors –Garage Door	LP Smartside – Alternate Siding Product

# 77 Excelsior Avenue – Phase II

Saratoga Springs, New York

Design Review Commission  
Request For Mass and Scale Approval

## Project Information Sheet

Owner/Developer: Beechwood Prime 2  
621 Columbia Street, Cohoes, NY 12047

Architect: Balzer + Tuck Architecture PLLC  
Michael J. Tuck, AIA LEED AP, Partner

Zone: T-5 (Transect Zone 5: Neighborhood Center)

Project Address: 77 Excelsior Avenue  
Saratoga Springs, NY 12866

Project Description: This project is the second phase of the Saratoga Hamlet development, and consists of three separate buildings referred to as Buildings 4, 5, and 6. Building 4 is a mixed use building located along Excelsior Avenue. Buildings 5 and 6 are located within the site and are limited to a residential occupancy. All three buildings contain parking at the first floor.

This project was previously submitted for DRC review and approval, with Mass and Scale approval for buildings 4 and 5 having been awarded at the 11/4/15 meeting. Since that time, additional information regarding the disposition of the project's western neighbor and project costs have come to light and have been addressed through design modifications.

The project's western neighbor has raised concerns regarding the proximity of Building 4 to the existing building at 92 East Avenue. While the original design was compliant with both the zoning ordinance and the building code, the Owner has voluntarily conceded to reducing the building's length to provide an additional 4'-6" of distance between the western end of Building 4 and the property line, making the current offset +/- 16'-7" from the property line to the face of the commercial space and +/- 14'-6" from the property line to the face of the balance of the building. The proposed pool deck has also been simplified, deleting the cabana structure and providing landscape screening to the west end. Additional consideration for screening at the north end of the site, adjacent to building 6, is also being discussed with the Owner's landscape architect.

In addition, the results of updated construction budgeting have necessitated value engineering efforts across the project. These efforts have been focused within the buildings and internal systems as to minimally disrupt the building exteriors.

It is the Owner's wish that the quality and character of this project, received well by the DRC, not be negatively impacted through the design modification efforts. To that end, the building cladding composition, detailing, and general forms have been consciously maintained. The footprints and volumes have been enlarged to balance the more expensive exterior palettes with additional leasable space.

Application Scope: By submission of this application, we are seeking DRC mass and scale approval for the proposed development.



# 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

Office use only	
Date Rec'd:	_____
Application #:	_____
Check #:	_____
Amount: \$	_____

APPLICATION FOR:  
**ARCHITECTURAL / HISTORIC REVIEW**

(Rev: 1/4/11)

<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>AGENT(S)</u>
Name <u>Beechwood Prime 2, LLC</u>	_____	<u>Balzer + Tuck Architecture</u>
Address <u>621 Columbia Street</u>	_____	<u>468 Broadway</u>
<u>Cohoes, NY 12047</u>	_____	<u>Saratoga Springs, NY 12866</u>
Tel./Fax <u>[REDACTED]</u>	/	<u>[REDACTED]</u>
Email _____	_____	_____

Identify primary contact person:  Applicant  Owner  Agent

\* An applicant must be the property owner, lessee, or one with an option to lease or purchase the subject property.  
Identify the applicant's interest in premises:  Owner  Lessee  Under option to lease or purchase

Property Address (# & St.): 77 Excelsior Avenue Tax Parcel #: 166 . 5 - 5 - 4.1  
*(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: \_\_\_\_\_

Request for Mass and Scale approval for a new, mixed use residential and commercial development at

77 Excelsior Avenue. This is for the final phase of the current / existing Fresh Market Development.

Please refer to the enclosed memo for further project information.

Has a previous application been filed with the DRC for this property?  No  Yes – date(s)? 09/24/15

Application fee (payable to “Commissioner of Finance”): **Combined Application for Historic and Architectural Review:**

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 and 9 collated sets of application & 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 & NCUD-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: \_\_\_\_\_
- Describe why this extension is necessary and whether any significant changes have occurred either on the site or in the neighborhood.

PROJECT I.D. NUMBER

617.20

SEQR

Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)**

1. APPLICANT/SPONSOR <b>BALZER+TUCK ARCHITECTURE</b>	2. PROJECT NAME <b>EXCELSIOR AVENUE MIXED USE DEVELOPMENT</b>
3. PROJECT LOCATION Municipality: <b>SARATOGA SPRINGS</b> County: <b>SARATOGA</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) <b>77 EXCELSIOR AVENUE, BETWEEN EAST AVENUE AND MARION AVENUE.</b>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <b>MIXED USE DEVELOPMENT WITH UP TO 101 RESIDENTIAL APARTMENTS AND 5,000 SF COMMERCIAL SPACE</b>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres    Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals <b>CITY OF SARATOGA SPRINGS PLANNING BOARD SITE PLAN &amp; SPECIAL USE PERMIT</b>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <b>MICHAEL J TUCK, AIA</b>	Date: <b>7/24/2015</b>
Signature: <b>M. J. Tuck</b>	

CONTINUED

**PART II – ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A.	DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF <input type="checkbox"/> Yes <input type="checkbox"/> No
B.	WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
C.	COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly.  C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources, or community or neighborhood character? Explain briefly.  C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.  C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.  C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.  C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.  C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
D.	WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA? <input type="checkbox"/> Yes <input type="checkbox"/> No
E.	IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly.

**PART III – DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring;; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)
_____ Date	

SEQR Environmental Assessment Form (attached)

Applicants proposing the following must complete "Part I" of the attached SEQR Short Environmental Assessment Form:

- 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 antennae, satellite dishes
- Demolition

Applicant / Owner Disclosure and Signature

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.

I, the undersigned, the owner, purchaser under contract, or lessee of the property, hereby request approval by the Design Review Commission for review approval relating to the above-identified property. I 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.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

If applicant is lessee, owner must also sign.

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Signature:  - member

Date: 2/17/16

If applicant is lessee, owner must also sign.

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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\_\_\_\_\_



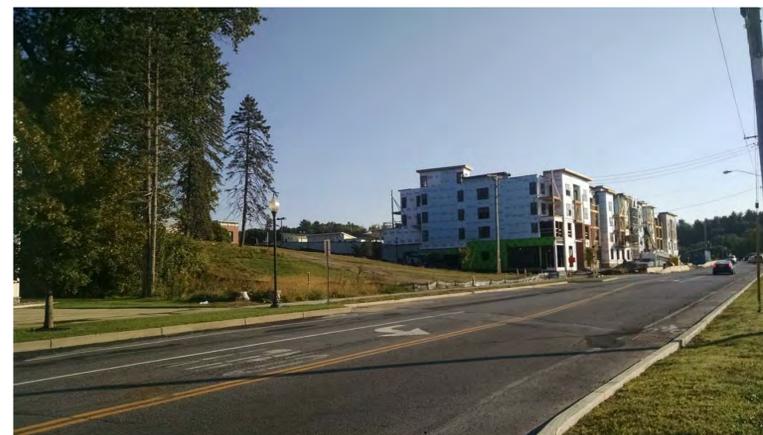
RTE 50 - LOOKING SW



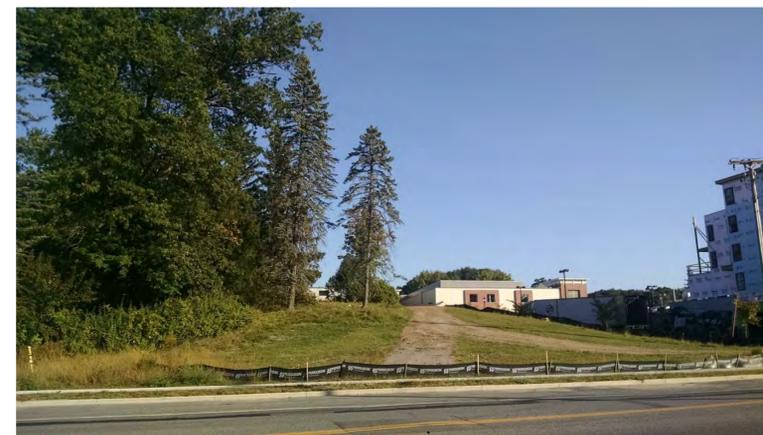
RTE 50 - LOOKING SOUTH



ACCESS DRIVE - LOOKING NORTHWEST



EXCELSIOR AVENUE - LOOKING EAST



EXCELSIOR AVENUE - LOOKING NORTH



EXCELSIOR AVENUE - LOOKING NORTHWEST



BUILDING 1: FRESH MARKET



BUILDING 2: RETAIL PLAZA



92 EAST AVENUE



SOUTH SIDE OF EXCELSIOR AVENUE

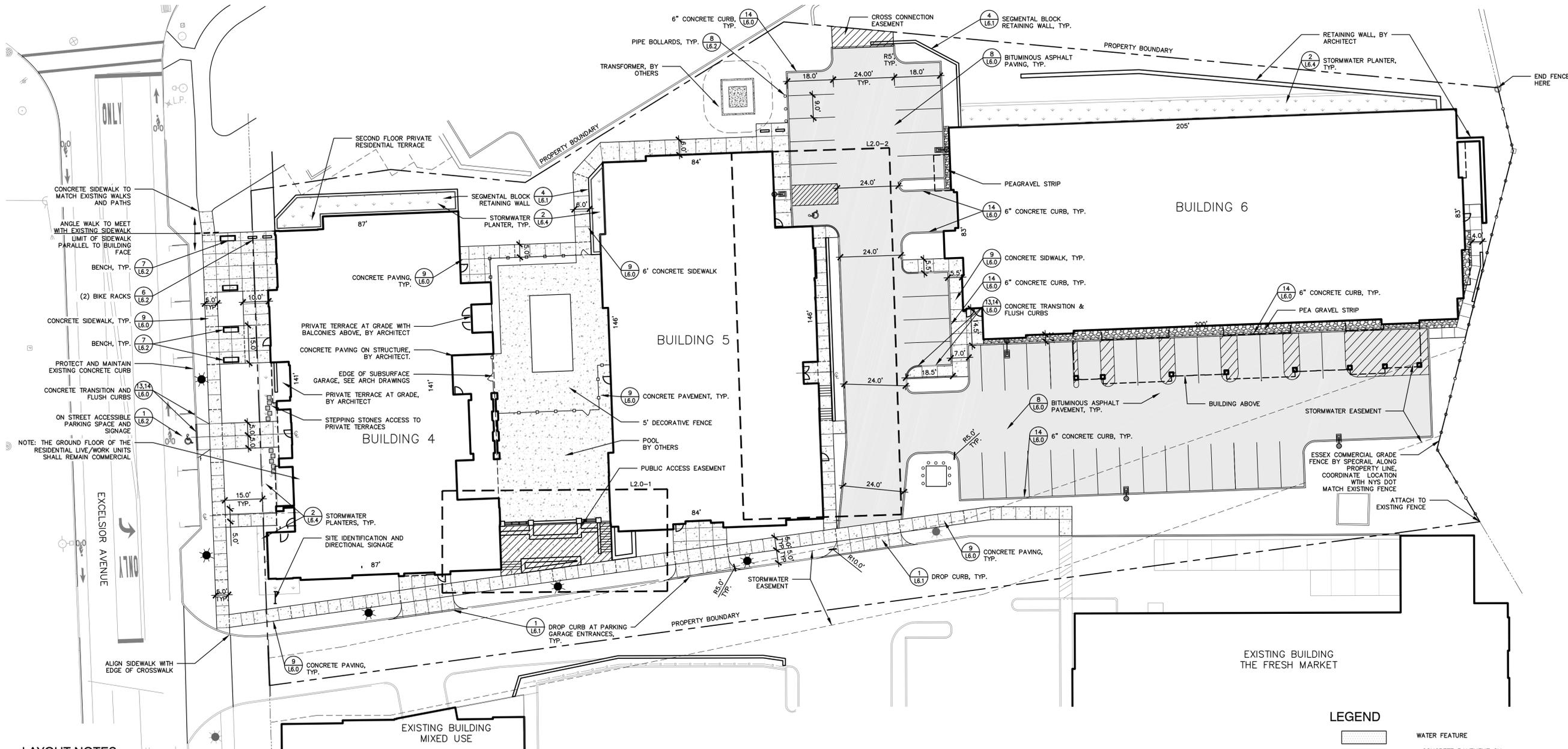


BUILDING 3: MIXED USE RESIDENTIAL



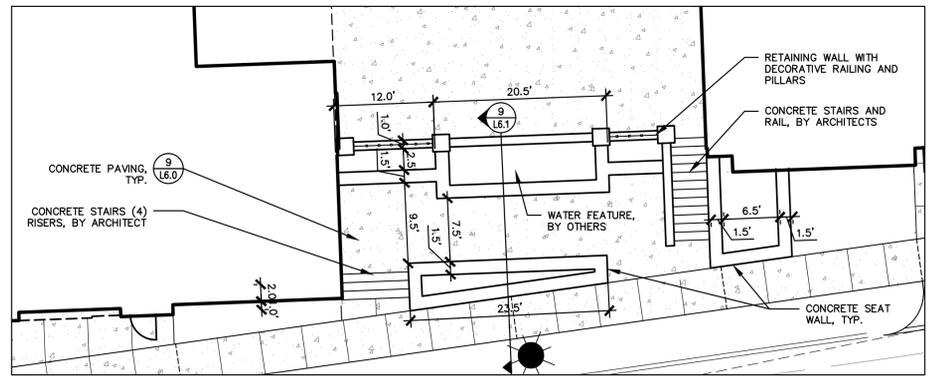
Unauthorized alteration or addition to this document is a violation of Section 7209 of the New York State Education Law.

