



CITY OF SARATOGA SPRINGS DESIGN REVIEW COMMISSION

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

Steven Rowland, *Chair*
Tamie Ehinger, *Vice Chair*
Richard Martin
Karen Cavotta
Cynthia Corbett
Leslie DiCarlo
Chris Bennett
Robert West, *Alternate*

Design Review Commission Meeting – Wednesday, September 21, 2016

City Council Room – 7:00 P.M.

Salute to the Flag

A. Possible Consent Agenda Items:

Note: The intent of a consent agenda is to identify any applications that appear to be 'approvable' without need for further evaluation or discussion. If anyone wishes to further discuss any proposed consent agenda item, then that item would be pulled from the 'consent agenda' and dealt with individually.

1. 2014.109.3 Temporary Rite Aid Signage

90 West Ave/242 Washington St., Architectural Review of a wall sign on a temporary facility for Rite Aid expansion within the Transect-5 Neighborhood Center District.

Documents:

[2014.109.3 RITEAIDTEMPSIGNAGE_APP_REDACTED.PDF](#)

2. 2016.060 Home of the Good Shepherd Sign

Architectural Review of a freestanding sign within the Urban Residential-1 District.

Documents:

[2016.060 HOMEOTHEGOODSHEPARD_APP_REDACTED.PDF](#)

3. 2016.028.1 Fish@30 Lake Sidewalk Cafe

30 Lake Ave, Architectural Review of external modifications within the Transect-6 Urban Core District.

Documents:

[2016.028.1 FISHAT30LAKECAFE_APP_REDACTED.PDF](#)

B. DRC Applications under Consideration

1. 2016.062 Stewart's Shop #10 Renovation & Sign

8 Circular Street, Architectural Review of exterior modifications and signage within the Transect-5 Neighborhood Center District.

Documents:

[2016.062 STEWARTSSHOP130_APP_REDACTED.PDF](#)

2. 2016.064 Pet Lodge of Saratoga

vacant lands on east side of Route 9/South Broadway (tax parcel nos. 191.8-1-(1-6)), consideration of SEQRA Lead Agency for a new pet boarding facility and associated site work in the Tourist Related Business and Rural Residential Districts.

Documents:

[2016.064 PETLODGEOF SARATOGA_ZBAAPP_REDACTED.PDF](#)

[2016.064 PETLODGE_ZBAREFERRAL.PDF](#)

3. 2016.046 246 West Ave Apartments

Advisory Opinion (Architectural Review) to Planning Board of a 3-story, 16-unit apartment building within the Transect-4 Urban Neighborhood District.

Documents:

[2016.046 WESTAVEMIXEDDEVELOPMENT_APP_REDACTED.PDF](#)

4. 2016.061 Fairfield Inn & Suites

176 Broadway, consideration of SEQRA Lead Agency (Architectural Review) for the new construction of a 89 room hotel within the Transect-5 Neighborhood Center District.

Documents:

[2016.061 FAIRFIELDINNSUITES_CORRFROMPB.PDF](#)

[2016.061 FAIRFIELDINNSUITES_RENDERINGSRECV09-12-16.PDF](#)

[2016.061 FAIRFIELDINNSUITES_APP_REDACTED.PDF](#)

5. 2014.109.2 Rite Aid Signage Advisory Opinion to ZBA

90 West Ave/242 Washington St., Advisory Opinion (Architectural Review) to ZBA on requested relief for proposed sign package within the Transect-5 Neighborhood Center District.

Documents:

[2014.109.2 RITEAIDSIGNAGE_SIGNPACKAGE.PDF](#)

[2014.109.2 RITEAIDSIGNAGE_REQFORADVISOPIN_REDACTED.PDF](#)

6. 2016.054 Excelsior Park Phase 2A

Gibson & Whistler Courts, Architectural Review of residential townhomes within the Transect-5 Neighborhood Center District.

Documents:

[2016.054 EXCELSIORPARKPH2A_APP_REDACTED.PDF](#)

[2016.054 EXCELSIORPARKPH2A_MATERIALSRECVD8-24-16.PDF](#)

7. 2016.063 Klein Carriage House

722 North Broadway (rear)/49-51 Bryan St, Historic Review of carriage house remodeling within the Urban Residential-2 District.

Documents:

C. Approve Meeting Minutes:

D. Upcoming Meeting(s):

- Sept 21, 2016 (Caravan: Wednesday, September 14, 2016 at 5:00 pm)
- October 5, 2016 (Caravan: Tuesday, September 27, 2016 at 5:00 pm)
- October 19, 2016 (Caravan: Tuesday, October 11, 2016 at 5:00 pm)

NOTE: This agenda is subject to change. Please check www.saratoga-springs.org for latest version.



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ARCHITECTURAL / HISTORIC REVIEW APPLICATION

<u>APPLICANT(S)*</u>	<u>OWNER(S) (if not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name <u>Santa Sign Corp</u>	<u>National Retail Properties, Tr. Santa Sign Corp</u>	
Address <u>1320 Route 9</u> <u>Castleton NY 12033</u>	<u>450 S. Orange Ave. Ste. 900</u> <u>Orlando, FL 32801</u>	<u>1320 Route 9</u> <u>Castleton NY 12033</u>

Phone [REDACTED]
Email [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: 90 West Avenue Tax Parcel #: _____
(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: A small (1) 18" illuminated box sign
on West elevation

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

- App. No.(s)? _____

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.dcr.ny.gov/docs/permits_el_operations_pdf/seqfpartone.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 antennae, 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.

Jacob London (Sutton Springs)
(applicant signature)

Date: 8-18-16

(applicant signature)

Date: _____

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

National Retail Properties, Inc.

Owner Signature: *By: David J. Reif*
David J. Reif, its Senior Vice President,

Date: 8-22-16

Leasing + Construction

Owner Signature: _____

Date: _____

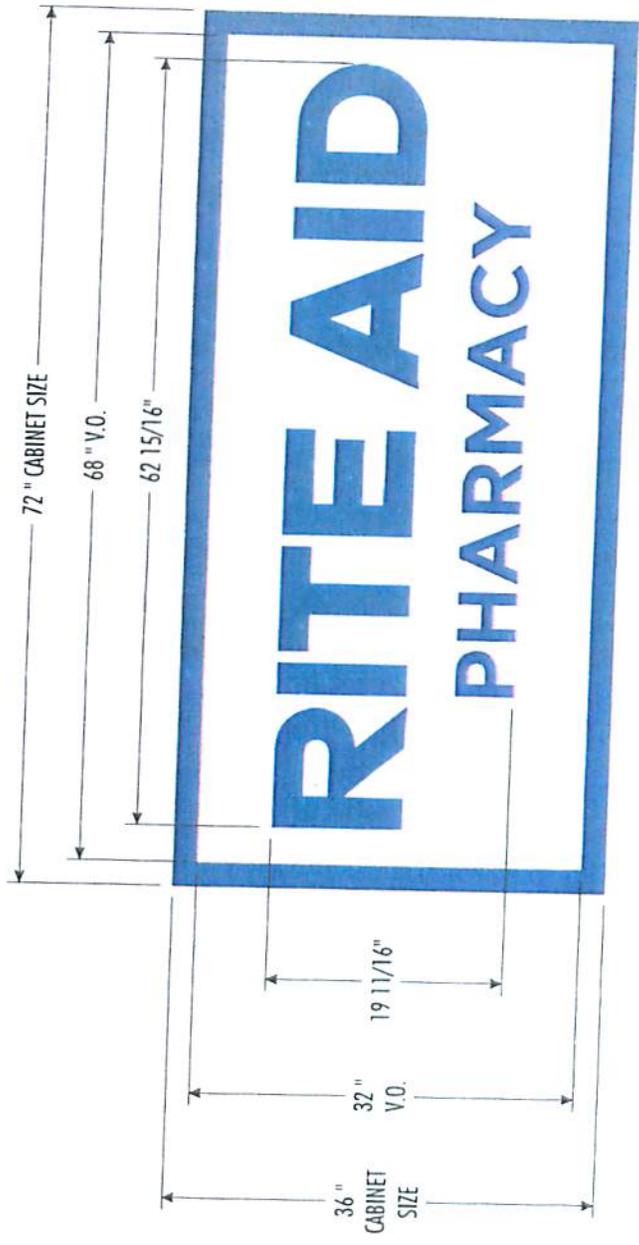
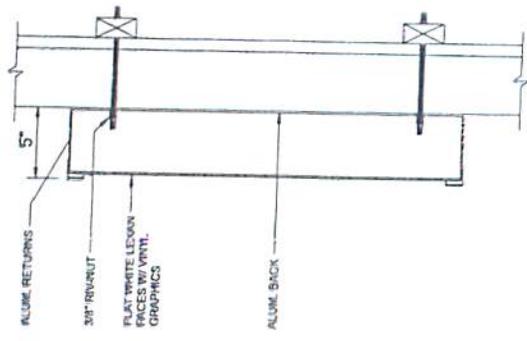
FOR OFFICE USE ONLY

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

Signature: _____

Date: _____

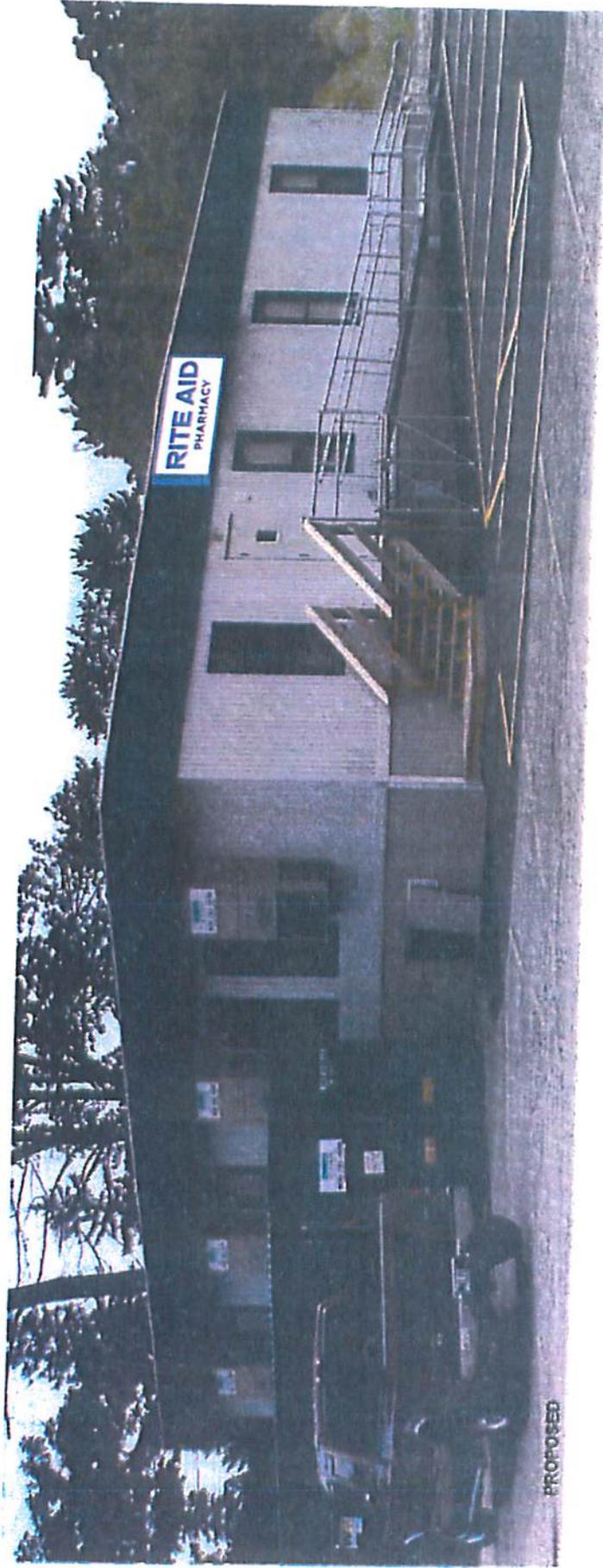
Additional Comments: _____



18 D

SignResource
IDENTITY GROUP

4125 Broadway Blvd • Rosemead, CA 91270
 626-422-0233 • Fax: 626-422-1143
 Website: www.signresource.com



PROPOSED

SignResource
IDENTITY GROUP

6135 District Blvd • Ellywood, CA 90270
800.622.9283 • Fax 323.660.7143
Website: www.signresource.com

RA #581 SARATOGA SPRINGS, NY TEMP LOCATION_REVISION A_03/17/16

**RITE AID
PHARMACY**

ILLUMINATION VIEW

LED ILLUMINATION

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE, 120V, & ELECTRICAL RUN LOCATION IS THROUGH THE BACK OF THE SIGN



FRONT VIEW



SIDE VIEW

SignResource
IDENTITIES GROUP
11415 Highway 101, Richmond, LA 70453
800-423-4287 Fax: 504-885-2143
Website: www.signresource.com

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY	CHK'D BY
1	05/18/16	INITIAL DRAWING		

PARTS LIST

ITEM	DESCRIPTION	QTY
1	FACE PLASTIC SIGN	1
2	FACE PLASTIC SIGN	1
3	FACE PLASTIC SIGN	1
4	FACE PLASTIC SIGN	1
5	FACE PLASTIC SIGN	1

THIS SIGN IS DESIGNED TO BE MOUNTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ANY OTHER APPLICABLE LOCAL CODES THAT INCLUDE PERMIT REQUIREMENTS AND FEES SHALL BE OBSERVED.

GENERAL NOTES

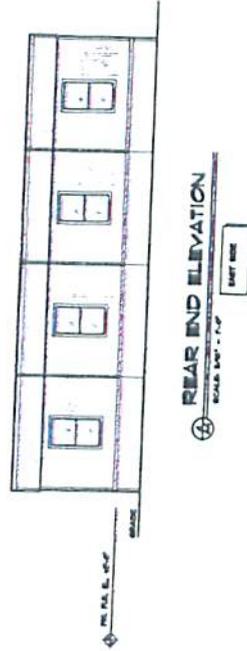
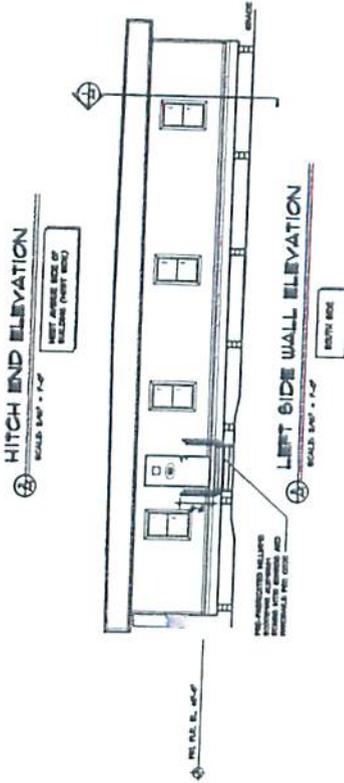
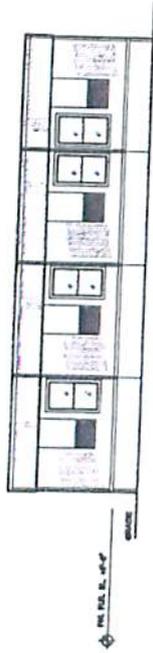
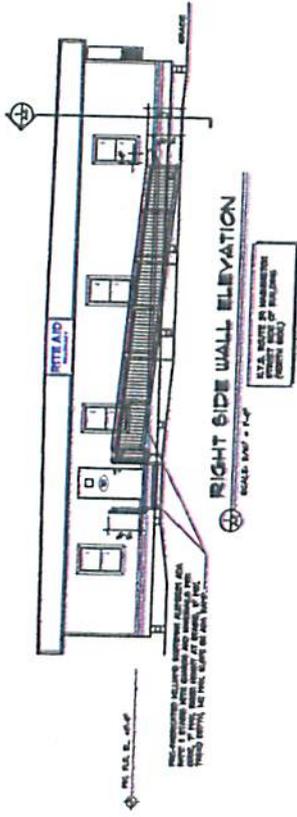
1. SIGNAGE - UNLESS NOTED OTHERWISE - GRAPHIC = 1/8" - FACE SIZE = 1/8" x 1/8"
2. GRAPHIC = 1/8" - FACE SIZE = 1/8" x 1/8"
3. ALL DIMENSIONS UNLESS NOTED OTHERWISE
4. SIGNAGE MOUNTED TO 1/2" W/ UNLESS NOTED OTHERWISE
5. THE SIGNAGE SHOULD BE MOUNTED TO THE SIGNAGE AND SYSTEM
6. NO SIGNAGE OR SIGNAGE SUBSTITUTION WILL BE MADE
7. ALL ELECTRICAL SHALL BE COMPLY WITH ALL

RITE AID 3' X 6' SF FLAT PLASTIC WALL SIGN

BRAND	ENTERPRISE HOLDINGS
DATE	05/18/16
SCALE	1:15
PROJECT	RAZ0013-LED
REV	A
SHEET	1 OF 1

By signing, you are acknowledging compliance and if not provided to Sign Resource and/or you are handling your own installation

SCALE 1:15
27 SF





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[FOR OFFICE USE]

(Application #)

REC'D JUL 18 2016

(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

APPLICANT(S)*

OWNER(S) (If not applicant)

ATTORNEY/AGENT

Name	<u>HOME OF THE GOOD SHEPHERD</u>	<u>SAME AS APPLICANT</u>	<u>OWEN NETZEL, R.A.</u> <u>HARRIS A. SANDERS, ARCHITECTS, P.C.</u>
Address	<u>390 CHURCH STREET</u> <u>SARATOGA SPRINGS, NY 12866</u>		<u>252 WASHINGTON AVENUE</u> <u>ALBANY, NY, 12210</u>
Phone	[REDACTED]	<u>/</u>	[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: 400 CHURCH STREET Tax Parcel #: 165 . 9 - 5 - 1
(for example: 165.52 - 4 - 37)

Current Zoning District: UR-1 Property use: Residential Non-residential/mixed-use

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

Summary description of proposed action: ENTRANCE SIGN APPROVAL

Has a previous application been filed with the DRC for this property? No Yes - date(s)? 7/2/13

- App. No.(s)? 2013.011

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_ej_operations_pdf/seafpartone.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 antennae, 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.

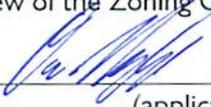
Certification

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)

Date: 7/18/16

(applicant signature)

Date: _____

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

Owner Signature: 

Date: 7/18/16

Owner Signature: _____

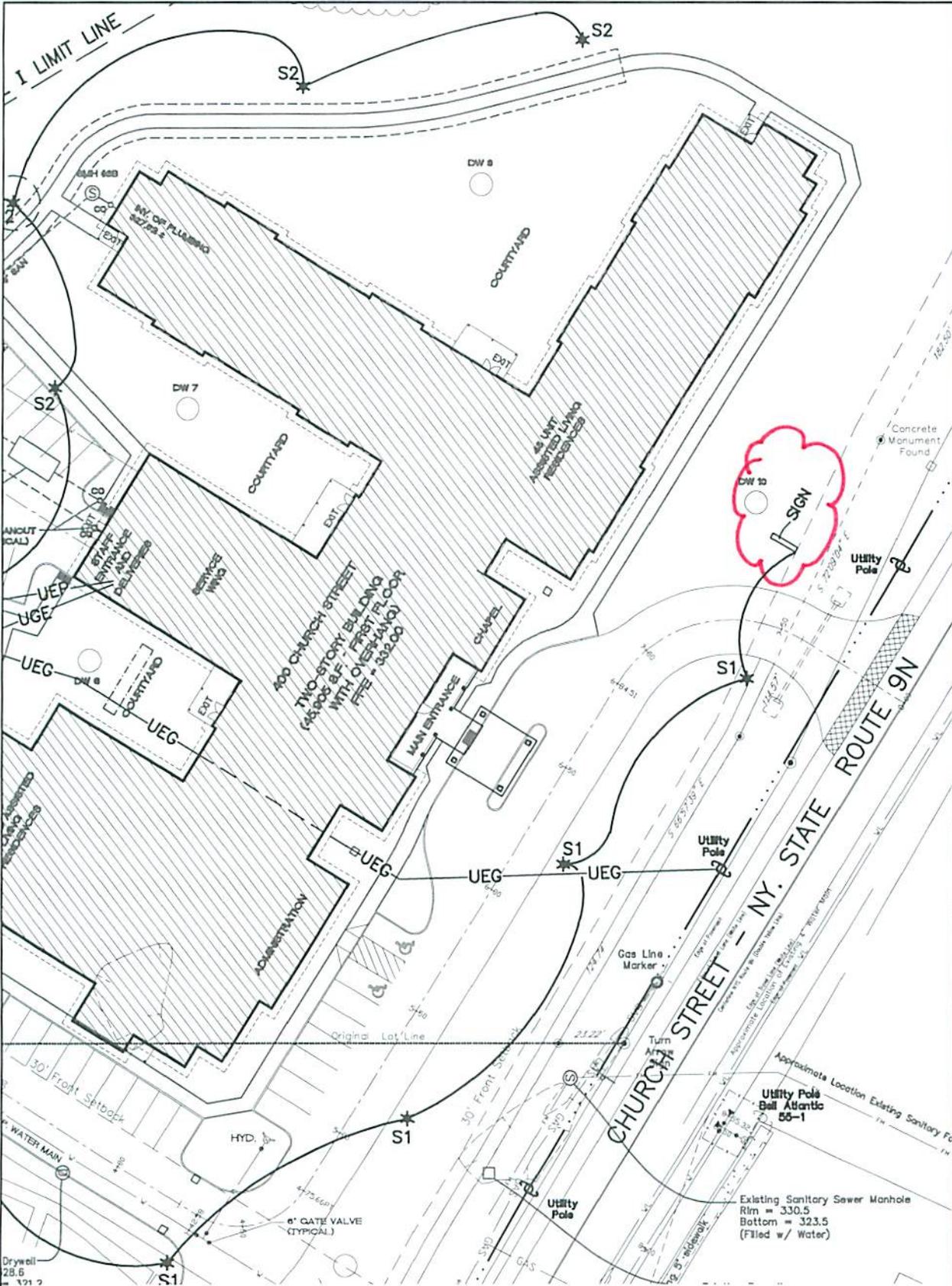
Date: _____

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: _____



DATE: 05/12/16
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 SCALE: AS NOTED
 NOTES:

SIGN LOCATION PLAN

HARRIS A. SANDERS ARCHITECTS, P.C.
 252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210

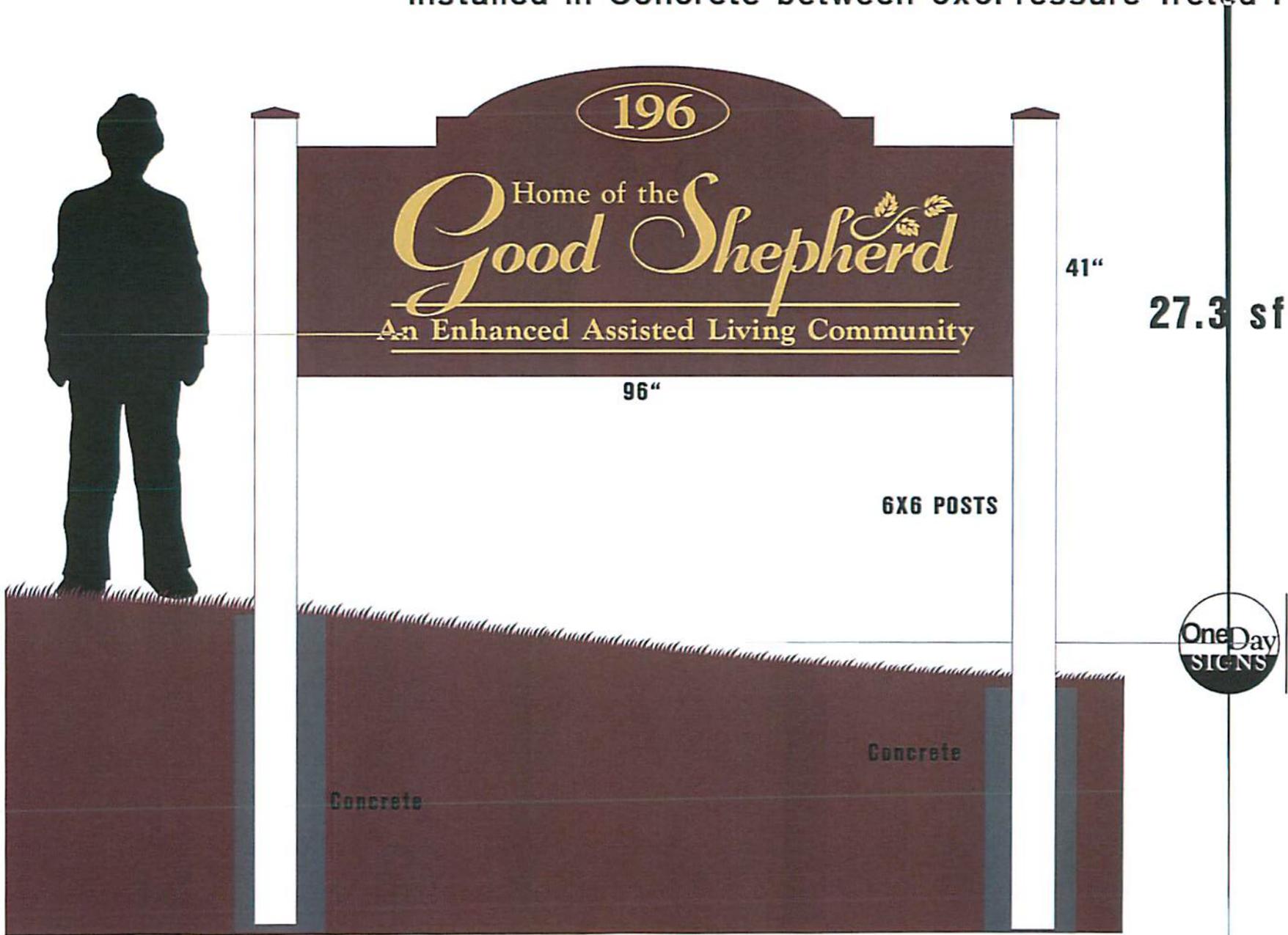
HOME OF THE GOOD SHEPHERD ASSISTED LIVING RESIDENCE
 394-402 CHURCH STREET
 SARATOGA SPRINGS, NEW YORK



SK

ELECTRICAL SITE PLAN
 SCALE: 1" = 50' - 0"

41"x96"x1.5" High Density Urethane SignFoam, Carved Text.
Installed in Concrete between 6x6 Pressure Treated Posts



ONE DAY SIGNS
PO Box 128, 105 Broad Street
Waterford, New York, 12188
518-237-5774
Fax: 518-237-1410





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[FOR OFFICE USE]

(Application #)

(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

APPLICANT(S)*

OWNER(S) (If not applicant)

ATTORNEY/AGENT

Name Mazzone Management Group

Address 743 Pierce Rd

Clifton Park NY 12065

Phone [REDACTED]

Email [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: 30 Lake Ave Tax Parcel #: 165.60-1-21
(for example: 165.52-4-37)

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

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

Summary description of proposed action: _____

Full service restaurant serving lunch and
dinner with sidewalk cafe area

Has a previous application been filed with the DRC for this property? No Yes - date(s)? 4/6/16

- App. No.(s)? 2016.028

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

Residential Structures (principal, accessory)	\$25	Non-residential / mixed-use structures (principal)	\$300
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Muls A. Delos COO

(applicant signature)

Date: 7/14/16

(applicant signature)

Date: _____

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

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____

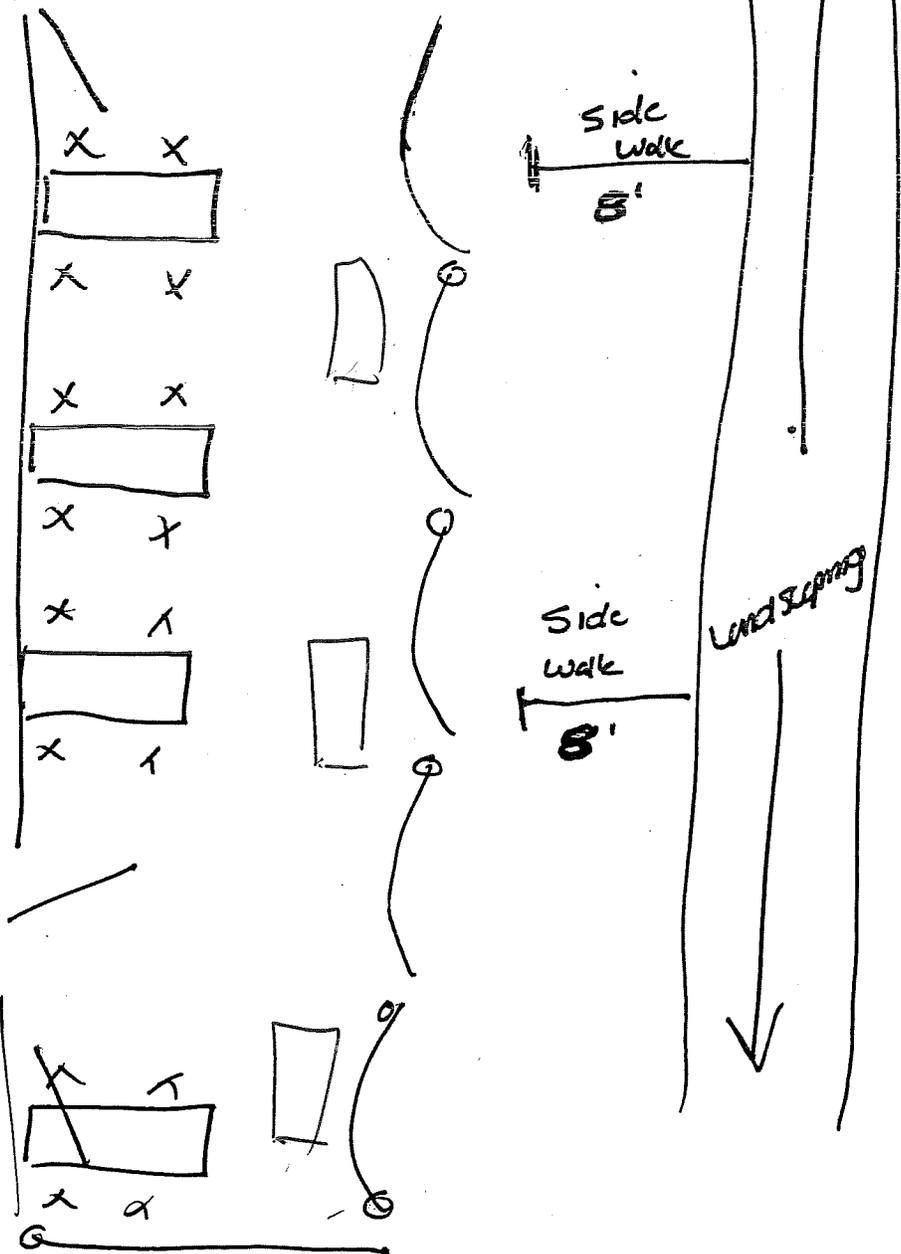
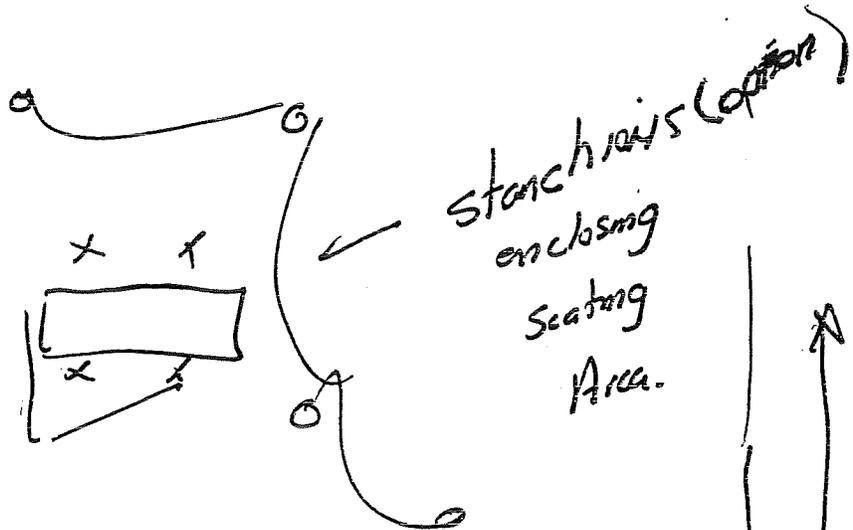
FOR OFFICE USE ONLY

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

Signature: _____

Date: _____

Additional Comments: _____









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	Stewart's Shops Corp.	applicant	applicant
Address	PO Box 435 Saratoga Springs NY 12866		
Tel./Fax	[REDACTED]		
Email	[REDACTED]		
Identify primary contact person:	<input checked="" type="checkbox"/> Applicant	<input type="checkbox"/> Owner	<input type="checkbox"/> 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.): 8 Circular St Tax Parcel #: 1165.83 - 2 - 602
(for example: 165.52 - 4 - 37)

Current Zoning District: T5 Property use: Residential Non-residential/mixed-use
Type of Review: Architectural Historic Extension/modification (of current approval)

Summary description of proposed action: Upgrade existing exterior lighting to LED, install stone veneer and hardie plank siding on exterior of building (3 sides), install New free standing sign

Has a previous application been filed with the DRC for this property? No Yes - date(s)? 4/2008
5/2015

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.

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: Jennifer B Howard Date: 8/9/16

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: _____

Short Environmental Assessment Form

Part 1 - Project Information

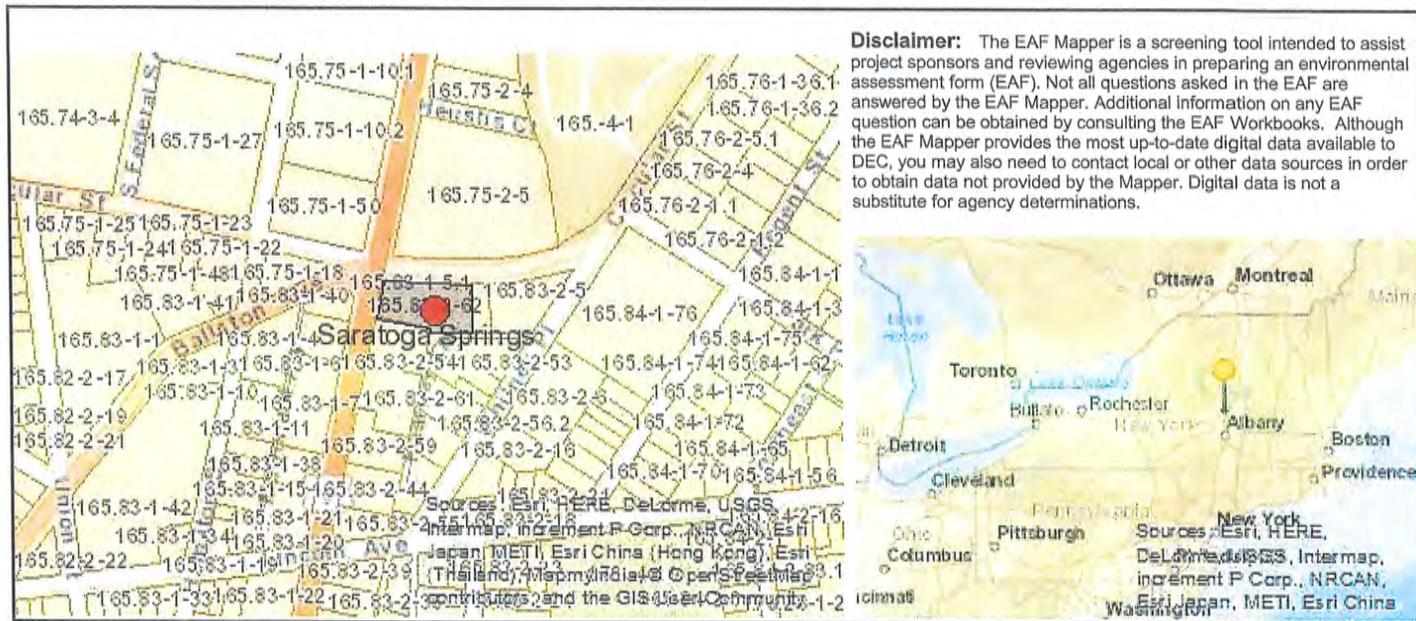
Instructions for Completing

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: Stewart's Shop #130			
Project Location (describe, and attach a location map): 8 Circular St., Saratoga Springs			
Brief Description of Proposed Action: upgrade exterior lighting to LED install hardie plank siding and sstone veneer to 3 sides of the building install a new free standing sign			
Name of Applicant or Sponsor: Stewart's Shops Corp.		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: PO Box 435			
City/PO: Saratoga Springs		State: NY	Zip Code: 12866
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	YES
		<input checked="" type="checkbox"/>	<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: Design Review Commission		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____		.687 acres	
b. Total acreage to be physically disturbed? _____		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		.687 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input 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>Superfund Registry Site #546052</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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: Stewart's Shops Corp.</p>		<p>Date: 8/9/16</p>
<p>Signature: Jennifer Howard</p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

8

CIRCULAR ST.

*Marshall
& Sterling*
INSURANCE



Time
Warner
Cable®







PROPOSED MODIFICATIONS TO STEWART'S SHOP

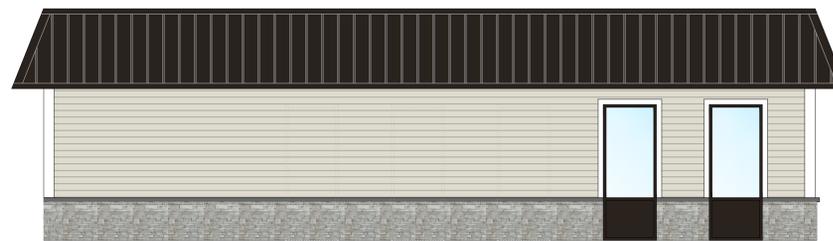
8 CIRCULAR ST.
SARATOGA SPRINGS, NY 12866



PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED FREESTANDING SIGN
SCALE: 1/2" = 1'-0"

SIZE: 6'x4'-2" = 25 SQ. FT.
LETTERS: WOOD CARVED
ILLUMINATION: - EXTERNALLY ILLUMINATED WITH LED
- GROUND LIGHTING SIMILAR TO EXISTING
- BURGUNDY LETTERS
- WHITE COLOR BACKGROUND



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



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



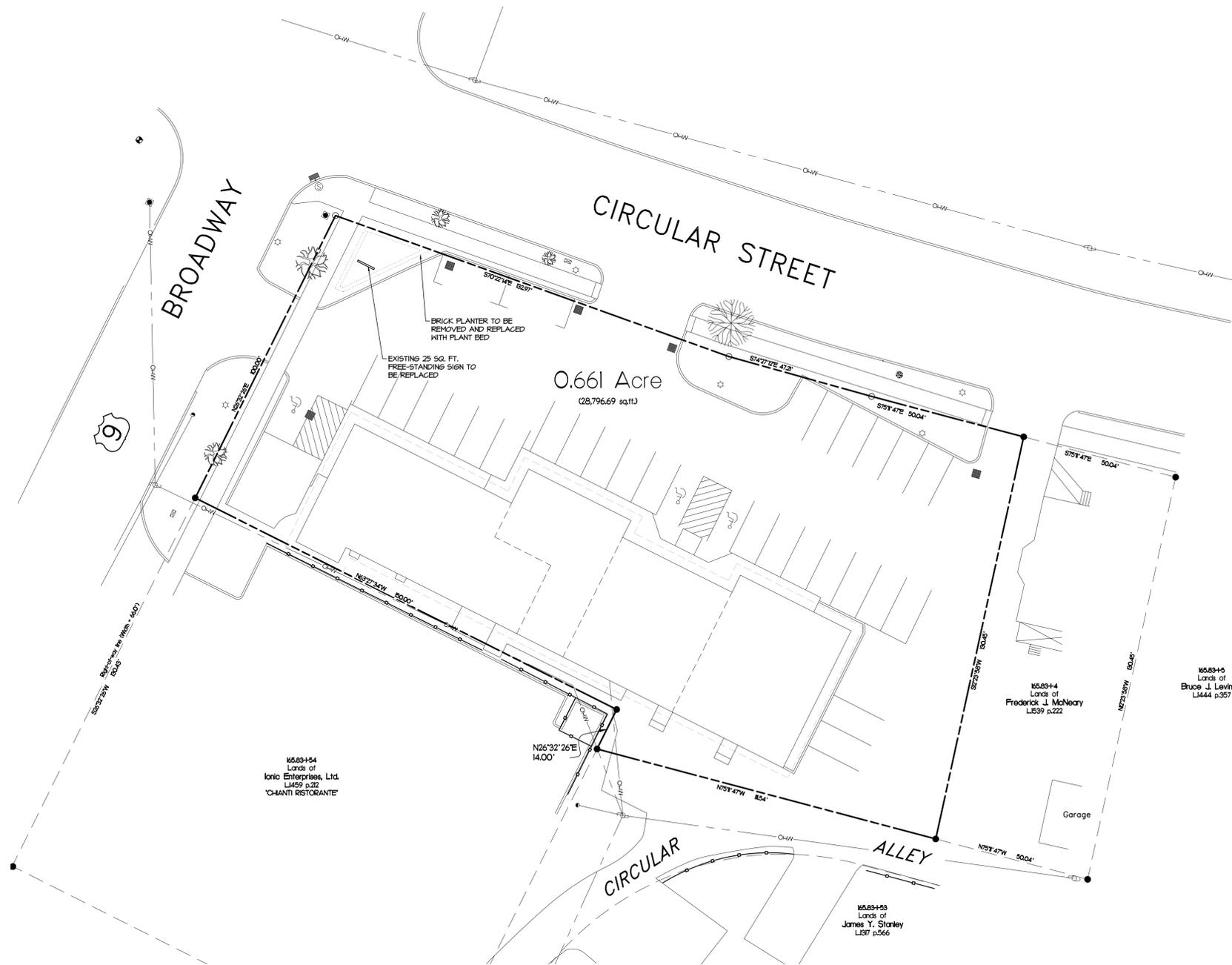
EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



SITE LOCATION MAP
SCALE: N.T.S.

SHEET NO.	SHEET TITLE
T-1	ELEVATIONS
S-1	SITE PLAN
S-2	LANDSCAPING PLAN

STORE NAME, ABBREVIATION & NO.		CIRCULAR ST. - CIRQ - 130	
SITE LOCATION		8 CIRCULAR ST. - SARATOGA SPRINGS, NY 12866	
DATE	NO.	REVISIONS	
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW		 SARATOGA SPRINGS, NY 12866 TEL. (518) 581-1200 FAX (518) 581-1203	
DRAWN BY: RR		SCALE: AS SHOWN	
DATE: 8/5/16		DRAWING NO. T-1	
TITLE: ELEVATIONS			



Legend:

- Capped iron pin / spike
- Unmonumented property corner
- Stockade fence
- ☆ Lightpole
- Signposts
- Catch basin
- Curb inlet
- Traffic signal box
- O&W Overhead utilities
- Guy wire
- ⊙ Sewer manhole

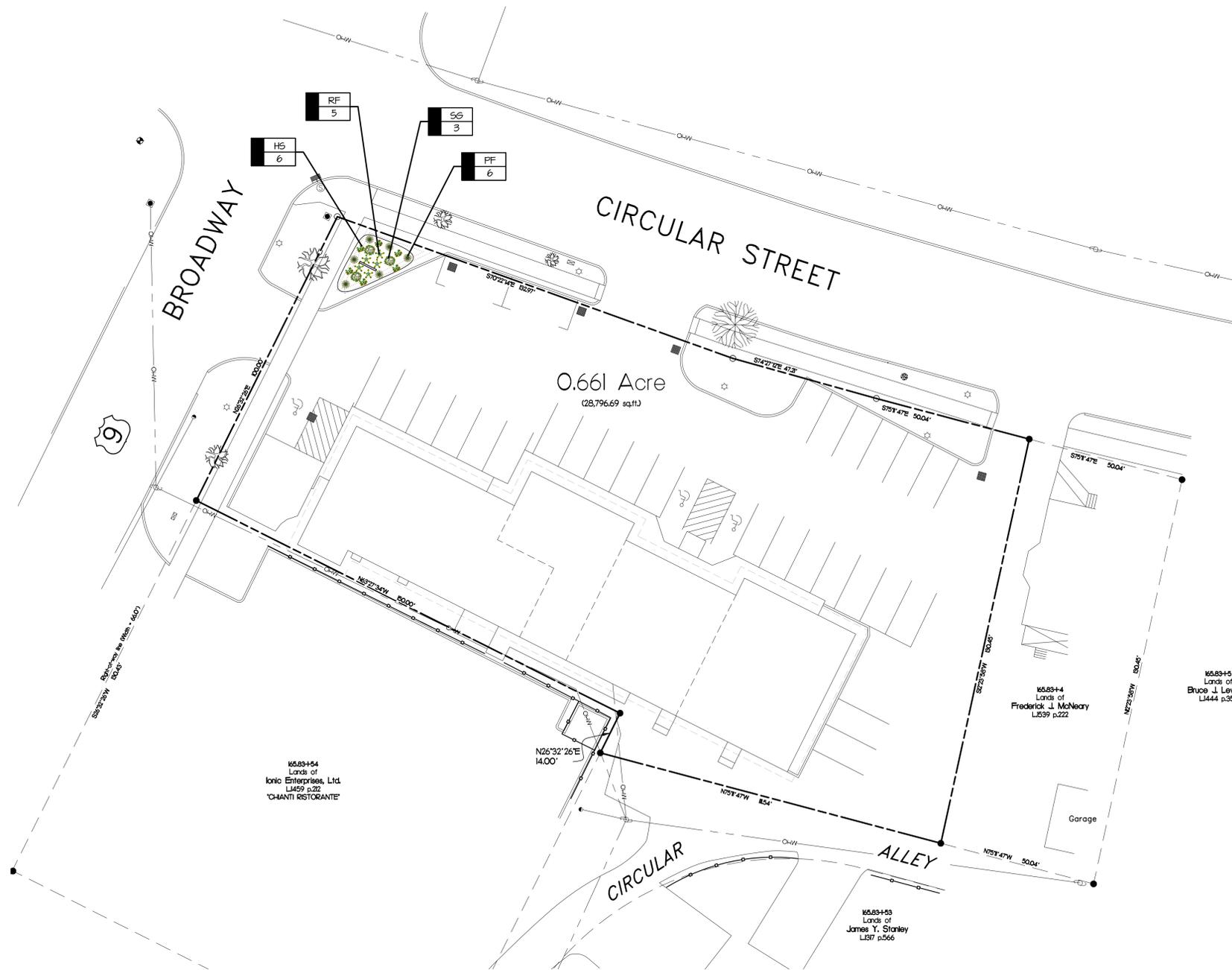
Notes:

1. Deed Reference: Charles S. Dake and William P. Dake to Dake Brothers, Inc., dated January 12, 1968 and filed in the Saratoga County Clerk's Office in Liber 823 of Deeds at page 75.
2. Deed Reference: Nathan Mainekoff and Adeline Mainekoff to Dake Brothers, Inc., dated February 19, 1971 and filed in the Saratoga County Clerk's Office in Liber 888 of Deeds at page 330.
3. Map Reference: "Map of Lands Lately Owned by J. Clarke, deceased", prepared by H. Schofield in 1851 and filed in the Saratoga County Clerk's Office on Card 1, Pocket 8, Folder 2.
4. Subject to any rights-of-way and/or easements of record.
5. Elevations shown hereon have been generated with reference to NGVD, 1929.

		STORE NAME, ABBREVIATION & NO. CIRCULAR ST. - CIRQ - 130	
		SITE LOCATION 8 CIRCULAR ST. - SARATOGA SPRINGS, NY 12866	
DATE	NO.	REVISIONS	
		 SARATOGA SPRINGS, NY 12866 TEL. (518)581-1200 FAX (518)581-1201	
		DRAWN BY: RR	SCALE: 1" = 20'
		DATE: 8/5/16	DRAWING NO. S-1
		TITLE: SITE PLAN	
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW			

PLANT LIST

	ABRV	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
PERENNIALS	H5	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY - STELLA DE ORO	6	2 GAL.	AS SHOWN
	RF	RUDEBECKIA FULGIDA	BLACK-EYED SUSAN	5	2 GAL.	AS SHOWN
	PF	PENNISETUM PIGLET	GRASS - PIGLET FOUNTAIN	6	2 GAL.	AS SHOWN
SHRUBS	SG	SPIRAEA GOLDMOUND	GOLDMOUND SPIREA	7	14"-18"	AS SHOWN



		STORE NAME, ABBREVIATION & NO. CIRCULAR ST. - CIRQ - 130	
		SITE LOCATION 8 CIRCULAR ST. - SARATOGA SPRINGS, NY 12866	
DATE	NO.	REVISIONS	
 SARATOGA SPRINGS, NY 12866 TEL. (518)501-1200 FAX (518)501-1201		DRAWN BY: RR	SCALE: 1" = 20'
		DATE: 8/5/16	DRAWING NO. S-2
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW		TITLE: LANDSCAPING PLAN	



CITY OF SARATOGA SPRINGS

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR: APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	Matt Sames	Bronx Springs Group	James Easton MJ Engineering
Address	[REDACTED]	183 Church Ave Ballston Spa, NY 12020	21 Corporate Drive, Suite 105 Clifton Park, NY 12065
Phone	[REDACTED]		[REDACTED]
Email	[REDACTED]		[REDACTED]

* 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 the premises: Owner Lessee Under option to lease or purchase

PROPERTY INFORMATION

1. Property Address/Location: Route 9/Broadway Tax Parcel No.: 191.8-1-1 thru 1-6
(for example: 165.52 - 4 - 37)

2. Date acquired by current owner: _____ under contract 3. Zoning District when purchased: TRB/RR-1

4. Present use of property: vacant 5. Current Zoning District: TRB/RR-1

6. Has a previous ZBA application/appeal been filed for this property?
 Yes (when? _____ For what? _____)
 No

7. Is property located within (check all that apply): Historic District Architectural Review District
 500' of a State Park, city boundary, or county/state highway?

8. Brief description of proposed action: _____
Build a pet boarding facility within the RR-1 district.

9. Is there a written violation for this parcel that is not the subject of this application? Yes No

10. Has the work, use or occupancy to which this appeal relates already begun? Yes No

11. Identify the type of appeal you are requesting (check all that apply).

INTERPRETATION (p. 2) VARIANCE EXTENSION (p. 2) USE VARIANCE (pp. 3-6) AREA VARIANCE (pp. 6-7)

FEES: Make checks payable to the "Commissioner of Finance". Fees are cumulative and required for each request below.

- Interpretation \$ 400
- Use variance \$1,000
- Area variance
- Residential use/property: \$ 150
- Non-residential use/property: \$ 500
- Extensions: \$ 150

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted? _____

3. If interpretation is denied, do you wish to request alternative zoning relief? Yes No

4. If the answer to #3 is "yes," what alternative relief do you request? Use Variance Area Variance

EXTENSION OF A VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Date original variance was granted: _____ 2. Type of variance granted? Use Area

3. Date original variance expired: _____

5. Explain why the extension is necessary. Why wasn't the original timeframe sufficient?

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

USE VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

A use variance is requested to permit the following: _____

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following "tests".

- I. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

1) Date of purchase: _____ Purchase amount: \$ _____

2) Indicate dates and costs of any improvements made to property after purchase:

<u>Date</u>	<u>Improvement</u>	<u>Cost</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

3) Annual maintenance expenses: \$ _____ 4) Annual taxes: \$ _____

5) Annual income generated from property: \$ _____

6) City assessed value: \$ _____ Equalization rate: _____ Estimated Market Value: \$ _____

7) Appraised Value: \$ _____ Appraiser: _____ Date: _____

Appraisal Assumptions: _____

B. Has property been listed for sale with the Multiple Listing Service (MLS)? Yes If "yes", for how long? _____ No

1) Original listing date(s): _____ Original listing price: \$ _____

If listing price was reduced, describe when and to what extent: _____

2) Has the property been advertised in the newspapers or other publications? Yes No

If yes, describe frequency and name of publications: _____

3) Has the property had a "For Sale" sign posted on it? Yes No

If yes, list dates when sign was posted: _____

4) How many times has the property been shown and with what results? _____

2. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

240-2.0

The applicant requests relief from the following Zoning Ordinance article(s) _____

<u>Dimensional Requirements</u>	<u>From</u>	<u>To</u>
North Minimum Side Setback	30'	20'
South Minimum Side Setback	30'	20'
Total Side Setbacks	100'	40'
Minimum Average Width	200'	105'
Minimum Lot Size	2.0 AC	1.59 AC

Other: _____

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

- 1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

The existing building envelope varies from 5' to 8.8' wide, a variance is necessary to construct a usable building. The property to the south is, Pratt Drive, a private drive. The Applicant has written to the property owner to inquire about interest to sell property.

