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 HOMEOFTHEGOODSHEPARD_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 PETLODGEOFSARATOGA_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_RENDERINGSRECVD9-12-16.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. 2015.008 77 Excelsior Mixed-Use Project
77 Excelsior Ave, Architectural Review of a proposed 3-building, mixed-use development within the Transect-5 Neighborhood Center District.

Documents:

2014.008 77EXCELSIORMIXEDUSE_MASSINGSUPPRECVD5-20-16.PDF
2014.008 77EXCELSIORMIXEDUSE_UPDATEDINFORECVD8-3-16.PDF
2014.008 77EXCELSIORMIXEDUSE_ MASSINGENLARGEDRECVD5-20-16.PDF
2014.008 77EXCELSIORMIXEDUSE_APP_REDACTED.PDF
2014.008 77EXCELSIORMIXEDUSE_PRESENTATION9-21-16.PDF

8. 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:

2016.063 KLEINCARRIAGEHOUSE_APP_REDACTED.PDF

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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www.saratoga-springs.org

[FOR OFFICE USE]
RECEIVED
(Application #)
AUG 25 2016
By
(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Santon Sign Corp	National Retail Properties Tr.	Santon Sign Corp
Address	1320 Route 9	450 S. Orange Ave. Ste. 900	1320 Route 9
	Castleton NY 12033	Orlando, FL 32801	Castleton NY 12033
Phone	[redacted]		
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: 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: Install (1) 18 ft 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)? ____

Revised 06/03/16

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/seafparone.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.

Jack Cordner (Saxton Sign Corp.) Date: 8-18-16
(applicant signature)

_____ 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: 8-22-16
David J. Reif, its Senior Vice President, 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: _____

_____

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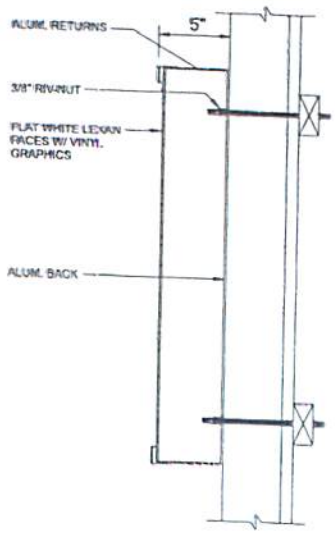

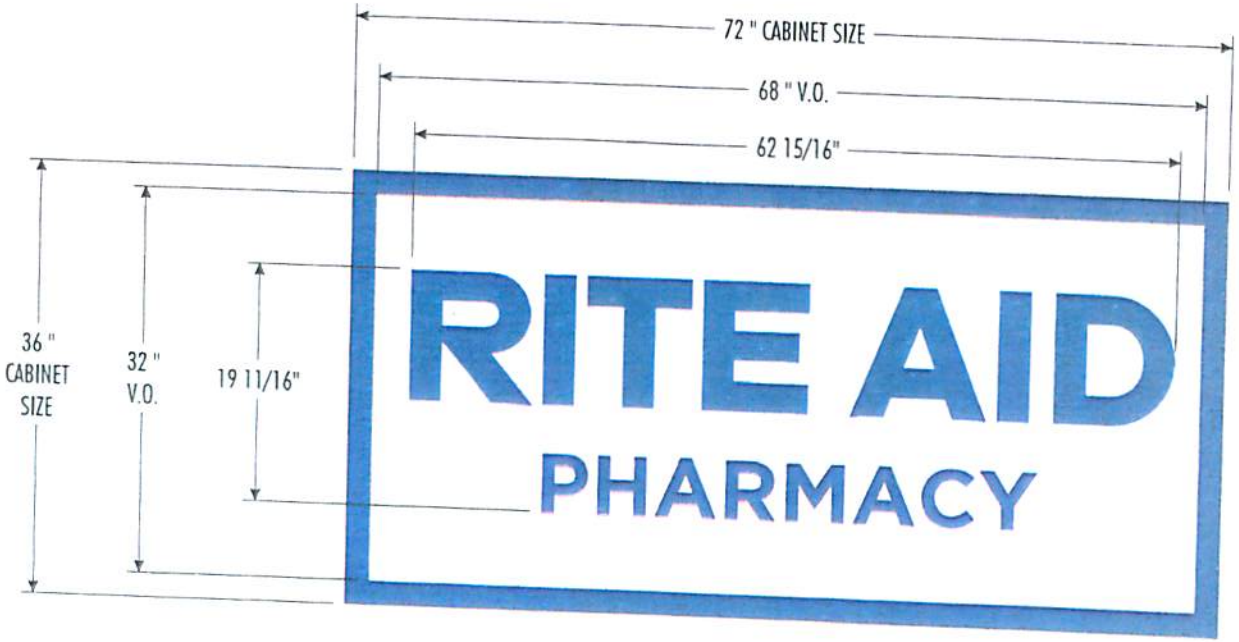

18 ☐

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

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

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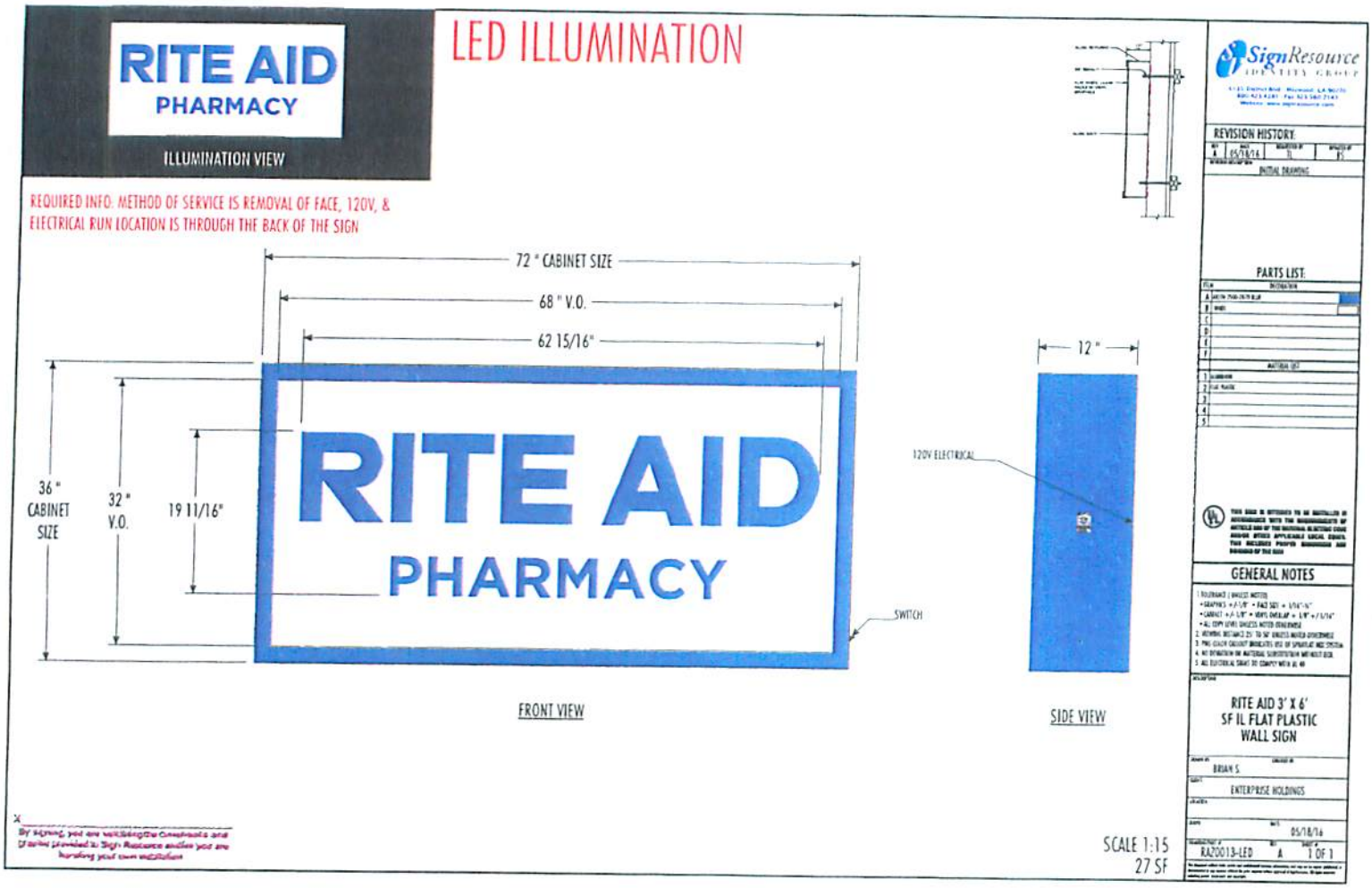
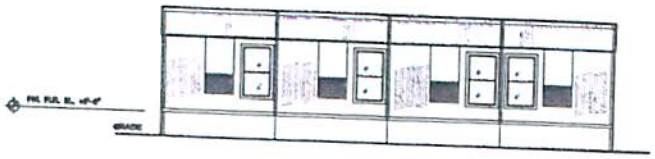
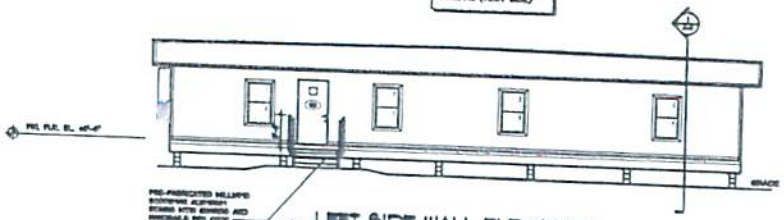
RA #581 SARATOGA SPRINGS, NY TEMP LOCATION_REVISION A_03/17/16


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
72 " CABINET SIZE
68 " V.O.
62 15/16"
36 " CABINET SIZE
32 " V.O.
19 11/16"
RITE AID
PHARMACY
SWITCH
FRONT VIEW
12 "
120V ELECTRICAL
SIDE VIEW
SCALE 1:15
27 SF
SignResource
IDENTITY GROUP
REVISION HISTORY:
05/18/16
INITIAL DRAWING
PARTS LIST:
GENERAL NOTES
RITE AID 3' X 6'
SF IL FLAT PLASTIC
WALL SIGN
BRIAN S.
ENTERPRISE HOLDINGS
05/18/16
RA20013-LED
A
1 OF 1

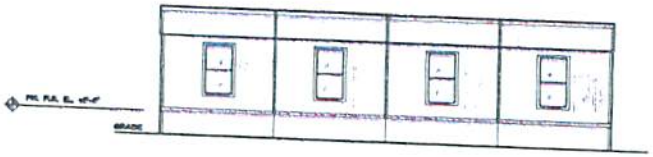
RIGHT SIDE WALL ELEVATION



HITCH END ELEVATION



LEFT SIDE WALL ELEVATION



REAR END ELEVATION

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IDENTITY GROUP
6155 District Blvd • Maywood, CA 90270
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Website: www.signresource.com

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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	HOME OF THE GOOD SHEPHERD	SAME AS APPLICANT	OWEN NEITZEL, R.A. HARRIS A. SANDERS, ARCHITECTS, P.C
Address	390 CHURCH STREET		252 WASHINGTON AVENUE
	SARATOGA SPRINGS, NY 12866		ALBANY, NY. 12210
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: 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 & 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.

_____ Date: 7/18/16
(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: 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: _____

_____

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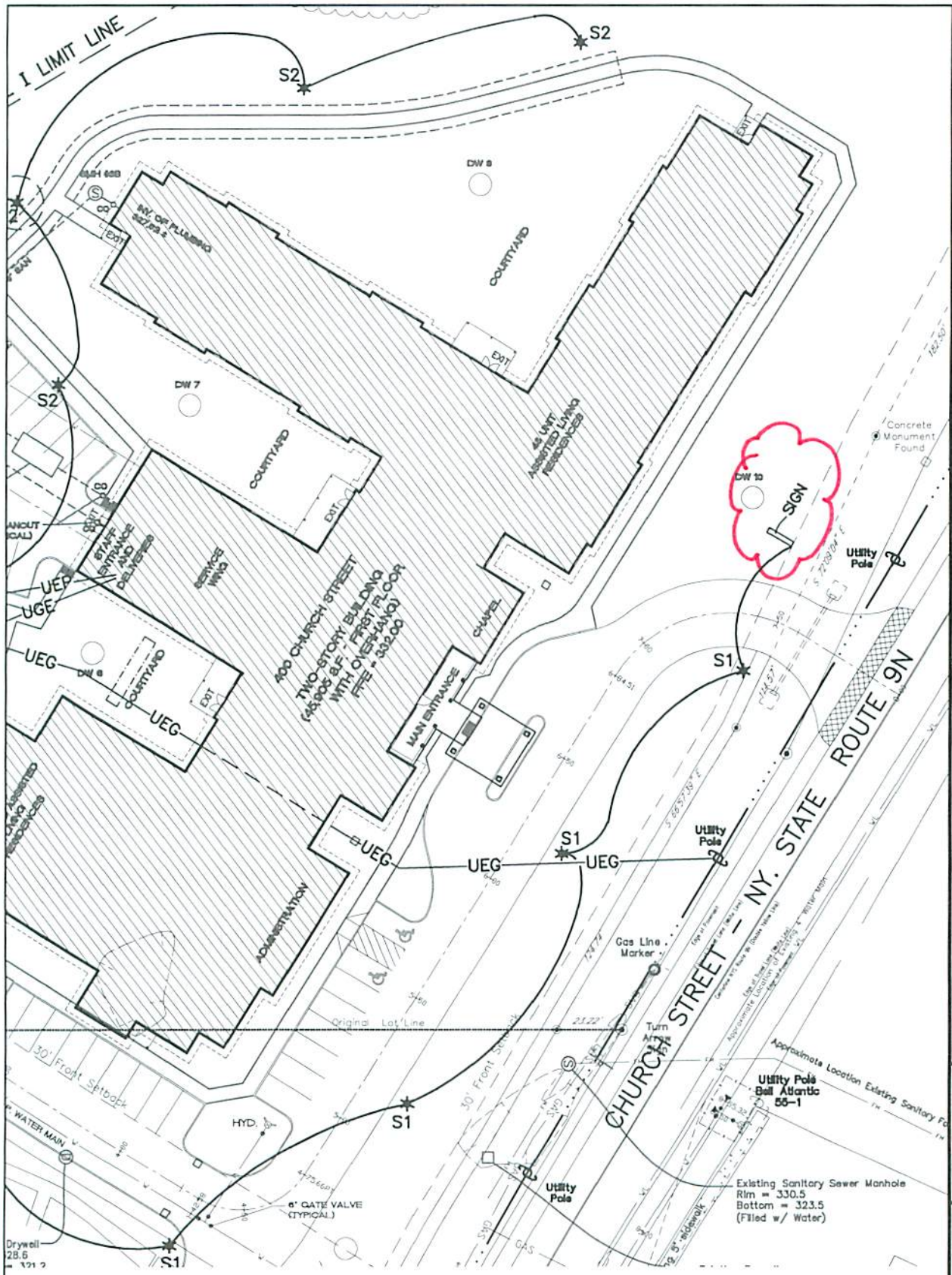


ELECTRICAL SITE PLAN

SCALE: 1" = 50'-0"

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

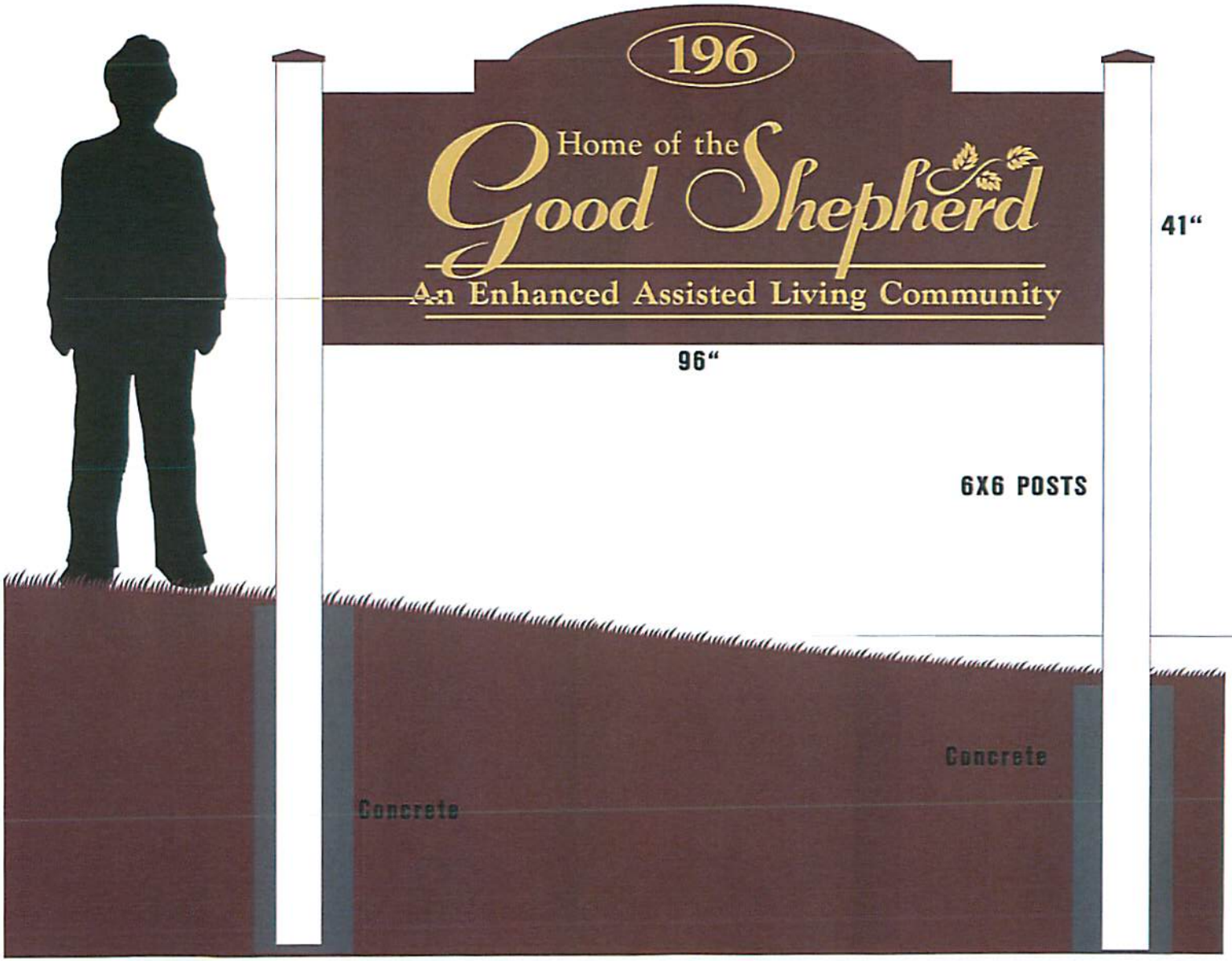
SIGN LOCATION PLAN

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

SHEET NO.
SK

41"x96"x1.5" High Density Urethane SignFoam, Carved Text.
Installed in Concrete between 6x6Pressure Treted Posts



27.3 sf

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

Revised 06/03/16

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

Residential Structures (principal, accessory)	$25	Non-residential / mixed-use structures (principal)	$300
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☐ 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.

Mark A. Delos COO _____ Date: 7/14/16
(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: _____

_____

_____

_____

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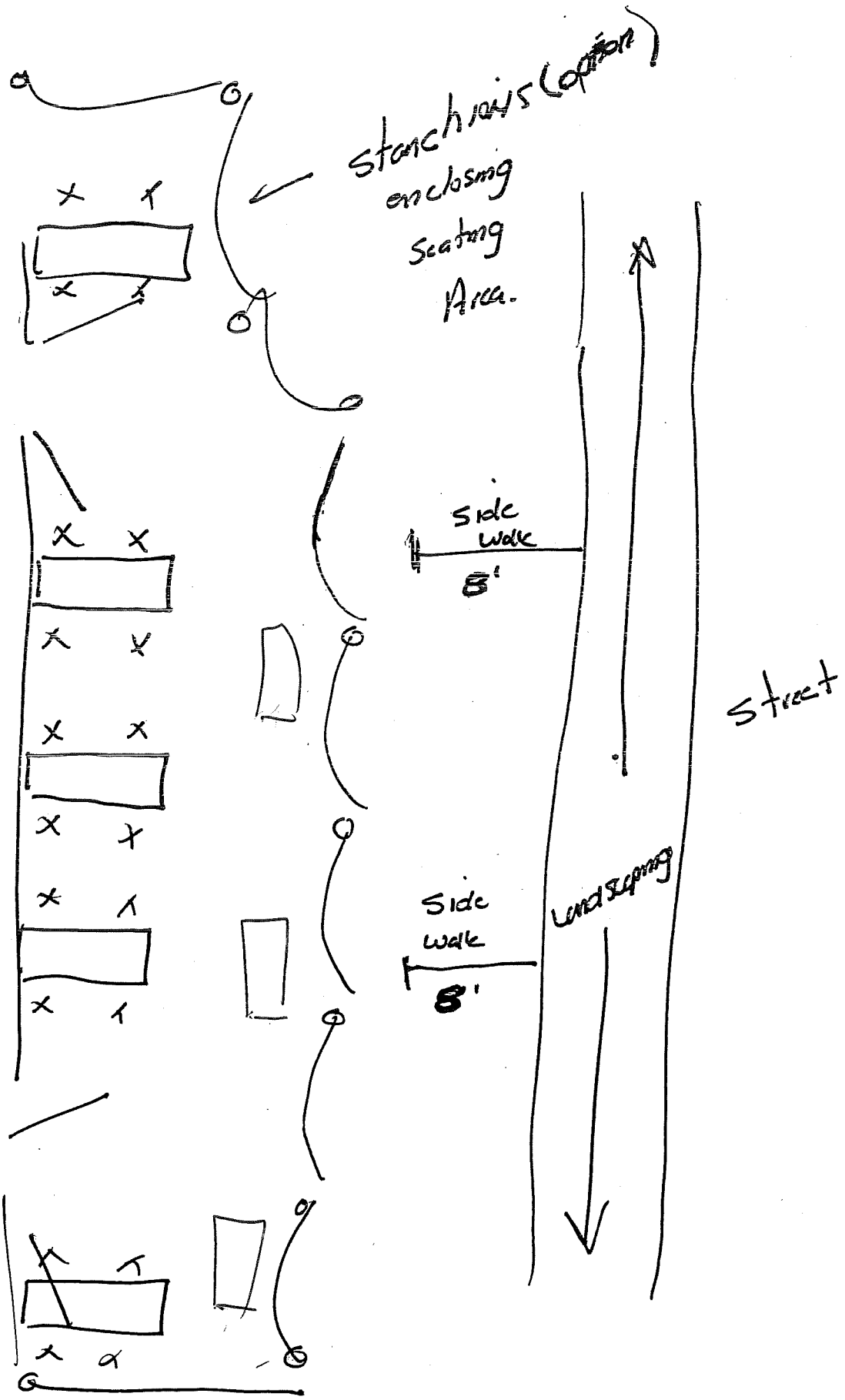

stanchions (option)
enclosing
seating
Area.
side
walk
8'
side
walk
8'
landscaping
street

#130

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)

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	AGENT(S)
Name	Stewart's Shops Corp.	applicant	applicant
Address	PO Box 435 Saratoga Springs NY 12866		
Tel./Fa	[redacted]		/
Email	[redacted]		

Identify primary contact person: ☑ Applicant ☐ Owner ☐ Agent

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

Property Address (# & St.): 8 Circular St Tax Parcel #: 165.83 - 2 - 62
(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 & lotcoverage, 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:	Telephone: [redacted]
Stewart's Shops Corp.	E-Mail: [redacted]

Address:
PO Box 435

City/PO:	State:	Zip Code:
Saratoga Springs	NY	12866

	NO	YES
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.	☑	☐
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	☐	☑

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.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☐	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☐	☑
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____		

	NO	YES
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:	☑	☐
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:	☑	☐
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: Superfund Registry Site #546052	☐	☑

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

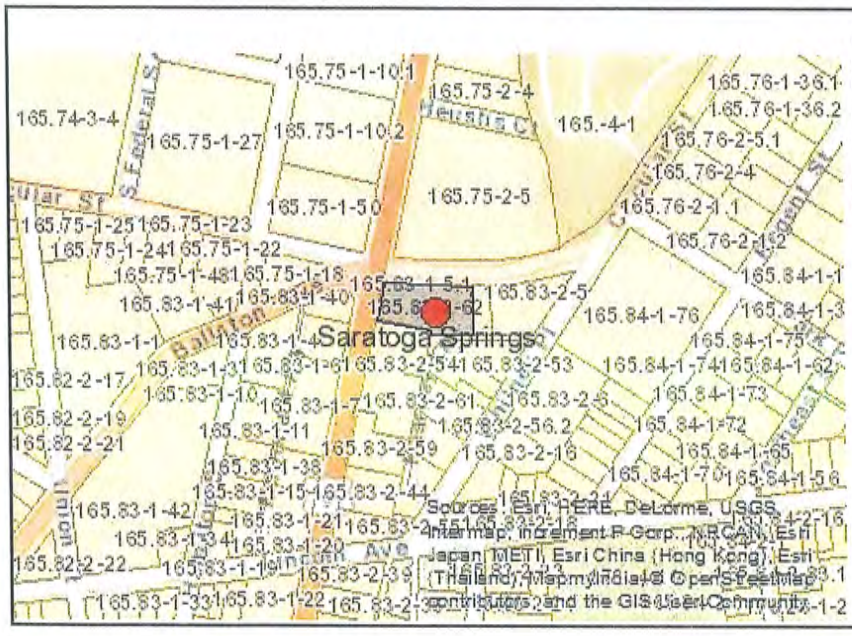
Applicant/sponsor name: Stewart's Shops Corp. Date: 8/9/16

Signature: Jennifer N Howard

PRINT FORM

EAF Mapper Summary Report

Monday, June 06, 2016 2:03 PM



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®
PUBLIC PARKING

8
CIRCULAR ST.
Marshall Sterling
Time Warner Cable

Stewart's Shops
ATM

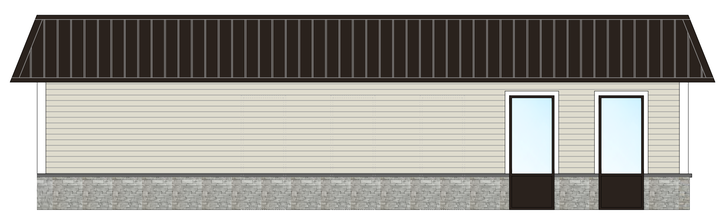
PROPOSED MODIFICATIONS TO STEWART'S SHOP

8 CIRCULAR ST.

SARATOGA SPRINGS, NY 12866

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

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



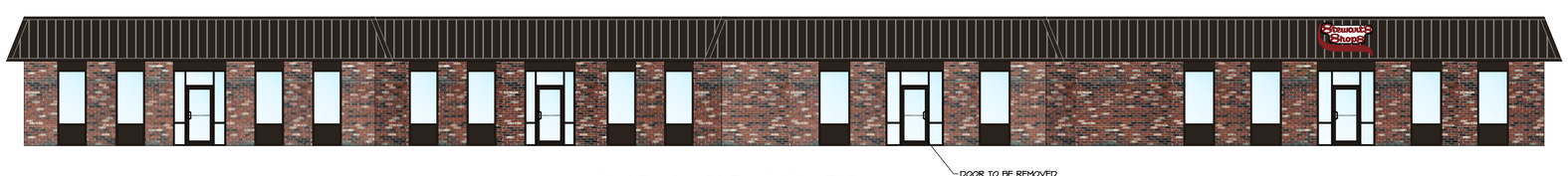
PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

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

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

STORE NAME, ABBREVIATION & NO.: CIRCULAR ST. - CIRQ - 130

SITE LOCATION: 8 CIRCULAR ST. - SARATOGA SPRINGS, NY 12866

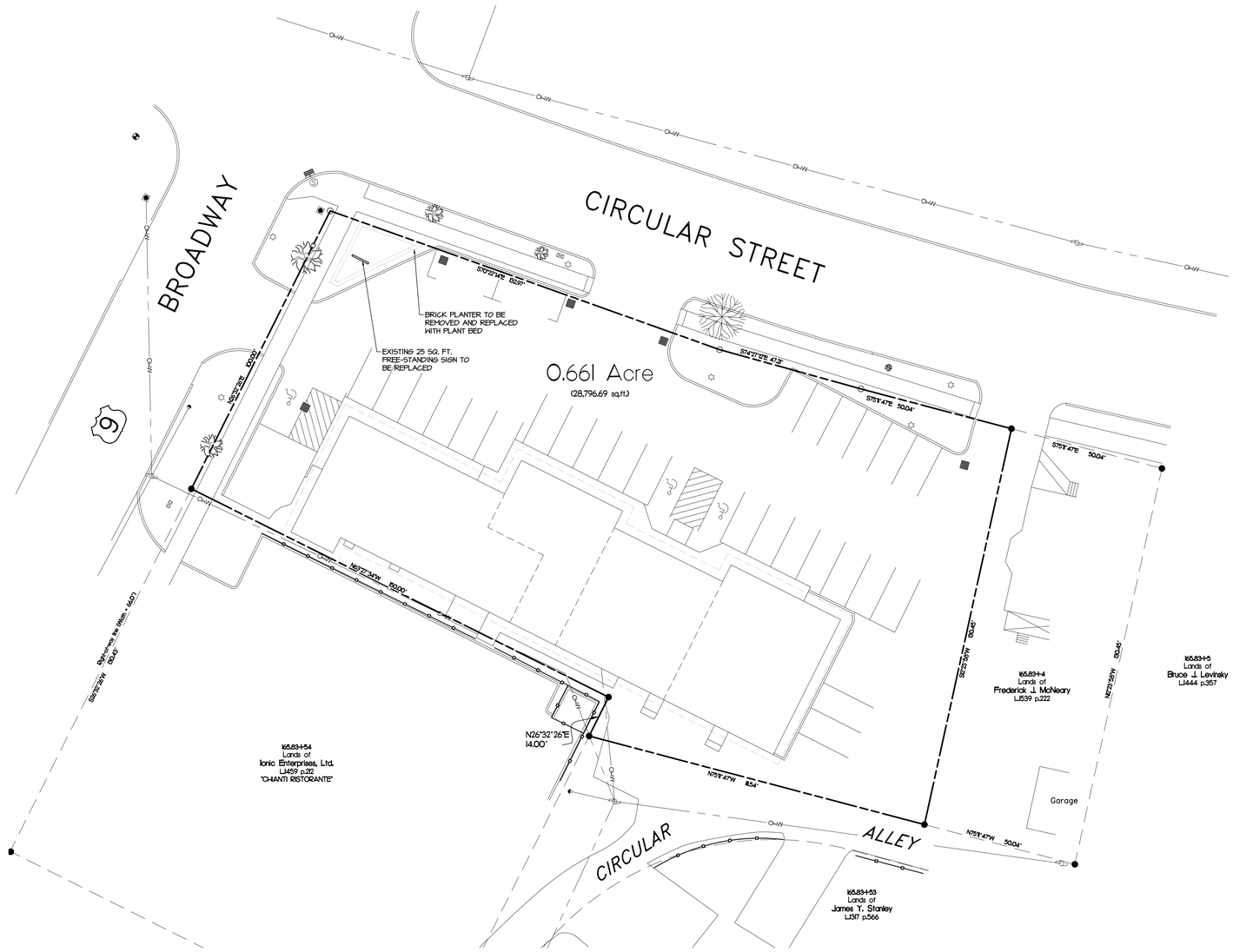
DATE	NO.	REVISIONS

Stewart's Shops
SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1209

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
- OHW — 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 N.G.V.D. 1929.

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

STORE NAME, ABBREVIATION & NO.: CIRCULAR ST. - CIRQ - 130

SITE LOCATION: 8 CIRCULAR ST. - SARATOGA SPRINGS, NY 12866

DATE	NO.	REVISIONS

Stewart's Shops
SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1204

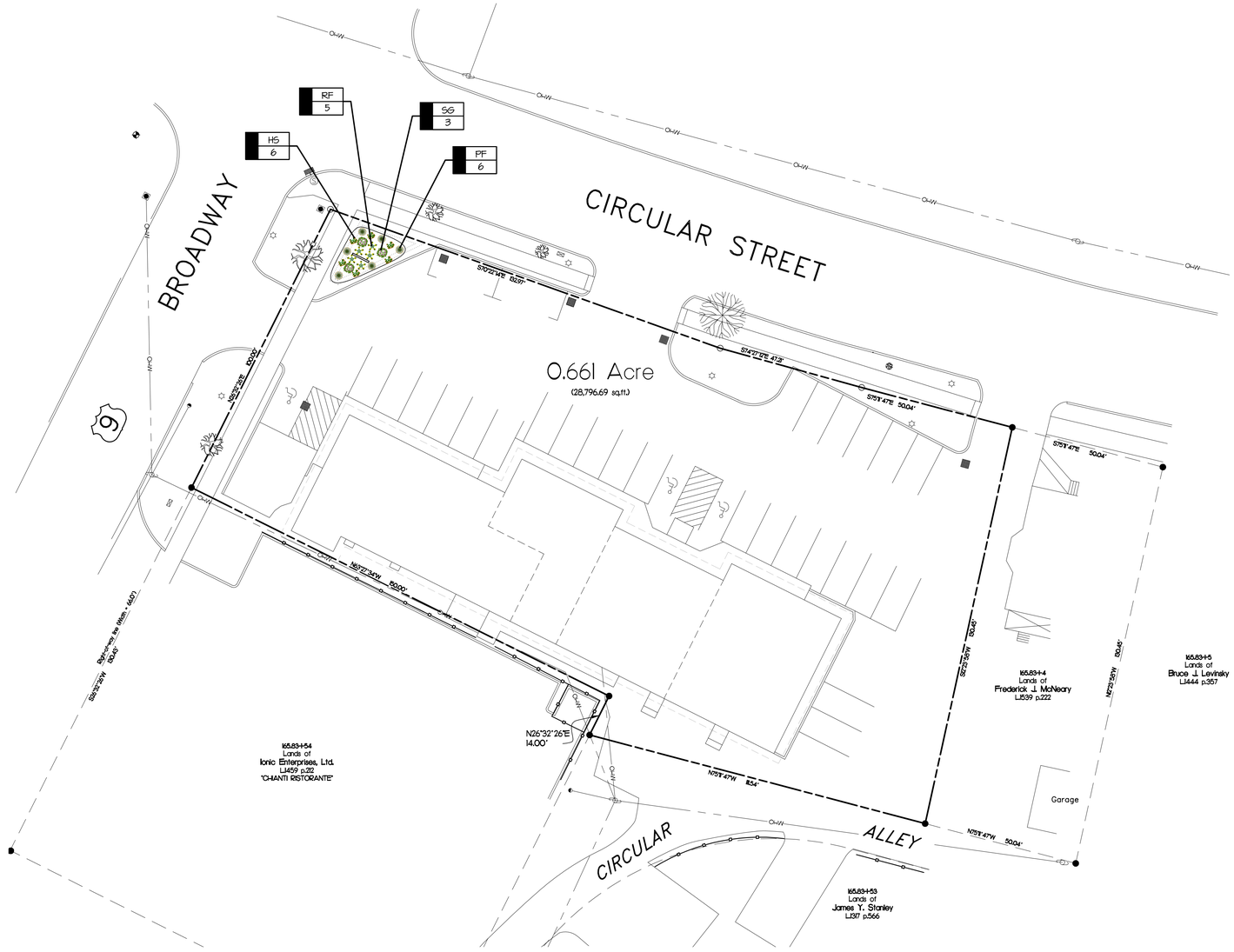
DRAWN BY: RR
SCALE: 1" = 20'
DATE: 8/5/16

DRAWING NO. S-1

TITLE: SITE PLAN

PLANT LIST

	ABRV	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
PERENNIALS	HS	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY - STELLA DE ORO	6	2 GAL.	AS SHOWN
	RF	RUDBECKIA 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

Stewart's Shops
SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1204

DRAWN BY: RR
SCALE: 1" = 20'
DATE: 8/5/16

DRAWING NO. S-2

TITLE: LANDSCAPING 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

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

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

1. 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:

Date	Improvement	Cost

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 ☐No If "yes", for how long? _____

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:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

4. That the alleged hardship has not been self-created. An applicant (whether the property owner or one acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. The hardship has not been self-created for the following reasons:

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

The applicant requests relief from the following Zoning Ordinance article(s) 240-2.0

Dimensional Requirements	From	To
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.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:
This variance is not substantial because the property abuts to TRB zone which has 20' minimum side setbacks.

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:
The building will be set back from the road and not visible.

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:
The property width varies from 108.8' to 105', the building envelope varies from 8.8' to 5' wide, thus this is not self-created.

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.

_____ Date: 7/11/16
(applicant signature)

_____ Date: _____
(applicant signature)

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

Owner Signature: (Bronx Savings Corp) Pres 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

Other: _____

_____

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

_____ _____

ZONING AND BUILDING INSPECTOR DATE

Revised 12/2015

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:	Telephone: [redacted]
Matt Sames	E-Mail: [redacted]

Address:
[redacted]

City/PO:	State:	Zip Code:
[redacted]	[redacted]	[redacted]

	NO	YES
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.	☑	☐
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:	☑	☐

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.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☑ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	☑	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: private septic system	☑	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: approx. 500 SF of wetlands will be impacted	☐	☑

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☑ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES In front to existing culvert along Route 9. In rear discharge to existing wetlands		

	NO	YES
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: Creation of a detention basin, approx. 1500 SF	☐	☑
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:	☑	☐
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:	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

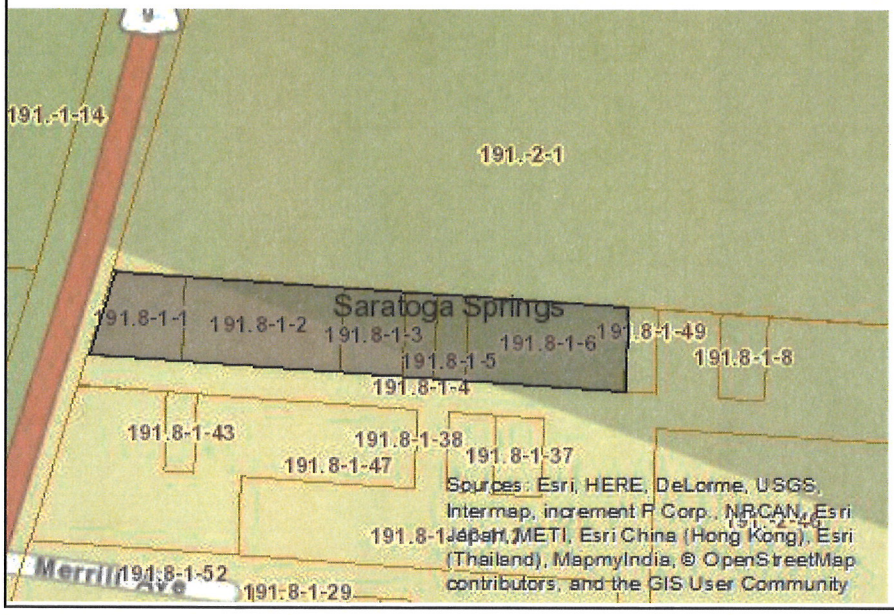
Applicant/sponsor name: MATT SAMES Date: 7/11/16

Signature: [signature]

PRINT FORM

EAF Mapper Summary Report

Thursday, July 07, 2016 12:05 PM



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

[redacted]

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 with 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

Project Site
S Broadway
Hibachi Taeppan & Sushi
Saratoga
Consignment Studio
Google
Imagery ©2016 Google, Map data ©2016 Google
100 ft

Tax Map

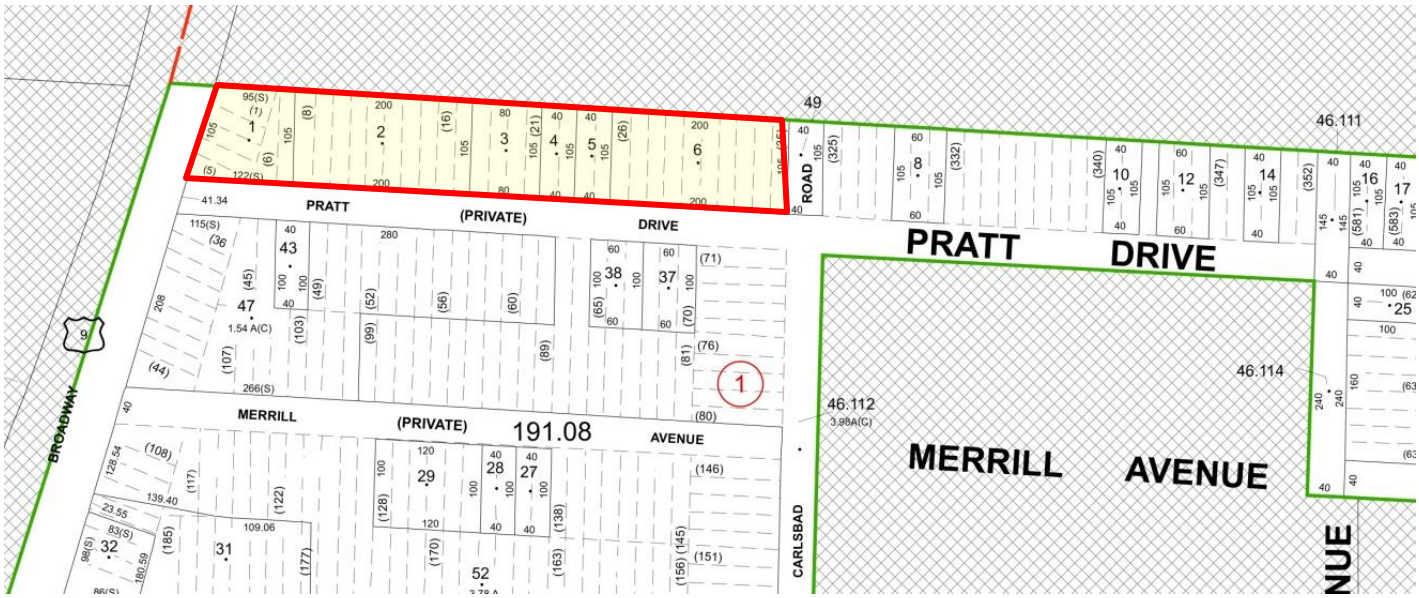

PRATT (PRIVATE) DRIVE
MERRILL (PRIVATE) AVENUE
191.08
BROADWAY
CARLSBAD ROAD
PRATT DRIVE
MERRILL AVENUE
46.111
46.114
46.112
3.98A(C)
1.54 A(C)
1

Photo Location Map

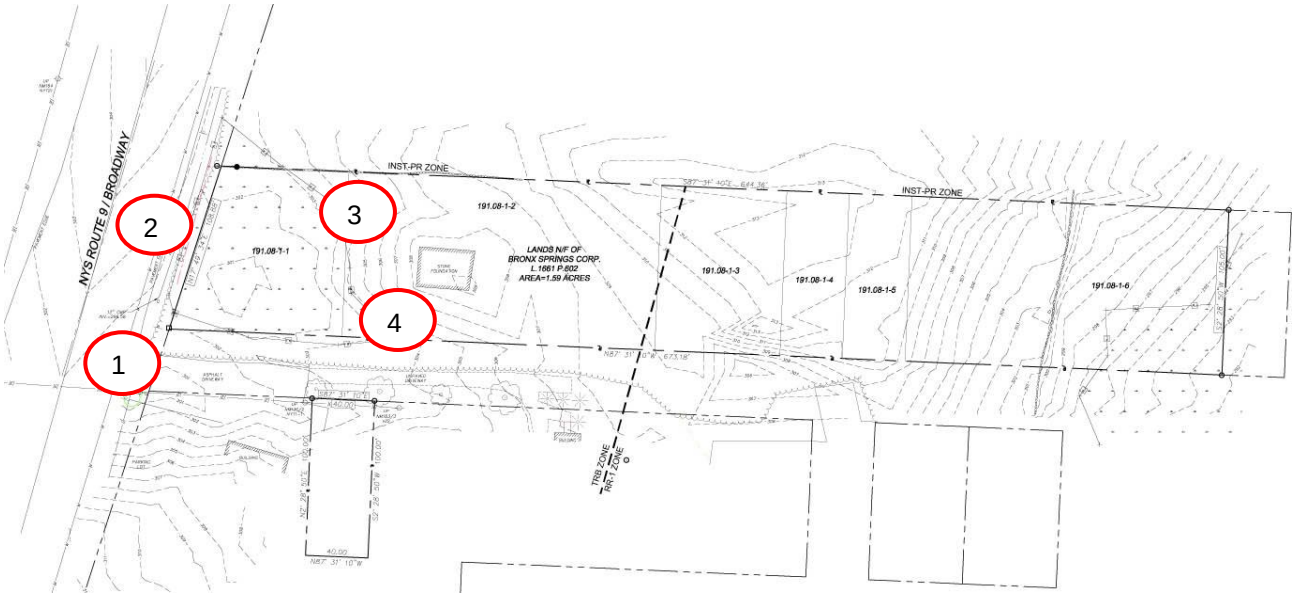
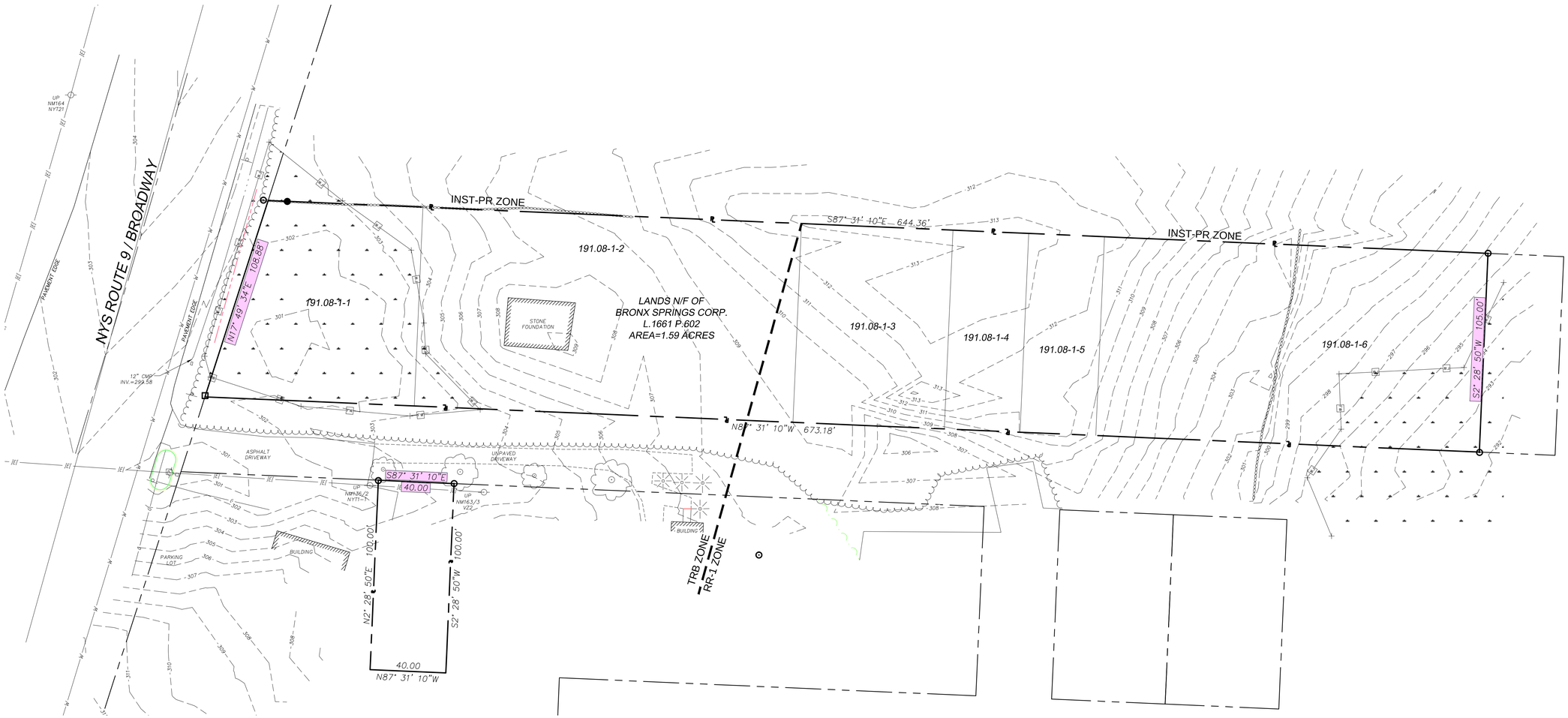