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 Prepared for:  
**Prime Beechwood, LLC**  
 621 Columbia Street  
 Cohoes, NY 12047

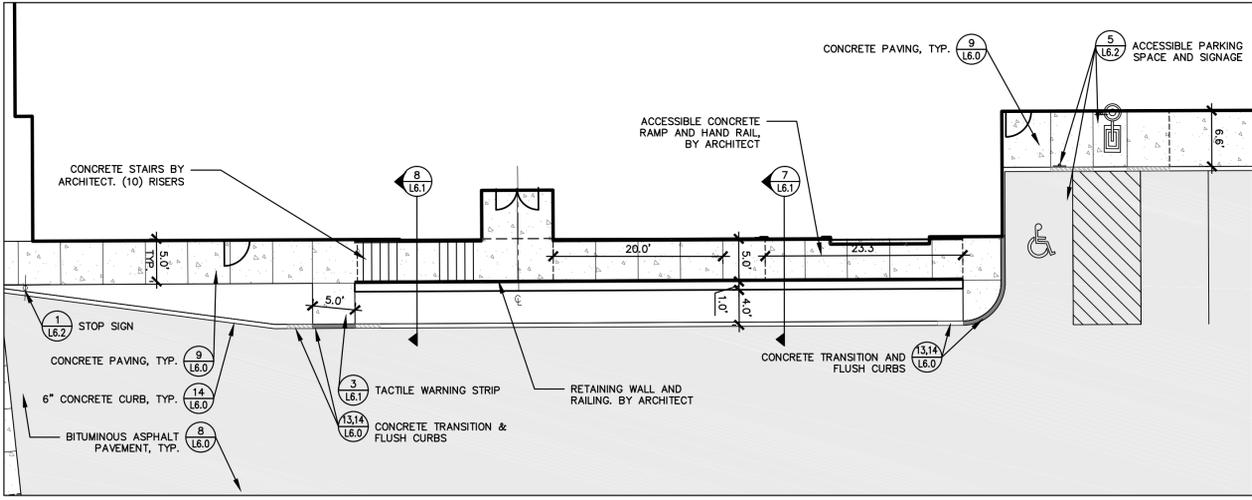


**LAYOUT NOTES**

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. ALL LINE AND GRADE PER DRAWINGS AND SPECIFICATIONS SHALL BE LAID OUT BY A NEW YORK STATE REGISTERED CIVIL ENGINEER OWNER'S REPRESENTATIVE OR SURVEYOR ENGAGED BY THE CONTRACTOR. ALL STACKED LAYOUTS OF PAVEMENTS AND SITE IMPROVEMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. STORAGE AREAS FOR CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE ON AND WITHIN LIMITS OF WORK AS SHOWN ON THE PLANS AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
5. AT ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
6. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER PRIOR TO CONSTRUCTION.
7. ALL EXISTING UTILITIES SHOWN IN THEIR RELATIVE POSITION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.



**1 PLAZA ENLARGEMENT**  
 SCALE: NTS



**2 STAIRS & RAMP ENLARGEMENT**  
 SCALE: NTS

**LEGEND**

- WATER FEATURE
- CONCRETE PAVEMENT ON STRUCTURE
- CONCRETE PAVEMENT ON GRADE
- ASPHALT PAVEMENT
- CURB
- RETAINING WALL
- CONCRETE SIDEWALK
- ACCESSIBLE PARKING
- TRAFFIC PATTERN ARROW
- SIGNAGE
- PROPOSED LIGHT FIXTURE
- EXISTING LIGHT FIXTURE
- BOLLARD
- DECORATIVE RAILING
- DECORATIVE FENCE
- BENCH / BIKE RACK
- PROPERTY LINE

**Planning Board # 15.041**

Approval  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_ Chairperson

Project Title:  
**77 Excelsior Mixed Use Development**  
 77 Excelsior Avenue  
 Saratoga Springs, New York

Project No.:	201391	DRC
Design:	KMK	Ch'kd: DRC
Drawn:	09/09/2015	Scale: 1"=20'
Date:		
Rev:	Description:	Date:
1	Revised per TDE Comments	11/4/15

**Layout & Materials Plan**

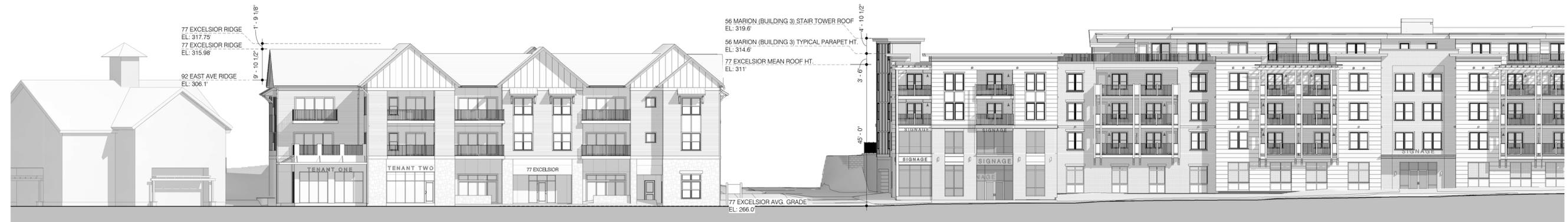
Drawing No.  
**L-2.0**

Drawn by: KATELYN MOSEBY  
 Scale: 1/8" = 1'-0"  
 File Name: G:\Proj\20130915\77 Excelsior - 20131202\20131202.dwg



1 VIEW FROM EXCELSIOR - LOOKING NORTHEAST

2 VIEW FROM EXCELSIOR - LOOKING NORTHWEST



3 EXCELSIOR AVENUE ELEVATION (LOOKING NORTH)  
1/16" = 1'-0"



3 VIEW FROM ACCESS ROAD - LOOKING NORTHWEST



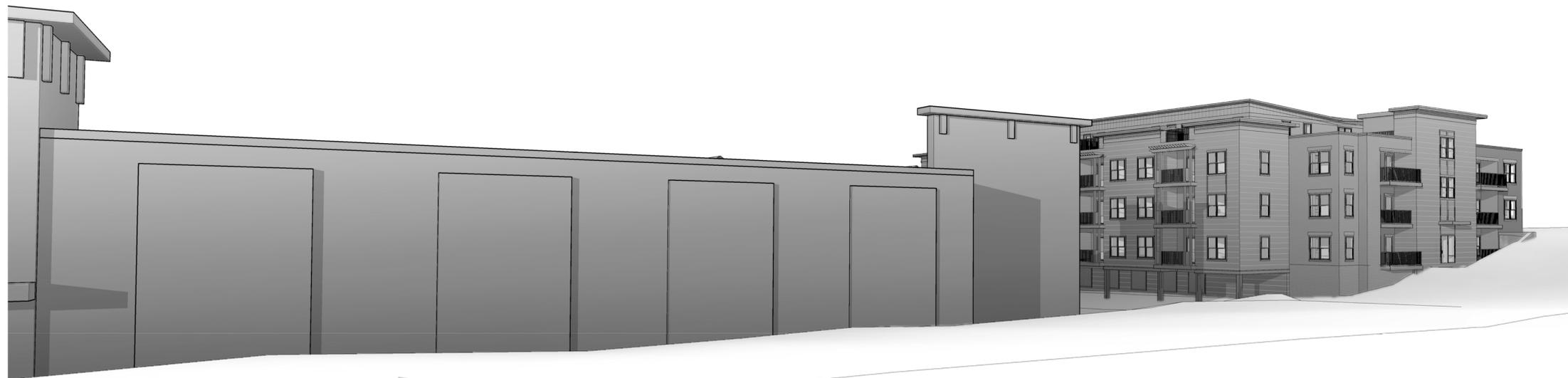
2 VIEW FROM FRESH MARKET PARKING - LOOKING WEST



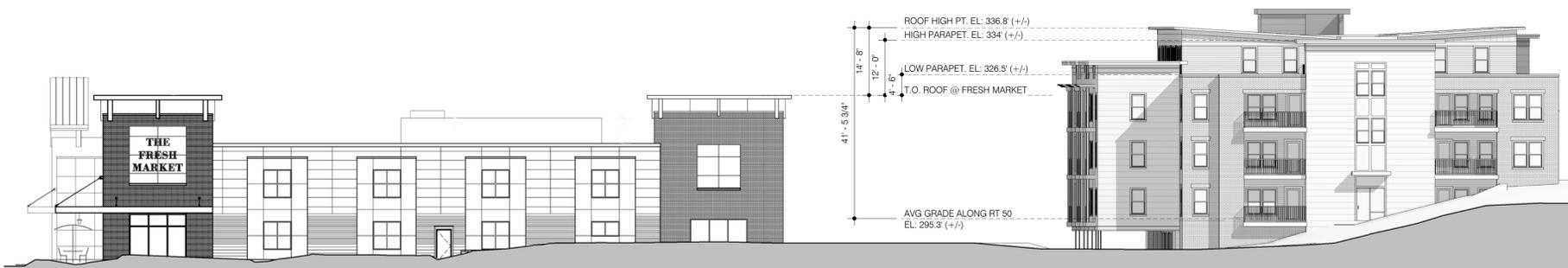
1 ACCESS ROAD ELEVATION  
1/16" = 1'-0"



1 VIEW FROM RT 50 - LOOKING SOUTHEAST



2 VIEW FROM RT 50 - LOOKING SOUTHWEST



4 RT 50 ELEVATION (LOOKING SOUTH)  
1/16" = 1'-0"

ROOF HIGH PT. EL: 336.8 (+/-)  
HIGH PARAPET. EL: 334 (+/-)  
LOW PARAPET. EL: 326.5 (+/-)  
T.O. ROOF @ FRESH MARKET  
AVG GRADE ALONG RT 50  
EL: 295.3 (+/-)