- 2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

Animal clinic is an acceptable use in the RR-1 zone, where the building will be located. The building will be set back from the road and not visible.

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 and nature and extent of this interest must be filed with this application.

APPLICANT 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 Zoning Board of Appeals.

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.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.



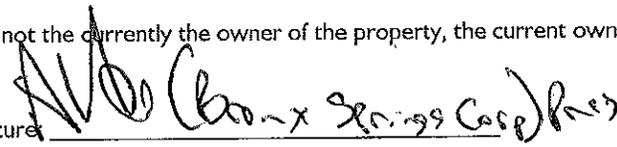
(applicant signature)

Date: 7/11/16

(applicant signature)

Date: _____

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

Owner Signature:  (Crown Springs Corp) Res

Date: 7/13/16

Owner Signature: _____

Date: _____

**ZONING AND BUILDING INSPECTOR DENIAL
OF APPLICATION FOR LAND USE AND/OR BUILDING**

APPLICANT: _____ TAX PARCEL NO.: _____ - _____ - _____

PROPERTY ADDRESS: _____ ZONING DISTRICT: _____

This applicant has applied to use the identified property within the City of Saratoga Springs for the following:

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s)

_____. As such, the following relief would be required to proceed:

Extension of existing variance Interpretation

Use Variance to permit the following: _____

Area Variance seeking the following relief:

Dimensional Requirements

From

To

<u>Dimensional Requirements</u>	<u>From</u>	<u>To</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Other: _____

Note: _____

Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

DATE

Short Environmental Assessment Form

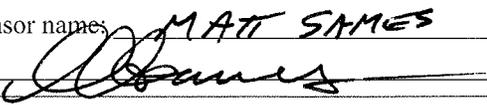
Part 1 - Project Information

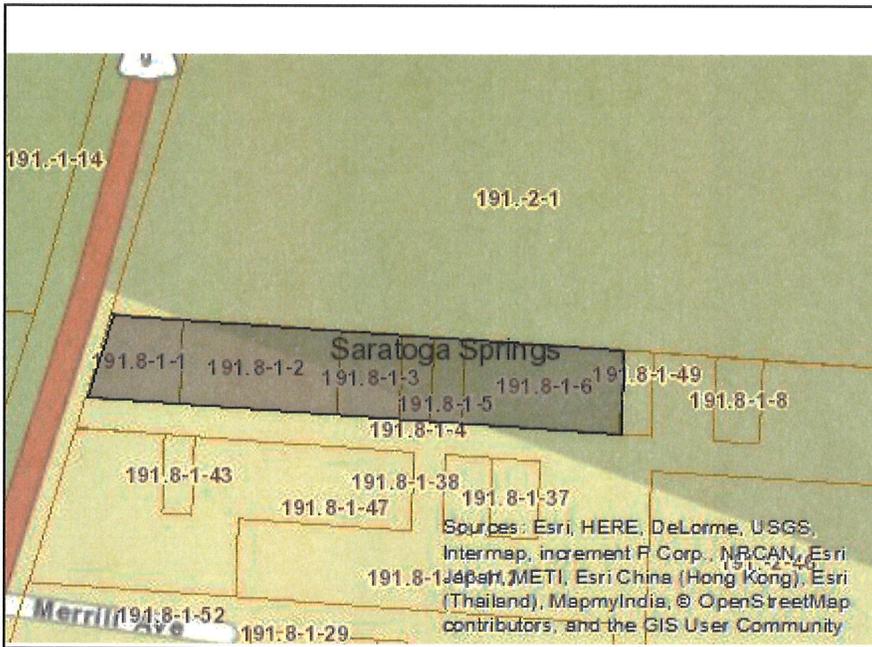
Instructions for Completing

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.

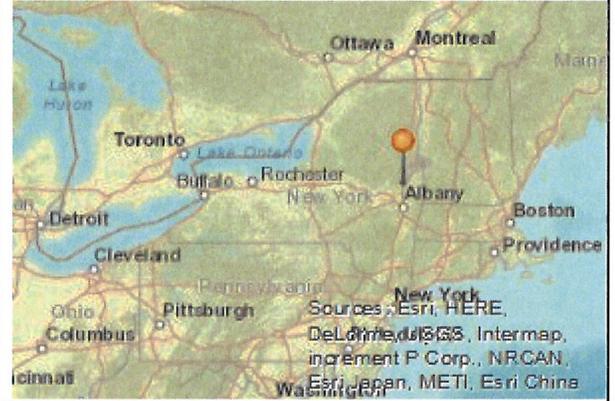
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Pet Lodge							
Project Location (describe, and attach a location map): Rt 9/Broadway Saratoga Springs, NY							
Brief Description of Proposed Action: Construct a pet boarding facility on existing vacant parcel(s)							
Name of Applicant or Sponsor: Matt Sames		Telephone: [REDACTED]					
		E-Mail: [REDACTED]					
Address: [REDACTED]							
City/PO: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		_____ 1.59 acres					
b. Total acreage to be physically disturbed?		_____ .69 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.59 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)							
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input checked="" 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>Creation of a detention basin, approx. 1500 SF</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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>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>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>MATT SIMES</u> Date: <u>7/11/16</u></p> <p>Signature: <u></u></p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

**Zoning Board of Appeals
Project Narrative
for
Pet Lodge
Route 9
City of Saratoga Springs
Saratoga County, New York**

Prepared for:
Matt Sames,
Sames Media Group
Located at
19 Blue Jay Way
Rexford, NY 12148

July 8, 2016

Prepared by:



Engineering and
Land Surveying, P.C.

21 Corporate Drive, Suite 105
Clifton Park, NY 12065





INTRODUCTION

The proposed project consists of 6 separate tax parcels in the City of Saratoga (tax parcels 191.08-1-1, 191.08-1-2, 191.08-1-3, 191.08-1-4, 191.08-1-5, 191.08-1-6) and the 6 parcel comprising 1.59 acres in total. The existing vacant tree lot is situated between a commercial business to the south and State park lands to the north. See attached aerial map and tax map. The proposal application wishes to build a 6,000 sf Animal Kennel on the parcels.

Zoning

The parcel(s) is divided almost in half between Rural Residential (RR-Zone) and Tourist Related Business (TRB-zone). The TRB zone is located in the front half of the parcel and RR-Zone in the rear of the parcel. The location of the TRB/RR zoning line has been established based upon the zoning map and is located at the eastern edge of tax parcel 191.08-1-2 per the zoning map or approximately 350' from centerline of Route 9. To the north of the site the zoning is Intuitional Parkland Recreation (INST-PR- Zone)

Parcel

The 6 parcels have a combined area of 1.59 acres and have a lot frontage of 108.8 feet and rear lot width of 105 feet and a depth of 644.4 feet.

Usage

The proposed use, Animal Kennel, is an approved use within the RR zone with a special use permit issued by the City. From the proposed concept plan the entire proposed building will be located within the RR zone.

Variances

As the 6 parcels are within two zones, the existing parcels within the RR zone do not conform to City on Lot size. The 4 rear parcels are less than the minimum allowed for either the RR or TRB zoning districts of 2.0 acres or 10,000 sf respectively.

As the lot varies from 105 feet to 108.8 feet in width, the front tax parcels conform to City code of 100 foot within the TRB zone, but as the rear existing 4 tax parcels are within RR zone and these parcel do not have 200 foot of frontage per City Code.

As the 4 rear tax parcels of the site vary from only 105 feet to 108.8 feet width of the side setbacks are 30 foot minimum and with a total of 100 feet required. This leaves a 5 feet to 8.8 feet wide envelope to build a structure, which is not feasible for a building to comport with NYS building code and ADA requirements.

Therefore based upon above information the project proposes the following variances for this project.

1. North Side minimum side setback from 30 feet to 20 feet within the RR zone
2. South Side minimum side setback from 30 feet to 20 feet within the RR zone
3. Total side setback of 100 feet to 40 feet within the RR zone
4. Minimum average width from 200 feet to 105 feet within RR zone
5. Minimum Lot size of 2.0 acres to 1.59 acres

The proposed North, South and Total Setbacks requested to 20 feet and a total of 40 feet match what is currently allowed under TRB zone in the front half of the site.

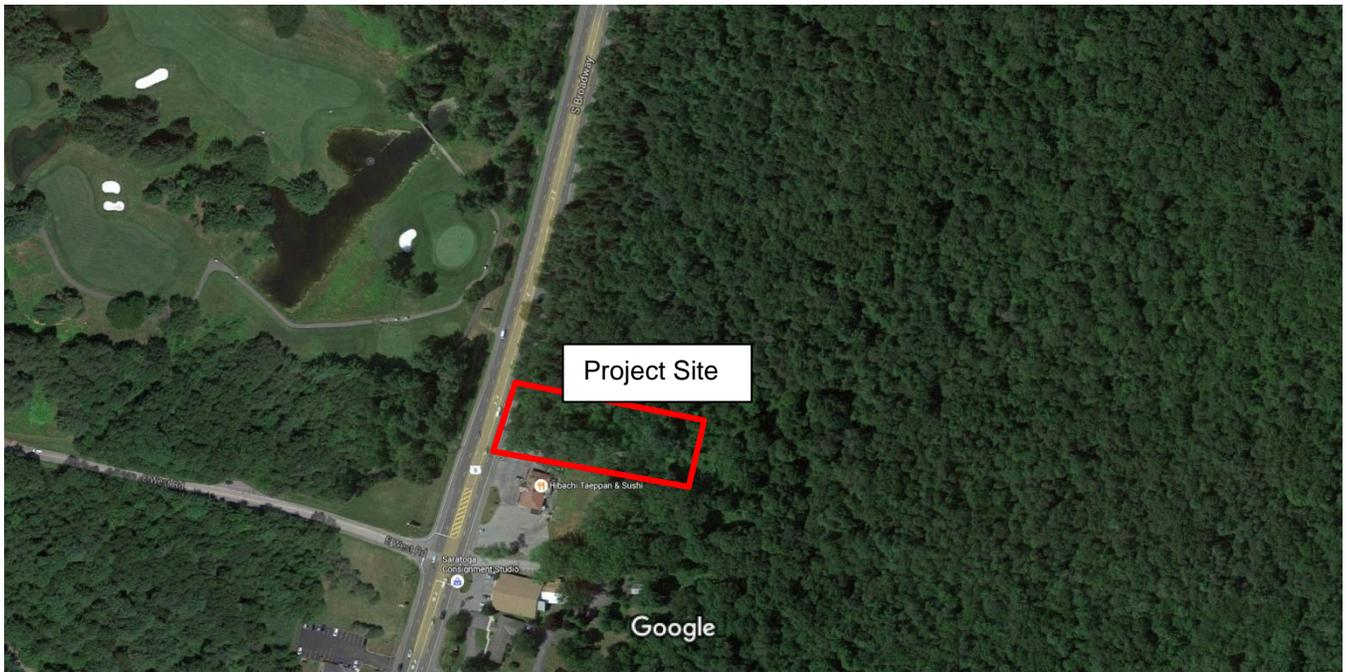


EXHIBITS:

- | | |
|------------------|---------------------------|
| Exhibit 1 | Aerial Map |
| Exhibit 2 | Tax Map |
| Exhibit 3 | Photo Location Map |
| Exhibit 4 | Site Photos |



Aerial Map



Imagery ©2016 Google, Map data ©2016 Google 100 ft



Photo Location Map

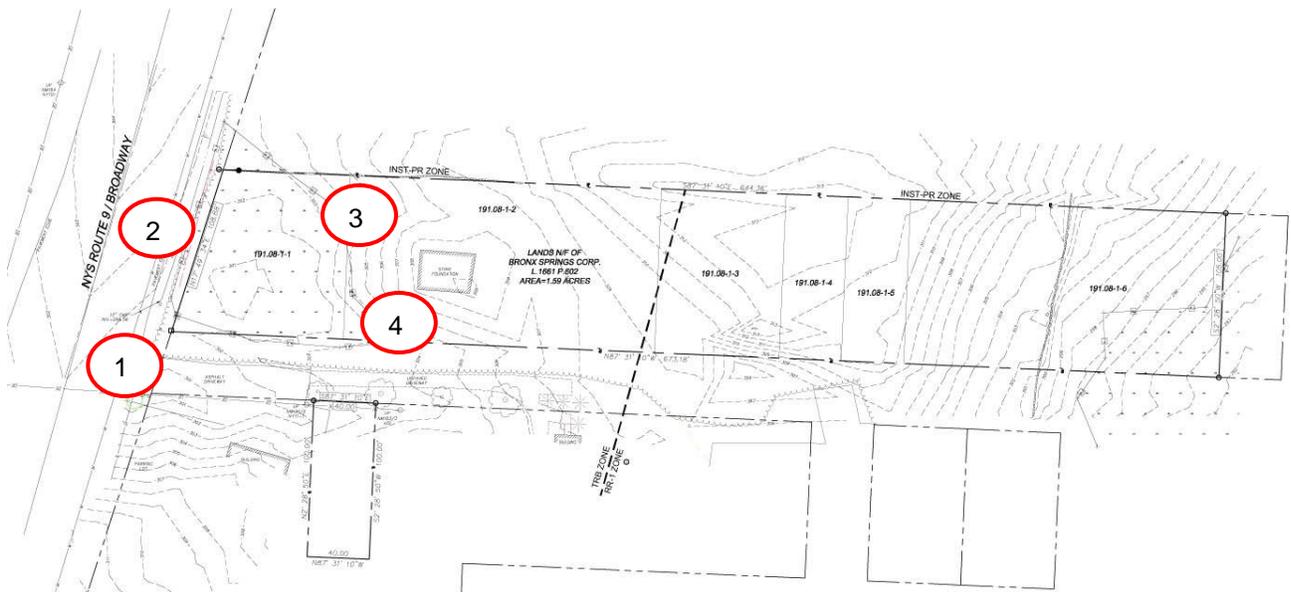




Photo 1





Photo 2





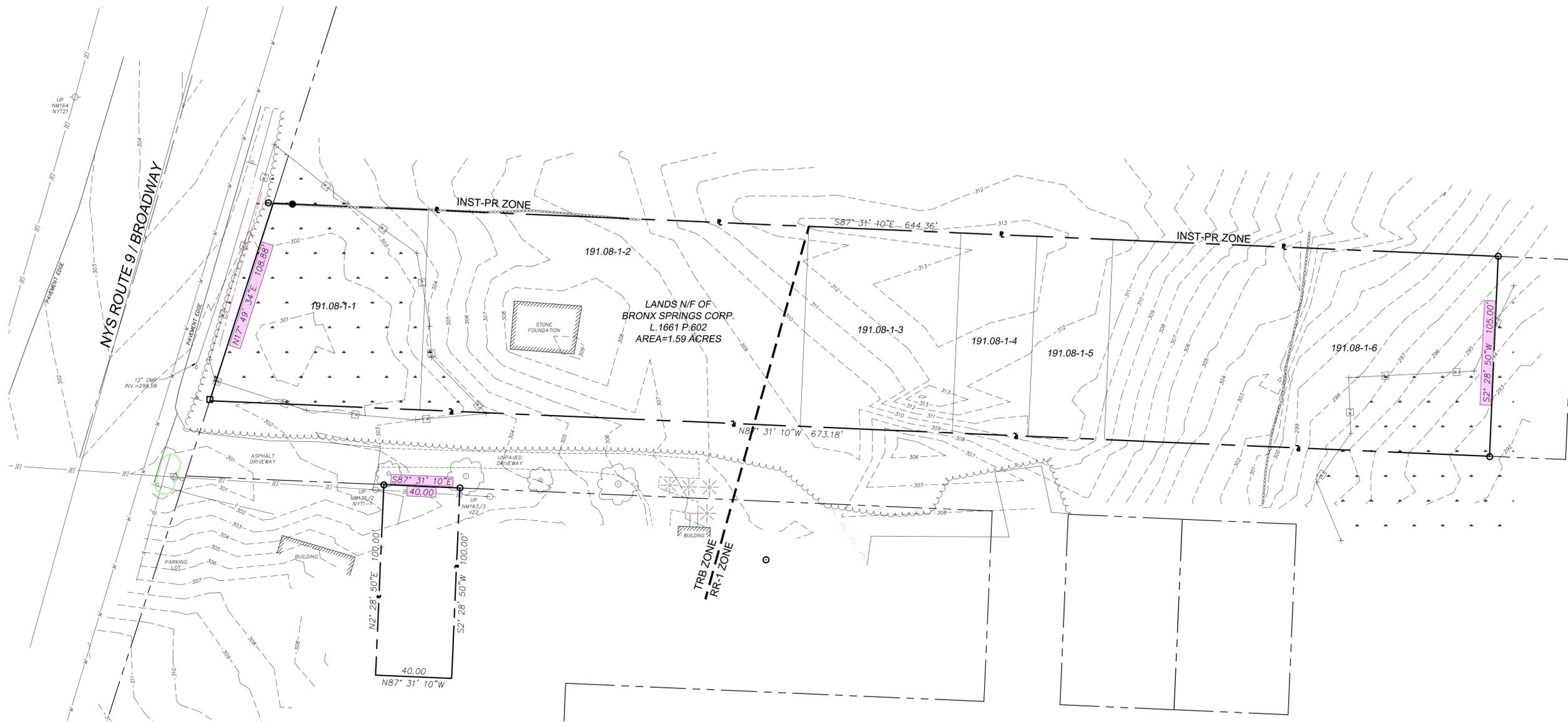
Photo 3





Photo 4





PRELIMINARY DRAWINGS: NOT FOR CONSTRUCTION

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER:	JWE
CHIEF DESIGNER:	JWE
DESIGNED BY:	JWE
DRAWN BY:	JWE
CHECKED BY:	-

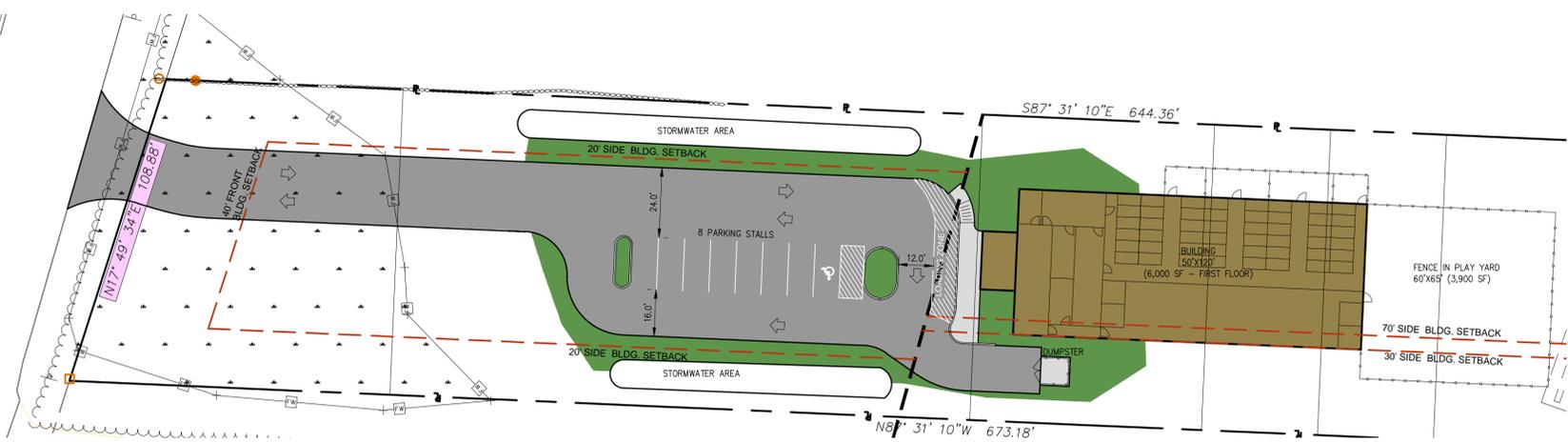
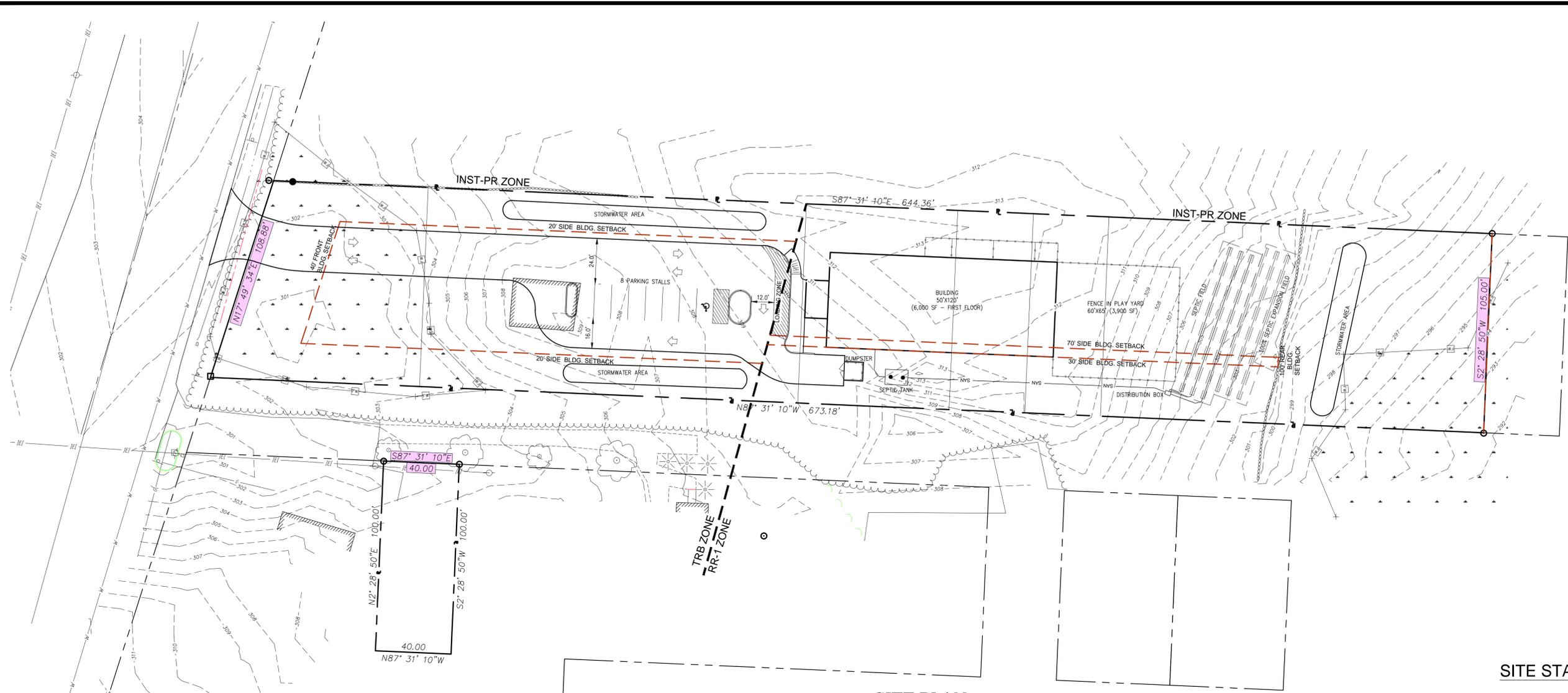
SEAL

DRAFT

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

MATT SAMES
EXISTING CONDITIONS
ROUTE 9
CITY OF SARATOGA SPRINGS NEW YORK

SCALE: AS SHOWN
CONTRACT No.: -
MJ PROJ. No.: 972.15
DATE: JULY 2016
C-1
SHEET 1 OF 2



SITE STATISTICS

SITE AREA:	1.59+ ACRES (MIN LOT SIZE IS 2.0 ACRES OR 10,000 SF MAY NEED A VARIANCE)
EXISTING ZONE:	RR (RURAL RESIDENTIAL DISTRICT) & TRB (TOURIST RELATED BUSINESS)
USE:	ANIMAL CLINIC (PERMIT USE IN RR ZONE)
PARKING:	REQUIRED=8 PROPOSED= 8 SPACES BASED UPON 1 SPACE PER 200 SF OF BLDG. (30X50' OFFICE/RETAIL SPACE= 1500SF/200SF/SPACE=8)
MINIMUM LOT WIDTH:	100' IN TRB (HAVE 105')
SETBACKS BLDG:	FRONT=40' (TRB) SIDE=20' (TRB) REAR= 40' (TRB)
	SIDE=30' MIN AND TOTAL OF 100' (RR-1) REAR=100' (RR-1)
MAX HT:	35'
GREEN SPACE:	70% REQUIRED (PROPOSED 70%)

PRELIMINARY DRAWINGS: NOT FOR CONSTRUCTION

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER:	JWE
CHIEF DESIGNER:	JWE
DESIGNED BY:	JWE
DRAWN BY:	JWE
CHECKED BY:	-

SEAL

DRAFT



Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

MATT SAMES
CONCEPT SITE PLAN #1
ROUTE 9
CITY OF SARATOGA SPRINGS NEW YORK

SCALE: AS SHOWN
CONTRACT No.: -
MJ PROJ. No.: 972.15
DATE: JULY 2016

C-2
SHEET 2 OF 2



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
PH) 518-587-3550 FX) 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

Bill Moore, *Chair*
Keith B. Kaplan, *Vice Chair*
Adam McNeill, *Secretary*
Gary Hasbrouck
George "Skip" Carlson
James Helicke
Susan Steer
Cheryl Grey, *alternate*
Oksana Ludd, *alternate*

September 14, 2016

Steve Rowland, Chair
Design Review Commission
City Hall - 474 Broadway
Saratoga Springs, NY 12866

Re: Initiation of Coordinated SEQRA Review for Pet Lodge of Saratoga

Dear Steve,

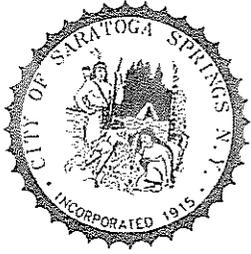
On September 12, 2016 the Zoning Board of Appeals (ZBA) initiated Coordinated Review on the following project:

#2910 PET LODGE OF SARATOGA, vacant lands on east side of Route 9/South Broadway (tax parcel nos. 191.8-1-1-6), coordination of SEQRA review and area variance to construct a pet boarding facility and associated site work in the Tourist Related Business and Rural Residential Districts.

The project was identified as an unlisted action with the Planning Board and the Design Review Commission as involved agencies. The ZBA deferred Lead Agency status to the Planning Board if they should seek it. The short EAF is attached.

Respectfully yours,

Bill Moore, Chair
Zoning Board of Appeals



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

APPLICANT(S)*	OWNER(S) (If not applicant)	ATTORNEY/AGENT
Name: JOHN PAUL BUILDERS, LLC	246 WEST AVENUE, INC	JON LAPPER, ESQ
Address: 796 BURDECK STREET SCHENECTADY, NY 12306	84 EVERETT ROAD ALBANY, NY 12205	[REDACTED]
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: 246 WEST AVE Tax Parcel #: 178 . 33 - 1 - 20&21
(for example: 165.52 - 4 - 37)

Current Zoning District: T-4 Property use: Residential Non-residential/mixed-use

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

Summary description of proposed action: _____

16 APARTMENT UNITS WITHIN A THREE STORY BUILDING WITH PARKING ON THE FIRST FLOOR. THE SITE WILL INCLUDE SURFACE PARKING. THE PROJECT WILL EXTEND A WATERLINE TO THE SITE FOR SERVICE.

Has a previous application been filed with the DRC for this property? No Yes - date(s)? APPROVED 2/2012 +/-

- 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-D-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: 2/2012+/- Current expiration date: EXPIRED 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_ej_operations_pdf/seafpartone.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 antennae, 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.

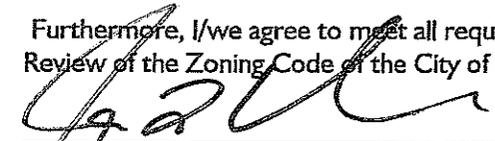
Certification

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.

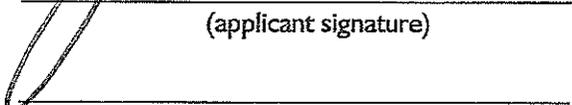
By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate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

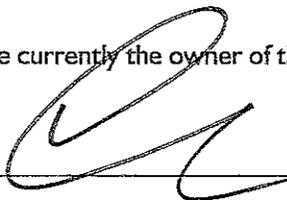


(applicant signature)

Date: 6/22/16

Date: _____

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

Owner Signature: 

Owner Signature: _____

Date: 6/22/16

Date: _____

617.20
Appendix B
Short Environmental Assessment Form

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: 246 West Avenue Apartments				
Project Location (describe, and attach a location map): 246 West Avenue				
Brief Description of Proposed Action: 16 residential units with associated parking. Watermain extension along West Ave.				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
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	YES
			X	
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: Site plan and Special use permit(Saratoga Springs Planning Board) Saratoga Springs Design review commission approval			NO	YES
				X
3.a. Total acreage of the site of the proposed action?		.51	acres	
b. Total acreage to be physically disturbed?		.51	acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.51	acres	
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>YMCA</u> <input type="checkbox"/> Parkland				

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)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____ Date: _____		
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

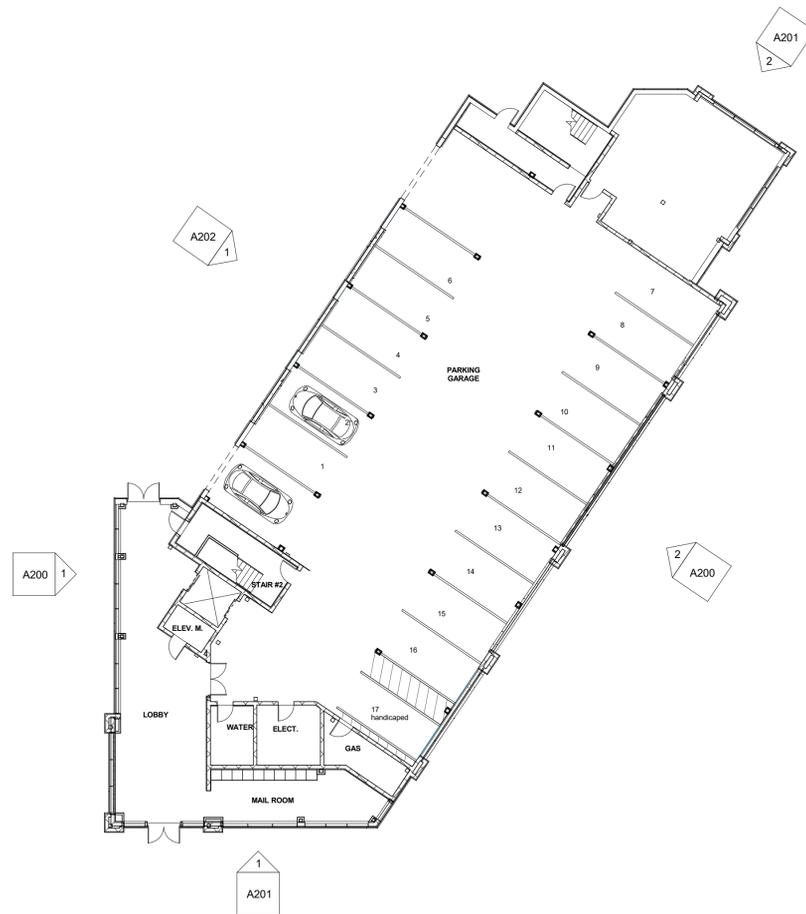
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

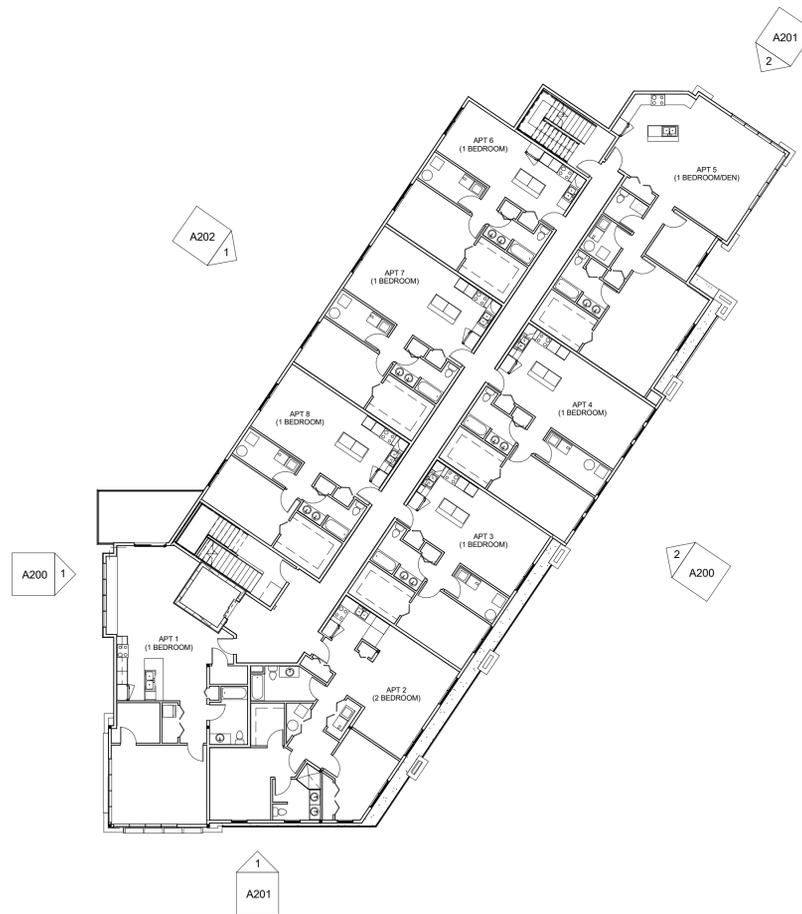
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- 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.

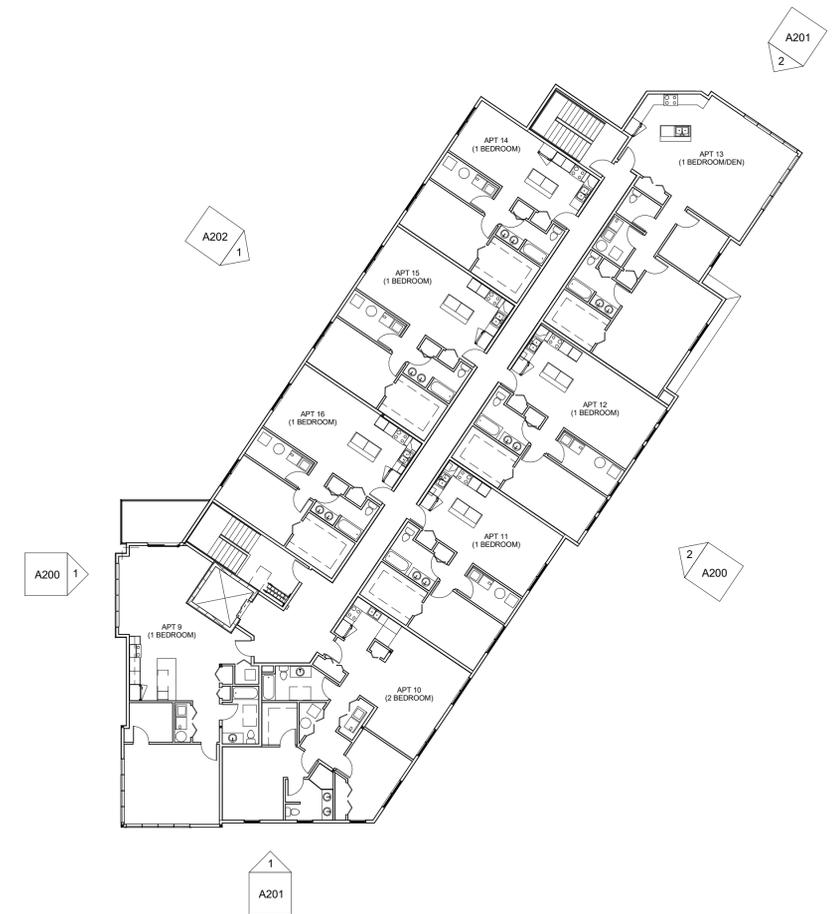
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



① Level 1 (GROUND LEVEL PARKING)
1/16" = 1'-0"



② LEVEL 2
1/16" = 1'-0"



③ LEVEL 3
1/16" = 1'-0"

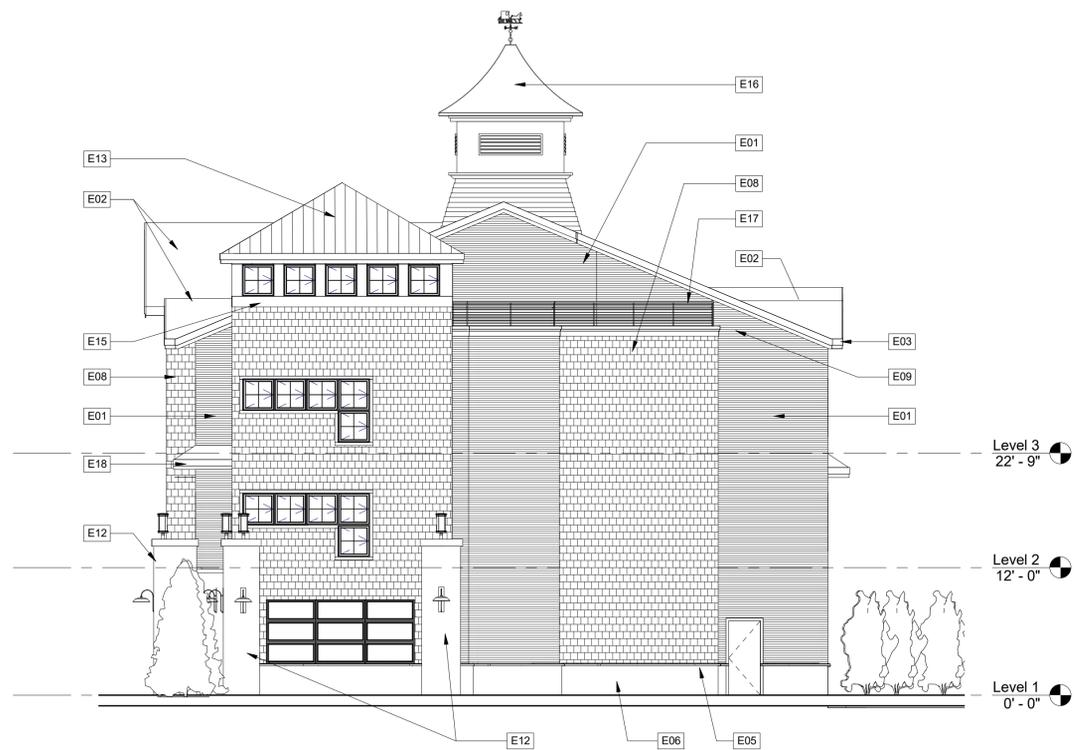


1 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION NOTES	
LABEL	ELEVATION NOTE
E01	"SMARTSIDE" ENGINEERED WOOD LAP SIDING FACTORY FINISHED COLOR TBD
E02	"SMARTSIDE" ENGINEERED WOOD TRIM FASCIA BOARDS & VENTED SOFFIT FACTORY FINISHED COLOR TBD
E03	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
E04	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
E05	CULTURED STONE SILL
E06	CULTURED STONE VENEER TBD
E07	DECORATIVE HEAVY TIMBER BRACKETS, PAINTED COLOR TBD
E08	"SMARTSIDE" ENGINEERED WOOD SHAKE SIDING FACTORY FINISHED COLOR TBD
E09	COLUMNS WRAPED WITH "SMARTSIDE" ENGINEERED WOOD TRIM BORADS FACTORY FINISHED COLOR TBD
E10	FYPON OR EQUAL DECORATIVE ROUND LOUVER & TRIM
E11	DECORATIVE TRUSS & TRIM PAINTED COLOR TBD
E12	CULTURED STONE VENEER PIER WITH CONCRETE CAP
E13	STANDING SEAM METAL ROOF, COLOR TBD
E14	"MIRATEC" AND "EXTIRA" COMPOSITE BOARDS (PANEL & TRIMS) PAINTED, COLOR TBD
E15	"SMARTSIDE" ENGINEERED WOOD TRIM BOARDS FACTORY FINISHED COLOR TBD
E16	CUPOLA (CONTRACTORS OPTION TO BUILD IN PLACE OR INSTALL PREMANUFACTURED UNIT)
E17	CABLE PIPE RAIL WITH PAINTED POSTS COLOR TBD
E18	ROOF CANOPY WITH ASPHALT SHINGLES AND "SMARTSIDE" FASCIA BOARDS & SOFFITS



2 SOUTH (BIKE PATH) ELEVATION
1/8" = 1'-0"



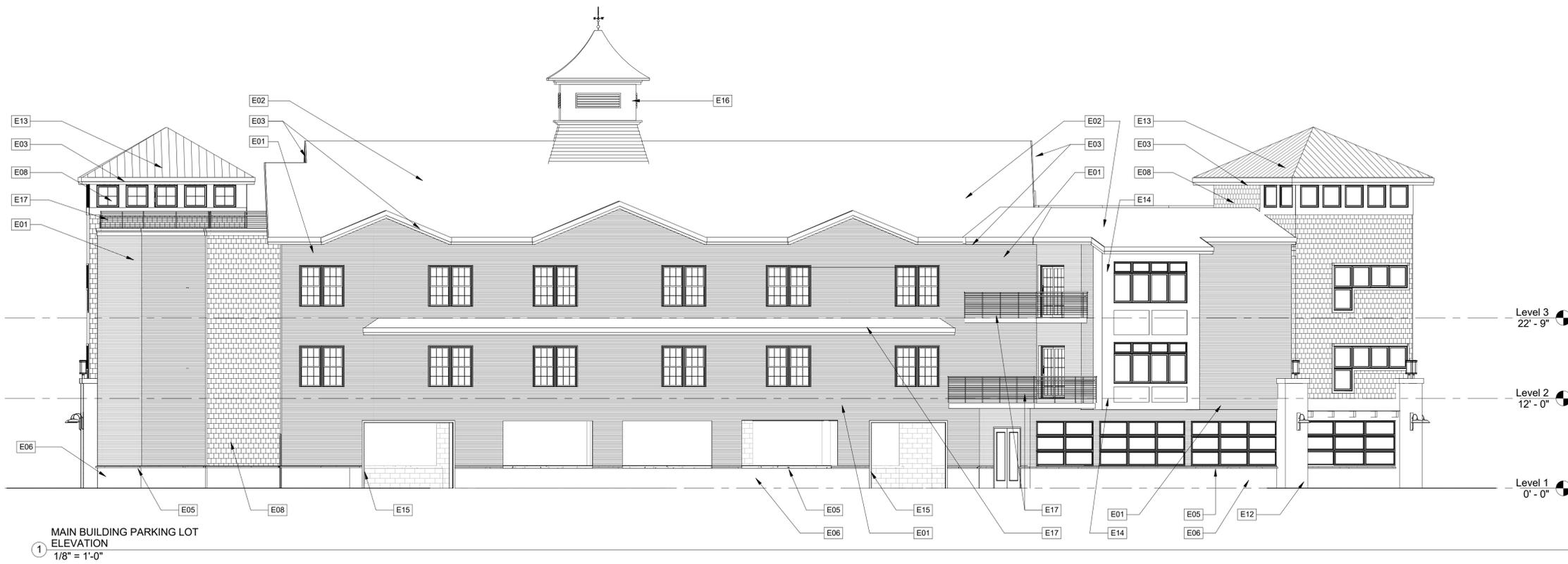
② EAST ELEVATION
1/8" = 1'-0"



① WEST ELEVATION
1/8" = 1'-0"

ELEVATION NOTES	
LABEL	ELEVATION NOTE
E01	"SMARTSIDE" ENGINEERED WOOD LAP SIDING FACTORY FINISHED COLOR TBD
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E03	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
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246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE



RE4ORM ARCHITECTURE



246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE



RE4ORM ARCHITECTURE



246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE



RE4ORM ARCHITECTURE



CITY OF SARATOGA SPRINGS

PLANNING BOARD

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

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AMY DURLAND, Alternate
RUTH HORTON, Alternate

August 18, 2016

Steve Rowland, Chair
Design Review Commission
City Hall
474 Broadway
Saratoga Springs, NY 12866

RE: PB#16.023 and 16.024- SEQR lead agency request for Fairfield Inn Suites, 176 S. Broadway, proposed 89-room Hotel

Dear Steve:

At its July 28, 2016 meeting, the Planning Board initiated special use permit and site plan review of a proposed 89 room hotel project at 176 S. Broadway. At this meeting and in accordance with 6 NYCRR Part 617.6, the Saratoga Springs Planning Board identified this as an Unlisted action under SEQR. Also at this meeting, the Saratoga Springs Planning Board initiated SEQRA coordinated review of this proposed action and unanimously approved (7-0) a motion to seek lead agency status for this review.

This project is located within an Architectural Review district. Therefore the DRC has been identified as an involved agency. Attached for your review is a copy of the Part 1 Long Environmental Assessment Form and plans.

The Planning Board recognizes the valuable expertise and experience of the DRC and would welcome input from the DRC in the early stages of this application review. We also recognize that the proposed project is within the South Broadway corridor - an important gateway to the City. This area has been slated for redevelopment and establishment of a neighborhood center, the subject of a Gateway Action Program of Saratoga (GAPS) study and other efforts by the City and other parties. Upon initial review, the Planning Board voiced a number of concerns and identified additional information they would like to receive related to the structure, site layout, and how the site would promote pedestrian streetscape activity and enhance the surrounding neighborhood per the Transect District zoning intent.

Should the DRC wish to defer SEQR lead agency to the Planning Board, we respectfully request DRC input regarding SEQR [Part 2 evaluations](#) of potential impacts on:

- Aesthetic Resources,
- Impact on Historic Resources,
- Consistency with Community Plans, and
- Consistency with Community Character.

In addition, or in relation to above, the following input or recommendations would be very helpful to the Planning Board in their SEQR and project reviews:

1. Mass and scale of the proposed project, especially within context of South Broadway area and substantially improved Thirsty Owl and Green Nurture buildings.
2. Architecture and project details- input reflecting whether architecture will further assist in creating an active streetscape within the public realm along South Broadway.

Pursuant to Part 617.6 of the SEQR regulations, please let me know within 30 days if you have any objections to the Planning Board's request to serve as lead agency.

Sincerely,

A handwritten signature in black ink, appearing to read "Mad. R. Torff". The signature is fluid and cursive, with a large, sweeping initial "M" and a distinct "T" at the end.

Chair



VIEW LOOKING SOUTH

FAIRFIELD INN & SUITES
SARATOGA, NY

215067
09-08-2016



NORTH VIEW

FAIRFIELD INN & SUITES
SARATOGA, NY

215067
09-08-2016

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

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VIEW LOOKING WEST

FAIRFIELD INN & SUITES
SARATOGA, NY

215067
09-08-2016

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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.

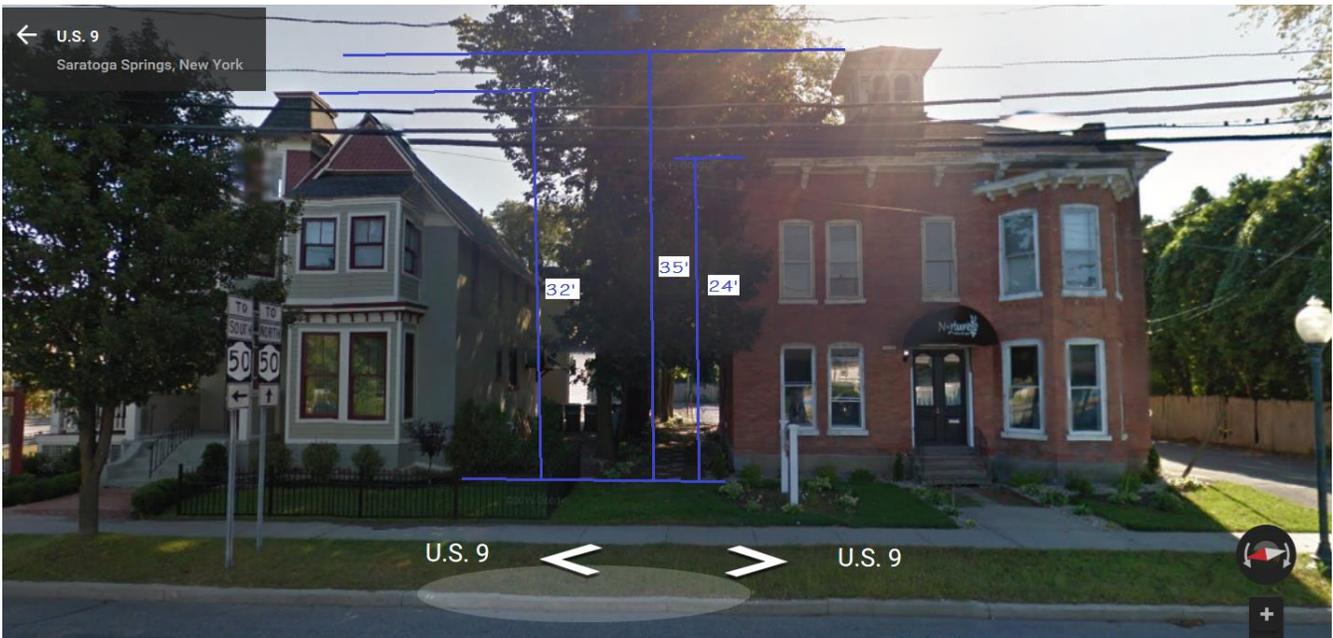
The site has approximately 172 feet of frontage and a curb cut for vehicular access on South Broadway. There is also frontage along Todd Street, Lincoln Avenue, Gurtler Lane (alley) and an unnamed alley from Lincoln Avenue running parallel with South Broadway; however, no access currently exists along 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
165.83 - 2 - 35 & 36

PROPERTY INFORMATION

Property Address/Location: 176 Broadway Tax Parcel #: 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-D-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

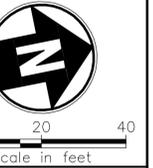
BUILDING FOOTPRINT AREA: 10,000 SF
 BUILDING GROSS FLOOR AREA: 50,000 SF (5 FLOORS)

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.