Photo 1

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

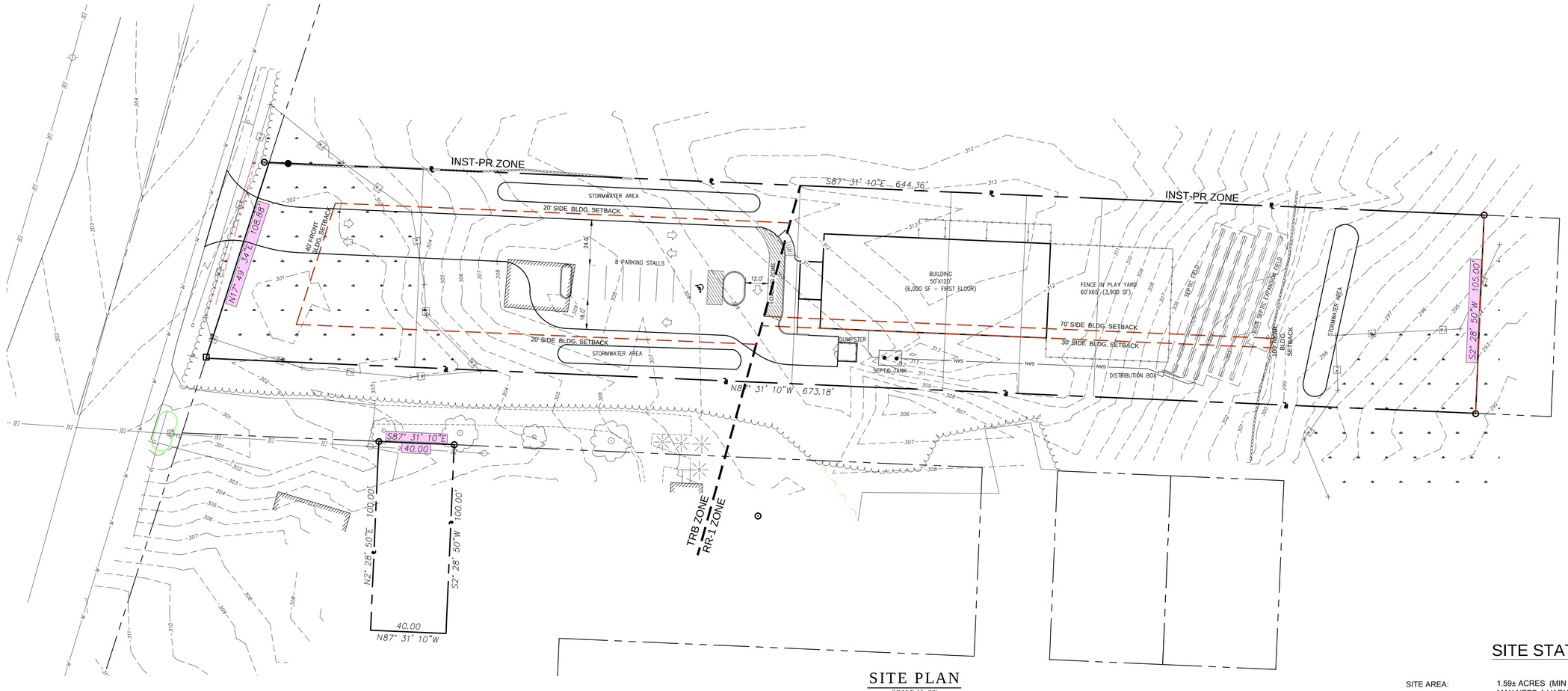
ROUTE 9

CITY OF SARATOGA SPRINGS NEW YORK

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

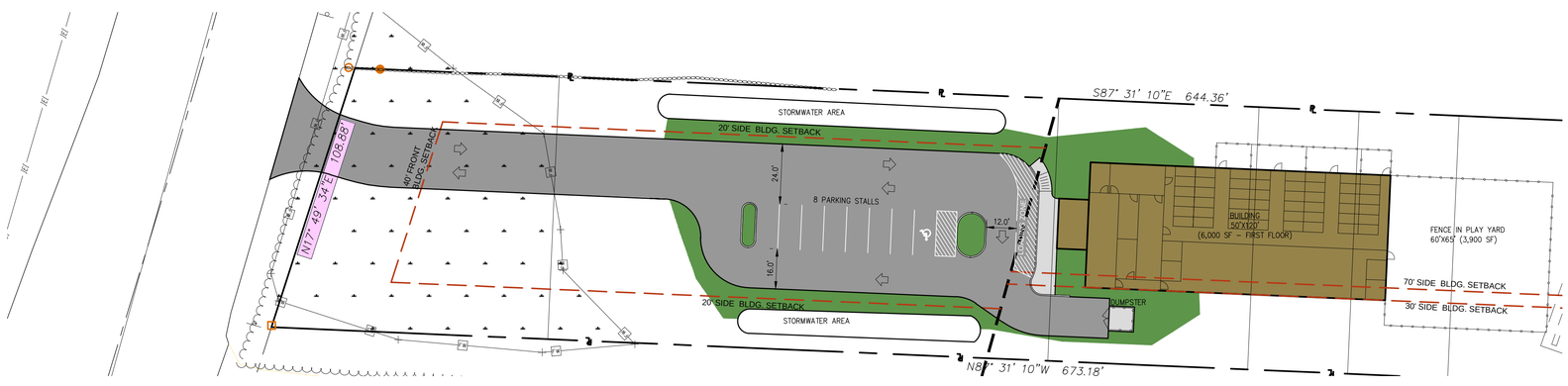
C-1

SHEET 1 OF 2



SITE PLAN

SCALE 1"=30'



RENDER SITE PLAN

SCALE 1"=30'

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

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.

40 Long Alley
Saratoga Springs
NY 12866
[redacted]
www.thelagroup.com

LETTER OF TRANSMITTAL

TO: Saratoga Springs Planning Department
City Hall
Saratoga Springs, NY 12866

DATE: 6/22/2016 JOB NO.: 201575

RE: 246 West Avenue Apartments

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via_____the following items

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
3			Full size Elevations and Floor Plans
1			Application fee check for $750
3			11X17 perspectives
3			Architectural/Historic Review Application
3			Short EAF
1			CD of application materials

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit_____copies for approval
☐ For your records ☐ Approved as noted ☐ Submit_____copies for distribution
☐ As requested ☐ Return for corrections ☐ Return _____corrected prints
☑ For review and comments ☐ _____
☐ FOR BIDS DUE _____20_____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

cc: SIGNED:_____

If enclosures are not as noted, kindly notify us at once.

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	84 EVERETT ROAD	[redacted]
	SCHENECTADY, NY 12306	ALBANY, NY 12205	
Phone	[redacted]	/	
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: 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)? APROVED 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 & 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: 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.

_____ Date: 6/22/16

(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: 6/22/16

Owner Signature: _____ 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:

	NO	YES
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.	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		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.

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)
☐ Forest ☒ Agriculture ☐ Aquatic ☒ Other (specify): YMCA
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X	
b. Are public transportation service(s) available at or near the site of the proposed action?	X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X	
b. Is the proposed action located in an archeological sensitive area?		X
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☒ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	X	
16. Is the project site located in the 100 year flood plain?	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☒ YES		X
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☒ YES The stormwater design will connect the overflow from the system to an existing city storm main within West Ave.		

	NO	YES
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: _____	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: _____	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: _____	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)?		

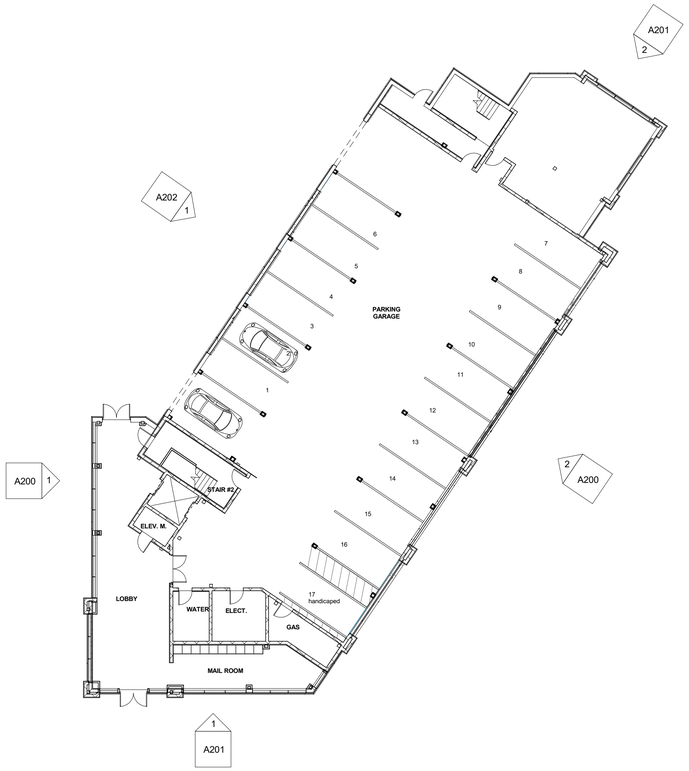
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.

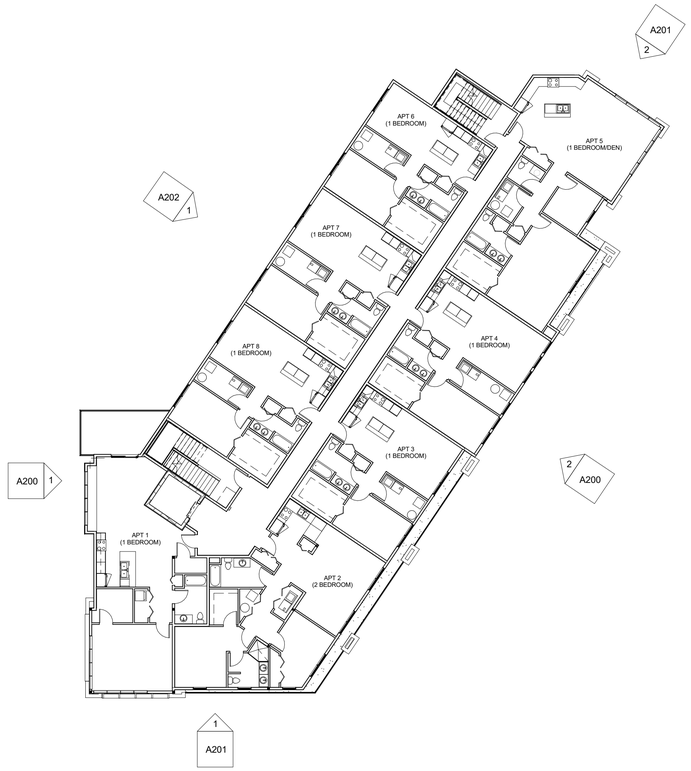
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ 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.

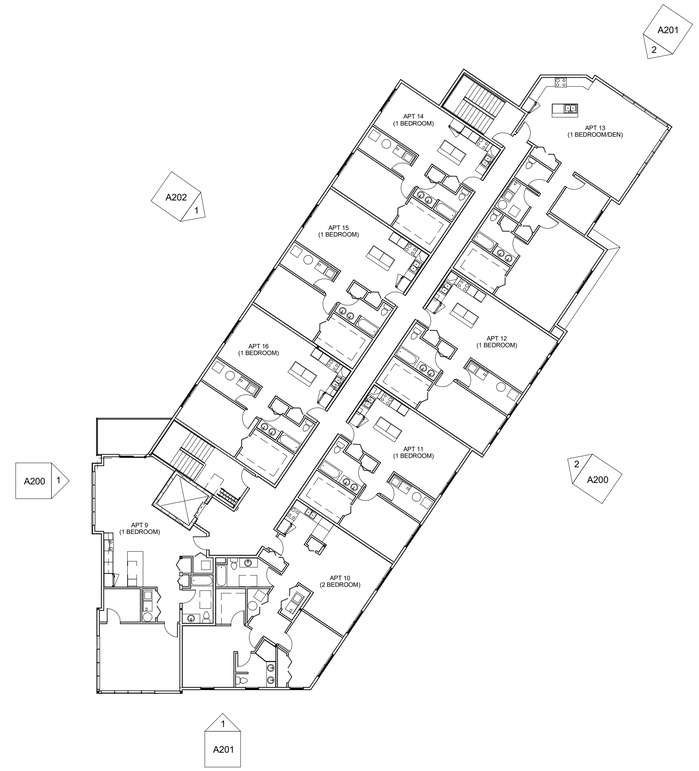
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



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



2 LEVEL 2
1/16" = 1'-0"



3 LEVEL 3
1/16" = 1'-0"

6/22/16

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P:518.399.4174
F:518.399.4105
WWW.RE4ORMARCHITECTURE.COM

246 WEST AVE APARTMENTS

246 WEST AVE
SARATOGA SPRINGS, NY

FLOOR PLANS

A100

CONTRACTOR SHALL VERIFY ALL DIMENSION AT SITE. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

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

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

ELEVATION NOTES	
LABEL	ELEVATION NOTE
E01	"SMARTSIDE" ENGINEERED WOOD LAP SIDING FACTORY FINISHED COLOR TBD
E02	
E03	"SMARTSIDE" ENGINEERED WOOD TRIM FASCIA BOARDS & VENTED SOFFIT 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 PREMENUACTURED UNIT)
E17	CABLE PIPE RAIL WITH PAINTED POSTS COLOR TBD
E18	ROOF CANOPY WITH ASPHALT SHINGLES AND "SMARTSIDE" FASCIA BOARDS & SOFFITS

6/22/16

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246 WEST AVE APARTMENTS

246 WEST AVE
SARATOGA SPRINGS, NY

EXTERIOR ELEVATIONS

A200

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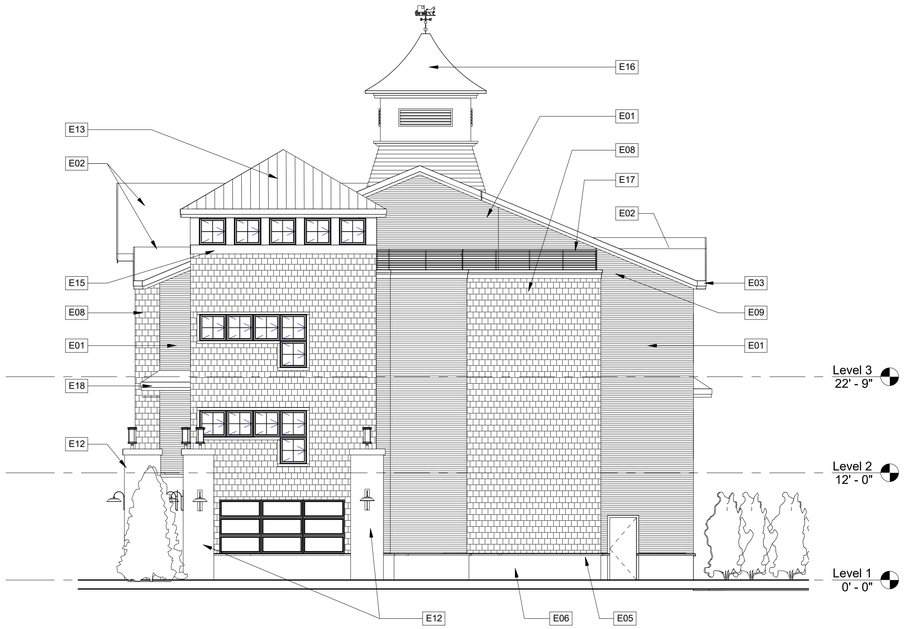

2 EAST ELEVATION
1/8" = 1'-0"

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

ELEVATION NOTES	
LABEL	ELEVATION NOTE
E01	"SMARTSIDE" ENGINEERED WOOD LAP SIDING FACTORY FINISHED COLOR TBD
E02	
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246 WEST AVE APARTMENTS

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EXTERIOR ELEVATIONS

A201

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ELEVATION NOTES	
LABEL	ELEVATION NOTE
E01	"SMARTSIDE" ENGINEERED WOOD LAP SIDING FACTORY FINISHED COLOR TBD
E02	
E03	"SMARTSIDE" ENGINEERED WOOD TRIM FASCIA BOARDS & VENTED SOFFIT FACTORY FINISHED COLOR TBD
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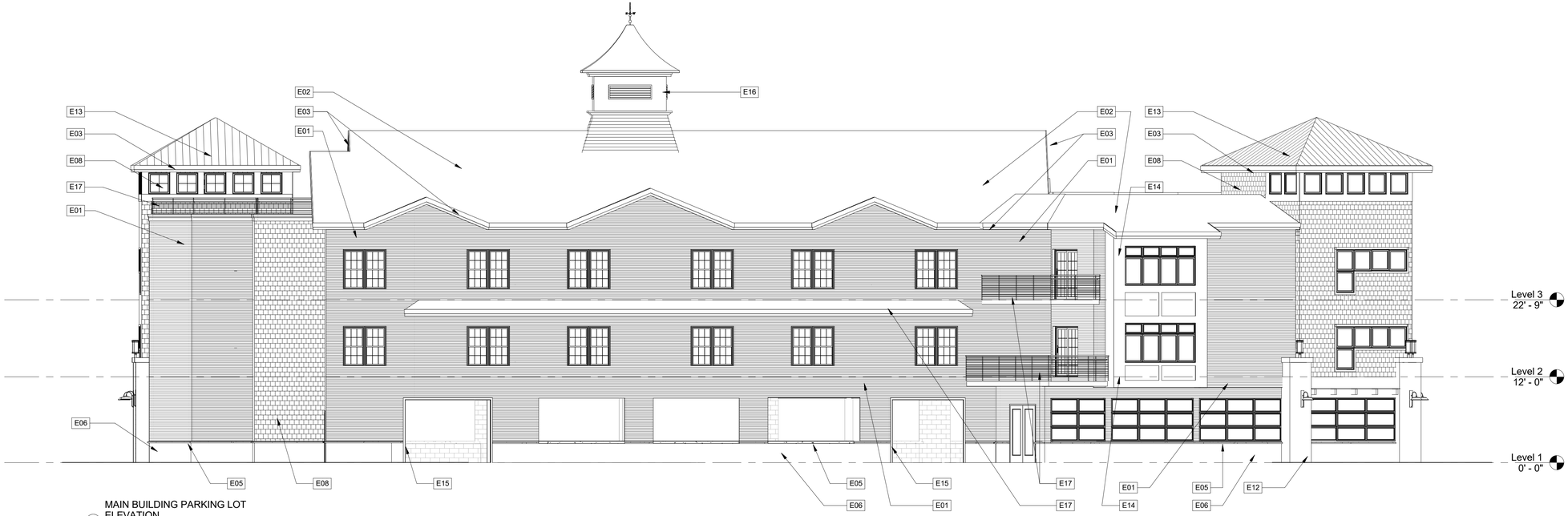

1 MAIN BUILDING PARKING LOT ELEVATION
1/8" = 1'-0"

6/22/16

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EXTERIOR ELEVATION

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246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE

BE4ORM ARCHITECTURE

246 WEST AVE APARTMENTS

PERSPECTIVE

Saratoga, New York

RE4ORM ARCHITECTURE

246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE

RE4ORM ARCHITECTURE

CITY OF SARATOGA SPRINGS

PLANNING BOARD

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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,

Mark R. Torpy

Chair

VIEW LOOKING SOUTH

FAIRFIELD INN & SUITES

SARATOGA, NY

215067

09-08-2016

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www.MussachioArchitects.com

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NORTH VIEW

FAIRFIELD INN & SUITES

SARATOGA, NY

215067
09-08-2016

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VIEW LOOKING WEST

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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,

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
• any exterior changes that require a building permit • any change in exterior building materials • a new, or change to an existing, sign or sign structure • demolition of a structure Within a non-residential zoning district: • a change in exterior building color • installation of an awning	• Installation or exterior change to a structure requiring a building or demolition permit • any material change to exterior of a structure including: - 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 or 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: - 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 non-residential 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.

Revised 06/03/16

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

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

Tax Parcel #: 178 . 27 - 1 - 44 (165.83 - 2 - 35 & 36 &)
(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 flor 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 & 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.

_____ Date: _____
(applicant signature)

Thomas J. Sawyer Date: August 3, 2016
(applicant signature)

Thomas J. Sawyer/ Vice President of Construction

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

Owner Signature: _____ 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:	Telephone: [redacted]
CHA Consulting Inc (c/o Brian Bouchard)	E-Mail: [redacted]

Address:
441 S. Salina Street

City/PO:	State:	Zip Code:
Syracuse	NY	13202

	NO	YES
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.	☒	☐
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,	☐	☒

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.
☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☒

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☒

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐
b. Is the proposed action located in an archeological sensitive area?	☐	☒

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☒ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☐	☒

	NO	YES
16. Is the project site located in the 100 year flood plain?	☒	☐

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		
a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☒ YES		

If Yes, briefly describe:

Onsite collection and stormwater management, discharging to existing system on S. Broadway

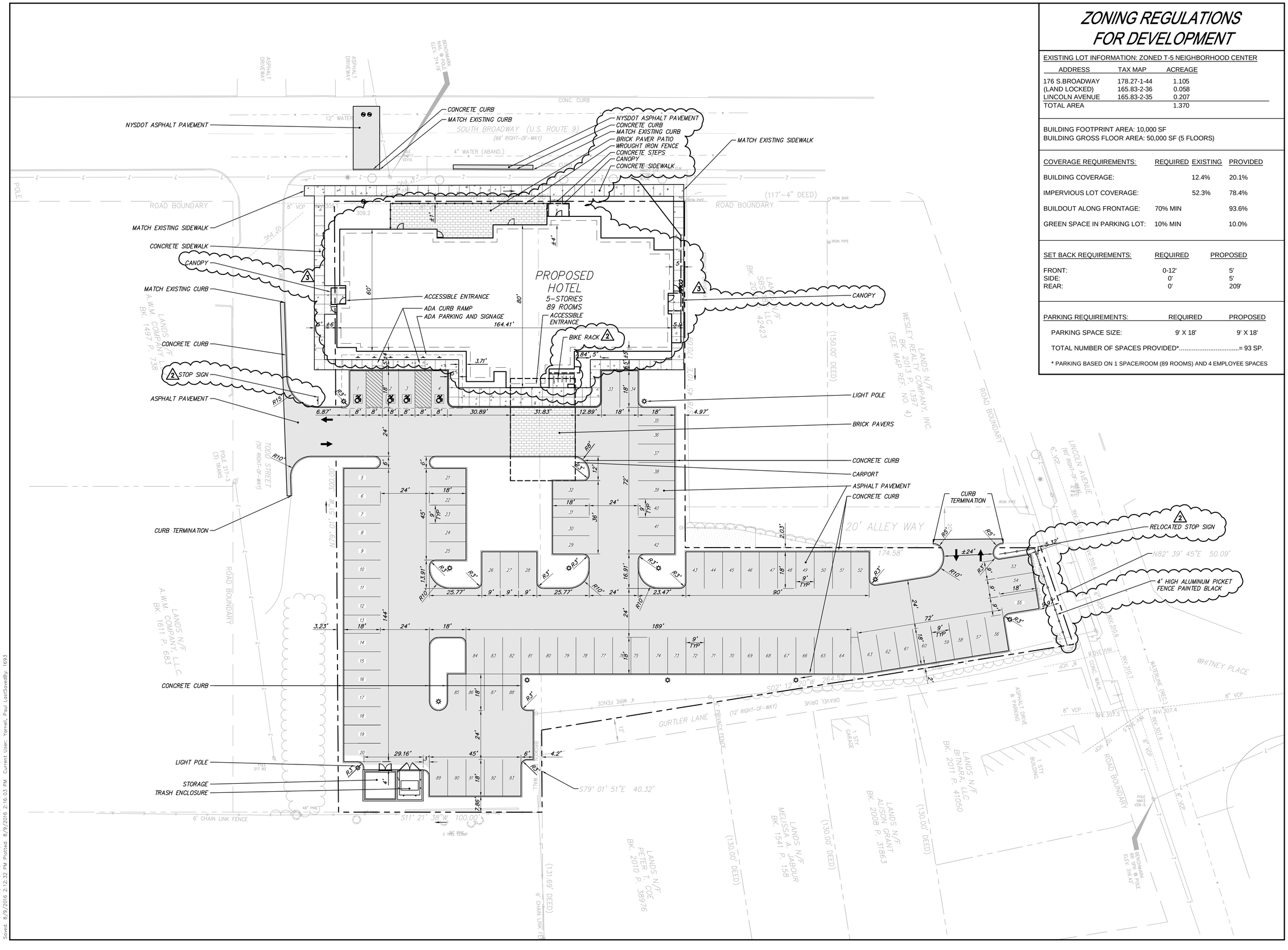
	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	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:	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Brian Bouchard Date: 6-16-16

Signature: B-F-B

PRINT FORM



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

Drawing Copyright © 2016

CHA
441 South Salina Street
Syracuse, NY 13202-4712
315.471.3920 · www.chacompanies.com

0 20 40
Scale in feet

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

STATE OF NEW YORK · JOHN BRANDON FISHER · 090815 · LICENSED PROFESSIONAL ENGINEER

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 IS ALTERED, THE ALTERING ENGINEER, 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 STORMTECH STORMWATER MANAGEMENT DETAILS	JFT	PBV	07/12/16
2	ADDED STOP SIGNS, BIKE RACK, AND ALUMINUM FENCE	JFT	PBV	07/27/16
3	REVISED BUILDING FOOTPRINT	JFT	PBV	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

File: V:\PROJECTS\ANY\K4\30775\CADD_ACAD\CIVIL\SHEET FILES\30775_C-101_LAYT.DWG
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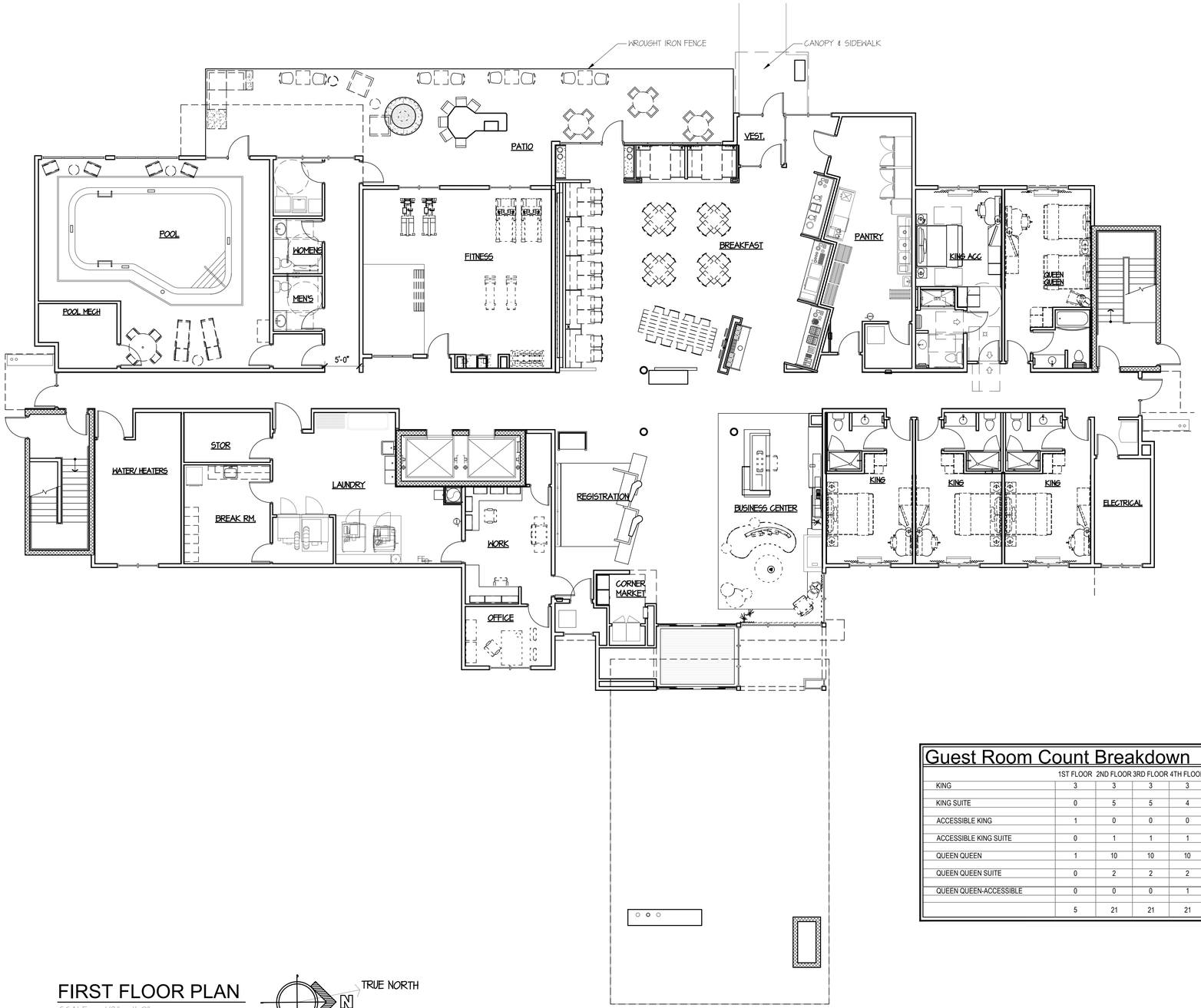

Guest Room Count Breakdown

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

FIRST FLOOR PLAN

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

TRUE NORTH

FAIRFIELD INN & SUITES

SCHEME "G"

SARATOGA, NY

#215067

07-26-16

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

SCHEME "G"

SARATOGA, NY

#215067

07-26-16

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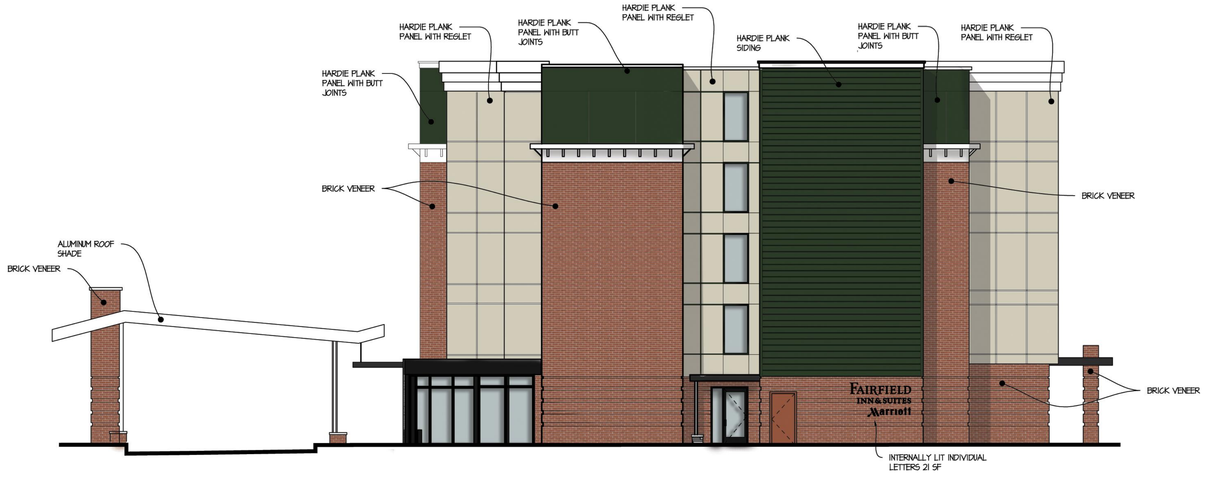
SOUTH ELEVATION

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



NORTH ELEVATION

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

FAIRFIELD INN & SUITES

SARATOGA, NY

215067

07-26-16

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EAST ELEVATION

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

WEST ELEVATION

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

FAIRFIELD INN & SUITES

SARATOGA, NY

215067

07-26-16

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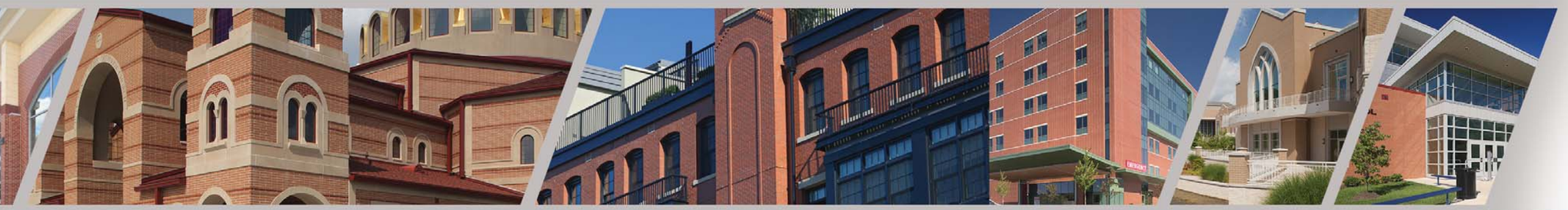
Dedication and Performance for Generations

Our Strength is Your Foundation



BELDEN
THE BELDEN BRICK COMPANY

BELDEN
THE BELDEN BRICK COMPANY

Canton, Ohio | Phone: 330-456-0031

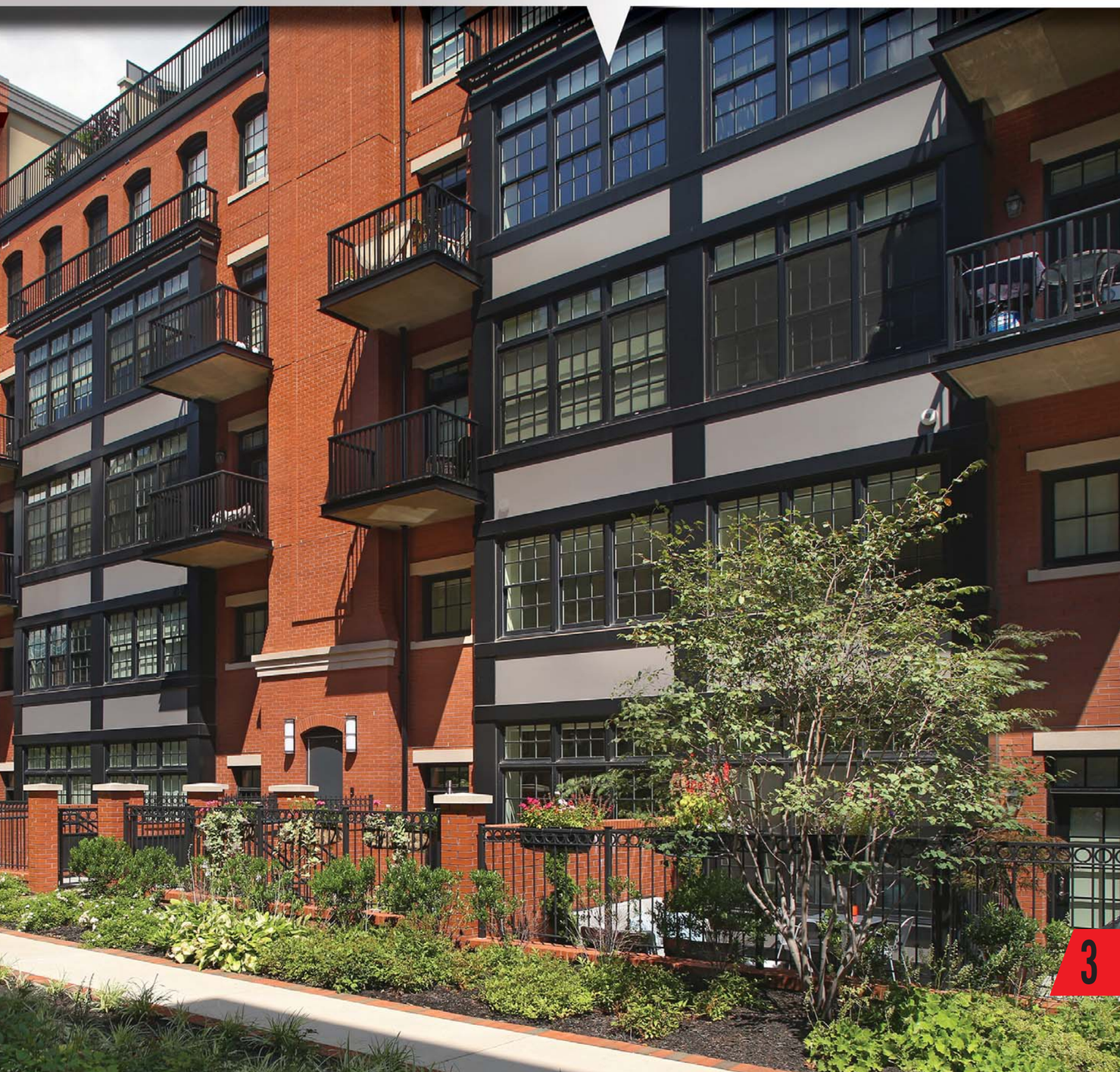
AN ISO 9001 COMPLIANT QUALITY MANAGEMENT SYSTEM
AN ISO 14001 COMPLIANT ENVIRONMENTAL MANAGEMENT SYSTEM

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".

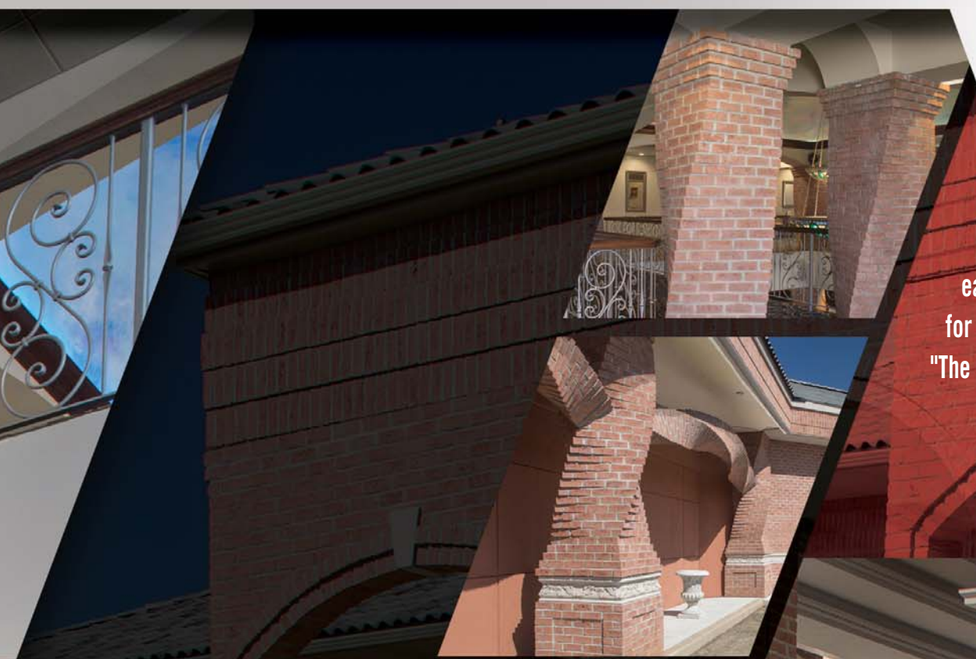
Commercial Buildings

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".



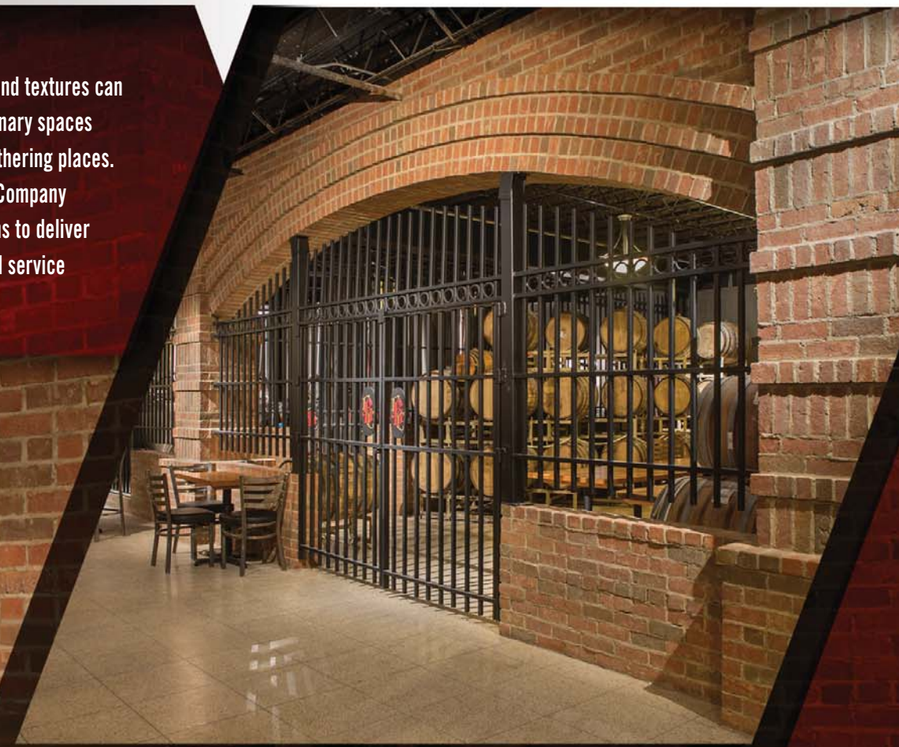
Commercial Buildings

A Fine Dining and Eatery - in a Historic Building.

The Canton Brewing Company :: Winewood Blend

Canton, OH

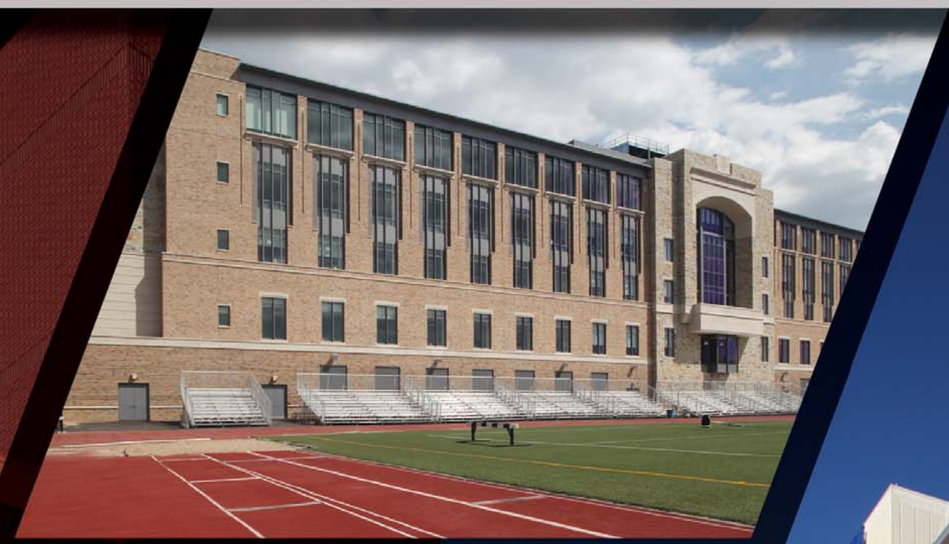
Rich colors and textures can transform ordinary spaces into majestic gathering places. The Belden Brick Company goes to great lengths to deliver consistent quality and service with every lot.