LINCOLN BROWN ILLUSTRATION



balzer + tuck  
architecture

BIRDS-EYE VIEW LOOKING NORTHWEST

77 EXCELSIOR AVENUE | PHASE 2  
BUILDINGS 4, 5, AND 6

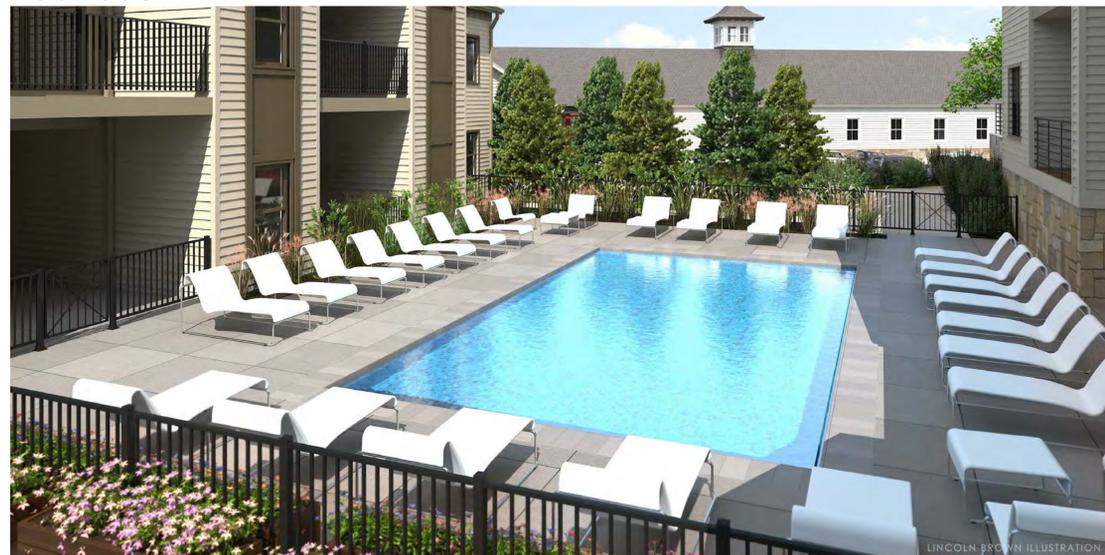
BTA PROJECT NO: 1403

02.17.2016

PUBLIC PLAZA AT ACCESS DRIVE



POOL COURTYARD



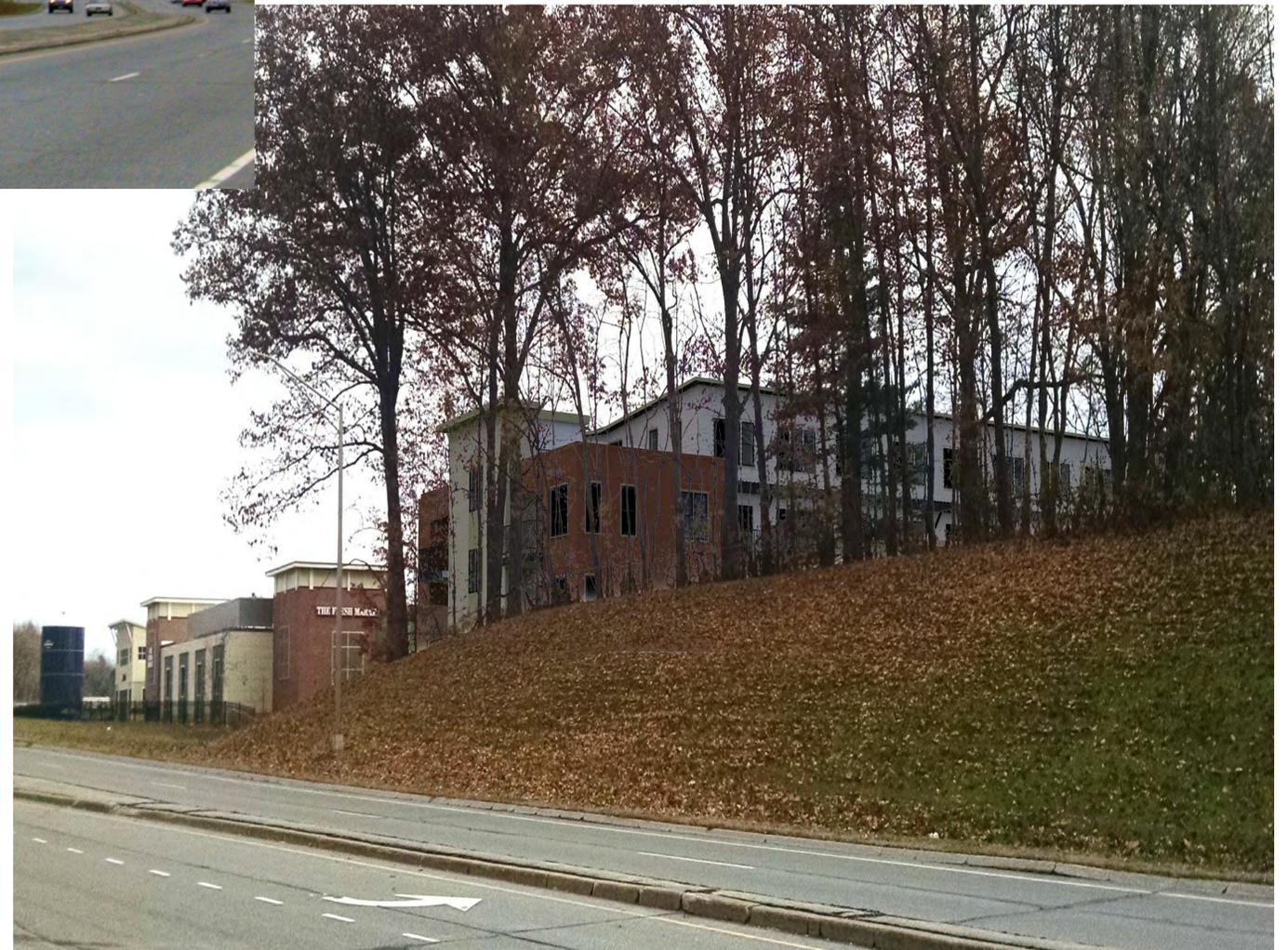
POOL COURTYARD

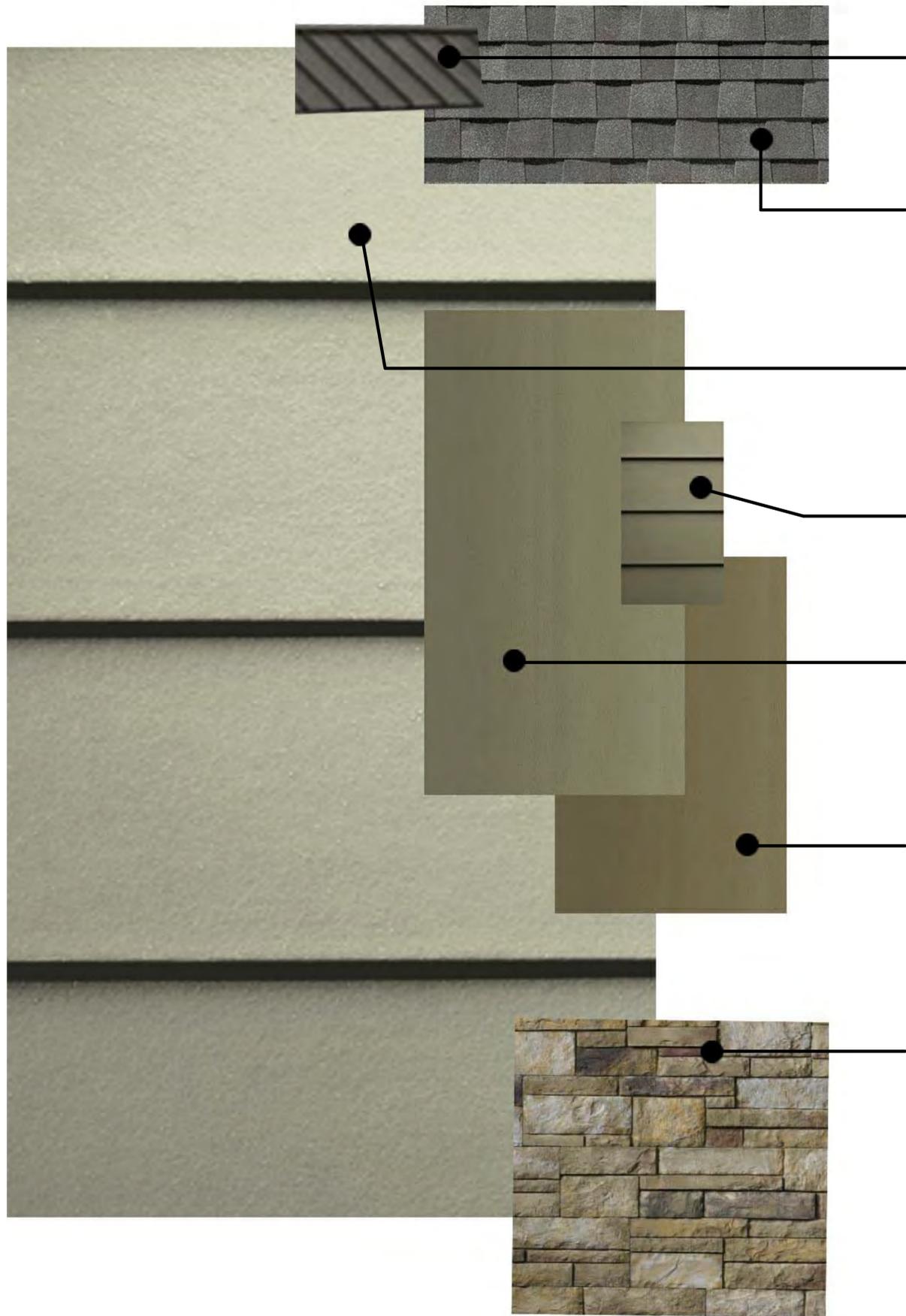




BUILDING 6 FROM RT 50 WESTBOUND

BUILDING 6 FROM RT 50 EASTBOUND





STANDING SEAM METAL ROOFING  
 MANUFACTURER: ATAS  
 PROFILE: DUTCH SEAM  
 COLOR: TBD

ARCHITECTURAL SHINGLE ROOFING  
 MANUFACTURER: CERTAINTEED  
 SERIES: LANDMARK  
 COLOR: DRIFTWOOD (TBD)

FIBER CEMENT LAP SIDING - PRIMARY COLOR  
 MANUFACTURER: JAMES HARDIE  
 PROFILE: HARDIE LAP / SMOOTH / 4" EXPOSURE  
 COLOR: COBBLESTONE

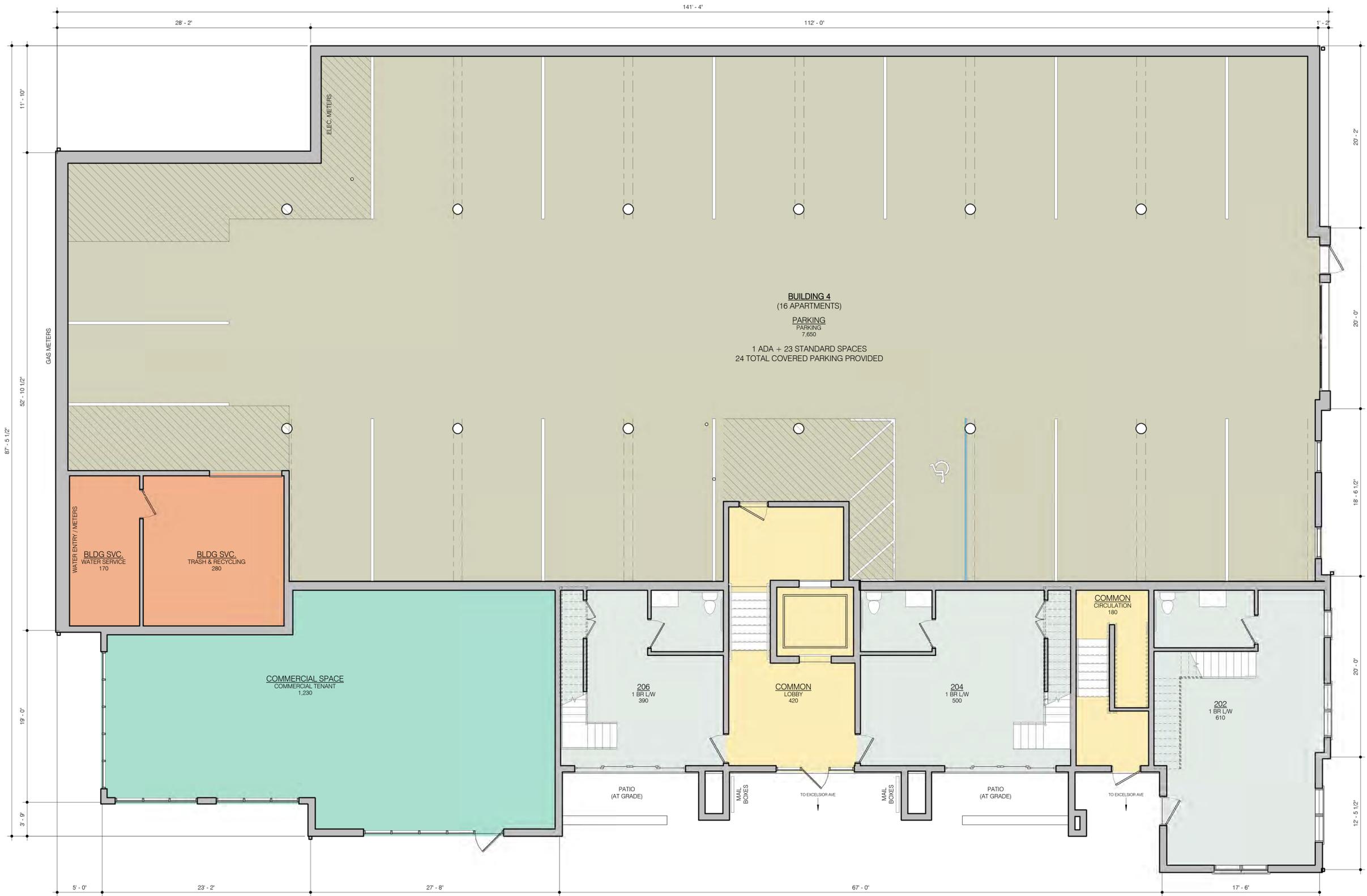
FIBER CEMENT LAP SIDING - ACCENT COLOR  
 MANUFACTURER: JAMES HARDIE  
 PROFILE: HARDIE LAP / SMOOTH / 4" EXPOSURE  
 COLOR: MONTEREY TAUPE

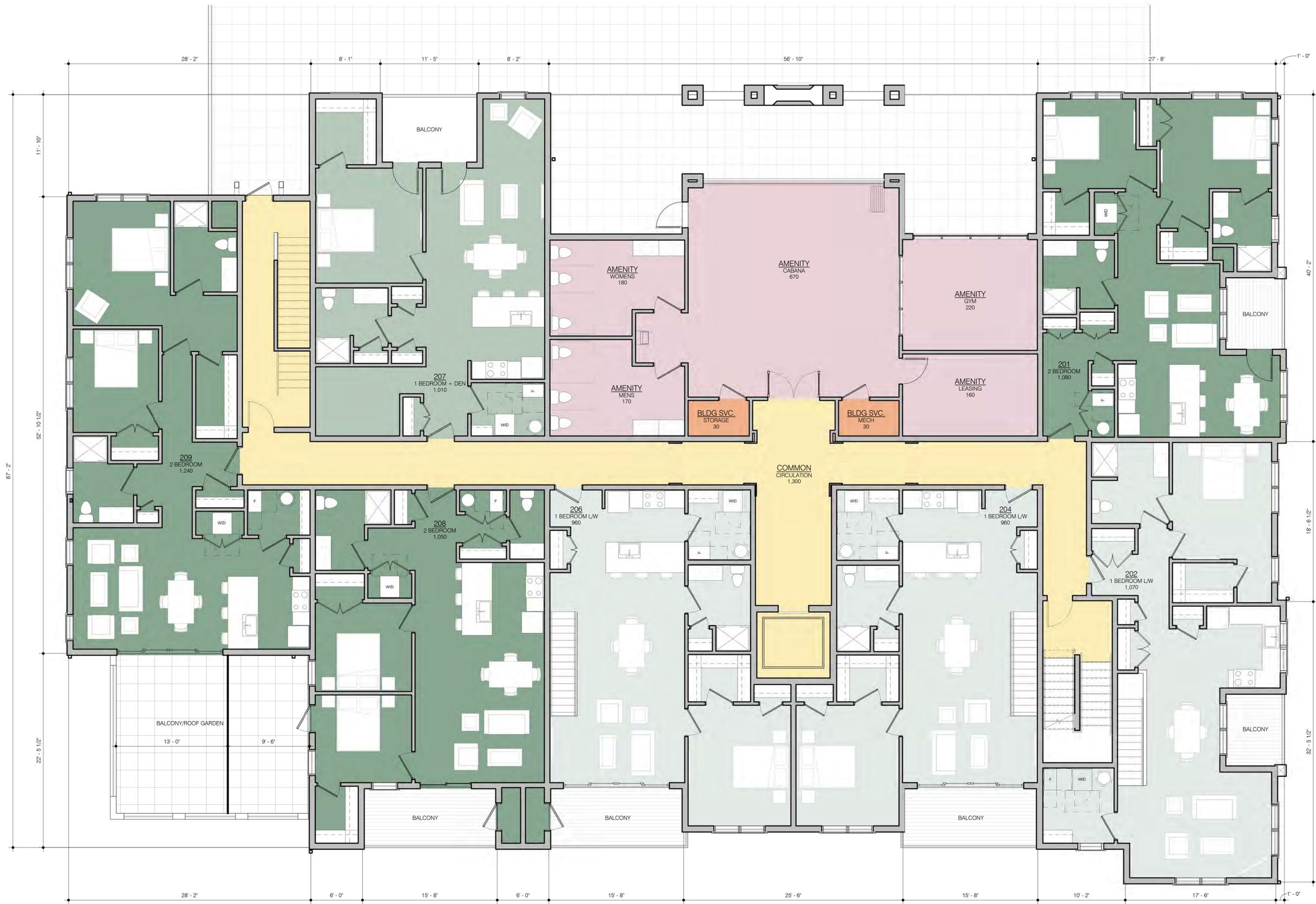
FIBER CEMENT PANEL SIDING W/ REVEALS  
 MANUFACTURER: JAMES HARDIE  
 PROFILE: HARDIE PANEL / SMOOTH / REGLET REVEALS  
 COLOR: MONTEREY TAUPE