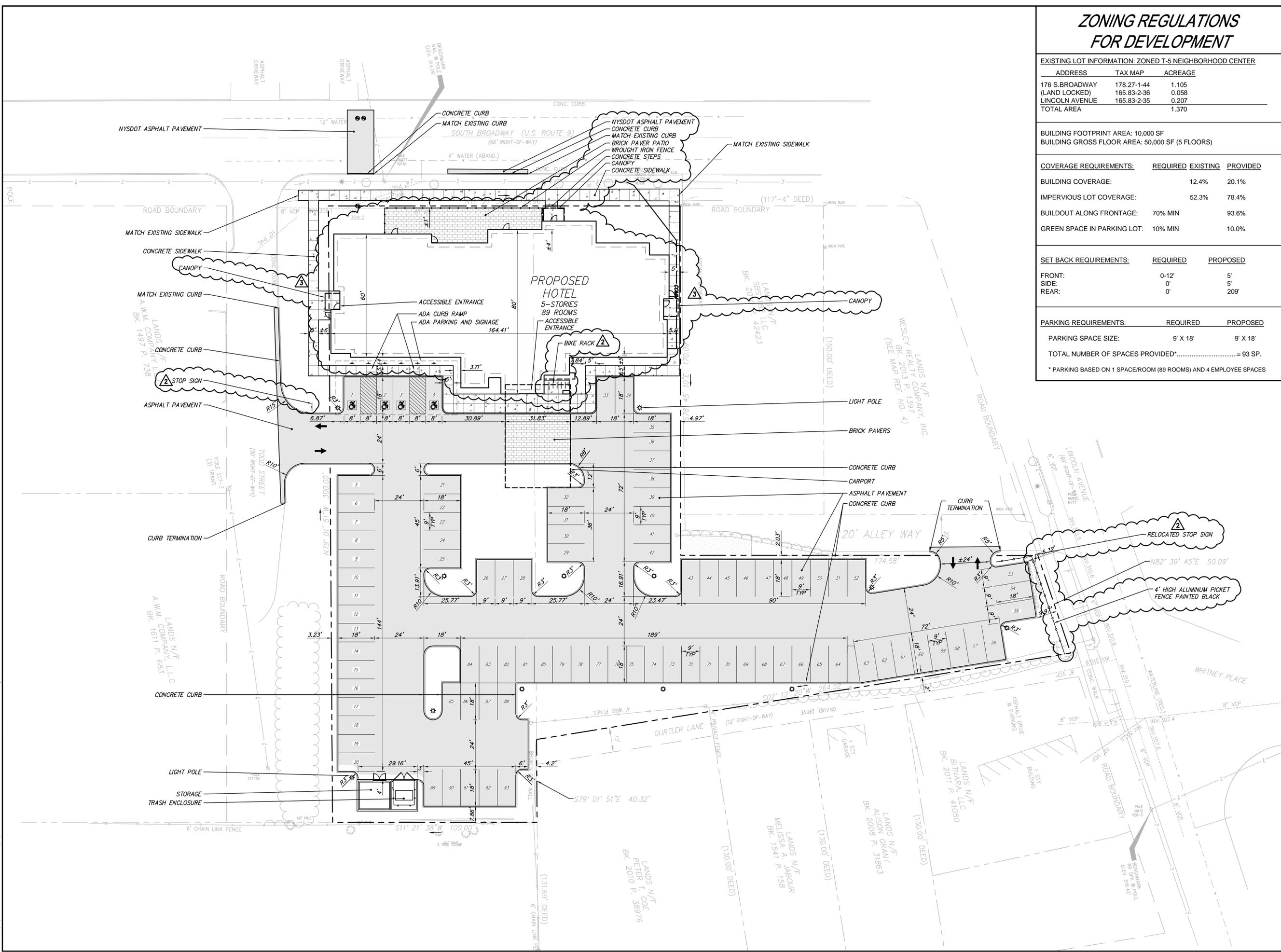
PROPOSED HOTEL
 176 SOUTH BROADWAY
 SARATOGA SPRINGS, NY 12866
 SARATOGA COUNTY

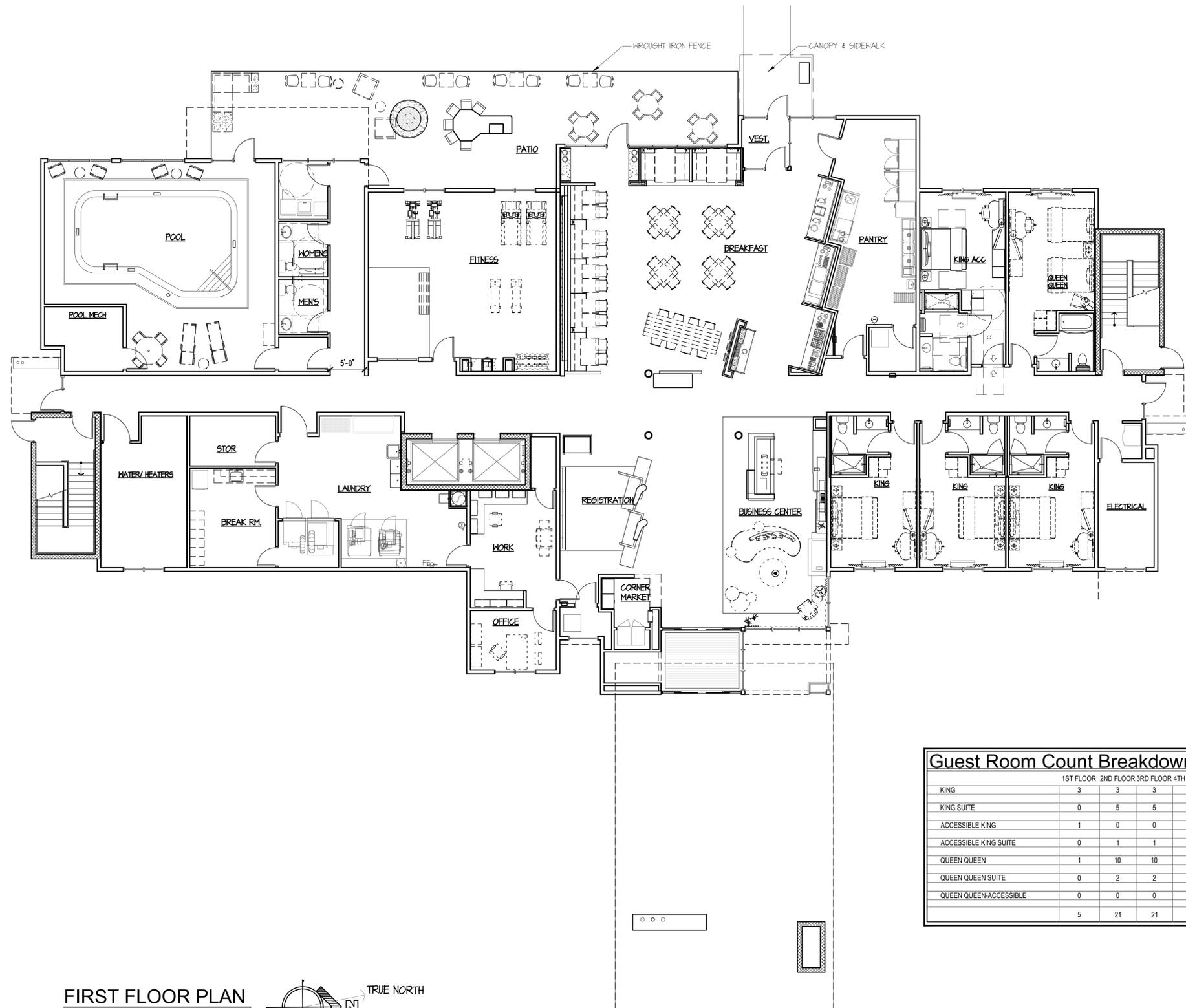
No.	Submittal / Revision	Appr'd. By	Date
1	ADDED STORMWATER MANAGEMENT DETAILS	JFT / PRY	07/29/16
2	ADDED STOP SIGNS, BIKE RACK AND ALUMINUM FENCE	JFT / PRY	07/27/16
3	REVISED BUILDING FOOTPRINT	JFT / PRY	08/09/16

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





FIRST 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

SARATOGA, NY

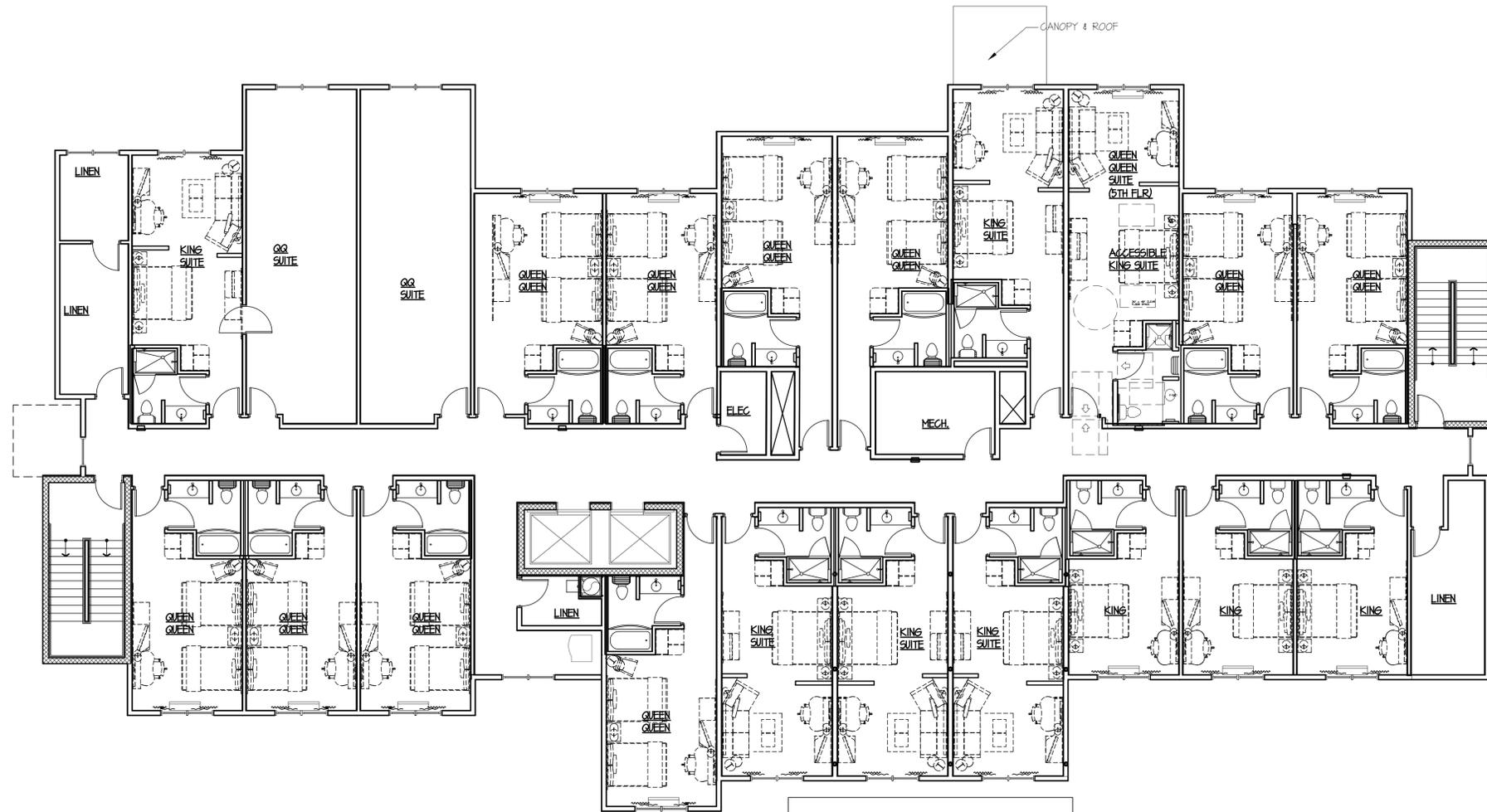
SCHEME "G"

#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

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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

SARATOGA, NY

SCHEME "G"

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



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

FAIRFIELD INN & SUITES

SARATOGA, NY

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07-26-16



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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".

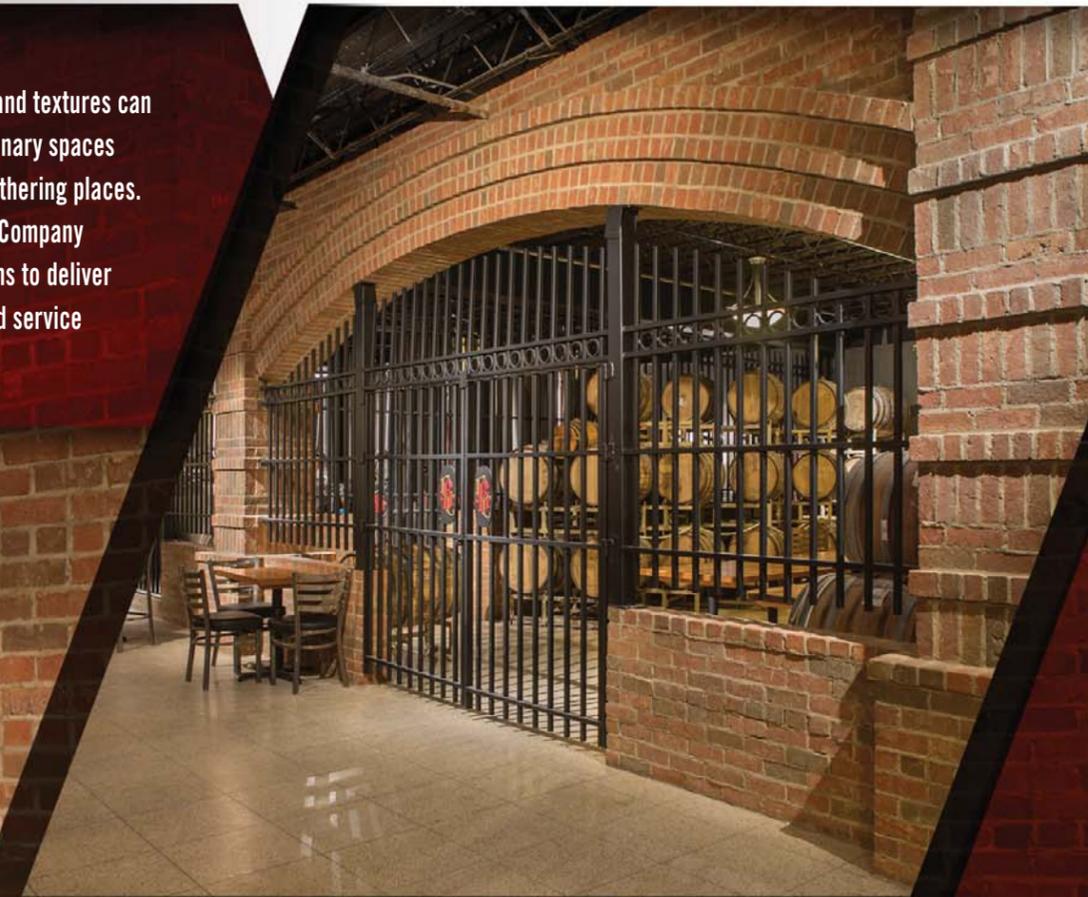


Commercial Buildings

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.

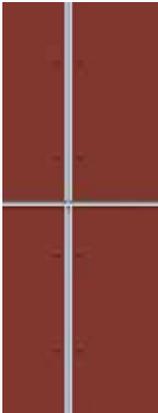
Hardie® Reveal® Panel System

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



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

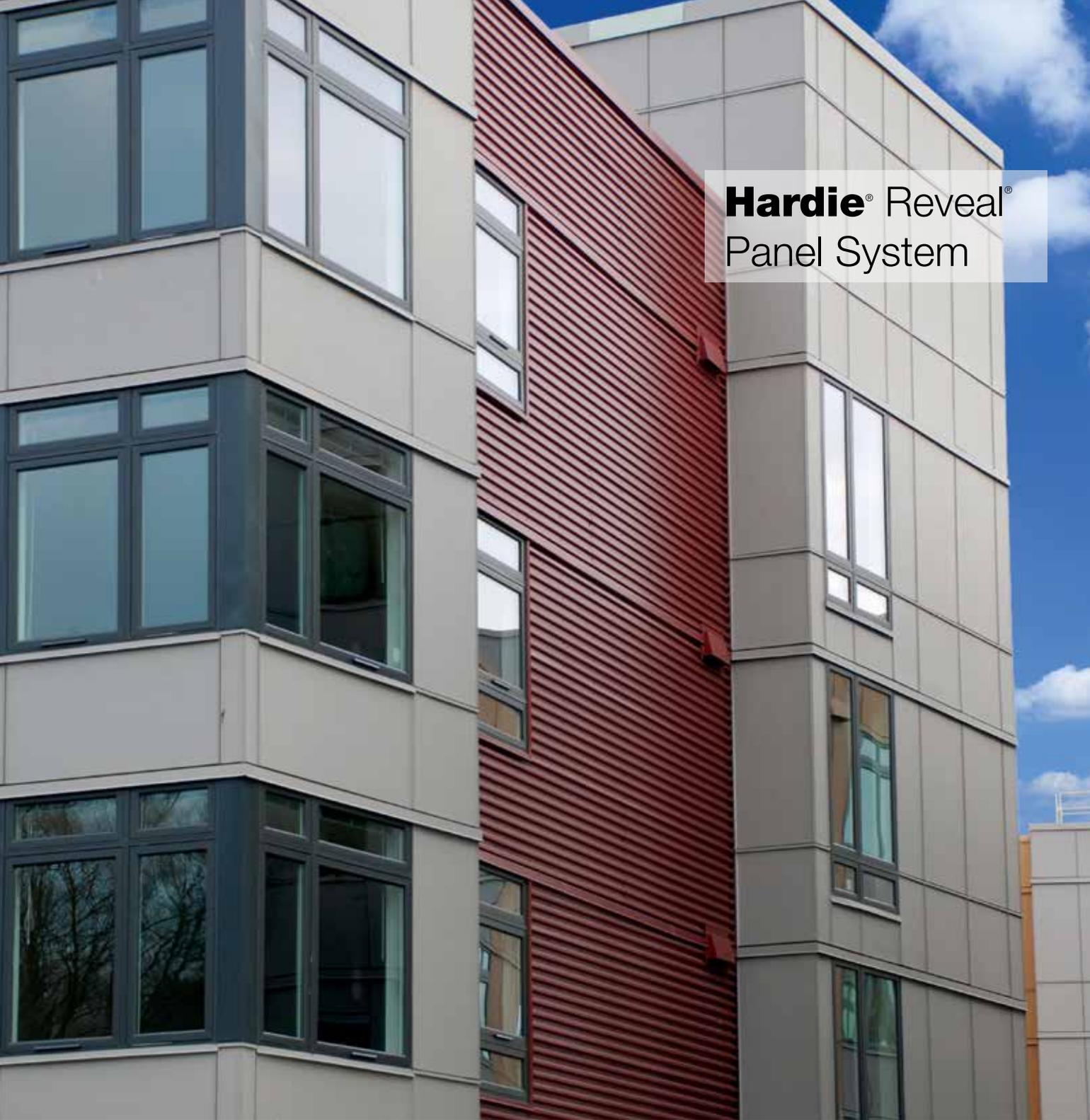
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A system of components specifically developed for multi-family and light commercial construction. If your project calls for a panelized look — the Hardie Reveal Panel system offers the design flexibility you need.

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

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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

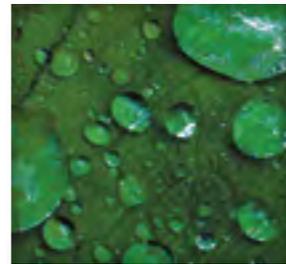
Not all fiber cement is the same. The James Hardie HZ5 product formulation contains the highest quality raw materials. Proprietary additives, combined with an innovative manufacturing process and product design, create a substrate specifically engineered to reduce water absorption and resist damage from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

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®

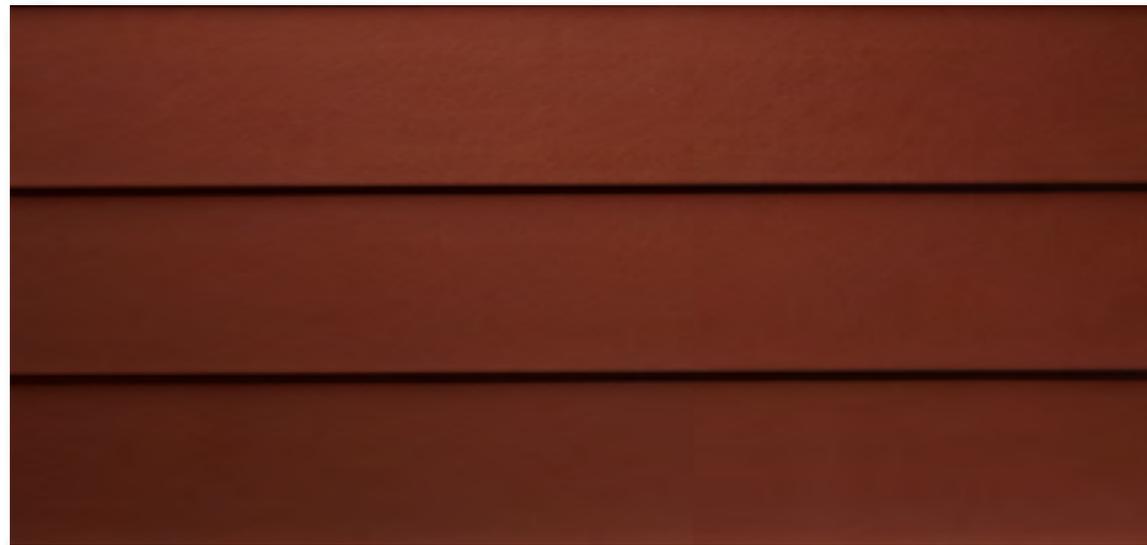
Khaki Brown

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

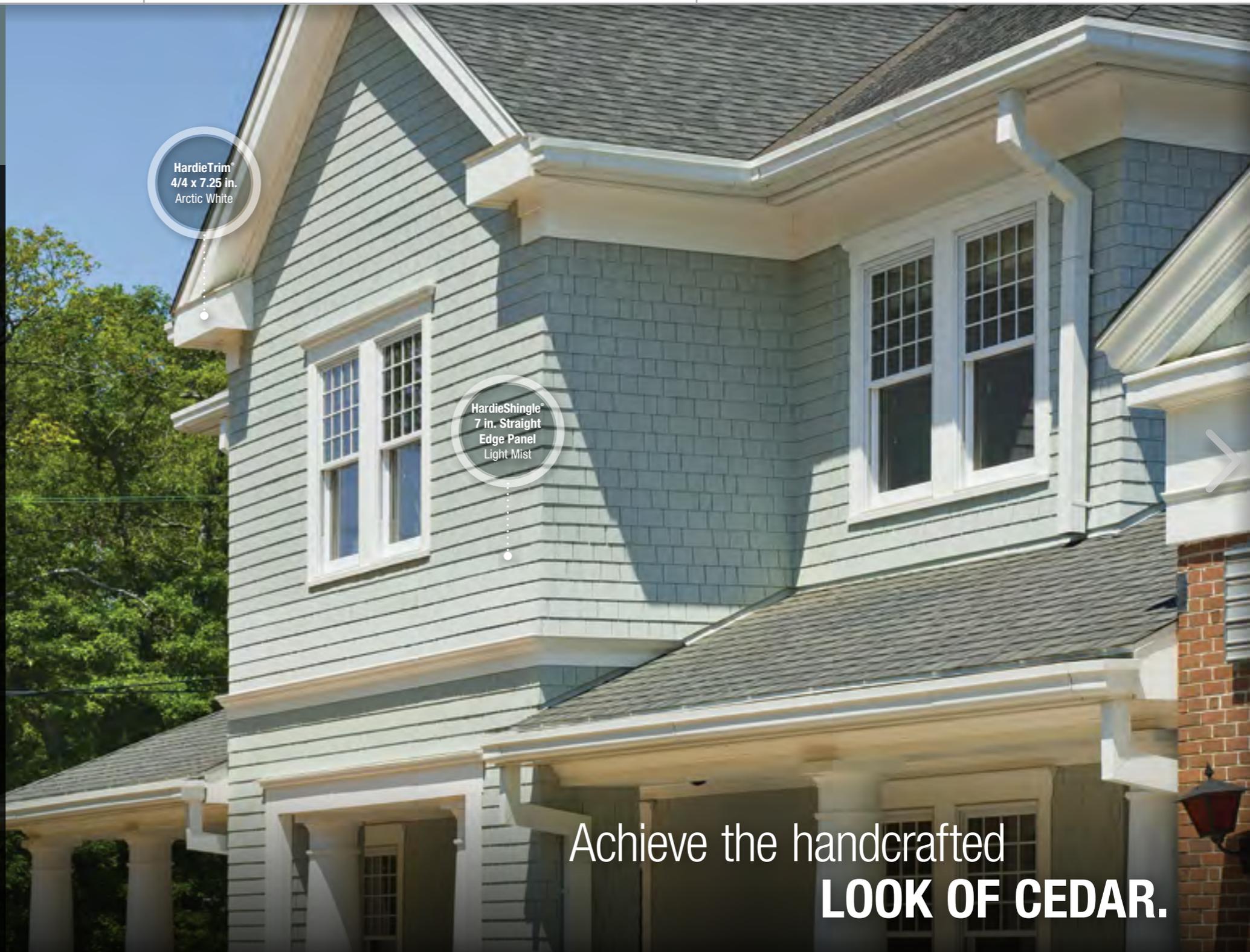
[View all HardiePanel Vertical Siding Products](#)

*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

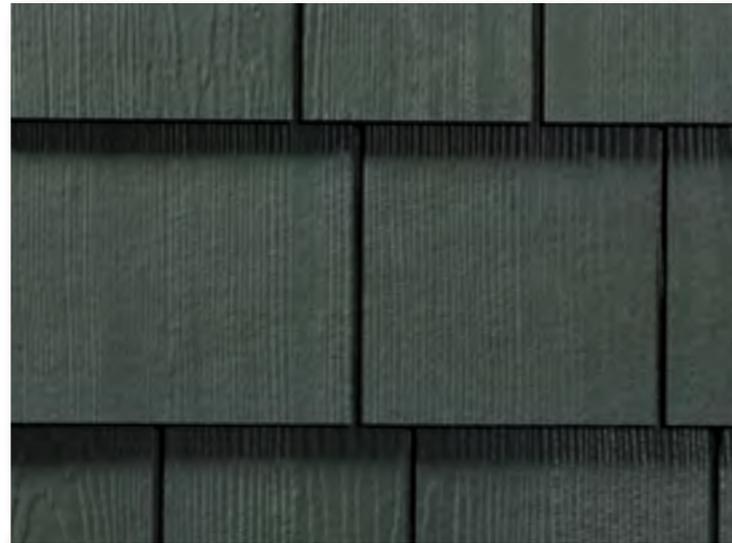
STAGGERED EDGE PANEL

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

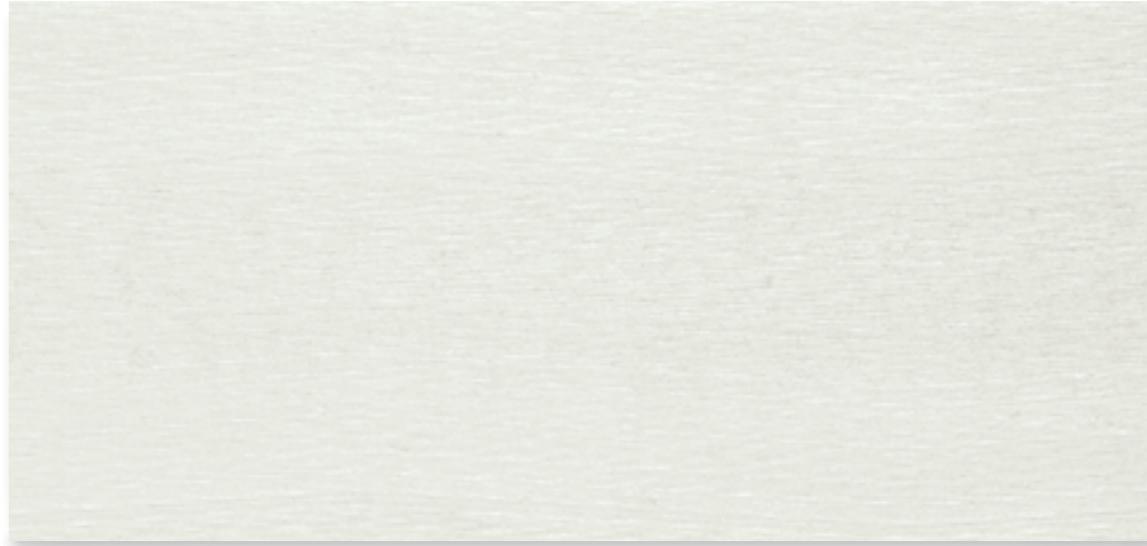
The performance you require
THE DISTINCTIVENESS YOU DESIRE.

● HardieTrim® Boards

HardieTrim® Batten Boards

4/4 NT3® SMOOTH

Arctic White



5/4 NT3® SMOOTH

Arctic White



CROWN MOULDING

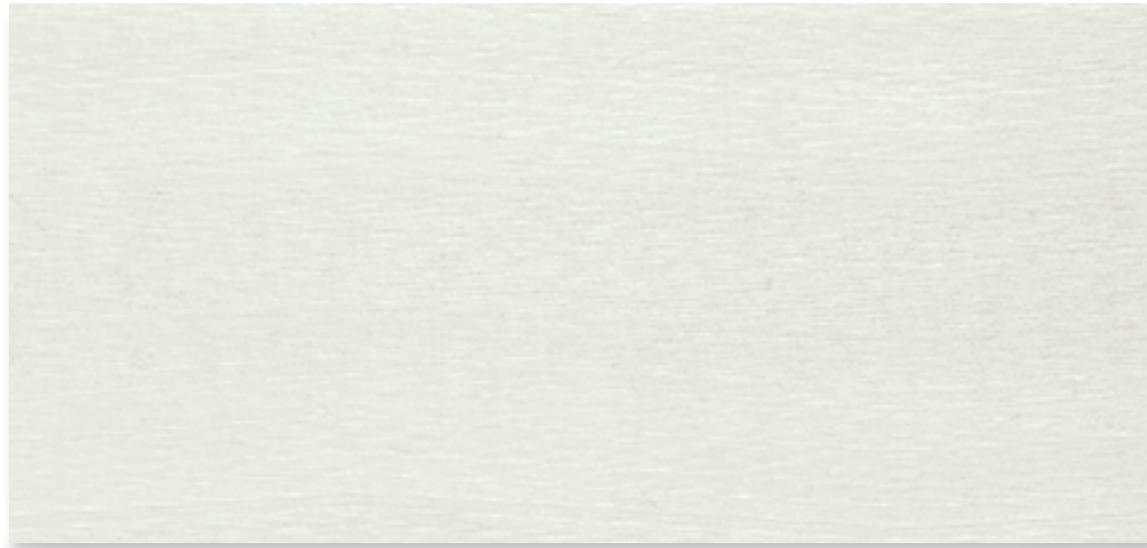
Arctic White



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

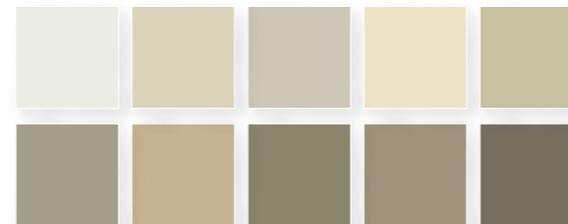


5/4 NT3® SMOOTH

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



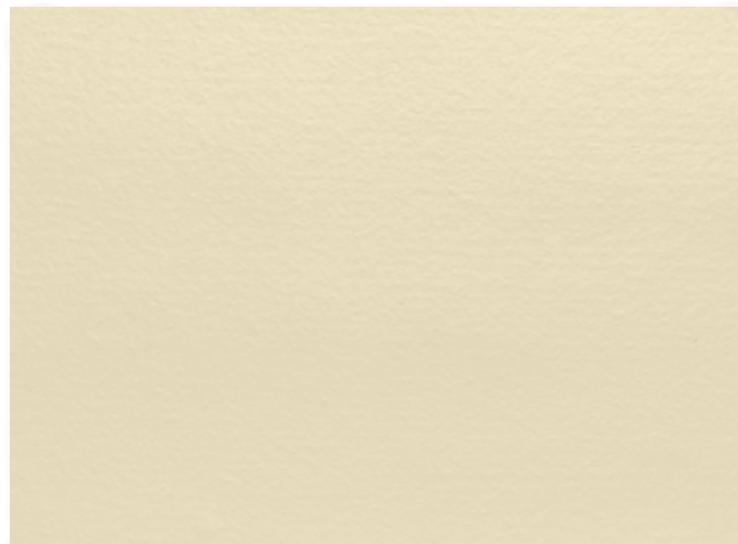
VENTED CEDARMILL®*

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

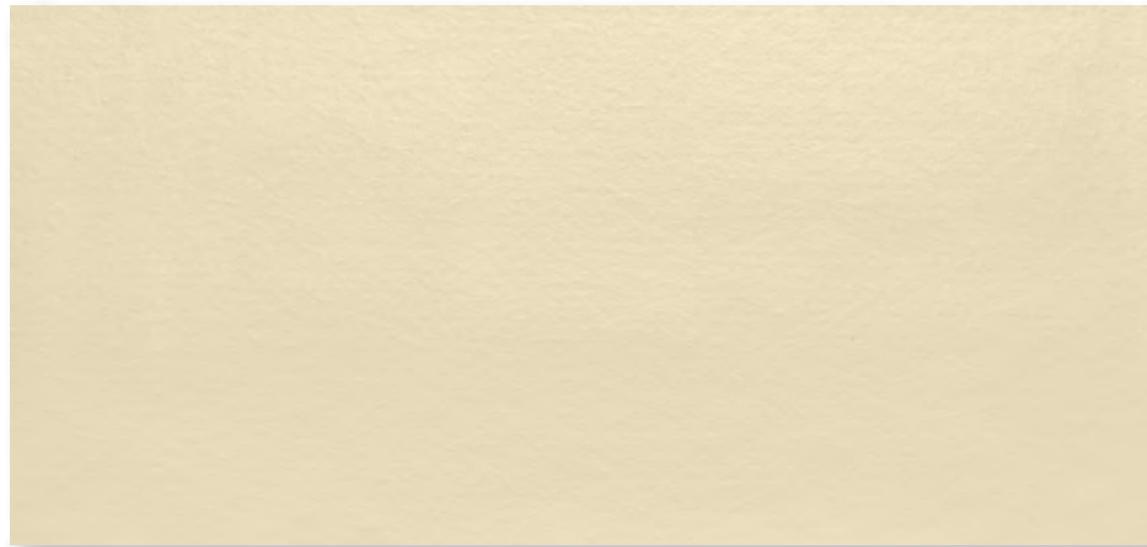
Thickness	1/4 in.		
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
ColorPlus Pcs./Pallet	216	156	108
Prime Pcs./Pallet	200	150	100

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

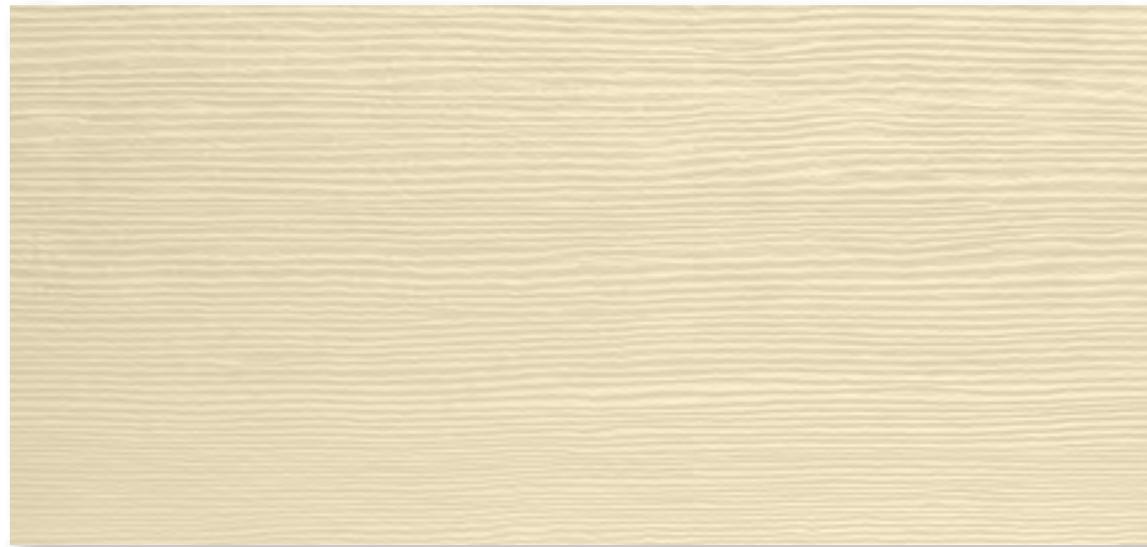
Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	8 ft.**
Width	12 in.	16 in.	24 in.	48 in.
ColorPlus Pcs./Pallet	216	156	108	
Prime Pcs./Pallet	200	150	100	50

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.



Khaki Brown

Cobble Stone

Timber Bark

SUBTLE BLENDS

Cast your homes in
THE MOST ROMANTIC LIGHT.



WARM TONES





COOL TONES

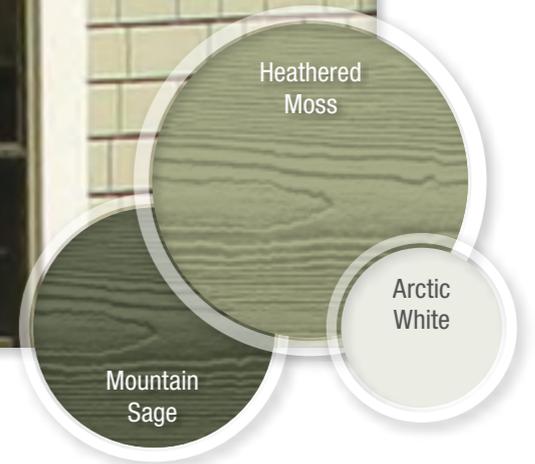
Evening Blue

Arctic White

Boothbay Blue



COMPLEMENTARY



● Plank, Panel, Batten and Shingle Colors

Trim and Soffit Colors

Color Selection



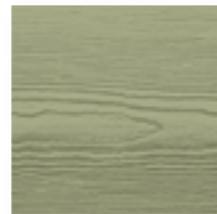
ARCTIC WHITE



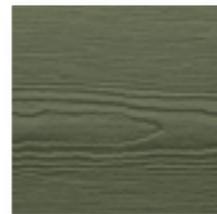
SAIL CLOTH



WOODLAND CREAM



HEATHERED MOSS



MOUNTAIN SAGE



NAVAJO BEIGE



SANDSTONE BEIGE



AUTUMN TAN



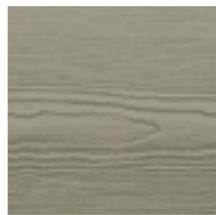
KHAKI BROWN



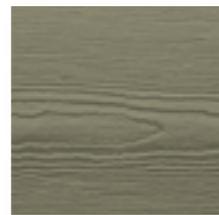
CHESTNUT BROWN



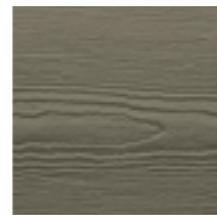
COBBLE STONE



MONTEREY TAUPE



WOODSTOCK BROWN



TIMBER BARK



COUNTRYLANE RED



PEARL GRAY



GRAY SLATE



AGED PEWTER



NIGHT GRAY



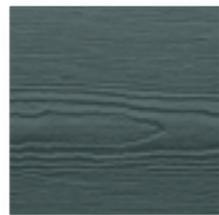
RICH ESPRESSO



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

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RITE AID

PERMIT DRAWINGS

RITE AID #581
90 WEST AVE.
SARATOGA SPRINGS, NY 12866



6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

Sign Code Allows:		Site:		
Sign#	Sign Type:	Qty:	Description:	Comments
1	Channel letters	3	30" Channel letters	
2	Pharmacy	2	20" Pharmacy letters	
3	Pylon	1	12' -0" Pylon	
4	Banner	2	Temporary Coming Soon banner	
5	Aluminum Panel	2	Department Within	
6	Channel letters	1	Drive Thru Pharmacy	
7	Aluminum Panel	1	Clearance 10' -0"	
8	Aluminum Panel	1	Pick Up	
9	Aluminum Panel	1	Drop Off	
10	Aluminum Panel	1	Exit Only	
11	Aluminum Panel	1	Exit Only traffic	
12	Directional	1	Drive Thru Pharmacy with arrow - both sides	
13	Directional	1	Drive Thru Pharmacy with arrow - Thank You For Shopping at Rite Aid	
14	Shield	1	Rite Aid shield cabinet	
Variance Summary / Likelihood:				



STANDARD CODE REVIEW Estimate/Job#: **98147**
Store #: **581**

A.) Project Name: **Rite Aid** Completed By and Date: **8-27-13 / SP**
 Street Address: **90 West Ave**
 Town / City / State / Zip: **Saratoga Springs NY 12866**
 B.) Zoning Office / contact for zoning information: City Town Township Village County State
 Jurisdiction: **City of Saratoga Springs**
 Contact: **Deborah Wertheim 518-587-3550 x 2533 / Susan Barden, Senior Planner x 2493**
 C.) Zoning Classification for property: **T-5 Transect Zone 5 Neighborhood Center**
 D.) Will code be changing anytime soon? **No**
 Notes:

WALL SIGNS

1.) Square footage of wall signage allowed: **Not to exceed 2 sq. ft. for each linear foot of building frontage or a total of 100 sq. ft., whichever is less.**
 2.) How many elevations are wall signs allowed on? **One (1) wall sign per street frontage**
 3.) If signs are allowed on rear or sides of building, is the square footage deducted from the front elevation? **No**
 4.) How is square footage to be calculated? **Entire area within a continuous perimeter enclosing the extreme limits of sign display, including any frame or border. The sign structure shall be included if designed as integral to the sign display. The calculation for a double-faced sign shall be the area of one face only.**
 5.) Are design elements or logos a part of the square footage calculation? **Yes**
 6.) May signs be internally illuminated? **All backlit signs shall have a dark background. Only the letters and/or message area of the sign shall be illuminated.**
 7.) Any restrictions to the location of the sign on the wall other than being located on the wall, below eaves, or on the parapet? **Wall signs shall not extend beyond the ends, or over the top, of the walls to which it is attached. Wall signs shall not extend above the first floor level of the building**
 8.) Maximum projection for wall signs: **Electric wall signs may extend a total of 14 inches from the face of the building to accommodate a code-required transformer box but that box shall not extend more than 8 inches from the building.**
 Notes:

POLE/PYLON SIGNS

1.) Square footage of pole/pylon signage allowed per sign face for a double-faced sign: **24 Sq. Ft.**
 2.) Quantity: **One (1)**
 3.) Maximum height for pole/pylon: **12 feet**
 4.) Minimum clearance below pole/pylon? **Signs that extend over a pedestrian walkway or driveway must have a minimum 10 foot vertical clearance from the ground.**
 5.) Are design elements or logos a part of the square footage calculation? **Yes**
 6.) May signs be internally illuminated? **Yes. All backlit signs shall have a dark background. Only the letters and/or message area of the sign shall be illuminated.**
 7.) Landscaping requirements:
 8.) Address number to be included?
 9.) Set-back from right-of-way or property line/vision triangle: **No sign shall be placed within 150 feet of a signalized, or within 50 feet of an unsignalized, street intersection so as to cause a traffic hazard at the intersection. A freestanding sign shall not be located within 50 feet of another freestanding sign. A freestanding sign shall not extend into the public right-of-way or extend beyond the property lines.**
 Notes:

STANDARD CODE REVIEW - Continued Estimate/Job#: **581** **98147**

A.) Project Name: **Rite Aid** Completed: **8-27-13 / SP**

ENGINEERING

1.) Are signed/sealed Engineering drawings required: For wall signs? **No** For Freestanding signs? **Yes**
 2.) Calculations and drawings both required? **Both**
 3.) How many sets required? **Two (2)**
 4.) Building Code/Year: **2010 New York State Building Code**
 5.) Electrical Code/Year: **NFPA 70**
 6.) Wind loads/Exposure: **90 MPH w/ 3 sec gusts**
 7.) Special inspections noted on drawings from engineer: **Per Engineer**
 Notes:

VARIANCES

1.) Are variances considered? _____ Yes No
 2.) Variance fees and costs? **\$500.00 + fees for advertising**
 3.) Application deadline? **Must be submitted to the Building Inspector, Room 10, City Hall, at least 4 weeks prior to the next Zoning Board meeting. See attached schedule for application deadlines and meeting dates.**
 4.) Process, how often are the meetings, and the number of meetings? **Zoning Board of Appeals meets twice a month**
 5.) Forms and contact information: **Application for Appeal to Zoning Board / Contact Susan Barden Senior Planner (ZBA) (518) 587-3550 x2493**
 Notes: **Applicant must be the property owner(s) or lessee. Applicants are required to mail a copy of the public hearing legal notice to all property owners**

DIRECTIONAL SIGNS

1.) Number of directional's allowed: **Not specified** 2.) Maximum square footage: **4 sq. ft.**
 3.) Maximum height: **4 feet** 4.) Set-back:
 5.) Illumination allowed? **Yes** 6.) Custom logo: **Business names or logos not permitted**
 7.) Permit required? **No**
 Notes:

ELECTRONIC MESSAGE CENTERS/ READER BOARDS

1.) EMC's allowed: **Not allowed** 2.) Maximum square
 3.) Color restrictions? 4.) Movement restrictions?
 Notes:

AWNINGS AND TEMPORARY SIGNAGE

3.) Temporary Signs: **One on-premise, non-illuminated sign listing the owner, designer and/or contractor where construction or renovation is in progress: maximum 10 sq. ft.**
 Notes:



STANDARD CODE REVIEW - Continued Estimate/Job#: 98147

A.) Project Name: Rite Aid Completed: 8-27-13 / SP

PERMITTING

1.) Process:
 What needs to be done first? **Must apply for variance first if needed. Once variance is approved/denied will then have to apply for review with the Design Review Commission since site is located in an Architectural Review Area within the City.**
For Design Review Commission: Submit completed applications to the Office of Planning & Economic Development, Room 10, City Hall, at least 4 weeks prior to the next DRC meeting. Meetings are held 1st & 3rd Wednesdays of the month. Fee is \$100.00. Rep to be present at this meeting.
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

Can the sign permit be issued before the building permit? **No**
 Other jurisdiction? **No**

2.) Permit application and checklist:
 Planning: **Design Review Commission Application**
 Building: **Application for Sign Permit**
 Number of Sets of Drawings Req'd: **1 original and 9 collated sets for DRC meeting / Two (2) for building**
 Permit application can be mailed? **Yes**

3.) Permitting Process time frame:
 Planning: **Goes thru Design Review Commission for approval. If needed, apply for Variance first thru ZBA then goes to DRC**
 Building:
 Counter Service Available? **No**

4.) Permit application fees:
 Planning: **\$100.00 for Design Review Commission**
 Building: **Sign permit fee of \$100.00 (check made payable to Commissioner of Finance), must accompany application.**

5.) Length of time the permit will be valid: **6 months**

SIGN MARKINGS

- | | | |
|---|---|---|
| <input type="checkbox"/> Electrical Hook-up included with Sign Permit | <input checked="" type="checkbox"/> Property Owner Information | <input checked="" type="checkbox"/> UL label visible after installation |
| <input checked="" type="checkbox"/> Electrical Permit Req'd by Licensed Electrician | <input checked="" type="checkbox"/> Property Owner Signature on Application | <input checked="" type="checkbox"/> Disconnect visible after installation |
| <input type="checkbox"/> Building/Structural Permit Req'd | <input checked="" type="checkbox"/> Subcontractor Information | <input type="checkbox"/> Permit number and/or tag |
| <input checked="" type="checkbox"/> Sealed Engineering Req'd | <input checked="" type="checkbox"/> Subcontractor Signature on Application | <input type="checkbox"/> Sign owner information |
| <input checked="" type="checkbox"/> Owner/Agent Letter of Authorization | <input type="checkbox"/> List of UL numbers | <input type="checkbox"/> Sign manufacturer information |

5.) Is a permit required to reface or change faces in an existing sign with no changes to the support structure, electrical, or cabinet?
 Notes:

INSTALLATION

1.) Inspections Required? **Footing / Final / Electrical**
 Is the original permit required to be on site for inspections? **Yes**
 Any Special/Third Party Inspections Required? **No**
 Contact and advance notice requirements: **(518) 587-3550 Building Department**

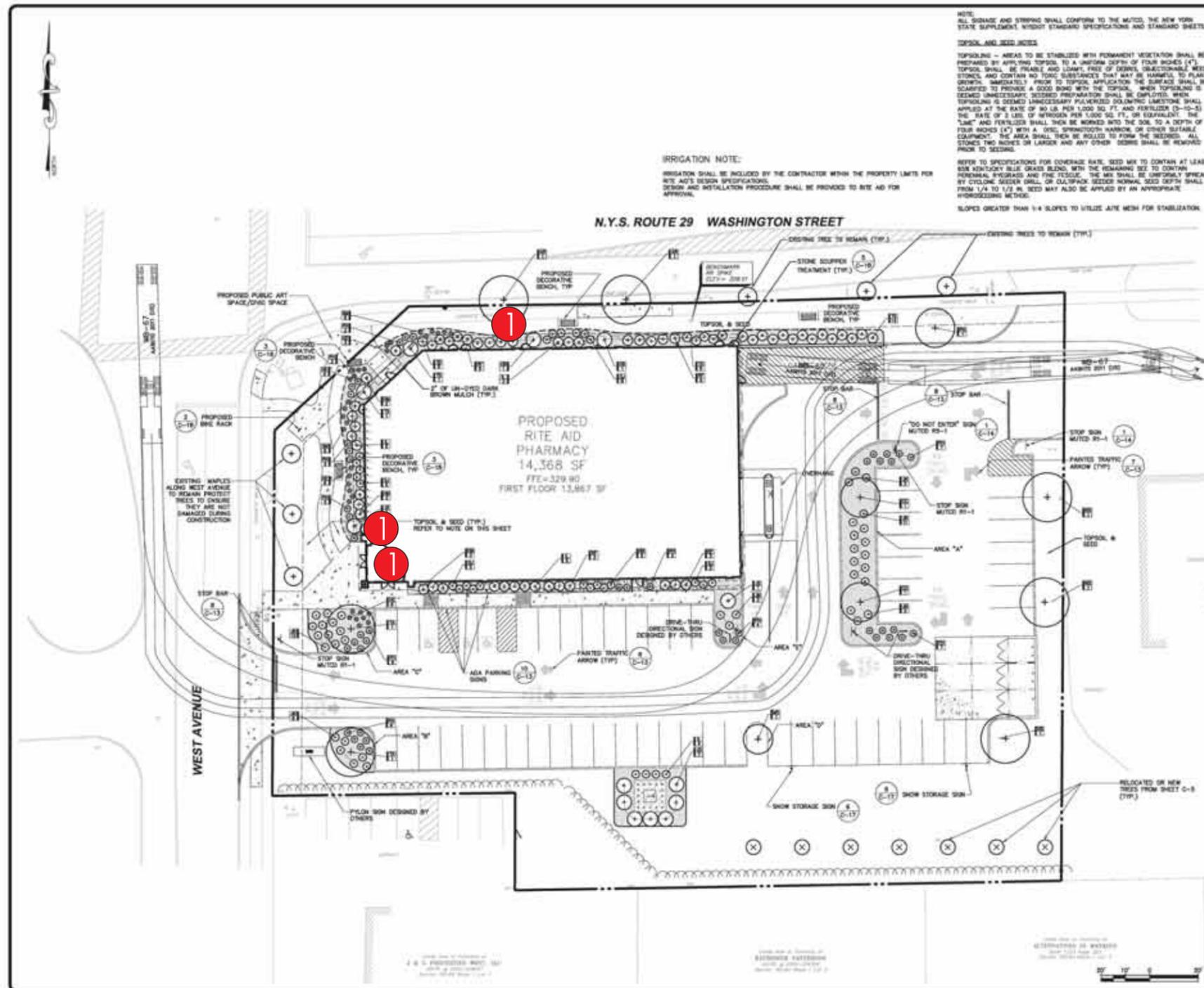
2.) Commercial Sign Installer Requirements:

<input type="checkbox"/> State License	<input type="checkbox"/> Bonding	<input checked="" type="checkbox"/> Sub Required to Pull Permit
<input checked="" type="checkbox"/> Local License or Registration	<input checked="" type="checkbox"/> Insurance	<input checked="" type="checkbox"/> Sub Required for Install
<input checked="" type="checkbox"/> Licensed Electrician Req'd for hook-up	<input checked="" type="checkbox"/> Workman's Compensation	<input type="checkbox"/> Jones Sign Can Pull Permit
<input type="checkbox"/> Out-of-State Contractor Allowed		<input type="checkbox"/> Jones Sign Can Install

Notes: **City license required with Insurance**

RECOMMENDATION





NOTE:
ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE MUTCO, THE NEW YORK STATE SUPPLEMENT, MUTCO STANDARD SPECIFICATIONS AND STANDARD SHEETS.