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

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

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

Worley High School
:: Amherst Blend
Canton, OH

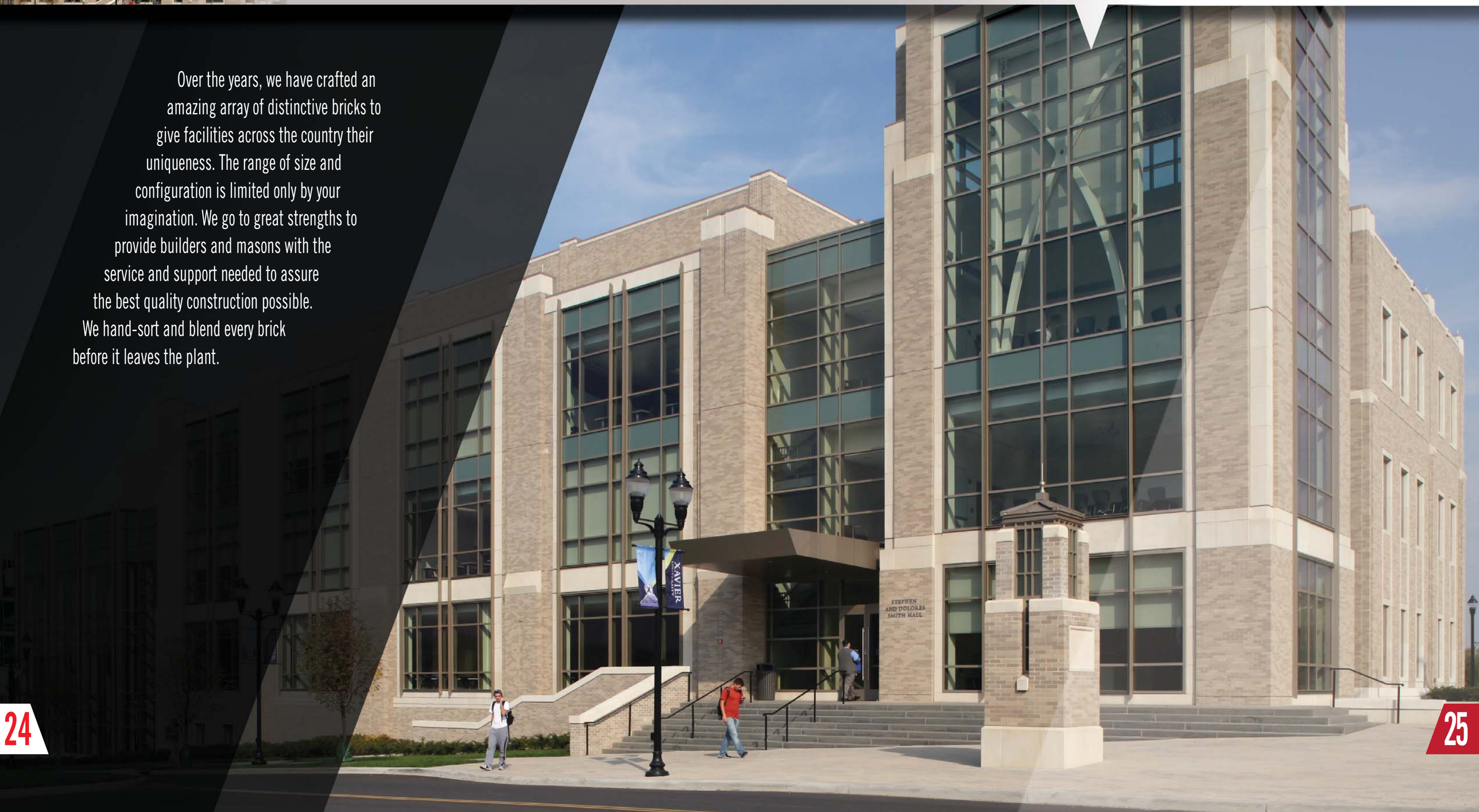
Dover High School :: Kingsport DTX & Colony Red
Dover, DE

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.

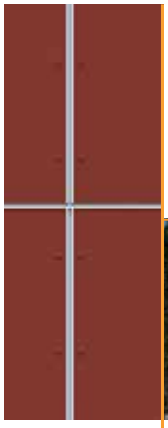
Hardie® Reveal® Panel System

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

JamesHardie Commercial

JamesHardieCommercial.com

Hardie® Reveal® Panel System

Design Freedom

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

Unique Aesthetic

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

Proven James Hardie Durability

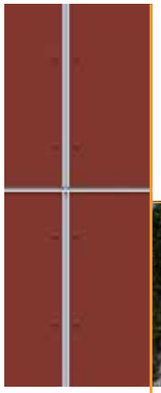
- Engineered for Climate® to stand up to the demands of your project’s specific climate
- Commercial panel developed specifically for use in multi-family, mixed use, senior living and light commercial facilities
- Ventilated rain screen assembly incorporates best practices for moisture management
- Proven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

Embody a modern aesthetic

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

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

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



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

Hardie® Reveal® Panel System

JamesHardie® Commercial

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JamesHardieCommercial.com

NORTHEAST
Product Catalog

Achieve authentic character and
UNCOMPROMISING PERFORMANCE.

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

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

Resist the elements
WITH IRRESISTIBLE CHARM.

HZ5®

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

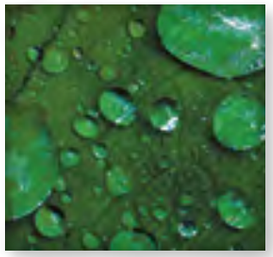
Unique Formulation
HZ5® Substrate

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 absorbtion 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.

Integrity is ingrained
IN EVERYTHING WE DO.

HZ5®

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

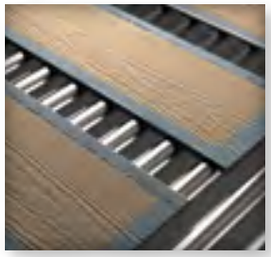
Profiled Drip Edge

Bottom bullnose drip edge allows moisture to drain away from lap

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.

For timeless beauty
BEGIN WITH THE FINISH.

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.

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.

As unforgettable
AS IT IS UNCOMPROMISING.

See the James Hardie Difference

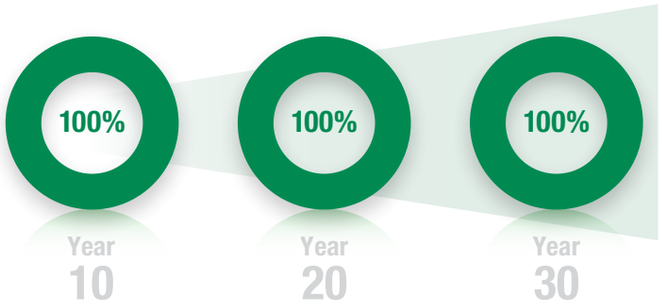
JAMES HARDIE • 5.5 MILLION HOMES AND COUNTING • PROTECT & BEAUTIFY

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.

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.

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.*

BRAND LEADER
Builder
WINNER SINCE 2009

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

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

PROUD SPONSOR OF diy BLOG CABIN

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

LIMITED WARRANTY to CONSUMERS · GOOD · HOUSEKEEPING Since ★ 1909 REPLACEMENT or REFUND if DEFECTIVE

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

NEXT SECTION

*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.

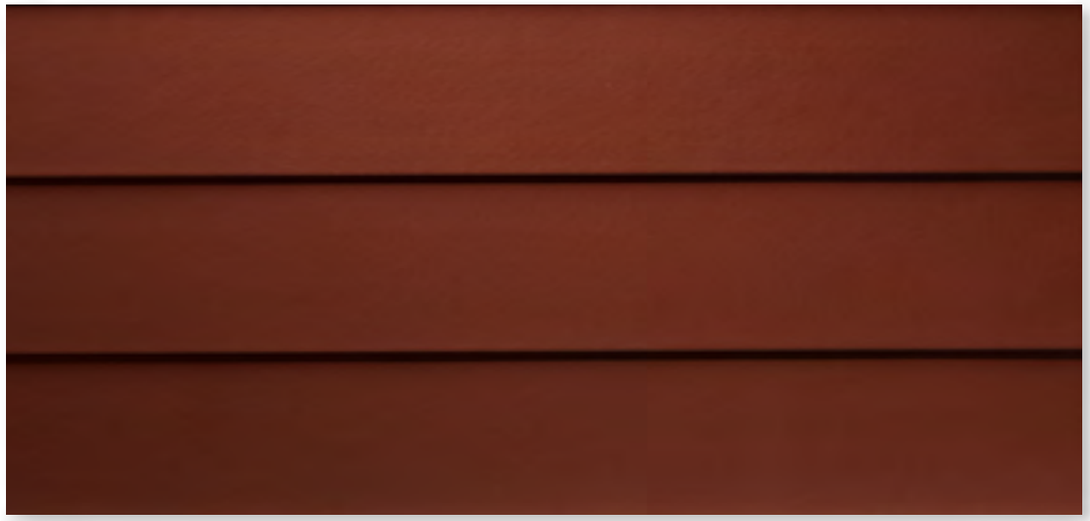
A classic look for
THE HOME OF THEIR DREAMS.

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**

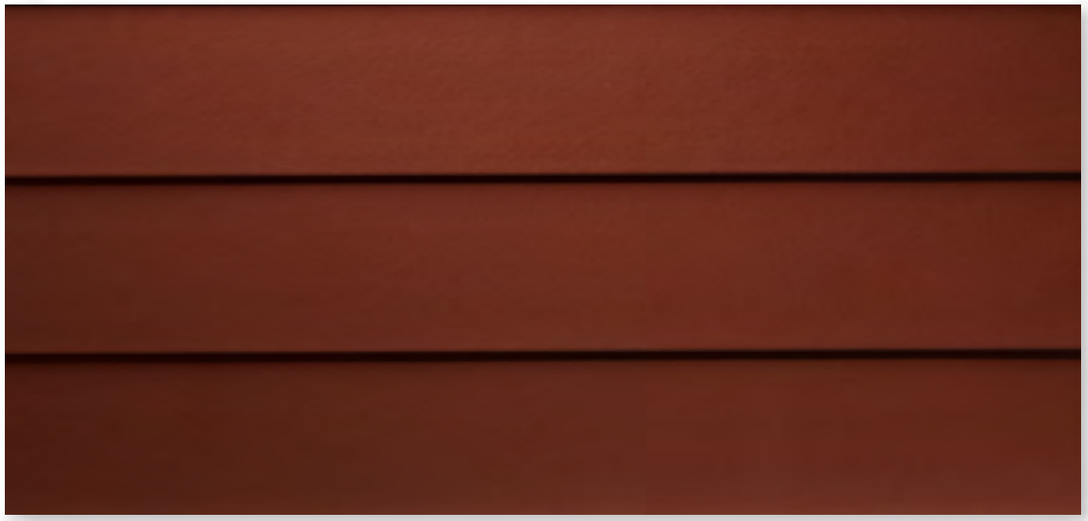
SELECT CEDARMILL©

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.

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.

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**

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.

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.

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.

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.**

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**

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

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.

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

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

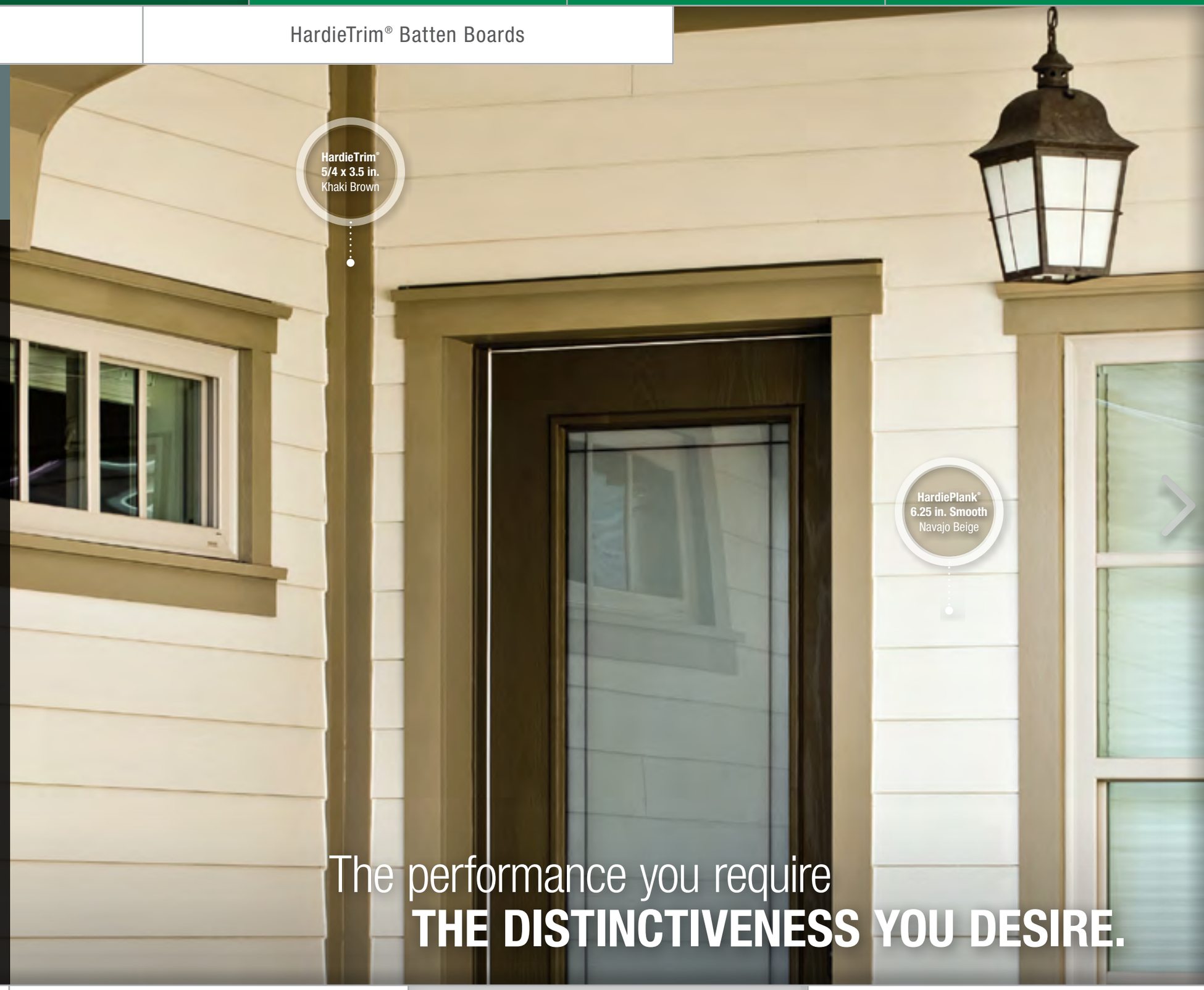
View all HardieShingle Siding Products

*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.



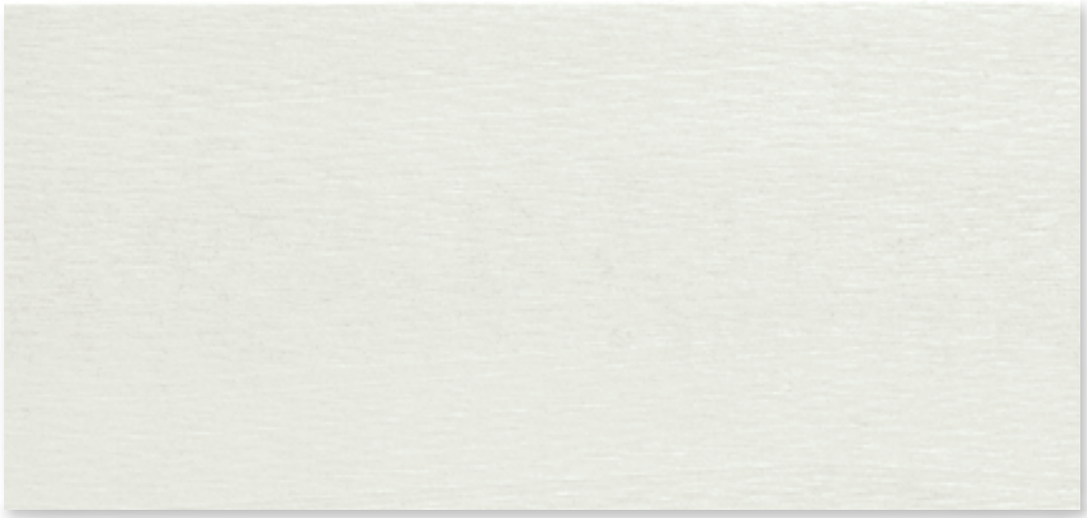
The performance you require
THE DISTINCTIVENESS YOU DESIRE.

4/4 NT3® SMOOTH

Arctic White

5/4 NT3® SMOOTH

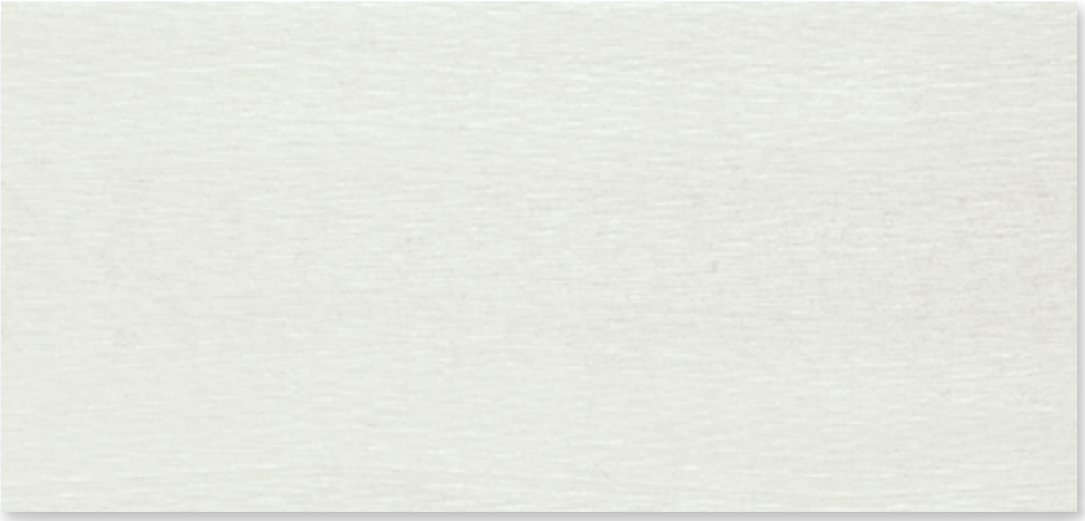
Arctic White



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**



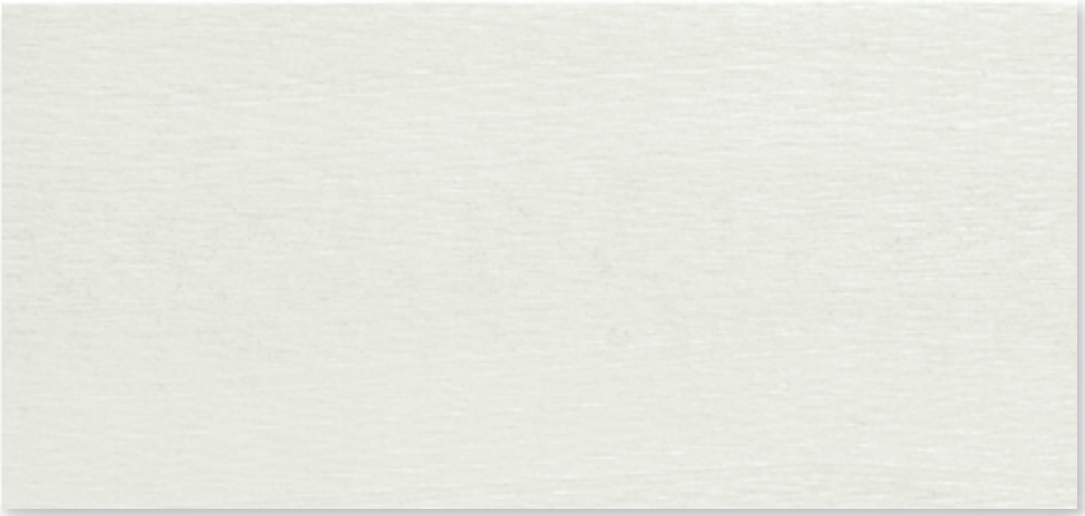
4/4 NT3® SMOOTH

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



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

CROWN MOULDING

Arctic White

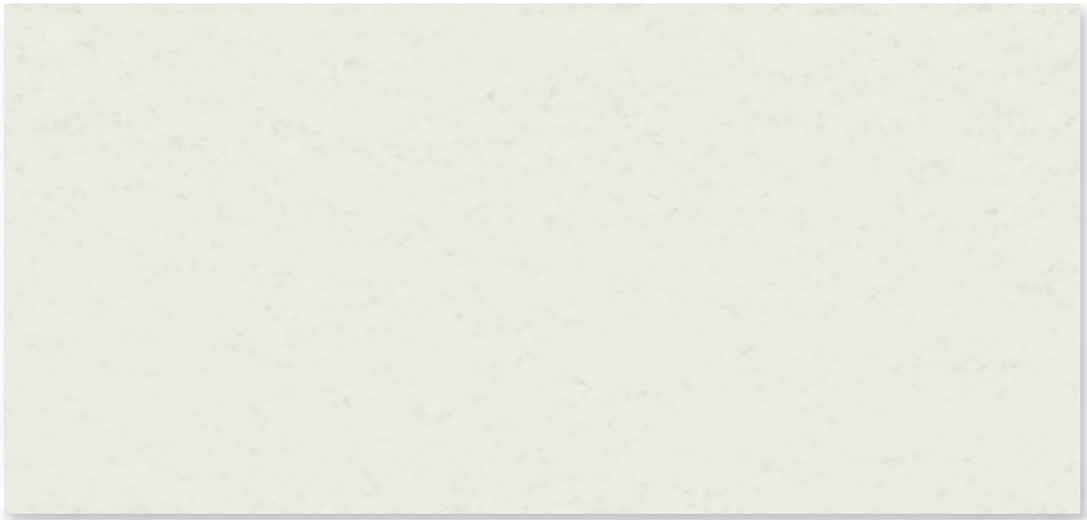
Thickness	.75 in.	
Length	12 ft. boards	
Width	3.25 in.	5.25 in.
Pcs./Pallet	50	48

Available Colors

View all HardieTrim Boards

RUSTIC GRAIN®
Arctic White

SMOOTH
Arctic White



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

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

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.

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.

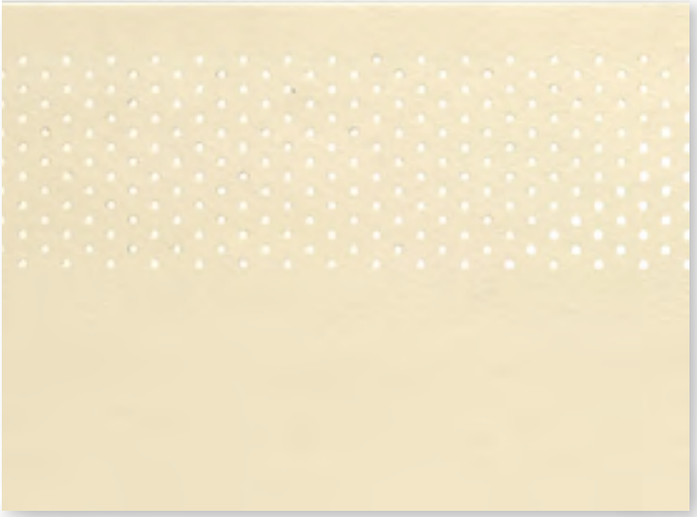
In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.

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

***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.

VENTED SMOOTH
Sail Cloth



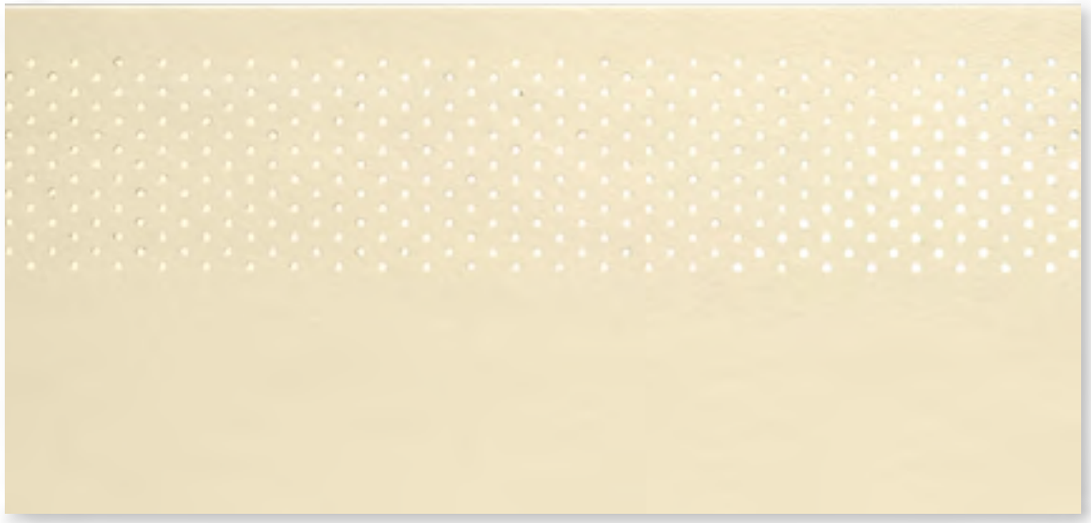
VENTED CEDARMILL©*
Sail Cloth

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©*

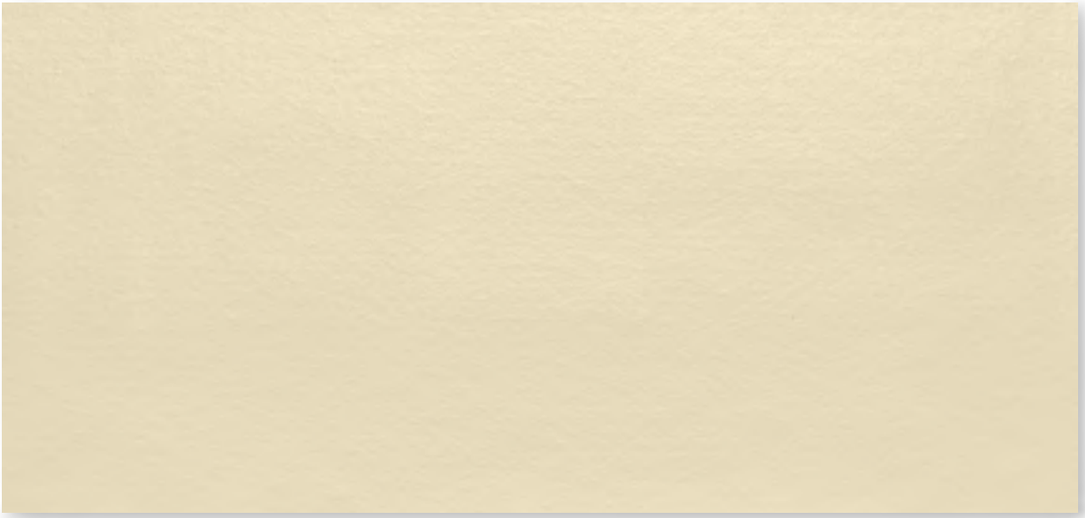
Sail Cloth

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©*

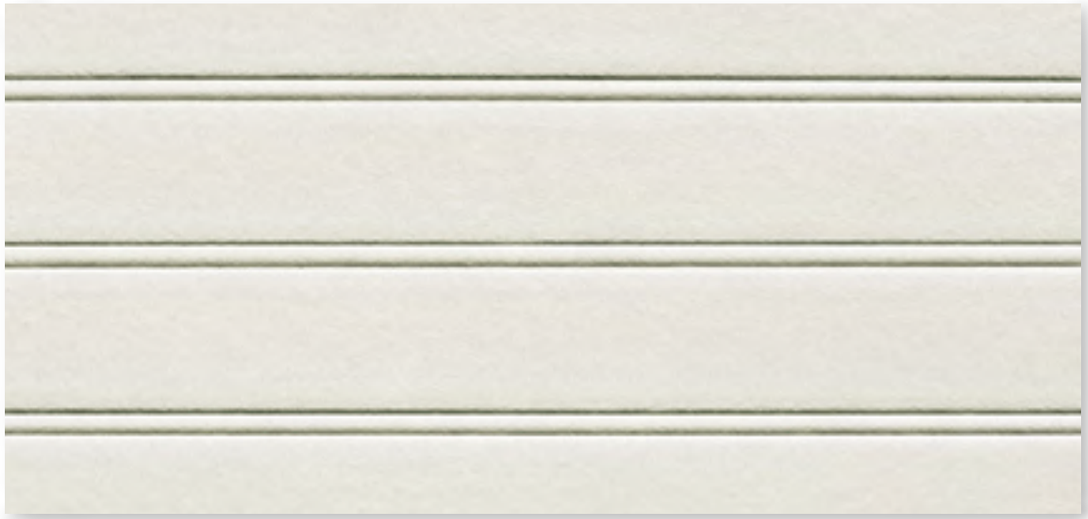
Sail Cloth

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.



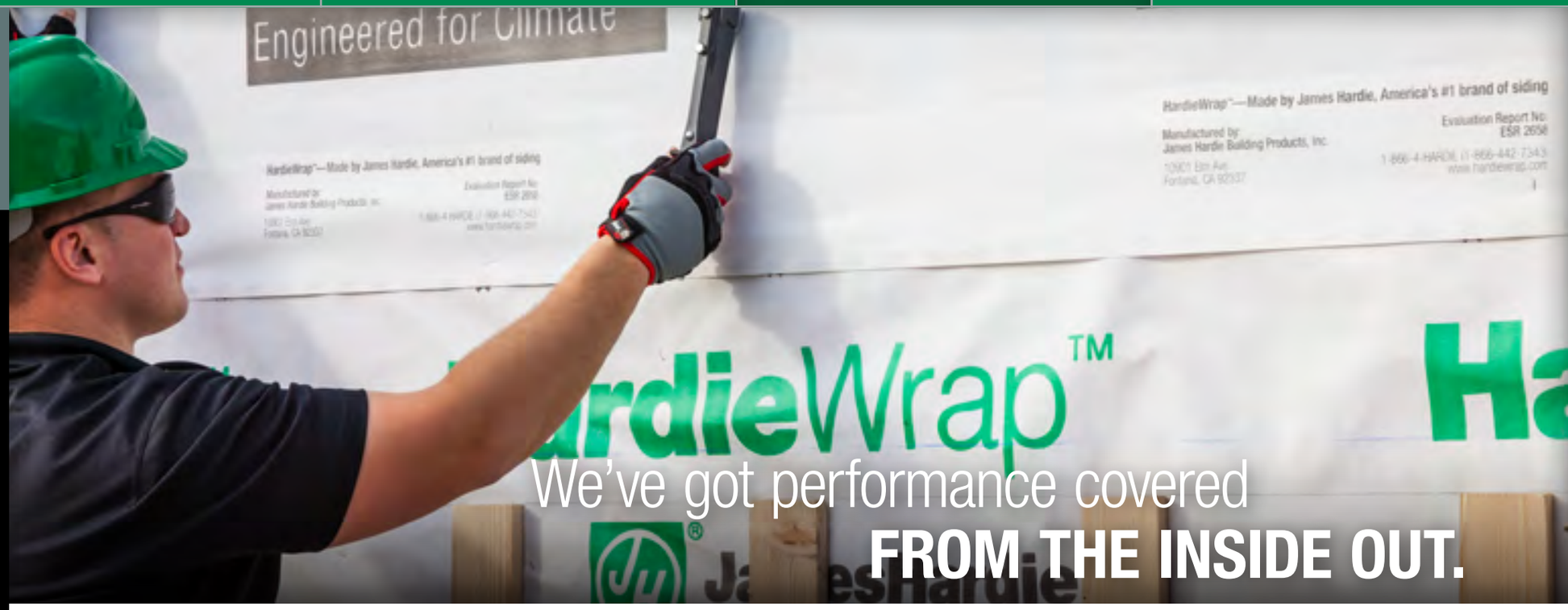
BEADED PORCH PANEL

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

WEATHER BARRIER

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

SEAM TAPE

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

PRO-FLASHING

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

FLEX FLASHING

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

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.

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

NEXT SECTION

Color Inspiration

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

PREV SECTION

WARM TONES

COOL TONES

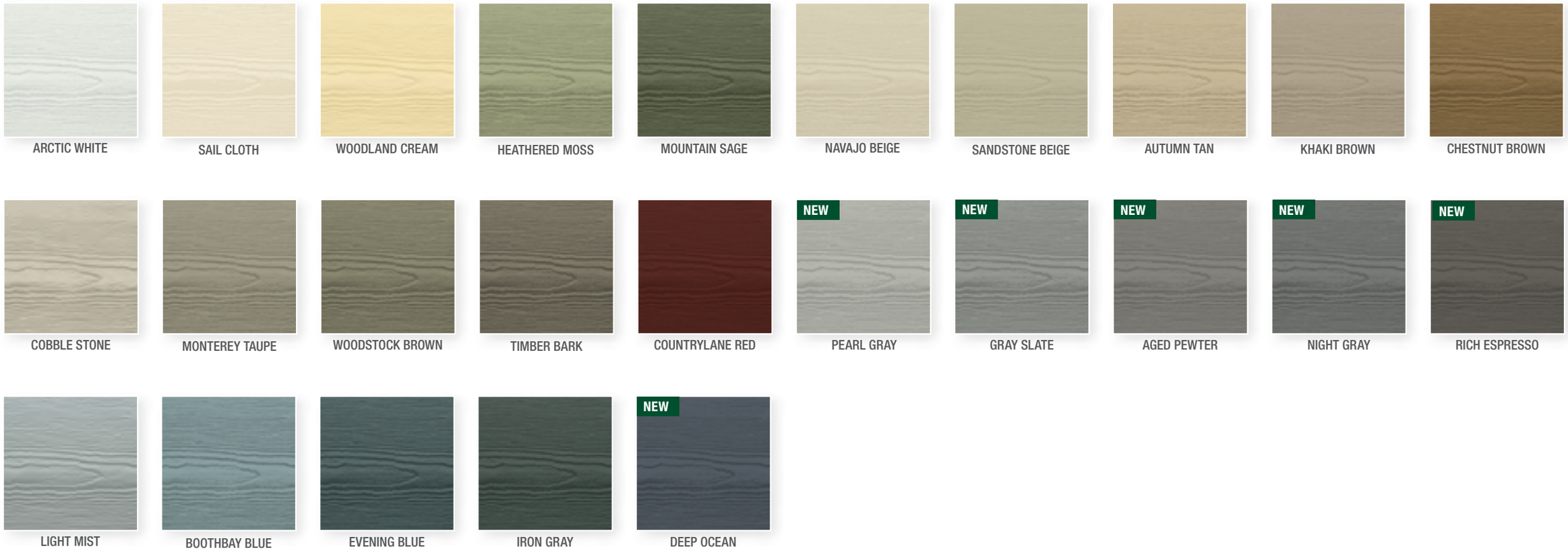
COMPLEMENTARY

Heathered Moss

Arctic White

Mountain Sage

Color Selection



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**

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RITE AID

PERMIT DRAWINGS

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

SignResource
IDENTITY GROUP
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:				

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Website: www.signresource.com

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 applicationd 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:

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

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
☐ Electrical Hook-up included with Sign Permit	☑ Property Owner Information	☑ UL label visible after installation
☑ Electrical Permit Req'd by Licensed Electrician	☑ Property Owner Signature on Application	☑ Disconnect visible after installation
☐ Building/Structural Permit Req'd	☑ Subcontractor Information	☐ Permit number and/or tag
☑ Sealed Engineering Req'd	☑ Subcontractor Signature on Application	☐ Sign owner information
☑ Owner/Agent Letter of Authorization	☐ List of UL numbers	☐ 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:

☐ **State License**	☐ **Bonding**	☑ **Sub Required to Pull Permit**
☑ **Local License or Registration**	☑ **Insurance**	☑ **Sub Required for Install**
☑ **Licensed Electrician Req'd for hook-up**	☑ **Workman's Compensation**	☐ **Jones Sign Can Pull Permit**
☐ **Out-of-State Contractor Allowed**		☐ **Jones Sign Can Install**

Notes**: City license required with Insurance**

RECOMMENDATION

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

NOTE:
ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE MUTCD, THE NEW YORK STATE SUPPLEMENT, NYSDOT 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 FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE 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 DEEMED UNNECESSARY, SEEDBED PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY PULVERIZED DOLOMITIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 90 LB. PER 1,000 SQ. FT. AND FERTILIZER (5-10-5) AT THE RATE OF 2 LBS. 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 FORM THE SEEDBED. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

REFER TO SPECIFICATIONS FOR COVERAGE RATE, SEED MIX TO CONTAIN AT LEAST 65% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING SEE TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLONE SEEDER DRILL, OR CULTIPACK. SEEDER NORMAL SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

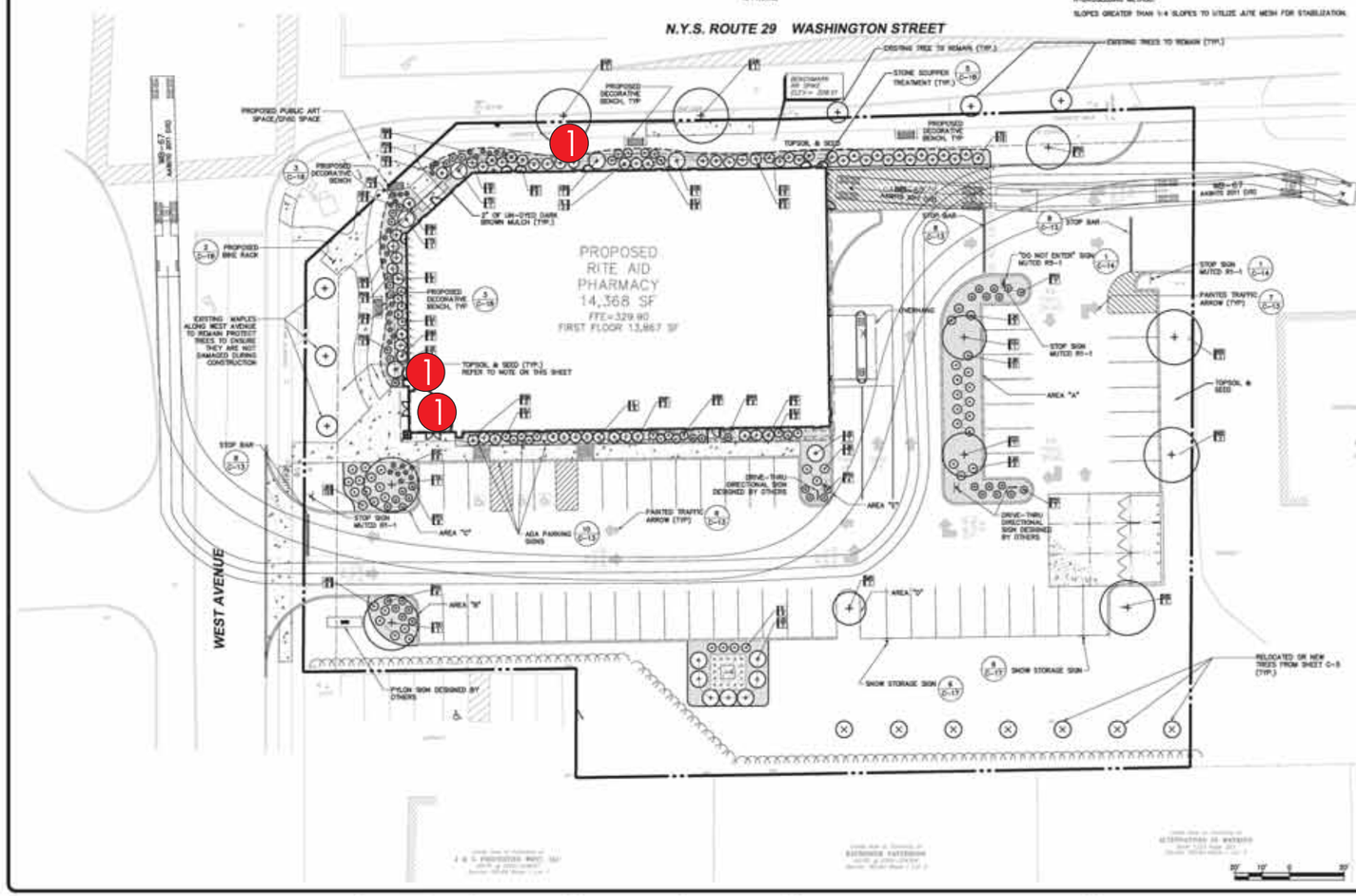
SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE JUTE MESH FOR STABILIZATION.

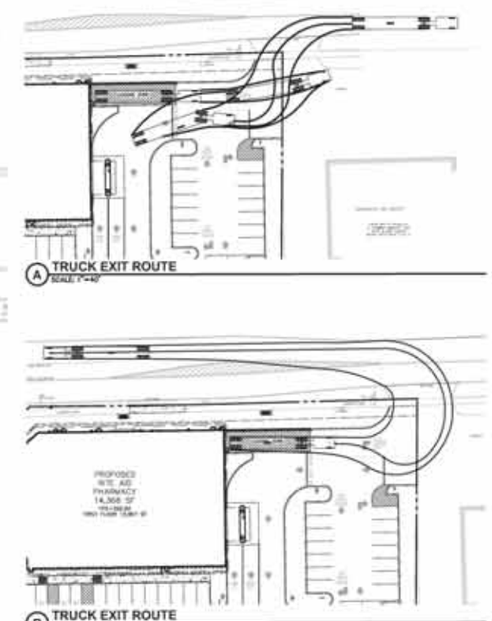
IRRIGATION NOTE:

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.

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CO	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	5	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TO	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	3' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	3' 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		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	12/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JBW
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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

DRAFT

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.:
M2/PRSJ. No.: 994.01
DATE: 2/8/2016

C-10

SignResource IDENTITY GROUP
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"

RITE AID

PROPOSED RITE AID

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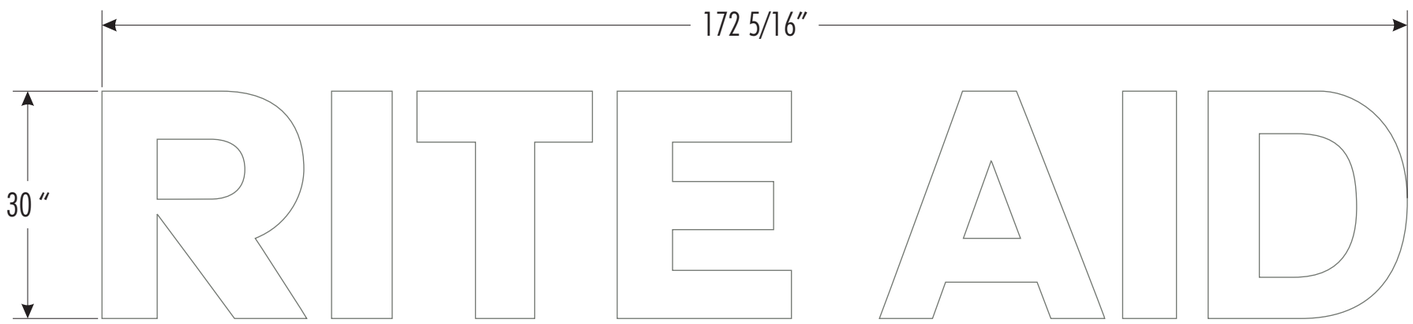
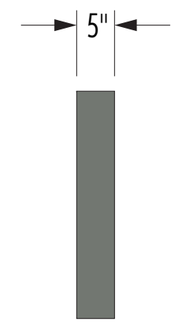
NON-ILLUMINATED



FRONT VIEW



SIDE VIEW

1

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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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	

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”-¼”
- 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: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

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

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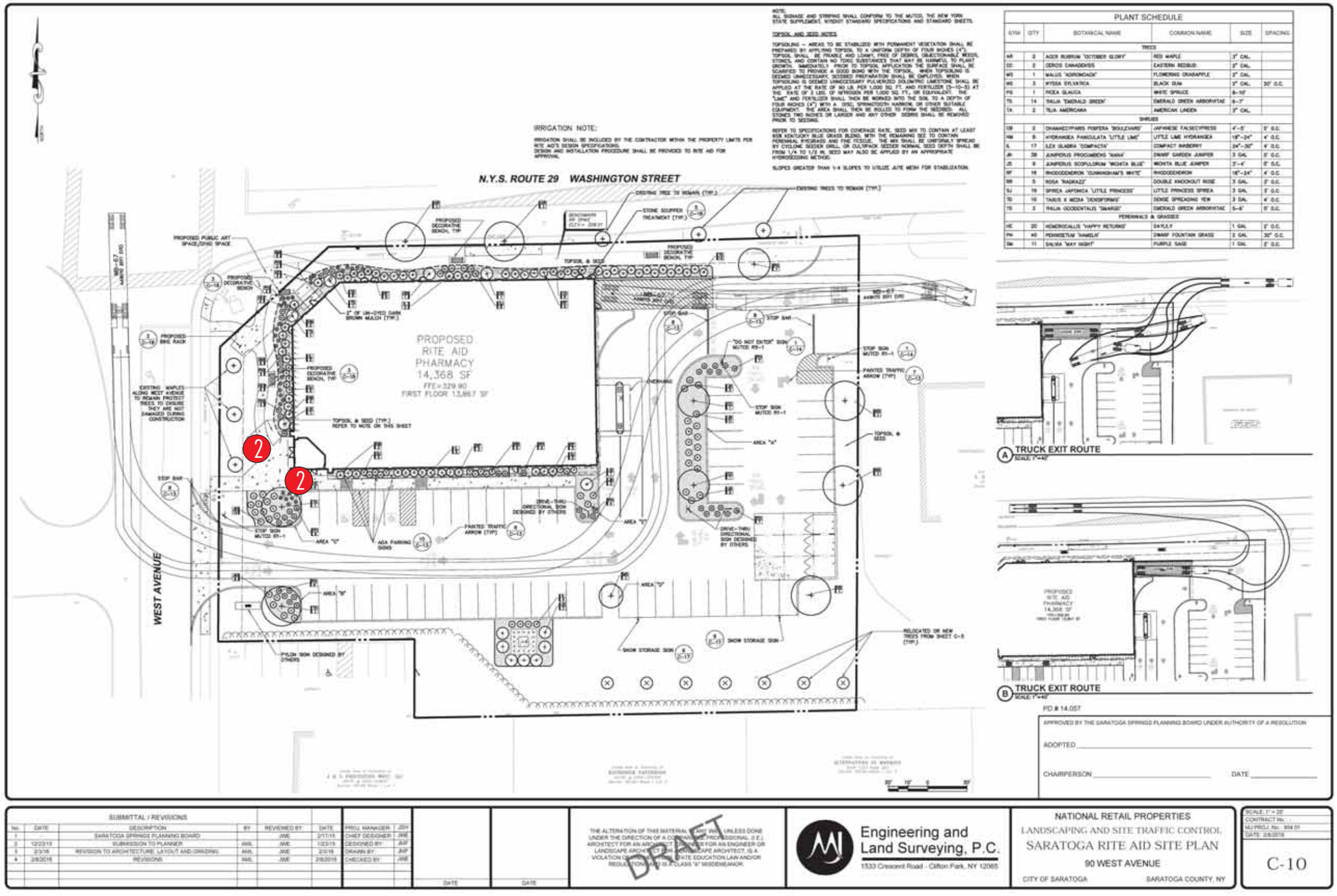

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1 NORTH (Faces Washington St.)
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2 SOUTH
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1/8" = 1'-0"

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

RITE AID

PROPOSED RITE AID

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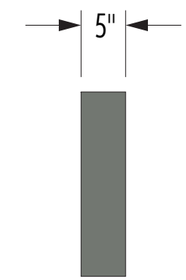
NON-ILLUMINATED

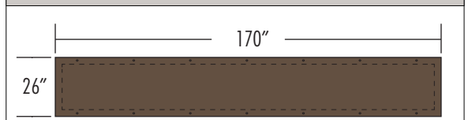
FRONT VIEW



SIDE VIEW

PART #: RA0214CVR

TEMPORARY WHITE BANNER COVERS QTY: **2**



COVERS PHARMACY LETTERS ONLY
COVERS MUST BE OPAQUE.