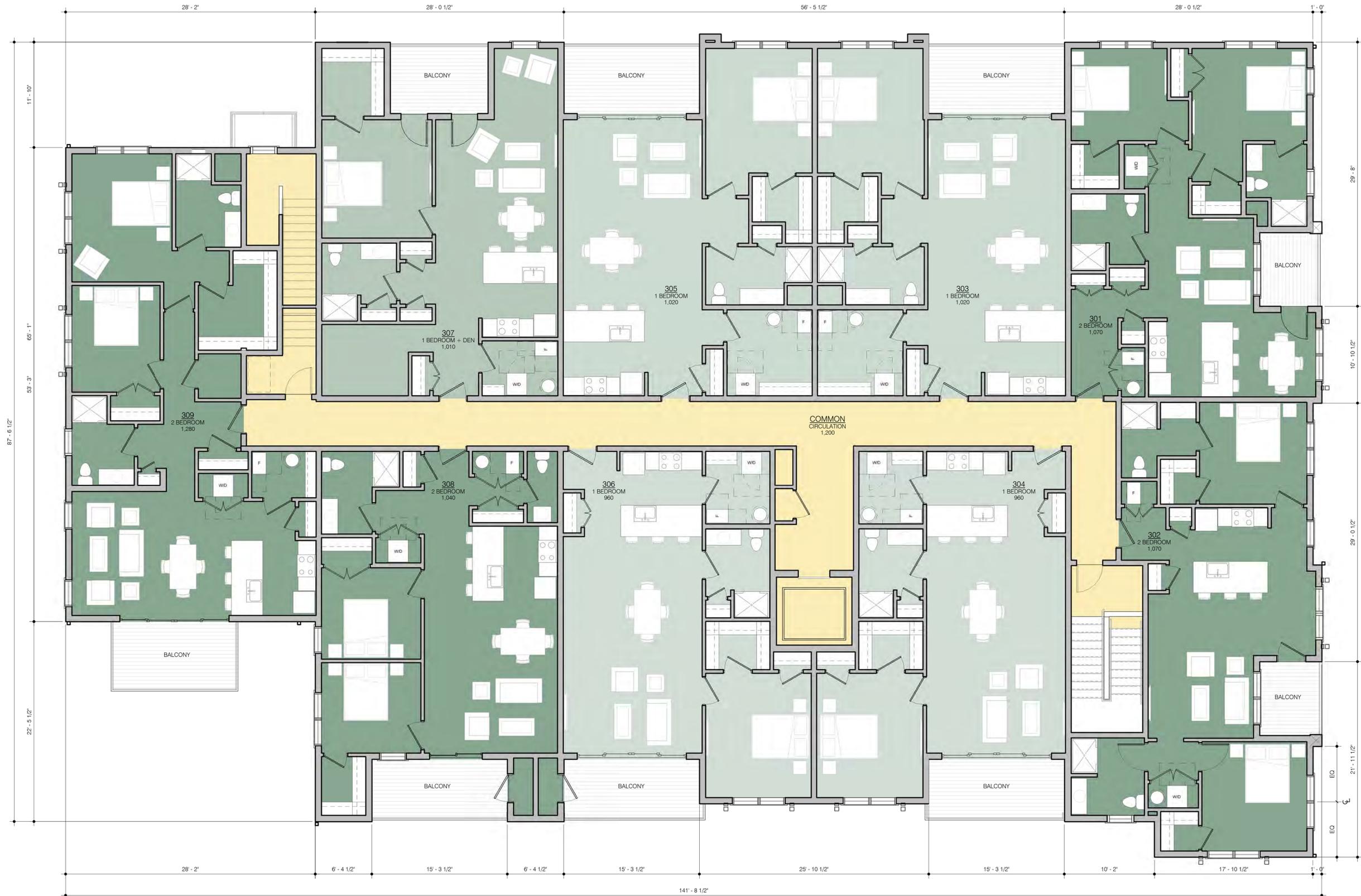
FIBER CEMENT PANEL SIDING - ACCENT INSETS & LINEAR PANELS  
 MANUFACTURER: JAMES HARDIE  
 PROFILE: HARDIE PANEL / SMOOTH  
 COLOR: WOODSTOCK BROWN

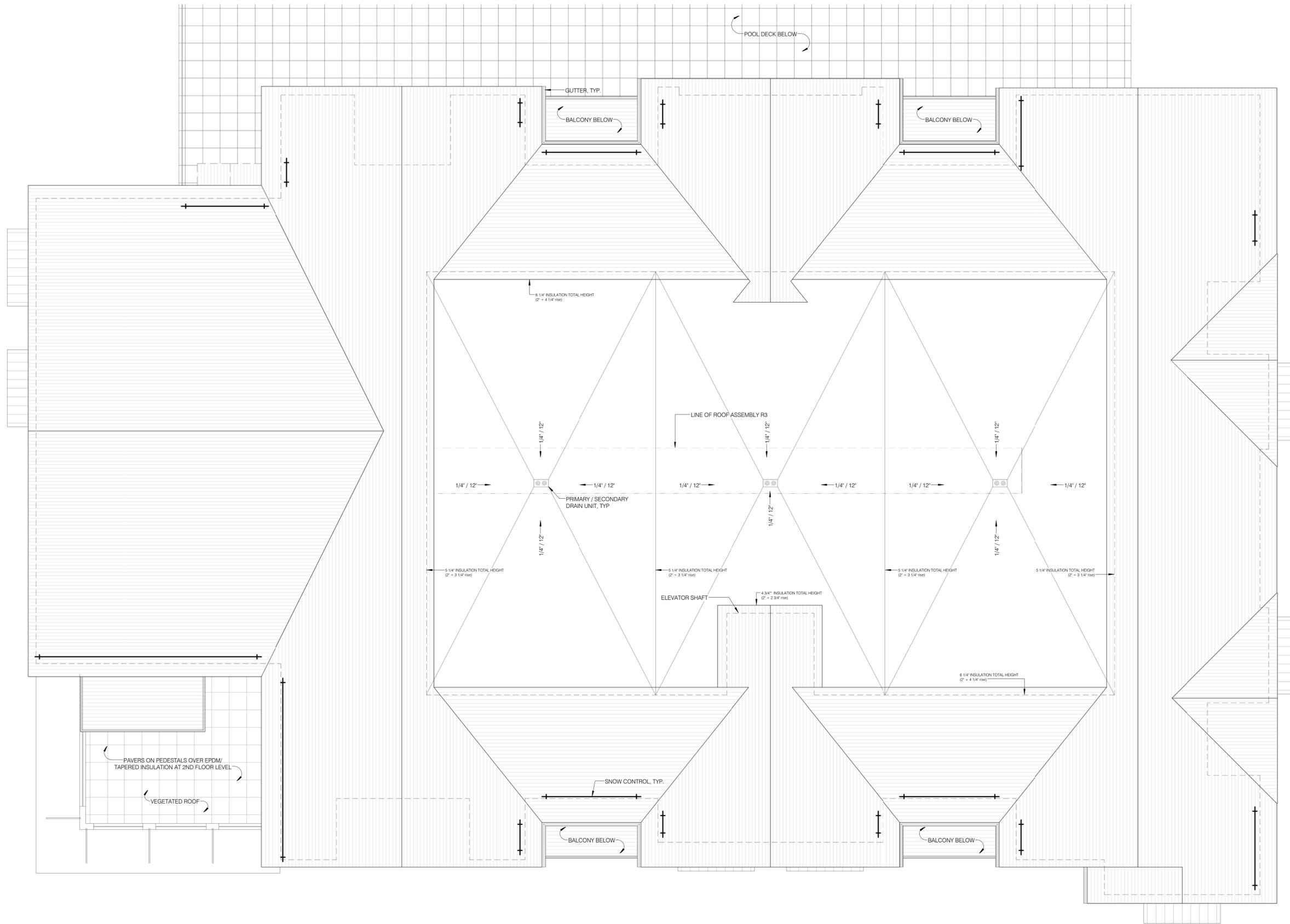
ENGINEERED THIN STONE VENEER  
 MANUFACTURER: BORAL  
 PROFILE: VERSETTA STONE  
 COLOR: PLUM CREEK (TBD)













NORTH ELEVATION (POOL DECK)



SOUTH ELEVATION (EXCELSIOR AVENUE)