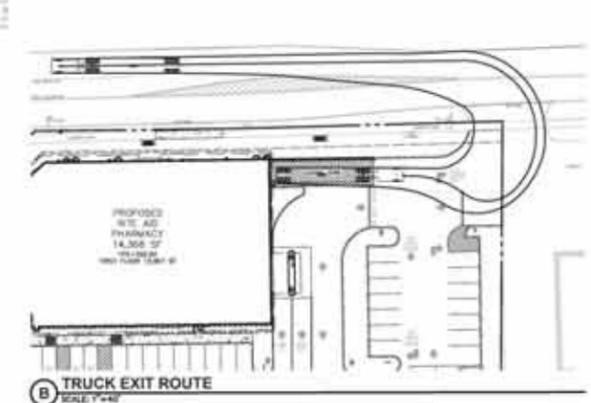
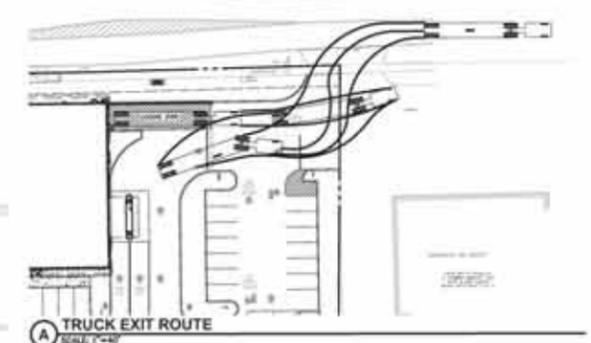
TOPSOIL AND SEED NOTES:
TOPSOILING - AREAS TO BE STABILIZED WITH PERMANENT VEGETATION SHALL BE PREPARED BY APPLYING TOPSOIL TO A UNIFORM DEPTH OF FOUR RICHES (4"). TOPSOIL SHALL BE FRANKLIN AND LOUISIANA FREE OF DEBRIS, UNDESIRABLE WEEDS, STONES, AND CONTAIN NO TOXIC SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION THE SURFACE SHALL BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL. WHEN TOPSOILING IS SEEMED UNNECESSARY, SEEDING PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY, POLYMERIZED SOLOMATIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 80 LB. PER 1,000 SQ. FT. AND FERTILIZER (3-10-5) AT THE RATE OF 2 LB. OF NITROGEN PER 1,000 SQ. FT. OR EQUIVALENT. THE "LIME" AND FERTILIZER SHALL THEN BE WORKED INTO THE SOIL TO A DEPTH OF FOUR RICHES (4") WITH A DISC SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE AREA SHALL THEN BE ROLLED TO FORM THE SEEDBED. ALL STONES TWO RICHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

IRRIGATION NOTE:
IRRIGATION SHALL BE INCLUDED BY THE CONTRACTOR WITHIN THE PROPERTY LIMITS FOR RITE AID'S DESIGN SPECIFICATIONS. DESIGN AND INSTALLATION PROCEDURE SHALL BE PROVIDED TO RITE AID FOR APPROVAL.

REFER TO SPECIFICATIONS FOR COVERAGE RATE. SEED MIX TO CONTAIN AT LEAST 80% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING 20% TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLOPE SEEDER OR EQUIVALENT. SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE AITE MESH FOR STABILIZATION.

PLANT SCHEDULE				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES				
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2" CAL.
CC	2	CERIS SARRACENSIS	EASTERN REDBUD	2" CAL.
FR	1	FRAXINUS 'ACHRODIAE'	FLORING BIRCH	2" CAL.
HS	3	HYDRANGEA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	2" CAL.
IS	1	IRIS BLANCA	WHITE IRIS	8-10"
TS	14	TRIALIA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8-7"
TA	2	TILIA AMERICANA	AMERICAN LILAC	2" CAL.
SHRUBS				
DR	2	DRACOPANUS PTERIS 'BOLEZANO'	JAPANESE FALSECYPRESS	4'-5" F.C.
HM	2	HYDRANGEA PANGOLATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24" F.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT HOLEY	24"-30" F.C.
JA	28	JUNIPERUS PROCUMBENS 'NANA'	SWAMP GARDEN JANIPE	3 GAL. F.C.
JS	2	JUNIPERUS SCOPULORUM 'MOON BLUE'	MOON BLUE JUNIPER	3'-4" F.C.
RF	16	RHOXODENDRON 'YOUNGSHAW'S WHITE'	RHOXODENDRON	18"-24" F.C.
RR	2	ROSA 'RADAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL. F.C.
SP	16	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL. F.C.
TS	16	TRIALIX X MEDIA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	3 GAL. F.C.
TS	2	TRIALIA OOOOONIALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	5'-6" F.C.
PERENNIALS & GRASSES				
HE	20	HEMEROCALLIS 'HAPPY RETURN'	SAXILY	1 GAL. F.C.
PH	40	PERNITETUM 'SARIEL'	SWAMP FOUNTAIN GRASS	2 GAL. 30" O.C.
SA	11	SALVIA 'MAY NIGHT'	PURPLE SAGE	1 GAL. F.C.



PD # 14.057
APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION
ADOPTED _____
CHAIRPERSON _____ DATE _____

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1	12/23/15	SARATOGA SPRINGS PLANNING BOARD SUBMISSION TO PLANNER	AWL	JWE	12/23/15
2	1/23/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AWL	JWE	1/23/16
3	2/23/16	REVISIONS	AWL	JWE	2/23/16

THE ALTERATION OF THIS MATERIAL SHALL BE UNLESS DONE UNDER THE DIRECTION OF A QUALIFIED PROFESSIONAL ENGINEER OR ARCHITECT FOR AN ARCHITECT OR FOR AN ENGINEER OR LANDSCAPE ARCHITECT. A LICENSED LANDSCAPE ARCHITECT IS A VIOLATION OF THE STATE EDUCATION LAW AND/OR REGULATION AND IS A CLASS 'B' MISDEMEANOR.

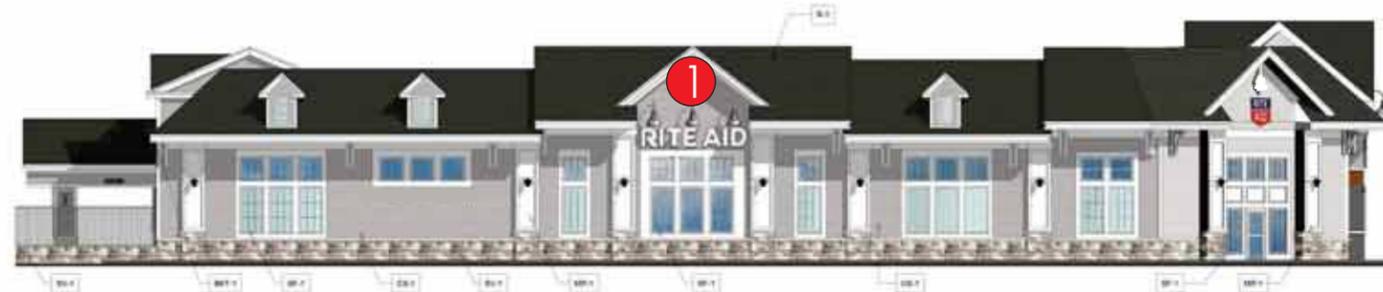
Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.: RAJ-PRJ-16-004-01
DATE: 08/30/16
C-10



6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com



1 NORTH (Faces Washington St.)
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



3 EAST
1/8" = 1'-0"



4 WEST (Faces West Ave.)
1/8" = 1'-0"



PROPOSED RITE AID
 ARCHITECTURAL ELEVATIONS OF A RITE AID
 PHARMACY, 581 WEST AVENUE, SARATOGA SPRINGS, NY 12158
 PREPARED BY: SIGN RESOURCE
 6135 DISTRICT BLVD., MAYWOOD, CA 90270
 800.423.4283 • FAX 323.560.7143
 WWW.SIGNRESOURCE.COM

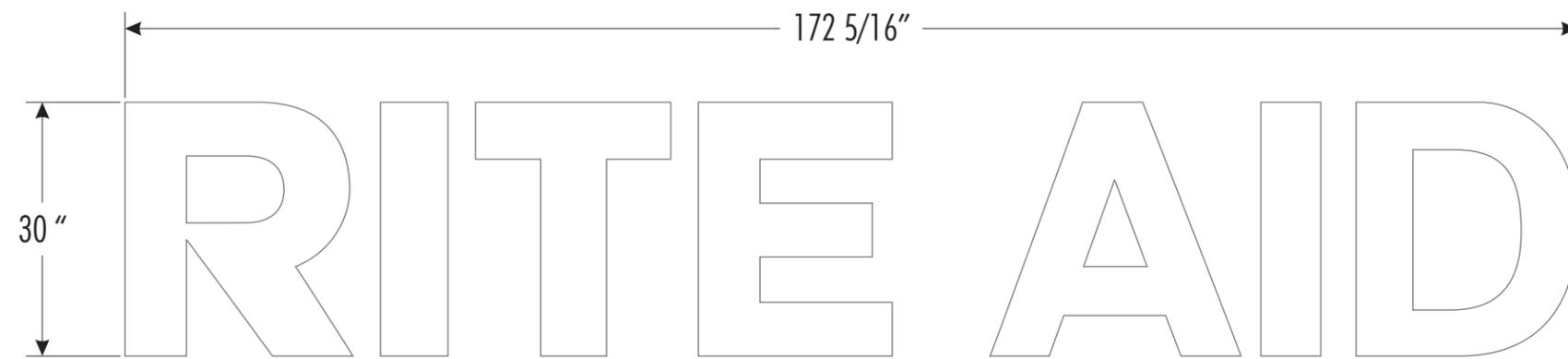
NON-ILLUMINATED

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/30/16	TL	BS
REVISION DESCRIPTION			
INITIAL DRAWING			

PARTS LIST:

ITEM	DECORATION
A	WHITE
B	PAINT TO MATCH PMS 424
C	
D	
E	
F	
MATERIAL LIST	
1	SINTRA
2	
3	
4	
5	



FRONT VIEW



SIDE VIEW

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
30" X 172 5/16" SF NL
SINTRA LETTERS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: CHECKED BY:
BRIAN S.

CLIENT: **RITEAID**

LOCATION:

QUOTE: DATE:

DRAWING/PART # REV. SHEET #
A 7 OF 42

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APPROVAL SIGNATURE **DATE**

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1 NORTH (Faces Washington St.)
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



3 EAST
1/8" = 1'-0"



4 WEST (Faces West Ave.)
1/8" = 1'-0"



PROPOSED RITE AID
 ARCHITECTURAL ELEVATIONS OF A RITE AID
 PHARMACY, 581 WEST AVENUE, SARATOGA SPRINGS, NY 12158
 PREPARED BY: SIGN RESOURCE
 6135 DISTRICT BLVD., MAYWOOD, CA 90270
 800.423.4283 • FAX 323.560.7143
 WWW.SIGNRESOURCE.COM

NON-ILLUMINATED

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/30/16	TL	BS

REVISION DESCRIPTION
INITIAL DRAWING

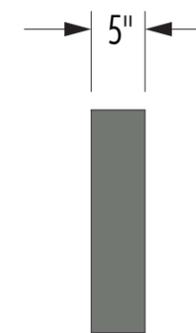
PARTS LIST:

ITEM	DECORATION
A	WHITE
B	PAINT TO MATCH PMS 424
C	
D	
E	
F	

MATERIAL LIST	
1	SINTRA
2	
3	
4	
5	



FRONT VIEW



SIDE VIEW

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID 20" X 161 11/16" SF NL SINTRA LETTERS
VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: **BRIAN S.** CHECKED BY:

CLIENT: **RITEAID**

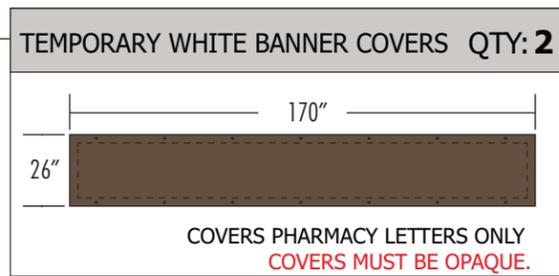
LOCATION:

QUOTE: DATE:

DRAWING/PART # REV. SHEET #
 A 10 OF 42

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PART #: RA0214CVR — **TEMPORARY WHITE BANNER COVERS QTY: 2**



SCALE 1:17
22.46 SF

2

APPROVAL SIGNATURE **DATE**

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

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PYLON IS TO BE SHIPPED OUT AS 1 PIECE

METHOD OF SERVICE IS TBD BY ENGINEERING

LED ILLUMINATION

OPTION #1



6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	12/10/15	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	PAINT TO MATCH "OYSTER WHITE COOL"
B	ARLON 2500-2870 BLUE
C	ARLON 2500-2283 RED
D	WHITE
E	SCOTTISH OAK PANEL
F	DRIFTWOOD MICA COOL 20 PANEL

MATERIAL LIST	
1	ALUMINUM
2	POLES
3	LED ILLUMINATION
4	
5	

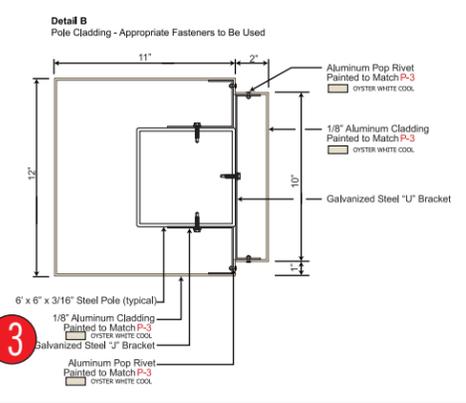
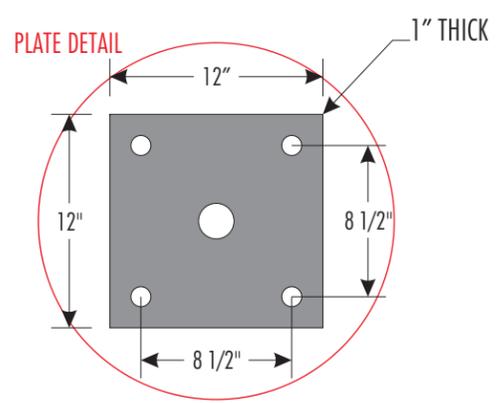
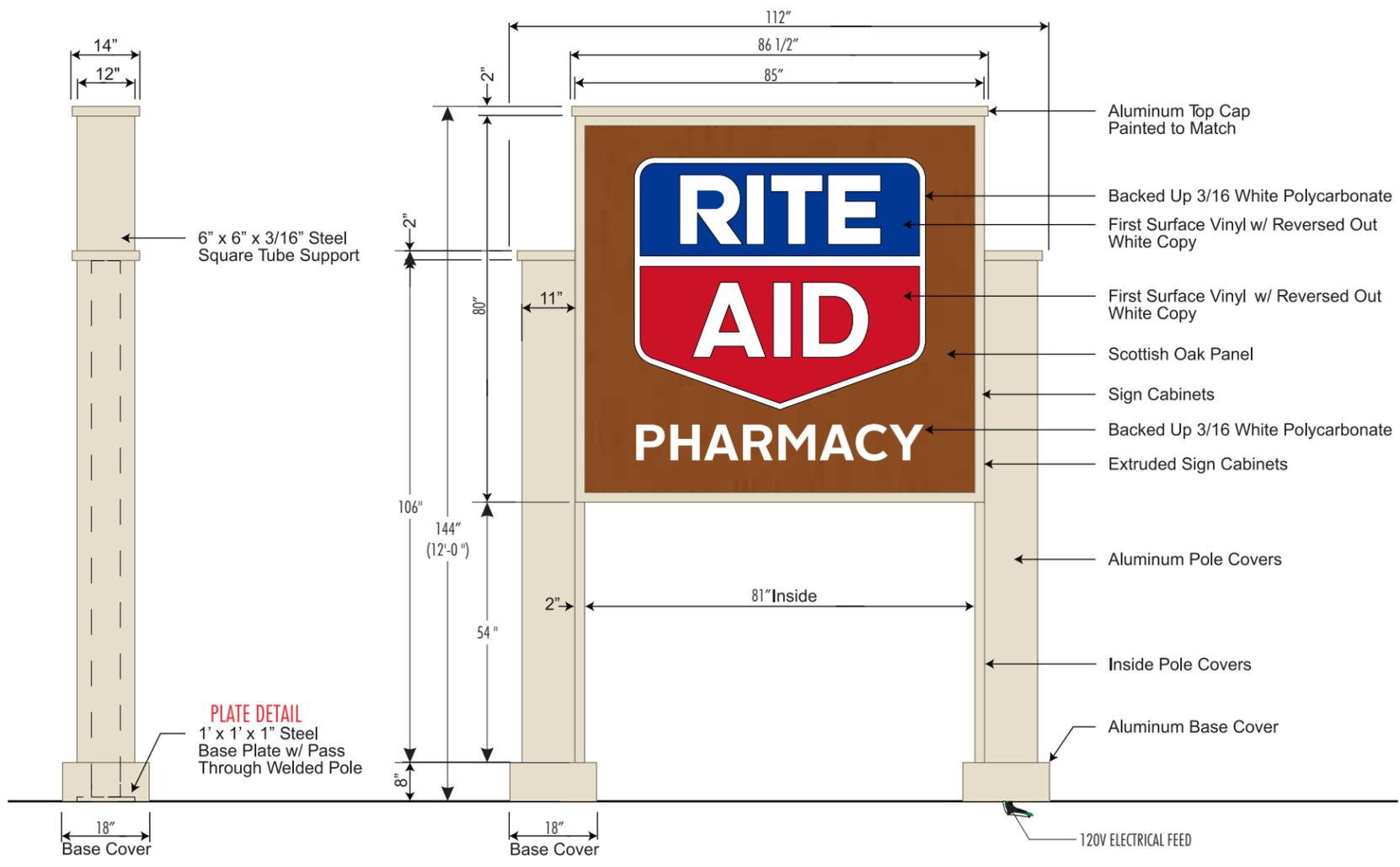
UL THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

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- PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITE AID 12'-0" DF LED IL BTP PYLON SIGN

DRAWN BY: BRIAN S. CHECKED BY:
CLIENT: ENTERPRISE HOLDINGS
LOCATION: MULTIPLE LOCATIONS
QUOTE: DATE: 12/10/15
DRAWING/PART #: RAP12-LED REV. A SHEET # 12 OF 42



Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

APPROVAL SIGNATURE

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

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PYLON IS TO BE SHIPPED OUT AS 1 PIECE

METHOD OF SERVICE IS TBD BY ENGINEERING

LED ILLUMINATION

OPTION #2



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Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/30/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	PAINT TO MATCH "OYSTER WHITE COOL"
B	ARLON 2500-2870 BLUE
C	ARLON 2500-2283 RED
D	WHITE
E	SCOTTISH OAK PANEL
F	DRIFTWOOD MICA COOL 20 PANEL

MATERIAL LIST	
1	ALUMINUM
2	POLES
3	LED ILLUMINATION
4	
5	

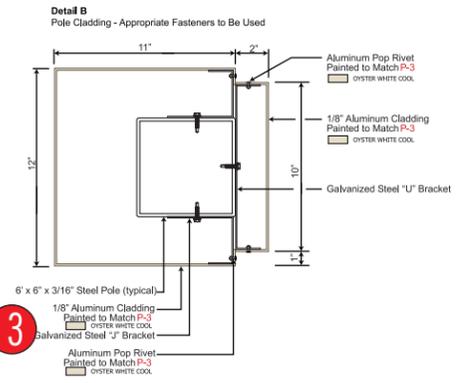
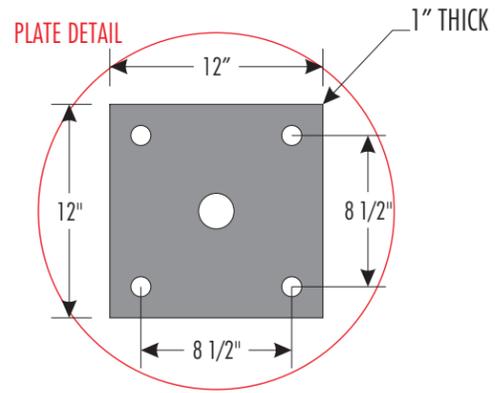
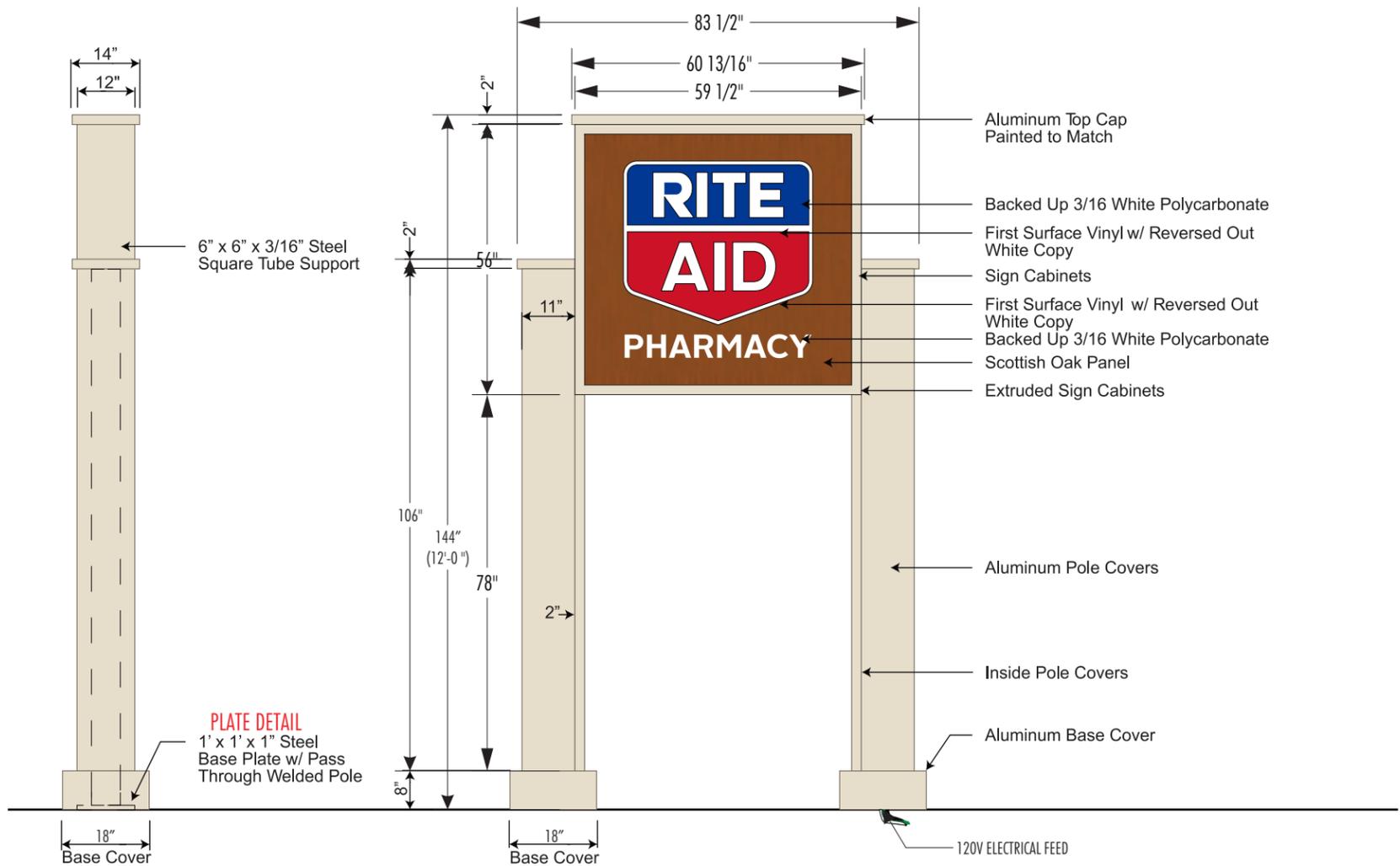
UL THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
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2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
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4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION: RITE AID 12'-0" DF LED IL BTP PYLON SIGN

DRAWN BY: BRIAN S. CHECKED BY:
CLIENT: ENTERPRISE HOLDINGS
LOCATION: MULTIPLE LOCATIONS
QUOTE: DATE: 08/30/16
DRAWING/PART # REV. SHEET #
A 13 OF 42



Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

APPROVAL SIGNATURE

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COVERS MUST BE OPAQUE.



6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/11/15	AH	BS
REVISION DESCRIPTION			
INITIAL DRAWING			

PARTS LIST:

ITEM	DECORATION
A	WHITE (OPAQUE)
B	MATCH Sw6076 TURKISH COFFEE
C	ARLON 2500-2870 BLUE
D	ARLON 2500-2283 RED
E	
F	

MATERIAL LIST

1	PANAGRAPHS III
2	
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
• GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
• CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
• ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION	RITEAID 4' x 8' TEMPORARY SF NL BANNER COVER W/GROMMETS
VOLTAGE:	CIRCUIT: CURRENT: DESIGN LOAD:
DRAWN BY:	CHECKED BY: BRIAN S.
CLIENT:	RITEAID
LOCATION:	

QUOTE:	DATE:	08/11/15
DRAWING/PART #	REV.	SHEET #
RA0408CVR01	A	14 OF 42

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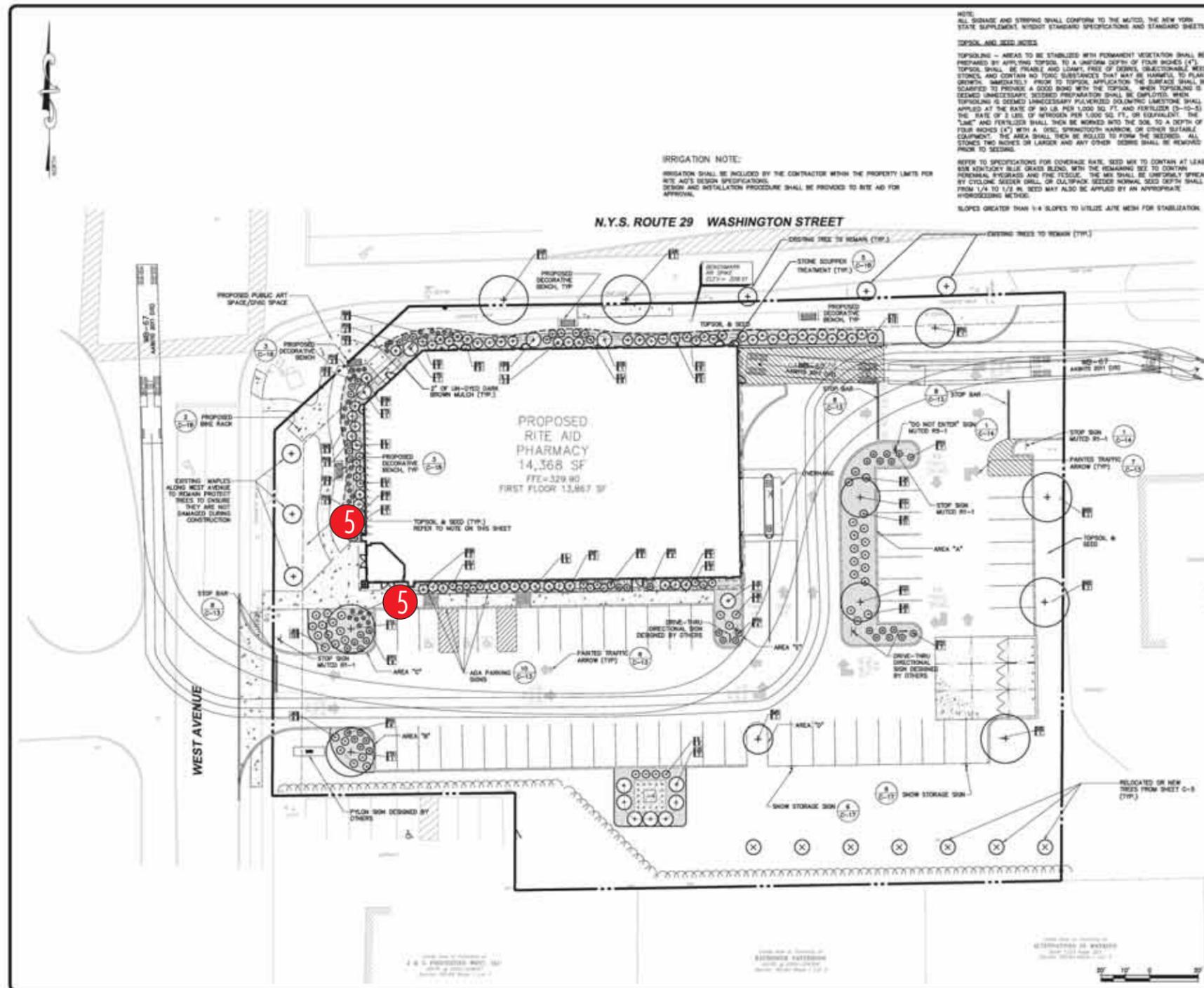


4

32 SF

APPROVAL SIGNATURE _____ DATE _____
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NOTE:
ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE MUTCD, THE NEW YORK STATE SUPPLEMENT, AND/OR STANDARD SPECIFICATIONS AND STANDARD SHEETS.

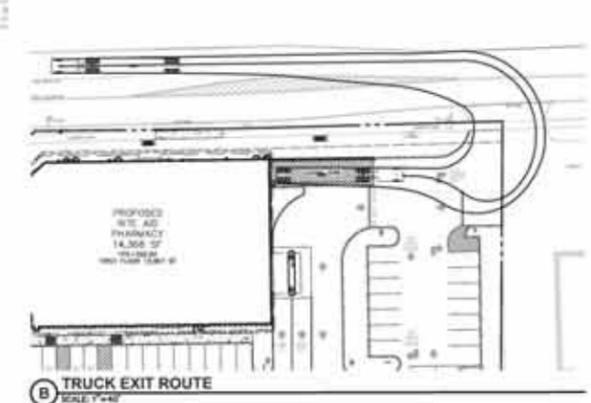
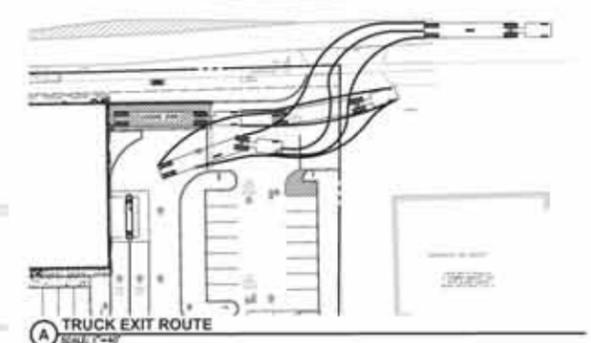
TOPSOIL AND SEED NOTES:
TOPSOILING - AREAS TO BE STABILIZED WITH PERMANENT VEGETATION SHALL BE PREPARED BY APPLYING TOPSOIL TO A UNIFORM DEPTH OF FOUR RICHES (4"). TOPSOIL SHALL BE FREELY AND LOOSELY FREE OF DEBRIS, UNDESIRABLE WEEDS, STONES, AND CONTAIN NO TOXIC SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION THE SURFACE SHALL BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL. WHEN TOPSOILING IS SEEMED UNNECESSARY, SEEDING PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY, POLYMERIZED SOLOMATIC LIMEZONE SHALL BE APPLIED AT THE RATE OF 80 LB. PER 1,000 SQ. FT. AND FERTILIZER (3-10-5) AT THE RATE OF 2 LB. OF NITROGEN PER 1,000 SQ. FT. OR EQUIVALENT. THE "LIME" AND FERTILIZER SHALL THEN BE WORKED INTO THE SOIL TO A DEPTH OF FOUR RICHES (4") WITH A DISC SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE AREA SHALL THEN BE ROLLED TO FIRM THE SEEDS. ALL STONES TWO RICHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

IRRIGATION NOTE:
IRRIGATION SHALL BE INCLUDED BY THE CONTRACTOR WITHIN THE PROPERTY LIMITS FOR RITE AID'S DESIGN SPECIFICATIONS. DESIGN AND INSTALLATION PROCEDURE SHALL BE PROVIDED TO RITE AID FOR APPROVAL.

REFER TO SPECIFICATIONS FOR COVERAGE RATE. SEED MIX TO CONTAIN AT LEAST 80% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING 20% TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLOPE SEEDER OR EQUIVALENT. SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MIX ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE AITE MESH FOR STABILIZATION.

PLANT SCHEDULE				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2" CAL.
CC	2	CERIS SARRACENSIS	EASTERN REDBUD	2" CAL.
WR	1	WALNUS 'ADONIS'	FLORING CRANAPPLE	2" CAL.
WB	3	WYTA ELASTICA	BLACK BIRCH	2" CAL.
FR	1	FRAXINUS	WHITE SPRUCE	8-10'
TS	14	TRIALIA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8-7"
TA	2	TRIALIA AMERICANA	AMERICAN LARIX	2" CAL.
SHRUBS				
DR	2	DRACOPANUS PERSICA 'BOLEZANO'	JAPANESE FALSECYPRESS	4'-5"
HM	2	HYDRANGEA PANGOLATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT HOLEERY	24"-30"
JA	28	JUNIPERUS PROCUMBENS 'NANA'	SWAMP GARDEN JANIPE	3 GAL.
JS	2	JUNIPERUS SCOPULORUM 'MOON BLUE'	MOON BLUE JUNIPER	3'-4"
RF	16	RHOXODENDRON 'YOUNGSHAW'S WHITE'	'RHODOCENDRON	18"-24"
WR	2	ROSA 'RADAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.
SP	16	SPREA 'LITTLE PRINCESS'	LITTLE PRINCESS SPREA	3 GAL.
TS	16	TRIALIS X NEIDA 'YONOPONY'	DOUSE SPREADING YEW	3 GAL.
TS	2	TRIALIA OOOOONALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5'-6"
PERENNIALS & GRASSES				
HE	20	HEMEROCALLIS 'HAPPY RETURN'	SAFFLY	1 GAL.
PH	40	PERNETIUM 'SANGEL'	SWAMP FOUNTAIN GRASS	2 GAL.
SA	11	SALVIA 'MAY NIGHT'	PURPLE SAGE	1 GAL.



PD # 14.057

APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION

ADOPTED _____

CHAIRPERSON _____ DATE _____

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1	12/23/15	SARATOGA SPRINGS PLANNING BOARD SUBMISSION TO PLANNER	AWL	JWE	12/23/15
2	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AWL	JWE	2/3/16
3	2/23/16	REVISIONS	AWL	JWE	2/23/16

THE ALTERATION OF THIS MATERIAL SHALL BE UNLESS DONE UNDER THE DIRECTION OF A QUALIFIED PROFESSIONAL ENGINEER OR ARCHITECT FOR AN ARCHITECT OR FOR AN ENGINEER OR LANDSCAPE ARCHITECT. A LANDSCAPE ARCHITECT IS A VIOLATION OF STATE EDUCATION LAW AND/OR REGULATION AND IS A CLASS "B" MISDEMEANOR.

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.: RA #581
DATE: 08/30/16
C-10



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Website: www.signresource.com



1 NORTH (Faces Washington St.)
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



3 EAST
1/8" = 1'-0"



4 WEST (Faces West Ave.)
1/8" = 1'-0"



PROPOSED RITE AID
 6135 DISTRICT BLVD
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 WWW.SIGNRESOURCE.COM

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	04/07/15	AH	CM

REVISION DESCRIPTION
INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	VINYL 3M 3630-59 DARK BROWN
B	
C	
D	
E	
F	

MATERIAL LIST

1	CLEAR PLASTIC PANEL
2	VINYL COPY
3	
4	
5	

QTY: 1

FIRST SURFACE DECORATION

SCALE 1/2" : 1'-0"

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION	RITEAID 1' X 5' SF NL LEXAN PANEL SIGN
VOLTAGE:	CIRCUIT: CURRENT: DESIGN LOAD:
DRAWN BY:	CHECKED BY: CORY M.
CLIENT:	RITEAID
LOCATION:	MULTIPLE
QUOTE:	216587 DATE: 04/07/2015
DRAWING/PART #	REV. SHEET # RA0105LEX A 17 OF 42

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5

SCALE: 1 1/2" = 1'-0"

APPROVAL SIGNATURE

DATE

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1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



3 EAST
1/8" = 1'-0"



4 WEST (Faces West Ave.)
1/8" = 1'-0"



PROPOSED RITE AID
 ARCHITECTURAL ELEVATIONS OF A RITE AID
 PHARMACY, 6135 DISTRICT BLVD.,
 MAYWOOD, CALIFORNIA, 90270
 PREPARED BY: SIGN RESOURCE
 800.423.4283 • 323.560.7143
 WWW.SIGNRESOURCE.COM

NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE



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800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/30/16	TL	BS

REVISION DESCRIPTION
INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	PAINT TO MATCH PMS 424
B	WHITE
C	
D	
E	
F	

MATERIAL LIST	
1	SINTRA
2	
3	
4	
5	

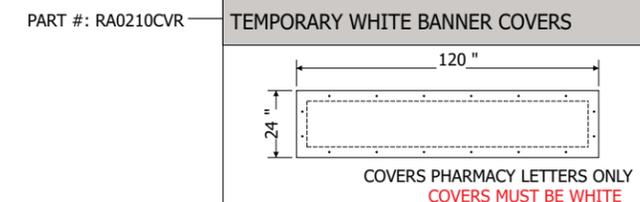


FIRST SURFACE DECORATION

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5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48



6

APPROVAL SIGNATURE _____ **DATE** _____

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DESCRIPTION			
RITEAID 9 3/4" X 167" SF NL SINTRA LETTERS			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY: BRIAN S.		CHECKED BY:	
CLIENT: RITEAID			
LOCATION:			
QUOTE:	DATE:		08/30/16
DRAWING/PART #	REV.	SHEET #	
	A	20 OF 42	

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1 NORTH (Faces Washington St.)
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



3 EAST
1/8" = 1'-0"



4 WEST (Faces West Ave.)
1/8" = 1'-0"



PROPOSED RITE AID
 ARCHITECTURAL ELEVATIONS OF A RITE AID
 PHARMACY, 6135 DISTRICT BLVD.,
 MAYWOOD, CALIFORNIA, 90270
 PREPARED BY: SIGN RESOURCE
 800.423.4283 • 323.560.7143
 WWW.SIGNRESOURCE.COM

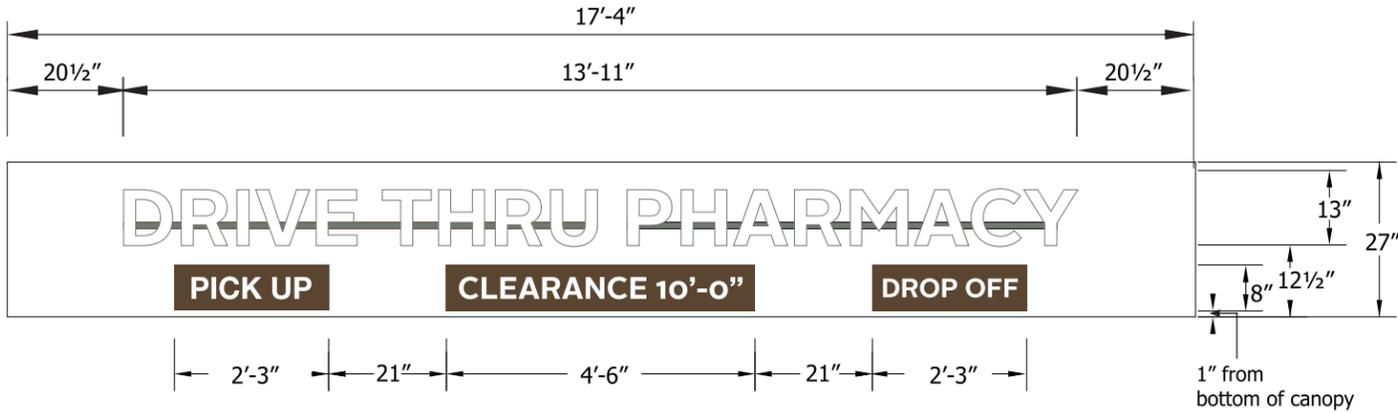
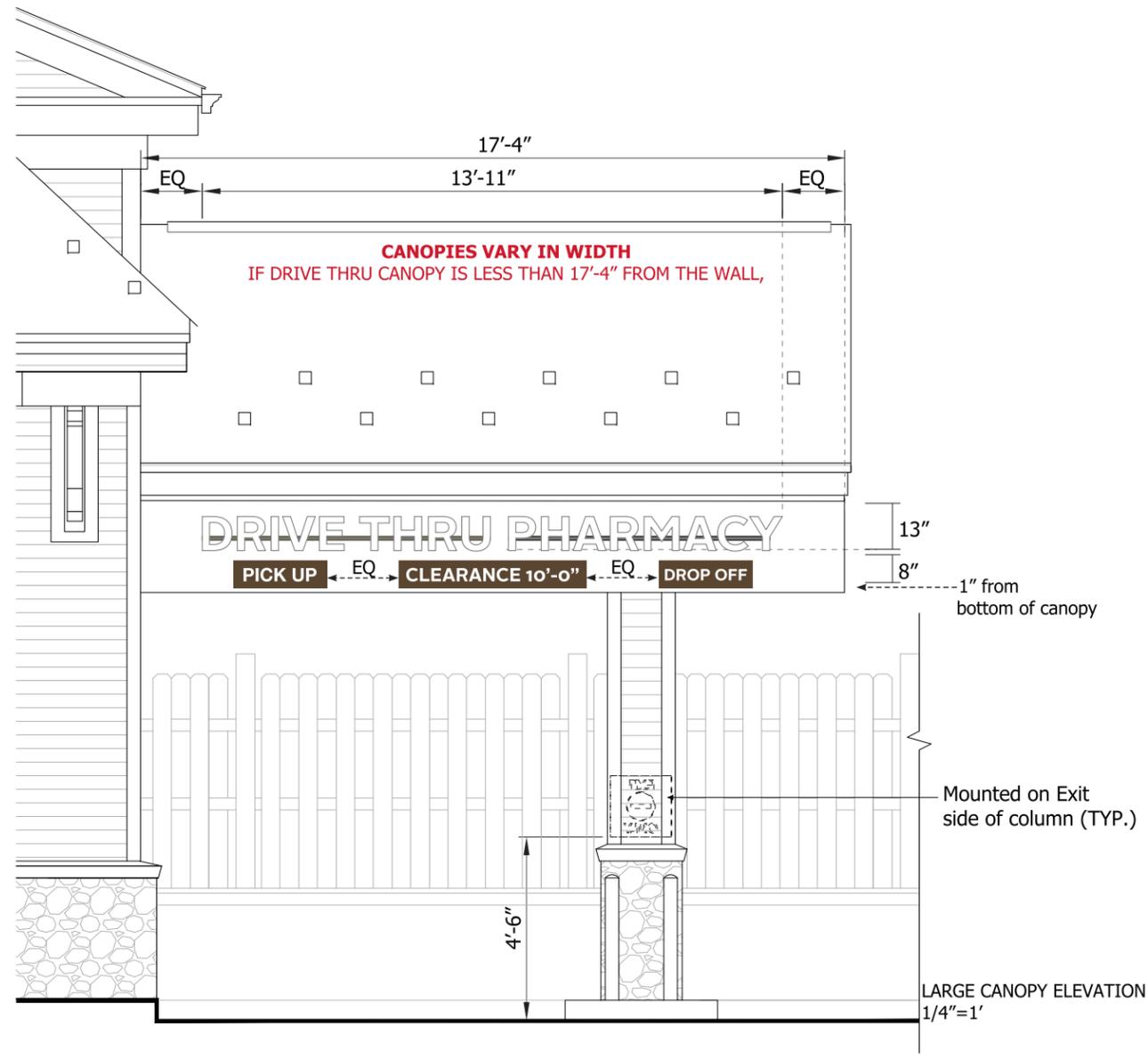
NON-ILLUMINATED DT CANOPY SIGNS QTY:1 Each

54" (4'-6")

RA0854APC10

CLEARANCE 10'-0"

3 SQ FT



- COLOR/FINISHES**
- P-1 MP 42-202 WHITE
 - P-2 RUSTOLEUM 9109 WHITE PRIMER
 - P-3 TO MATCH BM 996 ASHEN TAN
 - P-4 TO MATCH BM 2108-20 SIERRA SPRUCE
 - V-1 ARLON 2500-2870 BLUE
 - V-2 ARLON 2500-2283 RED
 - V-3 CALON 102 WHITE LOW TAC OPAQUE
 - V-4 VINYL 3M-3630-59 DARK BROWN
 - V-5 VINYL 3M-480-10 SCOTCHLITE REFLECTIVE WHITE
 - V-6 VINYL 3M-480-82 SCOTCHLITE REFLECTIVE RED
 - V-7 VINYL TO MATCH BM 0C-41 FRENCH CANVAS

SMALL CANOPY ELEVATION
NTS

CANOPIES VARY IN WIDTH
IF DRIVE THRU CANOPY IS LESS THAN
17'-4" FROM THE WALL,



1 NORTH (Faces Washington St.)
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



3 EAST
1/8" = 1'-0"



4 WEST (Faces West Ave.)
1/8" = 1'-0"



PROPOSED RITE AID
 ARCHITECTURAL ELEVATIONS OF A RITE AID
 PHARMACY, 6135 DISTRICT BLVD.,
 MAYWOOD, CALIFORNIA, 90270
 PREPARED BY SIGN RESOURCE
 8/30/16

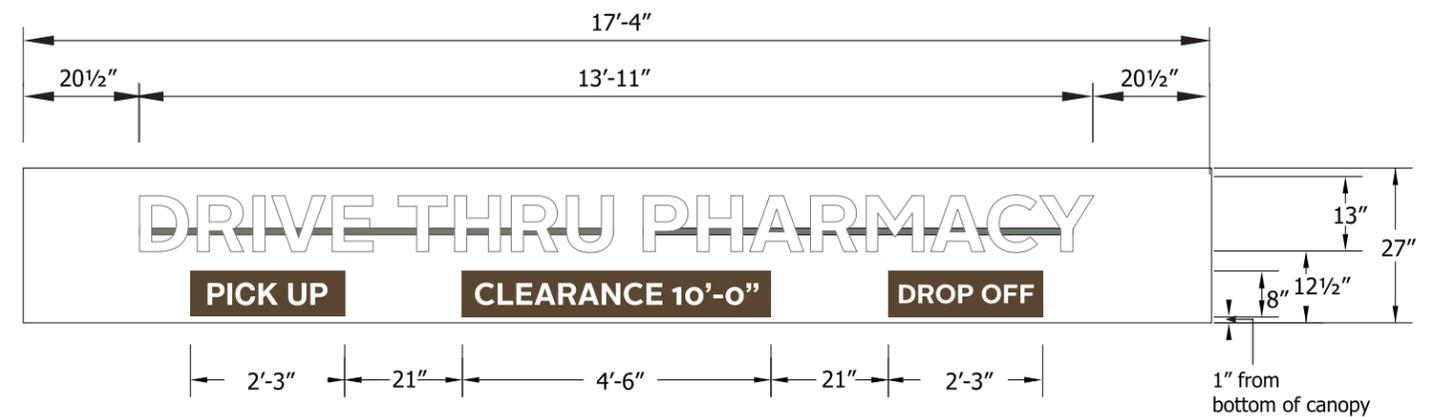
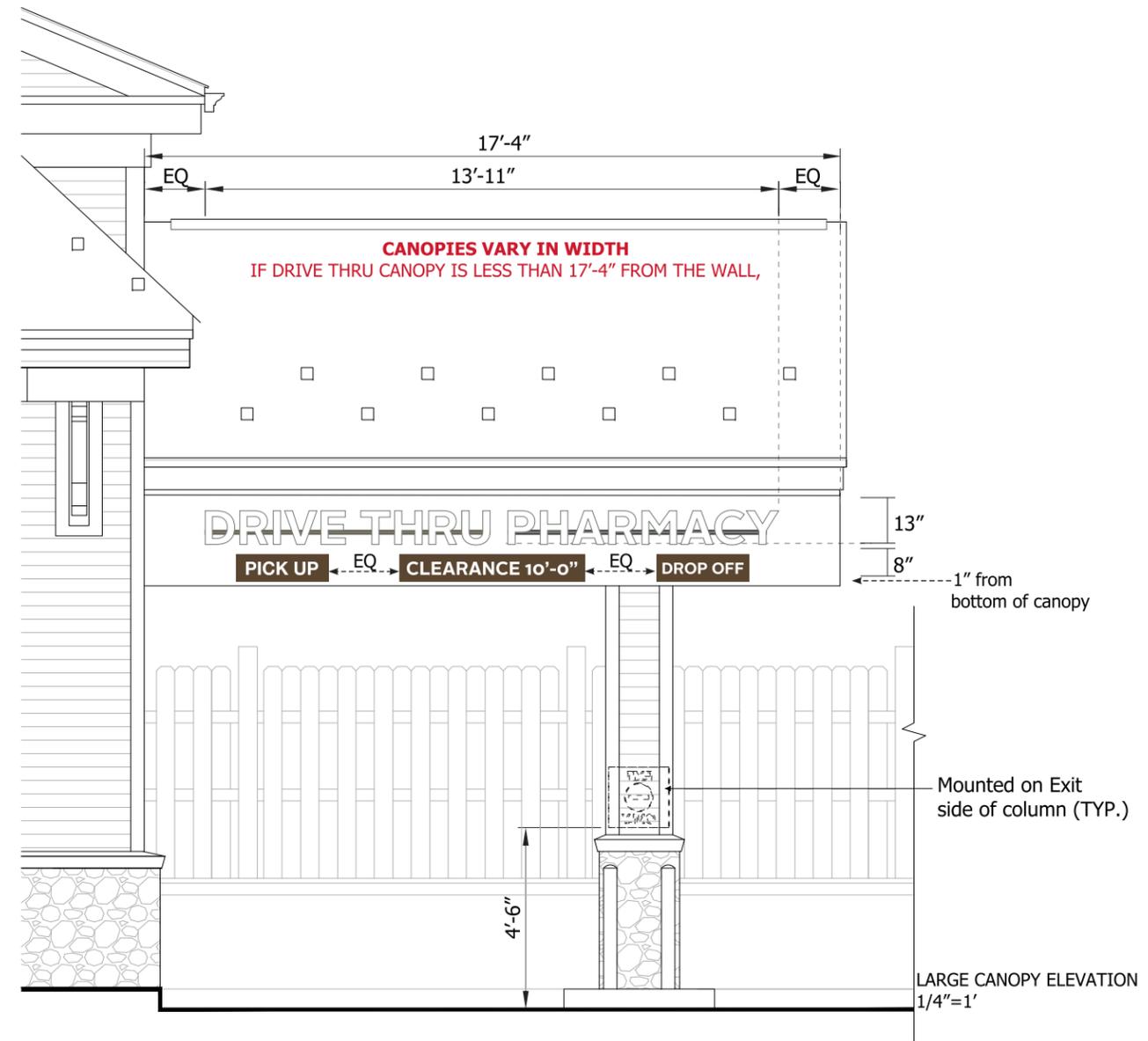
Scale 3/8" = 1' # RA0827APPU

8

27" (2'-3")

PICK UP

1.5 SQ FT



SMALL CANOPY ELEVATION
NTS

CANOPIES VARY IN WIDTH
IF DRIVE THRU CANOPY IS LESS THAN
17'-4" FROM THE WALL,

COLOR/FINISHES

- P-1 MP 42-202 WHITE
- P-2 RUSTOLEUM 9109 WHITE PRIMER
- P-3 TO MATCH BM 996 ASHEN TAN
- P-4 TO MATCH BM 2108-20 SIERRA SPRUCE
- V-1 ARLON 2500-2870 BLUE
- V-2 ARLON 2500-2283 RED
- V-3 CALON 102 WHITE LOW TAC OPAQUE
- V-4 VINYL 3M-3630-59 DARK BROWN
- V-5 VINYL 3M-480-10 SCOTCHLITE REFLECTIVE WHITE
- V-6 VINYL 3M-480-82 SCOTCHLITE REFLECTIVE RED
- V-7 VINYL TO MATCH BM 0C-41 FRENCH CANVAS