SCALE 1:17
22.46 SF

2

APPROVAL SIGNATURE _____ **DATE** _____

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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	

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GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- 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. A SHEET # 10 OF 42

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NOTE:
ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE MUTCD, THE NEW YORK STATE SUPPLEMENT, NYSDOT 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 FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE 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 DEEMED UNNECESSARY, SEEDBED PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY FULVERIZED DOLOMITIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 90 LB. PER 1,000 SQ. FT. AND FERTILIZER (5-10-5) AT THE RATE OF 2 LBS. 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 FORM THE SEEDBED. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

REFER TO SPECIFICATIONS FOR COVERAGE RATE, SEED MIX TO CONTAIN AT LEAST 65% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING SEE TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLONE SEEDER DRILL, OR CULTIPACK. SEEDER NORMAL SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

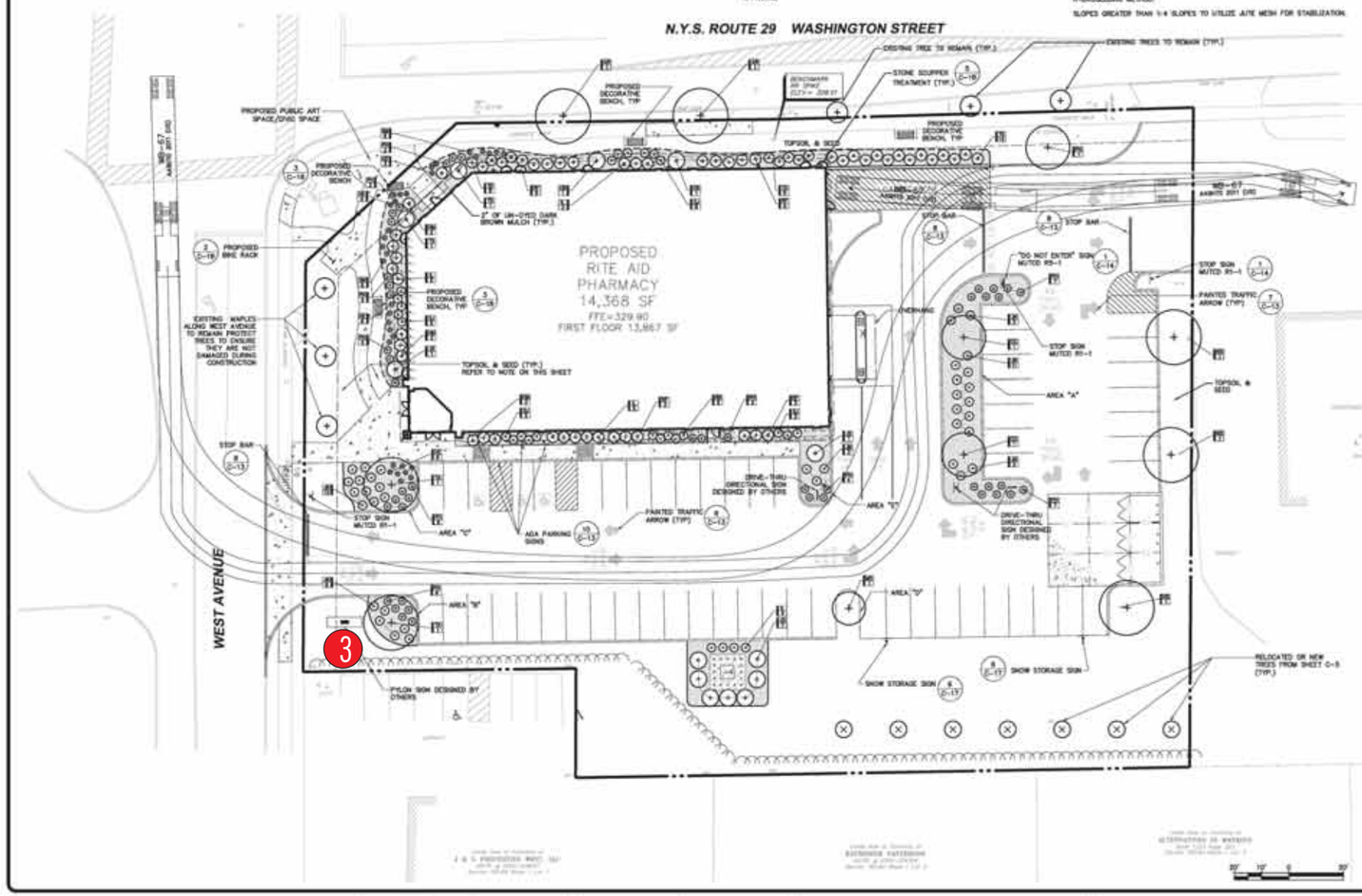
SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE JUTE MESH FOR STABILIZATION.

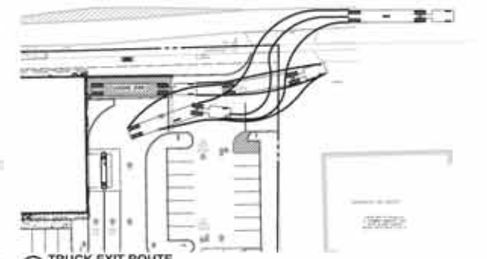
IRRIGATION NOTE:

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.

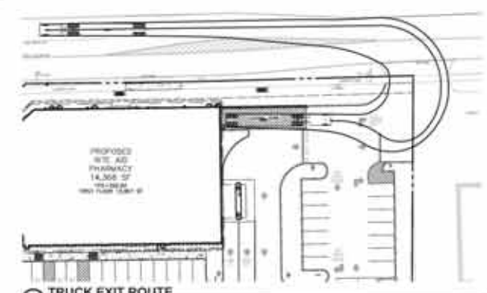
PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CB	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	5	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TO	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	2' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	2' O.C.





A TRUCK EXIT ROUTE
SCALE: 1"=40'



B TRUCK EXIT ROUTE
SCALE: 1"=40'

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		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	12/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JBW
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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DRAFT

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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.:
M2/PRSJ. No.: 994.01
DATE: 2/8/2016

C-10

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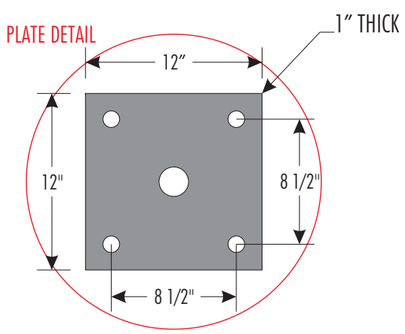
Website: www.signresource.com

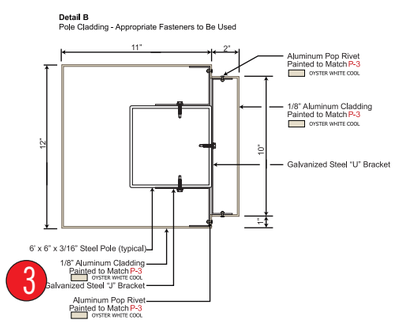
PYLON IS TO BE SHIPPED OUT AS 1 PIECE

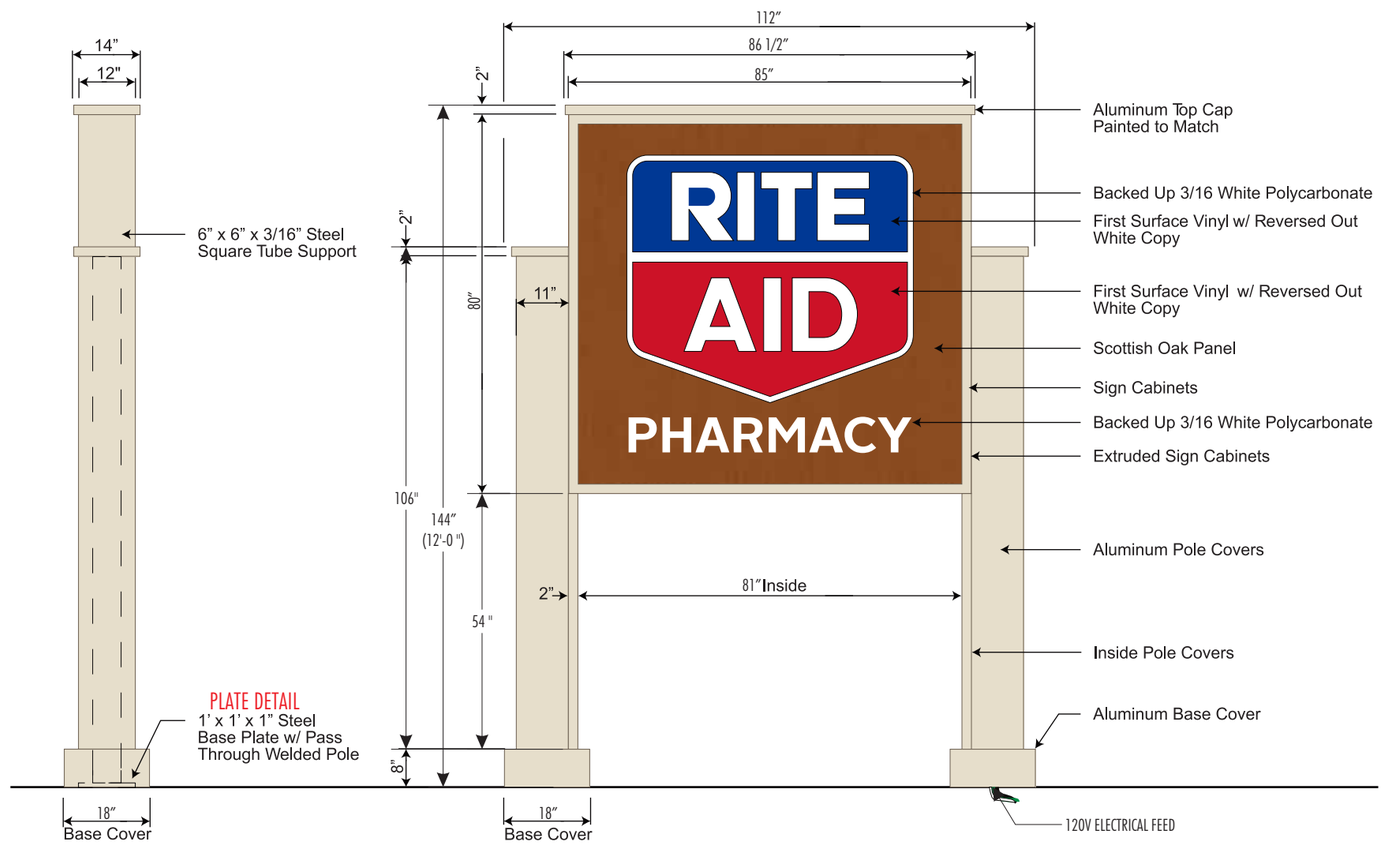
METHOD OF SERVICE IS TBD BY ENGINEERING

LED ILLUMINATION

OPTION #1







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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	

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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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: 12/10/15
DRAWING/PART #: RAP12-LED
REV.: A
SHEET #: 12 OF 42

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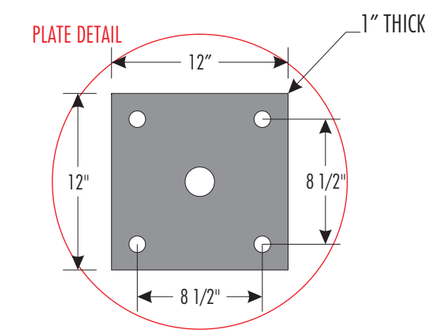
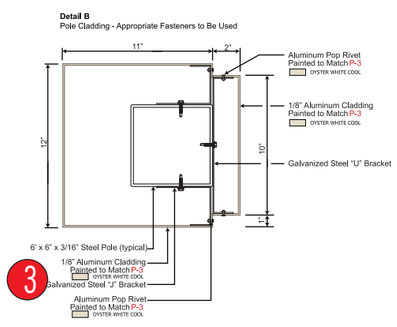
PYLON IS TO BE SHIPPED OUT AS 1 PIECE

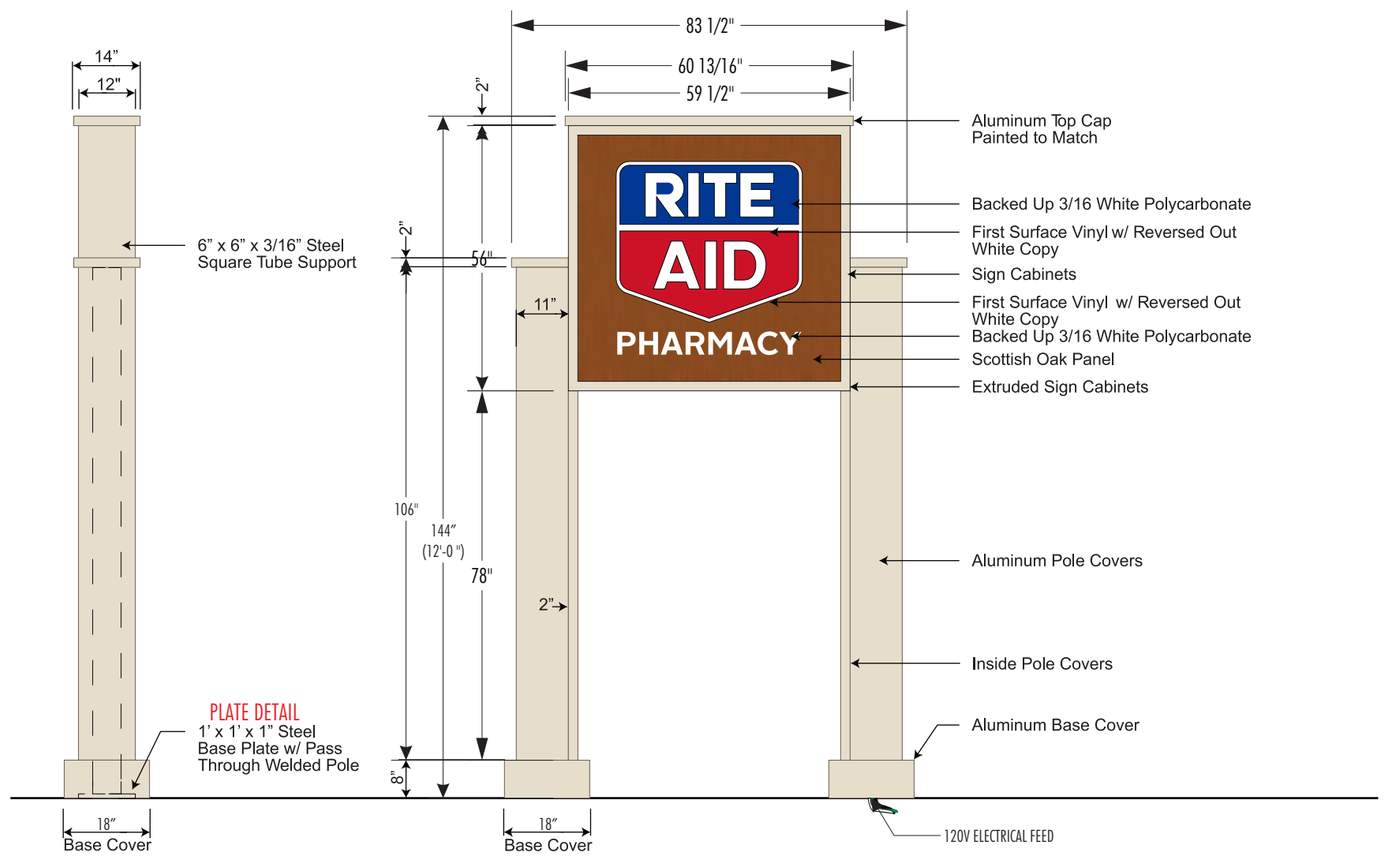
METHOD OF SERVICE IS TBD BY ENGINEERING

LED ILLUMINATION

OPTION #2







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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
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C	ARLON 2500-2283 RED
D	WHITE
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F	DRIFTWOOD MICA COOL 20 PANEL

	MATERIAL LIST
1	ALUMINUM
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4	
5	

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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. A
SHEET # 13 OF 42

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APPROVAL SIGNATURE

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COVERS MUST BE OPAQUE.

4

32 SF

APPROVAL SIGNATURE _____ DATE _____

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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	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	PANAGRAPHICS 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"-¼"
- 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: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 08/11/15

DRAWING/PART # RA0408CVR01 REV. A SHEET # 14 OF 42

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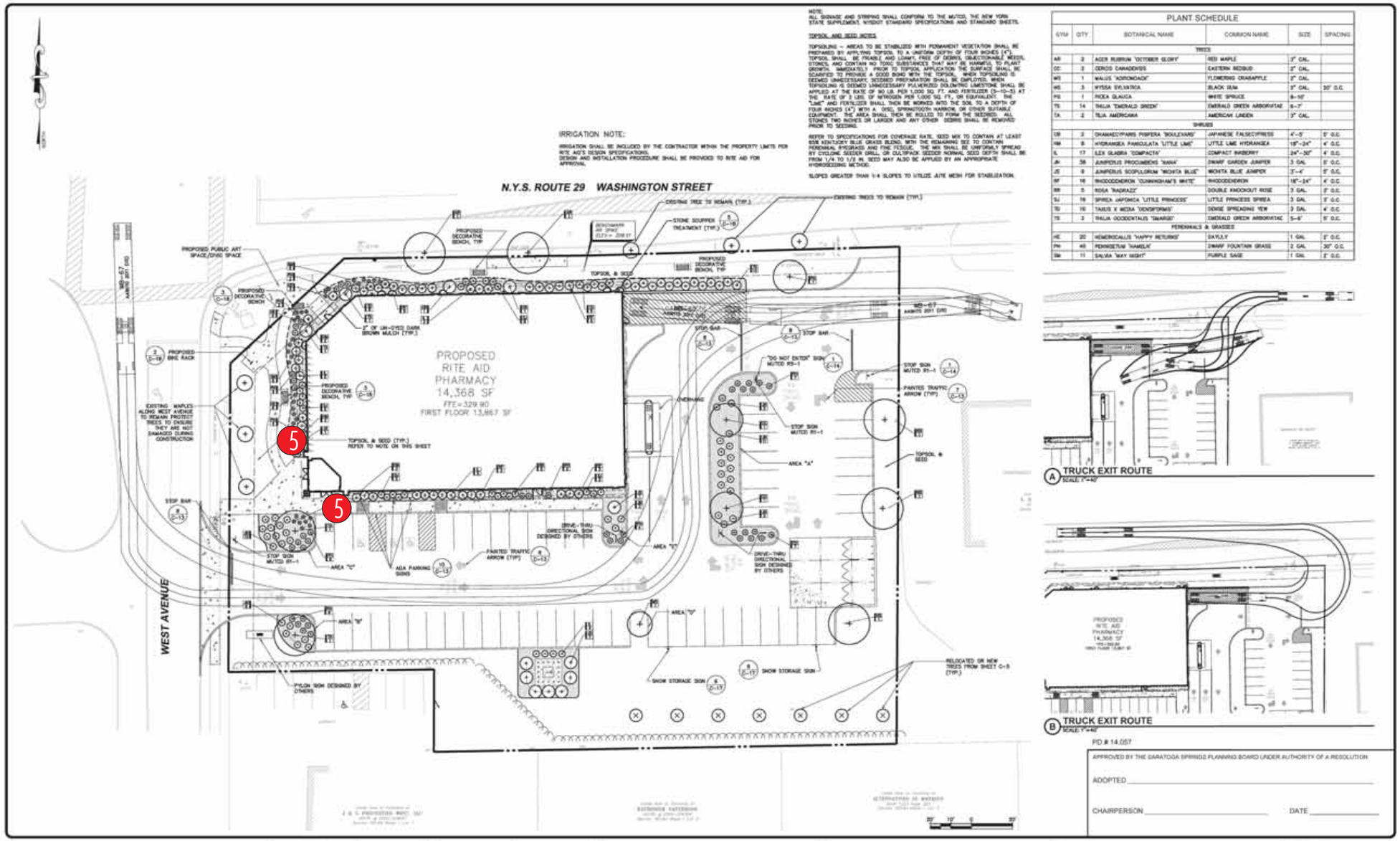

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	1/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JBW
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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

DRAFT

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.:
MJ PROJ. No.: 904.01
DATE: 2/8/2016

C-10

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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"

RITE AID

PROPOSED RITE AID

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

5

SCALE: 1 ½" = 1'-0"

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.

SignResource IDENTITY GROUP
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800.423.4283 • Fax 323.560.7143
Website: 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 ½" : 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"-¼"
- 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 # 17 OF 42

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NOTE:
ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE MUTCD, THE NEW YORK STATE SUPPLEMENT, NYSDOT 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 FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE 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 DEEMED UNNECESSARY, SEEDBED PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY PULVERIZED DOLOMITIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 90 LB. PER 1,000 SQ. FT. AND FERTILIZER (5-10-5) AT THE RATE OF 2 LBS. 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 FORM THE SEEDBED. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

REFER TO SPECIFICATIONS FOR COVERAGE RATE. SEED MIX TO CONTAIN AT LEAST 65% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING SEE TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLONE SEEDER DRILL, OR CULTIPACK. SEEDER NORMAL SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

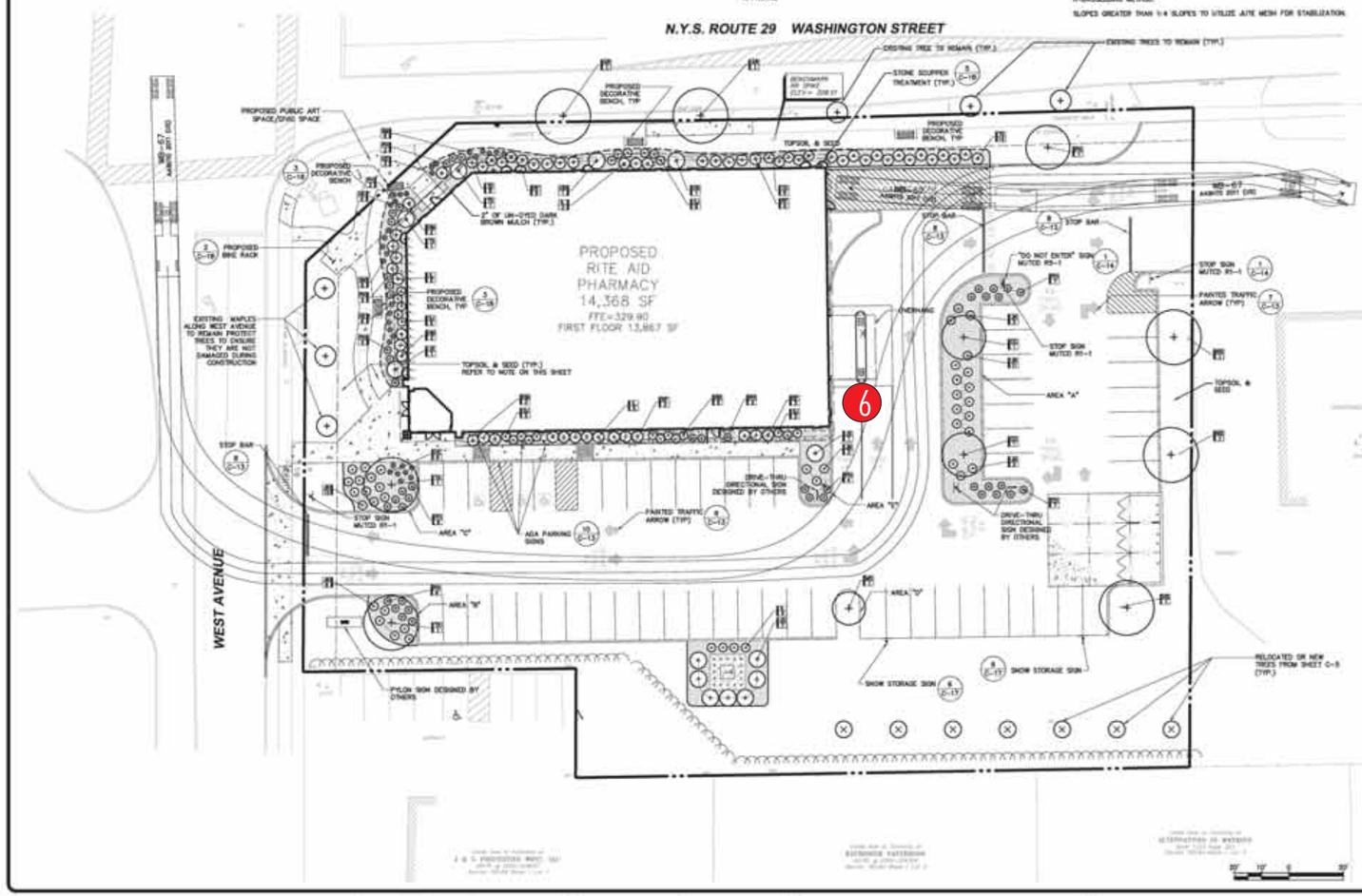
SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE JUTE MESH FOR STABILIZATION.

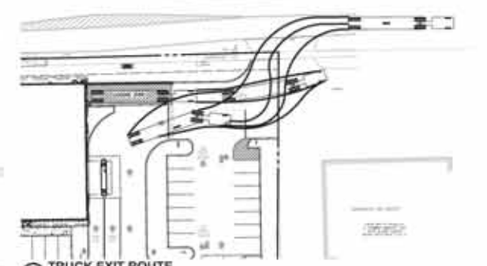
IRRIGATION NOTE:

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.

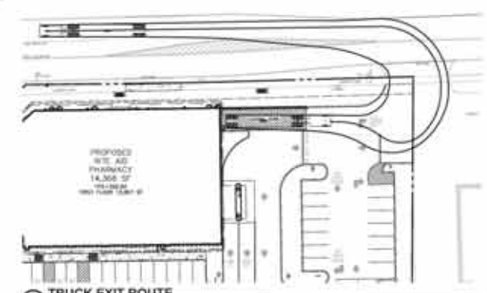
PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CB	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	3	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TS	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	2' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'MAY NIGHT'	PURPLE SAGE	1 GAL.	2' O.C.





A TRUCK EXIT ROUTE
SCALE: 1"=40'



B TRUCK EXIT ROUTE
SCALE: 1"=40'

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		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	1/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JBW
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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DRAFT

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.:
M2/PRSJ. No.: 994.01
DATE: 2/8/2016

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"

RITE AID

PROPOSED RITE AID

SignResource
IDENTITY GROUP
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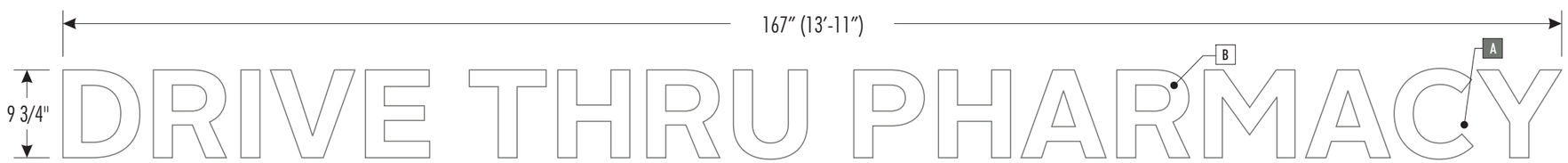
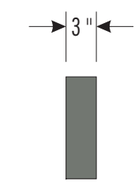
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE



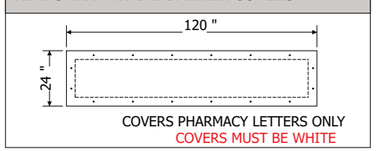
FRONT VIEW



SIDE VIEW

PART #: RA0210CVR

TEMPORARY WHITE BANNER COVERS



COVERS PHARMACY LETTERS ONLY
COVERS MUST BE WHITE

6

APPROVAL SIGNATURE _____ **DATE** _____

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SignResource IDENTITY GROUP
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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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GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
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- 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
SINTRA LETTERS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 08/30/16

DRAWING/PART # REV. A SHEET # 20 OF 42

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TOPSOIL AND SEED NOTES

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REFER TO SPECIFICATIONS FOR COVERAGE RATE, SEED MIX TO CONTAIN AT LEAST 65% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING SEE TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLONE SEEDER DRILL, OR CULTIPACK. SEEDER NORMAL SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

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IRRIGATION NOTE:

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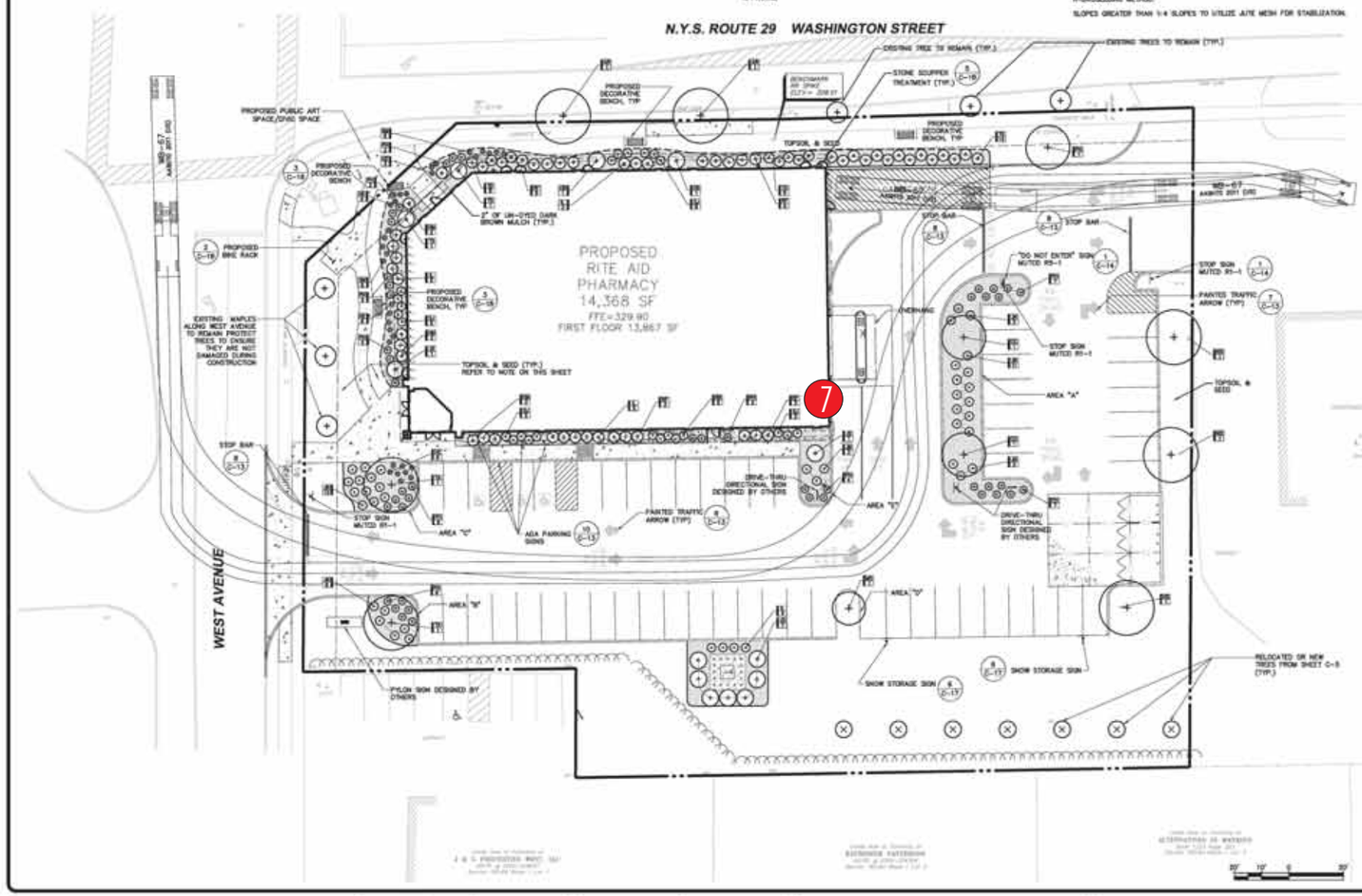
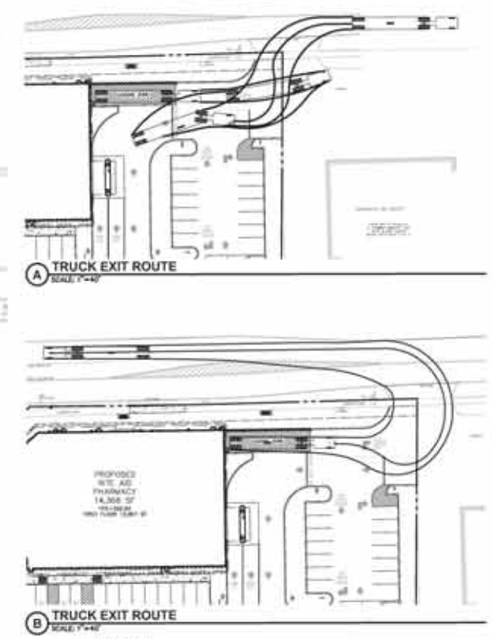
DESIGN AND INSTALLATION PROCEDURE SHALL BE PROVIDED TO RITE AID FOR APPROVAL.

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CO	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	3	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TS	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	2' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	2' 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		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	12/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JDV
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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DRAFT

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.:
M2/PRSJ. No.: 994.01
DATE: 2/8/2016

C-10

SignResource IDENTITY GROUP
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"

RITE AID

PROPOSED RITE AID

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NON-ILLUMINATED DT CANOPY SIGNS QTY:**1 Each**

7

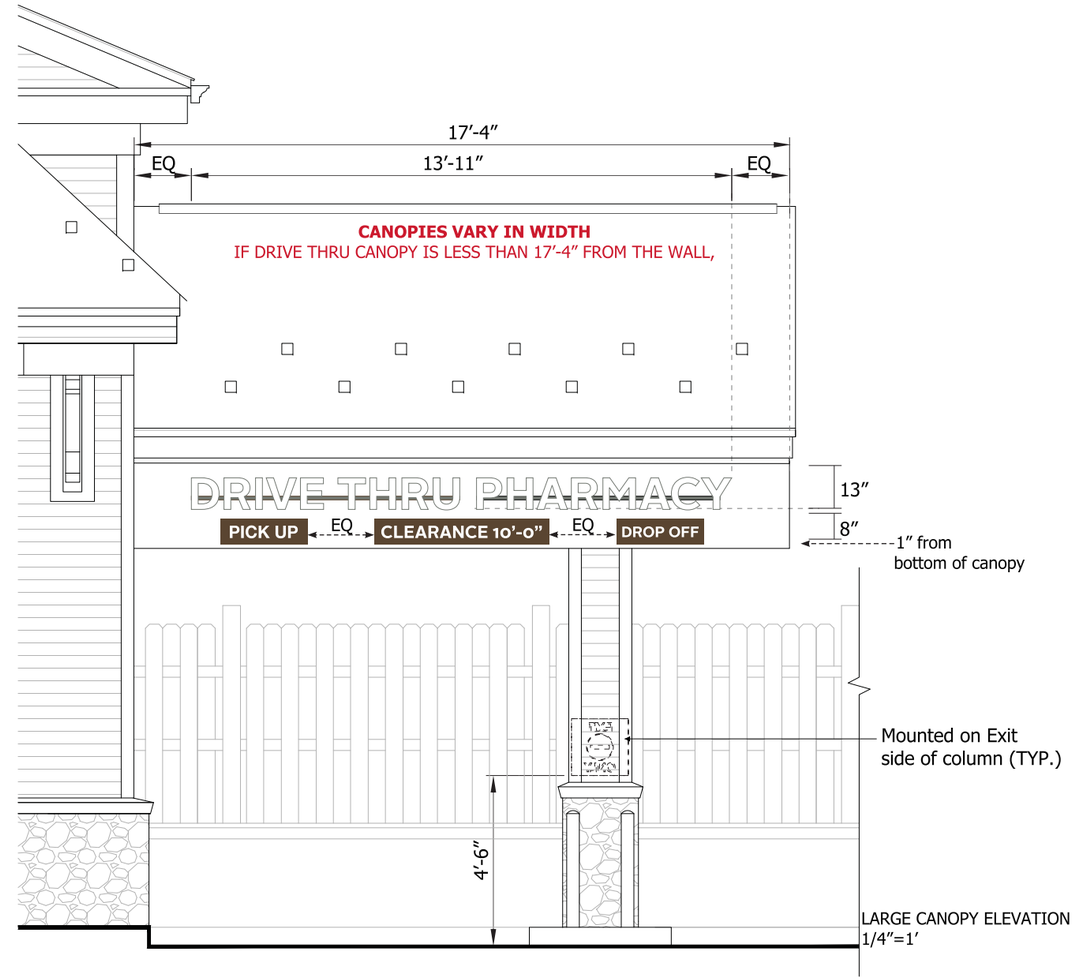
54 " (4'-6")

8"

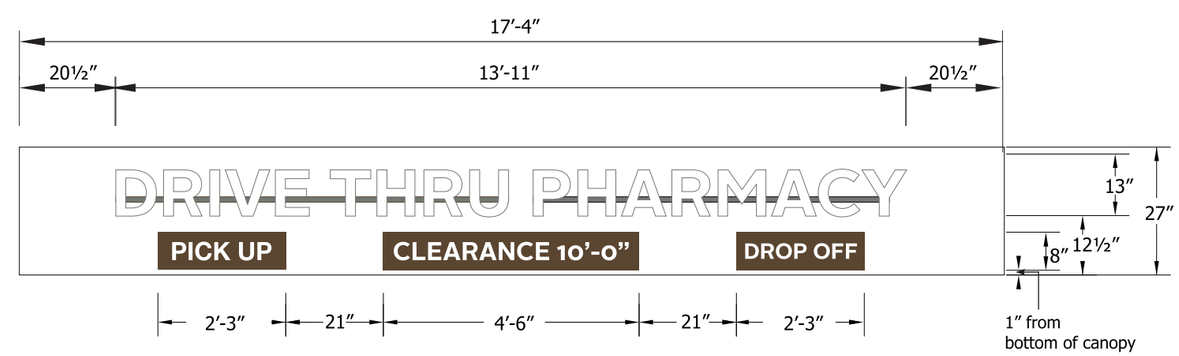
CLEARANCE 10'-0"

RA0854APC10

3 SQ FT



LARGE CANOPY ELEVATION
1/4"=1'



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
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- V-1 ARLON 2500-2870 BLUE
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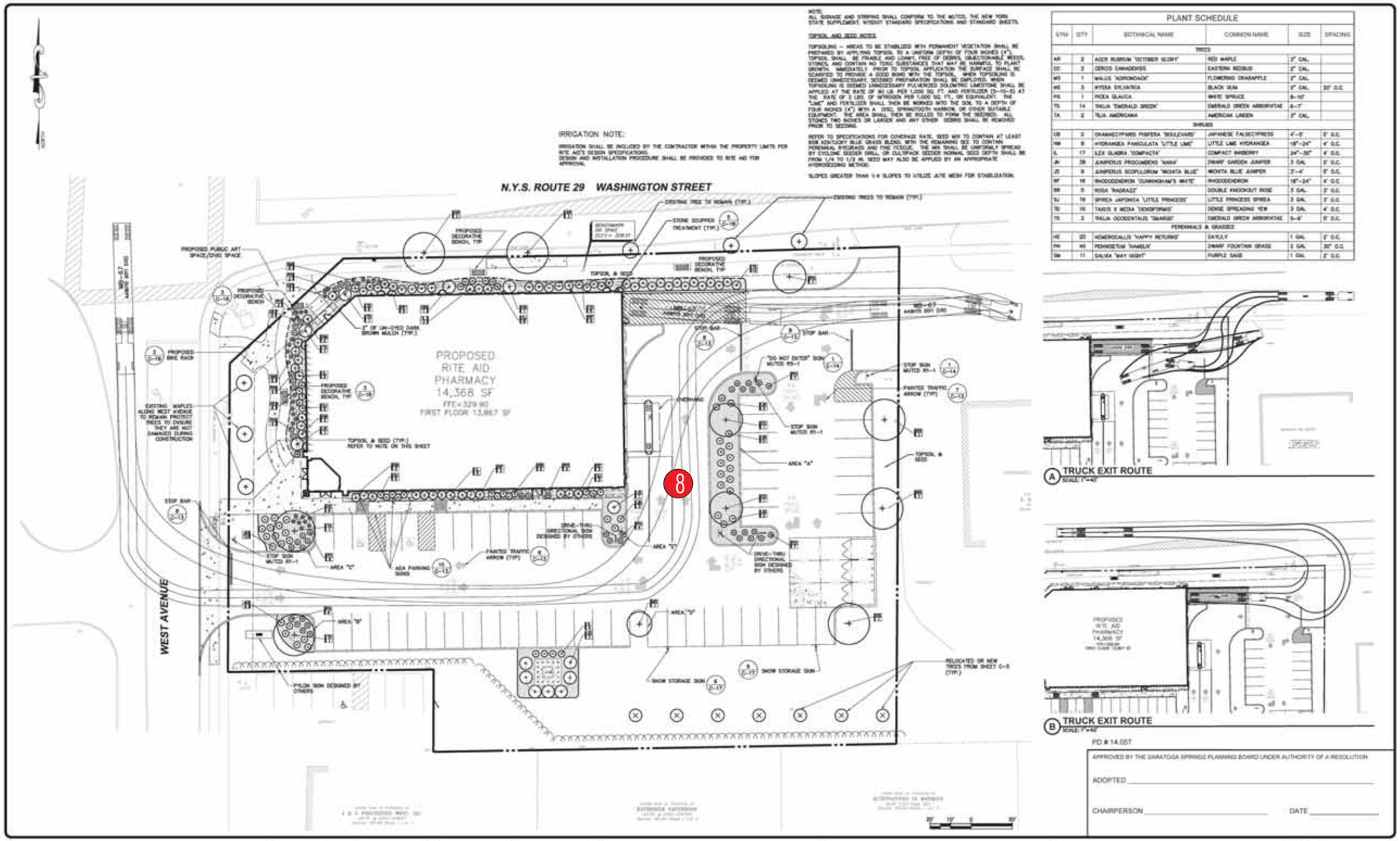

NOTE:
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TOPSOIL AND SEED NOTES

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 FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE 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 DEEMED UNNECESSARY, SEEDBED PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY PULVERIZED DOLOMITIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 90 LB. PER 1,000 SQ. FT. AND FERTILIZER (5-10-5) AT THE RATE OF 2 LBS. 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 FORM THE SEEDBED. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

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

IRRIGATION NOTE:

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DESIGN AND INSTALLATION PROCEDURE SHALL BE PROVIDED TO RITE AID FOR APPROVAL.

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CB	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JH	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	5	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TO	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	3' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	3' O.C.