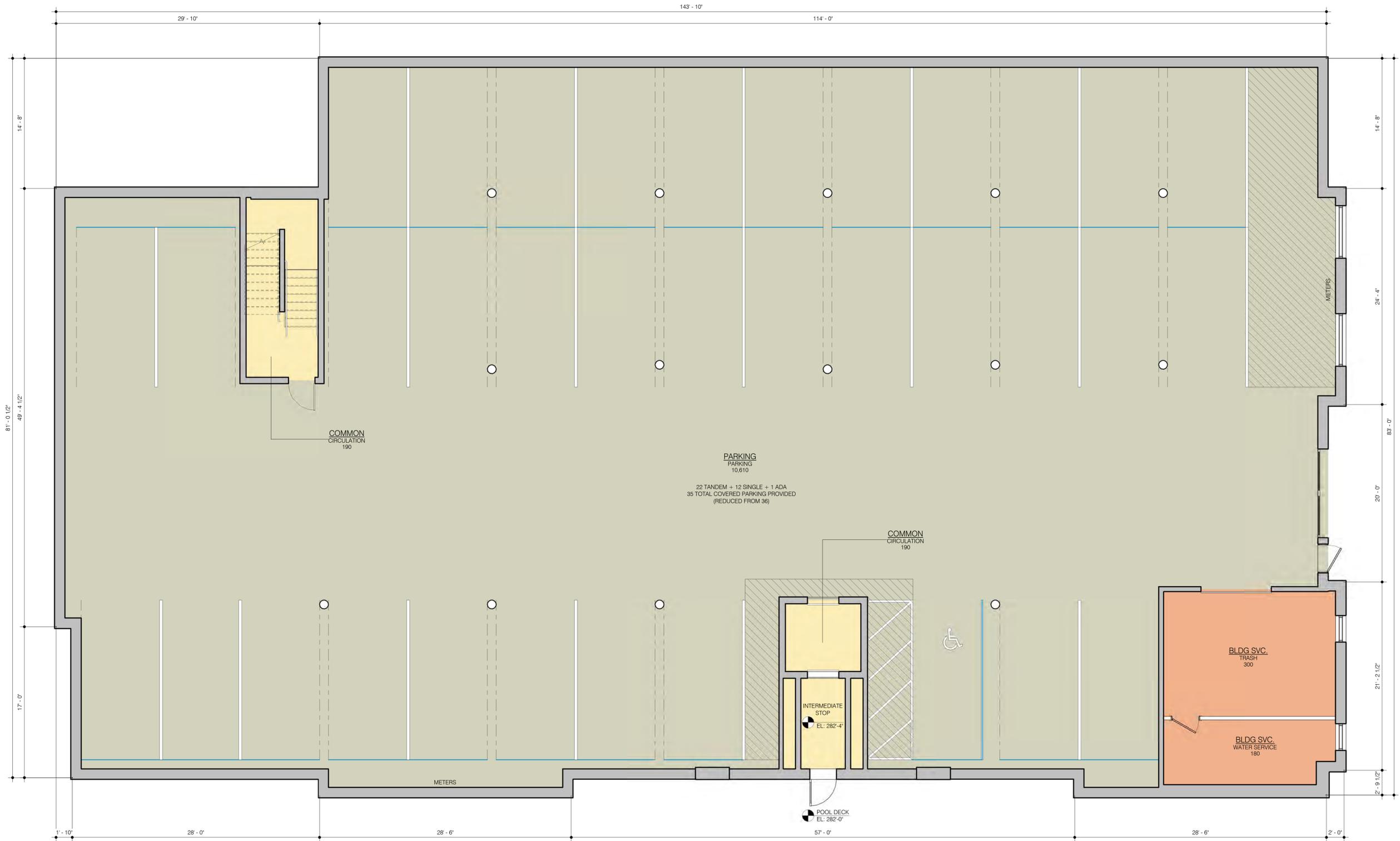


**EAST ELEVATION (ACCESS DRIVE)**

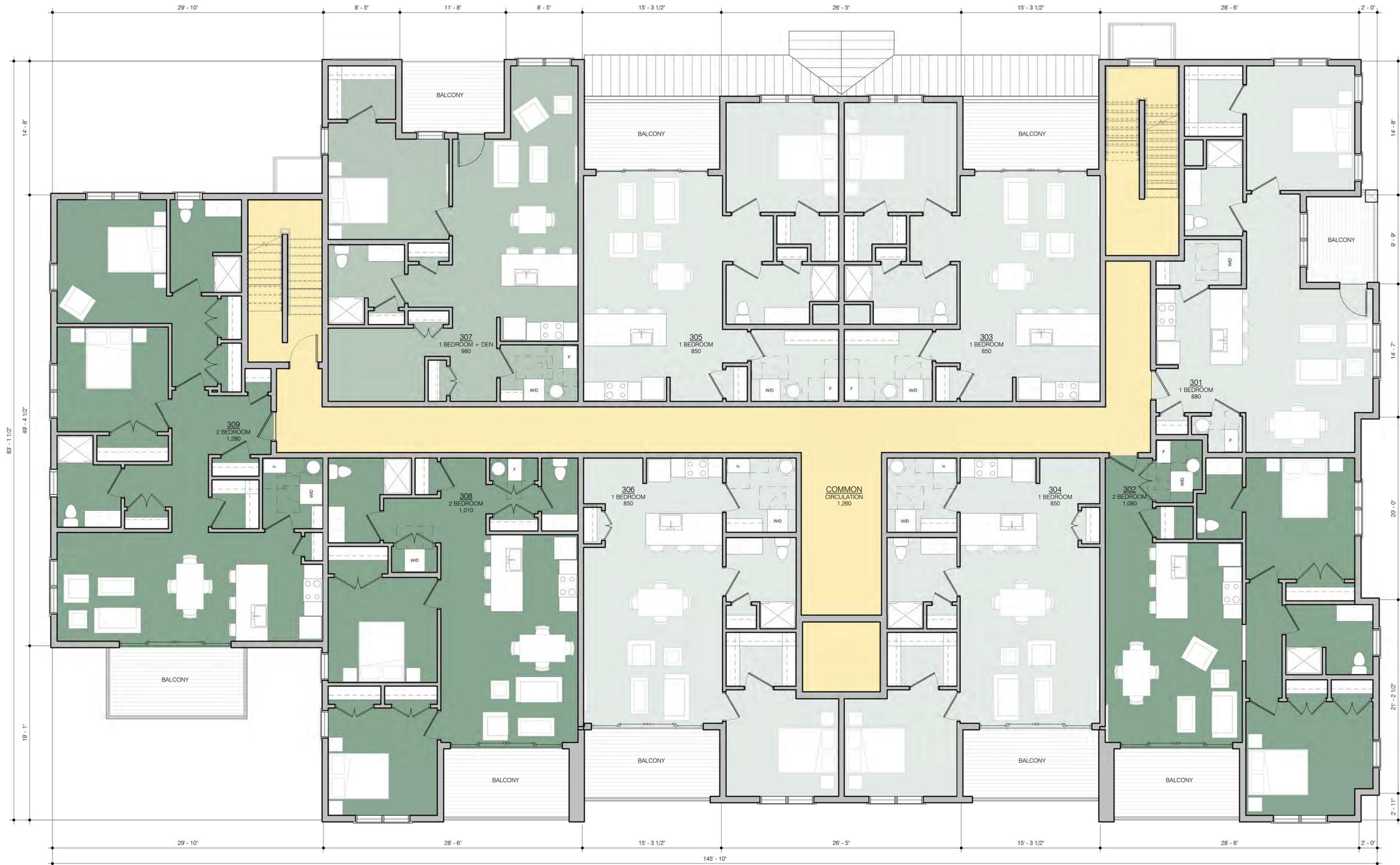


**WEST ELEVATION**

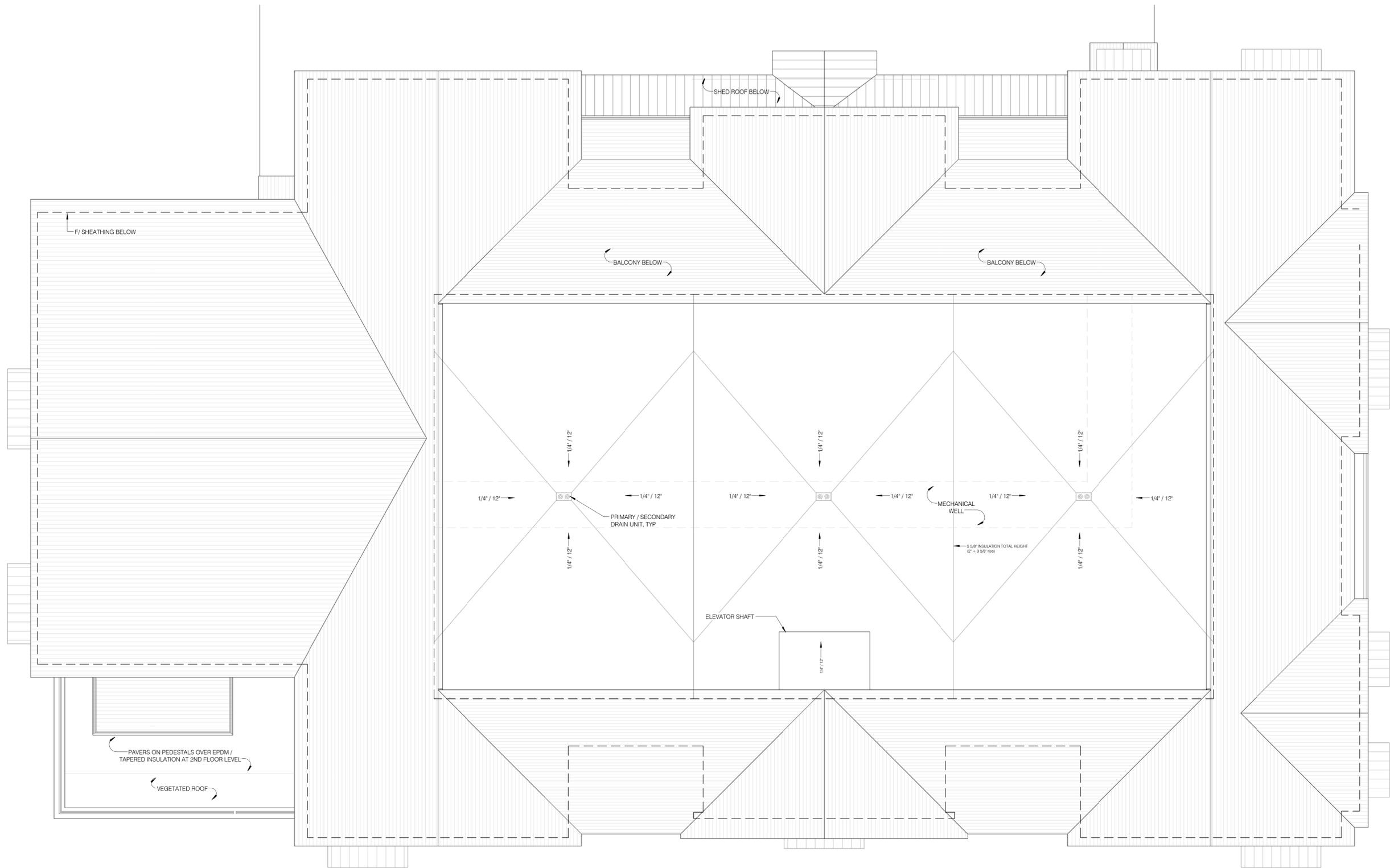


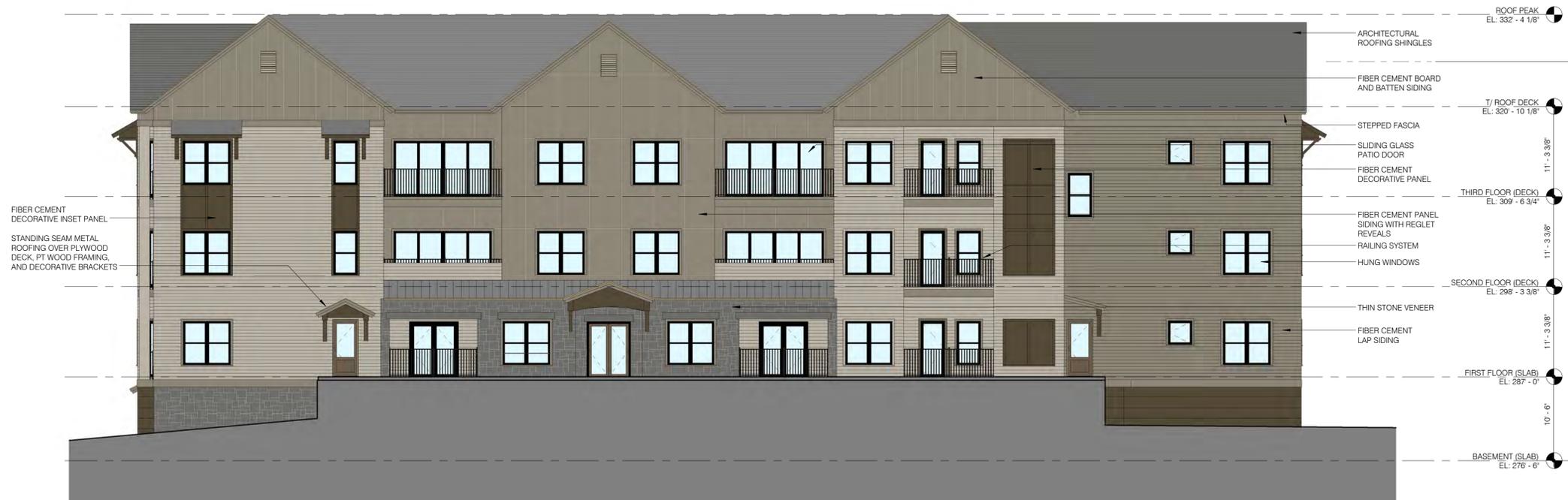












NORTH ELEVATION (PARKING)



SOUTH ELEVATION (POOL TERRACE)



EAST ELEVATION (ACCESS DRIVE)



WEST ELEVATION



LINCOLN BROWN ILLUSTRATION



balzer + tuck  
architecture

3D PERSPECTIVE IMAGE - BUILDING 5

BTA PROJECT NO: 1403

02.17.2016

77 EXCELSIOR AVENUE | PHASE 2  
BUILDINGS 4, 5, AND 6



FIBER CEMENT LINEAR PANEL SIDING - PRIMARY COLOR  
MANUFACTURER: JAMES HARDIE  
PROFILE: HARDIE PANEL / SMOOTH  
COLOR: COBBLESTONE

FIBER CEMENT LAP SIDING  
MANUFACTURER: JAMES HARDIE  
PROFILE: HARDIE LAP / SMOOTH / 4" EXPOSURE  
COLOR: ARCTIC WHITE

FIBER CEMENT PANEL SIDING - ACCENT INSETS & GENERAL TRIM  
MANUFACTURER: JAMES HARDIE  
PROFILE: HARDIE PANEL / SMOOTH  
COLOR: MONTEREY TAUPE

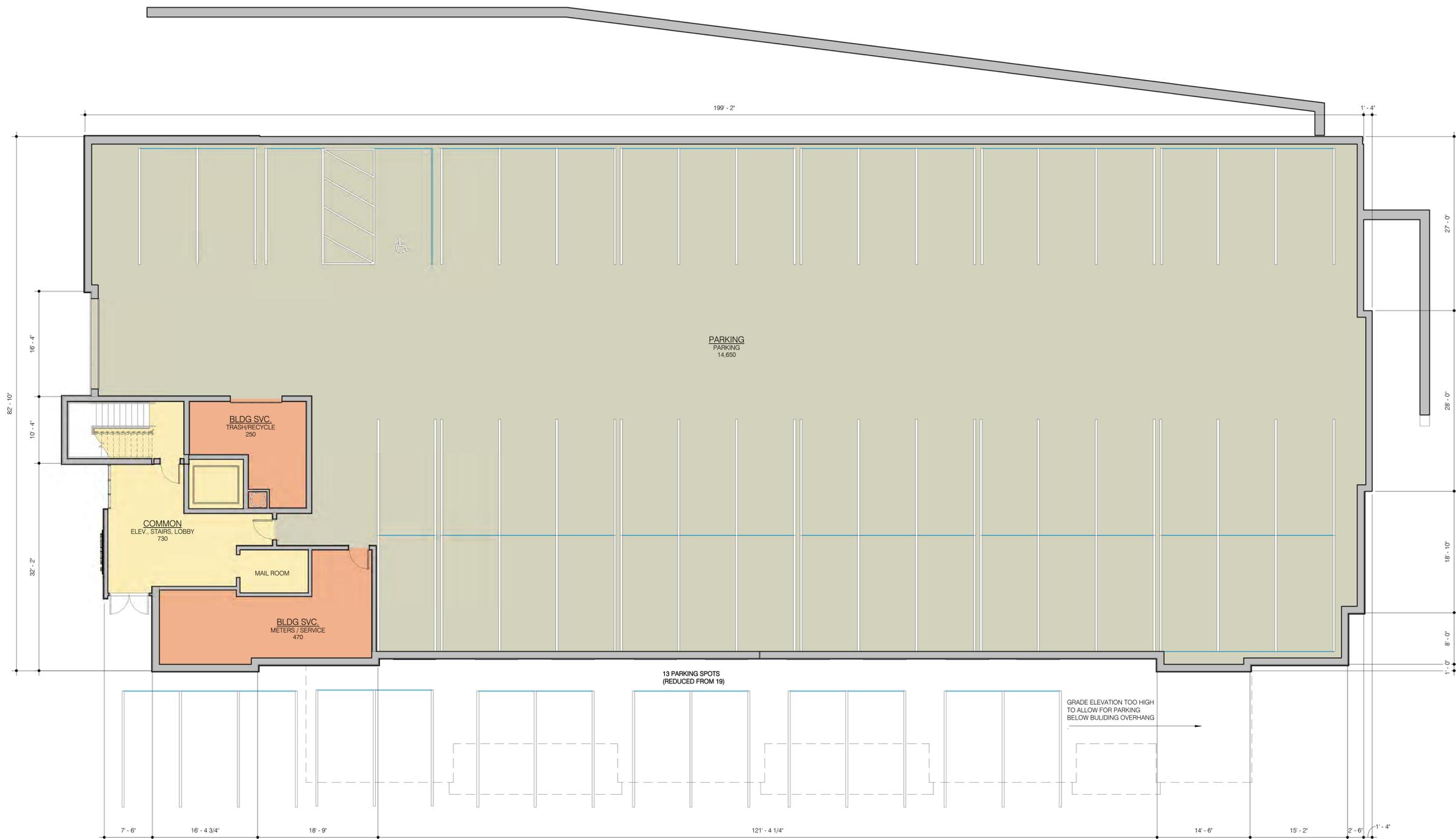
FIBER CEMENT PANEL SIDING W/ REVEALS  
MANUFACTURER: JAMES HARDIE  
PROFILE: HARDIE PANEL / SMOOTH / REGLET REVEALS  
COLOR: IRON GRAY

THIN BRICK VENEER  
MANUFACTURER: CONTINENTAL BRICK  
COLOR: SERIES 550



PROJECT PRECEDENT: BUILDING 3, THE HAMLET

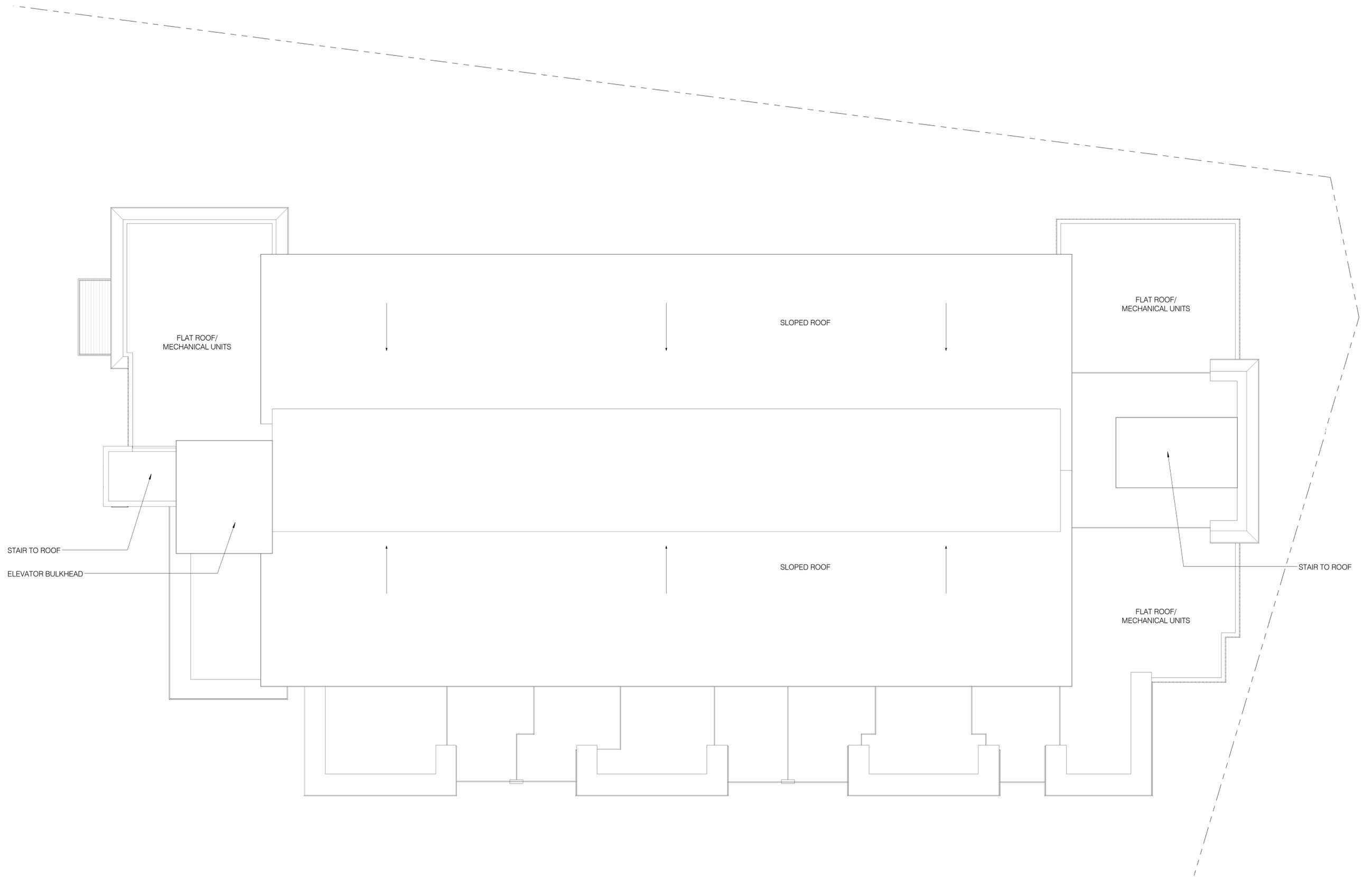














EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION (ROUTE 50)



LINCOLN BROWN ILLUSTRATION



balzer + tuck  
architecture

3D PERSPECTIVE IMAGE - BUILDING 6

BTA PROJECT NO: 1403

02.17.2016

77 EXCELSIOR AVENUE | PHASE 2  
BUILDINGS 4, 5, AND 6

# James Hardie® ColorPlus® Technology Siding Products

*artisan*  
**JamesHardie**

## ARTISAN® LAP SIDING

Not currently available in Canada

Thickness: 5/8"  
Length: 12' planks

### Smooth

Widths: 5.25" (4" exp.)  
7.25" (6" exp.)  
8.25" (7" exp.)