1 NORTH (Faces Washington St.)
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



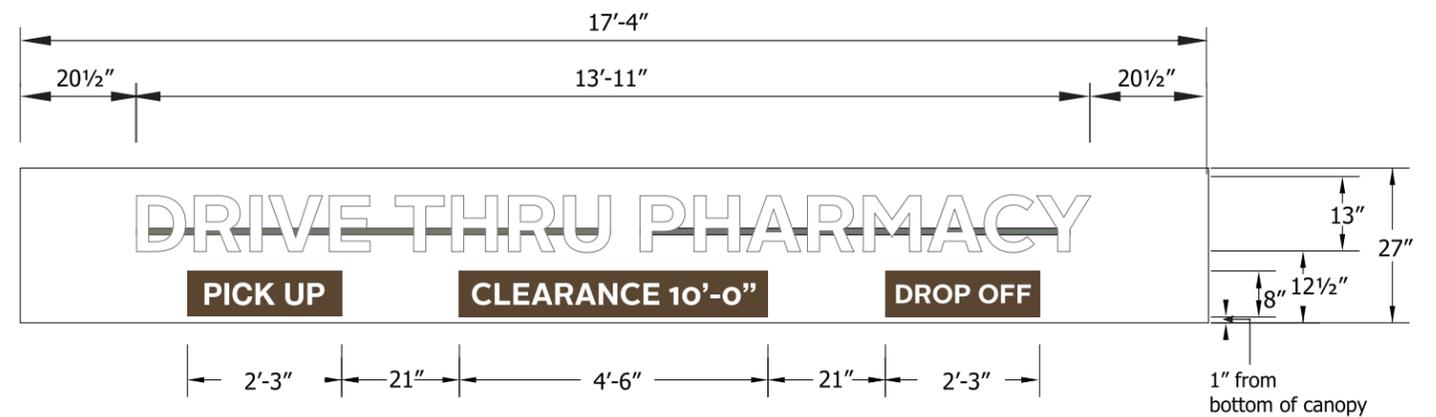
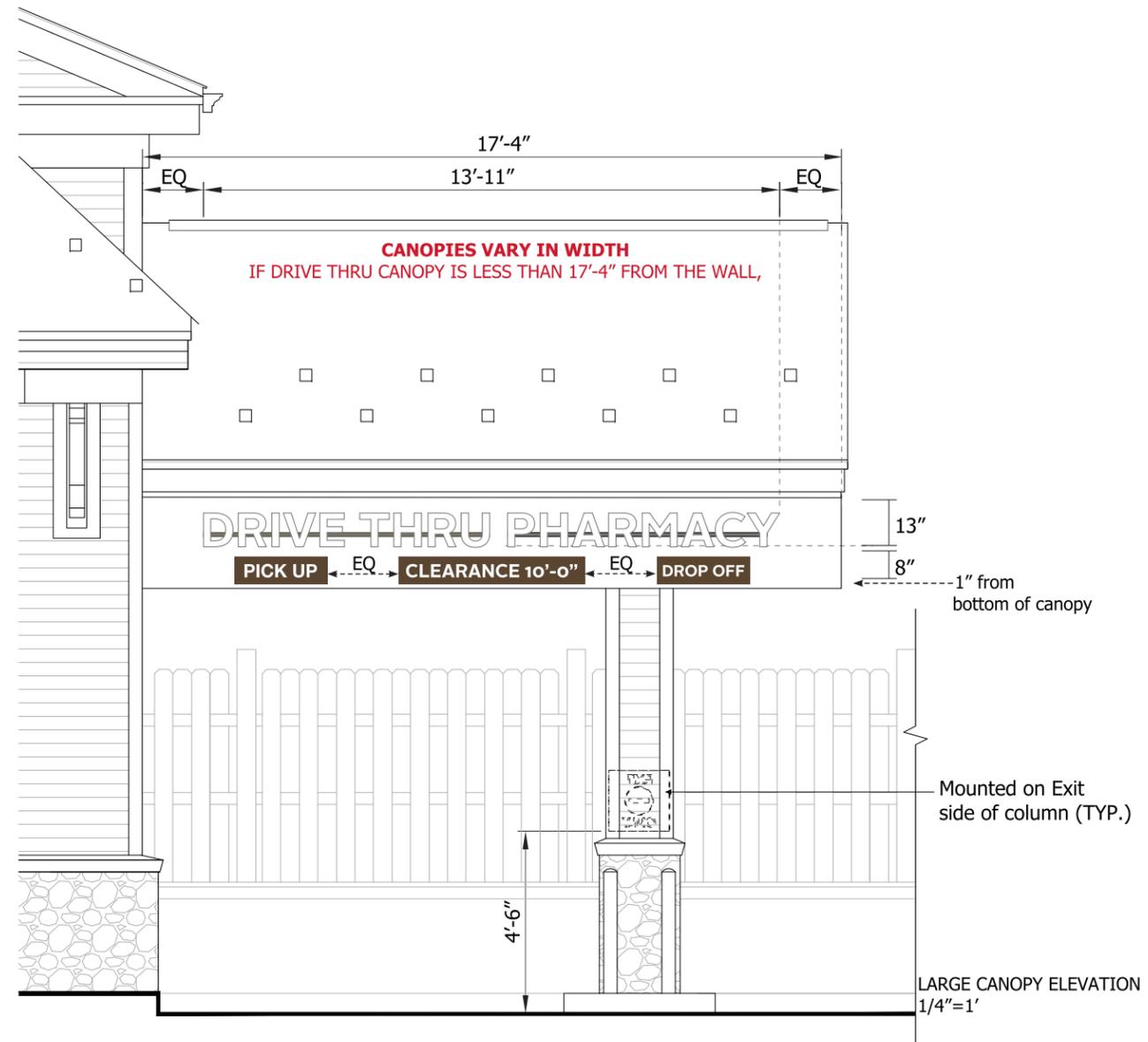
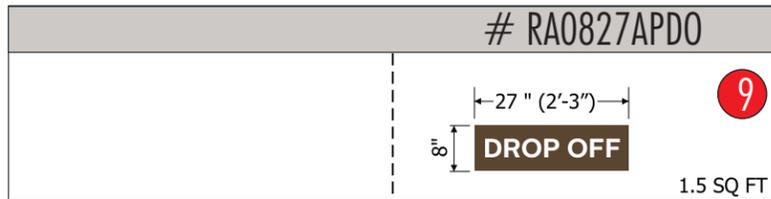
3 EAST
1/8" = 1'-0"



4 WEST (Faces West Ave.)
1/8" = 1'-0"



PROPOSED RITE AID
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 MAYWOOD, CA 90270
 800.423.4283 • FAX 323.560.7143
 WWW.SIGNRESOURCE.COM



COLOR/FINISHES

- P-1 MP 42-202 WHITE
- P-2 RUSTOLEUM 9109 WHITE PRIMER
- P-3 TO MATCH BM 996 ASHEN TAN
- P-4 TO MATCH BM 2108-20 SIERRA SPRUCE
- V-1 ARLON 2500-2870 BLUE
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SMALL CANOPY ELEVATION
NTS

CANOPIES VARY IN WIDTH
IF DRIVE THRU CANOPY IS LESS THAN
17'-4" FROM THE WALL,



1 NORTH (Faces Washington St.)
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



3 EAST
1/8" = 1'-0"



4 WEST (Faces West Ave.)
1/8" = 1'-0"



PROPOSED RITE AID
 6135 DISTRICT BLVD
 MAYWOOD, CA 90270
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 WWW.SIGNRESOURCE.COM

Scale 3/8" = 1' # RA0827APEO

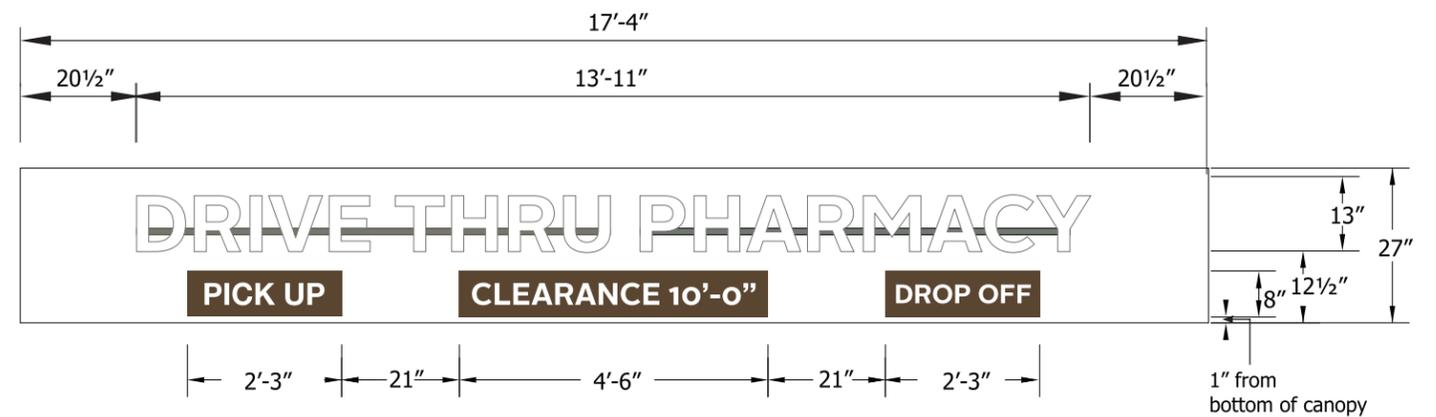
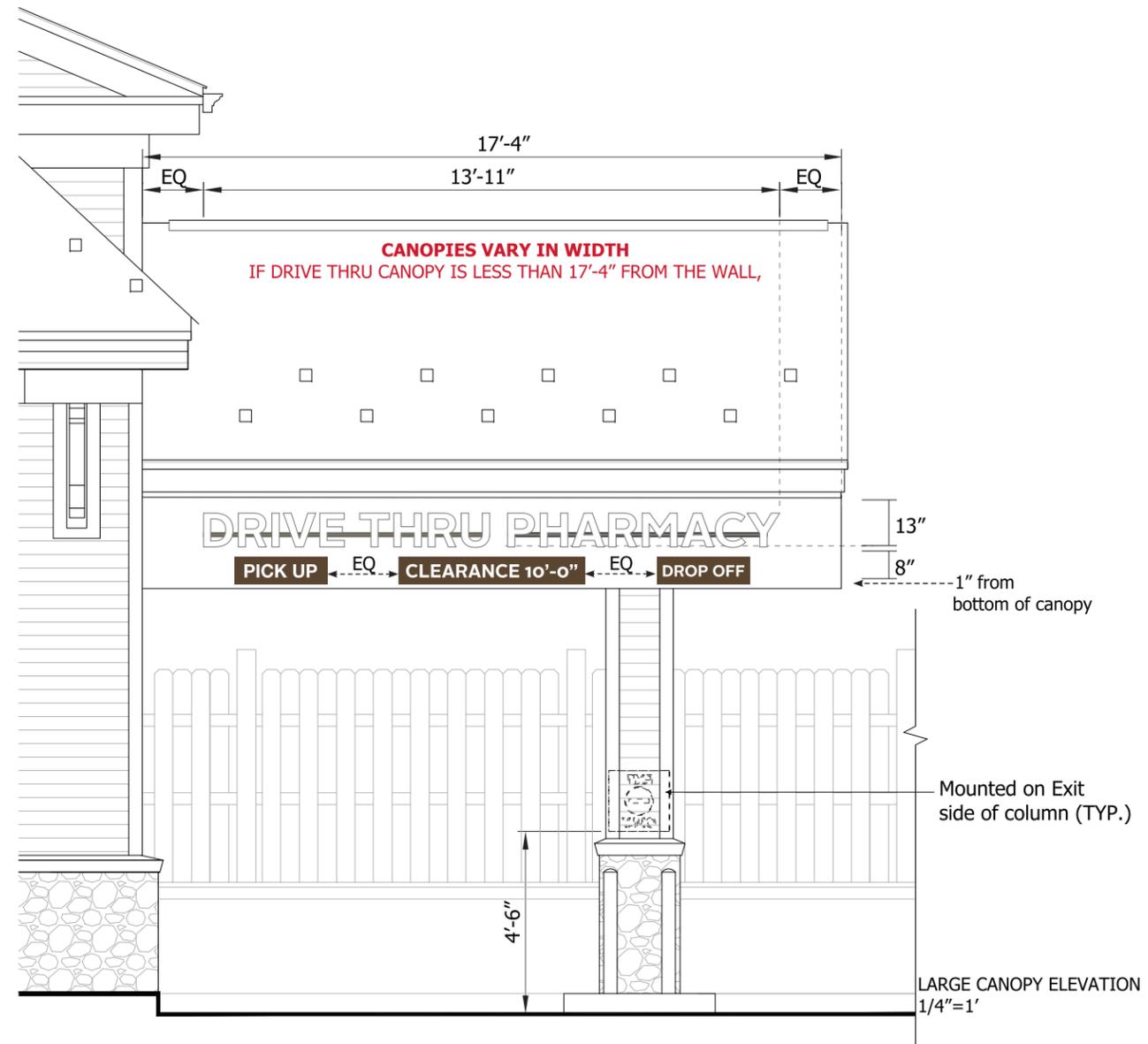
10

27" (2'-3")

8"

EXIT ONLY

1.5 SQ FT

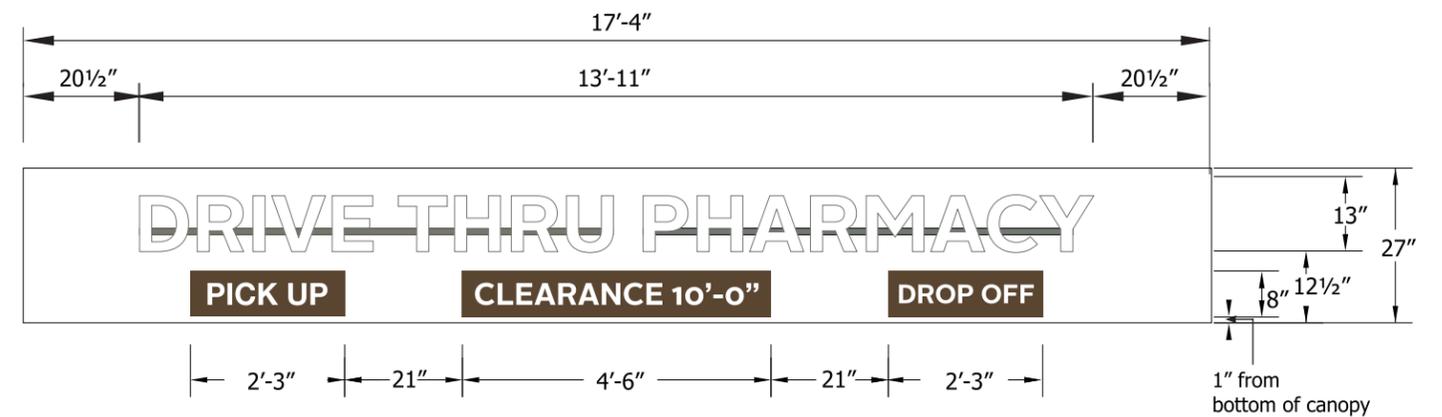
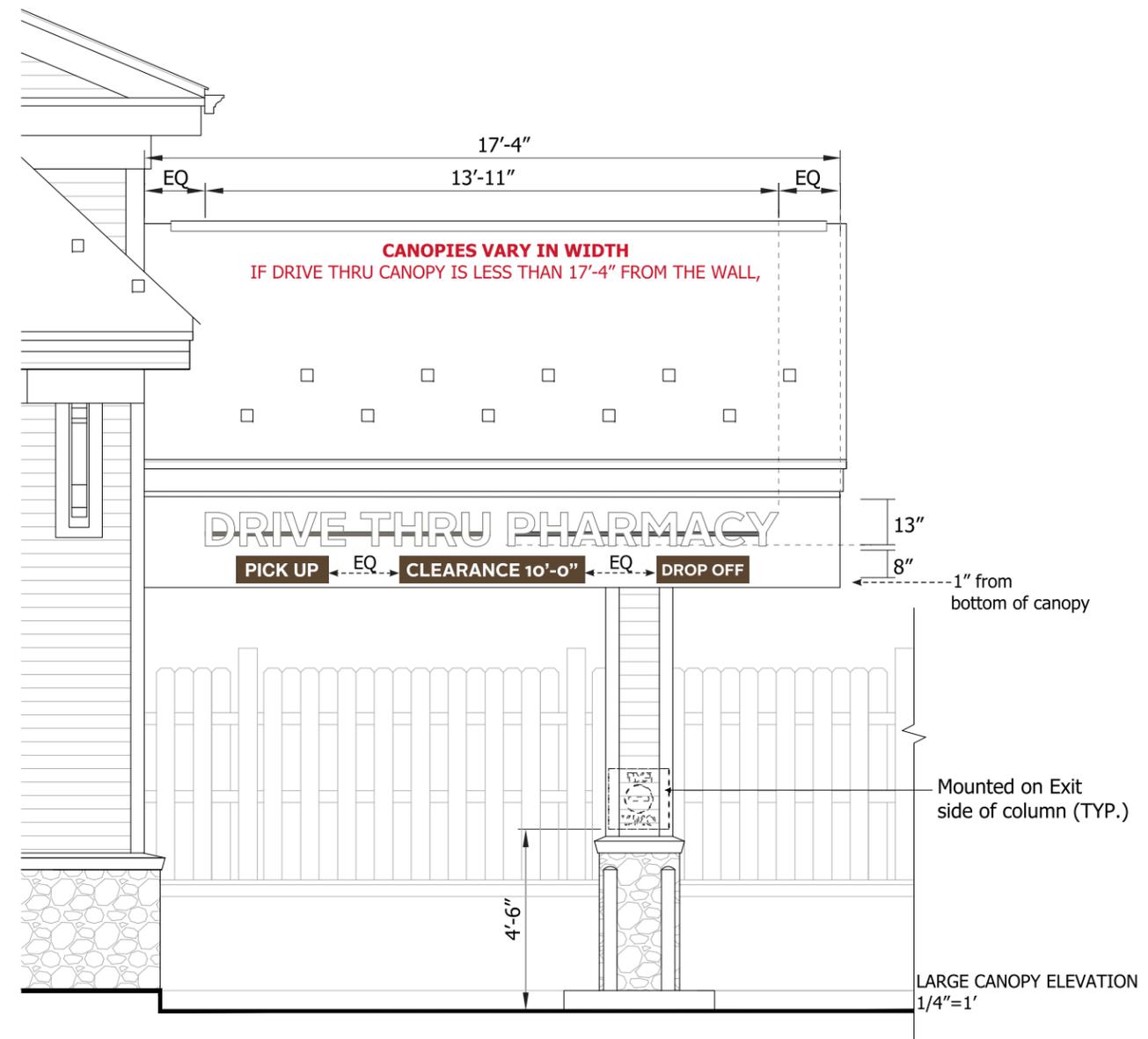
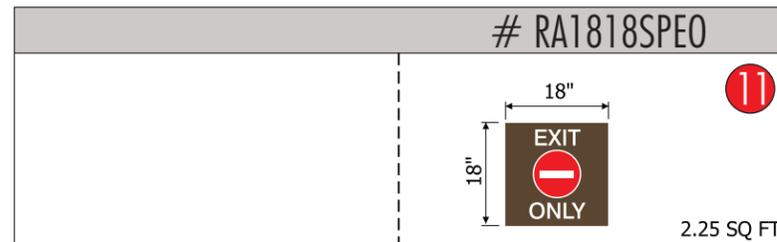


COLOR/FINISHES

- P-1 MP 42-202 WHITE
- P-2 RUSTOLEUM 9109 WHITE PRIMER
- P-3 TO MATCH BM 996 ASHEN TAN
- P-4 TO MATCH BM 2108-20 SIERRA SPRUCE
- V-1 ARLON 2500-2870 BLUE
- V-2 ARLON 2500-2283 RED
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- V-5 VINYL 3M-480-10 SCOTCHLITE REFLECTIVE WHITE
- V-6 VINYL 3M-480-82 SCOTCHLITE REFLECTIVE RED
- V-7 VINYL TO MATCH BM 0C-41 FRENCH CANVAS

SMALL CANOPY ELEVATION
NTS

CANOPIES VARY IN WIDTH
IF DRIVE THRU CANOPY IS LESS THAN
17'-4" FROM THE WALL,

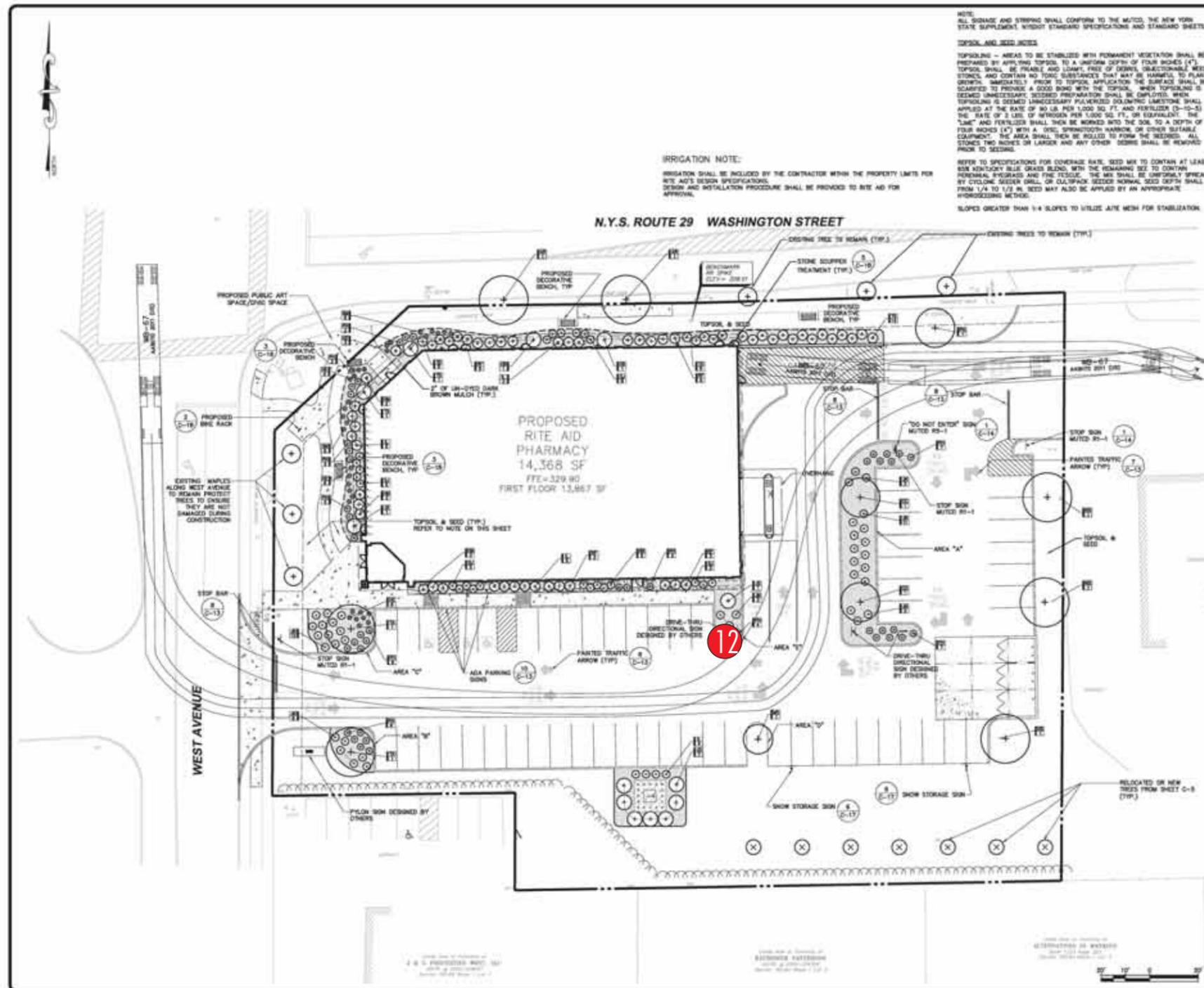


SMALL CANOPY ELEVATION
NTS

CANOPIES VARY IN WIDTH
IF DRIVE THRU CANOPY IS LESS THAN
17'-4" FROM THE WALL,

COLOR/FINISHES

- P-1 MP 42-202 WHITE
- P-2 RUSTOLEUM 9109 WHITE PRIMER
- P-3 TO MATCH BM 996 ASHEN TAN
- P-4 TO MATCH BM 2108-20 SIERRA SPRUCE
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NOTE:
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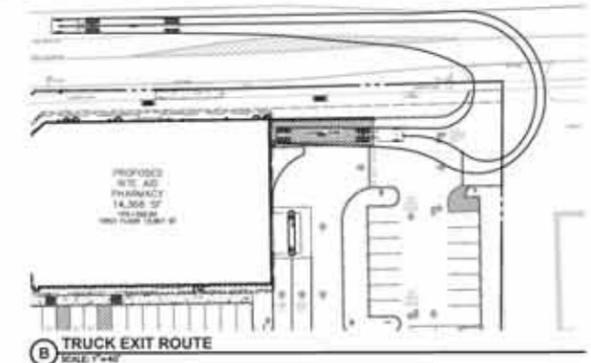
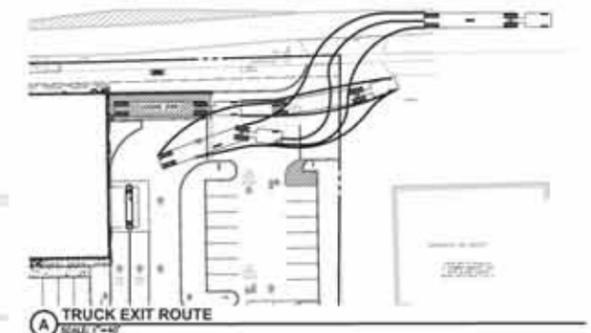
TOPSOIL AND SEED NOTES:
TOPSOILING - AREAS TO BE STABILIZED WITH PERMANENT VEGETATION SHALL BE PREPARED BY APPLYING TOPSOIL TO A UNIFORM DEPTH OF FOUR INCHES (4"). TOPSOIL SHALL BE FREELY AND LOOSELY FREE OF DEBRIS, UNDESIRABLE WEEDS, STONES, AND CONTAIN NO TOXIC SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION THE SURFACE SHALL BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL. WHEN TOPSOILING IS SEEMED UNNECESSARY, SEEDING PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY, POLYMERIZED SOLOMATIC LIMEZONE SHALL BE APPLIED AT THE RATE OF 80 LB. PER 1,000 SQ. FT. AND FERTILIZER (3-10-5) AT THE RATE OF 2 LB. OF NITROGEN PER 1,000 SQ. FT. OR EQUIVALENT. THE "LIME" AND FERTILIZER SHALL THEN BE WORKED INTO THE SOIL TO A DEPTH OF FOUR INCHES (4") WITH A DISC SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE AREA SHALL THEN BE ROLLED TO FIRM THE SEEDS. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

IRRIGATION NOTE:
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REFER TO SPECIFICATIONS FOR COVERAGE RATE. SEED MIX TO CONTAIN AT LEAST 80% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING SEE TO CONTAIN PERENNIAL HYDRANGEA AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLOPE SEEDER OR EQUIVALENT. SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE AITE MESH FOR STABILIZATION.

PLANT SCHEDULE				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES				
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2" CAL.
CC	2	CERIS SARRACENSIS	EASTERN REDBUD	2" CAL.
FR	1	FRAXINUS 'AMOROSA'	FLORING CRABAPPLE	2" CAL.
HS	3	HYDRANGEA	BLACK ICE	2" CAL. 30' O.C.
PI	1	PIRUS BLANCA	WHITE SPRUCE	8-10'
TS	14	TRIALIA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8-7"
TA	2	TRIALIA AMERICANA	AMERICAN LARIX	2" CAL.
SHRUBS				
DR	2	DRACOPANUS PUSILLA 'BOLEZANO'	JAPANESE FALSECYPRESS	4'-5" 8' O.C.
HM	2	HYDRANGEA PANGOLATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24" 4' O.C.
CL	17	CLERODENDRON 'IMPACTA'	IMPACTA BERRY	24"-30" 4' O.C.
JA	28	JUNIPERUS PROCUMBENS 'NANA'	SWAMP GARDEN JANIPE	3 GAL. 8' O.C.
JS	2	JUNIPERUS SCOPULORUM 'MOON BLUE'	MOON BLUE JUNIPER	3'-4" 8' O.C.
RF	16	RHOXODENDRON 'YOUNGSHAW'S WHITE'	RHOXODENDRON	18"-24" 4' O.C.
RR	2	ROSA 'RADAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL. 8' O.C.
SP	16	SPREA 'LITTLE PRINCESS'	LITTLE PRINCESS SPREA	3 GAL. 8' O.C.
TS	16	TRIALIS X NEIDA 'YONOPRINT'	DOCKIE SPREADING NEW	3 GAL. 4' O.C.
TS	2	TRIALIA OOOOONIALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5'-6" 8' O.C.
PERENNIALS & GRASSES				
HE	20	HEMEROCALLIS 'HAPPY RETURN'	SAXILY	1 GAL. 8' O.C.
PH	40	PERNETIUM 'SARIEL'	SWAMP FOUNTAIN GRASS	2 GAL. 30" O.C.
SA	11	SALVIA 'MAY NIGHT'	PURPLE SAGE	1 GAL. 8' O.C.



PD # 14.057

APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION

ADOPTED _____

CHAIRPERSON _____ DATE _____

SUBMITTAL / REVISIONS				
No.	DATE	DESCRIPTION	BY	REVIEWED BY
1	12/23/18	SARATOGA SPRINGS PLANNING BOARD SUBMISSION TO PLANNER	AWL	JWE
2	2/2/19	REVISION TO ARCHITECTURE LAYOUT AND GRADING	AWL	JWE
3	2/28/19	REVISIONS	AWL	JWE

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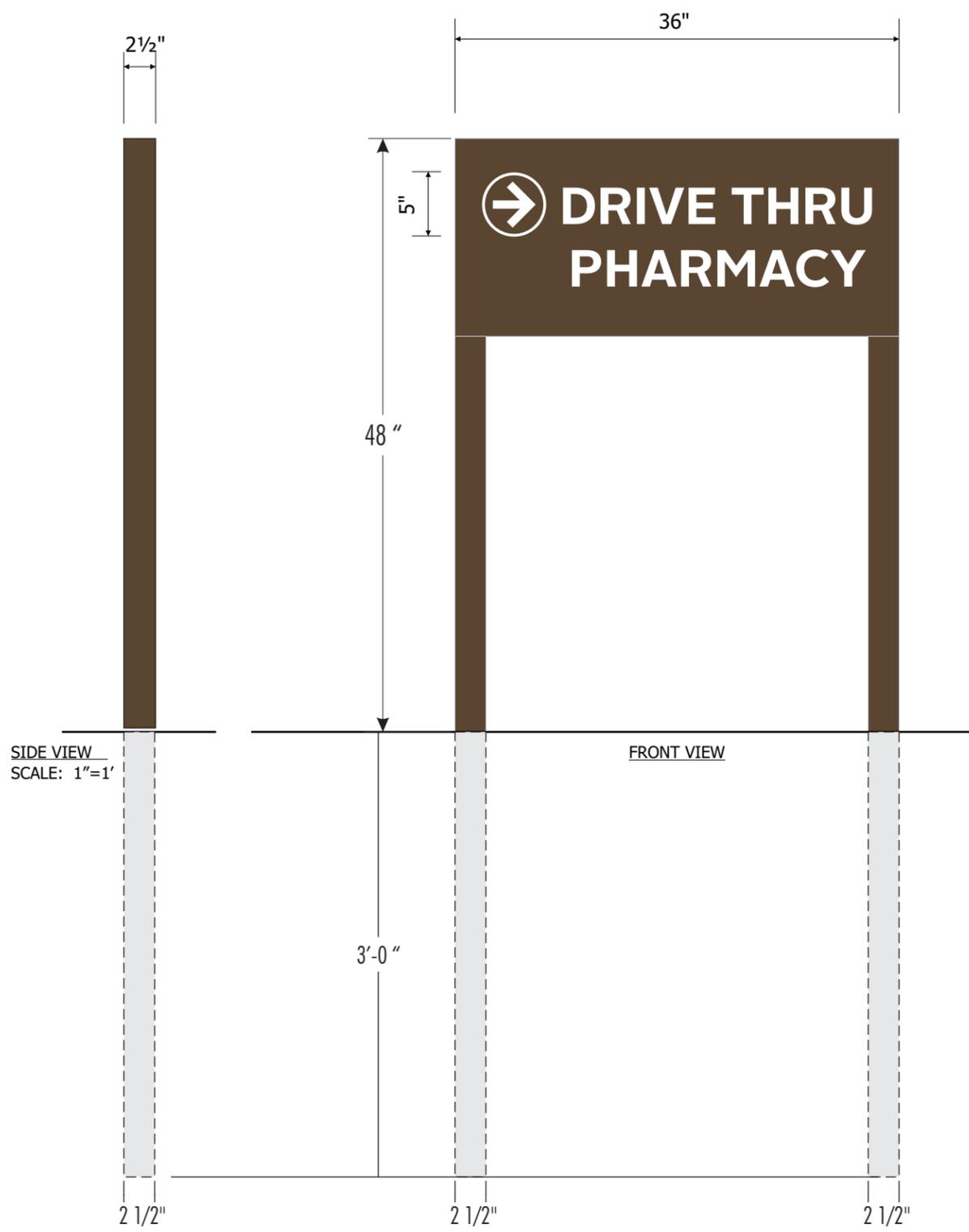
Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT NO.: RA-18-01
DATE: 08/30/18
C-10



6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com



BACK VIEW
SCALE: 1"=1'

- Panels**
.080 flat aluminum panels
PAINTED Sw6076 TURKISH COFFEE
- Copy**
White Reflective vinyl copy
WHITE REFLECTIVE VINYL 3M480-10
- Posts**
PAINTED Sw6076 TURKISH COFFEE

TEMPORARY VINYL COVERS

NO COPY	QTY: As Needed
VINYL TO MATCH SW6076 TURKISH COFFEE LOW TAC OPAQUE VINYL	

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/10/16	TL	BS

REVISION DESCRIPTION INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	VINYL (TO MATCH 'SW6076 TURKISH COFFEE')
B	WHITE REFLECTIVE VINYL 3M480-10
C	
D	
E	
F	

MATERIAL LIST

1	080" ALUMINUM PANEL
2	LOW-TAC OPAQUE VINYL
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

- TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" + 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
16" x 36" DF NL
DIRECTIONAL SIGNS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: CHECKED BY:
BRIAN S.

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 05/10/16

DRAWING/PART # REV SHEET #
RAV0035 A 37 OF 42

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APPROVAL SIGNATURE _____ **DATE** _____
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SCALE 1:12
4 SF

D/F DIRECTIONAL SIGN
NON-ILLUMINATED 4 SQ FT



6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/10/16	TL	BS

REVISION DESCRIPTION
INITIAL DRAWING

PARTS LIST:

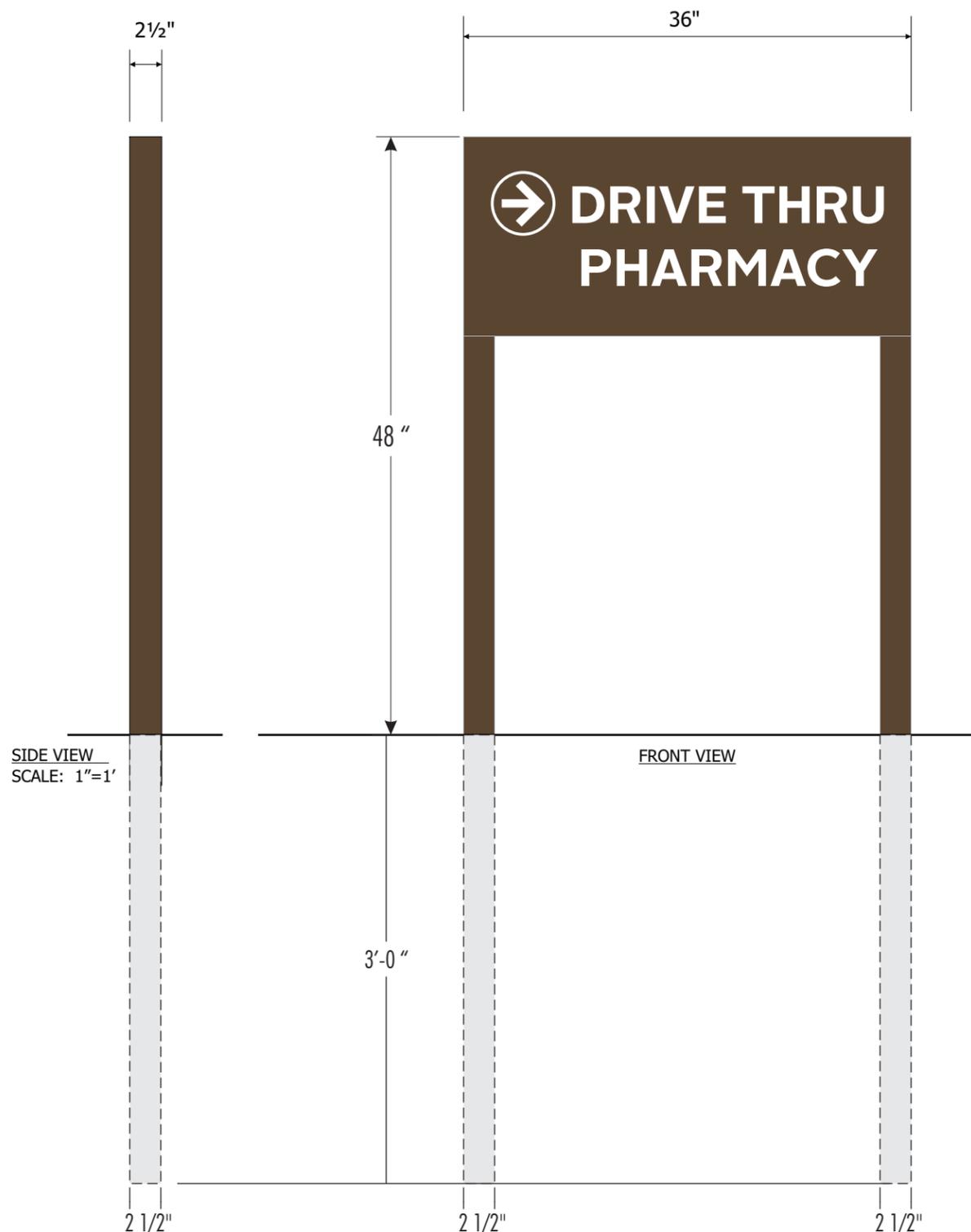
ITEM	DECORATION
A	VINYL (TO MATCH 'SW6076 TURKISH COFFEE')
B	WHITE REFLECTIVE VINYL 3M480-10
C	
D	
E	
F	

MATERIAL LIST	
1	.080" ALUMINUM PANEL
2	LOW-TAC OPAQUE VINYL
3	
4	
5	

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BACK VIEW
SCALE: 1"=1'

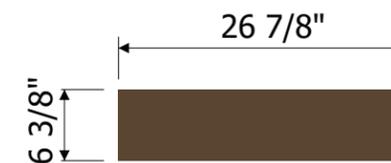
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.080 flat aluminum panels
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Copy
White Reflective vinyl copy
WHITE REFLECTIVE VINYL 3M480-10

Posts
PAINTED Sw6076 TURKISH COFFEE

TEMPORARY VINYL COVERS

NO COPY QTY: As Needed



VINYL TO MATCH SW6076 TURKISH COFFEE
LOW TAC OPAQUE VINYL

SCALE 1:12
4 SF

13

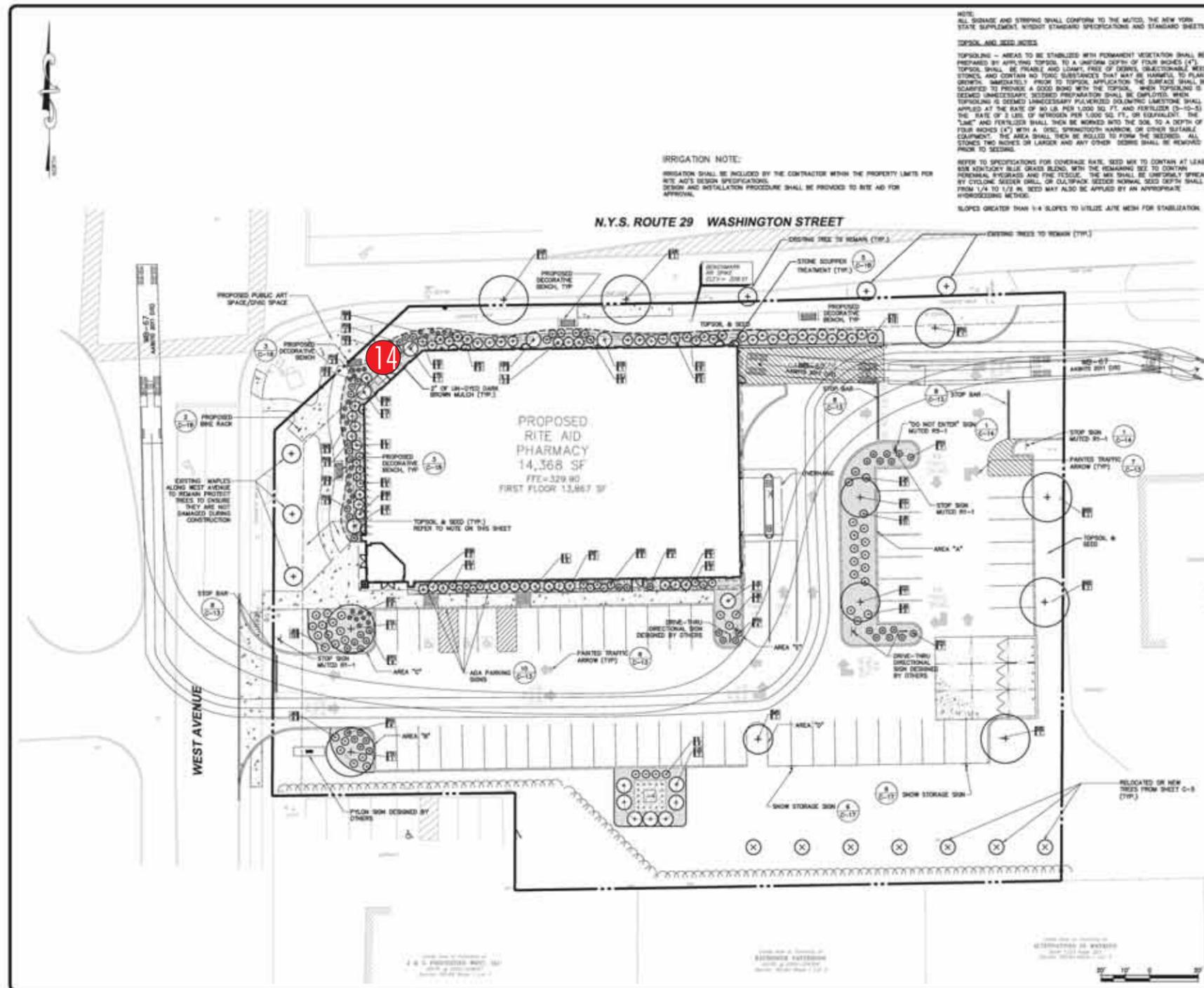
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DESCRIPTION			
RITEAID 16" x 36" DF NL DIRECTIONAL SIGNS			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY: BRIAN S.		CHECKED BY:	
CLIENT: RITEAID			
LOCATION:			
QUOTE:	DATE: 05/10/16		
DRAWING/PART # RAV0034	REV A	SHEET # 39 OF 42	

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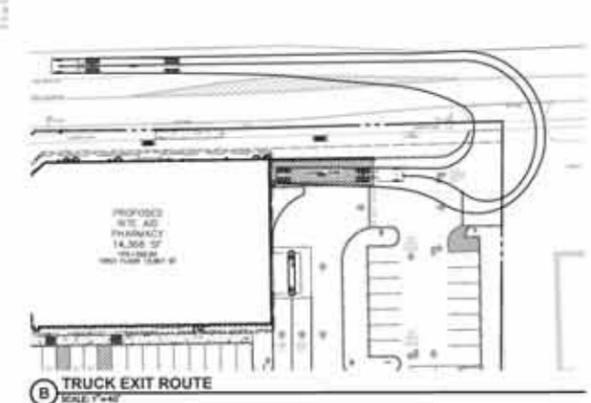
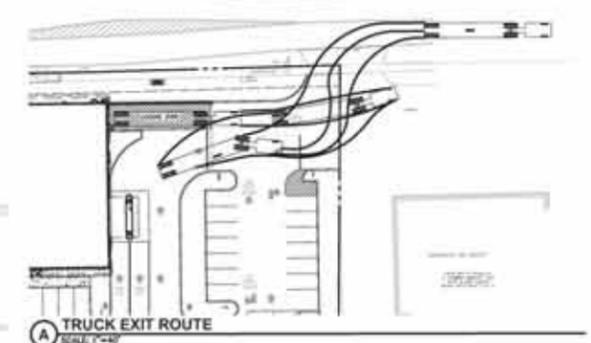
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PLANT SCHEDULE				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES				
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2" CAL.
CC	2	CERIS SARRACENSIS	EASTERN REDBUD	2" CAL.
FR	1	FRAXINUS 'AMOROSA'	FLOWERING ORNAMENTAL	2" CAL.
HS	3	HYDRANGEA	BLACK ICE	2" CAL. 30" O.C.
PI	1	PIRUS BLANCA	WHITE SPRUCE	8-10'
TS	14	TRIALIA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8-7"
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DR	2	DRACOPANUS PUMPERNA 'BOLEZANO'	JAPANESE FALSECYPRESS	4'-5" 8' O.C.
HM	2	HYDRANGEA PANGOLATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24" 4' O.C.
CL	17	CLERODENDRON 'IMPACTA'	IMPACTA BERRY	24"-30" 4' O.C.
JA	28	JUNIPERUS PROCUMBENS 'NANA'	SWAMP GARDEN JAMPER	3 GAL. 8' O.C.
JS	2	JUNIPERUS SCOPULORUM 'MOON BLUE'	MOON BLUE JUNIPER	3'-4" 8' O.C.
RF	16	RHOXODENDRON 'YOUNGSHAW'S WHITE'	RHOXODENDRON	18"-24" 4' O.C.
RR	2	ROSA 'RADRAZ'	DOUBLE KNOCKOUT ROSE	3 GAL. 8' O.C.
SP	16	SPREA 'LITTLE PRINCESS'	LITTLE PRINCESS SPREA	3 GAL. 8' O.C.
TS	16	TAXUS X NEDDA 'YONOPONY'	DOCKIE SPREADING YEW	3 GAL. 4' O.C.
TS	2	TRIALIA OOOOONIALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5'-6" 8' O.C.
PERENNIALS & GRASSES				
HE	20	HEMEROCALLIS 'HAPPY RETURN'	SAXILY	1 GAL. 8' O.C.
PH	40	PERENNISSETUM 'SARIEL'	SWAMP FOUNTAIN GRASS	2 GAL. 30" O.C.
SA	11	SALVIA 'MAY NIGHT'	PURPLE SAGE	1 GAL. 8' O.C.



PD # 14.057

APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION

ADOPTED _____

CHAIRPERSON _____ DATE _____

SUBMITTAL / REVISIONS					
NO.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1	12/23/15	SARATOGA SPRINGS PLANNING BOARD SUBMISSION TO PLANNER	AWL	JWE	12/23/15
2	1/23/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AWL	JWE	2/3/16
3	2/3/16	REVISIONS	AWL	JWE	2/3/16
4	2/3/16	REVISIONS	AWL	JWE	2/3/16

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Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT NO.: SAJ/PRL/NO. 904/01
DATE: 08/20/15
C-10



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800.423.4283 • Fax 323.560.7143
Website: www.signresource.com



1 NORTH (Faces Washington St.)
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



3 EAST
1/8" = 1'-0"



4 WEST (Faces West Ave.)
1/8" = 1'-0"



PROPOSED RITE AID
 ARCHITECTURAL ELEVATIONS OF A RITE AID
 PHARMACY, 581 WEST AVENUE, SARATOGA SPRINGS, NY 12158
 PREPARED BY: SIGN RESOURCE
 6135 DISTRICT BLVD. MAYWOOD, CA 90270
 800.423.4283 FAX 323.560.7143
 WWW.SIGNRESOURCE.COM

NON-ILLUMINATED

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/30/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	ARLON 2500-2870 BLUE
B	ARLON 2500-2283 RED
C	WHITE
D	PAINT TO MATCH PMS 424
E	
F	

MATERIAL LIST	
1	SINTRA
2	
3	
4	
5	



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION			
RITEAID 36" X 48 1/8" SF NL SINTRA LETTER			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY: BRIAN S.		CHECKED BY:	
CLIENT: RITEAID			
LOCATION:			
QUOTE:		DATE:	
DRAWING/PART #	REV.	SHEET #	
	A	42 OF 42	

14

APPROVAL SIGNATURE _____ **DATE** _____

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CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
PH) 518-587-3550 FX) 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

Bill Moore, *Chair*
Keith B. Kaplan, *Vice Chair*
Adam McNeill, *Secretary*
Gary Hasbrouck
George "Skip" Carlson
James Helicke
Susan Steer
Cheryl Grey, *alternate*
Oksana Ludd, *alternate*

July 26, 2016

Steve Rowland, Chair
Design Review Commission
City Hall - 474 Broadway
Saratoga Springs, NY 12866

Re: Advisory opinion request for Rite Aid sign package

Dear Steve,

On July 18, 2016 the Zoning Board of Appeals (ZBA) passed a motion to seek an advisory opinion from the Design Review Commission (DRC) for the following application:

#2786.2 RITE AID SIGNAGE, 90 West Ave./242 Washington St., area variance for proposed sign package for a new pharmacy/retail establishment; seeking relief from the maximum number of wall signs, maximum area for wall signs, placement of wall signs above the first floor level of the building, maximum area for a freestanding sign, to permit directional signage, maximum area for directional signage, and to permit temporary signage (banner) in the Transect-5 District.

Architectural Review would also be required for this project. Thank you for your consideration of this request and we look forward to your input.

Respectfully yours,

Bill Moore, Chair
Zoning Board of Appeals

Application Narrative
Rite Aid Redevelopment
Application for Signage Area Variances

National Retail Properties, Inc. (f/k/a Commercial Net Lease Realty, Inc.) (the “Applicant”) submits this Application for Area Variances executed by David J. Reif, Senior Vice President, Leasing & Construction, dated June 8, 2016. The Applicant is the title holder of 90 West Avenue and the purchaser under contract of the parcel located at 242 Washington Street, commonly known as KNC Touchfree Car Wash.

The Applicant previously filed a First Amendment to Application for Area Variances as more particularly set forth in its application of December 10, 2014, for which variances were granted by this Board on January 26, 2015.

This Application seeks relief from the Zoning Ordinance for the Applicant’s proposed signage package, submitted together with this Application. The signage for the site is in Rite Aid’s “New England” style, meaning its letters and returns are generally in the same style and color as the other Rite Aid stores throughout the east coast which share the New England design. Gooseneck lighting will illuminate each proposed sign – no back lighting or internal illumination is proposed, and no sign protrudes from the wall more than three inches.

The site is somewhat unique in the City because it is located at the corner of West Avenue and Washington Street, both very high capacity streets. The approval process for the expansion of the Rite Aid Pharmacy has been extensive. The approval processMost recently with the building’s footprint and exterior was approved by the Planning Board’s site plan approval and by architectural approval from the Design Review Commission. A key element of the DRC’s approval was the presence of an entrance at the intersection of West Avenue and Washington Street. That intersection is a gateway to the City and the entrance in that location will promote pedestrian activity, a goal of the Transect-5 district.

The signage package is designed to allow for Rite Aid brand recognition along West Avenue, Washington Street and at the entrance opposite the intersection. In addition, the proposed signage provides for the (i) designation of the pharmacy, (ii) the location of the drive-thru, (iii) the co-brand “GNC” signage accompanying the Rite Aid brand and (iv) temporary signage for operation of the pharmacy during construction of the new building.

Area Variance

1. **The benefit sought by the Applicant cannot be achieved by other feasible means.** The within application represents the third iteration of the signage package prepared by the project team in an effort to minimize the relief sought in this application while incorporating Rite Aid’s standard New England design style used for stores on the east

coast. In recognition of the provisions of Article 6 of the Zoning Code, the New England style signage package has been reduced.

The location of the store at the intersection of two major thoroughfares within the city drives, in part, the need for the signage proposed. The addition of the entrance opposite the intersection (incorporated into the design during discussions with DRC) places additional demands for identification of the facility. Thirdly, the orientation of the building to accommodate anticipated pedestrian traffic requires a modification of the standard Rite Aid package from the signage originally contemplated for the overwhelming majority of the store's traffic by vehicle.

Location of the signage protruding slightly above the first floor is necessitated by building elements approved by DRC. In this instance, DRC balanced the need for architectural features at this gateway against the desire to have wall signage entirely below the second floor. No other locations on the building are feasible for compliance in light of the approved architecture.

The drive-thru and directional signage on the south side are intended to direct customers to the approved circulation pattern within the site.