A TRUCK EXIT ROUTE
SCALE: 1"=40'

B TRUCK EXIT ROUTE
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PD # 14.057

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

ADOPTED _____

CHAIRPERSON _____ DATE _____

SUBMITTAL / REVISIONS

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CHIEF DESIGNER	JWE
DESIGNED BY	JLW
DRAWN BY	JLW
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C-10

File Name: F:\rightsite\R_100_PLANS\Tr2.dwg Layout: C-10
Date: Fri, Mar 11, 2016 - 10:24 AM (Name: jwelsh)

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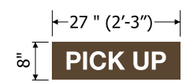
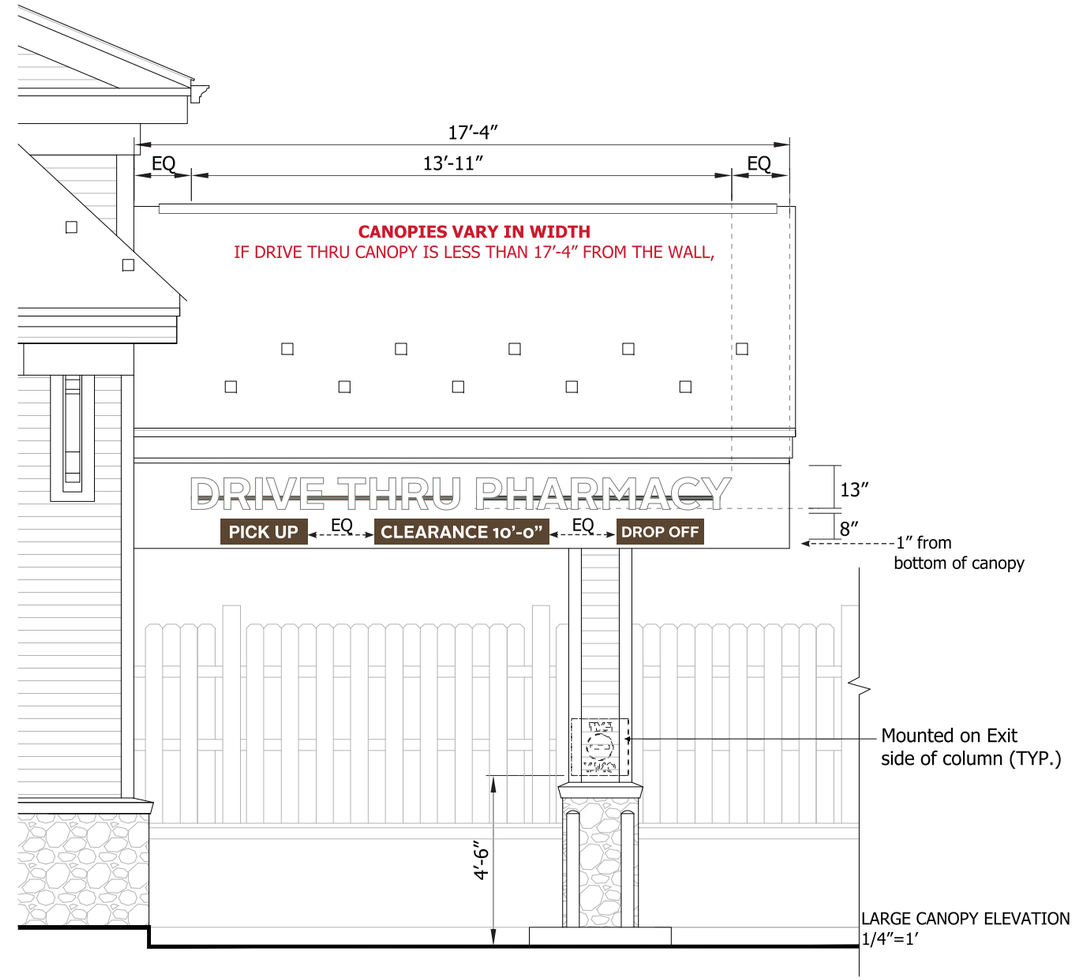
Scale 3/8″ = 1′ # RA0827APPU

8



1.5 SQ FT



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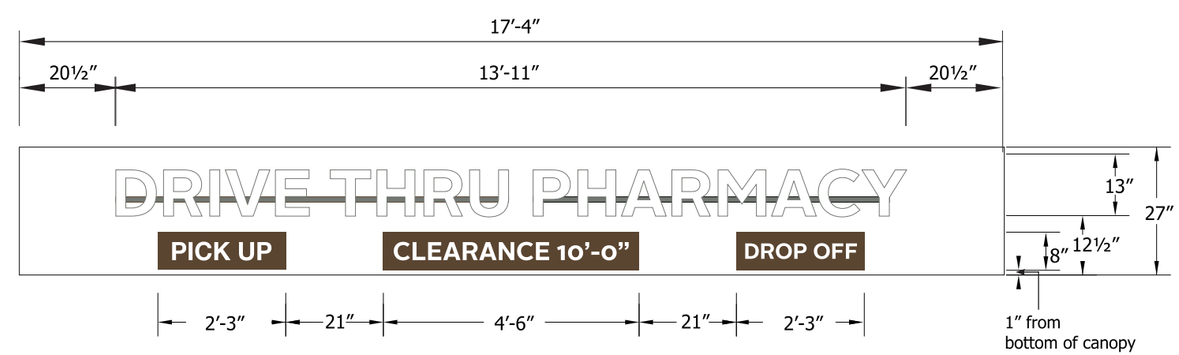

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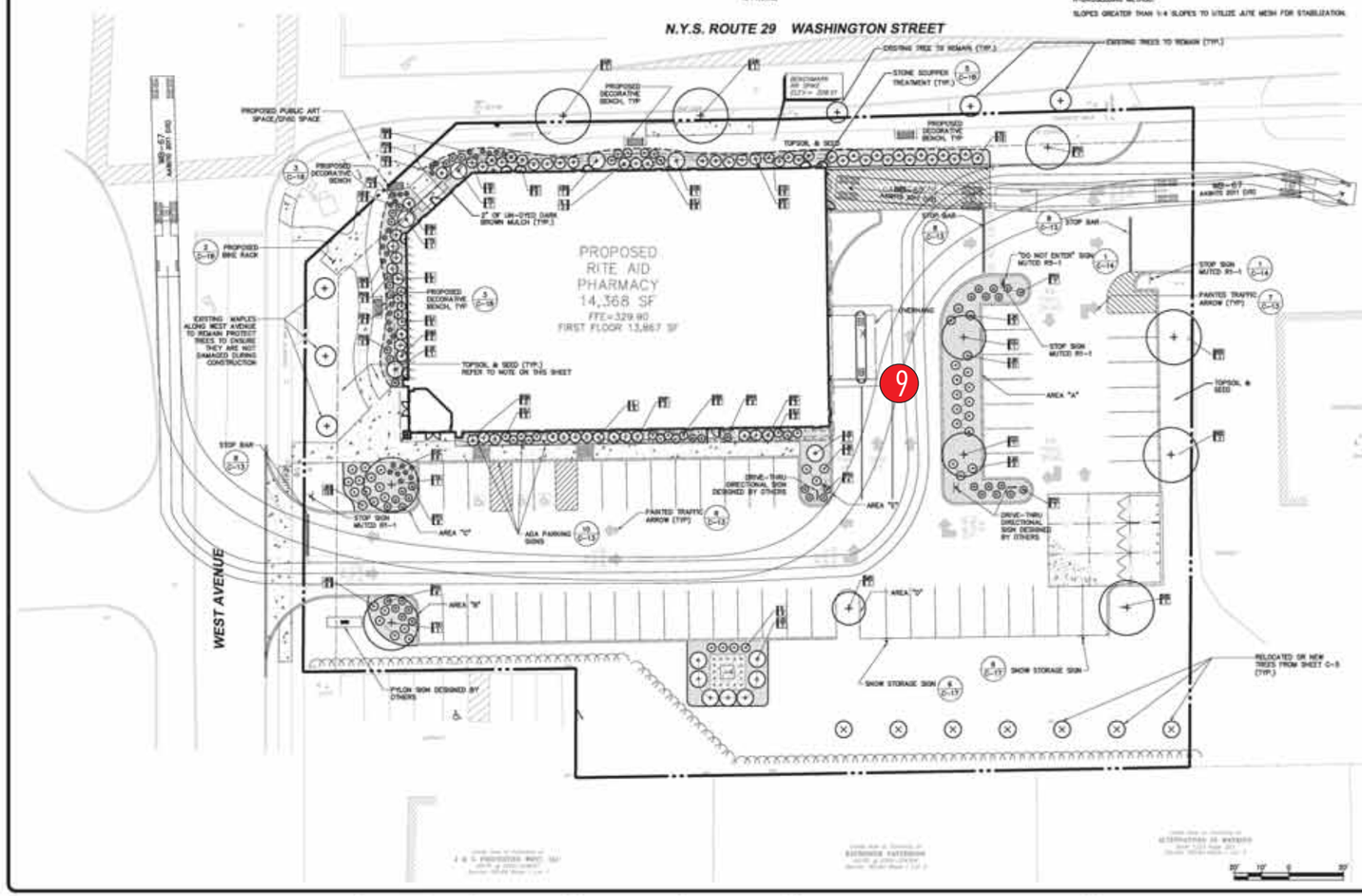
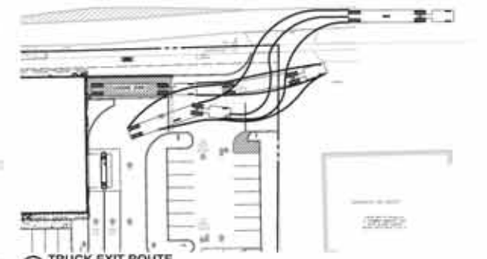
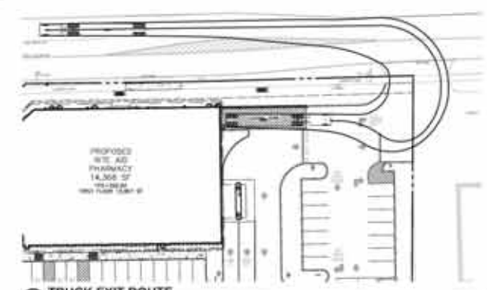




A TRUCK EXIT ROUTE
SCALE: 1"=40'



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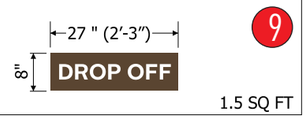
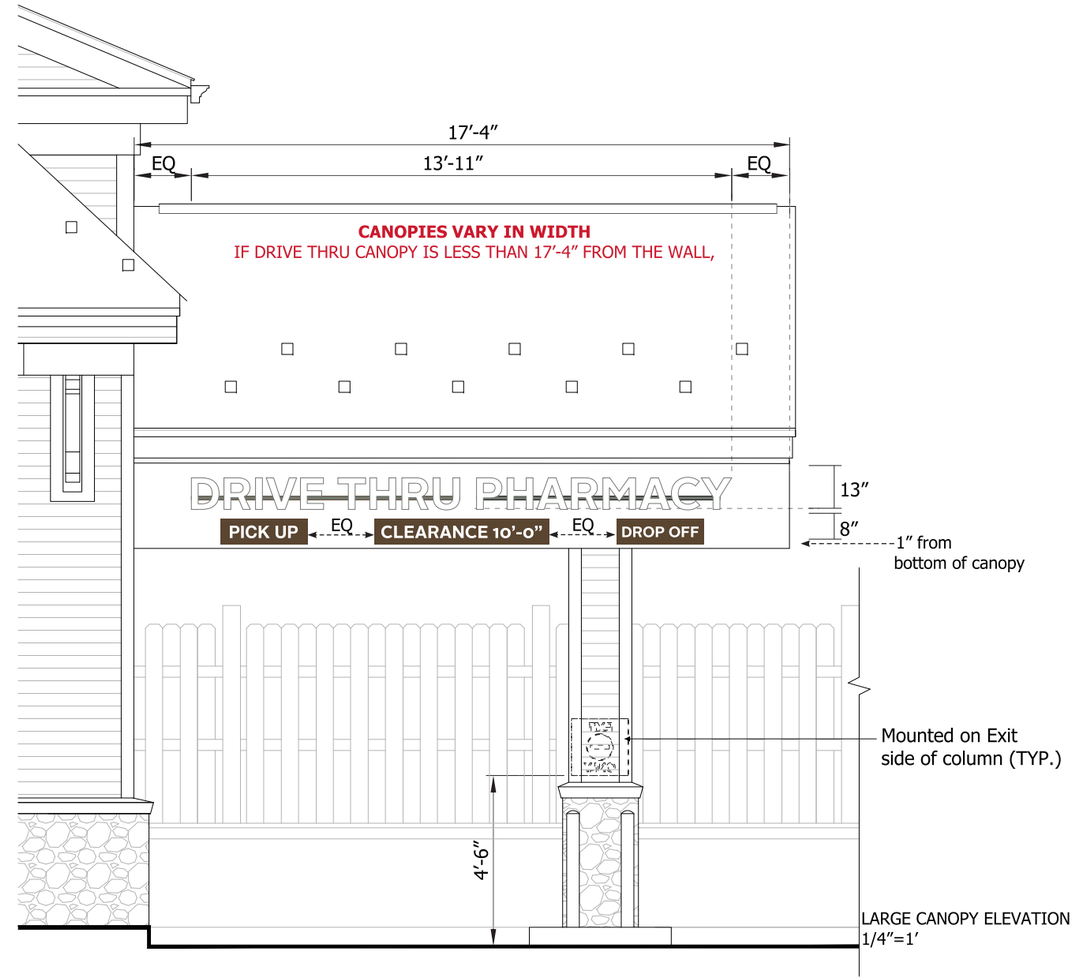
RA0827APD0





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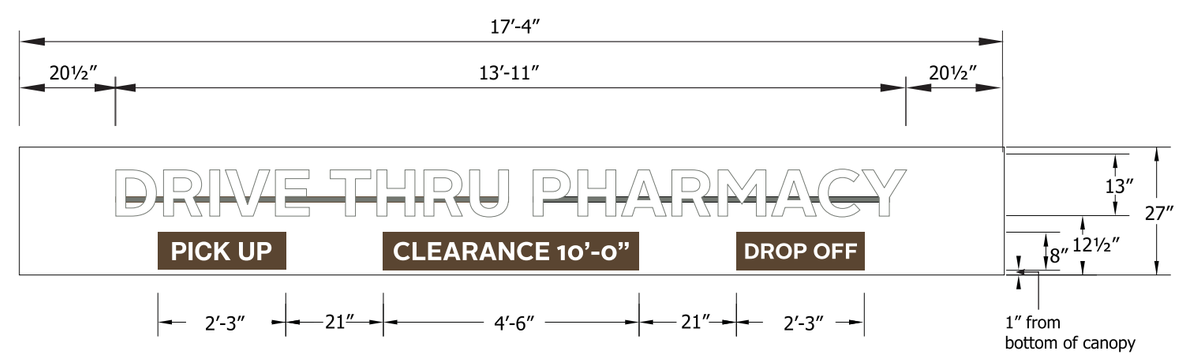

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PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CO	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
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SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TO	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
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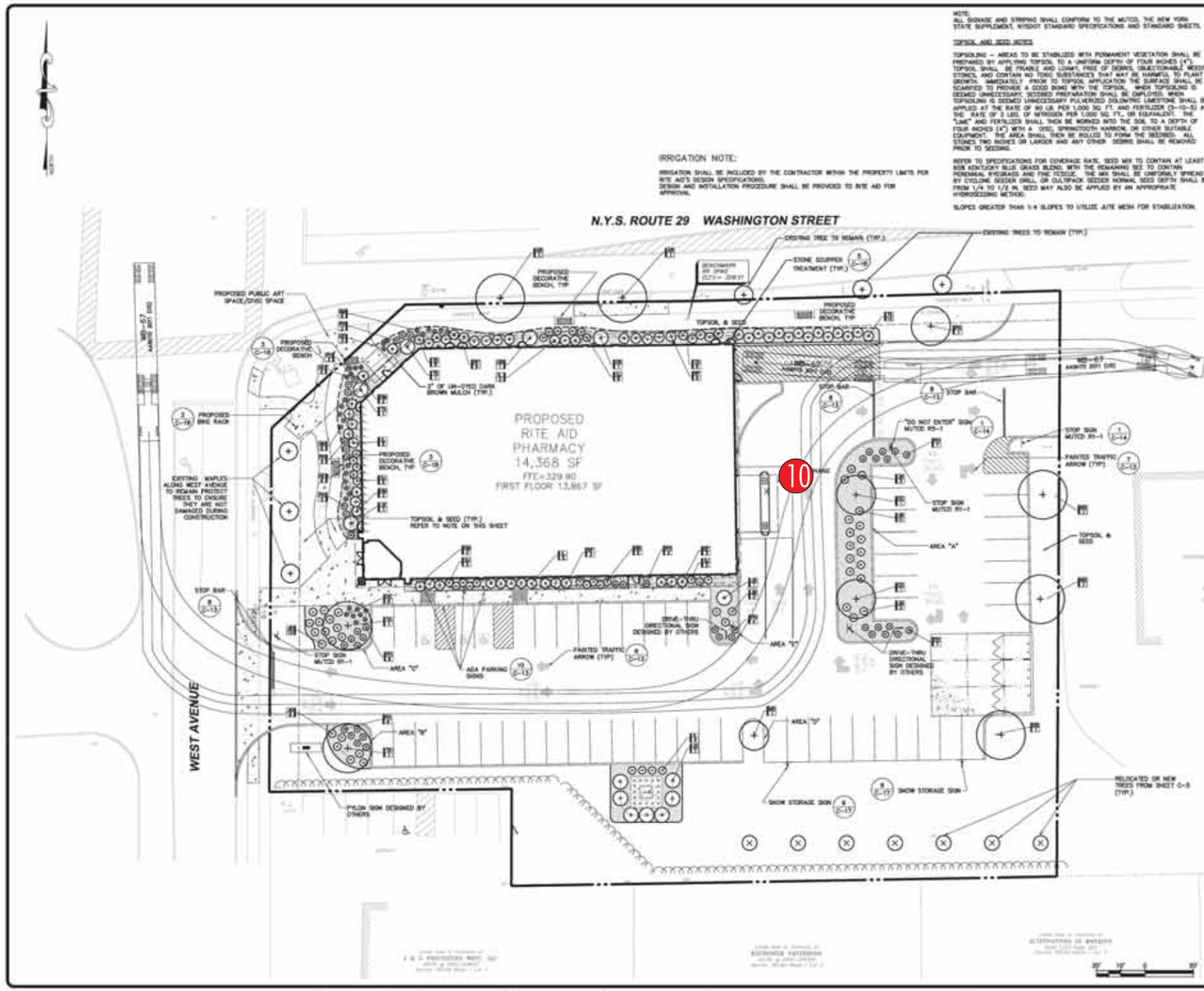

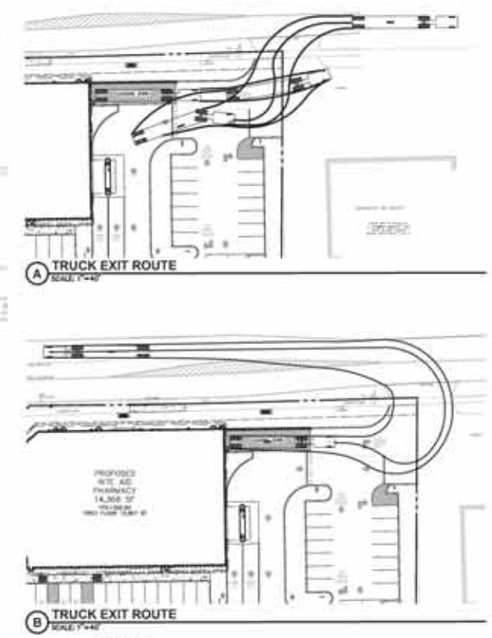

PD # 14.057

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ADOPTED _____

CHAIRPERSON _____ DATE _____

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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.:
M2/PRSJ. No.: 994.01
DATE: 2/8/2016

C-10

SignResource IDENTITY GROUP
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RITE AID

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Scale 3/8″ = 1′ # RA0827APEO

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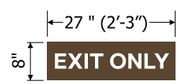
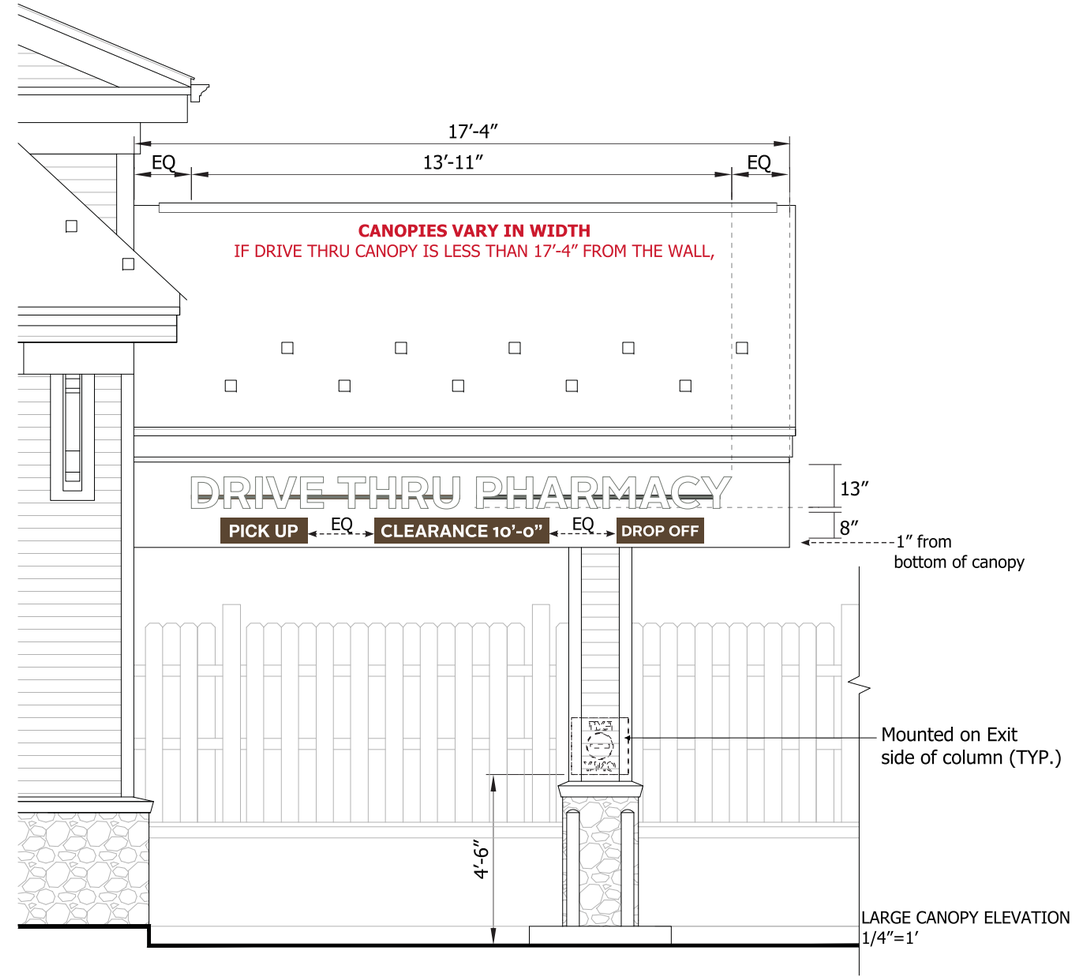
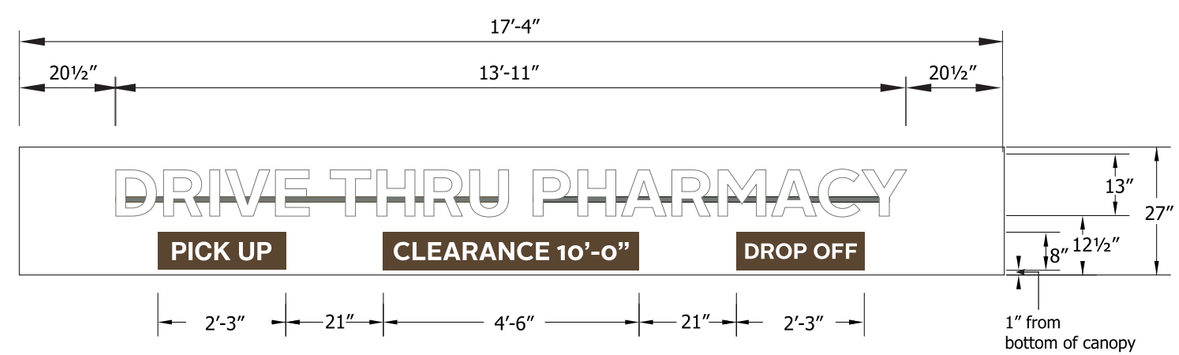


1.5 SQ FT



LARGE CANOPY ELEVATION
1/4″=1′



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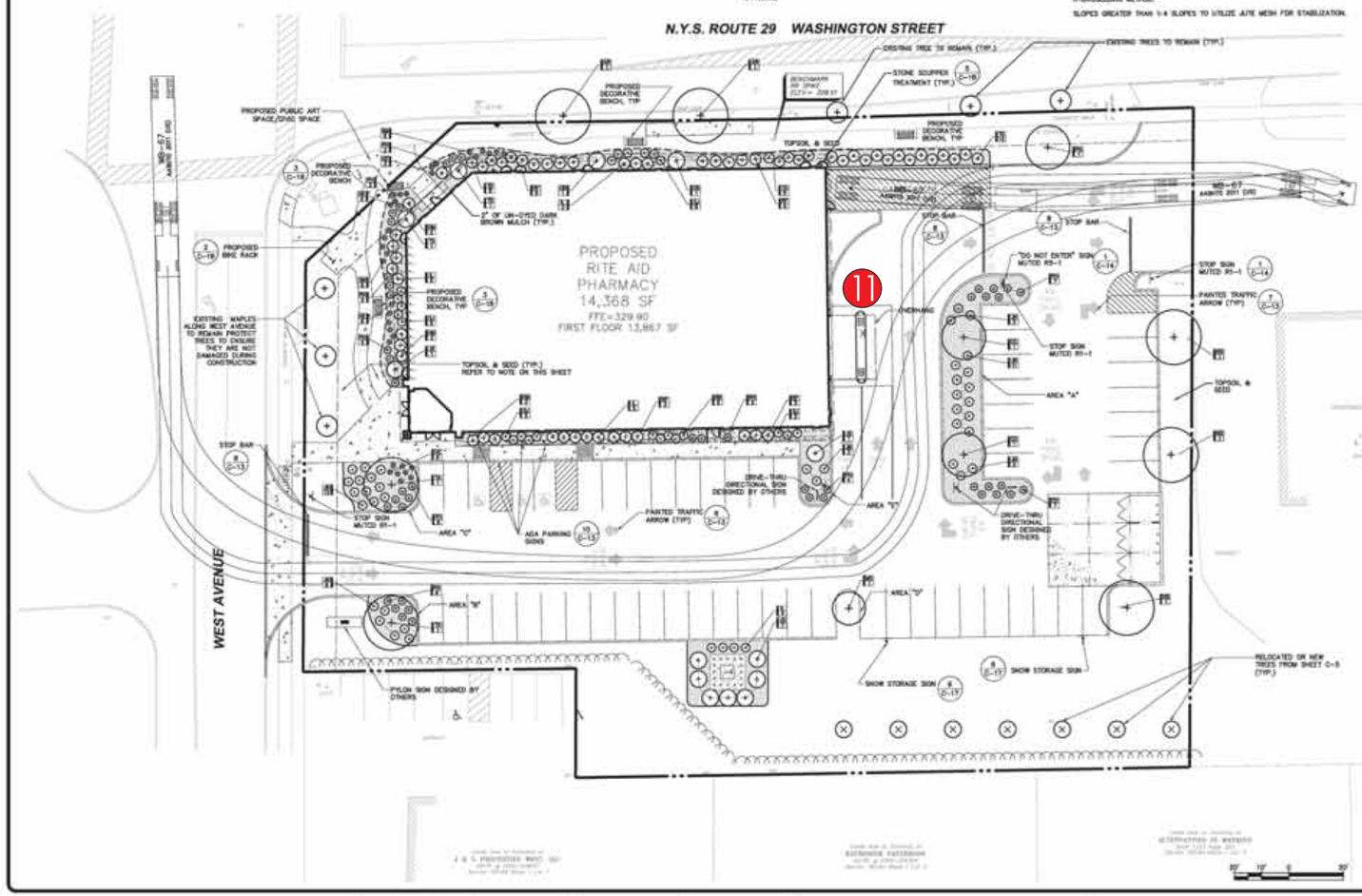
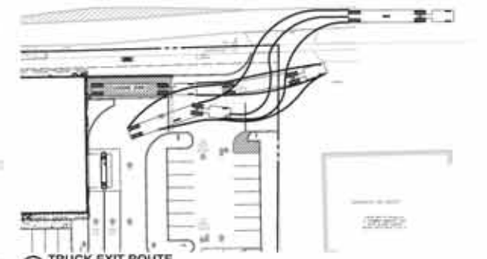
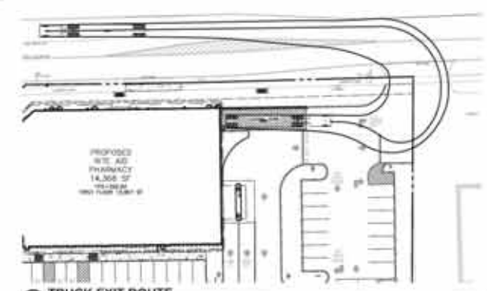




A TRUCK EXIT ROUTE
SCALE: 1"=40'



B TRUCK EXIT ROUTE
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PD # 14.057

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SCALE: 1" = 20'
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C-10

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Date: Fri, Mar 11, 2016 - 10:24 AM (Name modified)

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RITE AID

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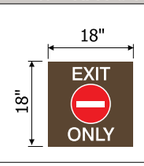
RA1818SPEO



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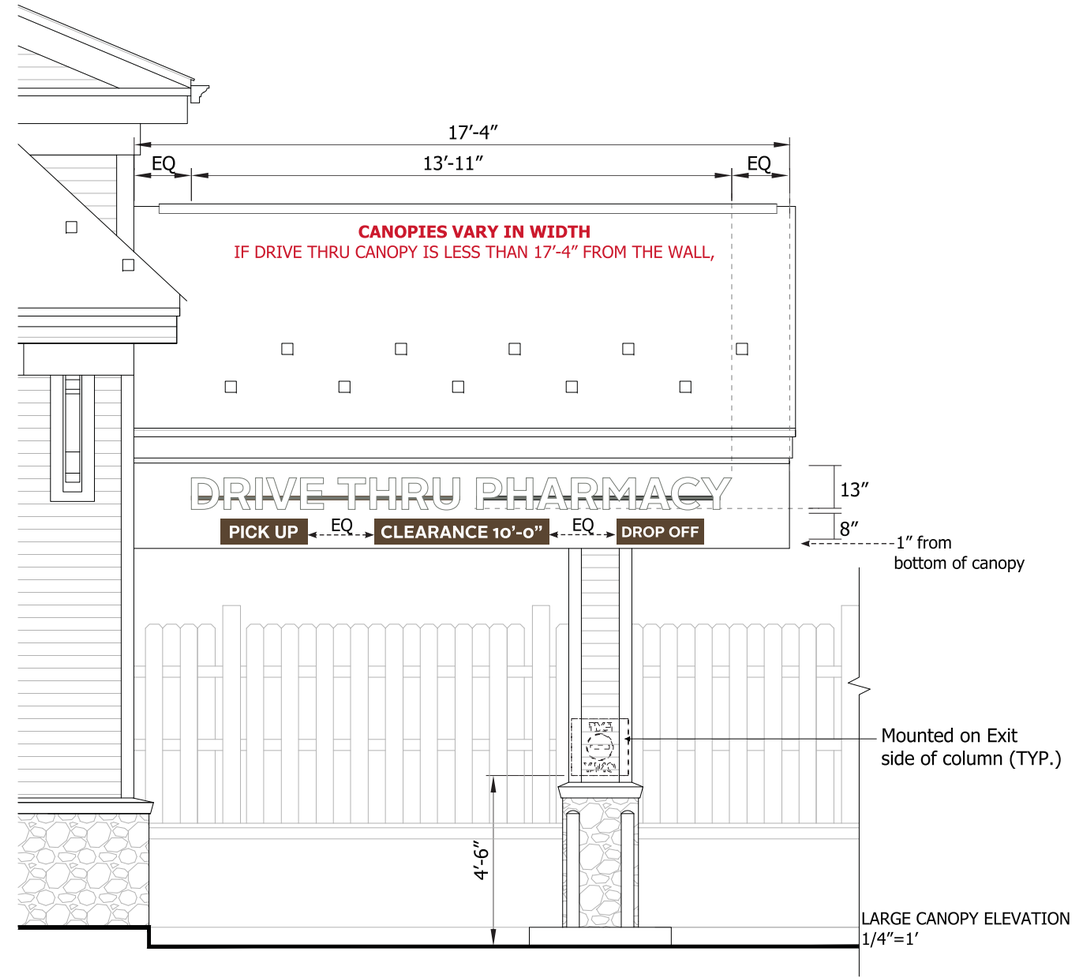

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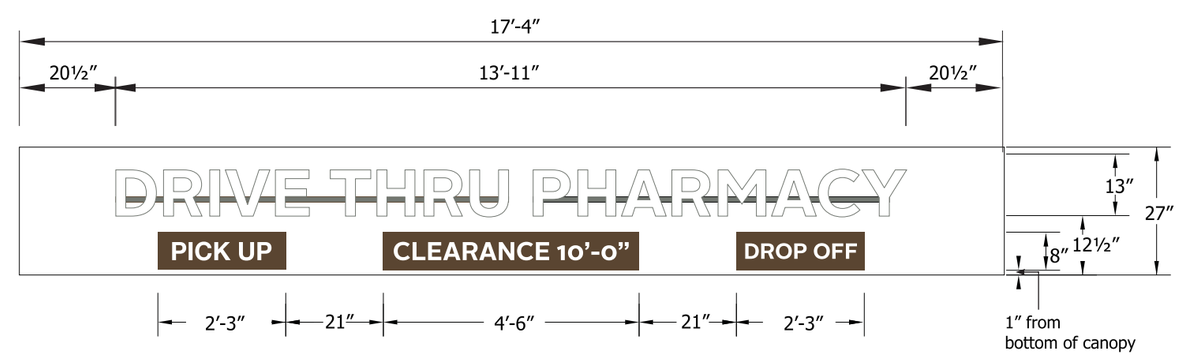

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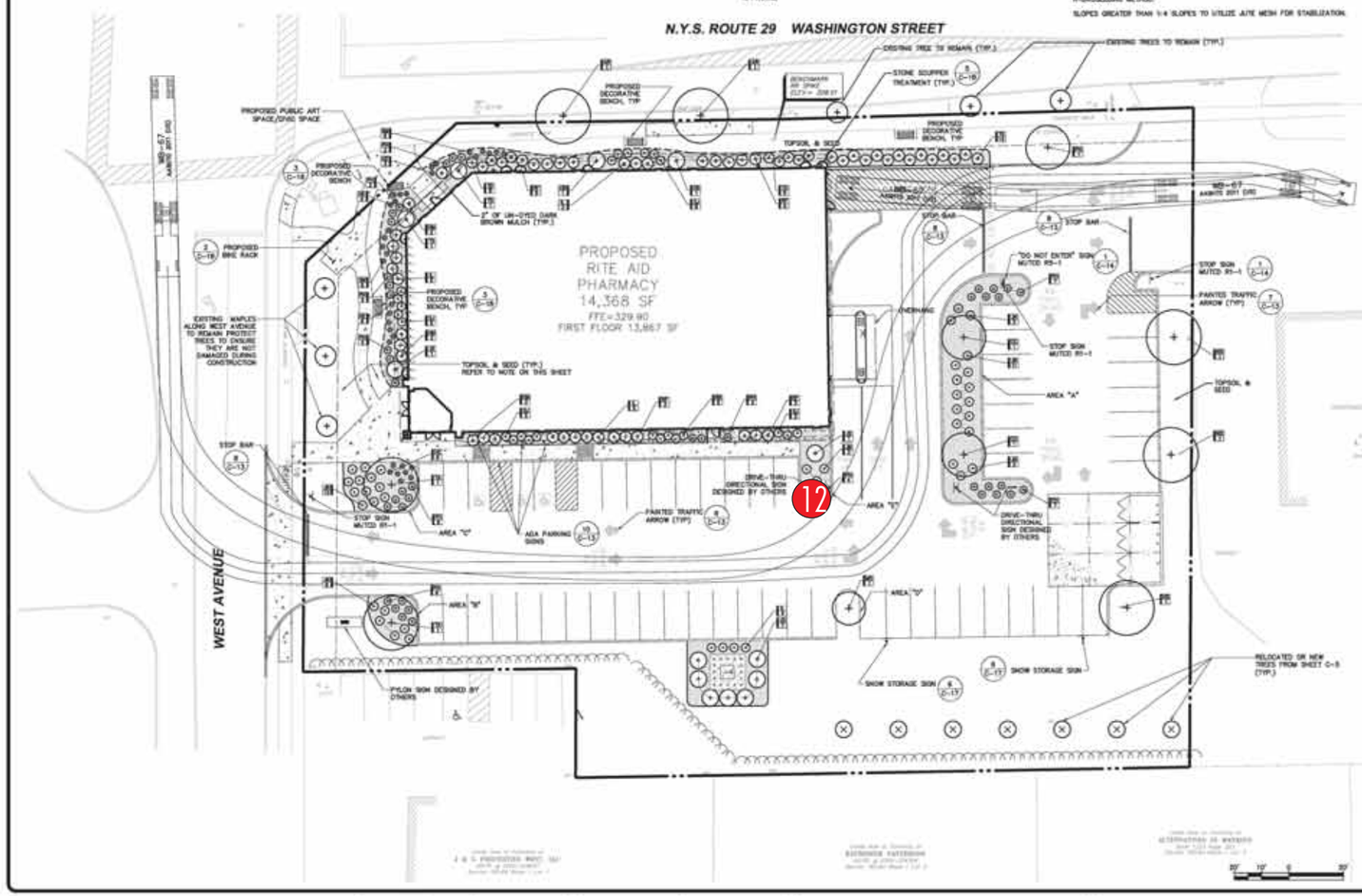

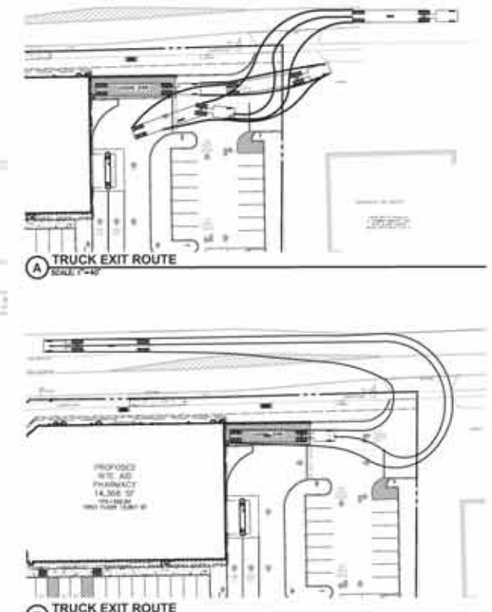

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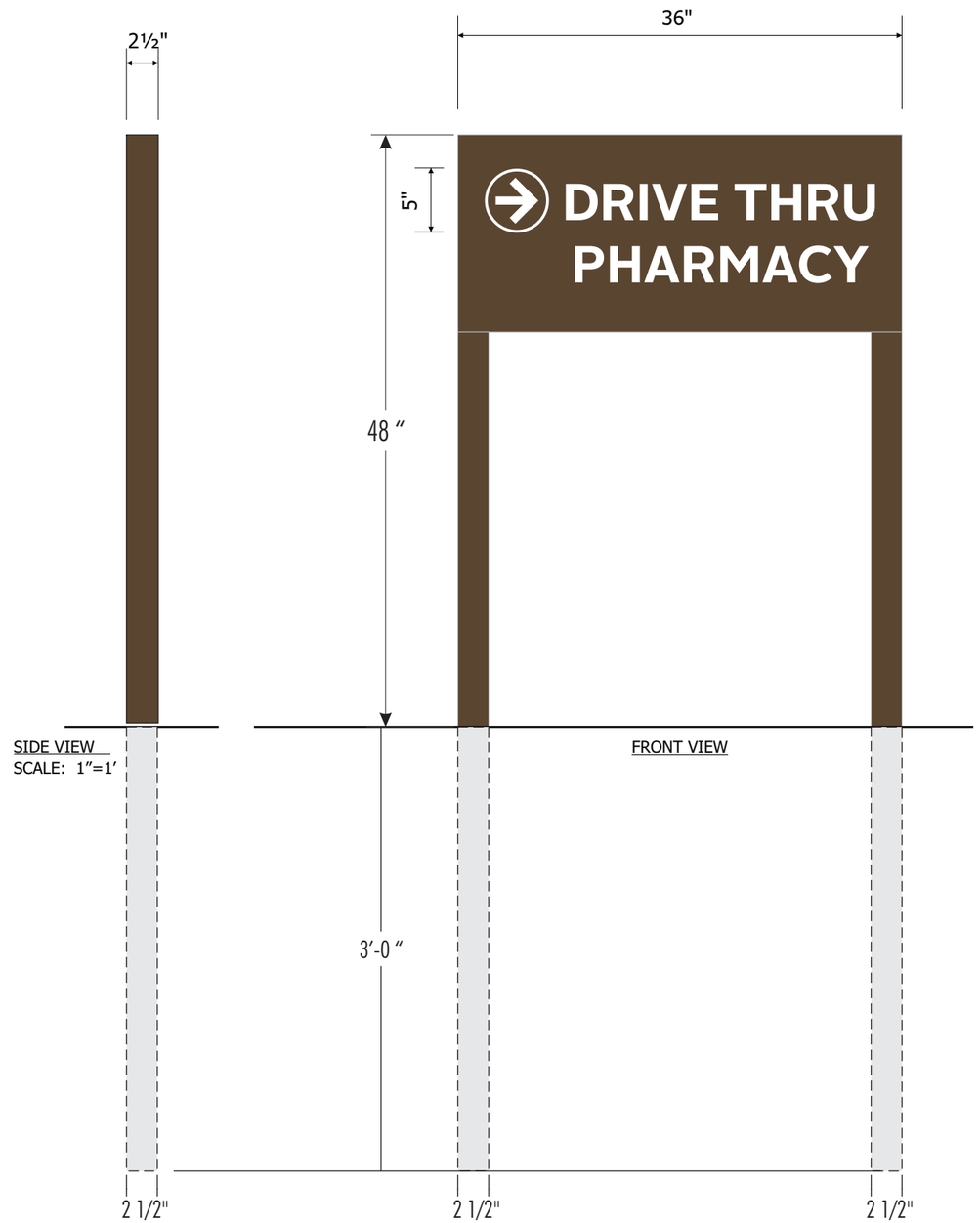
D/F DIRECTIONAL SIGN
NON-ILLUMINATED — 4 SQ FT



SIDE VIEW
SCALE: 1"=1'

FRONT VIEW

BACK VIEW
SCALE: 1"=1'

Panels
.080 flat aluminum panels
PAINTED Sw6076 TURKISH COFFEE

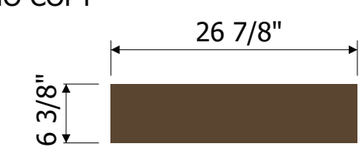
Copy
White Reflective vinyl copy
WHITE REFLECTIVE VINYL 3M480-10

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

12

APPROVAL SIGNATURE _____ **DATE** _____

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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	05/10/16	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

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - 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 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 # 37 OF 42

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NOTE:
ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE MUTCD, THE NEW YORK STATE SUPPLEMENT, NYSDOT 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 FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE 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 DEEMED UNNECESSARY, SEEDBED PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY PULVERIZED DOLOMITIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 90 LB. PER 1,000 SQ. FT. AND FERTILIZER (5-10-5) AT THE RATE OF 2 LBS. 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 FORM THE SEEDBED. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

REFER TO SPECIFICATIONS FOR COVERAGE RATE. SEED MIX TO CONTAIN AT LEAST 65% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING SEE TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLONE SEEDER DRILL, OR CULTIPACK. SEEDER NORMAL SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

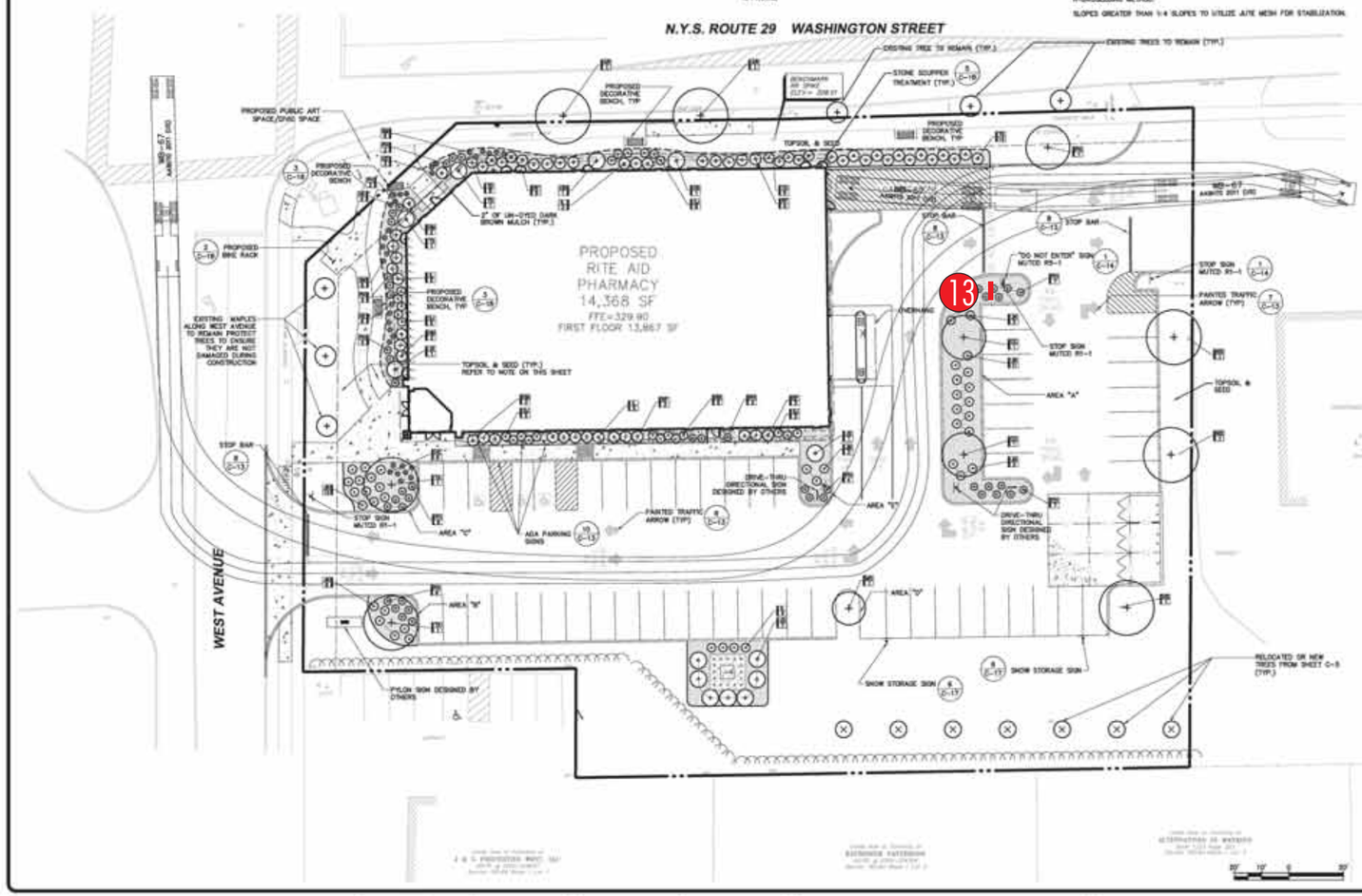
SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE JUTE MESH FOR STABILIZATION.

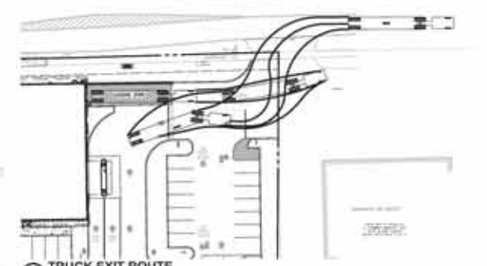
IRRIGATION NOTE:

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.

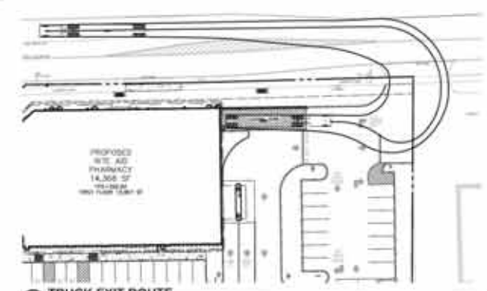
PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CO	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	3	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TS	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	2' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	2' O.C.