Smooth in Mountain Sage

## HardiePlank®

### HARDIEPLANK® LAP SIDING

Thickness: 5/16"  
Length: 12' planks

#### Select Cedarmill®

Widths: 5.25" (4" exp.),\*\*  
6.25" (5" exp.),  
7.25" (6" exp.),  
8.25" (7" exp.)

### Smooth

Widths: 5.25" (4" exp.),\*\*  
6.25" (5" exp.),  
7.25" (6" exp.),  
8.25" (7" exp.)

### Beaded Cedarmill®

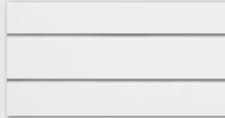
Width: 8.25" (7" exp.)

### Beaded Smooth

Width: 8.25" (7" exp.)



Cobble Stone



Arctic White



Sandstone Beige



Autumn Tan

## HardiePanel®

### HARDIEPANEL® VERTICAL SIDING

Thickness: 5/16"

#### Sierra 8

Sizes: 4' x 8' and 4' x 10'



Boothbay Blue

#### Stucco

Sizes: 4' x 8' and 4' x 10'



Autumn Tan

#### Cedarmill®

Sizes: 4' x 8' and 4' x 10'



Woodstock Brown

#### Smooth

Sizes: 4' x 8' and 4' x 10'



Countrylane Red

## HardieShingle®

### HARDIESHINGLE® SIDING

Thickness: 1/4"

#### Straight Edge Panel

Width: 48"  
Height: 15.25" (7" exp.)  
14" (5" exp.)\*\*



Khaki Brown

#### Staggered Edge Panel

Width: 48"  
Height: 15.875" (6" exp.)



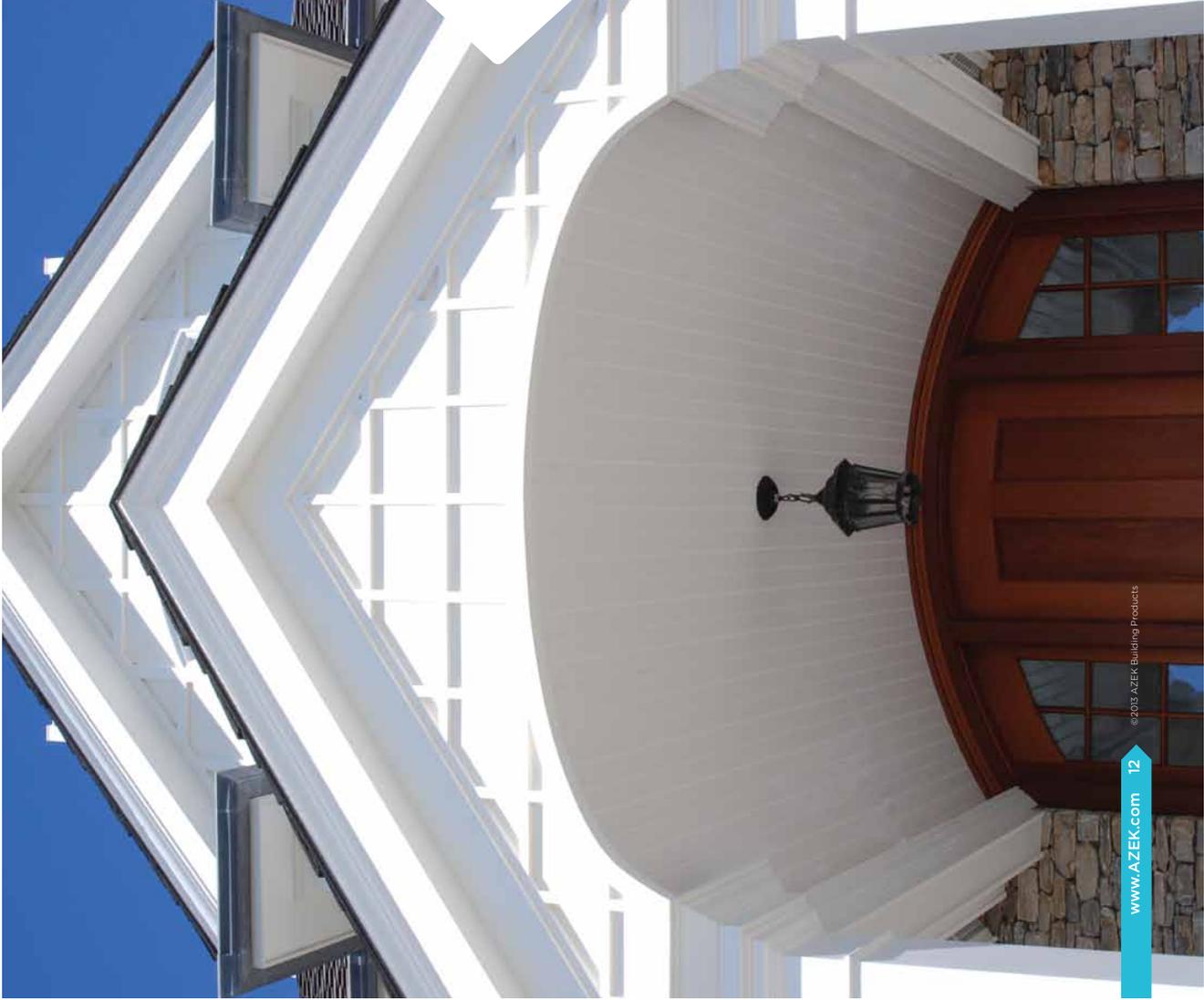
Monterey Taupe

#### Individual Shingles

Sizes: 4.2", 5.5", 6.75", 7.25",  
10" x 15.25" (7" exp.)\*\*  
3.5", 4.5", 5.5", 7",  
8.75" x 14" (5" exp.)\*\*



Evening Blue



### AZEK Trim (Traditional and Frontier)

Trim that is easy to work with and offers long lasting durability, it's the perfect replacement for wood in all non-stress and non-load bearing applications. Easily milled and routed for custom looks. Doesn't require paint for protection, but can be painted for aesthetics.

#### 5/8" x Thickness

Actual	Lengths
5/8" x 3 1/2"	12' and 18'
5/8" x 5 1/2"	12' and 18'
5/8" x 7 1/4"	12' and 18'
5/8" x 9 1/4"	12' and 18'
5/8" x 11 1/4"	12' and 18'
5/8" x 15 1/4"	12' and 18'

#### 4/4" x Thickness

Nominal	Actual	Lengths
1 x 2	3/4" x 1 1/2"	18'
1 x 4	3/4" x 3 1/2"	12' and 18'
1 x 5	3/4" x 4 1/2"	12' and 18'
1 x 6	3/4" x 5 1/2"	12' and 18'
1 x 8	3/4" x 7 1/4"	12' and 18'
1 x 10	3/4" x 9 1/4"	12' and 18'
1 x 12	3/4" x 11 1/4"	12' and 18'
1 x 16	3/4" x 15 1/4"	12' and 18'

#### 5/4" x Thickness

Nominal	Actual	Lengths
5/4 x 4	1" x 3 1/2"	12', 18', and 20'
5/4 x 5	1" x 4 1/2"	12', 18', and 20'
5/4 x 6	1" x 5 1/2"	12', 18', and 20'
5/4 x 8	1" x 7 1/4"	12', 18', and 20'
5/4 x 10	1" x 9 1/4"	12', 18', and 20'
5/4 x 12	1" x 11 1/4"	12', 18', and 20'
5/4 x 16	1" x 15 1/4"	12', 18', and 20'

#### 6/4" x Thickness (Frontier Only)

Nominal	Actual	Lengths
6/4 x 4	1 1/4" x 3 1/2"	20'
6/4 x 6	1 1/4" x 5 1/2"	20'
6/4 x 8	1 1/4" x 7 1/4"	20'
6/4 x 10	1 1/4" x 9 1/4"	20'
6/4 x 12	1 1/4" x 11 1/4"	20'

### AZEK Finish Grade Trim\* (Traditional)

Two-piece trim system installs quickly and easily, saving time and labor costs while providing a beautiful, smooth, fastener-free trim surface. No more need to fill, paint and sand nail holes. Perfect for door and window surrounds, but could be used in nearly any trim application.

Base plate can be quickly and securely face nailed. Then the cover trim fits neatly over the base trim and includes a nailing flange to eliminate visible fasteners.

Actual (Approximate installed thickness and width)

6/4" x 4" x 18' (new for 2013)  
6/4" x 6" x 18'

\* Patent Pending

AZEK Trim and AZEK Mouldings should be installed using the same good building principles used to install wood or composite trim and mouldings and in accordance with the local building codes and established installation guidelines. AZEK Building Products Inc. claims no liability or responsibility for the improper installation of this product.

AZEK Trim and AZEK Moulding may not be suitable for every application. It is the sole responsibility of the installer to be sure that AZEK Trim and Moulding are being installed properly. Since all installations are unique, it is also the installer's responsibility to determine specific requirements in regards to each trim application. AZEK Building Products recommends that all applications be reviewed by a licensed architect, engineer or local building official before installation.

Technical information and AZEK Trim and Moulding Installation Guidelines are available online at [www.AZEK.com](http://www.AZEK.com) or from your local AZEK Dealer. If you have any questions or need assistance, please call AZEK Customer Service at 877-ASK-AZEK (877-275-2955) or visit [www.AZEK.com](http://www.AZEK.com).



System

From start to finish, the complete **system** for your next project

## THE VERSETTA STONE® SYSTEM



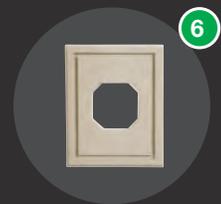
Universal Corner



Flat Panel



Wainscot Cap



Light Box



J-Channel



Starter Strip



Receptacle Box



Trim Stone



### FLAT PANEL

The main component of the Boral Versetta Stone® system, the Flat panel covers two square feet and weighs approximately 17 lbs. Each panel is embedded with a G-90 galvanized nail strip that allows for easy installation with mechanical fasteners. The built-in rain screen and other moisture management features allow for proper water drainage.

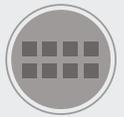


### UNIVERSAL CORNER

The Universal Corner panels are the same size and shape as Flat panels but have finished ends. Universal Corner panels fit neatly with Flat panels and are designed for use on end wall terminations and for inside and outside corners.

### ACCESSORIES

ITEM	COLOR
Wainscot Cap/Sill	Taupe Charcoal
Trim Stones	Taupe Charcoal
Receptacle Box	Taupe
Light Box	Taupe



# Comprehensive color and texture selection based on today's trends

## LEDGESTONE

The rugged texture and purposeful irregularity offer an exposed and well-worn look that suggests years in the elements.



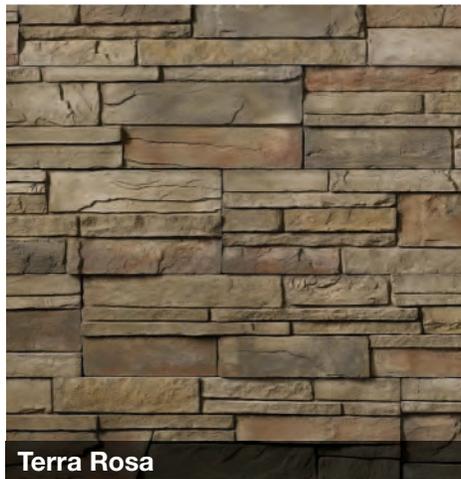
Sterling



Graphite



Plum Creek



Terra Rosa



Mission Point

## TIGHT-CUT

The traditional look of quarried limestone fitted tightly together to emulate rural 19th century American architecture.



Graphite



Plum Creek



Sterling



Mission Point



Terra Rosa

# Extruded Thin Brick

## Creams



280-284



481-483 Velour

## Tans & Buffs



Quaker Blend Velour



Concord Blend

## Grays



661 Velour



671 Smooth



691-693



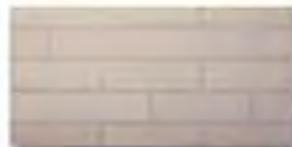
8520



8530



Burbank Full Range



Dutch Gray Smooth



Graystone Velour



Sea Gray Smooth

Due to printing limitations, the color of the brick panels may be slightly different than those represented. We encourage that you request a sample for color matching applications.

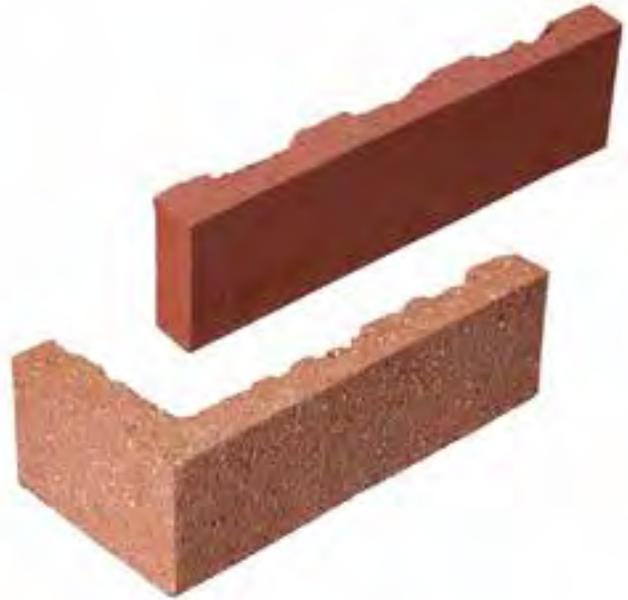
## Pinks



Jewel Blend



Jewel Clear





## SINGLE-HUNG WINDOWS

Andersen® 100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Classic rectangle shapes are available, or use an arched top for added elegance. Made with our patented, revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart, and energy efficient. 100 Series products are available in deep, rich exterior colors that are low-maintenance and compliment virtually any architectural style. On the inside you have the choice of low-maintenance white or sandtone finish. For added style there is a wide range of grille patterns and patterned glass options.

### DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years\* of smooth, reliable operation
- Fibrex material construction provides long-lasting performance
- Durable, low-maintenance finish won't fade, flake, blister, chalk or peel\*
- Fibrex material is twice as stable and rigid as vinyl

### ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Fibrex material blocks thermal transfer nearly 700 times better than aluminum
- A variety of Low-E® glass options are available to control heating and cooling costs in any climate
- Many 100 Series Single-Hung Windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states\*\*



### BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in White or Sandtone
- Add style with grilles or patterned glass

### EXTERIOR COLORS



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.  
 \*\*Visit [andersenwindows.com](http://andersenwindows.com) to verify that the product and glass type are ENERGY STAR certified in your area.  
 "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

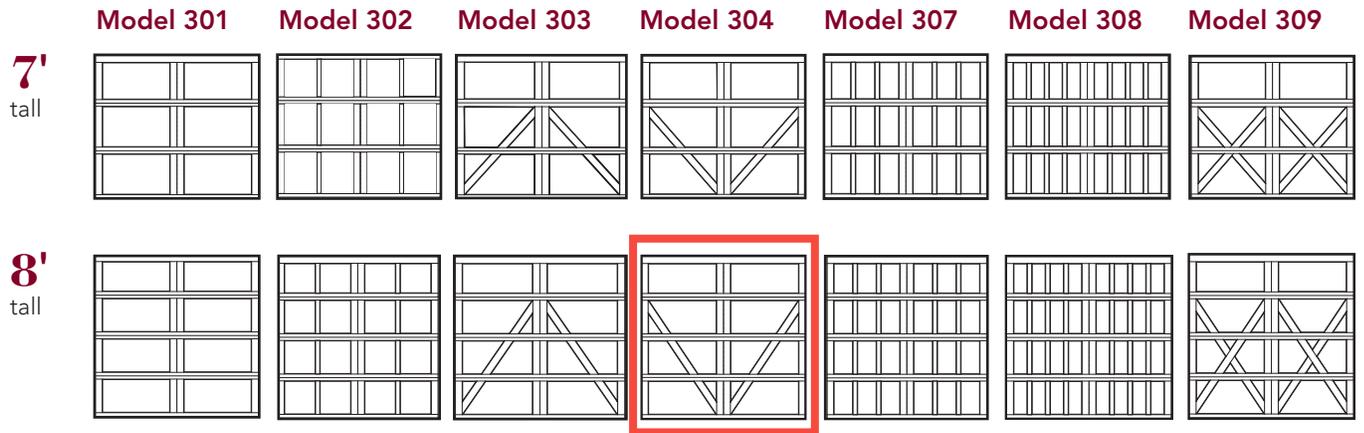
# Carriage House Collection *Door Designs*

Select your door panel style and color

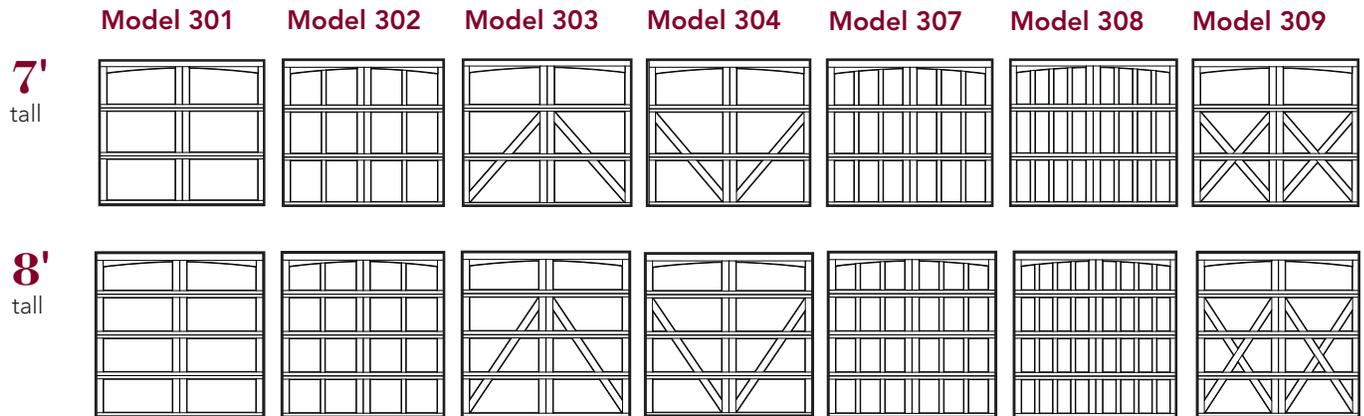
# 1

## Choose a panel style:

### Square top



### Arched top



Models are also available in solid arched top panels (no windows).



Model 307 Red Oak stained finish, decorative hardware

# Carriage House Collection

## *Decorative Accents*

Customize your door with windows

### 3

### Choose a window style:



Single car Plain Window Square  
Double car Plain Window Square



6 Window Square  
12 Window Square



8 Window Square  
16 Window Square



Single car 12 Window Square  
Double car 24 Window Square



16 Window Square  
32 Window Square



Single car Plain Window Arched  
Double car Plain Window Arched



6 Window Arched  
12 Window Arched



8 Window Arched  
16 Window Arched



Single car 12 Window Arched  
Double car 24 Window Arched



16 Window Arched  
32 Window Arched

### Choose a glass type:



Clear



Obscure

Option of single or double arch for double car doors. Models are also available in solid arched top panels (no windows).



Model 307 7' high Walnut stained finish,  
12 Window Square (double car), decorative hardware

Trifab® VG can be used on almost any project due to virtually seamless incorporation of Kawneer entrances, Sealair® windows or GLASSvent™ for visually frameless ventilators. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing owner, architect and installer with proven, tested and quality products from a single source supplier.

## Economy

Trifab® VG offers four fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members. Provides the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings. Provides the option to pre-assemble multi-lite units using shear block clips under controlled shop labor conditions. Clips provide tight joints for transporting large units. Less field time is necessary to fill large openings.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – for multi-lite punched openings. Provide option for pre-assembled units for installation into single openings and controlled shop labor costs. Head and sill running through provide fewer joints and require less time to fill large openings.



Brighton Landing, Cambridge, MA  
Architects: ADD Inc., Cambridge, MA  
Glazing Contractors: Ipswich Bay Glass Company, Inc., Rowley, MA

Trifab® VG 450, 451 and 451T can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to the structural silicone glazed vertical mullions. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior, without the added labor of scaffolding or swing stages. Optional patented HP Flashing™ and HP Interlock

clip are engineered to eliminate the perimeter sill fasteners and their associated blind seals and are compatible with all glass planes.

## Performance

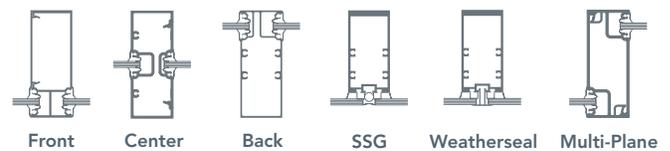
Kawneer's IsoLock™ Thermal Break option is available on Trifab® VG 451T. This process creates a composite section and prevents dry shrinkage.

U-factor, CRF values and STC ratings for Trifab® VG vary depending upon the glass plane application. Project specific U-factors can now be determined for each individual project. (See Kawneer Architectural Manual or Website for additional information)

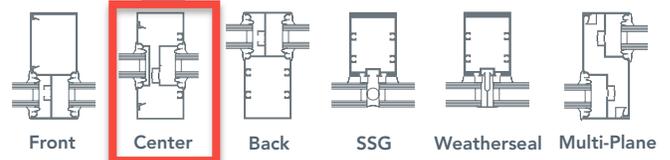
## Performance Test Standards

Air Performance	ASTM E 283
Water	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

### Trifab VG 450



### Trifab VG 451/451T



## Finishes

Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Kawneer Company, Inc.  
Technology Park / Atlanta  
555 Guthridge Court  
Norcross, GA 30092

[kawneer.com](http://kawneer.com)  
770 . 449 . 5555





1. Thermoplastic elastomer weatherstrip in blade-stop of frame jambs, header or transom bar.
2. Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.
4. Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

### The 190 Narrow Stile Entrance

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8"; top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

### The 350 Medium Stile Entrance

- Provides extra strength for applications such as schools, institutions and other high traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

### The 500 Wide Stile Entrance

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail are 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

### Economy

Kawneer's Sealair® bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature-resistant and replaces conventional weathering. Bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

### For the Finishing Touch

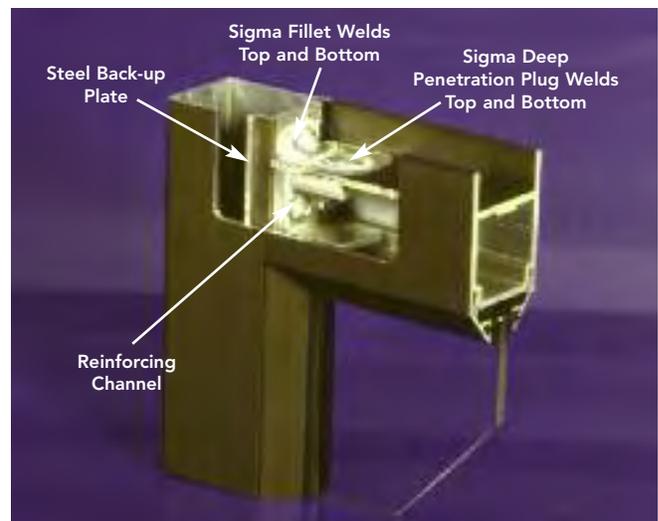
Permanodic® Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

### General

- Heights vary to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single or double-acting with maximum security locks or Touch Bar Panics standard
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"



Kawneer Company, Inc.  
Technology Park / Atlanta  
555 Guthridge Court  
Norcross, GA 30092

[kawneer.com](http://kawneer.com)  
770 . 449 . 5555

**KAWNEER**  
AN ALCOA COMPANY



## ELBD375E GRAVITY EXHAUST COMBINATION LOUVER DAMPER EXTRUDED ALUMINUM

### STANDARD CONSTRUCTION

#### FRAME

6" (152) deep, 6063T5 extruded aluminum with .081" (2.1) nominal wall thickness. Caulking surfaces provided.

#### BLADES

Louver blades: 6063T5 extruded aluminum, .081" (2.1) nominal wall thickness. Drainable blades are positioned at 37½° angle. Blade spacing is approximately 4" (102) center to center.

Backdraft damper blades: .025" (.64) formed aluminum.

#### SCREEN

5/8" x .040" (16 x 1) expanded, flattened aluminum bird screen in removable frame. Screen adds approximately ½" (13) to louver depth.

#### SEALS

Extruded vinyl blade edge seals on rear adjustable blades to provide quiet operation.

#### FINISH

Mill.

#### APPROXIMATE SHIPPING WEIGHT

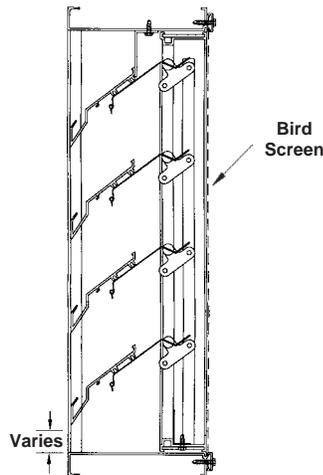
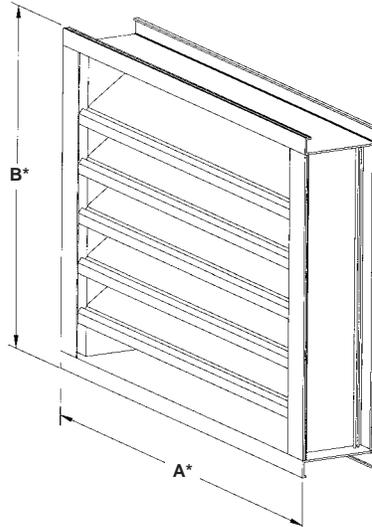
7 lbs. per sq. ft. (34 kg/m²).

#### MINIMUM SIZE

12"w x 12"h (305 x 305).

#### MAXIMUM SIZE

Maximum section size is 60"w x 96"h (1524 x 2438). Louvers larger than the maximum single section size will be shipped in multiple sections to be assembled in the field (field assembly not by Ruskin). Louver assemblies consisting of multiple sections in width and height will require additional structural support provided by other.



### FEATURES

The ELBD375E offers:

- Drainable blade stationary louver and backdraft damper combined in a common frame system.
- Approximately 45% free area with backdraft damper blades full open, based on a 48" x 48" (1219 x 1219) size.
- All aluminum construction for low maintenance and high resistance to corrosion.

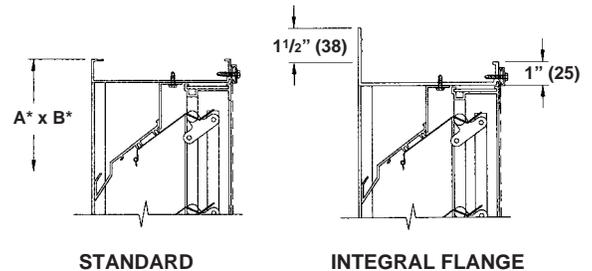
### VARIATIONS

Variations to the basic design of this louver are available at additional cost. They include:

- Extended sill.
- Front or rear security bars.
- Installation angles.
- A variety of bird and insect screens.
- Selection of finishes: prime coat, baked enamel (modified fluoropolymer), epoxy, Pearledize 50 & 70, Kynar, clear and color anodize. (Some variation in anodize color consistency is possible.)

Consult Ruskin for other special requirements.

### FRAME CONSTRUCTION



Dimensions in inches, parenthesis ( ) indicate millimeters.

\*Units furnished ¼" (6) smaller than given opening dimensions.