- 2. The granting of the relief will not create a detriment to nearby properties nor an undesirable change in neighborhood character for the following reasons.** There is a business at each of the four corners of the West Avenue and Washington Street intersection. This application is necessitated by the redevelopment of the site with a new, modern Rite Aid pharmacy. The facility will be a marked improvement over the existing building. The proposed signage will not be a detriment to nearby properties, but instead will be an improvement to neighborhood character. The proposed signage is meant to match the new building, which will be a more appropriate structure for its location at the gateway to the City. Across the streets are a Stewart's Shop and Mobile Station, both with fuel pumps facing the street, and D'Andrea's Liquor Store. Moreover, the car wash immediately adjacent to the current Rite Aid will be demolished, minimizing the number of neighboring buildings.

As the signage package demonstrates, except for the freestanding sign which utilizes LED illumination, no signs are internally illuminated. To minimize any impact of the signage to neighboring properties, all wall signs are illuminated with gooseneck lighting.

Furthermore, each sign's return measures between 3 and 5 inches, below the 6 inch limit set by the Ordinance.

- 3. The requested variances are not substantial.** While the number of variances sought is greater than many applications reviewed by the ZBA, the impact of the proposed variances is not substantial. Under the Ordinance, each street-facing façade is permitted one wall sign of 100 square feet. This application contains three such street-facing facades: The Westerly façade, facing West Avenue, has approximately 107.8 square feet of signage, the northerly façade, facing Washington Street, has only 49.4 square feet of

signage and the intersection façade has one sign of a mere 10.3 square feet. Although the West and Washington facades have more than one sign each, the signs are generally clustered together, and appear as a cohesive unit. Furthermore, although a few of the signs on these facades are higher than the 18 inches permitted by the Ordinance, they are proportionate to the size of the building. The building is a large, two-story structure and 18 inch lettering would look out of place.

The southerly façade, facing the parking lot, contains wall signs that are not permitted by the Ordinance because it is not a street-facing façade. However, these signs are in the interior of site and therefore will not detract from the intent of the Ordinance to protect public health, welfare and safety, and will not obstruct traffic or cause visual blight. In addition to the reasons for the southerly façade's signs stated in answer number one above, the remaining signs in this area are either directional, and therefore exempt from the Ordinance, or signal to motorists the location of the drive-thru, and are therefore necessary.

4. **The requested variance will have no adverse physical or environmental effects on the neighborhood or district.** As mentioned above, the project includes demolishing the existing car wash in favor of a single Rite Aid building, resulting in signage in the project area for a single business instead of two businesses, presenting a more cohesive look for the neighborhood. The proposed free-standing sign is located at the opposite end of the property from the intersection and will not adversely affect driver or pedestrian safety.

5. **The difficulty is self-created, but this is not fatal to the application.** The Applicant desires to redevelop the existing Rite Aid, which is out of date. The proposed large, modern Rite Aid is the result of business decisions dictated by the evolving pharmacy market, and it requires appropriate signage to match.



CITY OF SARATOGA SPRINGS

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax 518-580-9480

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN
INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

<u>APPLICANT(S)*</u>	<u>OWNER(S) (if not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name National Retail Properties, Inc.		Matthew J. Jones
Address 450 S. Orange Avenue, Suite 900 Orlando, FL 32801		
Phone		
Email		

* 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 the premises: Owner Lessee Under option to lease or purchase

PROPERTY INFORMATION

1. Property Address/Location: 90 West Ave/ 242 Washington St Tax Parcel No.: 165.14-2 165.1
-22 -4-2-1 -
(for example: 165.52 - 4 - 37)

2. Date acquired by current owner: 9/20/2004 3. Zoning District when purchased: C-2

4. Present use of property: Rite Aid Pharmacy 5. Current Zoning District: T-5

6. Has a previous ZBA application/appeal been filed for this property?
 Yes (when? 1992, 2014 For what? use approval/area variances)
 No

7. Is property located within (check all that apply): Historic District Architectural Review District
 500' of a State Park, city boundary, or county/state highway?

8. Brief description of proposed action: Sign Variances

9. Is there a written violation for this parcel that is not the subject of this application? Yes No

10. Has the work, use or occupancy to which this appeal relates already begun? Yes No

11. Identify the type of appeal you are requesting (check all that apply):

INTERPRETATION (p. 2) VARIANCE EXTENSION (p. 2) USE VARIANCE (pp. 3-6) AREA VARIANCE (pp. 6-7)

FEEES: Make checks payable to the "Commissioner of Finance". Fees are cumulative and required for each request below.

- Interpretation \$ 400
- Use variance \$1,000
- Area variance
- Residential use/property: \$ 150
- Non-residential use/property: \$ 500
- Extensions: \$ 150

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted? _____

3. If interpretation is denied, do you wish to request alternative zoning relief? Yes No

4. If the answer to #3 is "yes," what alternative relief do you request? Use Variance Area Variance

EXTENSION OF A VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Date original variance was granted: _____ 2. Type of variance granted? Use Area

3. Date original variance expired: _____

5. Explain why the extension is necessary. Why wasn't the original timeframe sufficient?

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

USE VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

A use variance is requested to permit the following: _____

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following "tests".

- I. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

1) Date of purchase: _____ Purchase amount: \$ _____

2) Indicate dates and costs of any improvements made to property after purchase:

<u>Date</u>	<u>Improvement</u>	<u>Cost</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

3) Annual maintenance expenses: \$ _____ 4) Annual taxes: \$ _____

5) Annual income generated from property: \$ _____

6) City assessed value: \$ _____ Equalization rate: _____ Estimated Market Value: \$ _____

7) Appraised Value: \$ _____ Appraiser: _____ Date: _____

Appraisal Assumptions: _____

B. Has property been listed for sale with the Multiple Listing Service (MLS)? Yes If "yes", for how long? _____ No

1) Original listing date(s): _____ Original listing price: \$ _____

If listing price was reduced, describe when and to what extent: _____

2) Has the property been advertised in the newspapers or other publications? Yes No

If yes, describe frequency and name of publications: _____

3) Has the property had a "For Sale" sign posted on it? Yes No

If yes, list dates when sign was posted: _____

4) How many times has the property been shown and with what results? _____

2. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

6.0 Signage

The applicant requests relief from the following Zoning Ordinance article(s) _____

Dimensional Requirements

please see attached Application Narrative

From

To

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Other: _____

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

- 1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

Please see attached Application Narrative

- 2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

Please see attached Application Narrative

-
3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:
Please see attached Application Narrative

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:
Please see attached Application Narrative

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:
Please see attached Application Narrative

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 and nature and extent of this interest must be filed with this application.

APPLICANT 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 Zoning Board of Appeals.

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.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

National Retail Properties, Inc.

By: David J. Reif
(applicant signature)

Date: 6-8-16

David J. Reif, its Senior Vice President,
leasing + construction

Date: _____

(applicant signature)

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

National Retail Properties, Inc.

Owner Signature: By: David J. Reif

Date: 6-8-16

David J. Reif, its Senior Vice President,
leasing + construction

Owner Signature: _____

Date: _____

RITE AID

Application for Area Variances: Signage

The signage chart below references the site plan (page 5 of 19) and the elevations (page 6 of 19) attached to this application. For purposes of this application, we have deemed the diagonal facing the intersection to be part of the Washington Street frontage. As such, the Washington Street frontage has one channel letter sign and one shield. The sign numbers correlate to the locations on the site plan

<u>Dimensional Requirements</u>	<u>Code</u>	<u>From</u>	<u>To</u>	<u>Sign Numbers</u>
<u>Washington Street Façade</u>				
1. One wall sign per street frontage	6.1.5.1(A)(2)	1	2	1, 2
2. No signs above 1 st floor level	6.1.5.1(A)(2)	1 st Fl.	2 nd Fl.	1, 2
3. Maximum letter height	6.1.6(B)(3)	18"	30"	1, 2
<u>West Avenue Façade</u>				
1. One wall sign per street frontage	6.1.5.1(A)(2)	1	7	1, 2, 3, 4, 5, 8, 9
2. Maximum signage area	6.1.5.1(C)	100 SF	139 SF	
3. No signs above 1 st floor level	6.1.5.1(B)(2)	1 st Fl.	2 nd Fl.	1, 3
4. Maximum letter height	6.1.6(B)(3)	18"	30"	1, 2, 3, 5, 9
<u>Parking Lot Façade</u>				
1. One wall sign per street frontage	6.1.5.1(A)	0	7	1, 3, 4, 5, 8-13
2. Maximum signage area	6.1.5.1(C)	0 SF	145 SF	
3. No signs above 1 st floor level	6.1.5.1(A)(2)	1 st Fl.	2 nd Fl.	1, 3, 10-13
4. Maximum letter height	6.1.6(B)(3)	18"	30"	
<u>Free-Standing Pylon Sign</u>				
1. Maximum signage area	6.1.5.1(C)	12 SF	45 SF	6
<u>Temporary Banner</u>				
1. Temporary banner during construction	Not permitted	0	32 SF	7
<u>Free Standing Directional</u>				
1. Free standing drive-thru pharmacy	Not permitted	0	2	16, 17
<u>Exit Only Signs</u>				
1. Two Exit Only signs	6.1.4(B)(7)	Permitted under 4 SF		14, 15



RITE AID

PERMIT DRAWINGS

RITE AID #581
90 WEST AVE.
SARATOGA SPRINGS, NY 12866



6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

Sign Code Allows:		Site:		
Sign#	Sign Type:	Qty:	Description:	Comments
1	Channel letters	3	30" Channel letters	
2	Shield	2	Rite Aid shield cabinet	
3	Pharmacy	2	20" Pharmacy letters	
4	GNC Live Well	2	24" box cabinet	
5	Drive Thru	2	24" box cabinet	
6	Pylon	1	12' -0" Pylon	
7	Banner	2	Temporary Coming Soon banner	
8	Channel letters	2	Drive Thru Pharmacy with arrow on raceway	
9	Aluminum Panel	2	Department Within	
10	Channel letters	1	Drive Thru Pharmacy	
11	Aluminum Panel	1	Clearance 10' -0"	
12	Aluminum Panel	1	Pick Up	
13	Aluminum Panel	1	Drop Off	
14	Aluminum Panel	1	Exit Only	
15	Aluminum Panel	1	Exit Only traffic	
16	Directional	1	Drive Thru Pharmacy with arrow - both sides	
17	Directional	1	Drive Thru Pharmacy with arrow - Thank You For Shopping at Rite Aid	
Variance Summary / Likelihood:				



STANDARD CODE REVIEW Estimate/Job#: **98147**
Store #: **581**

A.) Project Name: **Rite Aid** Completed By and Date: **8-27-13 / SP**
 Street Address: **90 West Ave**
 Town / City / State / Zip: **Saratoga Springs NY 12866**
 B.) Zoning Office / contact for zoning information: City Town Township Village County State
 Jurisdiction: **City of Saratoga Springs**
 Contact: **Deborah Wertheim 518-587-3550 x 2533 / Susan Barden, Senior Planner x 2493**
 C.) Zoning Classification for property: **T-5 Transect Zone 5 Neighborhood Center**
 D.) Will code be changing anytime soon? **No**
 Notes:

WALL SIGNS

1.) Square footage of wall signage allowed: **Not to exceed 2 sq. ft. for each linear foot of building frontage or a total of 100 sq. ft., whichever is less.**
 2.) How many elevations are wall signs allowed on? **One (1) wall sign per street frontage**
 3.) If signs are allowed on rear or sides of building, is the square footage deducted from the front elevation? **No**
 4.) How is square footage to be calculated? **Entire area within a continuous perimeter enclosing the extreme limits of sign display, including any frame or border. The sign structure shall be included if designed as integral to the sign display. The calculation for a double-faced sign shall be the area of one face only.**
 5.) Are design elements or logos a part of the square footage calculation? **Yes**
 6.) May signs be internally illuminated? **All backlit signs shall have a dark background. Only the letters and/or message area of the sign shall be illuminated.**
 7.) Any restrictions to the location of the sign on the wall other than being located on the wall, below eaves, or on the parapet? **Wall signs shall not extend beyond the ends, or over the top, of the walls to which it is attached. Wall signs shall not extend above the first floor level of the building**
 8.) Maximum projection for wall signs: **Electric wall signs may extend a total of 14 inches from the face of the building to accommodate a code-required transformer box but that box shall not extend more than 8 inches from the building.**
 Notes:

POLE/PYLON SIGNS

1.) Square footage of pole/pylon signage allowed per sign face for a double-faced sign: **24 Sq. Ft.**
 2.) Quantity: **One (1)**
 3.) Maximum height for pole/pylon: **12 feet**
 4.) Minimum clearance below pole/pylon? **Signs that extend over a pedestrian walkway or driveway must have a minimum 10 foot vertical clearance from the ground.**
 5.) Are design elements or logos a part of the square footage calculation? **Yes**
 6.) May signs be internally illuminated? **Yes. All backlit signs shall have a dark background. Only the letters and/or message area of the sign shall be illuminated.**
 7.) Landscaping requirements:
 8.) Address number to be included?
 9.) Set-back from right-of-way or property line/vision triangle: **No sign shall be placed within 150 feet of a signalized, or within 50 feet of an unsignalized, street intersection so as to cause a traffic hazard at the intersection. A freestanding sign shall not be located within 50 feet of another freestanding sign. A freestanding sign shall not extend into the public right-of-way or extend beyond the property lines.**
 Notes:

STANDARD CODE REVIEW - Continued Estimate/Job#: **581** **98147**

A.) Project Name: **Rite Aid** Completed: **8-27-13 / SP**

ENGINEERING

1.) Are signed/sealed Engineering drawings required: For wall signs? **No** For Freestanding signs? **Yes**
 2.) Calculations and drawings both required? **Both**
 3.) How many sets required? **Two (2)**
 4.) Building Code/Year: **2010 New York State Building Code**
 5.) Electrical Code/Year: **NFPA 70**
 6.) Wind loads/Exposure: **90 MPH w/ 3 sec gusts**
 7.) Special inspections noted on drawings from engineer: **Per Engineer**
 Notes:

VARIANCES

1.) Are variances considered? _____ Yes No
 2.) Variance fees and costs? **\$500.00 + fees for advertising**
 3.) Application deadline? **Must be submitted to the Building Inspector, Room 10, City Hall, at least 4 weeks prior to the next Zoning Board meeting. See attached schedule for application deadlines and meeting dates.**
 4.) Process, how often are the meetings, and the number of meetings? **Zoning Board of Appeals meets twice a month**
 5.) Forms and contact information: **Application for Appeal to Zoning Board / Contact Susan Barden Senior Planner (ZBA) (518) 587-3550 x2493**
 Notes: **Applicant must be the property owner(s) or lessee. Applicants are required to mail a copy of the public hearing legal notice to all property owners**

DIRECTIONAL SIGNS

1.) Number of directional's allowed: **Not specified** 2.) Maximum square footage: **4 sq. ft.**
 3.) Maximum height: **4 feet** 4.) Set-back:
 5.) Illumination allowed? **Yes** 6.) Custom logo: **Business names or logos not permitted**
 7.) Permit required? **No**
 Notes:

ELECTRONIC MESSAGE CENTERS/ READER BOARDS

1.) EMC's allowed: **Not allowed** 2.) Maximum square
 3.) Color restrictions? 4.) Movement restrictions?
 Notes:

AWNINGS AND TEMPORARY SIGNAGE

3.) Temporary Signs: **One on-premise, non-illuminated sign listing the owner, designer and/or contractor where construction or renovation is in progress: maximum 10 sq. ft.**
 Notes:



STANDARD CODE REVIEW - Continued Estimate/Job#: 98147

A.) Project Name: Rite Aid Completed: 8-27-13 / SP

PERMITTING

1.) Process:
 What needs to be done first? **Must apply for variance first if needed. Once variance is approved/denied will then have to apply for review with the Design Review Commission since site is located in an Architectural Review Area within the City.**
For Design Review Commission: Submit completed applications to the Office of Planning & Economic Development, Room 10, City Hall, at least 4 weeks prior to the next DRC meeting. Meetings are held 1st & 3rd Wednesdays of the month. Fee is \$100.00. Rep to be present at this meeting.
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

Can the sign permit be issued before the building permit? **No**
 Other jurisdiction? **No**

2.) Permit application and checklist:
 Planning: **Design Review Commission Application**
 Building: **Application for Sign Permit**
 Number of Sets of Drawings Req'd: **1 original and 9 collated sets for DRC meeting / Two (2) for building**
 Permit application can be mailed? **Yes**

3.) Permitting Process time frame:
 Planning: **Goes thru Design Review Commission for approval. If needed, apply for Variance first thru ZBA then goes to DRC**
 Building:
 Counter Service Available? **No**

4.) Permit application fees:
 Planning: **\$100.00 for Design Review Commission**
 Building: **Sign permit fee of \$100.00 (check made payable to Commissioner of Finance), must accompany application.**

5.) Length of time the permit will be valid: **6 months**

SIGN MARKINGS

- | | | |
|---|---|---|
| <input type="checkbox"/> Electrical Hook-up included with Sign Permit | <input checked="" type="checkbox"/> Property Owner Information | <input checked="" type="checkbox"/> UL label visible after installation |
| <input checked="" type="checkbox"/> Electrical Permit Req'd by Licensed Electrician | <input checked="" type="checkbox"/> Property Owner Signature on Application | <input checked="" type="checkbox"/> Disconnect visible after installation |
| <input type="checkbox"/> Building/Structural Permit Req'd | <input checked="" type="checkbox"/> Subcontractor Information | <input type="checkbox"/> Permit number and/or tag |
| <input checked="" type="checkbox"/> Sealed Engineering Req'd | <input checked="" type="checkbox"/> Subcontractor Signature on Application | <input type="checkbox"/> Sign owner information |
| <input checked="" type="checkbox"/> Owner/Agent Letter of Authorization | <input type="checkbox"/> List of UL numbers | <input type="checkbox"/> Sign manufacturer information |

5.) Is a permit required to reface or change faces in an existing sign with no changes to the support structure, electrical, or cabinet?
 Notes:

INSTALLATION

1.) Inspections Required? **Footing / Final / Electrical**
 Is the original permit required to be on site for inspections? **Yes**
 Any Special/Third Party Inspections Required? **No**
 Contact and advance notice requirements: **(518) 587-3550 Building Department**

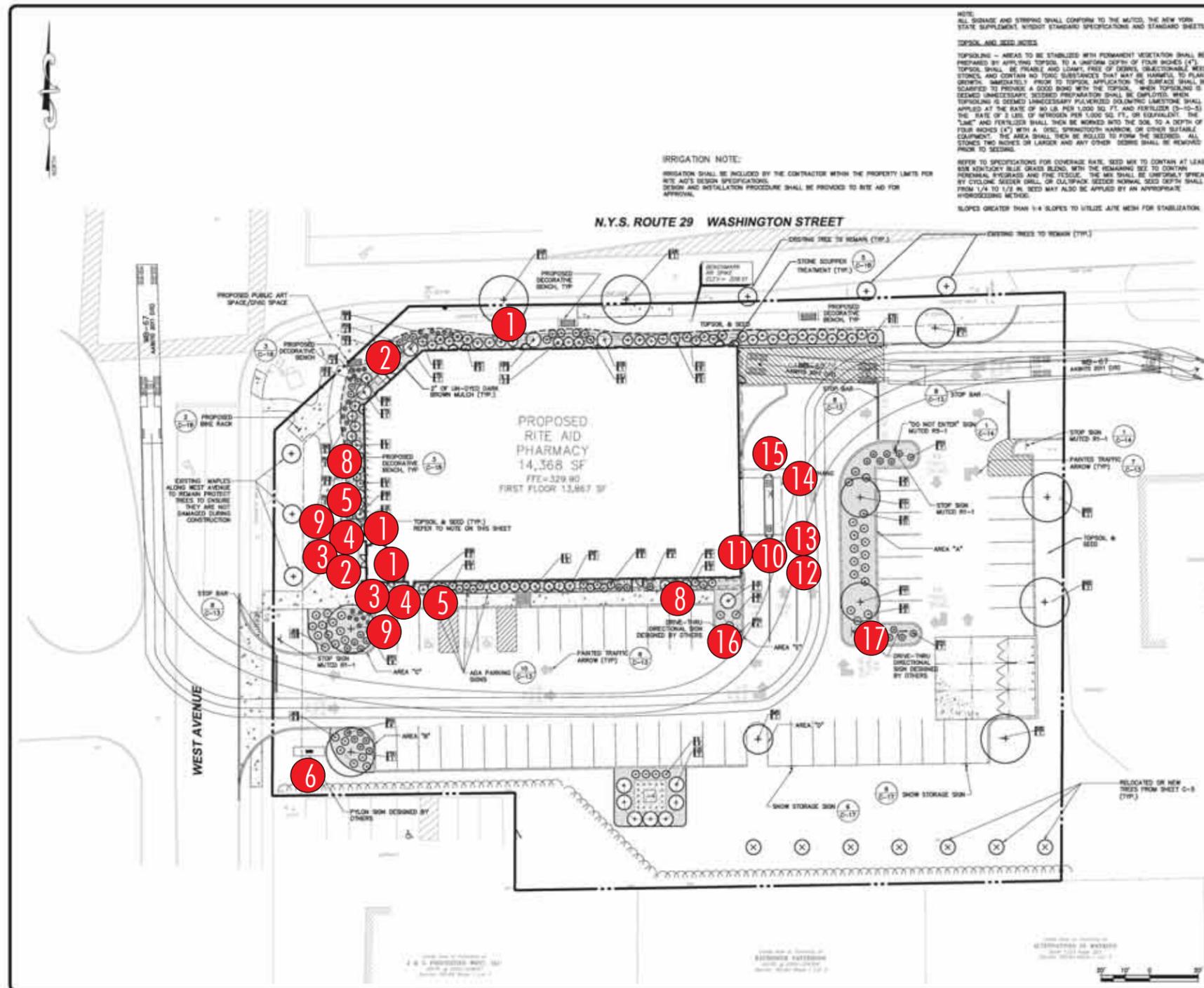
2.) Commercial Sign Installer Requirements:

<input type="checkbox"/> State License	<input type="checkbox"/> Bonding	<input checked="" type="checkbox"/> Sub Required to Pull Permit
<input checked="" type="checkbox"/> Local License or Registration	<input checked="" type="checkbox"/> Insurance	<input checked="" type="checkbox"/> Sub Required for Install
<input checked="" type="checkbox"/> Licensed Electrician Req'd for hook-up	<input checked="" type="checkbox"/> Workman's Compensation	<input type="checkbox"/> Jones Sign Can Pull Permit
<input type="checkbox"/> Out-of-State Contractor Allowed		<input type="checkbox"/> Jones Sign Can Install

Notes: **City license required with Insurance**

RECOMMENDATION





NOTE:
ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE MUTCD, THE NEW YORK STATE SUPPLEMENT, MICHOT STANDARD SPECIFICATIONS AND STANDARD SHEETS.

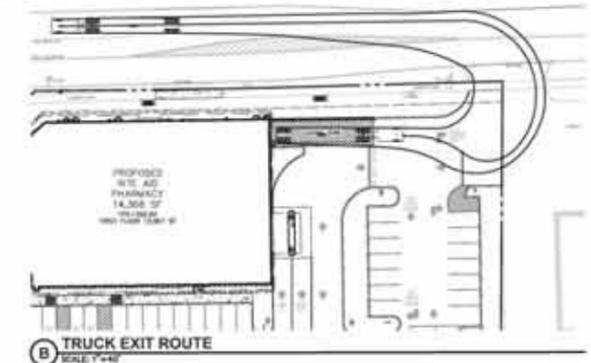
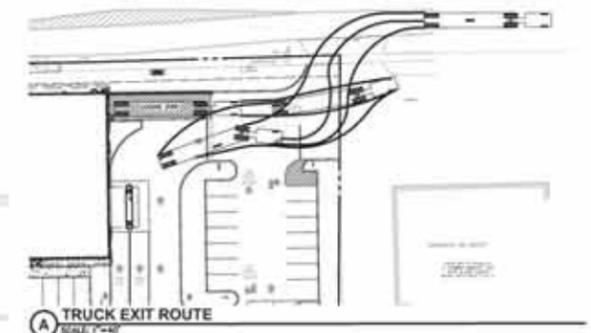
TOPSOIL AND SEED NOTES:
TOPSOILING - AREAS TO BE STABILIZED WITH PERMANENT VEGETATION SHALL BE PREPARED BY APPLYING TOPSOIL TO A UNIFORM DEPTH OF FOUR INCHES (4"). TOPSOIL SHALL BE FRANKLIN AND LOUISIANA FREE OF DEBRIS, UNDESIRABLE WEEDS, STONES, AND CONTAIN NO TOXIC SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION THE SURFACE SHALL BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL. WHEN TOPSOILING IS SEEMED UNNECESSARY, SEEDING PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY, POLYMERIZED SOLO-CHEM LIME/STONE SHALL BE APPLIED AT THE RATE OF 80 LB. PER 1,000 SQ. FT. AND FERTILIZER (3-10-5) AT THE RATE OF 2 LB. OF NITROGEN PER 1,000 SQ. FT. OR EQUIVALENT. THE "LIME" AND FERTILIZER SHALL THEN BE WORKED INTO THE SOIL TO A DEPTH OF FOUR INCHES (4") WITH A DISC SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE AREA SHALL THEN BE ROLLED TO FIRM THE SEEDS. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

IRRIGATION NOTE:
IRRIGATION SHALL BE INCLUDED BY THE CONTRACTOR WITHIN THE PROPERTY LIMITS FOR RITE AID'S DESIGN SPECIFICATIONS. DESIGN AND INSTALLATION PROCEDURE SHALL BE PROVIDED TO RITE AID FOR APPROVAL.

REFER TO SPECIFICATIONS FOR COVERAGE RATE. SEED MIX TO CONTAIN AT LEAST 80% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING 20% TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLOPE SEEDER OR EQUIVALENT. SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE AITE MESH FOR STABILIZATION.

PLANT SCHEDULE				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES				
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2" CAL.
CC	2	CERIS SARRACENSIS	EASTERN REDBUD	2" CAL.
FR	1	FRAXINUS 'ACHRODIAE'	FLORING GRAMMIFLORA	2" CAL.
HS	3	HYDRANGEA 'LITTLE LIME'	BLACK ICE	2" CAL.
PI	1	PIRUS 'BLANCA'	WHITE SPRUCE	8-10'
TS	14	TRIALIA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8-12'
TA	2	TRIALIA AMERICANA	AMERICAN LARIX	2" CAL.
SHRUBS				
DR	2	DRACOPANUS PUNICATA 'BOLEZANO'	JAPANESE FALSECYPRESS	4'-5' F.C.
HM	2	HYDRANGEA PANGOLATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24" F.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT HOLEY	24"-30" F.C.
JA	28	JUNIPERUS PROCUMBENS 'NANA'	SWAMP GARDEN JANIPE	3 GAL. F.C.
JS	2	JUNIPERUS SCOPULORUM 'MOON BLUE'	MOON BLUE JUNIPER	3'-4' F.C.
RF	16	RHOXODENDRON 'YOUNGSHAW'S WHITE'	RHOXODENDRON	18"-24" F.C.
RR	2	ROSA 'RADRAZ'	DOUBLE KNOCKOUT ROSE	3 GAL. F.C.
SP	16	SPIREA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL. F.C.
TD	16	TARAXACUM 'YONOPONY'	YONOPONY SPREADING YEW	3 GAL. F.C.
TS	2	TRIALIA OOOOONALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5'-6' F.C.
PERENNIALS & GRASSES				
HE	20	HEMEROCALLIS 'HAPPY RETURN'	SAILLY	1 GAL. F.C.
PH	40	PERNETUM 'SARIEL'	SWAMP FOUNTAIN GRASS	2 GAL. 30" O.C.
SA	11	SALVIA 'MAY NIGHT'	PURPLE SAGE	1 GAL. F.C.



PD # 14.057

APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION

ADOPTED _____

CHAIRPERSON _____ DATE _____

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1	12/23/15	SARATOGA SPRINGS PLANNING BOARD SUBMISSION TO PLANNER	AWL	JWE	12/23/15
2	2/3/16	REVISION TO ARCHITECTURE LAYOUT AND GRADING	AWL	JWE	2/3/16
3	2/23/16	REVISIONS	AWL	JWE	2/23/16

THE ALTERATION OF THIS MATERIAL SHALL BE UNLESS DONE UNDER THE DIRECTION OF A QUALIFIED PROFESSIONAL ENGINEER OR ARCHITECT FOR AN ARCHITECT OR FOR AN ENGINEER OR LANDSCAPE ARCHITECT. A VIOLATION OF THIS REGULATION IS A VIOLATION OF THE STATE EDUCATION LAW AND/OR REGULATION AND IS A CLASS B MISDEMEANOR.

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.: RA-581-16
DATE: 06/13/16
C-10



6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com



NON-ILLUMINATED

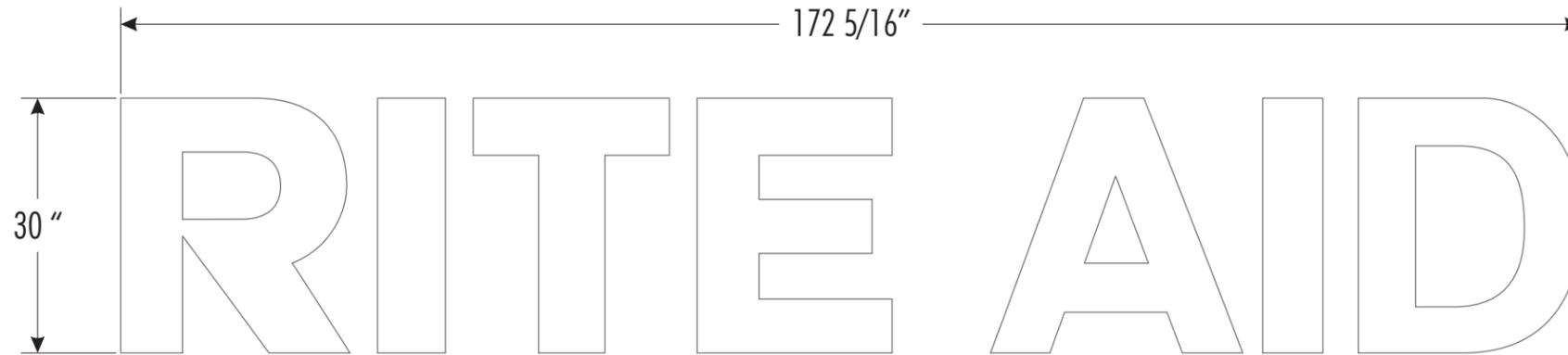
REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE

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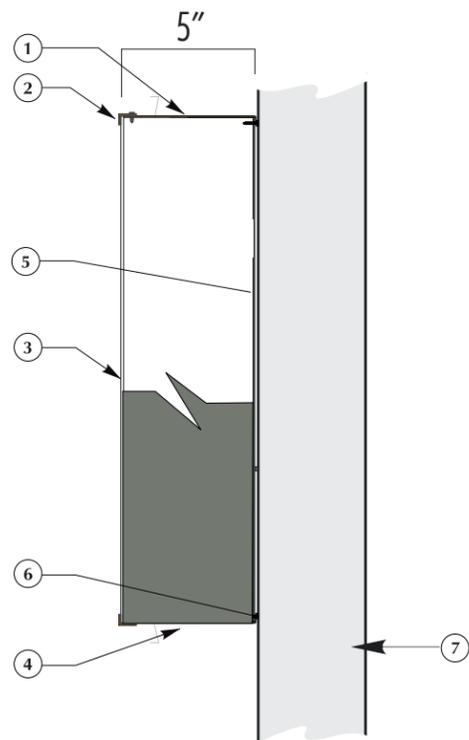
REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING



FRONT VIEW

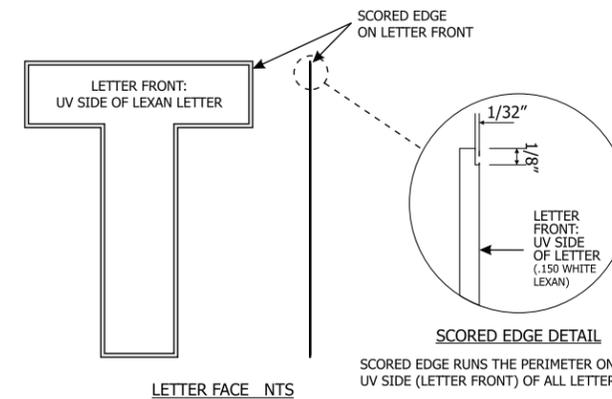


Detail of Channel Letters

N.T.S.

SIDE VIEW

- ① 5" X .040 aluminum letter coil painted pms 424 letter locked to aluminum letter backs
- ② 3/8" x 1 1/4" F- Trim painted pms 424
- ③ .150 White polycarbonate faces (Groove face side of lexan faces to ensure face side is facing out)
- ④ (2) 1/4" Weep holes w/ internal light baffle
- ⑤ .063 pre-finished Black/White aluminum backs
- ⑥ Anchors as required. (See hardware chart.)
- ⑦ Building facade.



PARTS LIST:

ITEM	DECORATION
A	WHITE
B	PAINT TO MATCH PMS 424
C	
D	
E	
F	

MATERIAL LIST	
1	5" ALUMINUM RETURNS
2	.150 WHITE PLASTIC
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

- TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION	RITEAID 30" X 172 5/16" SF NL CHANNEL LETTERS		
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY:	BRIAN S.		
CHECKED BY:			
CLIENT:	RITEAID		
LOCATION:			
QUOTE:	DATE:		
DRAWING/PART #	REV.	SHEET #	
RAV0029	A	7 OF 19	

APPROVAL SIGNATURE _____ **DATE** _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

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NON-ILLUMINATED

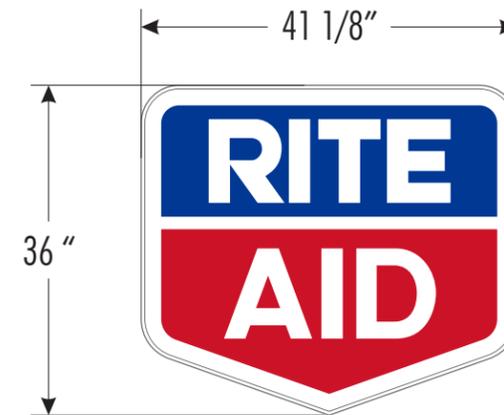
REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE

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800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

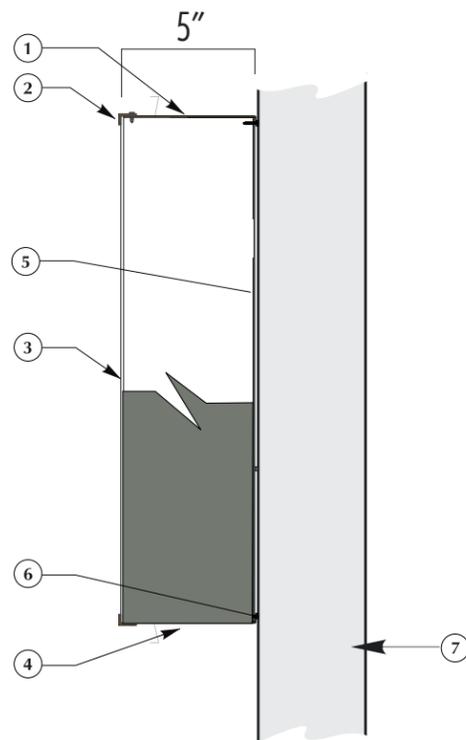
REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING



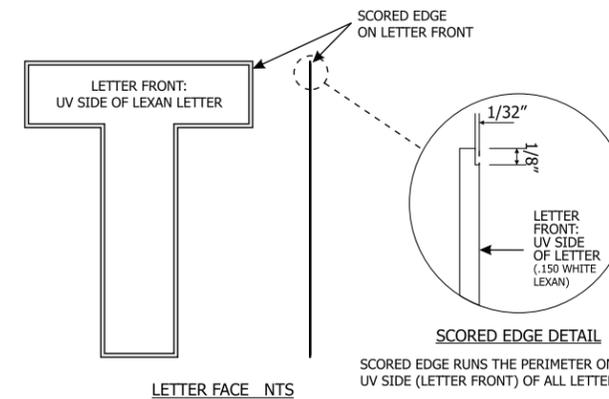
FRONT VIEW



- ① 5" X .040 aluminum letter coil painted pms 424 letter locked to aluminum letter backs
- ② 3/8" x 1 1/4" F- Trim painted pms 424
- ③ .150 White polycarbonate faces (Groove face side of lexan faces to ensure face side is facing out)
- ④ (2) 1/4" Weep holes w/ internal light baffle
- ⑤ .063 pre-finished Black/White aluminum backs
- ⑥ Anchors as required. (See hardware chart.)
- ⑦ Building facade.

Detail of Channel Letters

N.T.S. **SIDE VIEW**



PARTS LIST:

ITEM	DECORATION
A	ARLON 2500-2870 BLUE
B	ARLON 2500-2283 RED
C	WHITE
D	PAINT TO MATCH PMS 424
E	
F	

MATERIAL LIST	
1	5" ALUMINUM RETURNS
2	.150 WHITE PLASTIC
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

- TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION	RITEAID 36" X 48 1/8" SF NL CHANNEL LETTER		
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY:	BRIAN S.		
CHECKED BY:			
CLIENT:	RITEAID		
LOCATION:			
QUOTE:	DATE:		
DRAWING/PART #	REV.	SHEET #	
RAV0030	A	8 OF 19	

APPROVAL SIGNATURE _____ **DATE** _____
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Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

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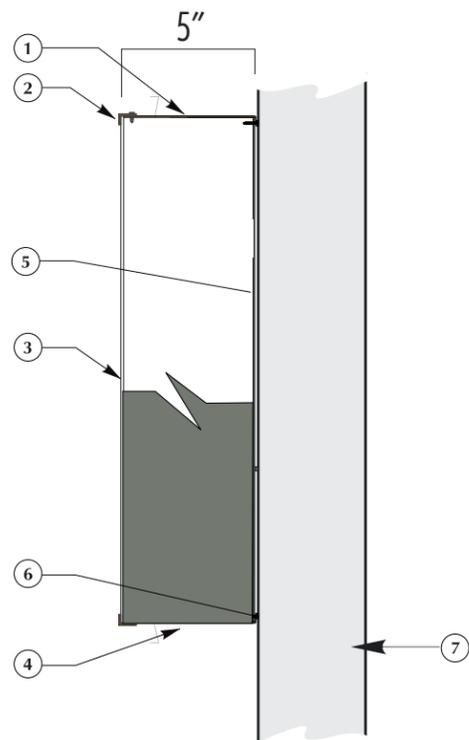
REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING



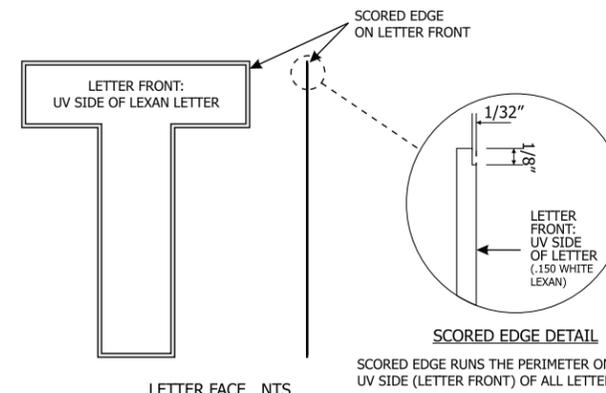
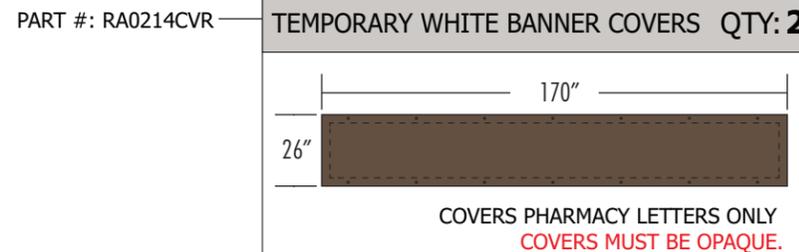
FRONT VIEW



- ① 5" X .040 aluminum letter coil painted pms 424 letter locked to aluminum letter backs
- ② 3/8" x 1 1/4" F- Trim painted pms 424
- ③ .150 White polycarbonate faces (Groove face side of lexan faces to ensure face side is facing out)
- ④ (2) 1/4" Weep holes w/ internal light baffle
- ⑤ .063 pre-finished Black/White aluminum backs
- ⑥ Anchors as required. (See hardware chart.)
- ⑦ Building facade.

Detail of Channel Letters

N.T.S. SIDE VIEW



PARTS LIST:

ITEM	DECORATION
A	WHITE
B	PAINT TO MATCH PMS 424
C	
D	
E	
F	

MATERIAL LIST	
1	5" ALUMINUM RETURNS
2	.150 WHITE PLASTIC
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

- TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION			
RITEAID			
20" X 161 11/16"			
SF NL CHANNEL LETTERS			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY: BRIAN S.		CHECKED BY:	
CLIENT: RITEAID		LOCATION:	
QUOTE:		DATE:	
DRAWING/PART #	REV.	SHEET #	
RAV0031	A	9 OF 19	

SCALE 1:17
22.46 SF

APPROVAL SIGNATURE _____ **DATE** _____
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REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	SCOTTISH OAKWOOD GRAIN
B	WHITE
C	
D	
E	
F	

MATERIAL LIST	
1	.125 ALUMINUM TUBE FRAME (1"x1")
2	.150 WHITE PLASTIC
3	ROUTED ACM BY RENOBOND
4	LED ILLUMINATION
5	

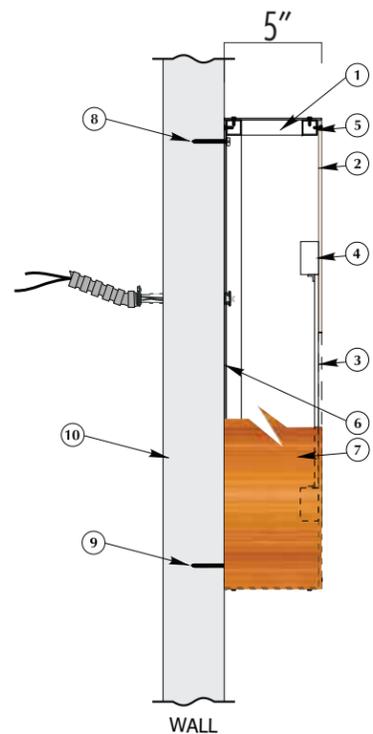
FIRST SURFACE DECORATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

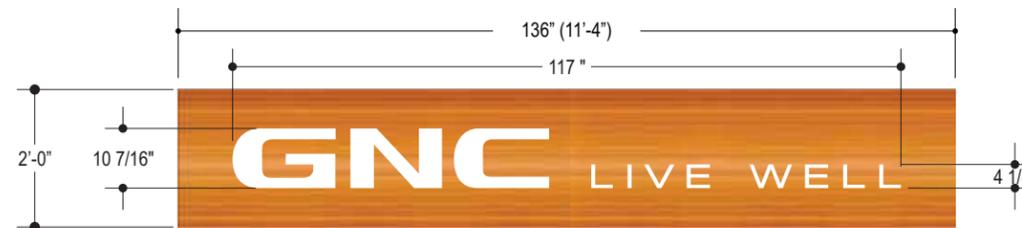
- TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION			
RITEAID 2' X 11' NL SF ANCILLARY SIGN CABINET			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY: BRIAN S.		CHECKED BY:	
CLIENT: RITEAID			
LOCATION:			
QUOTE:		DATE:	
DRAWING/PART # RAZ0011	REV. A	SHEET # 10 OF 19	



Detail of Sign Cabinet
N.T.S.

- 1"x1"x.125 Aluminum tube frame
- Hinged Face: Routed ACM by Reynobond - Scottish Oakwood Grain
- .150 White polycarbonate backer
- 1"x2" Alum Tube w/ 3/4" x 3/4" Alum angle
- Pop rivet attachment
- .080 aluminum backs
- Sides: ACM by Reynobond - Scottish Oakwood Grain
- Masonry fasteners used in top section of cabinets
- Lagbolts used in bottom section of cabinets
- Building facade.



APPROVAL SIGNATURE _____ **DATE** _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

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Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS
REVISION DESCRIPTION			
INITIAL DRAWING			

PARTS LIST:

ITEM	DECORATION
A	SCOTTISH OAKWOOD GRAIN
B	WHITE
C	
D	
E	
F	
MATERIAL LIST	
1	.125 ALUMINUM TUBE FRAME (1"x1")
2	.150 WHITE POLYCARBONATE
3	ROUTED ACM BY RENOBOND
4	LED ILLUMINATION
5	

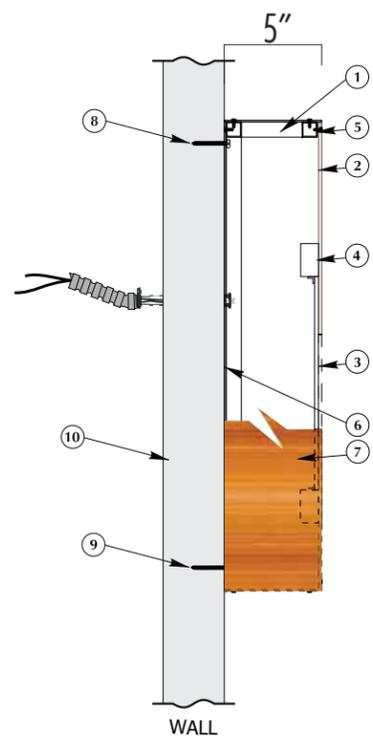
FIRST SURFACE DECORATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

- TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

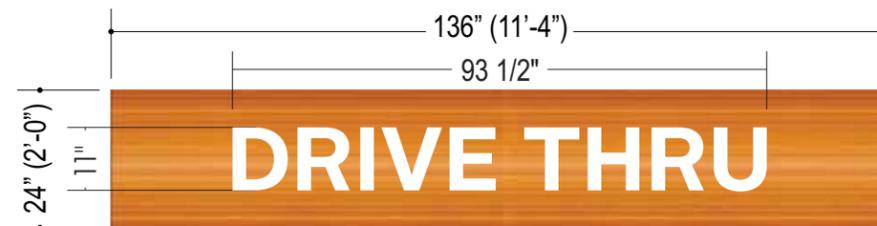
DESCRIPTION			
RITEAID 2' X 11' NL SF ANCILLARY SIGN CABINET			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY: BRIAN S.		CHECKED BY:	
CLIENT: RITEAID		LOCATION:	
QUOTE:		DATE:	
DRAWING/PART # RAZ0012	REV. A	SHEET # 11 OF 19	



Detail of Sign Cabinet

N.T.S.

- 1"x1"x.125 Aluminum tube frame
- Hinged Face: Routed ACM by Reynobond - Scottish Oakwood Grain
- .150 White polycarbonate backer
- 1"x2" Alum Tube w/ 3/4" x 3/4" Alum angle
- Pop rivet attachment
- .080 aluminum backs
- Sides: ACM by Reynobond - Scottish Oakwood Grain
- Masonry fasteners used in top section of cabinets
- Lagbolts used in bottom section of cabinets
- Building facade.



FRONT VIEW

5

SCALE 1:32
22.67 SF

APPROVAL SIGNATURE _____ **DATE** _____
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PYLON IS TO BE SHIPPED OUT AS 1 PIECE

METHOD OF SERVICE IS TBD BY ENGINEERING

LED ILLUMINATION



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Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	12/10/15	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	PAINT TO MATCH "OYSTER WHITE COOL"
B	ARLON 2500-2870 BLUE
C	ARLON 2500-2283 RED
D	WHITE
E	SCOTTISH OAK PANEL
F	DRIFTWOOD MICA COOL 20 PANEL

MATERIAL LIST	
1	ALUMINUM
2	POLES
3	LED ILLUMINATION
4	
5	

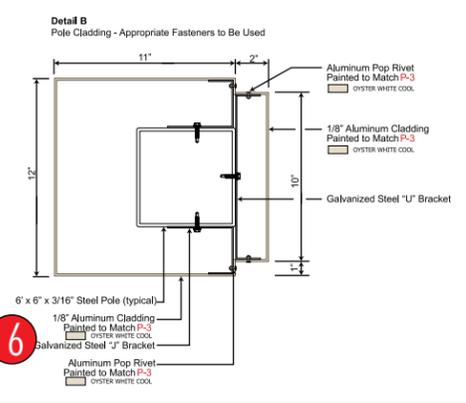
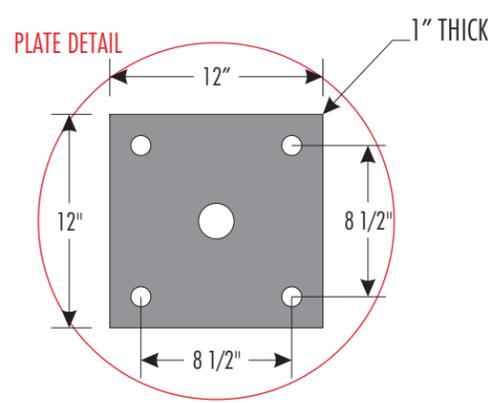
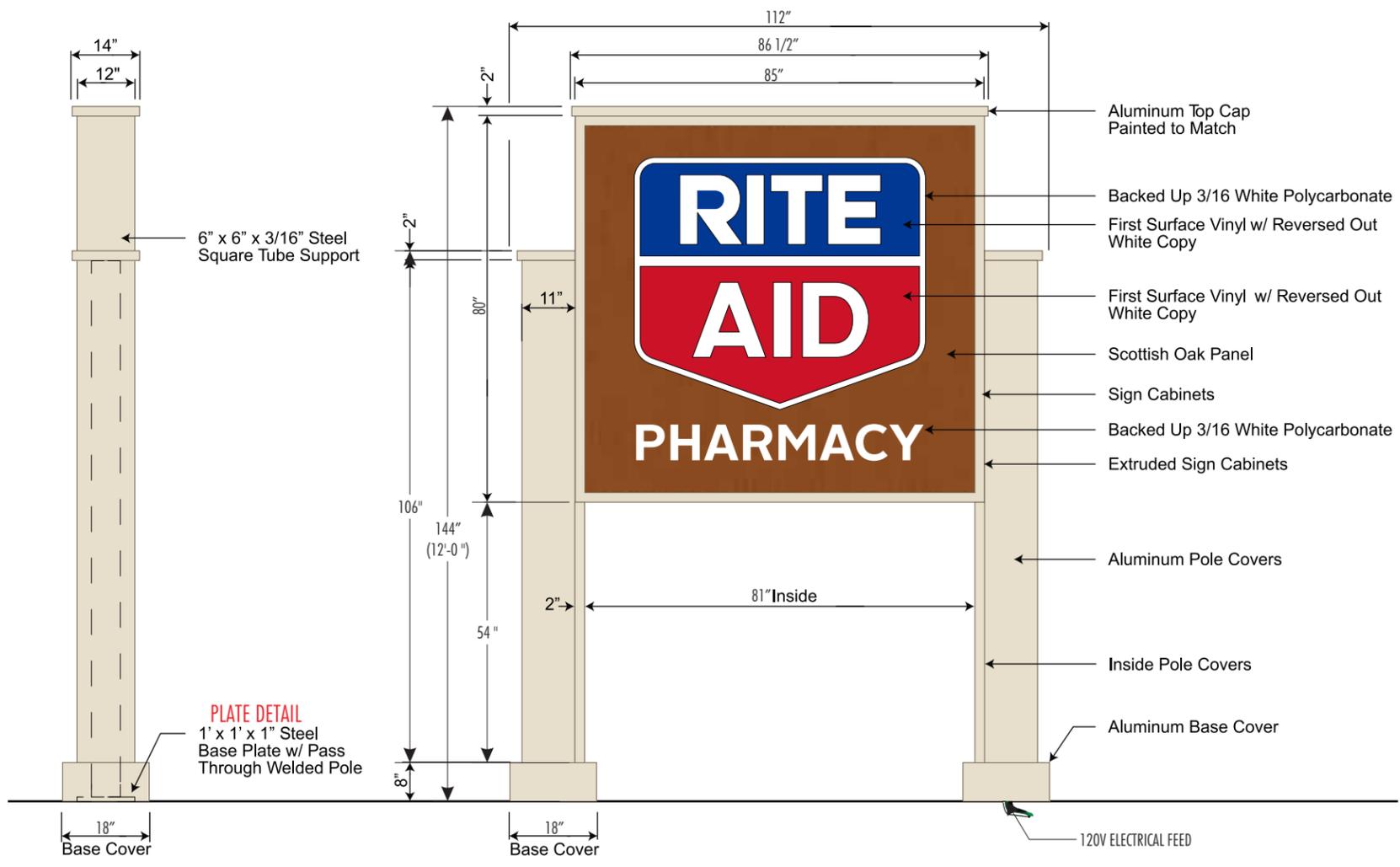
UL THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

- TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITE AID 12'-0" DF LED IL BTP PYLON SIGN

DRAWN BY: BRIAN S. CHECKED BY:
CLIENT: ENTERPRISE HOLDINGS
LOCATION: MULTIPLE LOCATIONS
QUOTE: DATE: 12/10/15
DRAWING/PART #: RAP12-LED REV. SHEET #: A 12 OF 19



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APPROVAL SIGNATURE

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COVERS MUST BE OPAQUE.