A TRUCK EXIT ROUTE
SCALE: 1"=40'



B TRUCK EXIT ROUTE
SCALE: 1"=40'

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		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	12/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JBW
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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

DRAFT

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. : -
M2/PRSJ. No. : 904.01
DATE: 2/8/2016

C-10

File Name: F:\mp\Rite_100_PL.dwg\Tuff.dwg (Layout: C-10)
Date: Fri, Mar 11, 2016 - 10:24 AM (Name modified)

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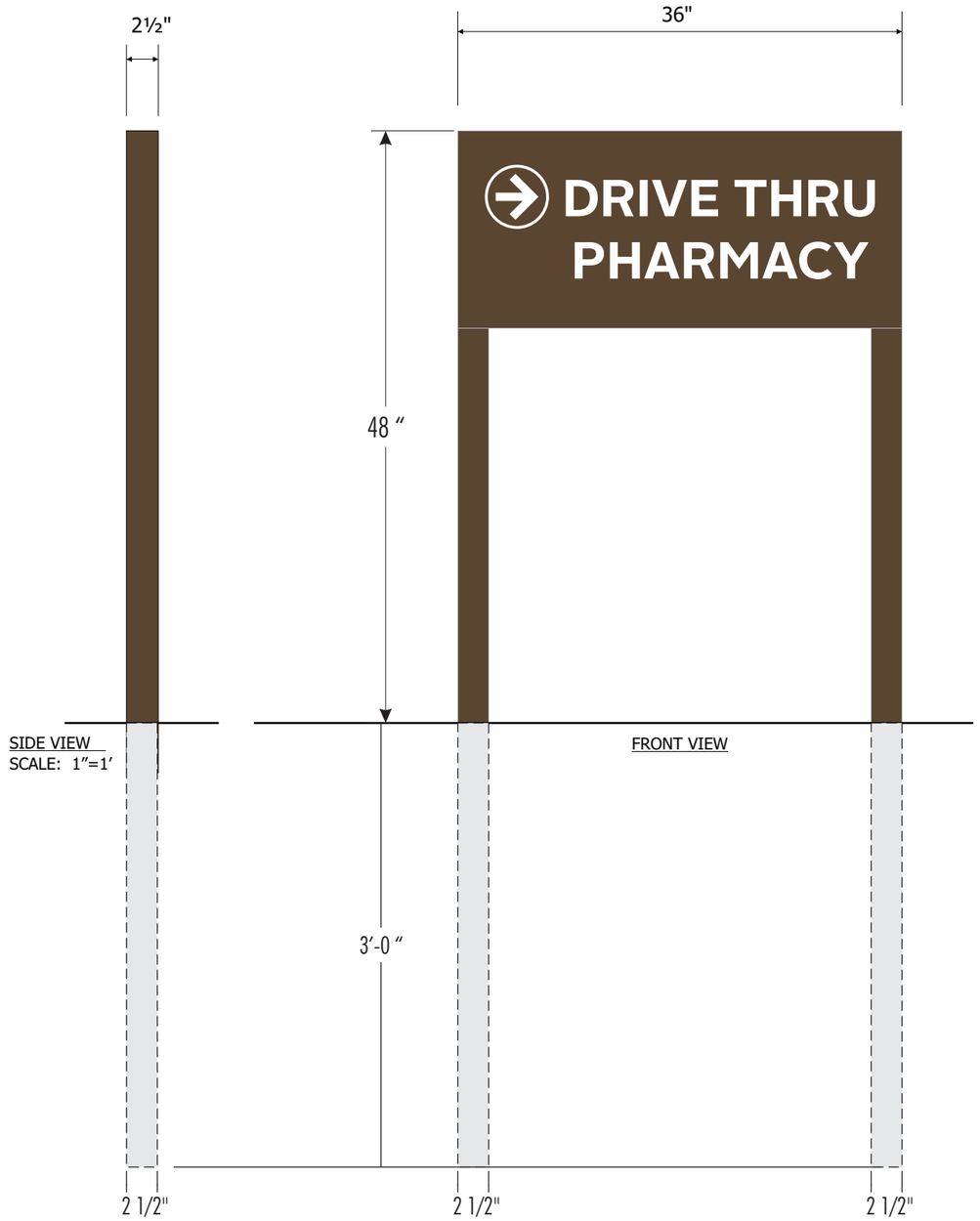
D/F DIRECTIONAL SIGN
NON-ILLUMINATED 4 SQ FT



BACK VIEW
SCALE: 1"=1'

Panels
.080 flat aluminum panels
PAINTED Sw6076 TURKISH COFFEE

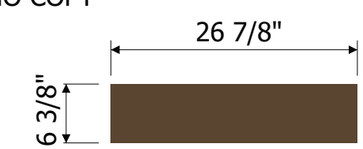
Copy
White Reflective vinyl copy
WHITE REFLECTIVE VINYL 3M480-10

Posts
PAINTED Sw6076 TURKISH COFFEE

TEMPORARY VINYL COVERS

NO COPY

QTY:
As Needed



VINYL TO MATCH SW6076 TURKISH COFFEE
LOW TAC OPAQUE VINYL

SCALE 1:12
4 SF

13

APPROVAL SIGNATURE _____ DATE _____

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REVISION DESCRIPTION: INITIAL DRAWING

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B	WHITE REFLECTIVE VINYL 3M480-10
C	
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4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. 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 # 39 OF 42

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PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
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SHRUBS					
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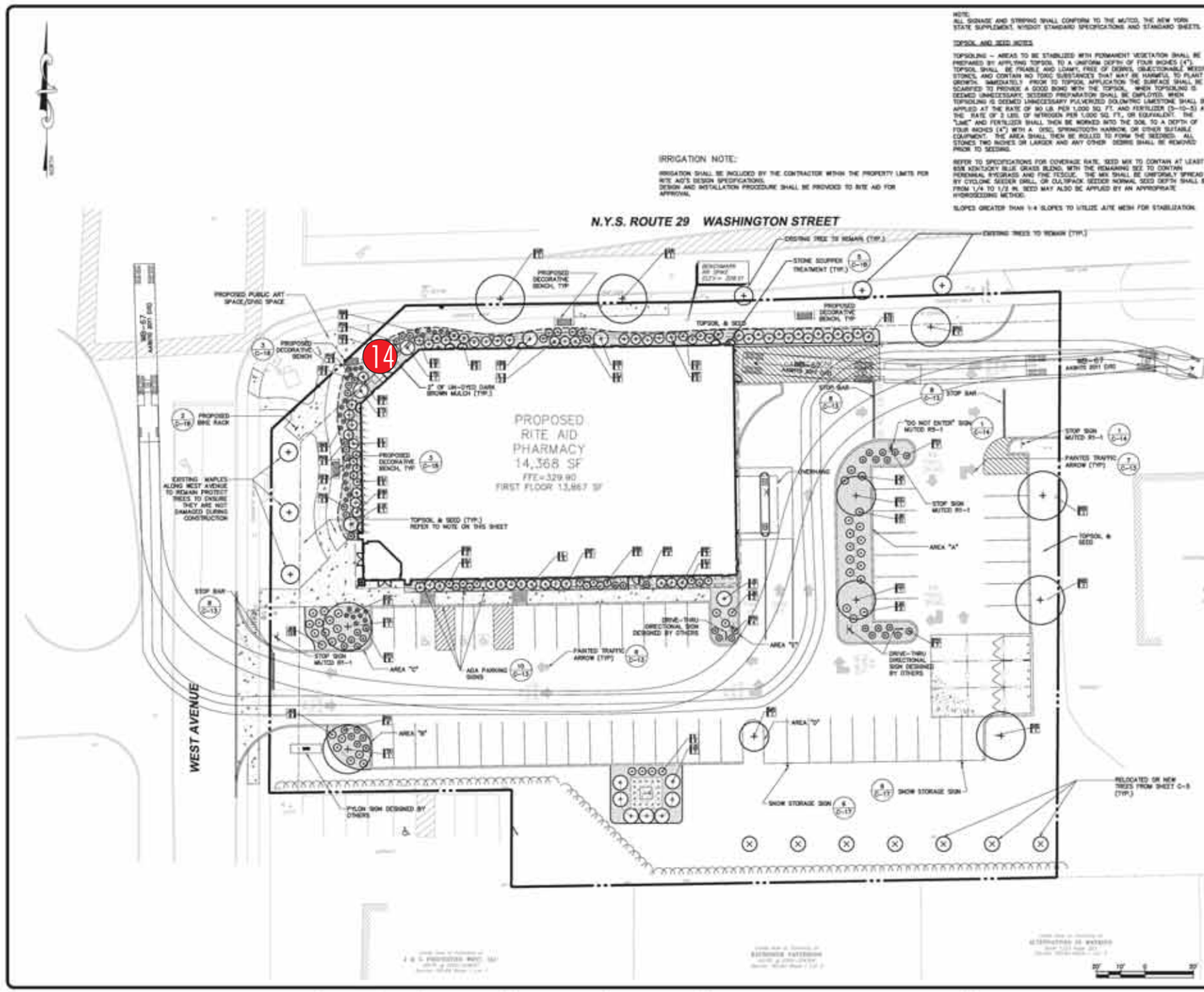
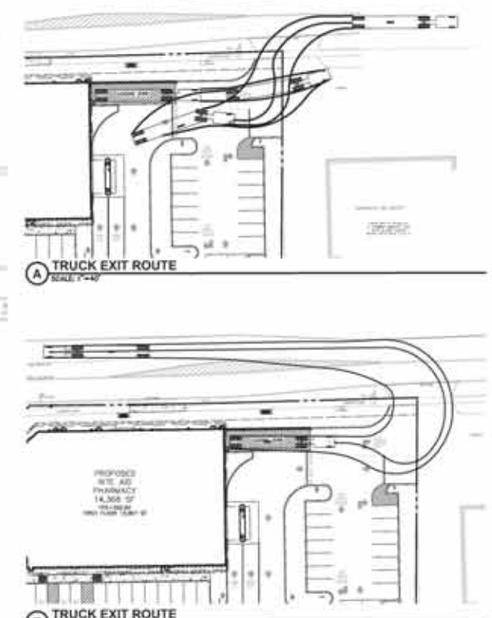
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	5	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	16	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TS	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	2' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	2' 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		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	1/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JBW
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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

DRAFT

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.:
M2/PRSJ. No.: 904.01
DATE: 2/8/2016

C-10

SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
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RITE AID

PROPOSED RITE AID

SignResource
IDENTITY GROUP
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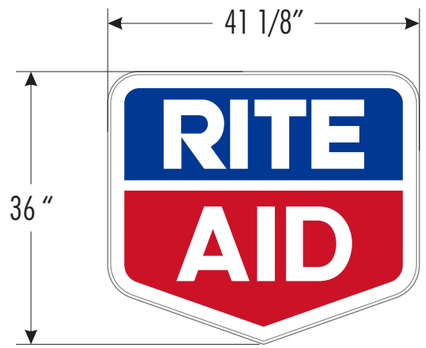
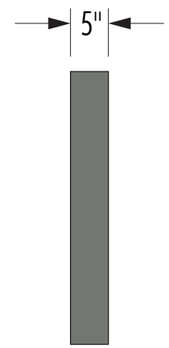
Website: www.signresource.com

NON-ILLUMINATED



FRONT VIEW



SIDE VIEW

14

APPROVAL SIGNATURE _____ **DATE** _____

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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

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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. A SHEET # 42 OF 42

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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

	APPLICANT(S)*	OWNER(S) *(if not applicant)*	ATTORNEY/AGENT
Name	National Retail Properties, Inc.		Matthew J. Jones
Address	450 S. Orange Avenue, Suite 900 Orlando, FL 32801		[redacted]
Phone	[redacted] /	/	
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 -2.2 165.1 .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)

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".

1. 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:

Date	Improvement	Cost

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 ☐No If "yes", for how long? _____

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:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

4. That the alleged hardship has not been self-created. An applicant (whether the property owner or one acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. The hardship has not been self-created for the following reasons:

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

The applicant requests relief from the following Zoning Ordinance article(s) 6.0 Signage

Dimensional Requirements	From	To
please see attached Application Narrative		

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: _____ Date: 6-8-16

(applicant signature)

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: _____ 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

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

SignResource
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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:				

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Website: www.signresource.com

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 applicationd 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:

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Website: www.signresource.com

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
☐ Electrical Hook-up included with Sign Permit	☑ Property Owner Information	☑ UL label visible after installation
☑ Electrical Permit Req'd by Licensed Electrician	☑ Property Owner Signature on Application	☑ Disconnect visible after installation
☐ Building/Structural Permit Req'd	☑ Subcontractor Information	☐ Permit number and/or tag
☑ Sealed Engineering Req'd	☑ Subcontractor Signature on Application	☐ Sign owner information
☑ Owner/Agent Letter of Authorization	☐ List of UL numbers	☐ 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:

☐ **State License**	☐ **Bonding**	☑ **Sub Required to Pull Permit**
☑ **Local License or Registration**	☑ **Insurance**	☑ **Sub Required for Install**
☑ **Licensed Electrician Req'd for hook-up**	☑ **Workman's Compensation**	☐ **Jones Sign Can Pull Permit**
☐ **Out-of-State Contractor Allowed**		☐ **Jones Sign Can Install**

Notes**: City license required with Insurance**

RECOMMENDATION

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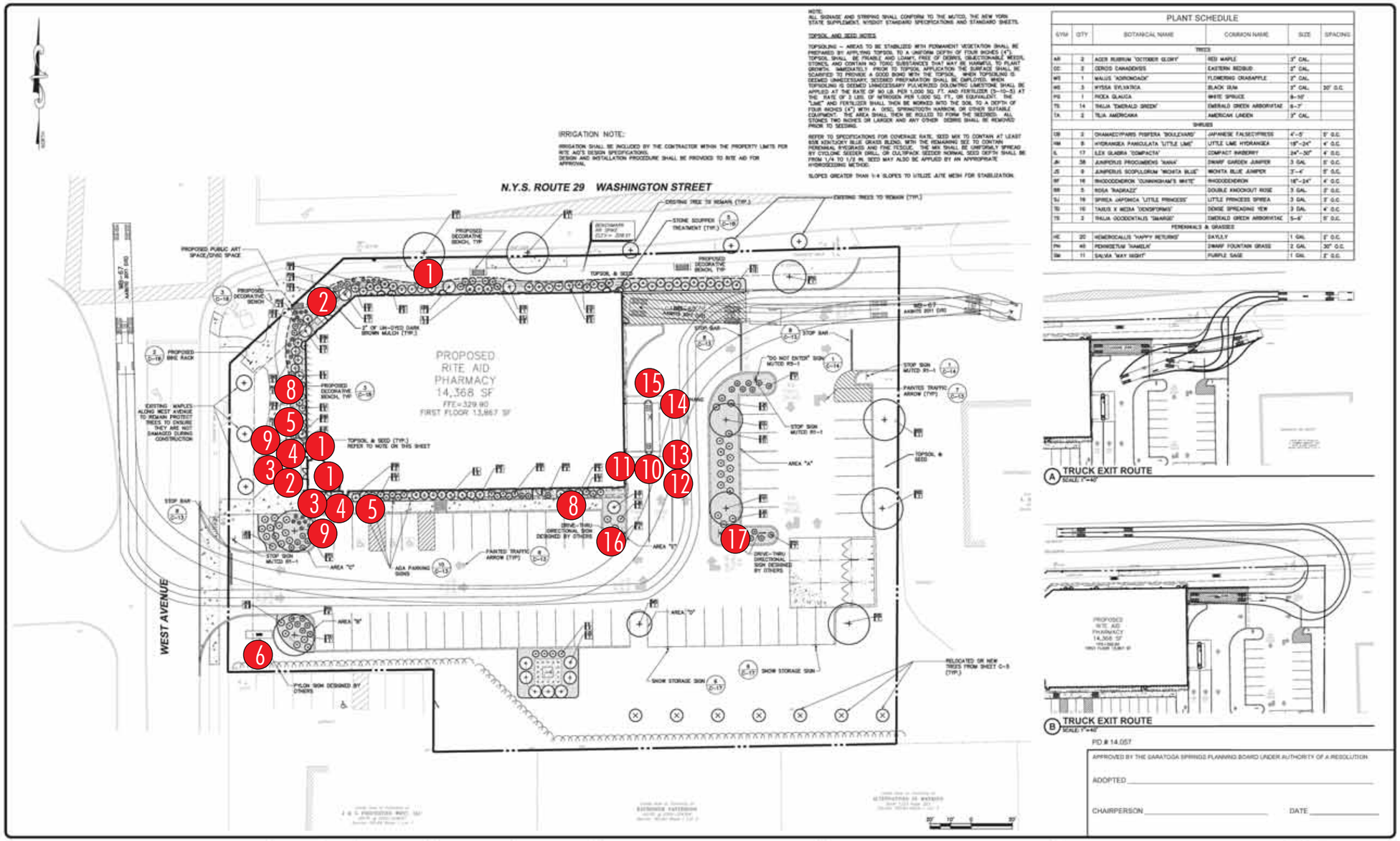
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com



PLANT SCHEDULE					
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CB	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JH	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	5	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TO	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	2' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	2' O.C.

SUBMITTAL / REVISIONS						
No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE	
1	-	SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15	
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	12/23/15	
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16	
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016	

PROJ. MANAGER	JBH
CHIEF DESIGNER	JWE
DESIGNED BY	JLM
DRAWN BY	JLM
CHECKED BY	JWE

DATE DATE

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

DRAFT

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.
NJ PROJ. No. 934.01
DATE: 2/8/2016

C-10

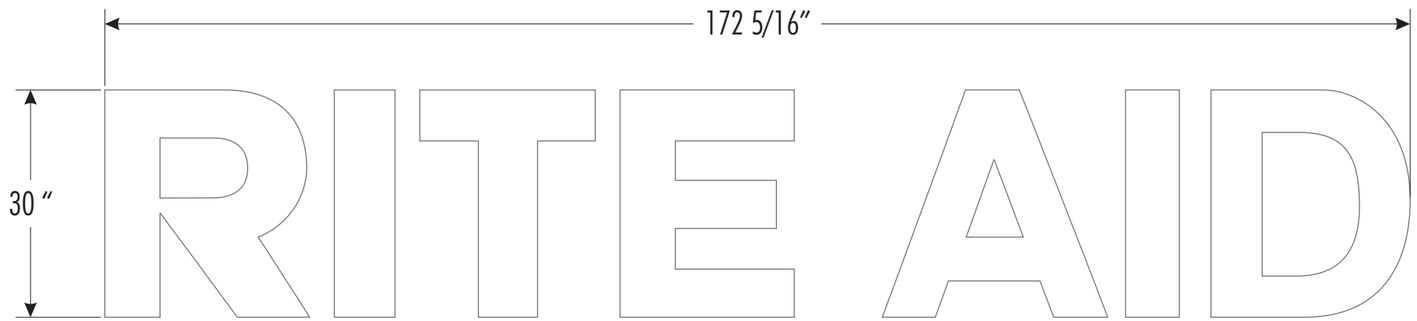
SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

RITE AID

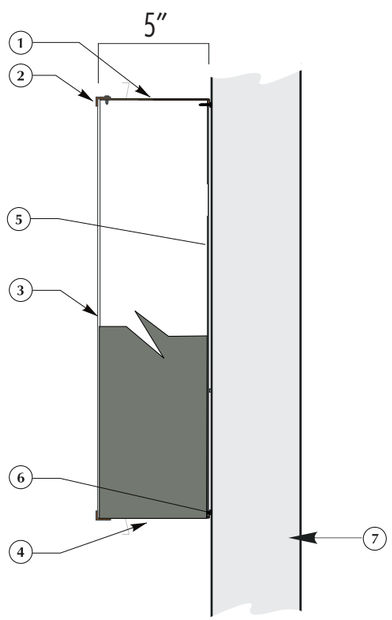
SignResource
IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

NON-ILLUMINATED

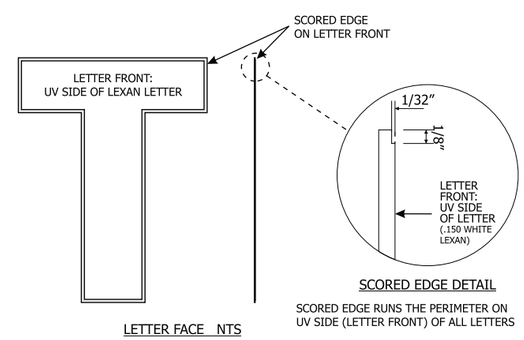
REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE



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

1

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.

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	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

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - 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
CHANNEL LETTERS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART # RAV0029 REV. A SHEET # 7 OF 19

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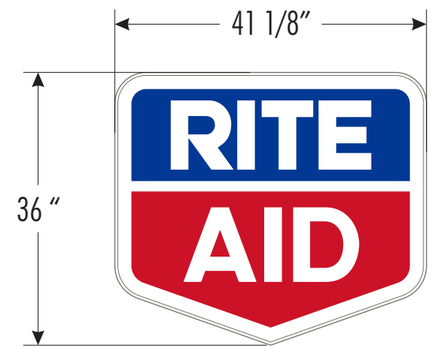
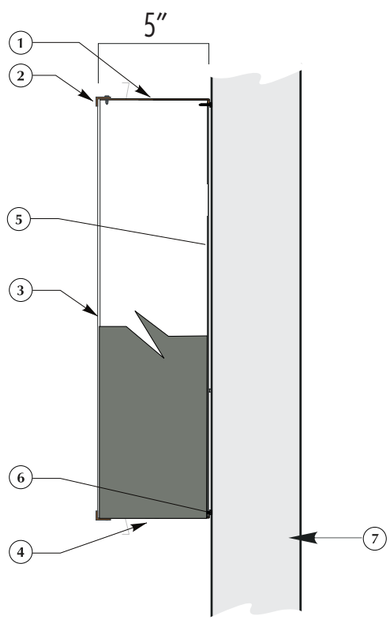
NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE



FRONT VIEW



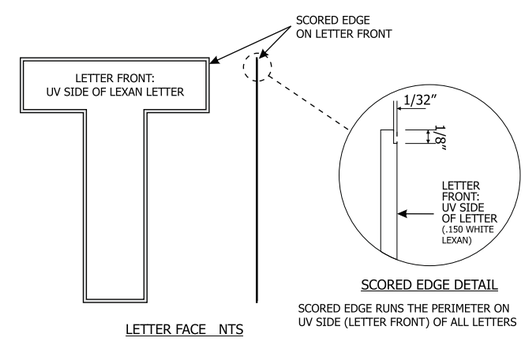
1. 5″ X .040 aluminum letter coil painted pms 424 letter locked to aluminum letter backs
2. 3/8″ x 1 1/4″ F- Trim painted pms 424
3. .150 White polycarbonate faces (Groove face side of lexan faces to ensure face side is facing out)
4. (2) 1/4″ Weep holes w/ internal light baffle
5. .063 pre-finished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

Detail of Channel Letters

N.T.S.

SIDE VIEW

2



SCORED EDGE DETAIL

SCORED EDGE RUNS THE PERIMETER ON UV SIDE (LETTER FRONT) OF ALL LETTERS

LETTER FACE NTS

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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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	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

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8″ • FACE SIZE + 1/16″-¼″
   - 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
CHANNEL LETTER

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART # RAV0030 REV. A SHEET # 8 OF 19

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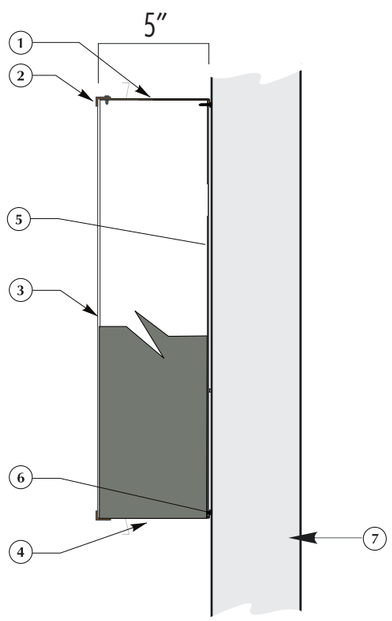
NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE

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

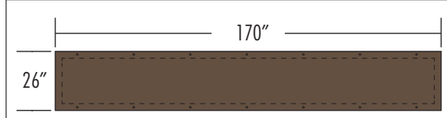
N.T.S.

SIDE VIEW

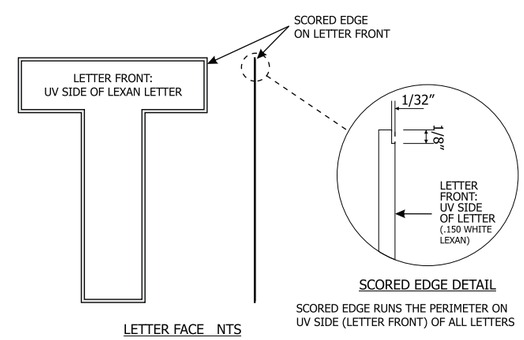
3

PART #: RA0214CVR

TEMPORARY WHITE BANNER COVERS QTY: **2**



COVERS PHARMACY LETTERS ONLY
COVERS MUST BE OPAQUE.



LETTER FACE NTS

SCORED EDGE DETAIL

SCORED EDGE RUNS THE PERIMETER ON UV SIDE (LETTER FRONT) OF ALL LETTERS

SCALE 1:17
22.46 SF

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6135 District Blvd • Maywood, CA 90270
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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	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

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - 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 CHANNEL LETTERS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART # RAV0031 REV. A SHEET # 9 OF 19

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APPROVAL SIGNATURE _____ **DATE** _____

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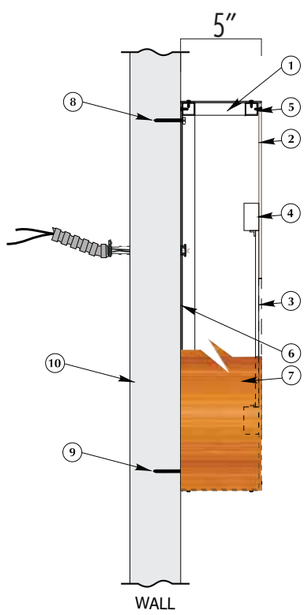
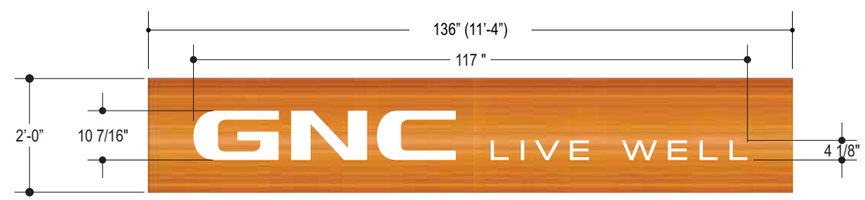
Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource 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.

NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS A HINGED FACE





1. 1"x 1"x .125 Aluminum tube frame
2. Hinged Face: Routed ACM by Reynobond - Scottish Oakwood Grain
3. .150 White polycarbonate backer
4. 1"x 2" Alum Tube w/ ¾" x ¾" Alum angle
5. Pop rivet attachment
6. .080 aluminum backs
7. Sides: ACM by Reynobond - Scottish Oakwood Grain
8. Masonry fasteners used in top section of cabinets
9. Lagbolts used in bottom section of cabinets
10. Building facade.

Detail of Sign Cabinet

N.T.S.

4

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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SignResource IDENTITY GROUP
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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

PARTS LIST:

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

	MATERIAL LIST
1	.125 ALUMINUM TUBE FRAME (1"x 1")
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

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- 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
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

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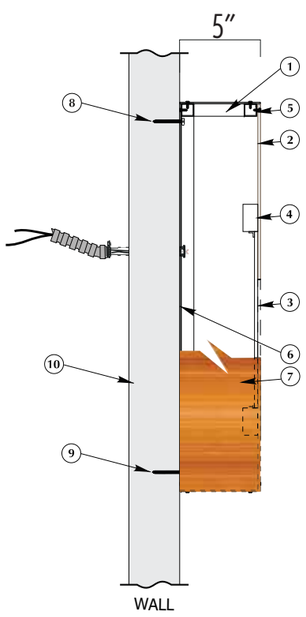
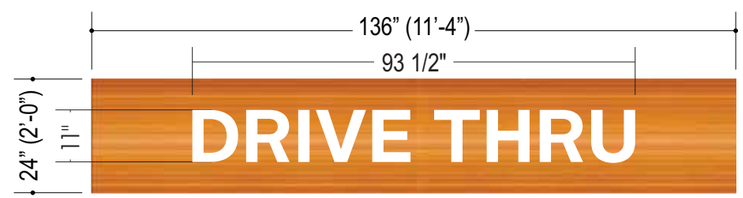
NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS A HINGED FACE





FRONT VIEW

1. 1"x 1"x .125 Aluminum tube frame
2. Hinged Face: Routed ACM by Reynobond - Scottish Oakwood Grain
3. .150 White polycarbonate backer
4. 1"x 2" Alum Tube w/ ¾" x ¾" Alum angle
5. Pop rivet attachment
6. .080 aluminum backs
7. Sides: ACM by Reynobond - Scottish Oakwood Grain
8. Masonry fasteners used in top section of cabinets
9. Lagbolts used in bottom section of cabinets
10. Building facade.

Detail of Sign Cabinet

N.T.S.

5

SCALE 1:32
22.67 SF

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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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	SCOTTISH OAKWOOD GRAIN
B	WHITE
C	
D	
E	
F	

	MATERIAL LIST
1	.125 ALUMINUM TUBE FRAME (1"x 1")
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

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - 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
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

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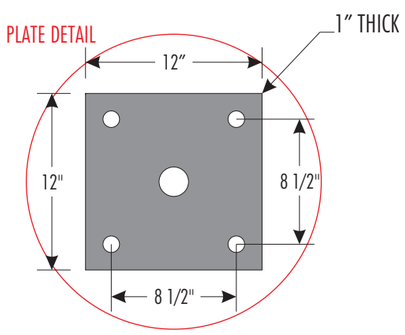
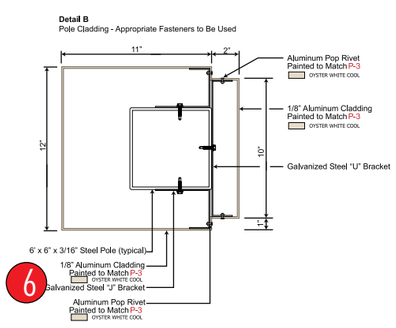
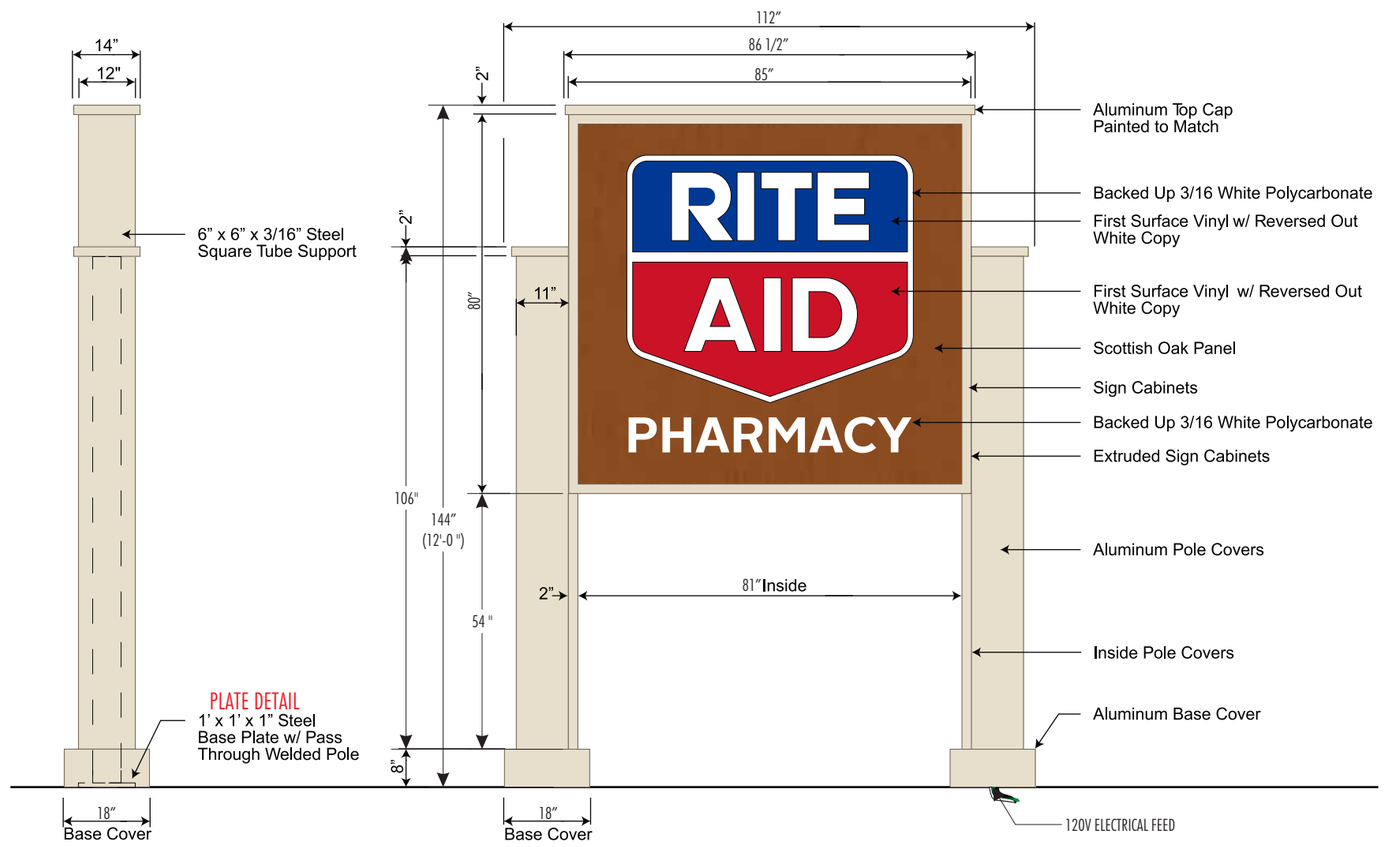
PYLON IS TO BE SHIPPED OUT AS 1 PIECE

METHOD OF SERVICE IS TBD BY ENGINEERING

LED ILLUMINATION







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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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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	

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"-¼"
   - 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

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 19

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COVERS MUST BE OPAQUE.

7

32 SF

APPROVAL SIGNATURE _____ DATE _____

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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	PANAGRAPHICS III
2	
3	
4	
5	

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- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- 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: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 08/11/15

DRAWING/PART # RA0408CVR01 REV. A SHEET # 13 OF 19

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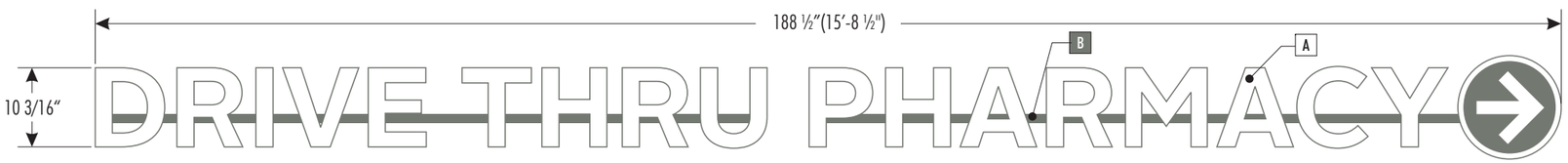
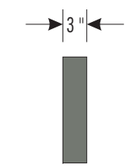
NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE

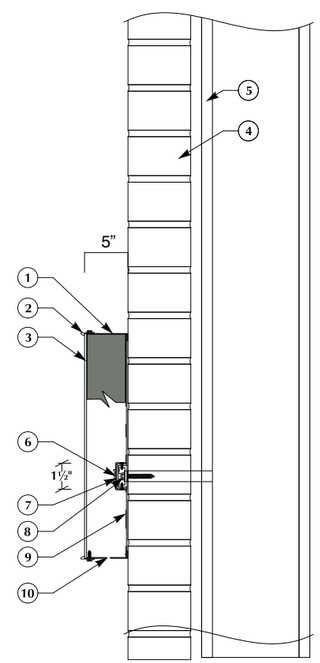


FRONT VIEW



SIDE VIEW

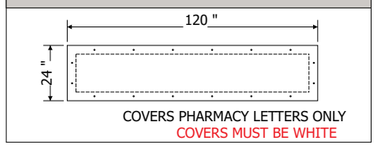
LETTERS	MATERIAL LIST
1	5" X .040 aluminum letter coil painted pms 424 letter locked to aluminum letter backs
2	1" Trim cap painted pms 424
3	.125 #2447 White plex faces
4	Building facade.
5	Sheathing by others
6	Pre-drilled electrical hole w/ plastic grommet.
7	1" x 2" x 1/8" Aluminum Raceway
8	Masonry 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

TEMPORARY WHITE BANNER COVERS



8

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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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	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"-¼"
- 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 ½" 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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SCALE: 1 ½" = 1'-0"

APPROVAL SIGNATURE _____ **DATE** _____

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Website: 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 ½" : 1'-0"

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- 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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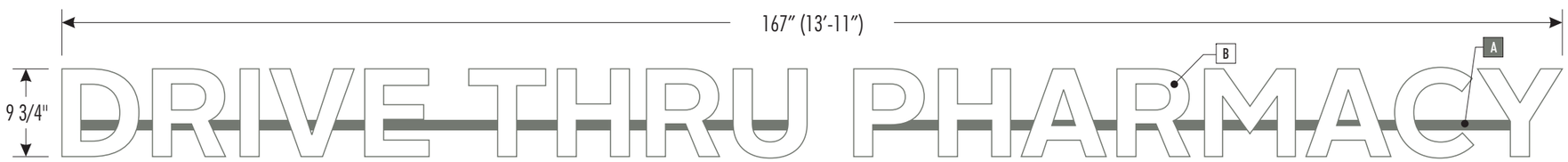
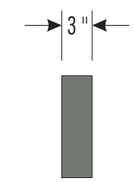
NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE

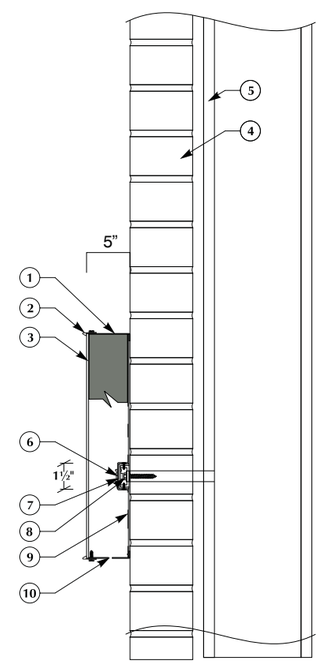


FRONT VIEW



SIDE VIEW

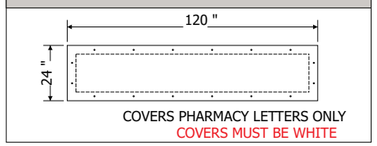
LETTERS	MATERIAL LIST
1	5" X .040 aluminum letter coil painted pms 424 letter locked to aluminum letter backs
2	1" Trim cap painted pms 424
3	.125 #2447 White plex faces
4	Building facade.
5	Sheathing by others
6	Pre-drilled electrical hole w/ plastic grommet.
7	1" x 2" x 1/8" Aluminum Raceway
8	Masonry 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

TEMPORARY WHITE BANNER COVERS



10

APPROVAL SIGNATURE _____ **DATE** _____

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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	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	

FIRST SURFACE DECORATION

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GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- 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: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION: MULTIPLE

QUOTE: DATE: 05/16/16

DRAWING/PART #: RAV0033 REV. A SHEET # 16 OF 19

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NON-ILLUMINATED DT CANOPY SIGNS	QTY:**1 Each**

11 — 54 " (4′-6″) × 8" — CLEARANCE 10′-0″ — # RA0854APC10 — 3 SQ FT

Scale 3/8″ = 1′ # RA0827APPU # RA0827APDO

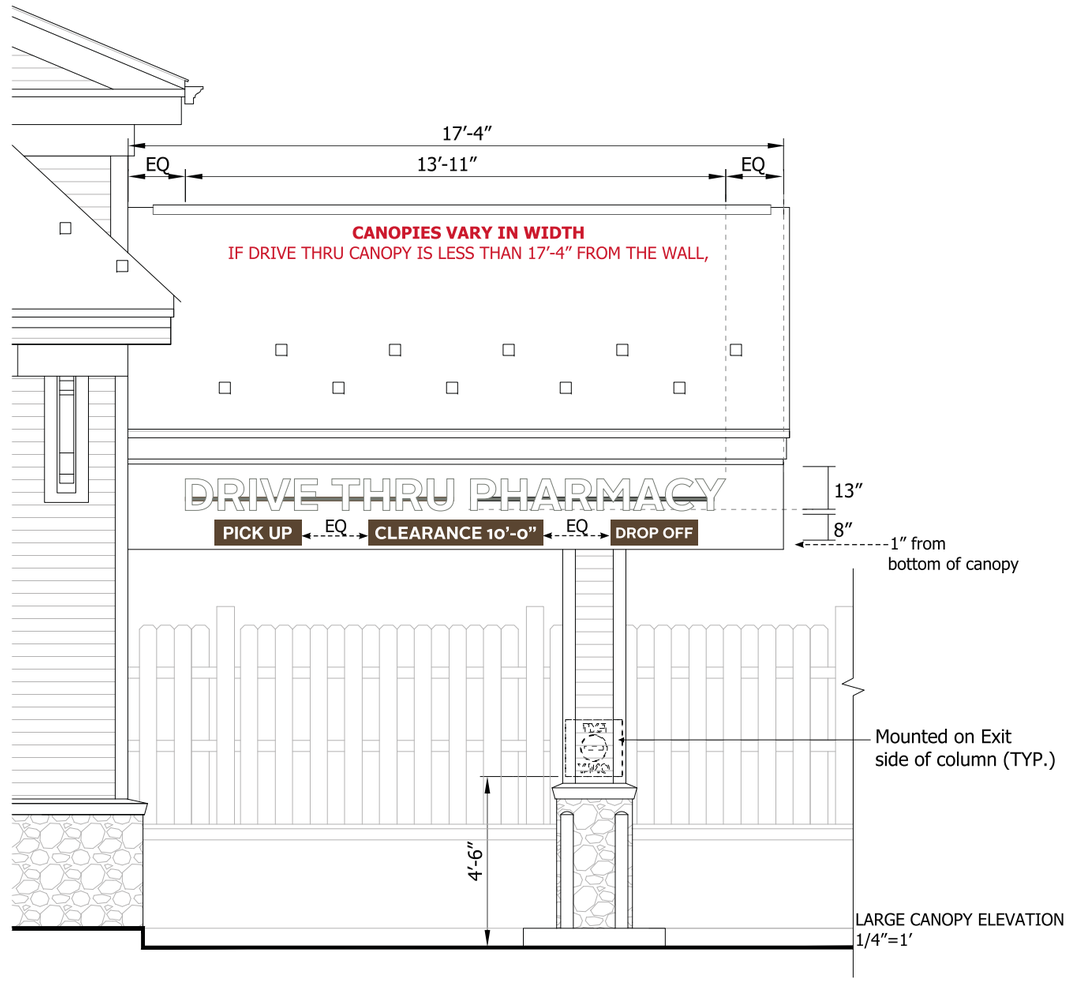
12 — 27 " (2′-3″) × 8" — PICK UP — 1.5 SQ FT

13 — 27 " (2′-3″) × 8" — DROP OFF — 1.5 SQ FT

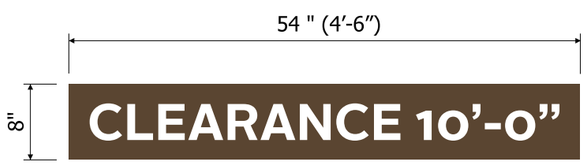
Scale 3/8″ = 1′ # RA0827APEO # RA1818SPEO

14 — 27 " (2′-3″) × 8" — EXIT ONLY — 1.5 SQ FT

15 — 18" × 18" — EXIT ONLY — 2.25 SQ FT



LARGE CANOPY ELEVATION
1/4″=1′



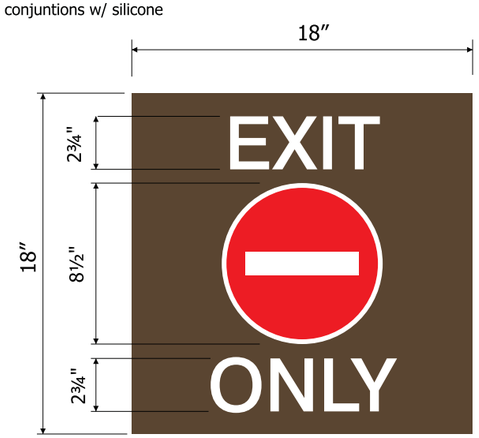
SCALE: 3/4″ = 1′

Panel
.125 Flat Aluminum, paint GripGuard Brown to match BM 2108-20 Sierra Spruce Semi gloss finish P-4

Copy
White Reflective vinyl copy 3M-480-10 V-5

Facade
Aluminum Panels (Typ.)

Mounting
(4) 8x3 Flat Heat Color Matched Galvanized Deck Screws to be used in conjuntions w/ silicone



SCALE: 1 ½″ = 1′

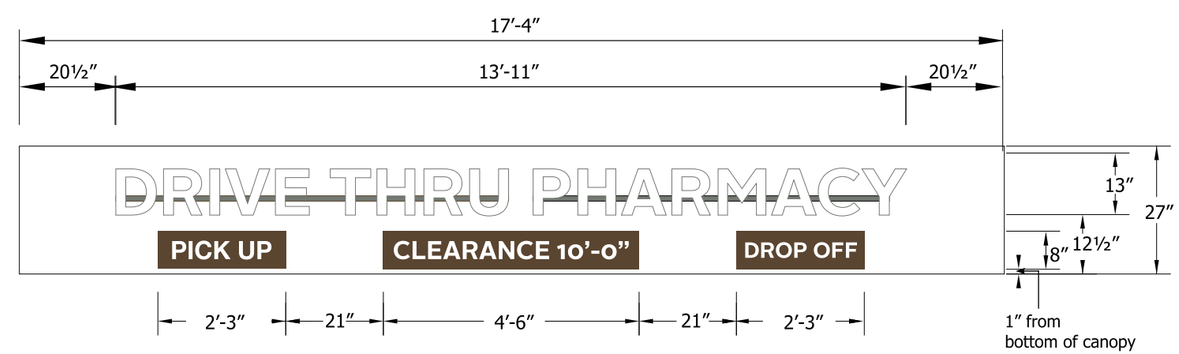
SF Traffic Control Sign

Bkgd
.125 Alum. paint GripGuard Brown to match BM 2108-20 Sierra Spruce (front & back) Semi gloss finish P-4

Copy
White Reflective vinyl copy 3M-480-10 V-5

Symbol
Red Reflective vinyl 3M 480-82 w/ White Reflective vinyl detail 3M-480-10 V-5 & V-6

Facade
CMU - Brick (Typ.)