TAG	QTY.	SIZE		FRAME	VARIATIONS
		A*-WIDE	B*-HIGH		
PROJECT ARCH./ENGR. REPRESENTATIVE			LOCATION CONTRACTOR DATE		

it's Trex®, simplified



**TREX SELECT™ DECKING**

**High performance**

- » Stands up to both weather and weekend mishaps alike, thanks to its Trex®-sanctioned shell
- » Resists stains and mold better than early-generation composites

**Perennial beauty**

- » Comes in five easygoing colors that pair smartly with any style home
- » Offers a soft, splinter-free finish that's comfortable underfoot

**Trex through and through**

- » Backed by the industry-leading Trex 25-Year Limited Residential Fade & Stain Warranty

**TREX SELECT RAILING**

**High performance**

- » Won't warp, rot or splinter
- » Never needs painting or staining
- » Installs easily and quickly with an external bracket system

**Perennial beauty**

- » Mix and match Classic White rails and balusters with Trex post sleeves, post sleeve caps and post sleeve skirts in any of our seven colors
- » Versatile white complements any decking or house color to create luxe outdoor living spaces

**Trex through and through**

- » Designed for the DIY homeowner
- » Contains a minimum of 40% recycled material
- » Backed by the Trex 25-Year Limited Residential Warranty



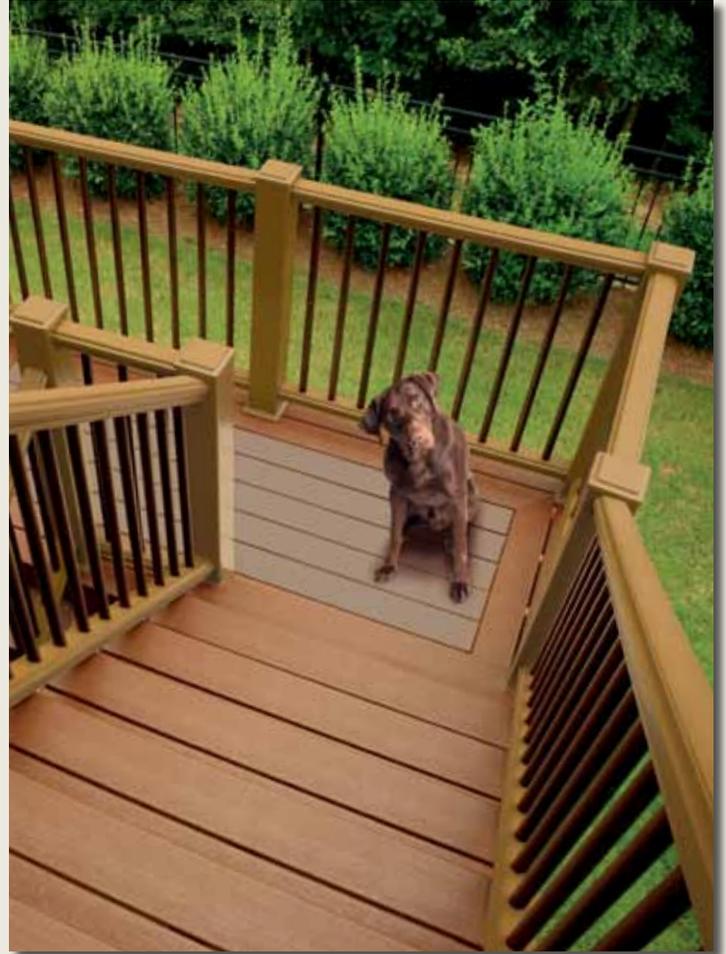
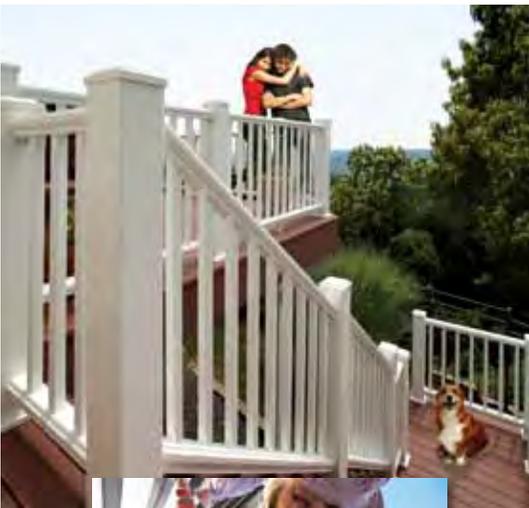
With such an easy design scheme, Trex Select® decking and railing adds our legendary luxury to your home more affordably than ever. While Trex Select decking features our hallmark high-performance shell technology and nature-inspired colors, the complementary white railing is a simple solution for a clean finish. Now more than ever, you can complete your high-caliber outdoor living system without compromise.

— BE SAFE —

# Install Quality Time

When you add RailWays® Universal Railing to your wood or composite deck, you can rest easy knowing that you're adding hours and hours of enjoyment in a safe environment. That's because, unlike some railing products that don't even meet the most basic building codes for safety, all RailWays® Universal Railings are rated R1 (the highest rating possible) under the International Building Code\*. That means that our system can withstand more than 250% of the force required by code. Plus, RailWays® Universal Railings won't splinter or lose strength from rotting over time, like wood can.

Why trust your family's safety to anything less?



## Rich Color Palette...



DuraLife™

RailWays® Collection

## SAFE & SECURE RAIL OPTIONS

Railing is integrated into the structural design of DryJoist through Anchor Clips; enabling rail mount post feet installation on top of deck planks in a secure, easy-to-install manner.

## DRYJOIST FACTS

Alternative to traditional wooden deck joists or support beams

**SINGLE SYSTEM:** structural design creates 100% waterproof area below

**NO 'ADD-ON' SUBSTRUCTURES:** integrative 2" deep water channel is never interrupted or pierced by fasteners

**LOW MAINTENANCE:** DryJoist is a trouble free solution for creating a dry space beneath a deck and requires no structural upkeep, whatsoever

**SIMPLE INSTALLATION:** installation requires standard deck building tools and can be performed by any building professional or handyman



*Impressed?  
We thought so.*

## SPECIFICATIONS

**PATENT PENDING:** all DryJoist components and auxiliary components are patent pending

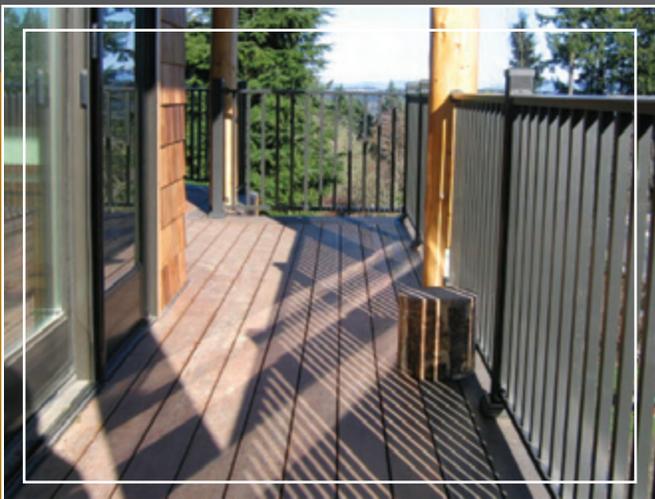
**DRAINAGE:** 1/8" downward pitch per linear foot is recommended; to prevent possible backsplash a 2" overhang beyond the header joist on the drainage side is suggested

**ALLOWABLE CANTILEVER:** maximum allowable edge cantilever is 18"

**OUTDOOR EXPOSURE:** meets or exceeds AAMA2603.02; suitable for long term exposure in the harshest conditions; cryogenically strong

**MATERIAL:** 6005-T5 series marine grade aluminum

**FINISH:** factory applied to the 'Face' or only visible side of DryJoist; will not require painting, sealing, or staining although it's paintable if you desire a custom look



TOTAL LOAD (LBS/FT <sup>2</sup> )			
SINGLE SPAN – PINNED AT BOTH ENDS			
Free Span	L/180	L/240	L/360
4	560.84	420.63	280.42
5	287.15	215.36	143.58
6	166.17	124.63	83.09
7	104.65	78.48	52.32
8	70.11	52.58	35.05
9	49.24	36.93	24.62
10	35.89	26.92	17.95



STANDARD WOOD FRAMING MEMBERS



DECK INSTALLED ON WOOD FRAMING AND TRIMMED OUT FOR CONCEALED DRAINAGE

# LP® SmartSide® Advantages

## More Impact Resistant

LP® SmartSide® Siding products are more resistant than fiber cement products to impact damage from common projectiles such as golf balls, baseballs, and rocks. In fact, independent testing by NASA confirmed it.

"Under similar conditions, with all three projectiles more damage was sustained by the fiber cement siding product than the engineered wood siding product."

*NASA REPORT: Evaluation of Impact Damage Resistance of Two Types of Commercial Housing Siding; December 21, 2012.*

## Realistic Woodgrain Texture

LP SmartSide products have a more realistic wood texture than most fiber cement products.

## Time Tested

LP SmartSide products are proven and time tested. LP has manufactured over 8 billion square feet of SmartSide products and they have been installed on over 4 million homes since 1997.

## Easier to Install

LP SmartSide is significantly lighter per linear foot and stronger than fiber cement. It's easier to carry and install on the jobsite and no special tools are required to cut it.

## Up to 33% Fewer Seams

LP SmartSide trim and lap siding comes in 16' lengths vs. fiber cement's shorter 12' lengths, often resulting in fewer seams or joints on your structure.

## Possible Cost Advantages

LP SmartSide products are available nationwide through independent dealers. Due to the lighter weight and increased coverage per piece, there are often significant installed cost advantages with SmartSide lap, trim and shakes over similar fiber cement products. Ask your local dealer for details.

## Longer warranty

The LP SmartSide limited warranty is longer than most fiber cement product warranties. Read the warranty for yourself at [www.lpcorp.com](http://www.lpcorp.com).

## No Efflorescence

LP SmartSide products do not contain the natural salts and minerals which sometimes discolor fiber cement products.

## Renewable Resource

All SmartSide products are manufactured with wood (a renewable resource) procured using processes certified by the Sustainable Forestry Initiative (SFI®).

## Reversible

Some LP SmartSide trim comes in reversible smooth and cedar textures, greatly adding to its flexibility on the job site.

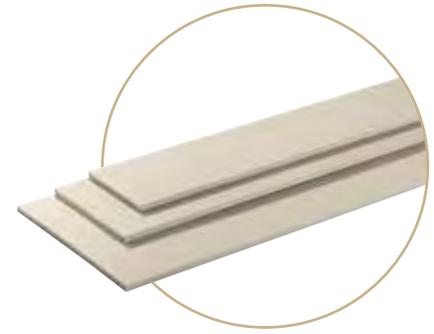
[www.lpsmartside.com](http://www.lpsmartside.com)

**Cal. Prop 65 Warning:** Use of this product may result in exposure to wood dust, known to the State of California to cause cancer.

# Smooth Lap

## A Traditional, Subtle Look

- Traditional look that accentuates the architectural features of any home
- Smooth finish for a clean appearance
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate



Smooth finish

### 76 Series Smooth Lap (fiber)

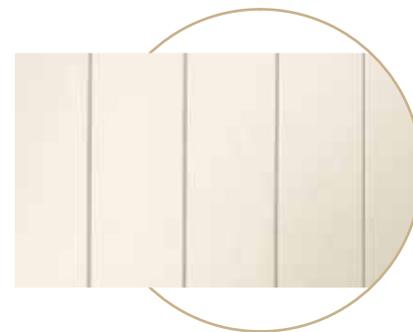


DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
76 Series Smooth Lap (fiber)	16ft. (192 in.)(4877 mm)	5.84 in. (148 mm)	0.375 in. (10 mm)	25919
	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.375 in. (10 mm)	25920
	16ft. (192 in.)(4877 mm)	11.84 in. (301 mm)	0.375 in. (10 mm)	25921

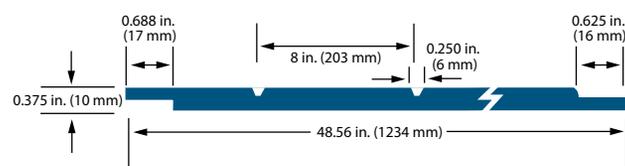
# Smooth Panel

## Designed For Ease And Performance

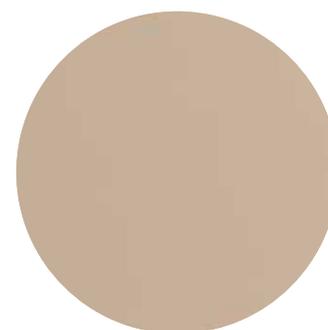
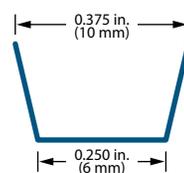
- The shiplap edge makes it easy to install
- Pre-primed for exceptional paint adhesion
- Not rated for structural use
- Smooth finish
- Treated engineered wood fiber substrate



### 76 Series Smooth Panel 8" o.c. (fiber)



### Groove Detail



Smooth finish

### 76 Series Smooth Panel - Square Edge (fiber)



DESCRIPTION	LENGTH	GROOVE	GROOVE WIDTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
76 Series Smooth Panel 8" o.c. (fiber)	8ft. (96 in.)(2438 mm)	8 in. o.c.	1/4 in. (6 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25932
76 Series Smooth Panel - Square Edge (fiber)	8ft. (96 in.)(2438 mm)	No Groove	N/A	47.94 in. (1218 mm)	0.375 in. (10 mm)	25926
	9ft. (108 in.)(2743 mm)	No Groove	N/A	47.94 in. (1218 mm)	0.375 in. (10 mm)	25927

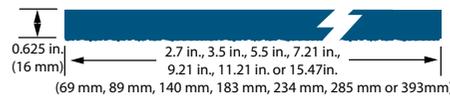
# Reversible Trim

## Two Great Looks In One

- The natural look of cedar on one side and smooth on the other
- Interior or exterior use, including corner boards, windows and doors
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate



### 440 Series Reversible Trim (fiber)



### 540 Series Reversible Trim (fiber)



DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
440 Series Reversible Trim (fiber)	16ft. (192 in.)(4877 mm)	2.70 in. (69 mm)	0.625 in. (16 mm)	25940 *
	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.625 in. (16 mm)	25941
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.625 in. (16 mm)	25942
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.625 in. (16 mm)	25943
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.625 in. (16 mm)	25944
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.625 in. (16 mm)	25945
	16ft. (192 in.)(4877 mm)	15.47 in. (393 mm)	0.625 in. (16 mm)	38445
540 Series Reversible Trim (fiber)	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.910 in. (23 mm)	25946
	16ft. (192 in.)(4877 mm)	4.50 in. (114 mm)	0.910 in. (23 mm)	25947
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.910 in. (23 mm)	25948
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.910 in. (23 mm)	25949
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.910 in. (23 mm)	25950
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.910 in. (23 mm)	25951



Smooth finish



Cedar texture

\*Special order item. Requires minimum quantity and extended lead times. Metric units are rounded to the nearest millimeter.