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REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/11/15	AH	BS
REVISION DESCRIPTION			
INITIAL DRAWING			

PARTS LIST:

ITEM	DECORATION
A	WHITE (OPAQUE)
B	MATCH Sw6076 TURKISH COFFEE
C	ARLON 2500-2870 BLUE
D	ARLON 2500-2283 RED
E	
F	
MATERIAL LIST	
1	PANAGRAPHS III
2	
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

- TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
4' x 8' TEMPORARY SF NL
BANNER COVER W/GROMMETS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 08/11/15

DRAWING/PART # RAO408CVR01 REV. A SHEET # 13 OF 19

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11 3/4"

48"

15"

8"

96"

7

32 SF

APPROVAL SIGNATURE _____ DATE _____
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NON-ILLUMINATED

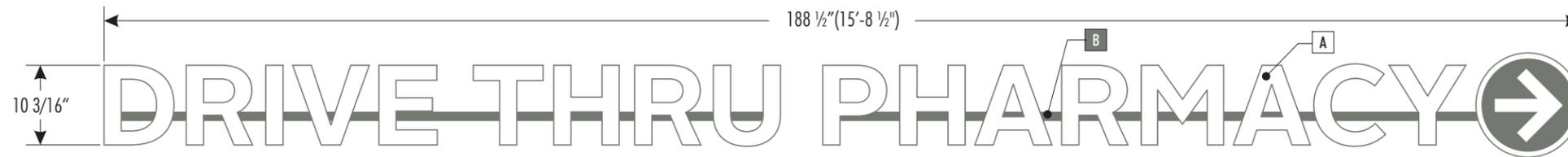
REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE

SignResource
IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

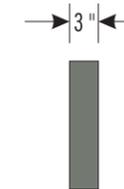
REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION
INITIAL DRAWING



FRONT VIEW



SIDE VIEW

PARTS LIST:

ITEM	DECORATION
A	WHITE
B	PAINT TO MATCH PMS 424
C	
D	
E	
F	

MATERIAL LIST	
1	5" ALUMINUM RETURNS
2	1/8" WHITE PLASTIC FACE
3	
4	
5	

FIRST SURFACE DECORATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

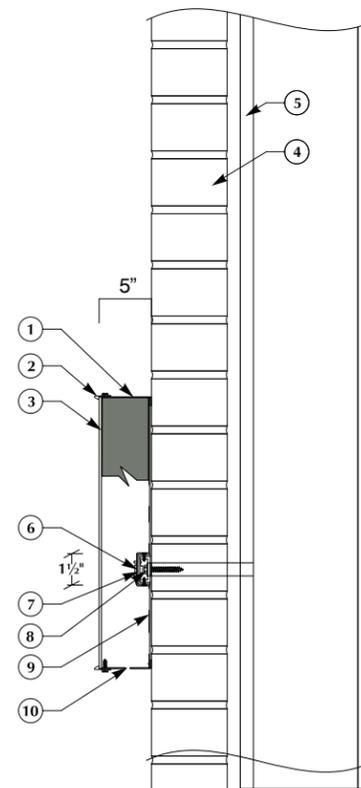
GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
• GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
• CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
• ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION			
RITEAID 10 3/16" X 188 1/2" SF NL CHANNEL LETTERS WITH ARROW			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY: BRIAN S.		CHECKED BY:	
CLIENT: RITEAID			
LOCATION:			
QUOTE:		DATE:	
DRAWING/PART # RAV0032	REV. A	SHEET # 14 OF 19	

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LETTERS	MATERIAL LIST
1	5" X .040 aluminum letter coil painted pms 424 letter locked to aluminum letter backs
2	1" Trim cap painted pms 424
3	.125 #2447 White plex faces
4	Building facade.
5	Sheathing by others
6	Pre-drilled electrical hole w/ plastic grommet.
7	1" x 2" x 1/8" Aluminum Raceway
8	Masonry fasteners (Min. 3 per raceway)
9	.063 pre-finished black/white aluminum backs (white to inside)
10	1/4" Weep holes at low points of letters
11	
12	
13	
14	
15	
16	



Access to rear of facade to be by others.
Note: All penetrations to be sealed with BIOSTOP 500 + Intumescent Firestop Sealant to meet NEC #300.21, ASTM #E814, UL #1479 and UL #2079 standards.

PART #: RA0210CVR



8

APPROVAL SIGNATURE

DATE

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If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	04/07/15	AH	CM

REVISION DESCRIPTION
INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	VINYL 3M 3630-59 DARK BROWN
B	
C	
D	
E	
F	

MATERIAL LIST

1	CLEAR PLASTIC PANEL
2	VINYL COPY
3	
4	
5	

QTY: 1

FIRST SURFACE DECORATION

SCALE 1/2" : 1'-0"

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
1' X 5' SF NL
LEXAN PANEL SIGN

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: CORY M. CHECKED BY:

CLIENT: RITEAID

LOCATION: MULTIPLE

QUOTE: 216587 DATE: 04/07/2015

DRAWING/PART # RA0105LEX REV. A SHEET # 15 OF 19

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9

SCALE: 1 1/2" = 1'-0"

APPROVAL SIGNATURE _____ **DATE** _____
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NON-ILLUMINATED

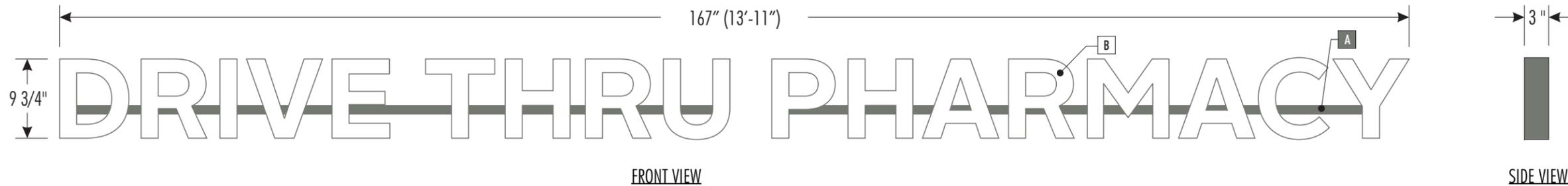
REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE

SignResource
IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION
INITIAL DRAWING

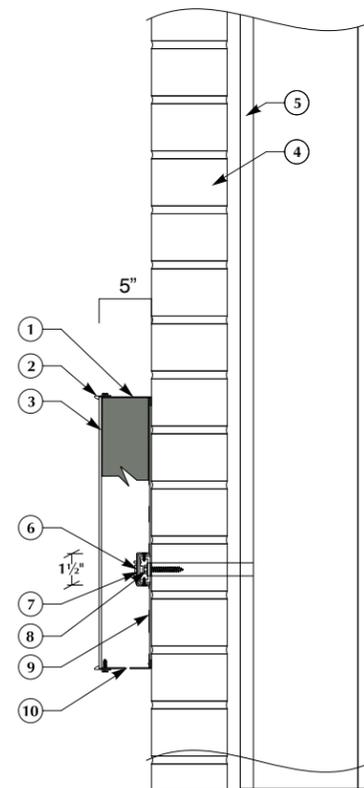


PARTS LIST:

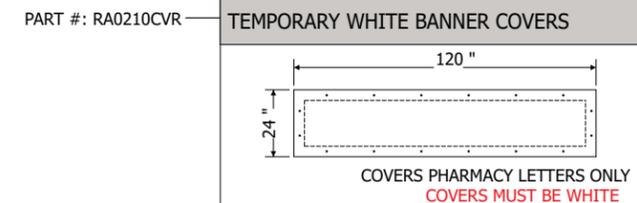
ITEM	DECORATION
A	PAINT TO MATCH PMS 424
B	WHITE
C	
D	
E	
F	

MATERIAL LIST	
1	1/8" WHITE PLASTIC FACES
2	5" ALUMINUM RETURNS
3	
4	
5	

LETTERS	MATERIAL LIST
1	5" X .040 aluminum letter coil painted pms 424 letter locked to aluminum letter backs
2	1" Trim cap painted pms 424
3	.125 #2447 White plex faces
4	Building facade.
5	Sheathing by others
6	Pre-drilled electrical hole w/ plastic grommet.
7	1" x 2" x 1/8" Aluminum Raceway
8	Masonry fasteners (Min. 3 per raceway)
9	.063 pre-finished black/white aluminum backs (white to inside)
10	1/4" Weep holes at low points of letters
11	
12	
13	
14	
15	
16	



Access to rear of facade to be by others.
Note: All penetrations to be sealed with BIOSTOP 500 + Intumescent Firestop Sealant to meet NEC #300.21, ASTM #E814, UL #1479 and UL #2079 standards.



FIRST SURFACE DECORATION

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GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
• GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
• CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
• ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION			
RITEAID 9 3/4" X 167" SF NL CHANNEL LETTER SET			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY:	CHECKED BY:		
BRIAN S.			
CLIENT:	RITEAID		
LOCATION:	MULTIPLE		
QUOTE:	DATE:	05/16/16	
DRAWING/PART #	REV.	SHEET #	
RAV0033	A	16 OF 19	

10

APPROVAL SIGNATURE _____ DATE _____

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D/F DIRECTIONAL SIGN
NON-ILLUMINATED

4 SQ FT



6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/10/16	TL	BS

REVISION DESCRIPTION
INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	VINYL (TO MATCH 'SW6076 TURKISH COFFEE')
B	WHITE REFLECTIVE VINYL 3M480-10
C	
D	
E	
F	

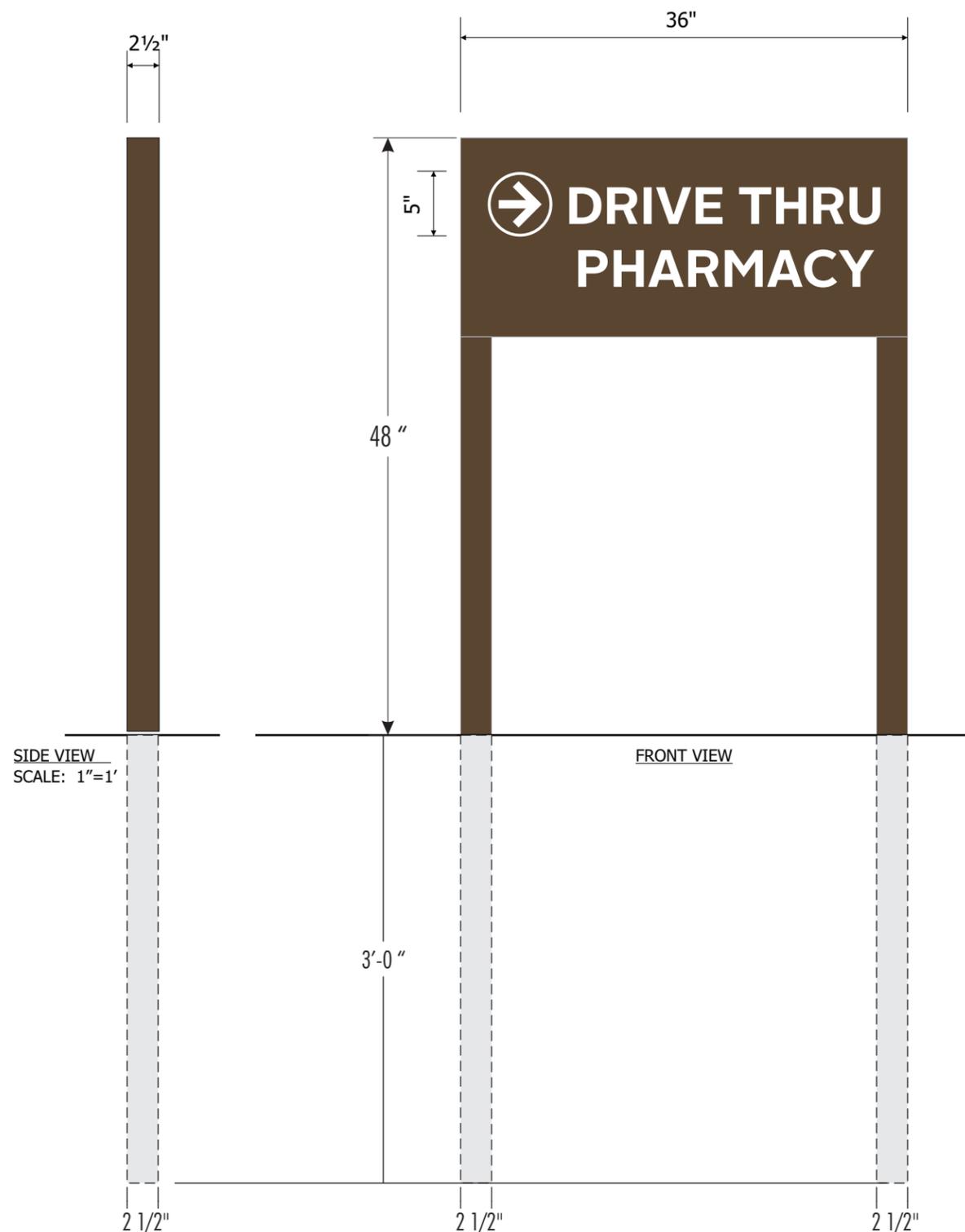
MATERIAL LIST

1	1/8" ALUMINUM PANEL
2	LOW-TAC OPAQUE VINYL
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

- TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48



BACK VIEW
SCALE: 1"=1'

Panels
.080 flat aluminum panels
PAINTED Sw6076 TURKISH COFFEE

Copy
White Reflective vinyl copy
WHITE REFLECTIVE VINYL 3M480-10

Posts
PAINTED Sw6076 TURKISH COFFEE

TEMPORARY VINYL COVERS

NO COPY

QTY:
As Needed



VINYL TO MATCH SW6076 TURKISH COFFEE
LOW TAC OPAQUE VINYL

SCALE 1:12
4 SF

16

APPROVAL SIGNATURE _____ DATE _____

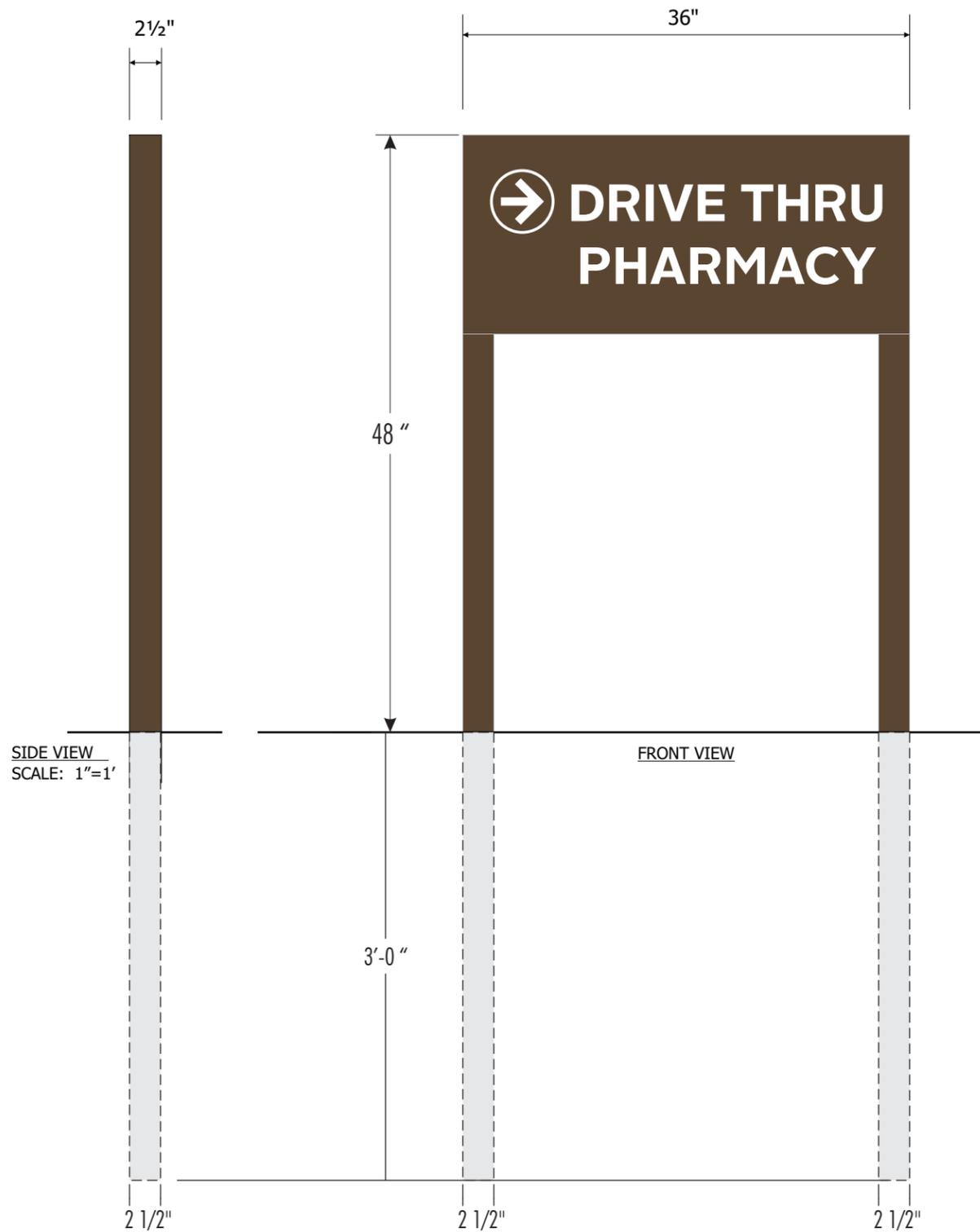
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DESCRIPTION			
RITEAID 16" x 36" DF NL DIRECTIONAL SIGNS			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY: BRIAN S.		CHECKED BY:	
CLIENT: RITEAID			
LOCATION:			
QUOTE:	DATE: 05/10/16		
DRAWING/PART # RAV0035	REV A	SHEET # 18 OF 19	

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D/F DIRECTIONAL SIGN
NON-ILLUMINATED 4 SQ FT



BACK VIEW
SCALE: 1"=1'

- Panels**
.080 flat aluminum panels
PAINTED Sw6076 TURKISH COFFEE
- Copy**
White Reflective vinyl copy
WHITE REFLECTIVE VINYL 3M480-10
- Posts**
PAINTED Sw6076 TURKISH COFFEE

TEMPORARY VINYL COVERS

NO COPY QTY: As Needed

VINYL TO MATCH SW6076 TURKISH COFFEE
LOW TAC OPAQUE VINYL

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/10/16	TL	BS

REVISION DESCRIPTION INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	VINYL (TO MATCH 'SW6076 TURKISH COFFEE')
B	WHITE REFLECTIVE VINYL 3M480-10
C	
D	
E	
F	

MATERIAL LIST	
1	.080" ALUMINUM PANEL
2	LOW-TAC OPAQUE VINYL
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

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 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CALLOUT INDICATES USE OF SPRAYLAX MIX SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
16" x 36"DF NL
DIRECTIONAL SIGNS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 05/10/16

DRAWING/PART # RAV0034 REV A SHEET # 19 OF 19

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SCALE 1:12
4 SF



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

APPLICANT(S)*

OWNER(S) (If not applicant)

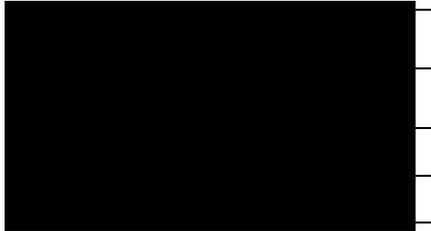
ATTORNEY/AGENT

Name

Address

Phone

Email



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: _____ Tax Parcel #: _____
(for example: 165.52 - 4 - 37)

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

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

Summary description of proposed action: _____

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_ej_operations_pdf/seafpartone.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 antennae, 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.

_____ Date: _____
 (applicant signature)

_____ Date: _____
 (applicant signature)

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

Owner Signature: _____ Date: _____

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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone: [REDACTED]		
		E-Mail: [REDACTED]		
Address:				
City/PO:		State:	Zip Code:	
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	YES
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:			NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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>YES</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>YES</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>YES</p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: _____</p>		



Whistler Ct

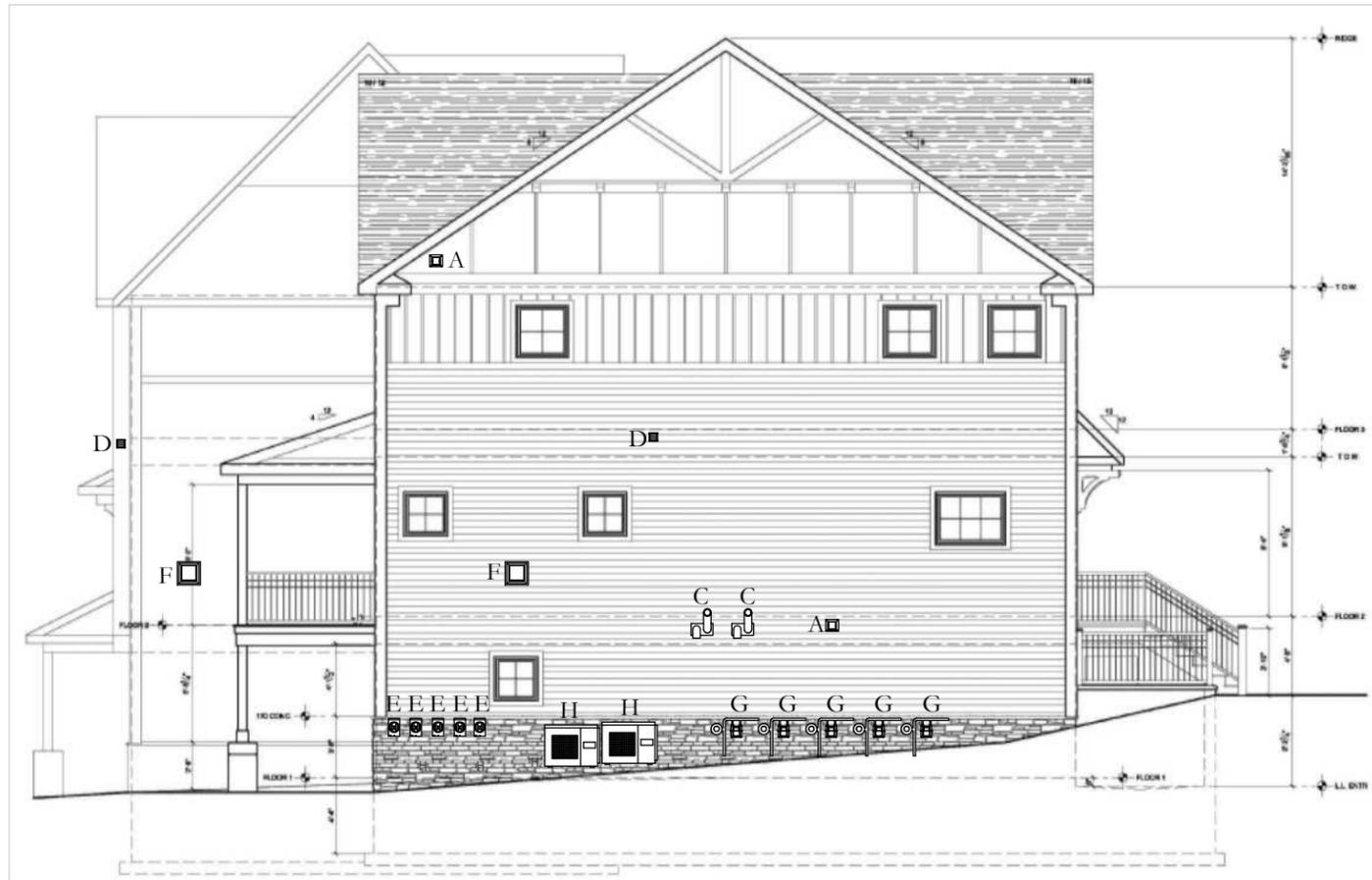
Materials Submitted to DRC on 8/24 for 9/21 meeting:

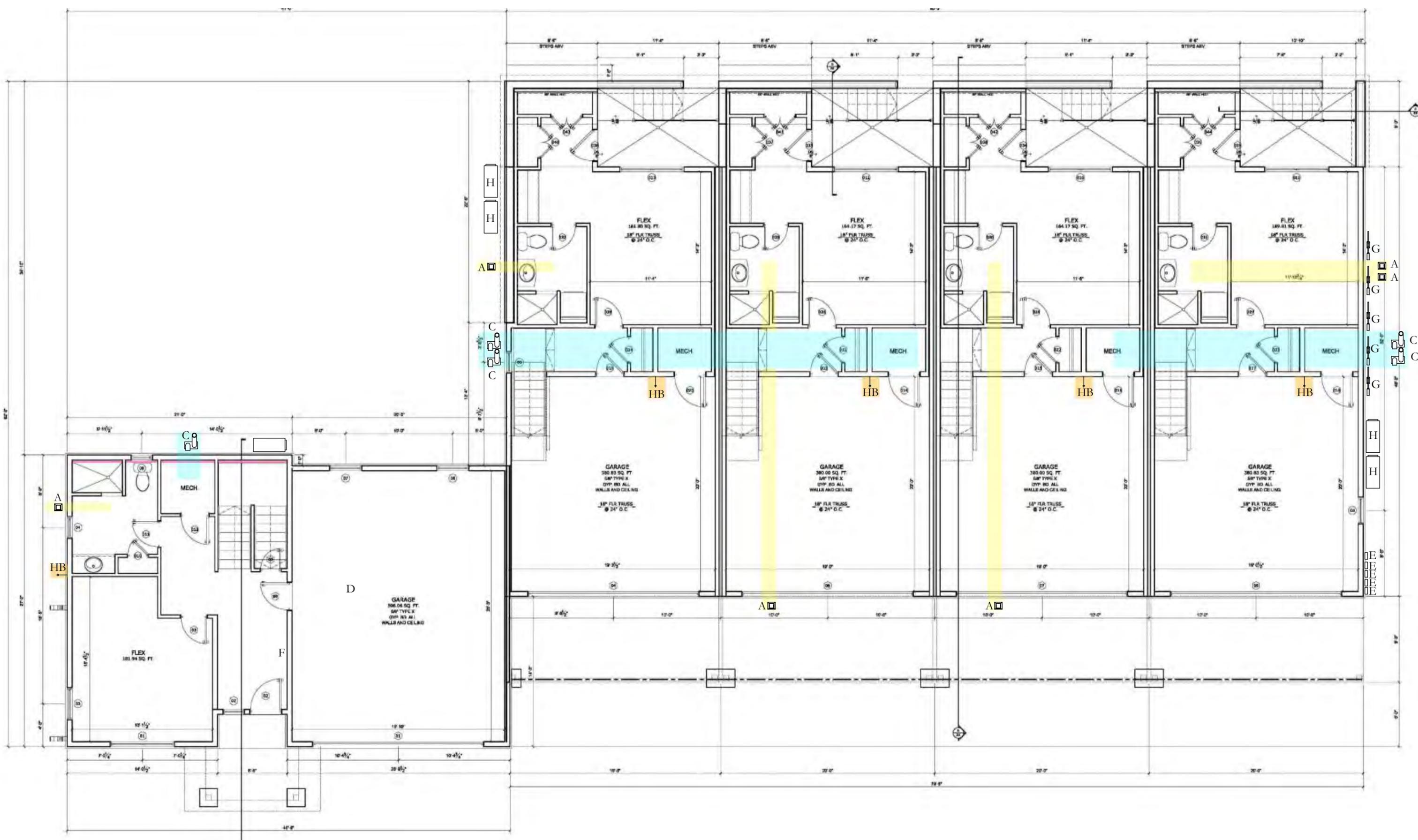
1. Colored version of EP rendering
2. Aerial View of the 18 Townhomes
3. 3 Fly-Wheel Views of EP from Sketch Up
4. Penetrations
 - Bath Exhaust
 - Furnace Vent
 - Dryer Vent
 - Electrical Meter
 - Fireplace Vent
 - Gas Meter
 - AC Unit
 - Hose Bibs
 - Exterior Lights

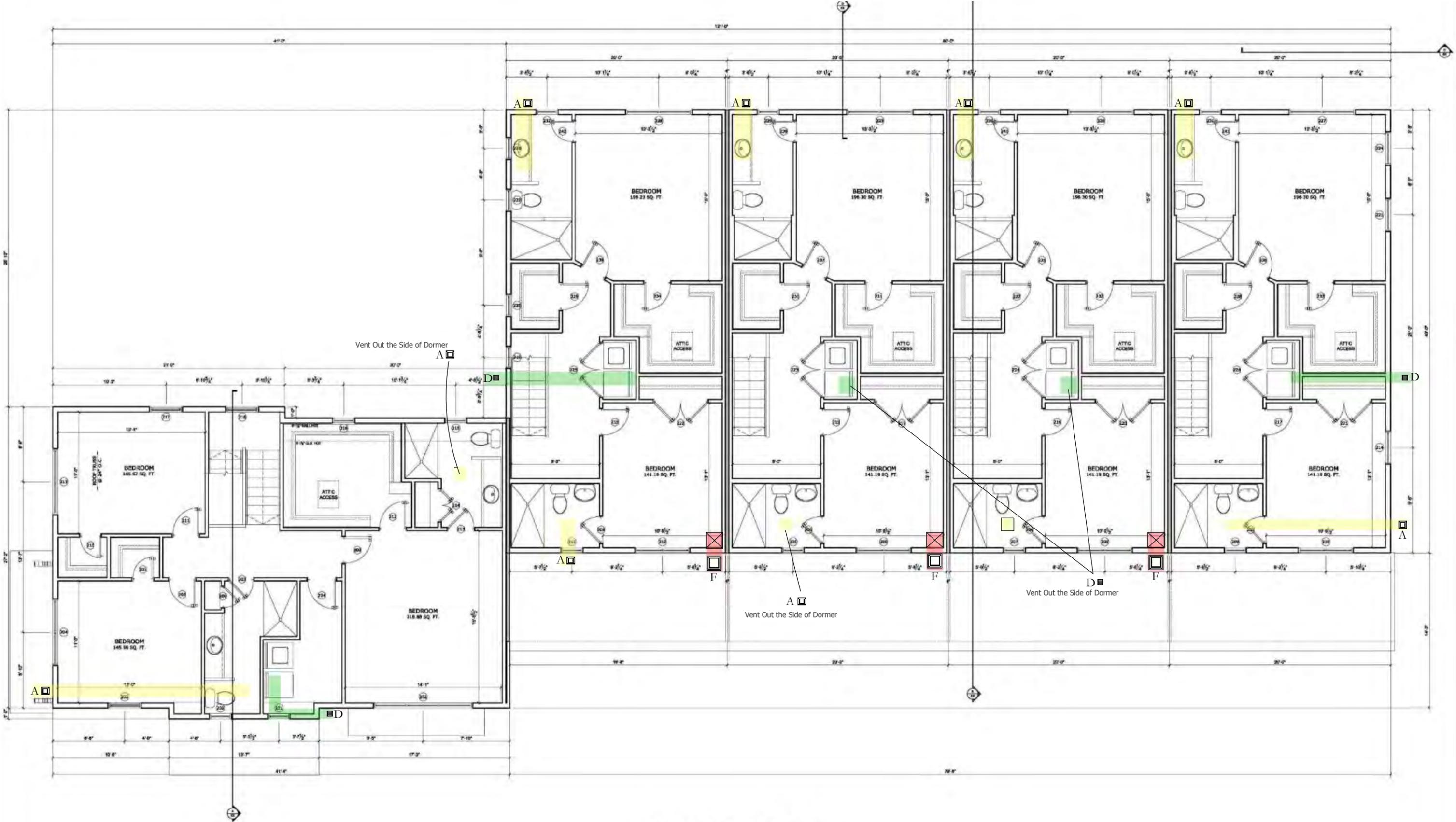
- A- Bath Exhaust
- C- Furnace Vent
- D- Dryer Vent
- E- Electrical Meter
- F- Fireplace Vent
- G- Gas Meter
- H- AC Unit
- HB- Hose Bibs
- K- Exterior Lights



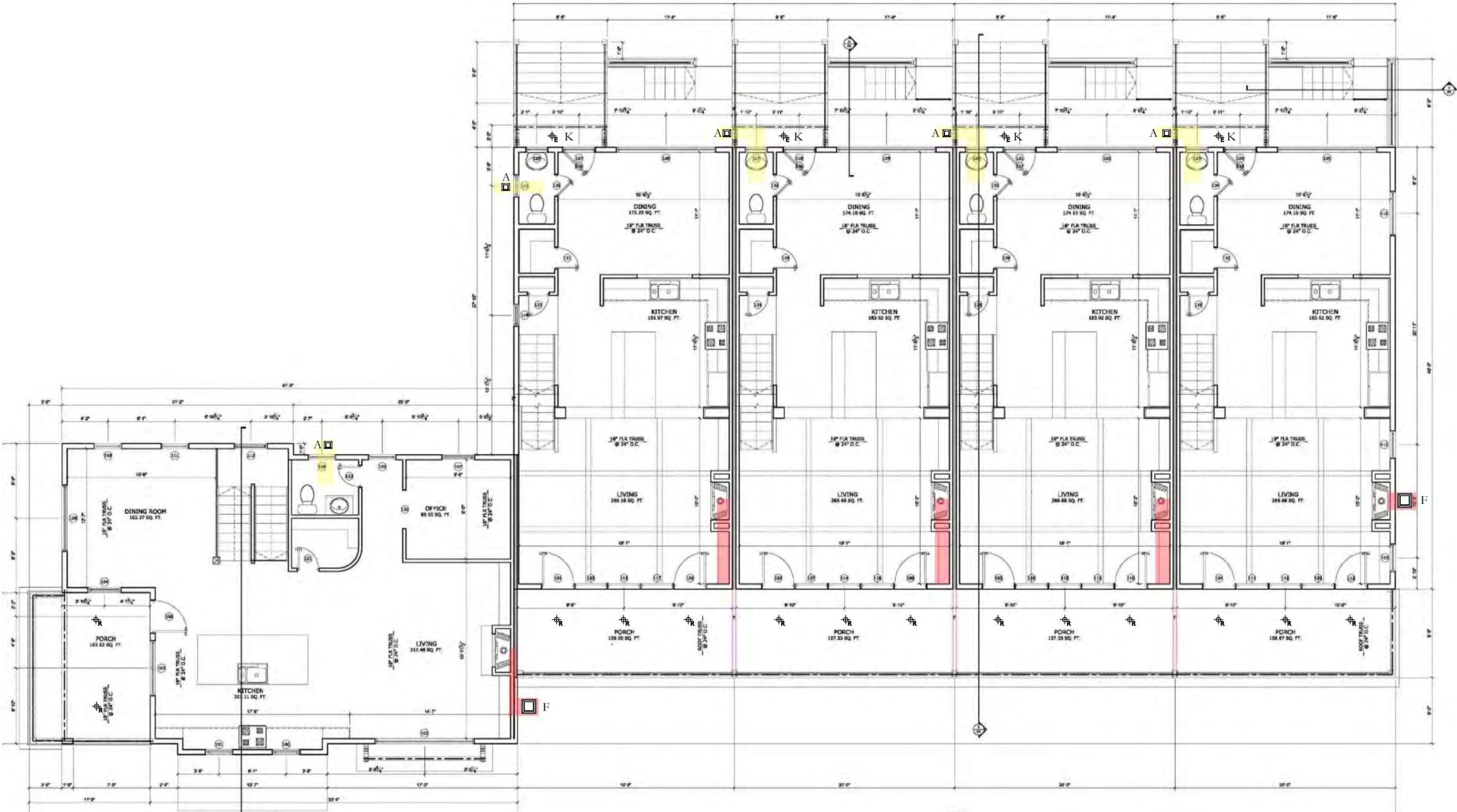








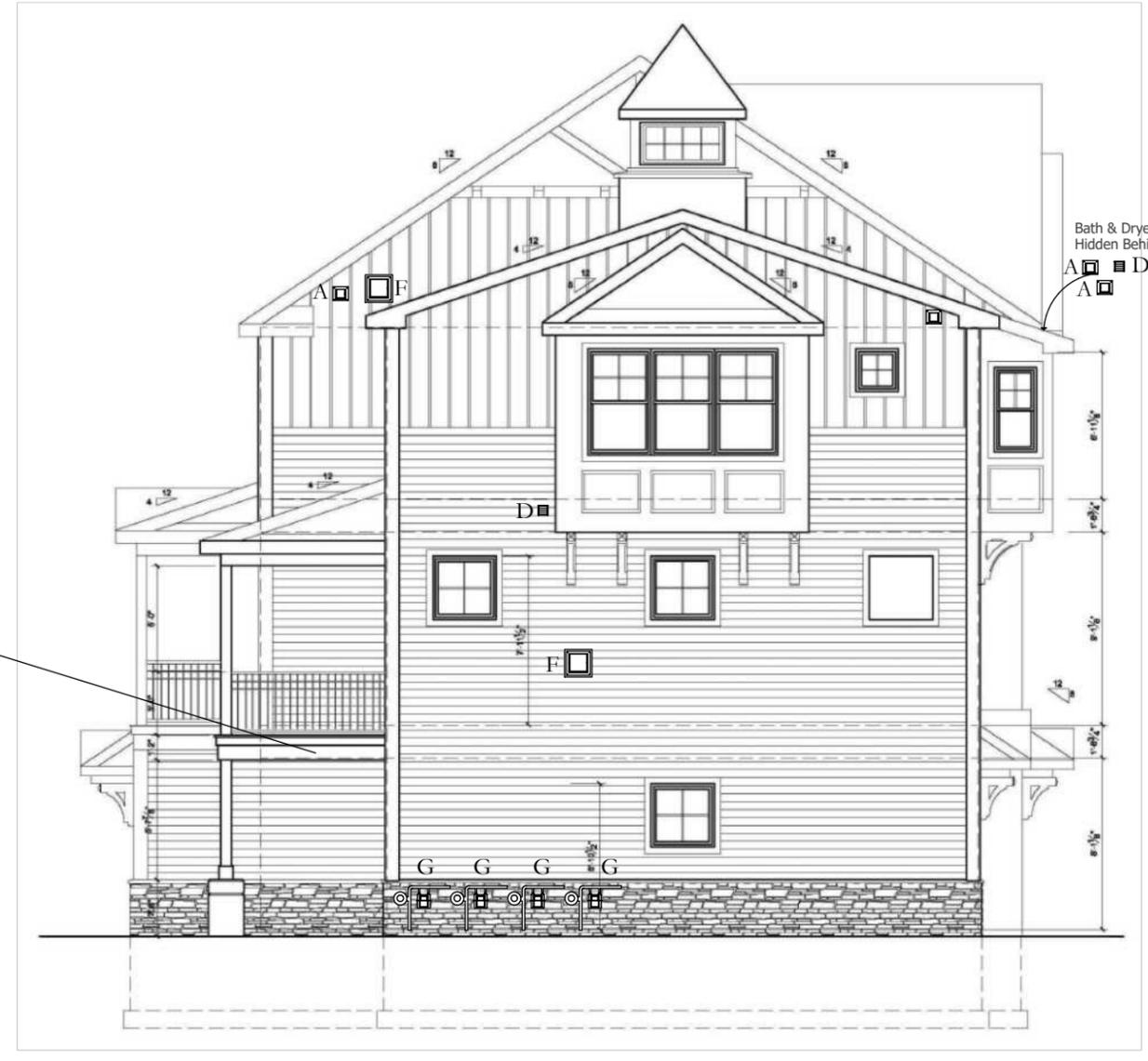
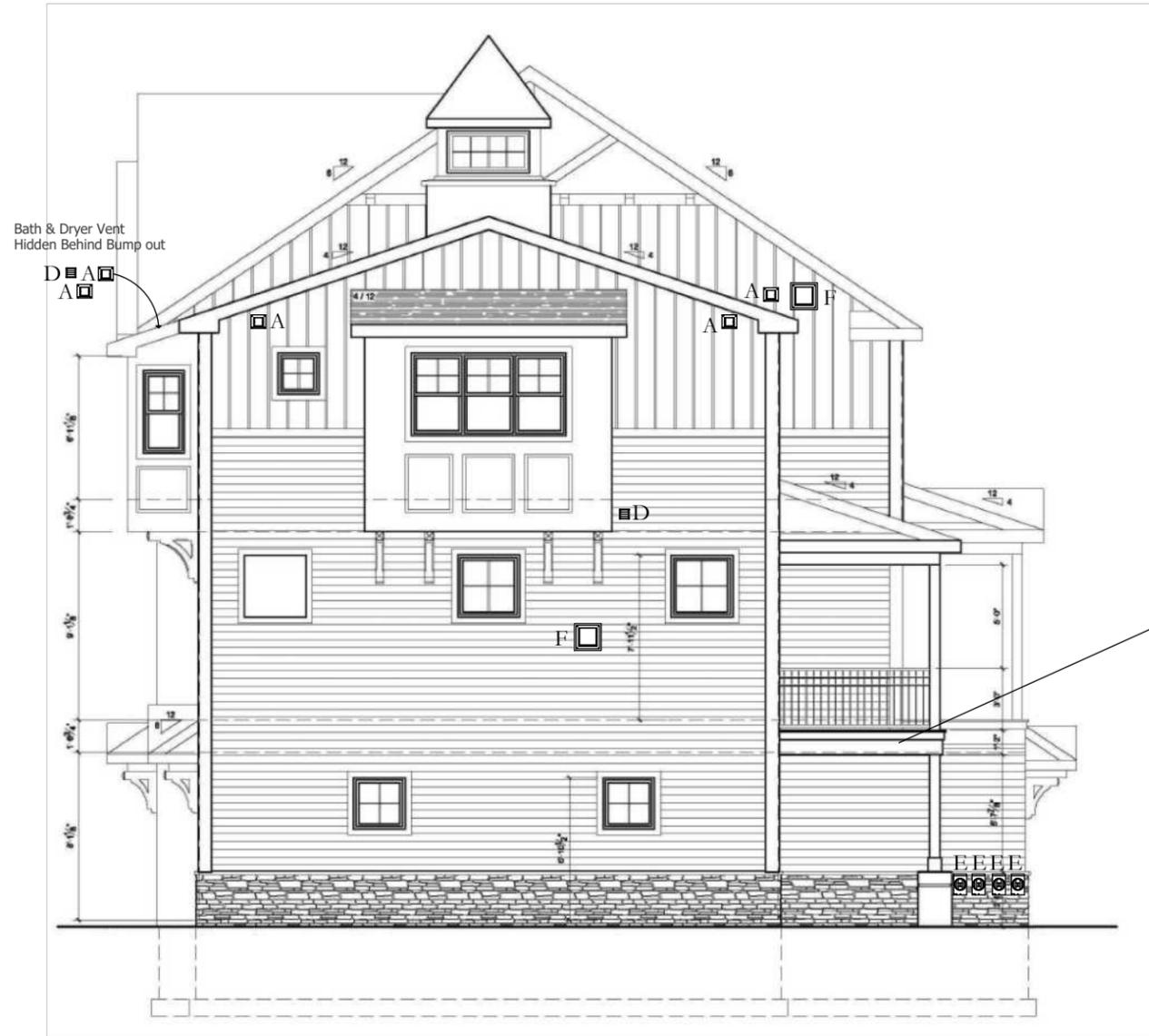
SECOND FLOOR PLAN

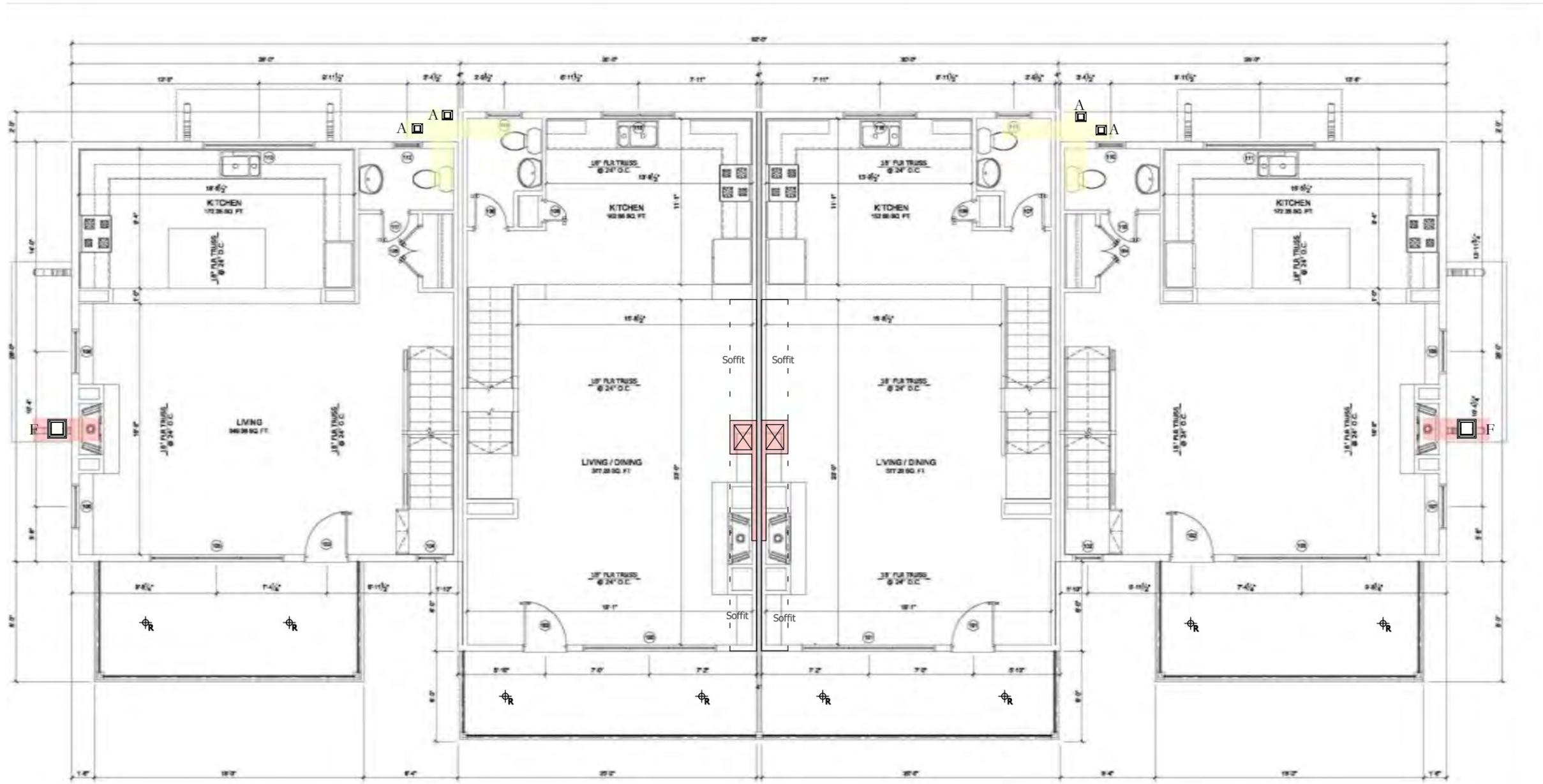


- A- Bath Exhaust
- C- Furnace Vent
- D- Dryer Vent
- E- Electrical Meter
- F- Fireplace Vent
- G- Gas Meter
- H- AC Unit
- HB- Hose Bibs
- K- Exterior Lights









Witt Construction

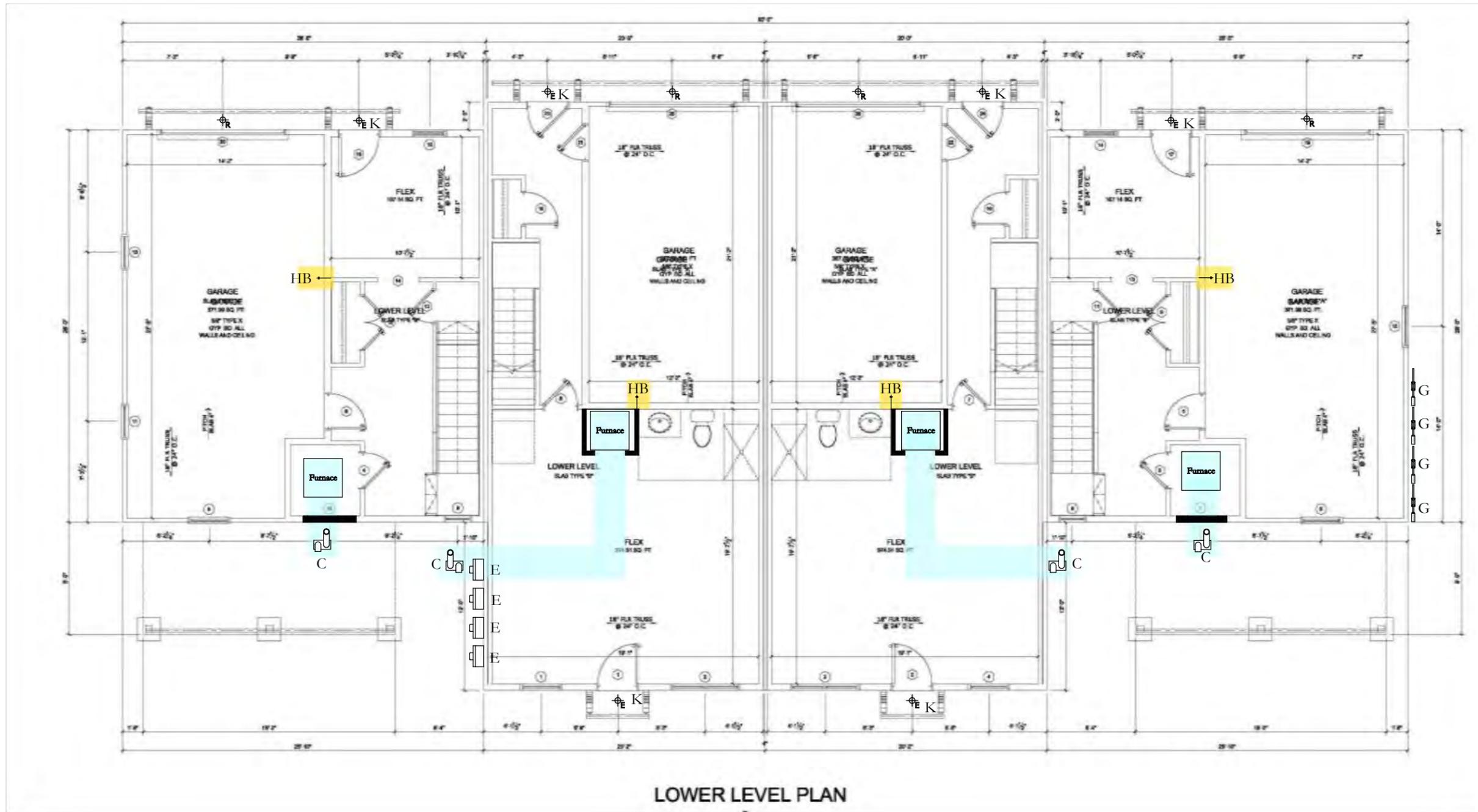
563 N Broadway Saratoga Springs, NY 12866