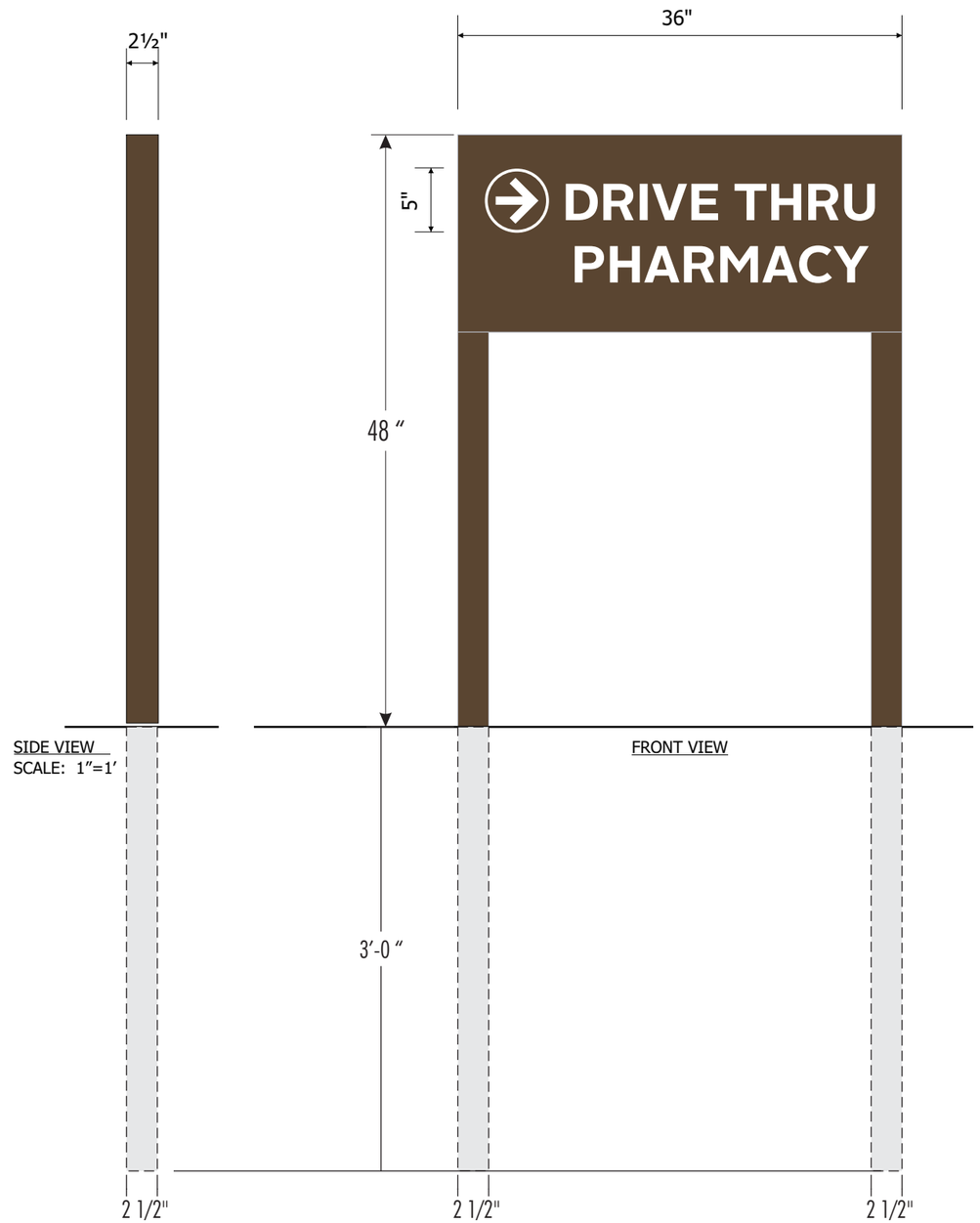
SMALL CANOPY ELEVATION
NTS

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

D/F DIRECTIONAL SIGN
NON-ILLUMINATED 4 SQ FT



BACK VIEW
SCALE: 1"=1'

Panels
.080 flat aluminum panels
PAINTED Sw6076 TURKISH COFFEE

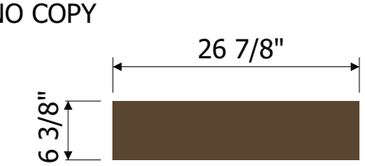
Copy
White Reflective vinyl copy
WHITE REFLECTIVE VINYL 3M480-10

Posts
PAINTED Sw6076 TURKISH COFFEE

TEMPORARY VINYL COVERS

NO COPY

QTY: **As Needed**



VINYL TO MATCH SW6076 TURKISH COFFEE
LOW TAC OPAQUE VINYL

SCALE 1:12
4 SF

16

APPROVAL SIGNATURE **DATE**

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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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GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- 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
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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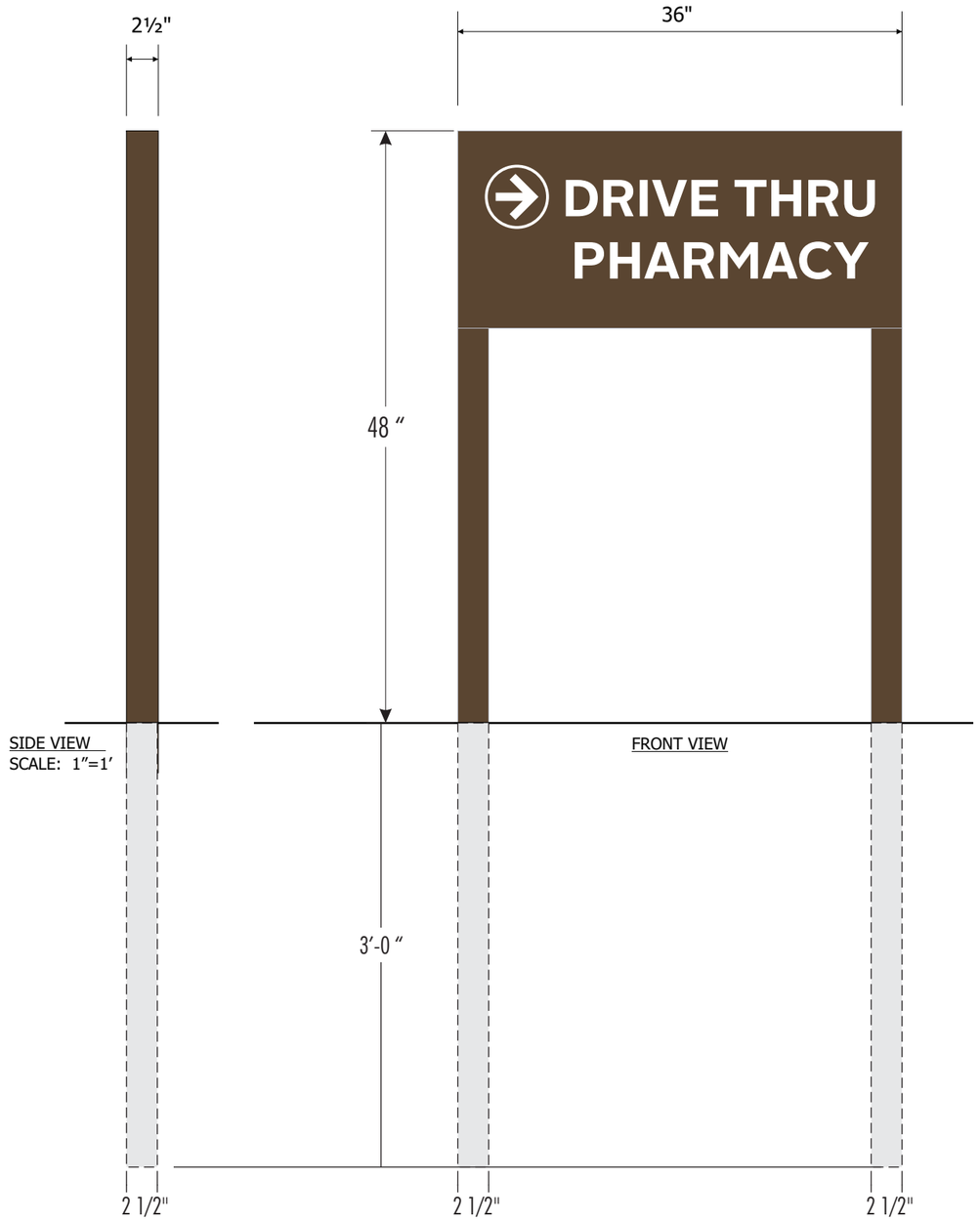
D/F DIRECTIONAL SIGN
NON-ILLUMINATED — 4 SQ FT



BACK VIEW
SCALE: 1"=1'

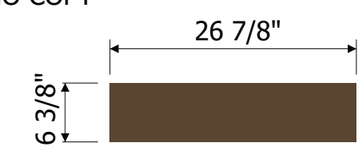
Panels
.080 flat aluminum panels
PAINTED Sw6076 TURKISH COFFEE

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

SCALE 1:12
4 SF

17

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.

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	05/10/16	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

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - 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 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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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	Aspen Witt	Excelsior Park, LLC	[redacted]
Address	[redacted]	563 N. Broadway	
Phone		[redacted]	
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: Gibson Ct. & Whistler Ct.

Tax Parcel #: 166 . -1 - 23 - ____
(*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:
Residential Town homes

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 & 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.

_____ Date: 6/22

(applicant signature)

_____ Date: 6/22

(applicant signature)

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

Owner Signature: _____ Date: 6/22

Owner Signature: _____ Date: 6/22

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:
EP Town Homes

Project Location (describe, and attach a location map):
Gibson Ct. & Whistler Ct., Saratoga Springs, NY 12866 (municipality: City of Saratoga Springs; county: Saratoga)

Brief Description of Proposed Action:
Residential Town Homes

Name of Applicant or Sponsor:	Telephone: [redacted]
Excelsior Park, LLC	E-Mail: [redacted]

Address:
563 N. Broadway

City/PO:	State:	Zip Code:
Saratoga Springs	NY	12866

	NO	YES
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.	☑	☐
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, Architectural Approval	☐	☑

3.a. Total acreage of the site of the proposed action? 7.7 acres
b. Total acreage to be physically disturbed? 2.1 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.7 acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☐ Rural (non-agriculture) ☑ Industrial ☐ Commercial ☑ Residential (suburban)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☑ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES Existing conveyance systems exist within the site and will be utilized.		

	NO	YES
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: _____	✔	☐
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: _____	✔	☐
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: _____ DEC ID No. 546015; State Superfund Program. Coal tar contamination from NIMO site at the intersection of East Avenue and Excelsior. Sites impacted included a downstream section of Spring Run. Remediation substantially completed in 2004.	☐	✔

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: _____

Signature: _____

PRINT FORM

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

Witt Construction

563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 1

Concept Plans

Scale: 1" = 10'

Witt Construction

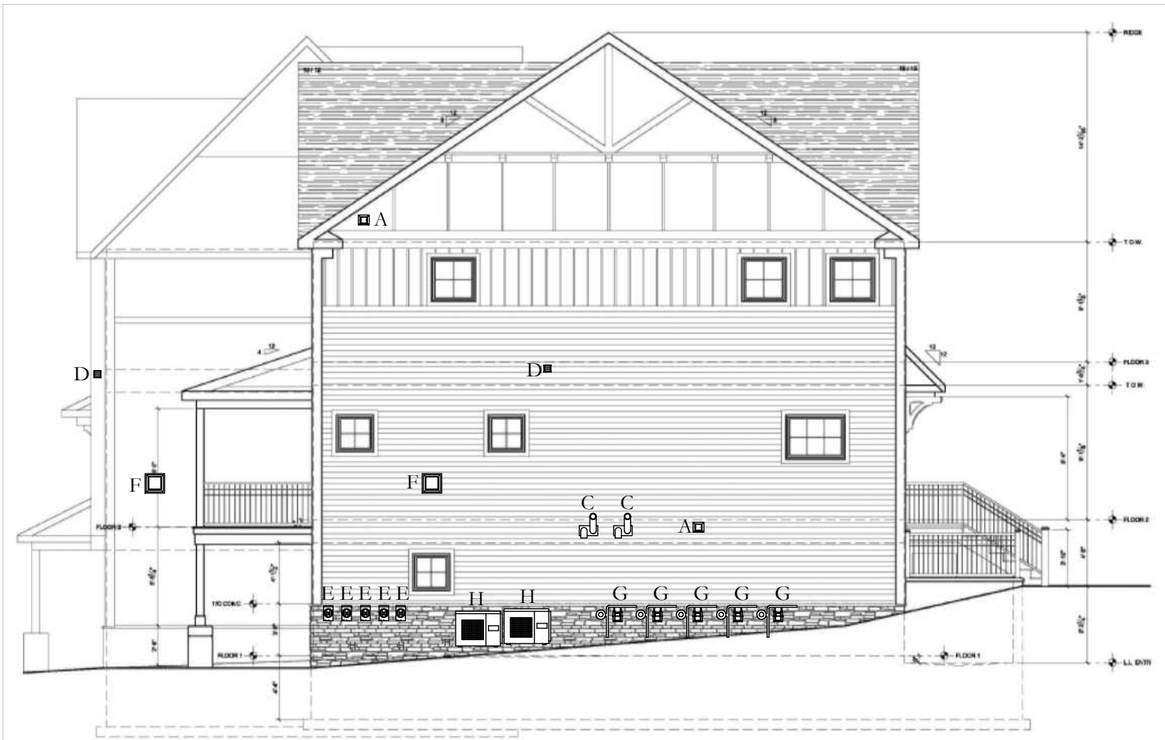
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 1

Concept Plans

Scale: 1" = 10'



Witt Construction

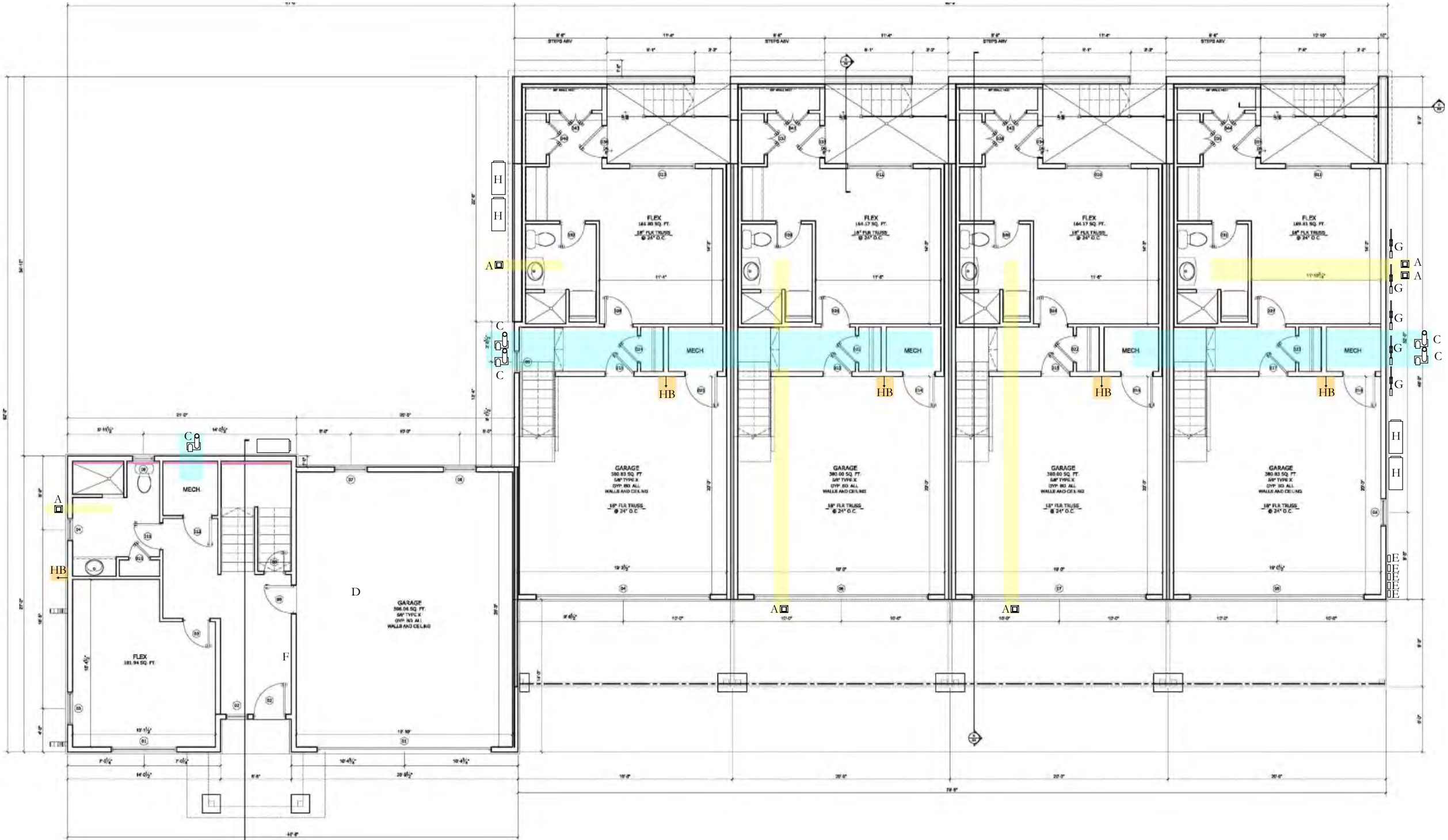
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 1

Concept Plans

Scale: 1" = 10'



Witt Construction

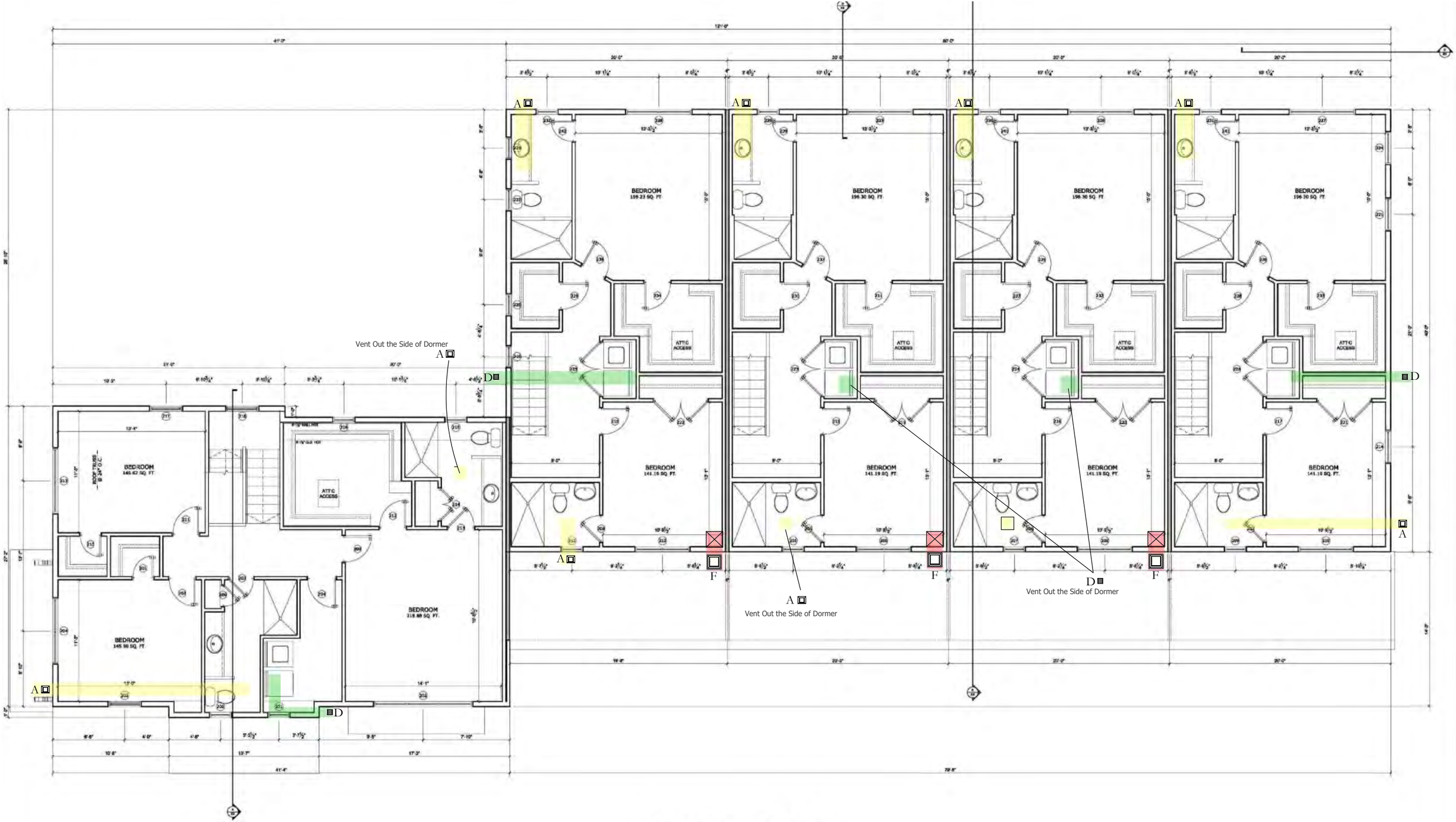
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 1

Concept Plans

Scale: 1/8" = 1'



SECOND FLOOR PLAN

Witt Construction

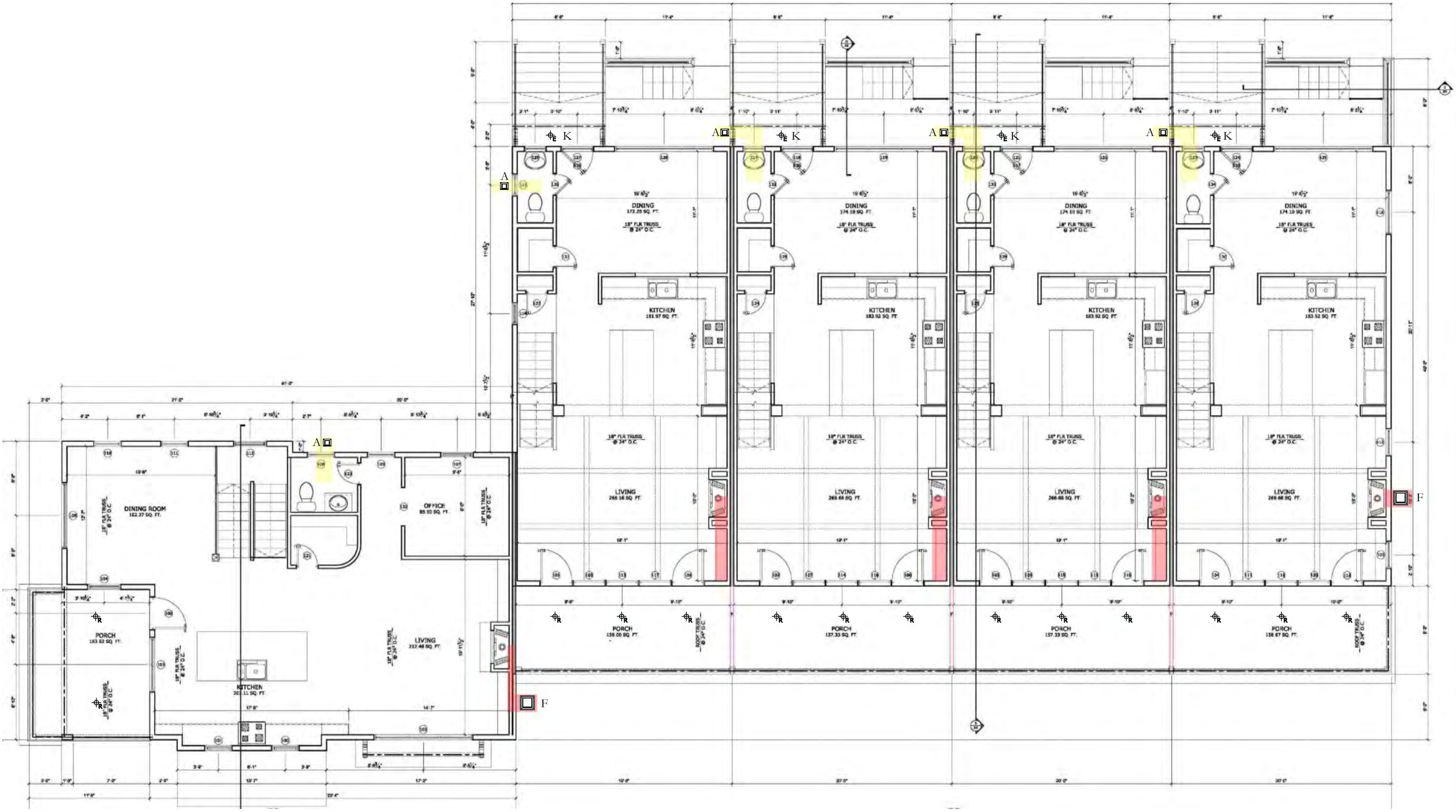
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 1

Concept Plans

Scale: 1/8" = 1'



Witt Construction

563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 1

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 2 Venting

Concept Plans

Scale: 1/8" = 1'

Witt Construction

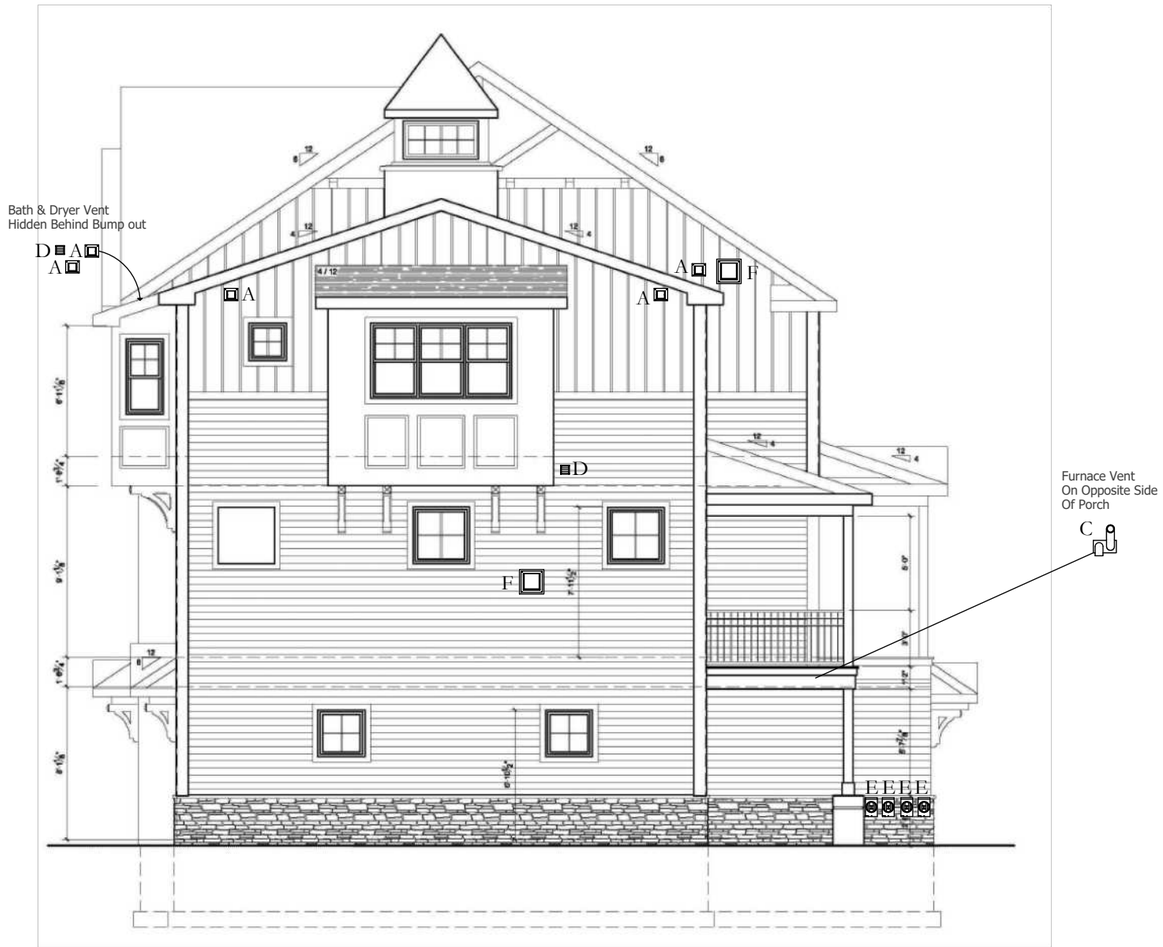
563 N Broadway Saratoga Springs, NY 12866

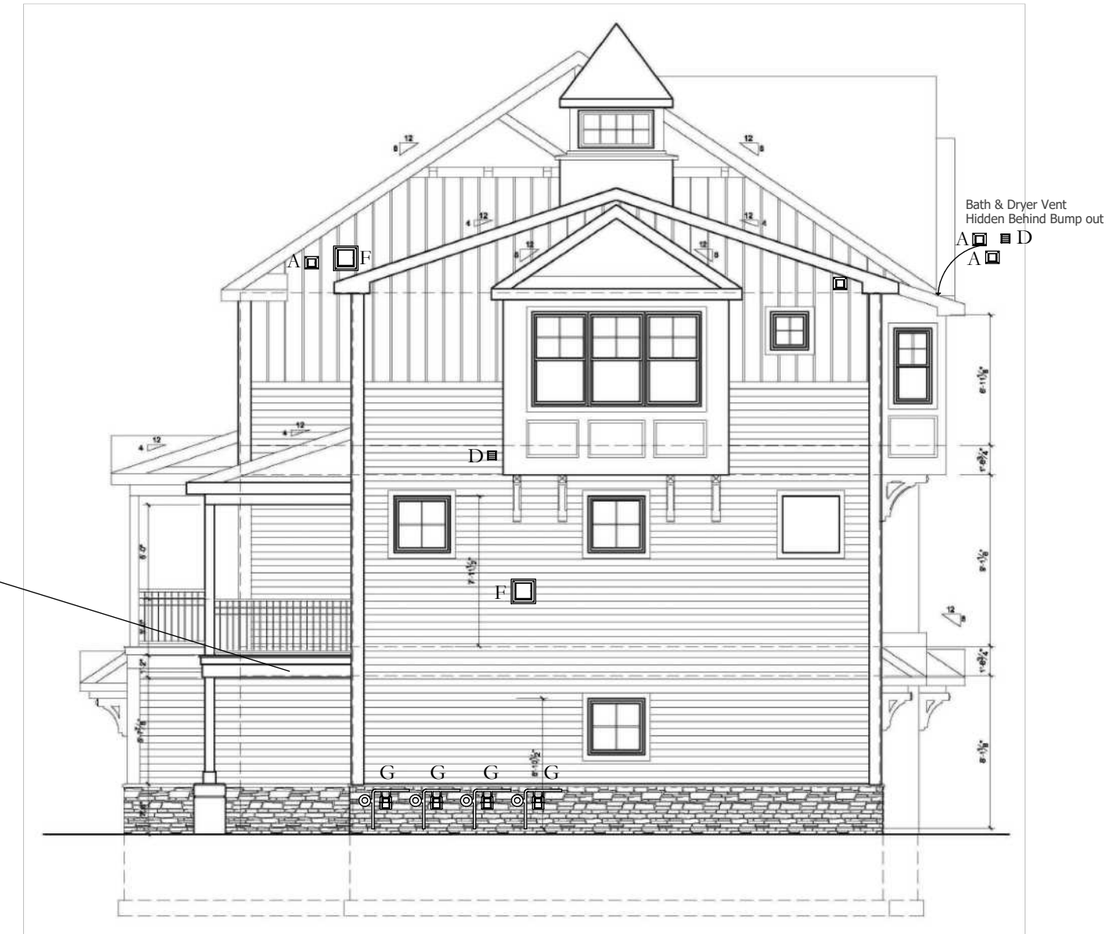
August 23, 2016

EP Building 2 Venting

Concept Plans

Scale: 1/8" = 1'





Witt Construction

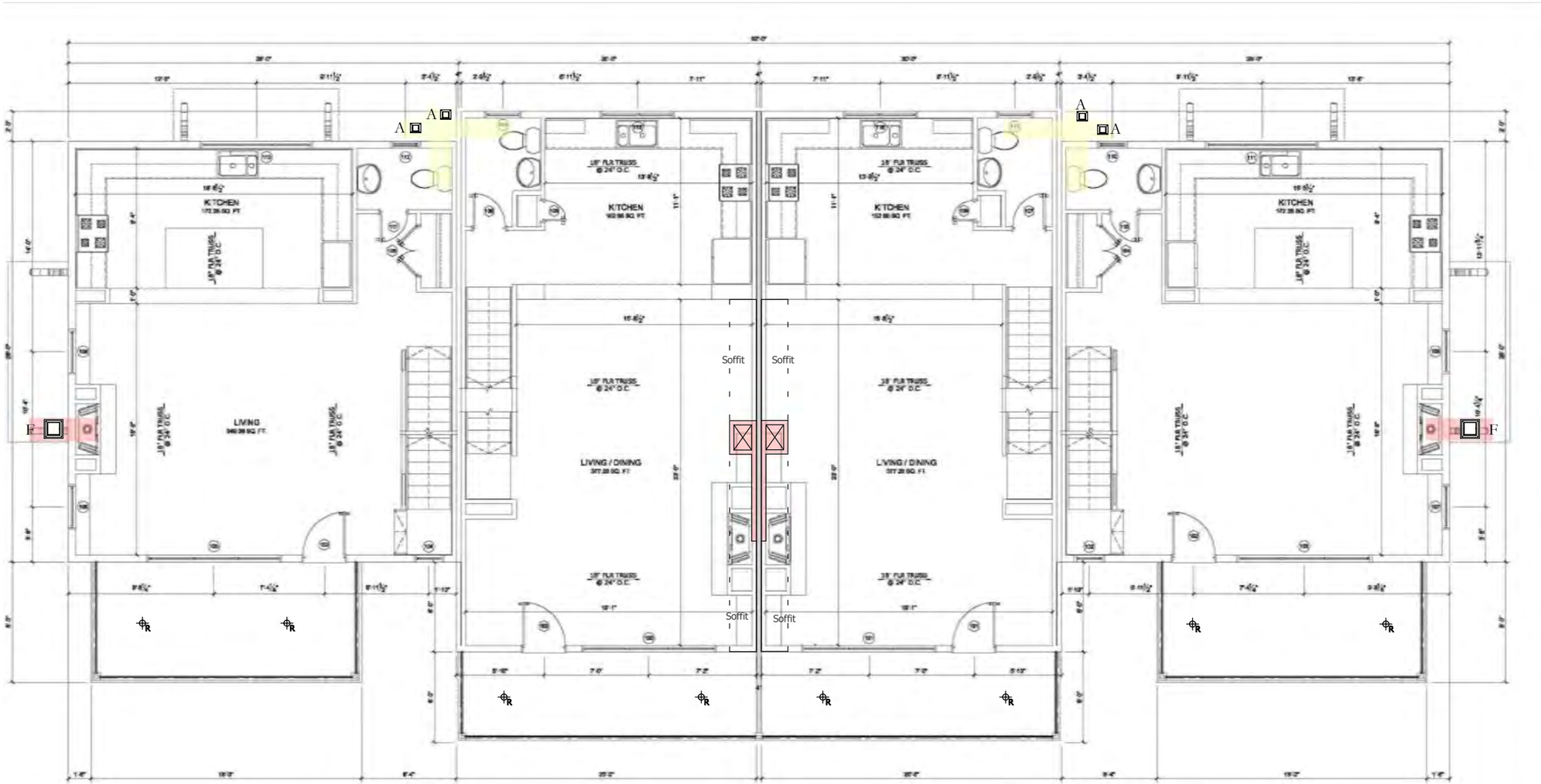
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 2 Venting

Concept Plans

Scale: 1/8" = 1'



Witt Construction

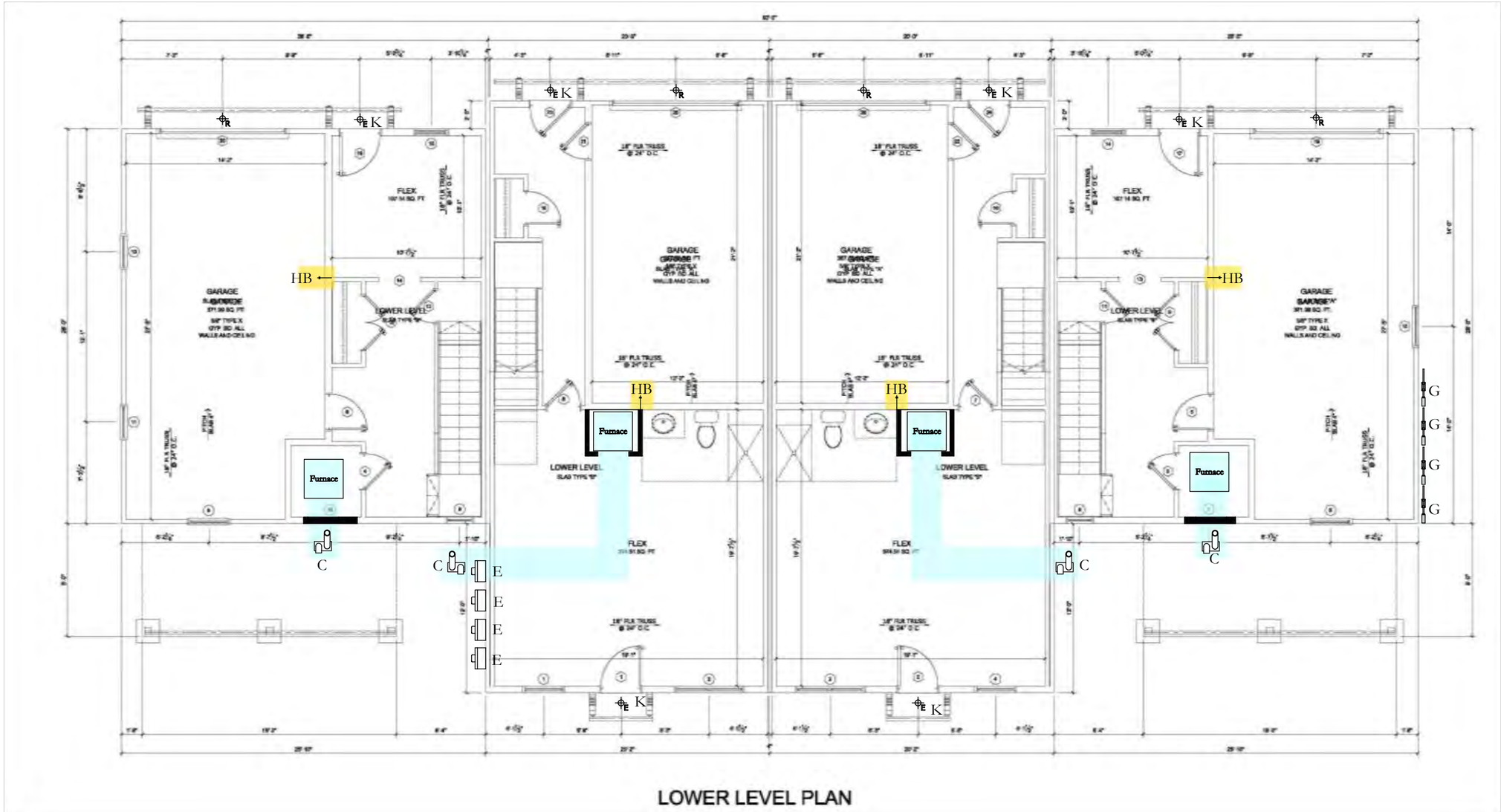
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 2 Venting

Concept Plans

Scale: 1/8" = 1'



Witt Construction

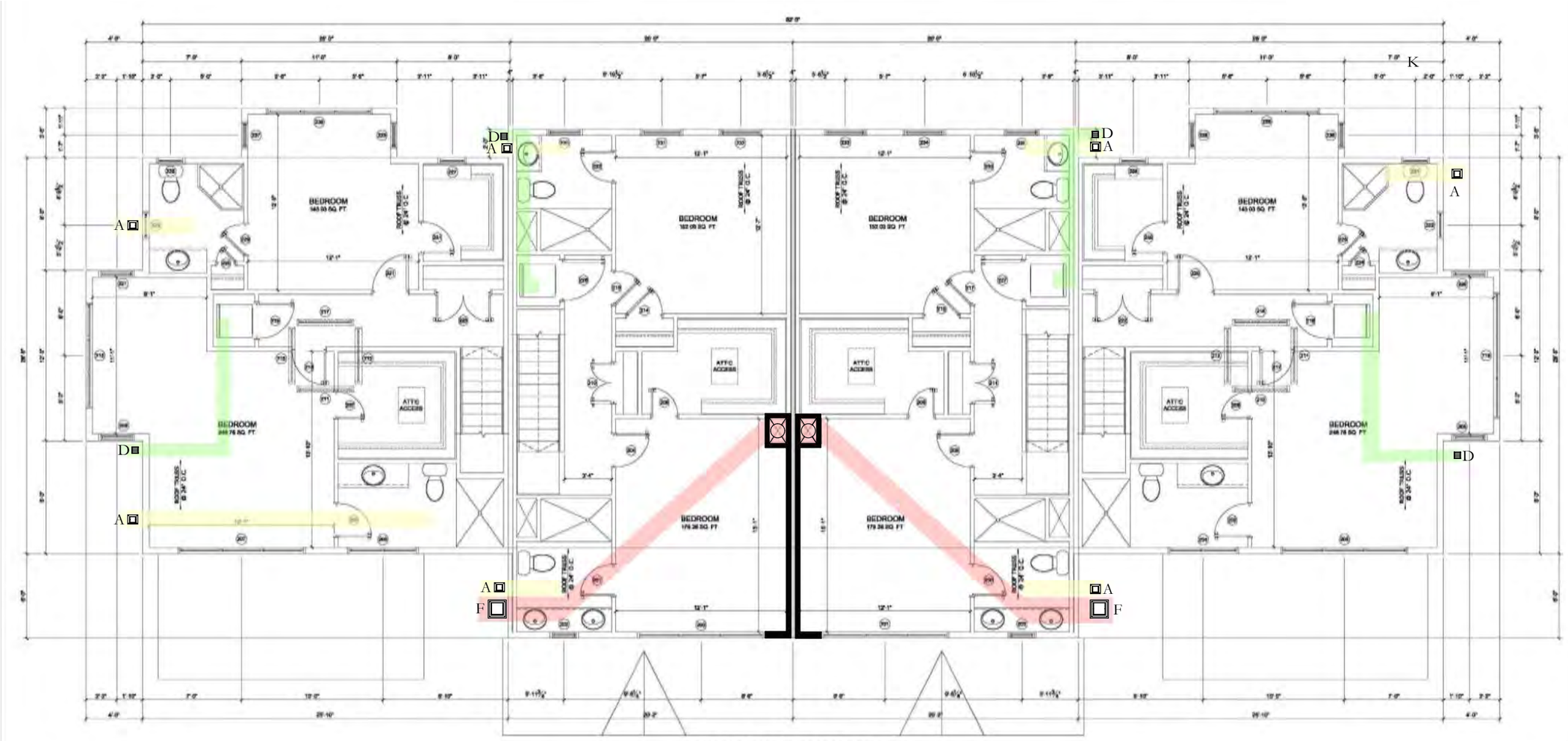
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 2 Venting

Concept Plans

Scale: 1/8" = 1'



SECOND FLOOR PLAN

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'

Witt Construction

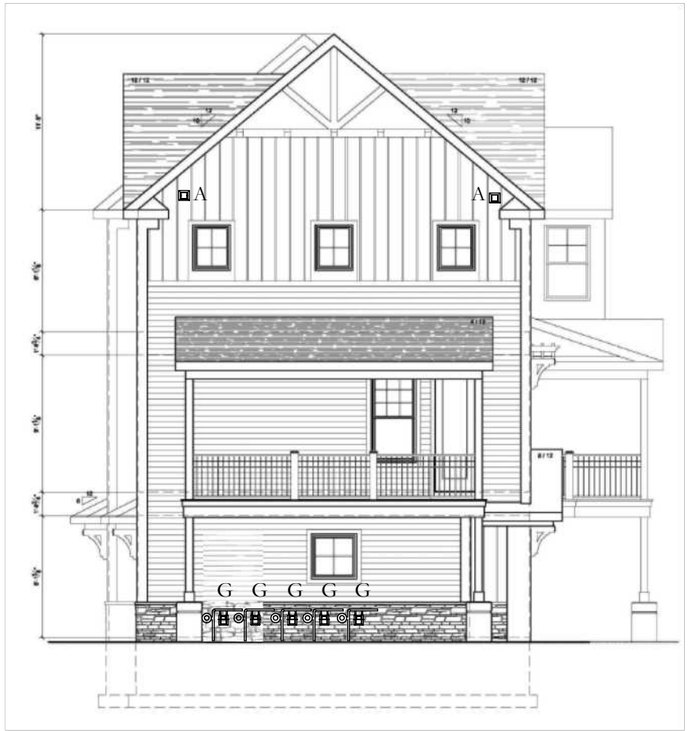
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 4 Venting

Concept Plans

Scale: 1" = 10'



Witt Construction

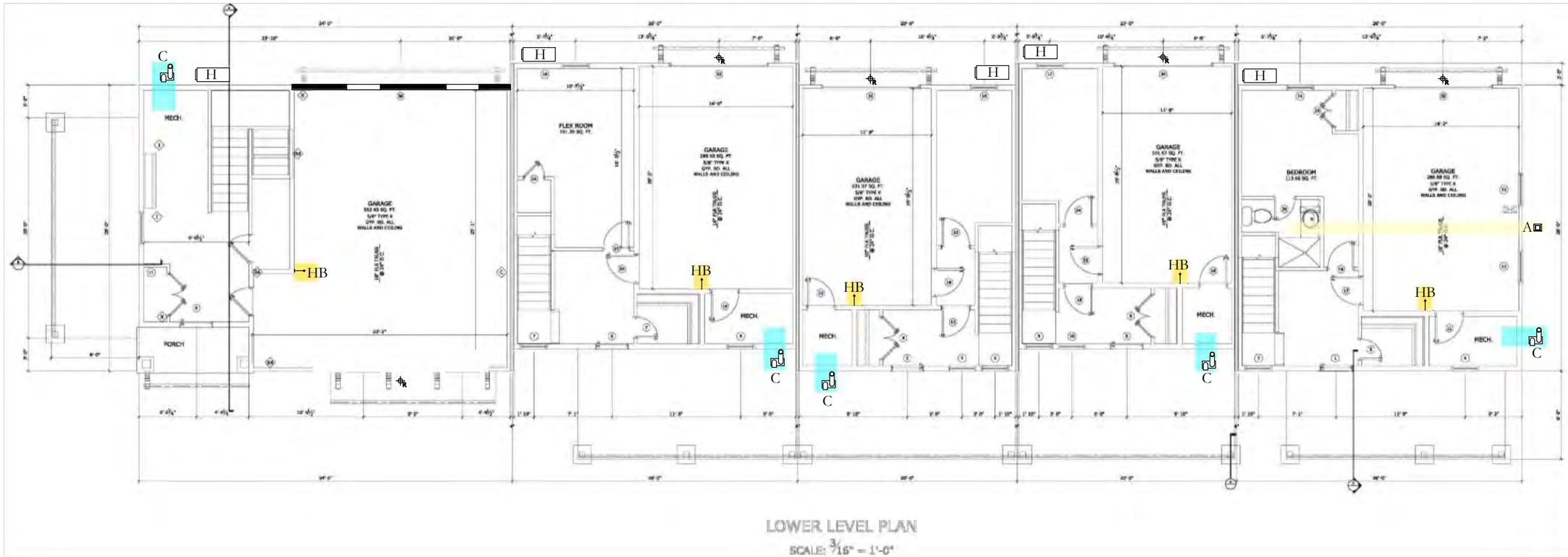
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 4 Venting