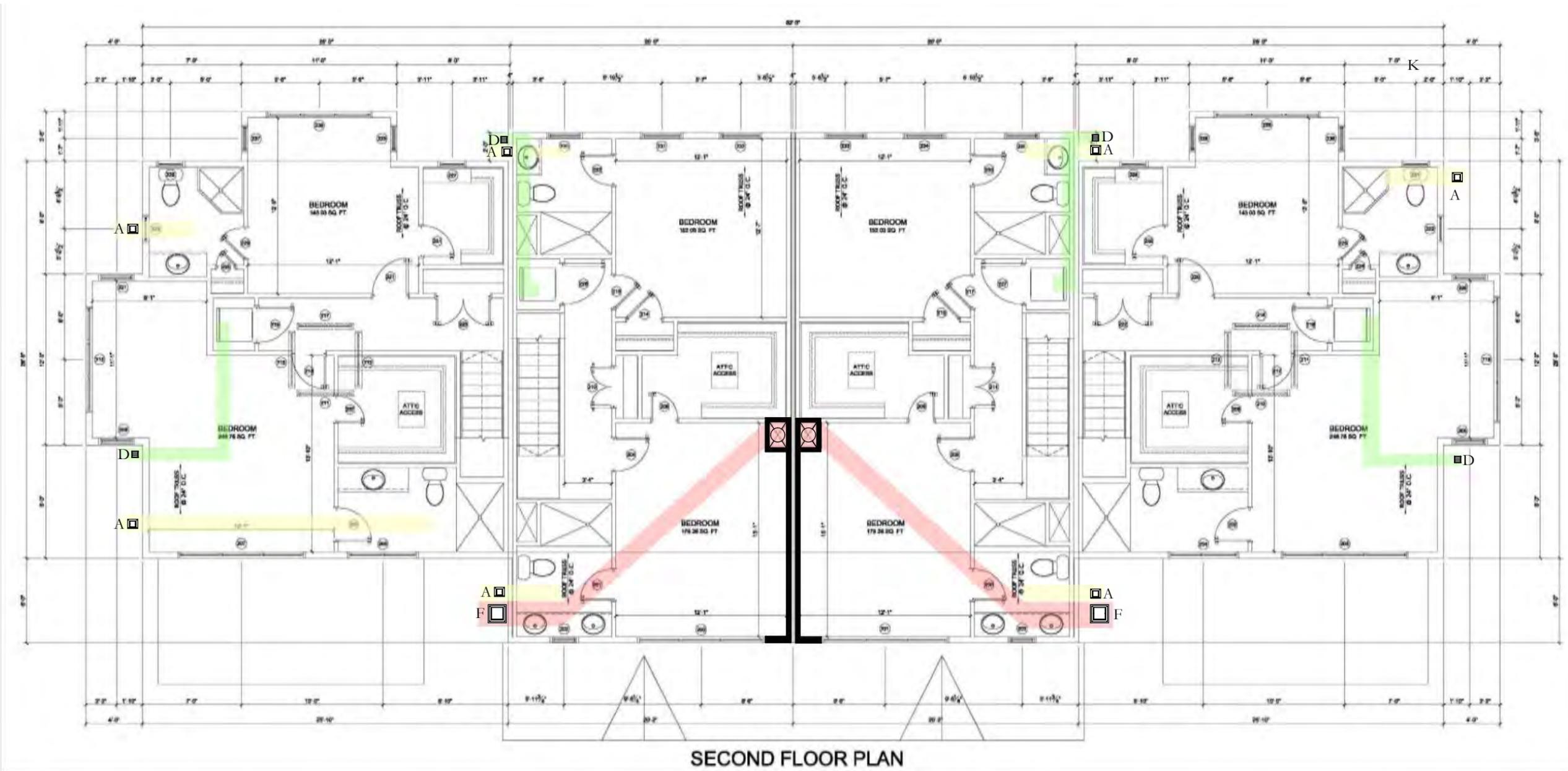
August 23, 2016

EP Building 2 Venting

Concept Plans

Scale: 1/8" = 1'





- A- Bath Exhaust
- C- Furnace Vent
- D- Dryer Vent
- E- Electrical Meter
- F- Fireplace Vent
- G- Gas Meter
- H- AC Unit
- HB- Hose Bibs
- K- Exterior Lights





Witt Construction

563 N Broadway Saratoga Springs, NY 12866

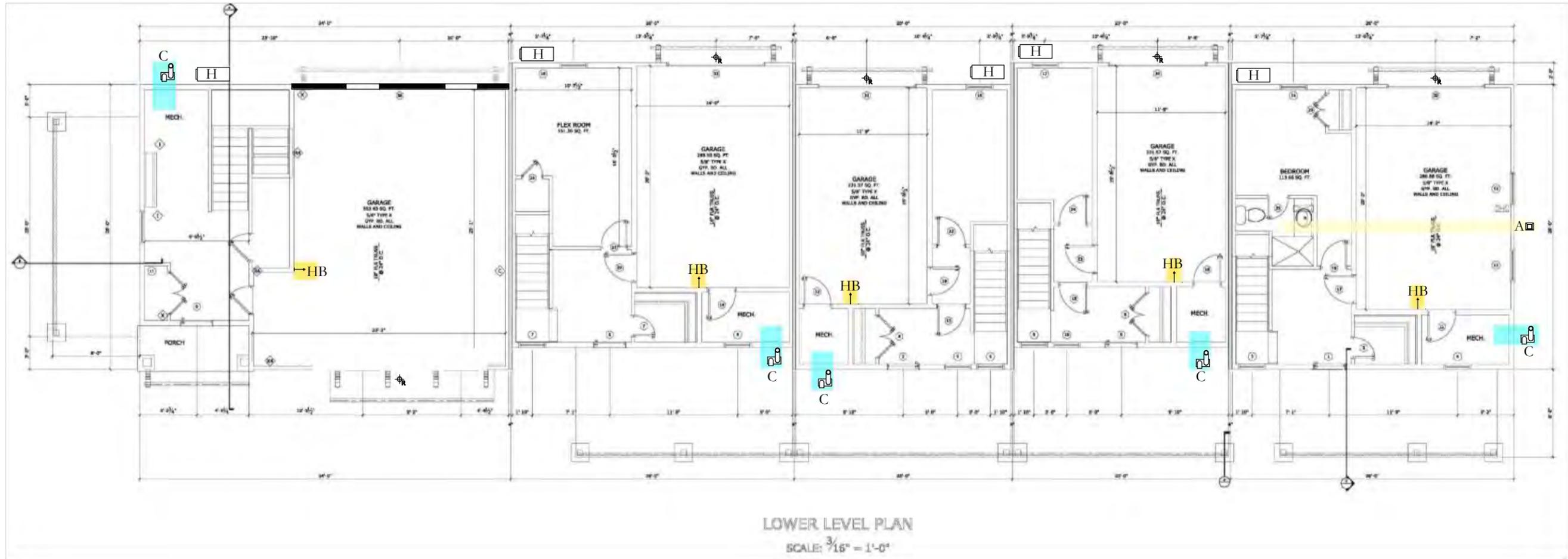
August 23, 2016

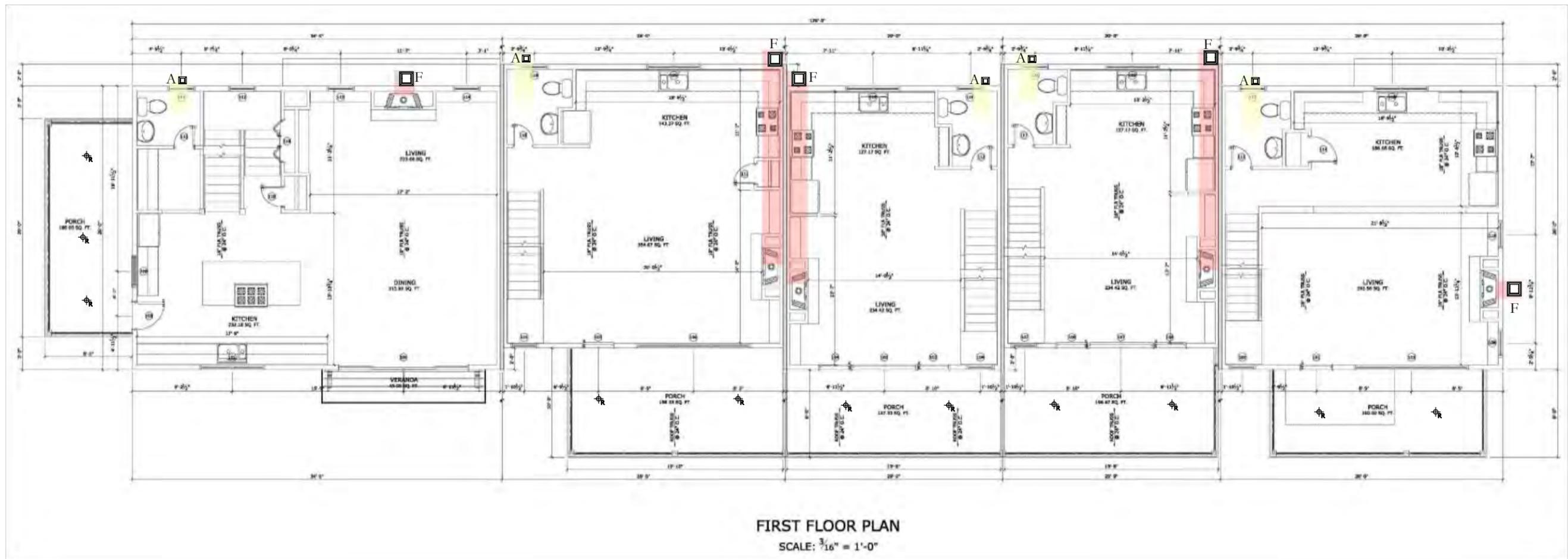
EP Building 4 Venting

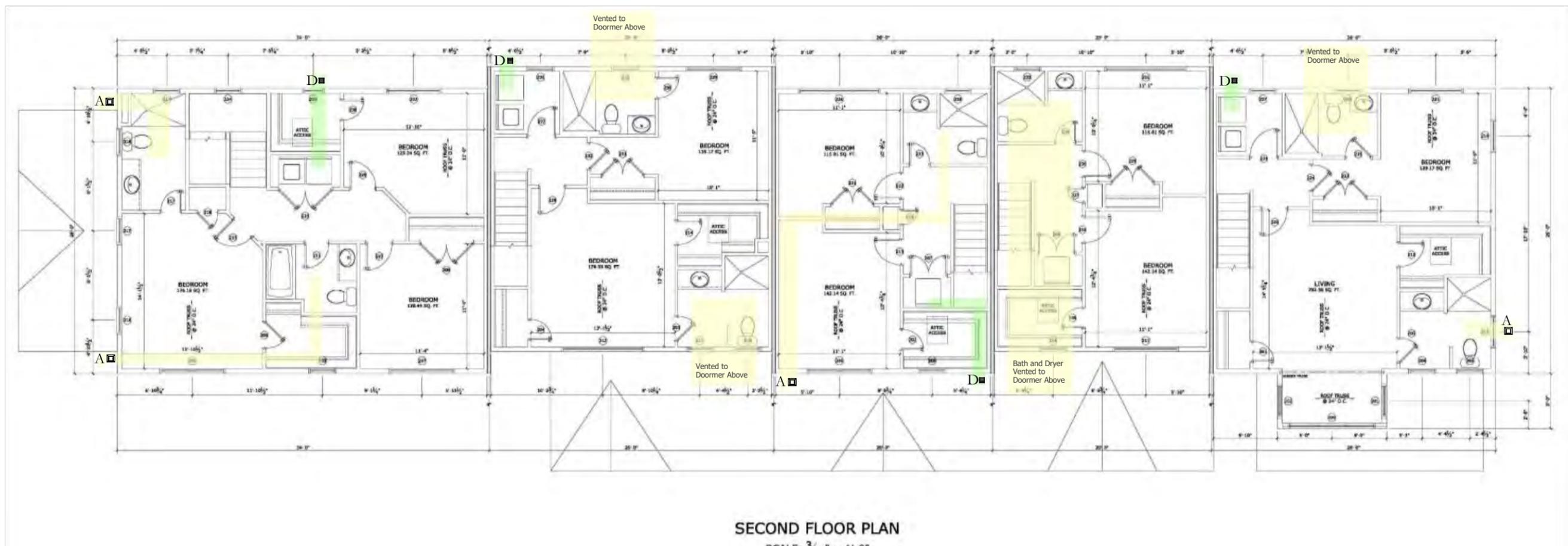
Concept Plans

Scale: 1" = 10'





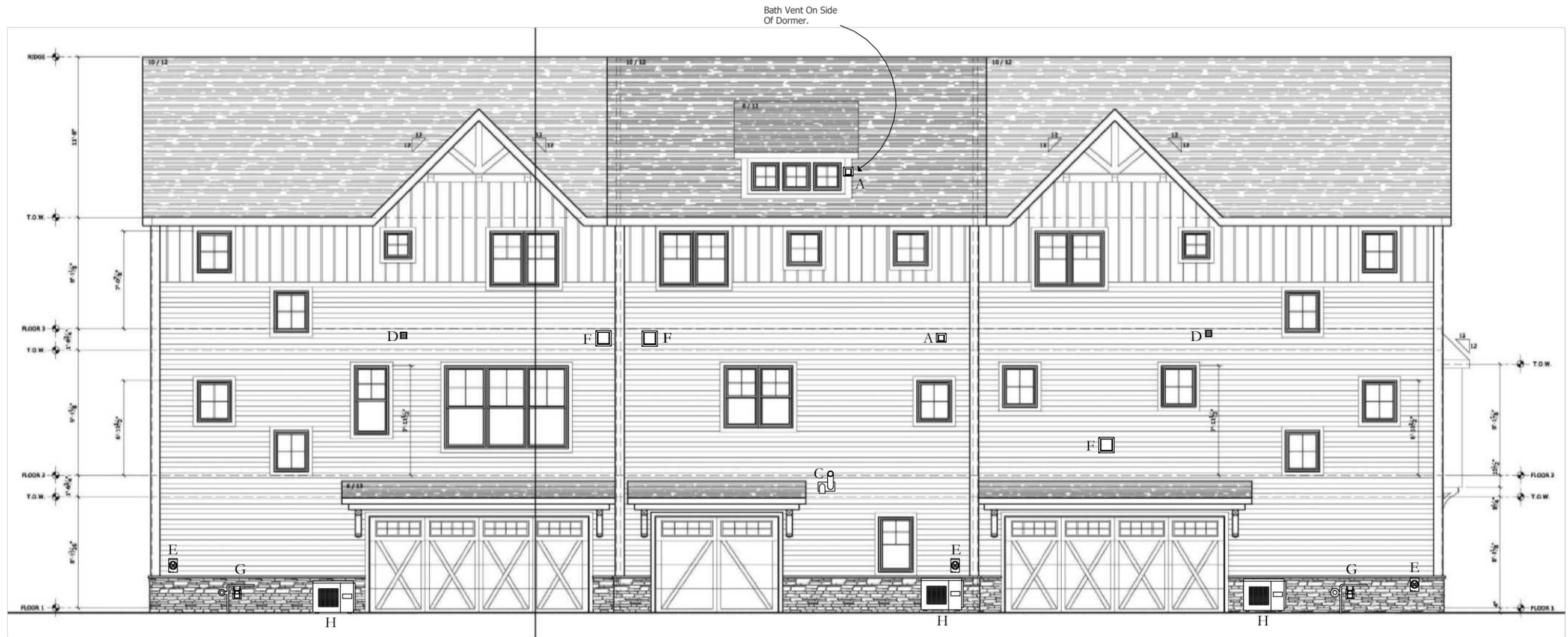


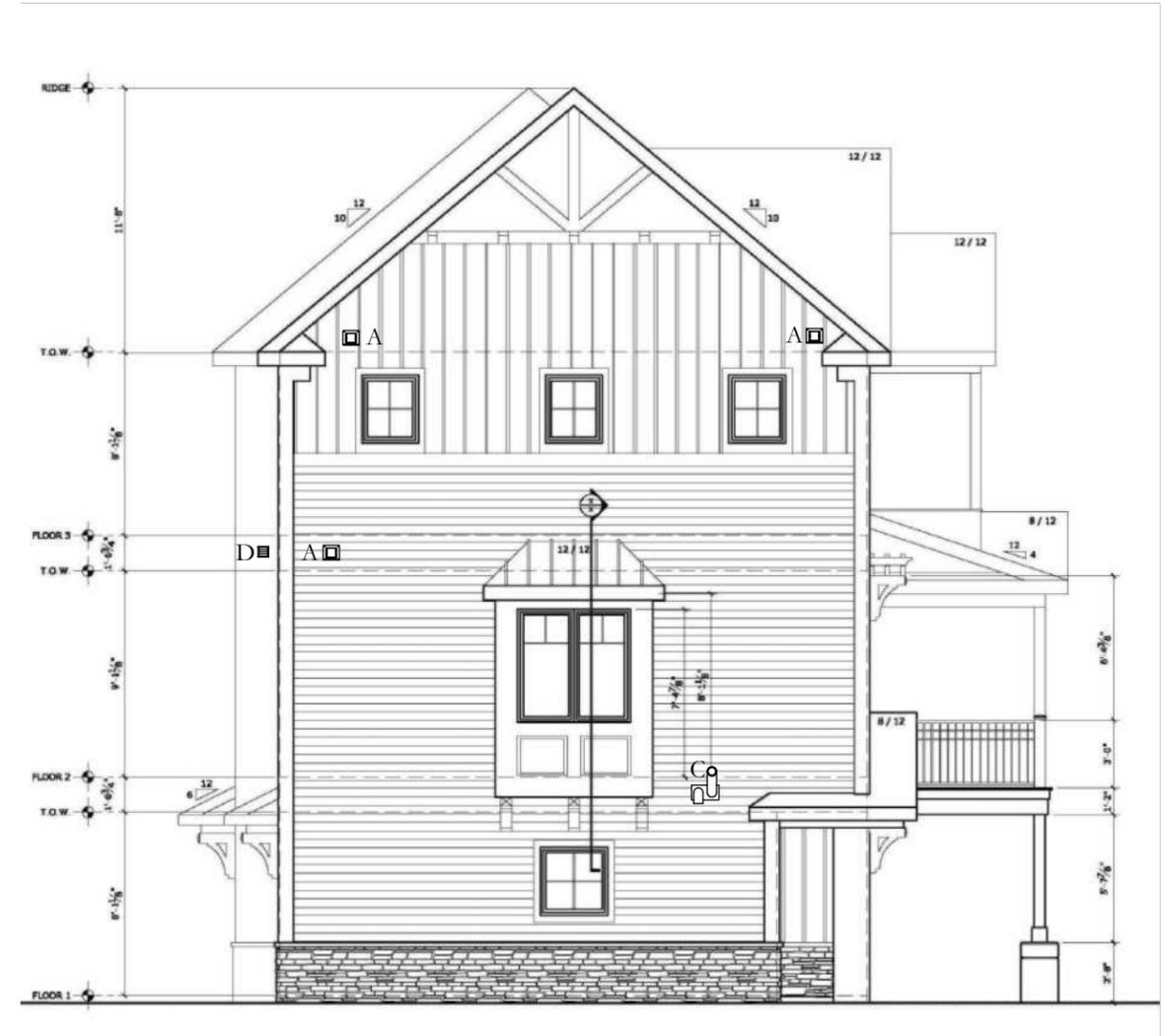
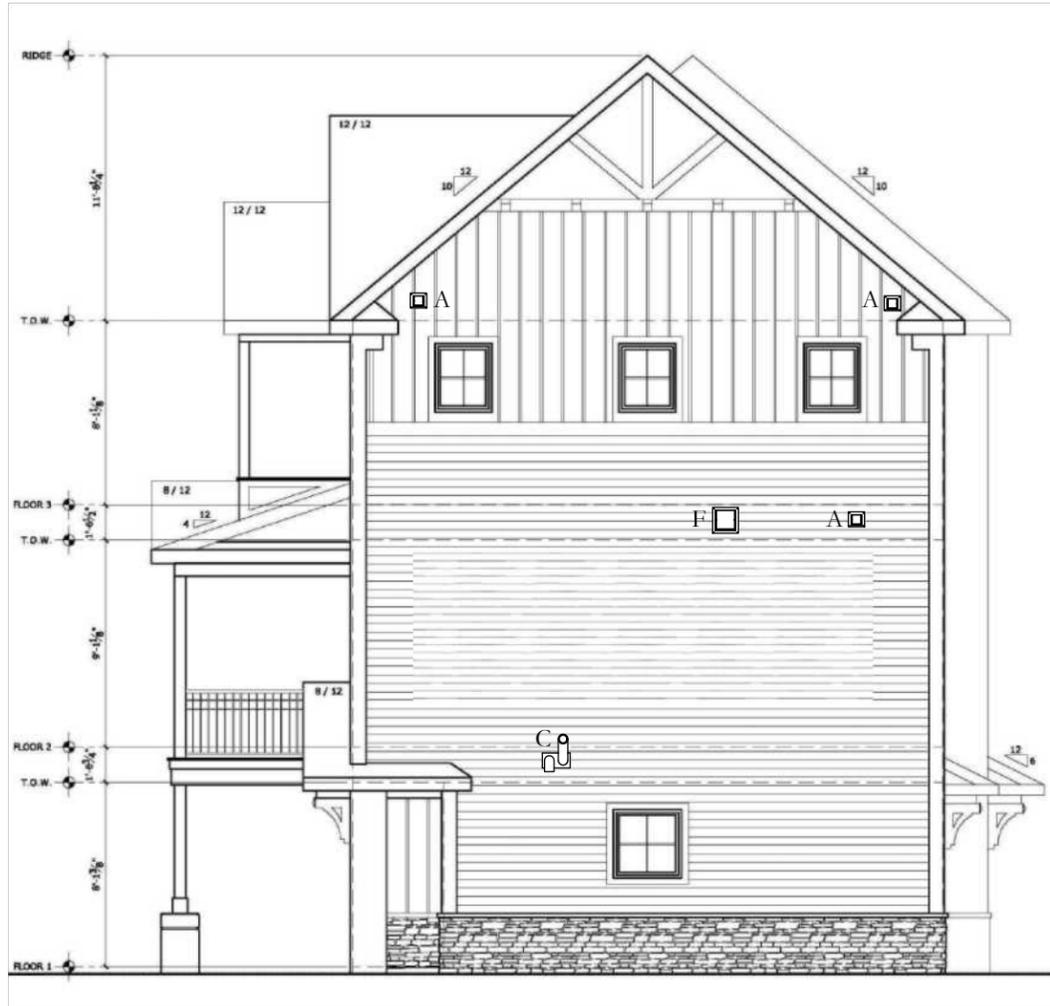


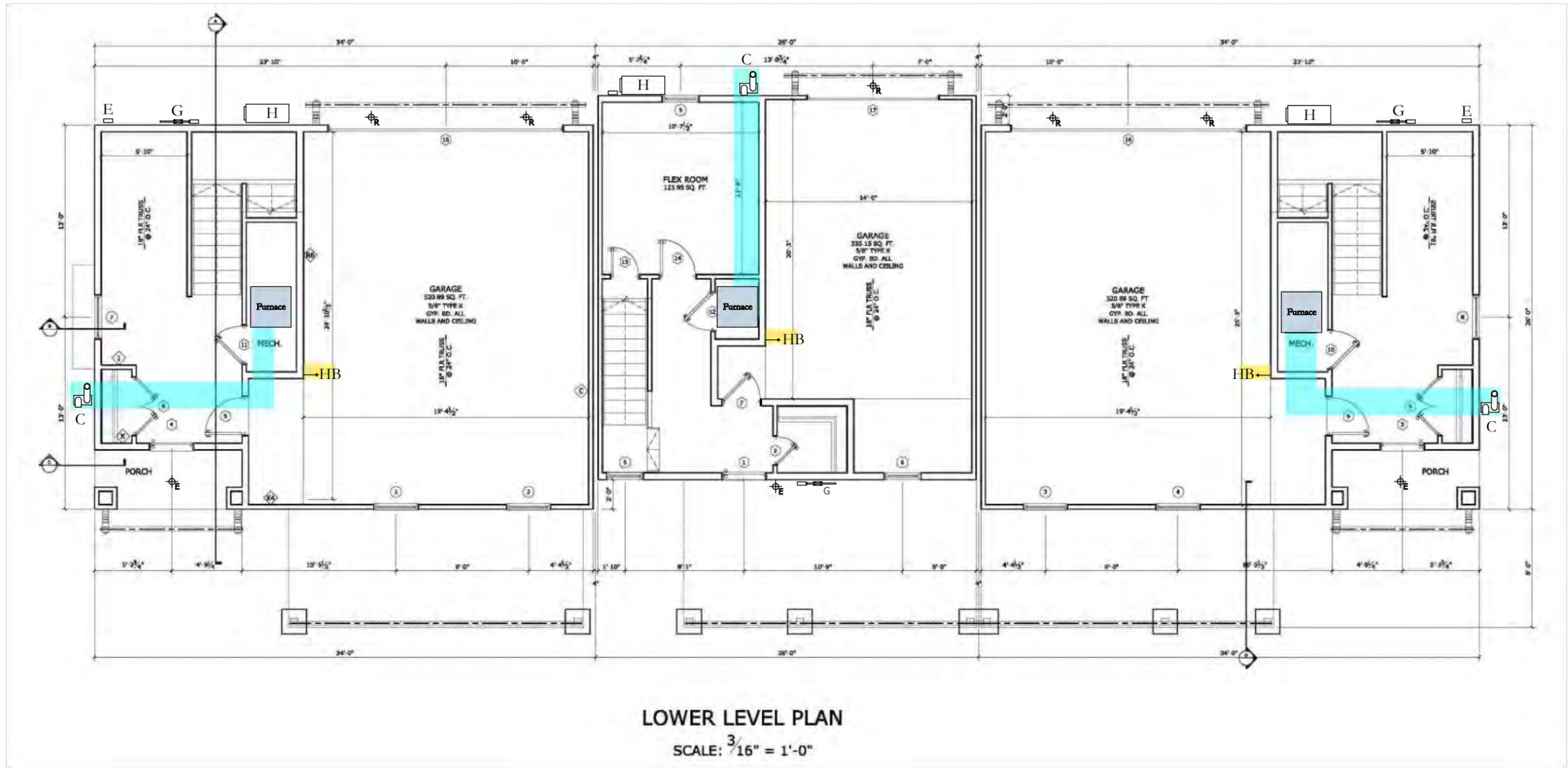
SECOND FLOOR PLAN

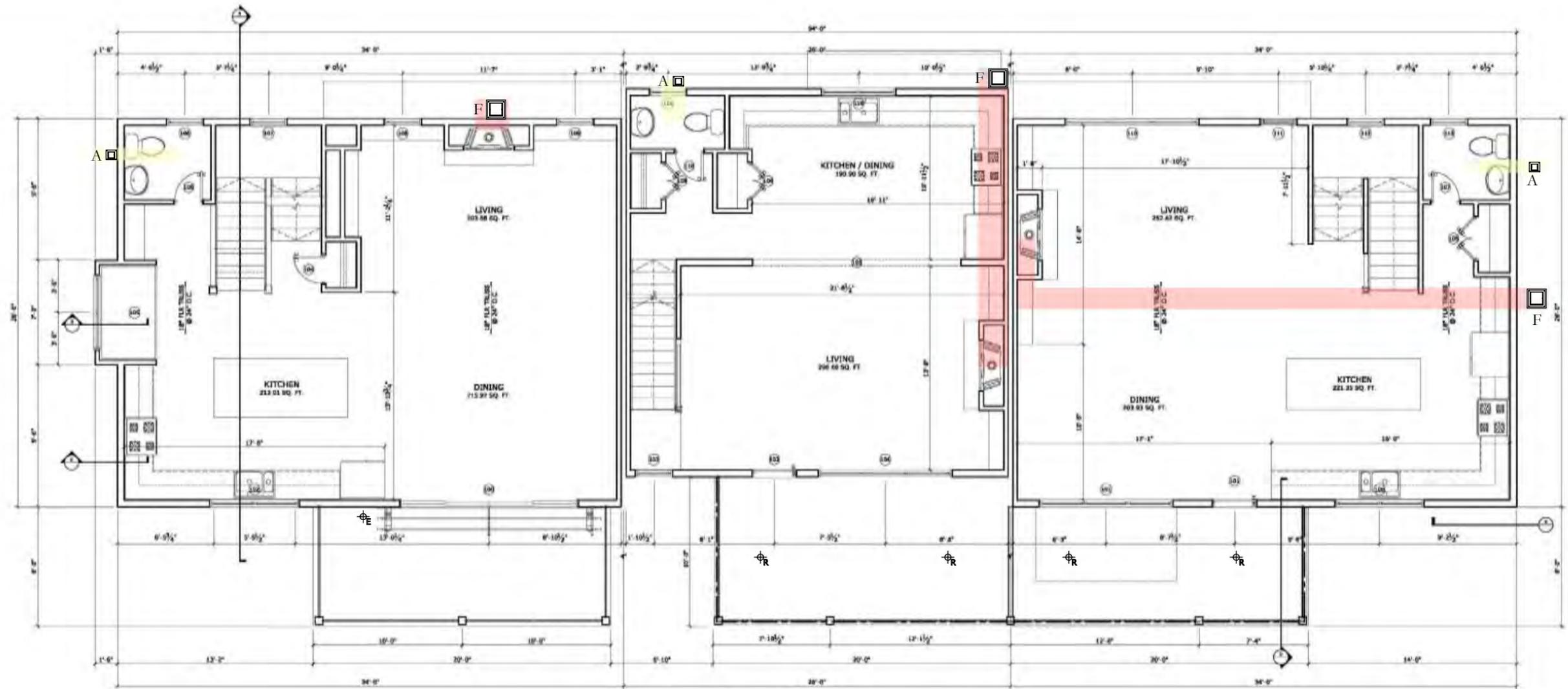
- A- Bath Exhaust
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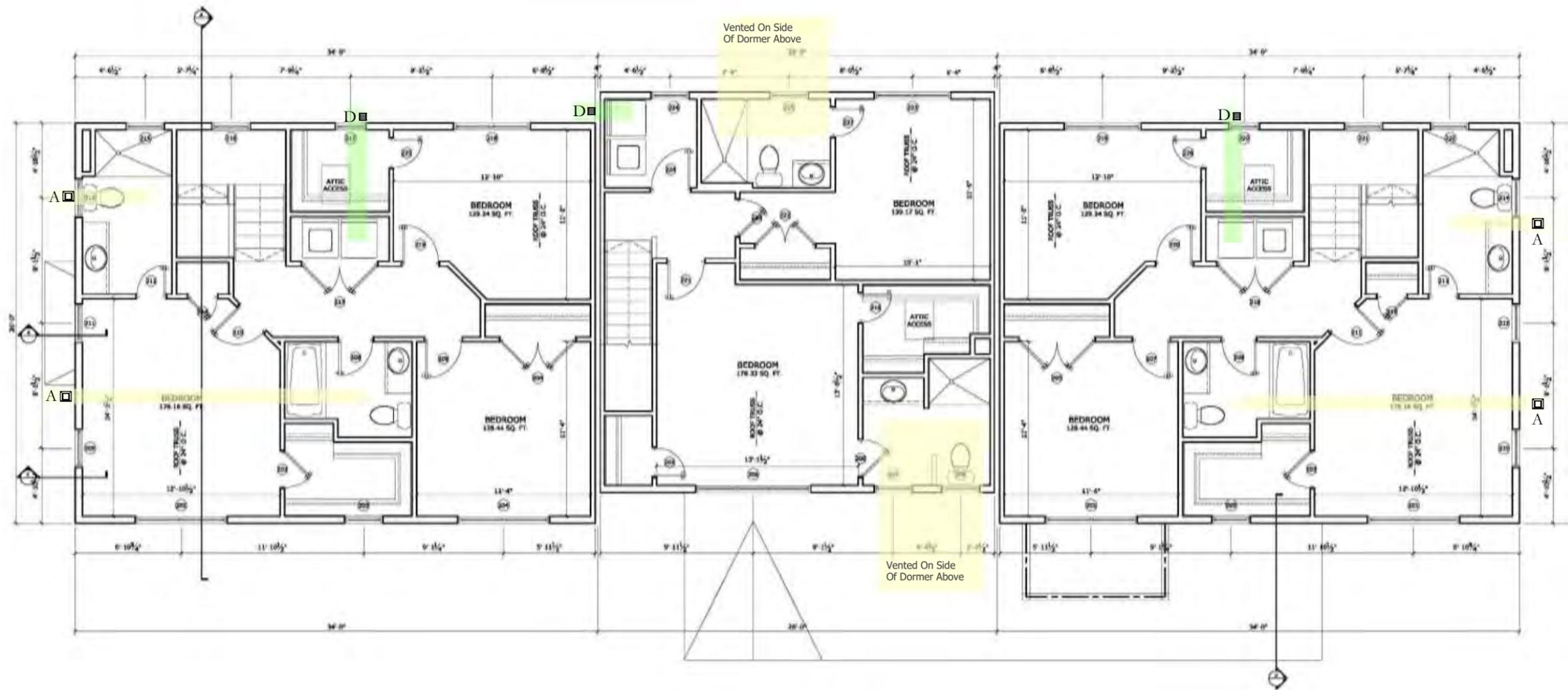








FIRST FLOOR PLAN

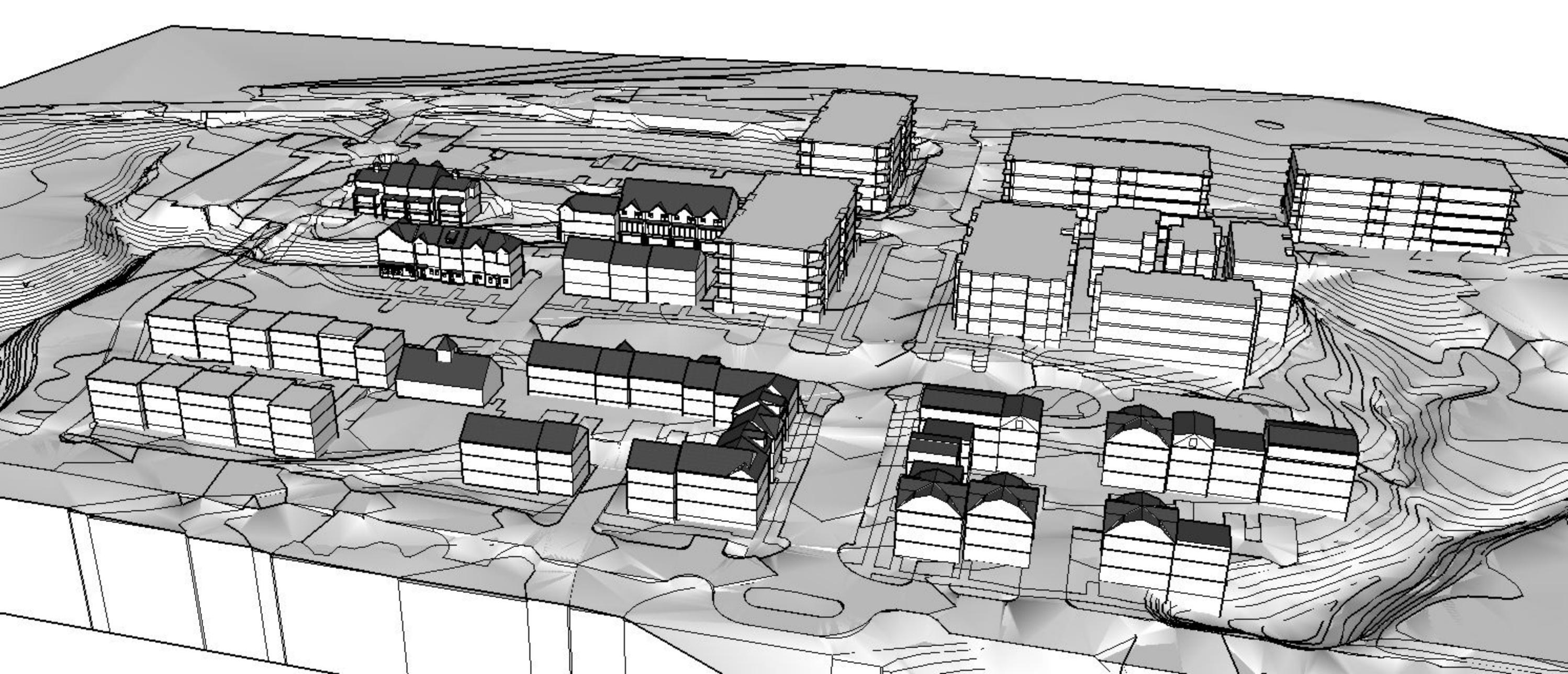


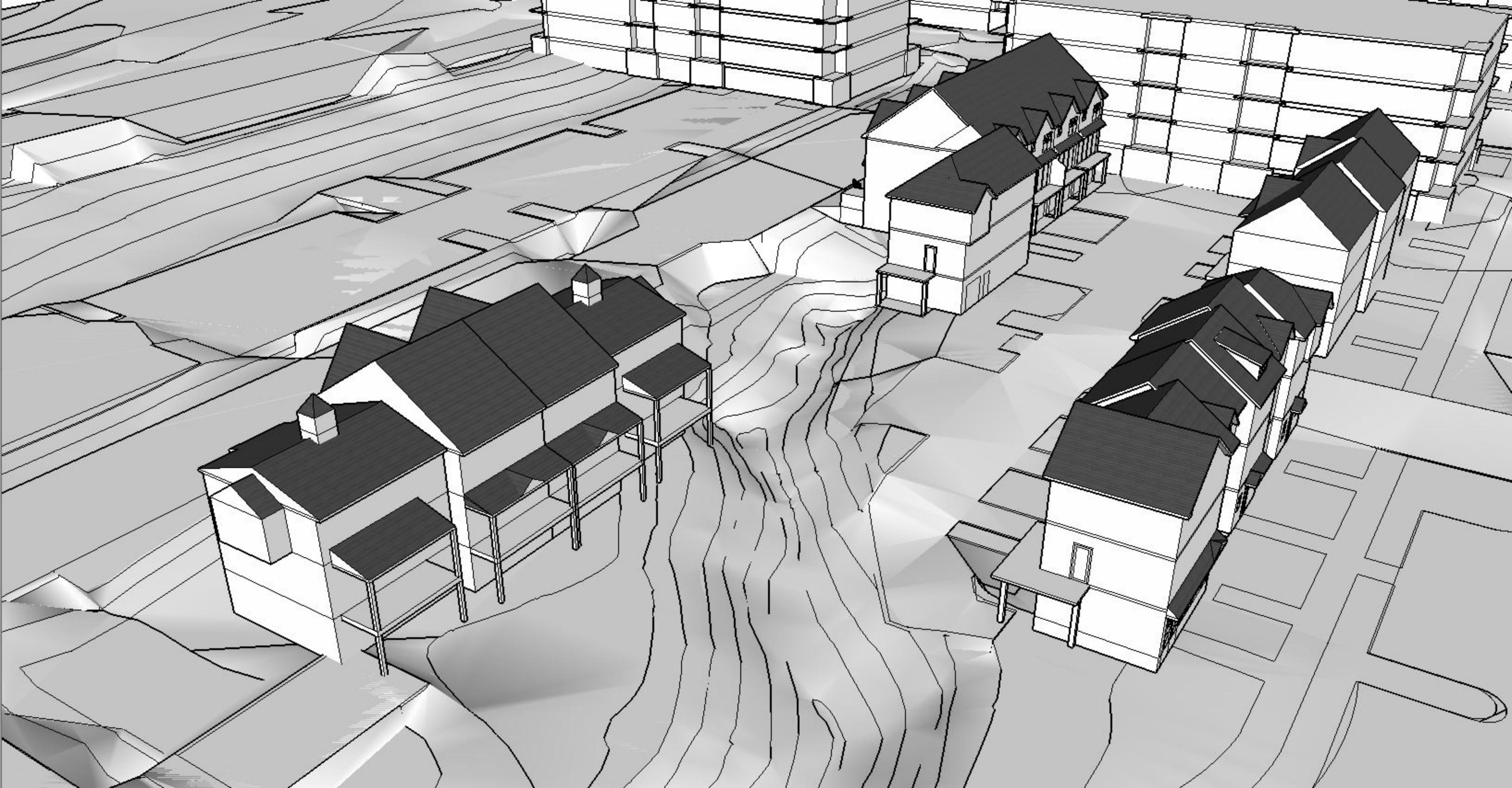
SECOND FLOOR PLAN

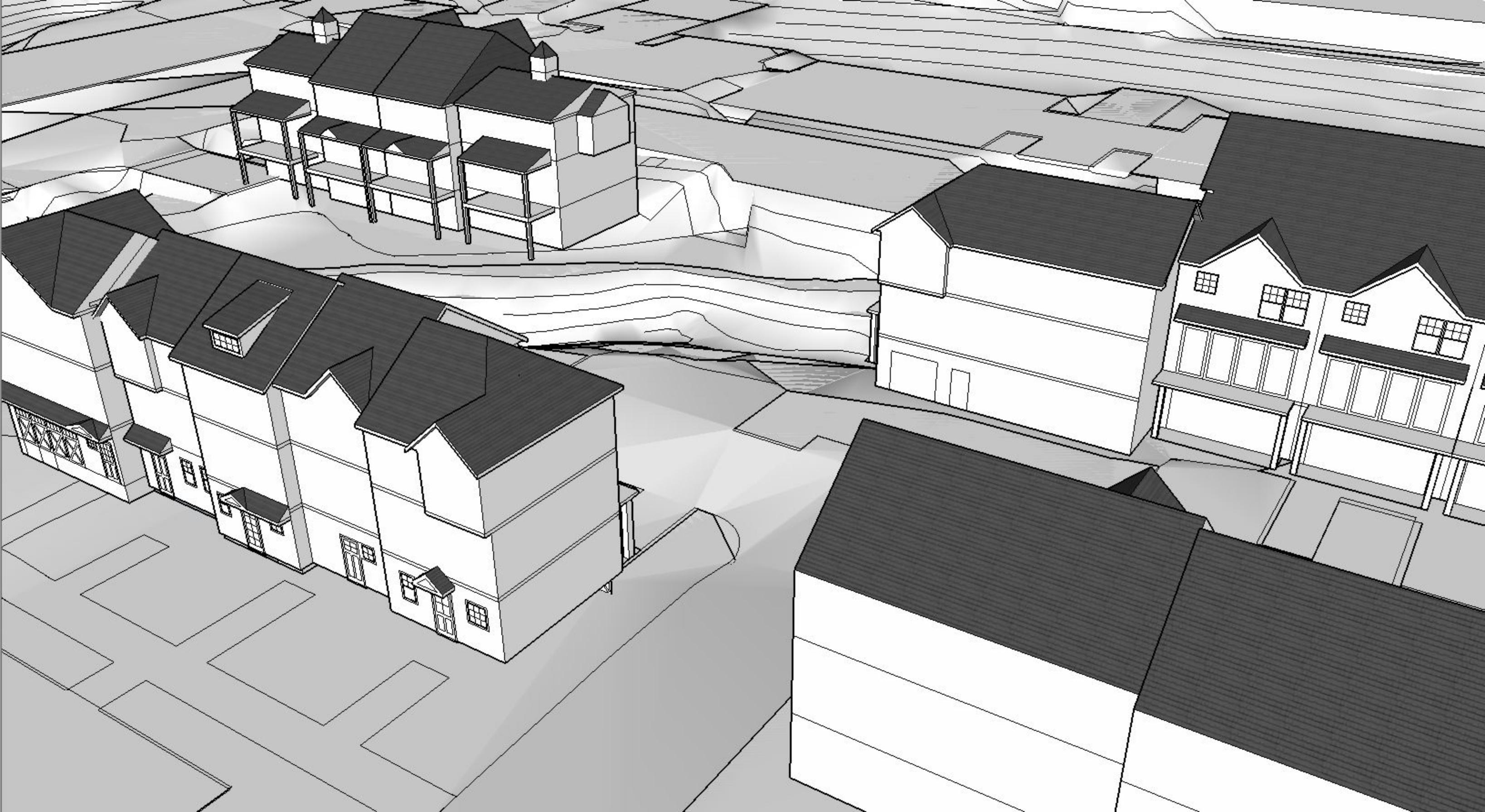


STUDY AERIAL
OF PHASE 132
EXCELSIOR PARK,
SARATOGA SPRINGS, NY

WITH CONSTRUCTION DEV.
AUGUST 28, 2015









Robert Green '15



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

APPLICANT(S)*

OWNER(S) (If not applicant)

ATTORNEY/AGENT

Name Robert Klein (owner) Teakwood Builders (Agent)
Thad Smith

Address _____
Phone _____
Email _____

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: 49-51 Bryan St, SS NY 12866 Tax Parcel #: _____
(for example: 165.52 - 4 - 37)

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

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

Summary description of proposed action: See attached document "Summary Description of Proposed Action"

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

- App. No.(s)? _____

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>.

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 & 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: _____ 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_ej_operations_pdf/seafpartone.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 antennae, 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.

Thad Smith, Teakwood Builders
(applicant signature)

Date: 9/8/16

(applicant signature)

Date: _____

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

Owner Signature: [Signature]

Date: 9/12/16

Owner Signature: [Signature]

Date: 9/12/16

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: _____

September 8, 2016

Design Review Commission
City of Saratoga Springs, NY

Re: SUMMARY DESCRIPTION OF PROPOSED ACTION

49-51 Bryan Street
Saratoga Springs, NY 12866

Commission Members:

Thank you for your consideration of the Design Review Application for the carriage house structure located at 49-51 Bryan Street. The structure is owned by Dr. Robert Klein and Dr. Margreth Brontoli and is located on the same property as the main home, 722 North Broadway. The building interior is currently a 2-unit apartment.

Dr.'s Klein and Brontoli purchased the main home and carriage house in 2015, with the intention of continuing the carriage house's use as a rental property. Upon investigating cosmetic enhancements to the interior and exterior of the building the owners were informed that there were significant structural concerns. They employed the services of a Professional Engineer to assess the structural integrity of the building, and in consideration of their desire to maintain the architectural and historic character of the building immediately sought consultation from the Saratoga Springs Preservation Foundation.

The Professional Engineer's assessment determined significant structural deficiencies, to the extent that a permit was secured for demolition of all interior finishes to sub-floor, wall studs, joists and rafters in order to complete a thorough assessment of all structural components and remedial structural requirements. Interior demolition has been completed (there were no historic elements to the interior of the building). Professional engineering of the remedial structural work is in progress and nearing completion.

In regards to the architectural history of the carriage house neither the Owner nor Preservation Foundation was able to locate any photos or information of relevance. The Preservation Foundation discussed primary considerations and informed the Owner of the Design Review process.

The Owner has employed Teakwood Builders to work with them in designing and planning, and subsequently crafting a complete remodel project of the interior and exterior. The primary objectives of the design and planning process are to maintain the architectural and historic character of the building in compliance with the requirements of the Design Review Commission

while maintaining the viability of an income generating 2-unit apartment (as the property was purchased), fully compliant with all governing building code requirements.

Teakwood Builders has employed local architect Charlie Hoffman to provide architectural guidance and consulted with the Preservation Foundation in the course of developing the proposed design.

The accompanying Summary Description of Proposed Action pertains to the proposed exterior remodel, with consideration for interior design requirements that will affect the exterior appearance of the structure – namely light and ventilation requirements and egress requirements.

No additions or extensions to the building are proposed.

Summary Description of Proposed Action

Demolition and Removals –

1. Remove all windows
 - None of the exterior windows are original to the building
2. Remove all exterior doors
 - None of the exterior doors are original to the building
3. Remove all exterior siding and trim with the exception of eave and fascia detail which will remain
 - Novelty-style siding and shake-style siding are substantially deteriorated beyond repair on all sides and surfaces of the exterior
 - There is no sheathing under the siding making the existing siding and integral structural component. The deteriorated siding is therefore contributing to the structural failure of the building



4. Remove all asphalt shingles and underlayment
 - Asphalt shingles are substantially deteriorated and failing, with numerous roof leaks throughout the structure
 - Existing asphalt shingles are not original to the building

New Elements –

1. New thin stone veneer at the foundation
 - Matching as best possible or complimenting the stone foundation on the main home
2. New novelty-style siding and trims, same locations existing, over plywood sheathing
 - Profile, size and finish texture matching existing
 - Boral TruExterior Cove/Dutch lap Siding and Exterior Trim Boards



- <http://www.boralamerica.com/TruExterior/products>
- Composite poly-ash material with the same texture and detailed milling/profiling capabilities as wood



3. New cedar shake-style siding, same locations as existing, over plywood sheathing and manufacturer required moisture barrier system
4. New asphalt shingle roof system, all main roof surfaces, over plywood sheathing and manufacturer specified moisture barrier

- New asphalt shingle roof matching existing in kind or...
- Diamond pattern



- Recognizing that asphalt shingles are not likely original to the building, they are proposed as the most viable option in consideration of metal (deflection in the roof plane), slate (structural limitations relative to supporting the load of the roofing material), or wood shakes (structural limitations in supporting snow load requirements)
 - GAF Sienna or equal
 - <http://www.gaf.com/roofing/residential/products/shingles/designer/sienna/features>
5. (2) new operable skylights in the roof at the south elevation, matching existing skylights (in size and location) at the north elevation
 - To meet code requirements for light and ventilation requirements and egress requirements



North Elevation with Existing Skylights

6. New copper, standing seam roof at cupola, front porch, and rear hip roof, over plywood sheathing and manufacturer specified moisture barrier
 - Proposed to incorporate appropriate architectural accent existing on the main home
7. New windows, some sized and located same as existing, some in new locations to accommodate egress, light and ventilation requirements and modified floor plans - see elevations for locations and sizes
 - Pella, Architect Series, ILT grid style (simulated divided light with applied grilles interior and exterior)
 - Grid pattern/locations to be 6 or 9 lite pattern top sash, single pane bottom sash
 - Aluminum clad exterior
 - <http://www.pella.com/windows/architect-series/>
8. New front entrance (2) and rear entrance (1) doors, same locations as existing
 - Wood entry doors at the covered front entrance – Rogue Valley or equal
 - <https://www.roguevalleydoor.com/products>
 - Fiberglass insulated entry door at the back entrance (not covered)
9. Enhance existing front porch (see east elevation)
 - Existing concrete porch deck and stair
 - Stone veneer matching the new foundation stone veneer at porch perimeter
 - Modify porch roof support with timber-style columns and brackets
 - New copper roof (see item 6 above)

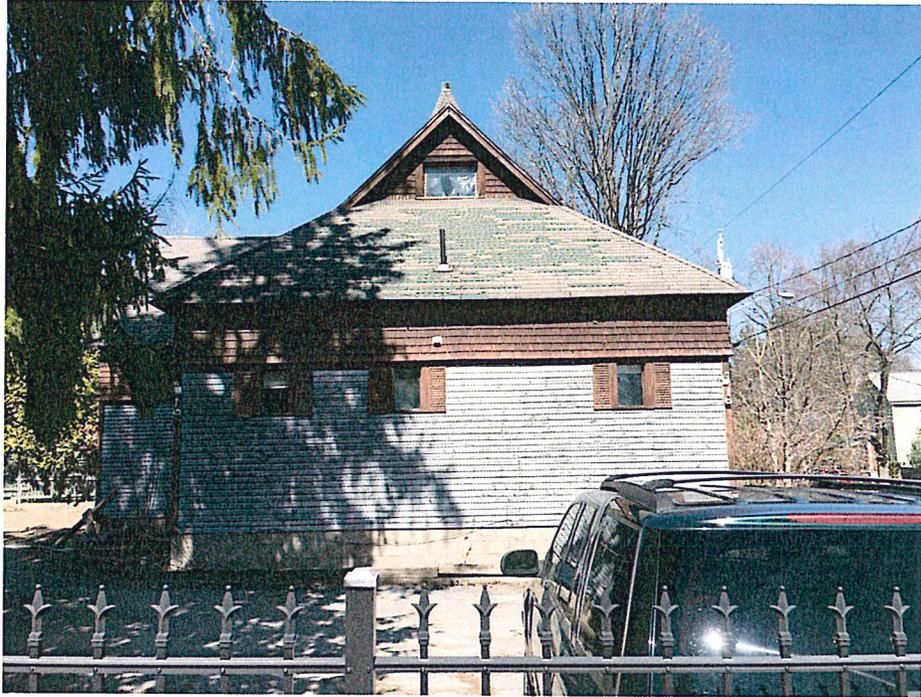
Photos of the Existing Structure –



EAST (BRYAN STREET) ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



BRYAN ST. ELEVATION (EAST) $\frac{1/8" = 1'-0"$
PRELIMINARY CONCEPTS - 49 BRYAN ST.



WEST ELEVATION

PRELIMINARY CONCEPTS

49 BRANT ST.

1/3" = 1'-0"