Concept Plans

Scale: 1" = 10'



Witt Construction

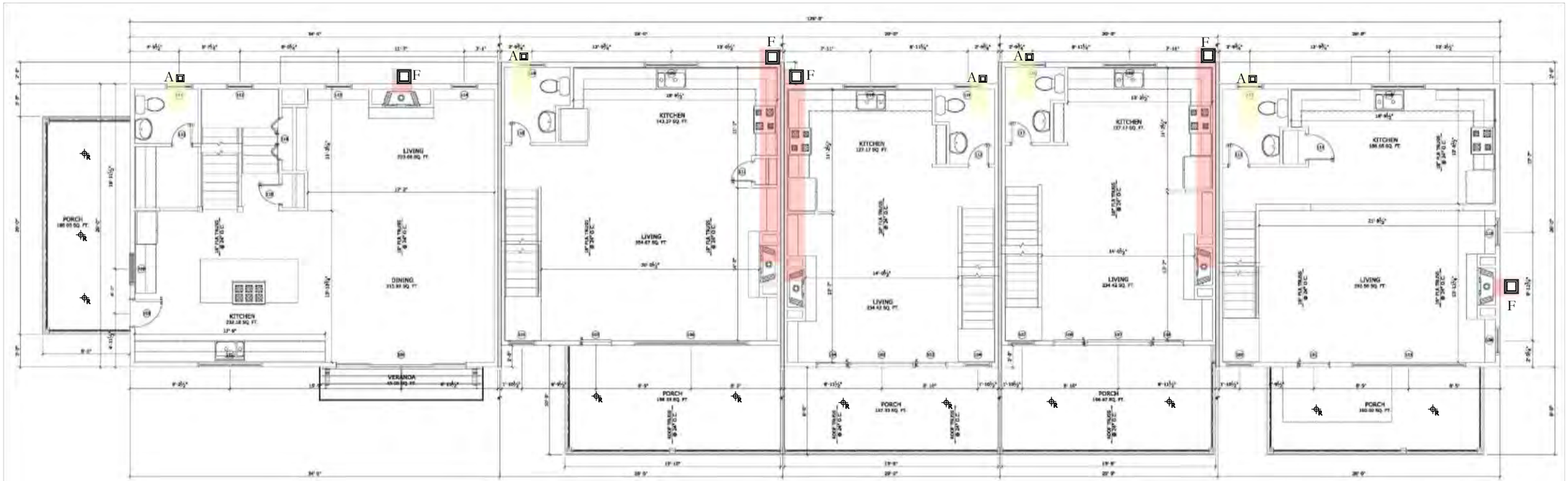
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 4 Venting

Concept Plans

Scale: 1" = 10'



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

Witt Construction

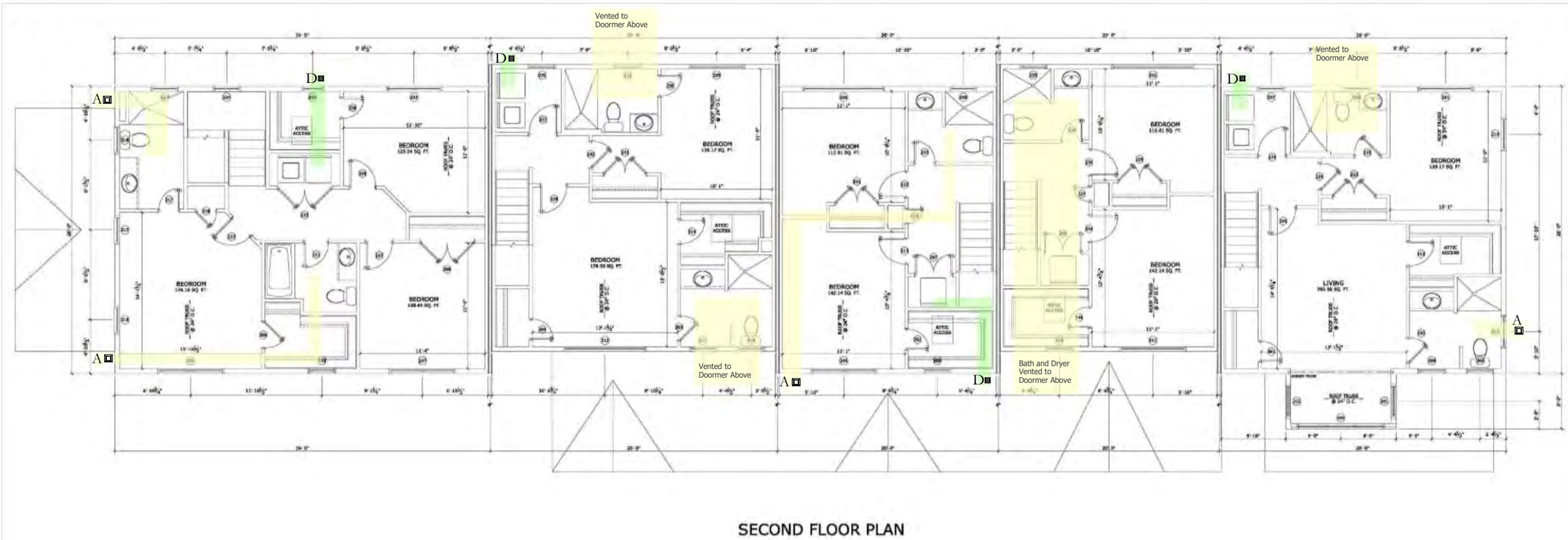
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 4 Venting

Concept Plans

Scale: 1" = 10'



Witt Construction

563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 4 Venting

Concept Plans

Scale: 1" = 10'

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 5 Venting

Concept Plans

Scale: 1/8" = 1'

Witt Construction

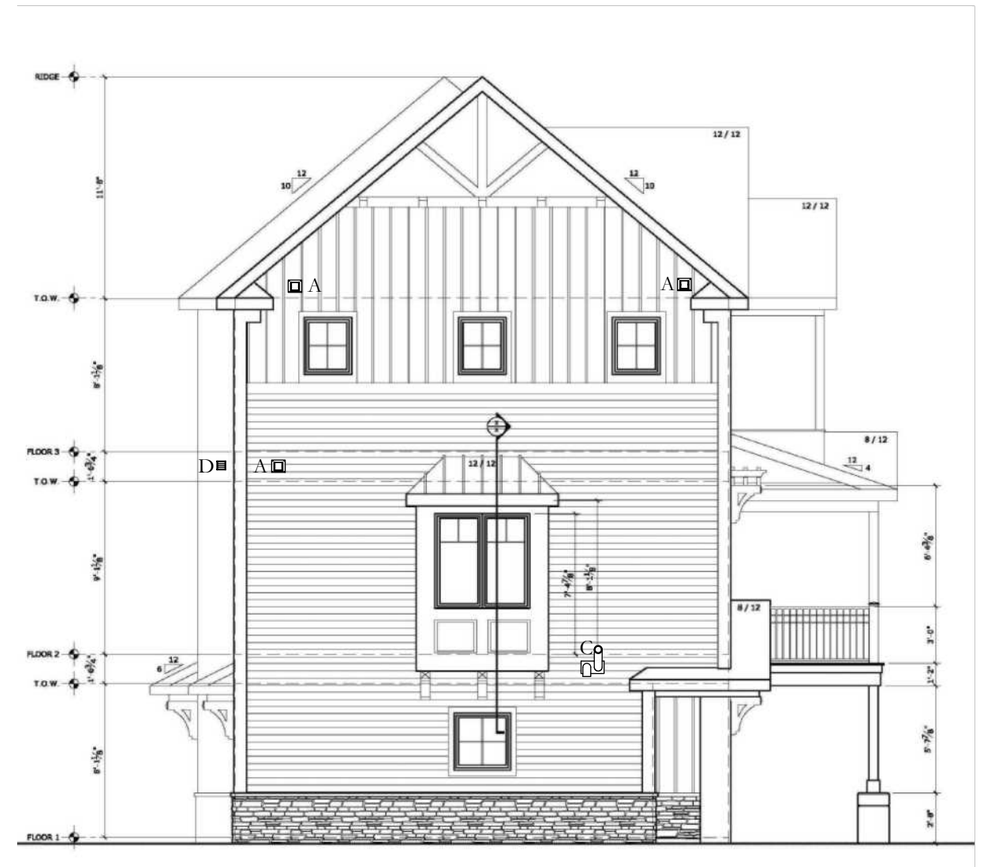
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 5 Venting

Concept Plans

Scale: 1/8" = 1'



Witt Construction

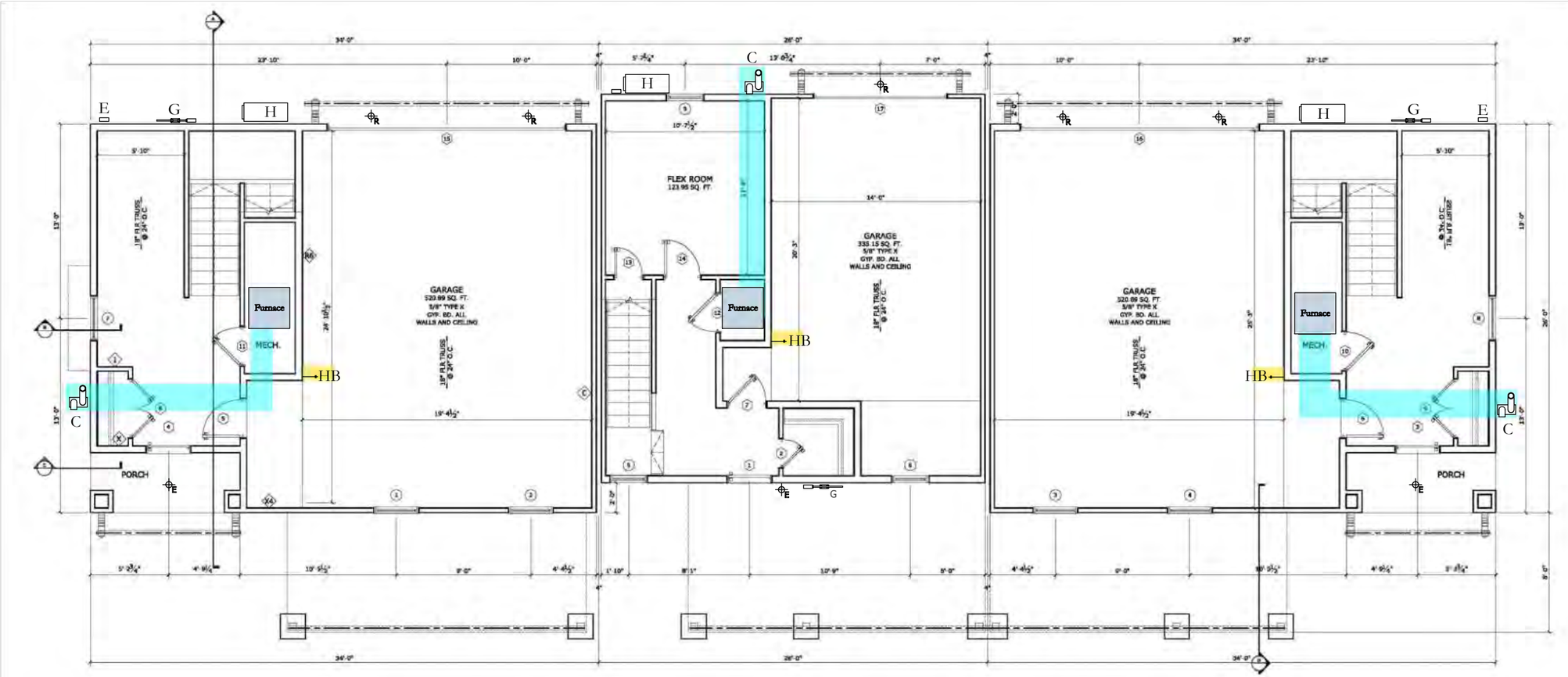
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 5 Venting

Concept Plans

Scale: 1/8" = 1'



LOWER LEVEL PLAN

SCALE: 3/16" = 1'-0"

Witt Construction

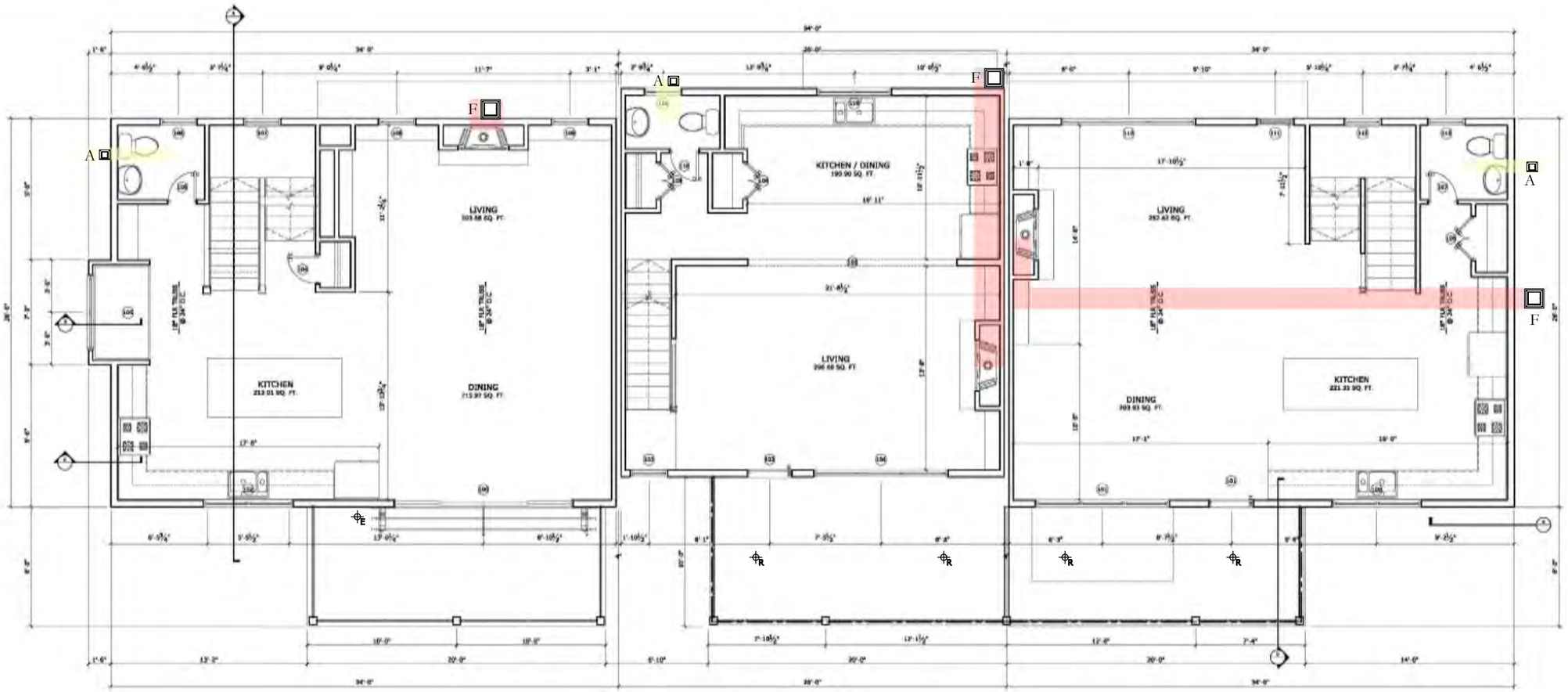
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 5 Venting

Concept Plans

Scale: 1/8" = 1'



FIRST FLOOR PLAN

Witt Construction

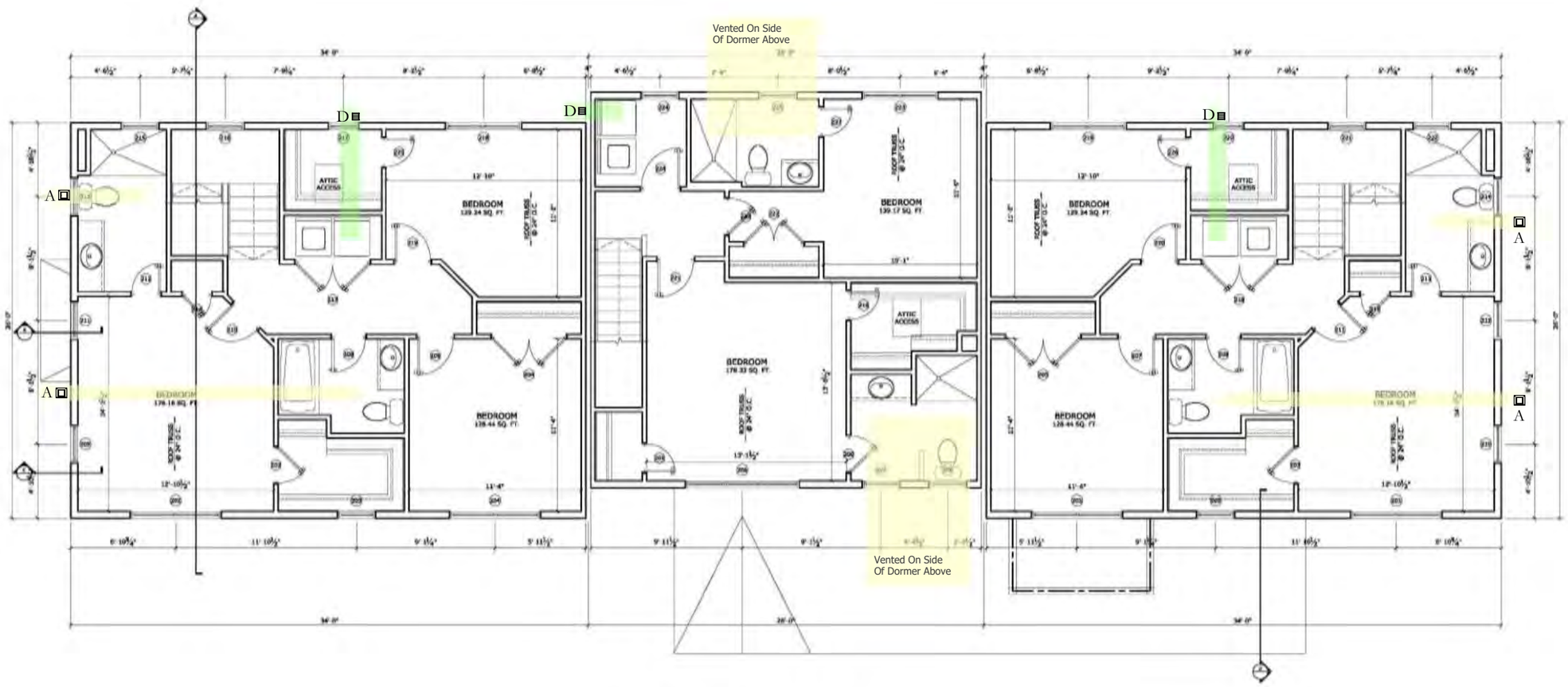
563 N Broadway Saratoga Springs, NY 12866

August 23, 2016

EP Building 5 Venting

Concept Plans

Scale: 1/8" = 1'



SECOND FLOOR PLAN

Witt Construction

563 N Broadway Saratoga Springs, NY 12866

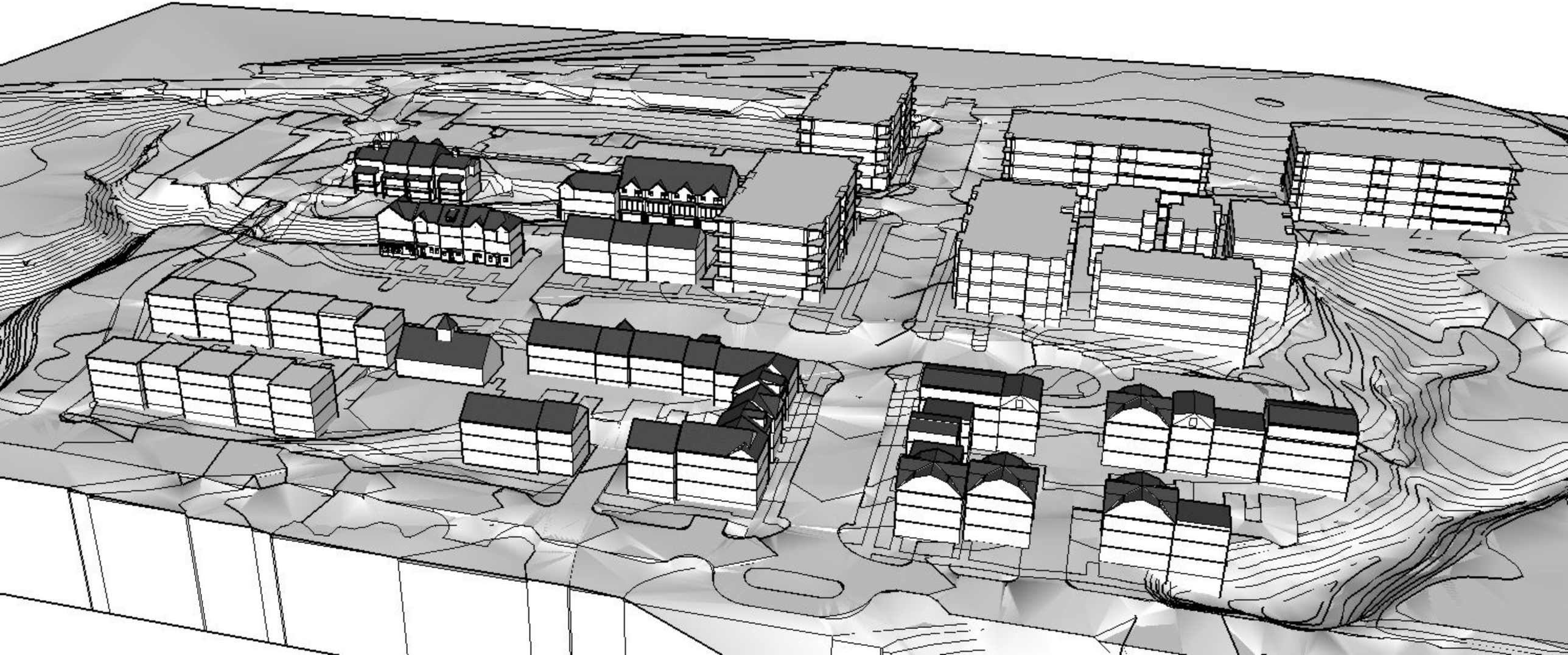
August 23, 2016

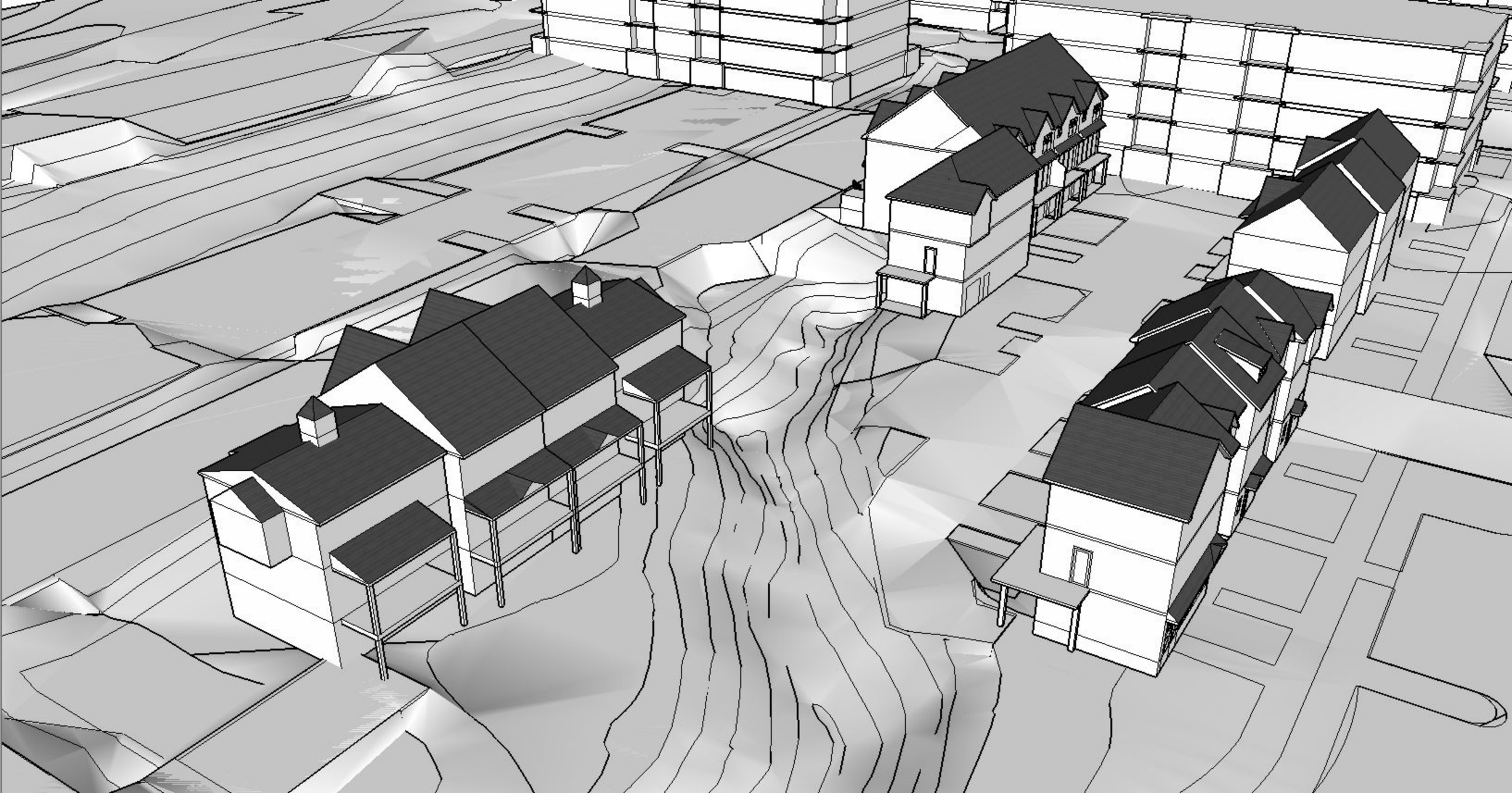
EP Building 5 Venting

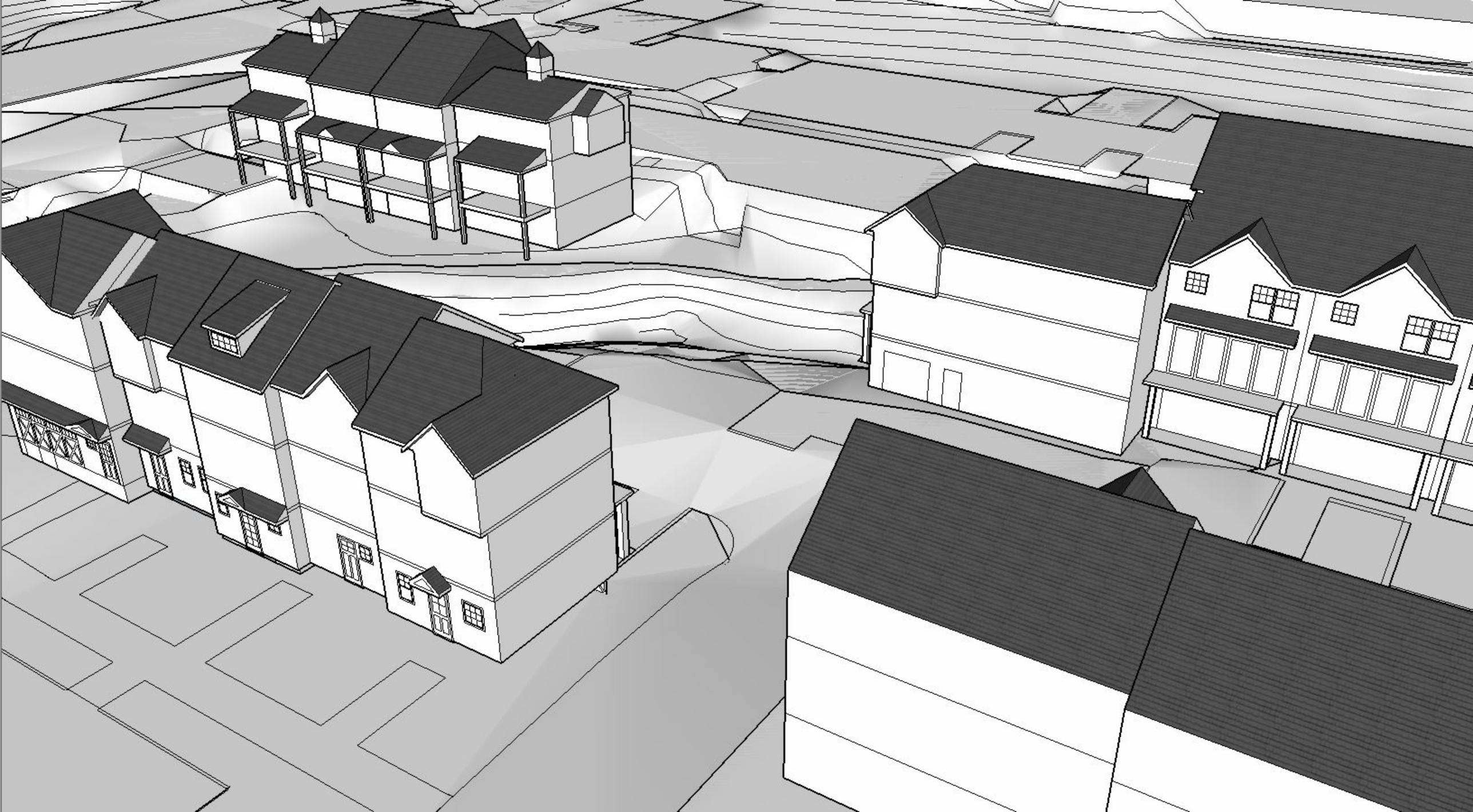
Concept Plans

Scale: 1/8" = 1'

STUDY AERIAL
OF PHASE 1&2
EXCELSIOR PARK,
SARATOGA SPRINGS, NY
WITT CONSTRUCTION DEV.
AUGUST 28, 2015







EXISTING VIEW LOOKING WEST

PROPOSED VIEW LOOKING WEST

EXISTING VIEW LOOKING NORTH

PROPOSED VIEW LOOKING NORTH

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EXCELSIOR AVE MASSING STUDIES

BTA PROJECT NO: 1403 05.12.2016

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

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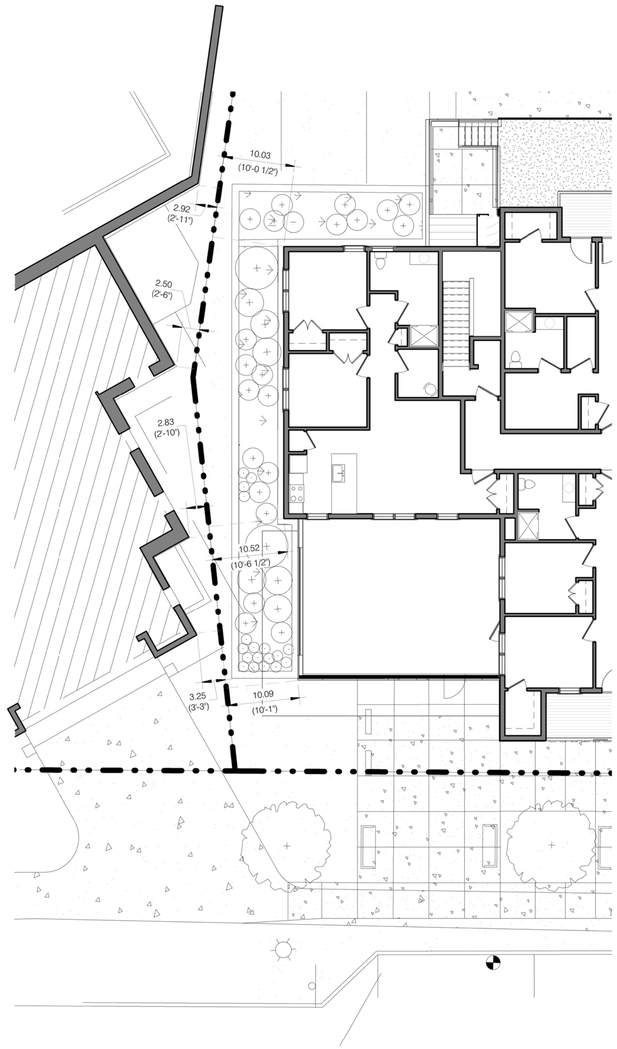
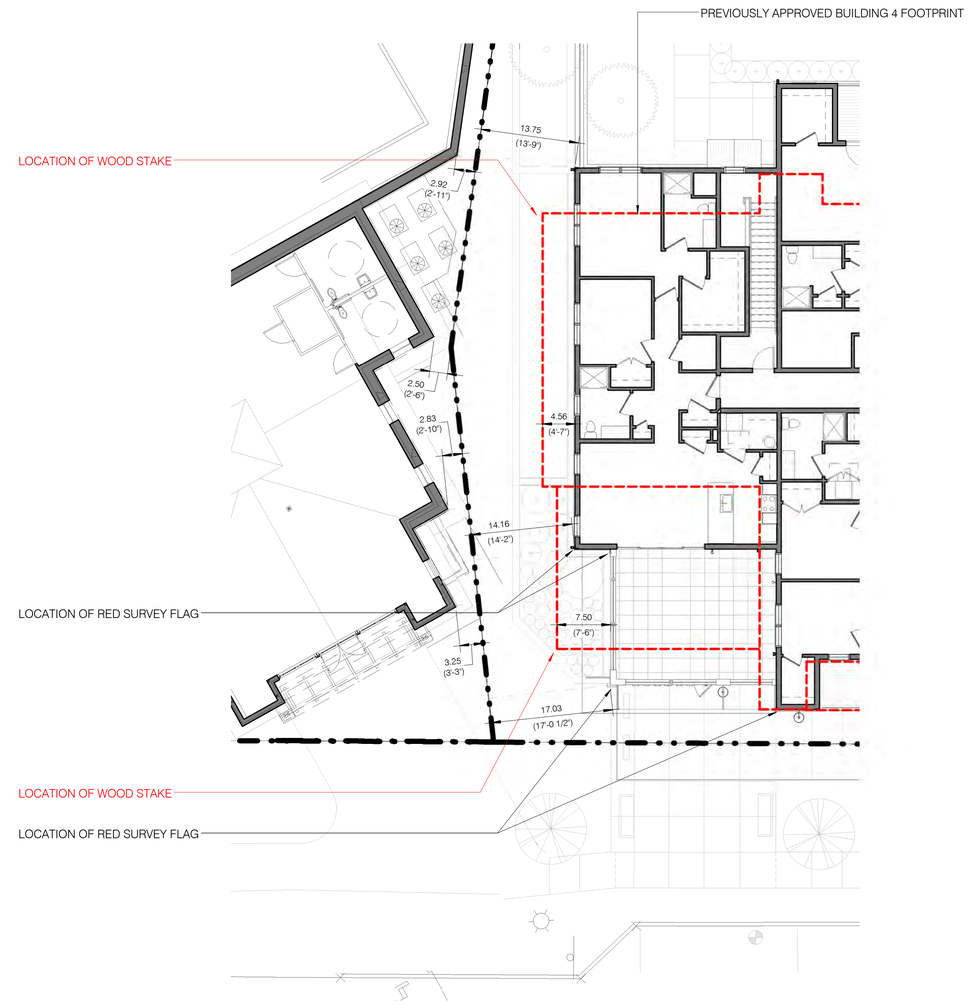
EXCELSIOR AVE - STREETSCAPE

BTA PROJECT NO: 1403 05.12.2016

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



ORIGINAL FOOTPRINT
(APPROVED FOR MASS & SCALE ON 11/04/2015)



PROPOSED FOOTPRINT

the LA group
Landscape Architecture and Engineering, P.C.

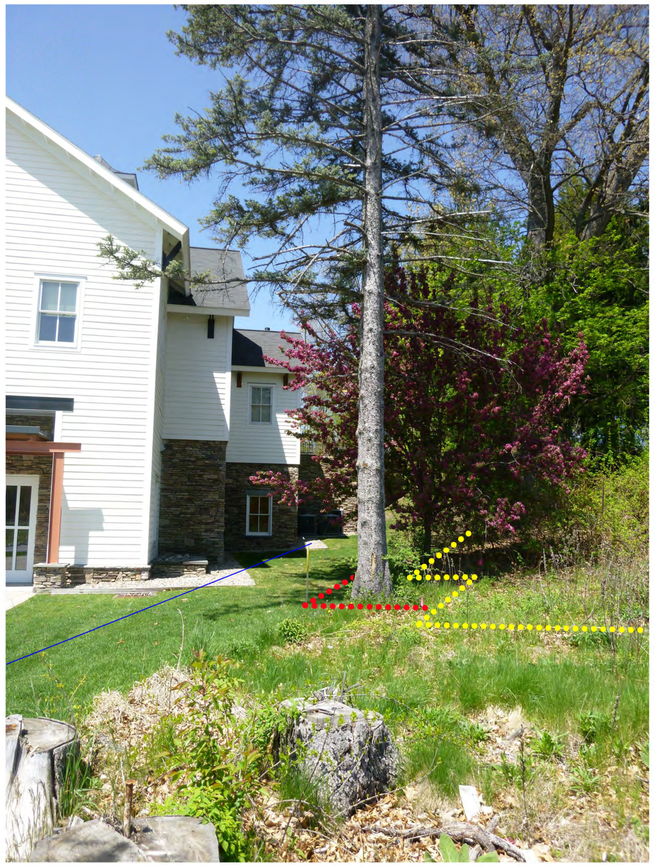
balzer + tuck architecture

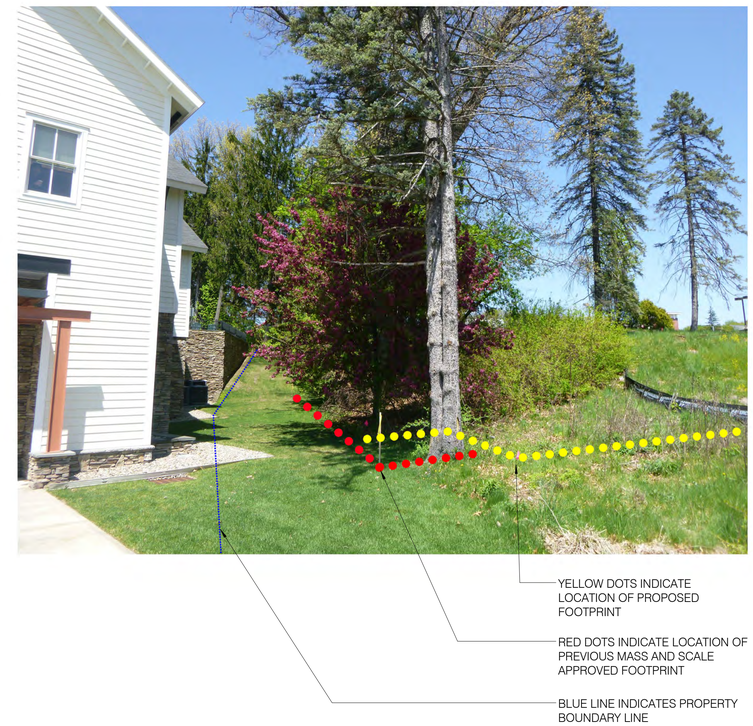
EXCELSIOR AVE - BUILDING 4 FOOTPRINT STUDY

BTA PROJECT NO: 1403 05.12.2016

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

0' 10'





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BUILDING FOOTPRINT DIAGRAMS

BTA PROJECT NO: 1403 05.12.2016

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

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

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

EXTERIOR ELEVATIONS: GENERAL NOTES

GENERAL

1. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND DETAILS. WHERE NO SPECIFIC DETAIL IS SHOWN WITHIN THESE DRAWINGS, PROVIDE MANUFACTURER'S STANDARD DETAIL, INCLUDING ALL ACCESSORIES.
2. ALL REGLETS, DRIP EDGES, AND SIDING TRIM ACCESSORIES SHALL BE COLOR MATCHED TO THE ADJACENT SIDING / TRIM.

ACCESSORIES

- **DRIP EDGES** SHALL BE PROVIDED AT ALL HORIZONTAL MATERIAL TRANSITIONS, INCLUDING BUT NOT LIMITED TO WINDOW AND DOOR HEADS, INTERMEDIATE TRIM BANDS, AND STONE CAPS. DRIP EDGES SHALL PROJECT 1/4" MIN FROM FACE OF THE MATERIAL OVER WHICH IT IS INSTALLED AND SHALL BE FINISHED TO MATCH THAT ADJACENT MATERIAL. ALL LENGTHS SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. WHERE THE OVERALL LENGTH IS GREATER THAN CAN BE COVERED BY A SINGLE PIECE, ALL SEAMS SHALL BE OVERLAPPED 1" MIN, SEALED, AND FASTENED TOGETHER.
- **GUTTERS AND LEADERS** SHALL BE PROVIDED AT EACH ROOF EAVE ABOVE WALKING SURFACE AND/ OR BALCONY. ALL EAVE MOUNTED GUTTERS SHALL BE SECURELY FASTENED TO THE ROOF DECK AND OVERLAPPED WITH THE ROOFING SYSTEM COMPONENTS. LEADERS SHALL BE LOCATED AT INSIDE CORNERS WHEREVER POSSIBLE, AND SHALL CONNECT TO SUB-SURFACE DRAINS. ALL GUTTERS AND LEADERS SHALL BE PRE-FORMED ALUMINUM, FINISHED TO MATCH THE ADJACENT SURFACE. PROVIDE SPLASH-GUARD AT ALL INSIDE CORNERS.
- **SNOW PROTECTION** SHALL BE PROVIDED AT ALL ROOF EAVES LOCATED ABOVE A WALKING SURFACE AND/ OR BALCONY. SNOW PROTECTION SHALL BE IN THE FORM OF PIPE-STYLE SNOW GUARDS COLOR MATCHED TO THE ROOF.
- **VENT PENETRATIONS,** AS REQUIRED BY MECHANICAL AND PLUMBING SYSTEMS, SHALL BE LOCATED IN COMPLIANCE WITH ALL NYS CODES. VENTS SHALL BE PROTECTED FROM PEST AND BIRD INFESTATION BY LOUVERS AND/OR SCREENS AS APPROPRIATE. ALL VENTS SHALL BE FINISHED TO MATCH THE ADJACENT MATERIAL OR SHALL BE OF AN "ARCHITECTURAL" GRADE. ALL ROOF VENTS SHALL BE LOCATED WITHIN THE MECHANICAL "BATHTUB" AREA. ALL WALL VENTS SHALL BE LOCATED AT CONCEALED BALCONY LOCATIONS TO THE GREATEST EXTENT POSSIBLE.
- **BUILDING LIGHTING** SHALL BE PROVIDED AT EACH BUILDING FACADE. ALL BUILDING LIGHTING SHALL BE ON A PHOTOCELL SENSOR WITH TIMECLOCK BACKUP.

EXTERIOR LIGHTING: BASIS OF DESIGN FIXTURE LEGEND

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

REGISTERED ARCHITECT MICHAEL JAMES TUCK 030888-1 STATE OF NEW YORK

USE OF ARCHITECTS DOCUMENTS:

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bt | a

balzer + tuck
architecture

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p 518.580.8818 - f 518.580.8824

DEVELOPER :

BEECHWOOD PRIME 2
621 COLUMBIA STREET
COHOES, NY 12047
518.785.9000

Consultant Logo

SITE / CIVIL ENGINEER :

THE LA GROUP
40 LONG ALLEY
SARATOGA SPRINGS, NY 12866
518.587.8100

STRUCTURAL ENGINEER :

ARTISAN ENGINEERING
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CHARLOTTE, VT 05445
802.425.4350

M/E/P/FP ENGINEER :

FUSION SYSTEMS ENGINEERING
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CLIFTON PARK, NY 12065
518.621.0533

77 EXCELSIOR AVE | BUILDING 4

EXCELSIOR AVENUE SARATOGA SPRINGS NEW YORK

No.	Description	Date
1	Revision 1	Date 1

PROGRESS:

SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS

Project Number	1403
Drawn by	DPM
Checked by	MJT
Date	07.01.2016

EXTERIOR ELEVATIONS

A201

7/14/2016 10:29:52 AM

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

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

EXTERIOR ELEVATIONS: GENERAL NOTES

GENERAL

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EXTERIOR ELEVATIONS: EXTERIOR LIGHTING

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

REGISTERED ARCHITECT MICHAEL JAMES TUCK 930888-1 STATE OF NEW YORK

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architecture

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DEVELOPER :

BEECHWOOD PRIME 2
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COHOES, NY 12047
518.785.9000

Consultant Logo

SITE / CIVIL ENGINEER :

THE LA GROUP
40 LONG ALLEY
SARATOGA SPRINGS, NY 12866
518.587.8100

STRUCTURAL ENGINEER :

ARTISAN ENGINEERING
823 FERRY ROAD, SUITE 201
CHARLOTTE, VT 05445
802.425.4350

M/E/P/FP ENGINEER :

FUSION SYSTEMS ENGINEERING
634 PLANK ROAD, STE. 203B
CLIFTON PARK, NY 12065
518.621.0533

77 EXCELSIOR AVE | BUILDING 5

EXCELSIOR AVENUE SARATOGA SPRINGS NEW YORK

No.	Description	Date

PROGRESS

SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS

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

EXTERIOR ELEVATIONS

A201

7/14/2016 11:44:51 AM

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

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

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518.621.0533

77 EXCELSIOR AVE | BUILDING 5

EXCELSIOR AVENUE SARATOGA SPRINGS NEW YORK

No.	Description	Date

PROGRESS:

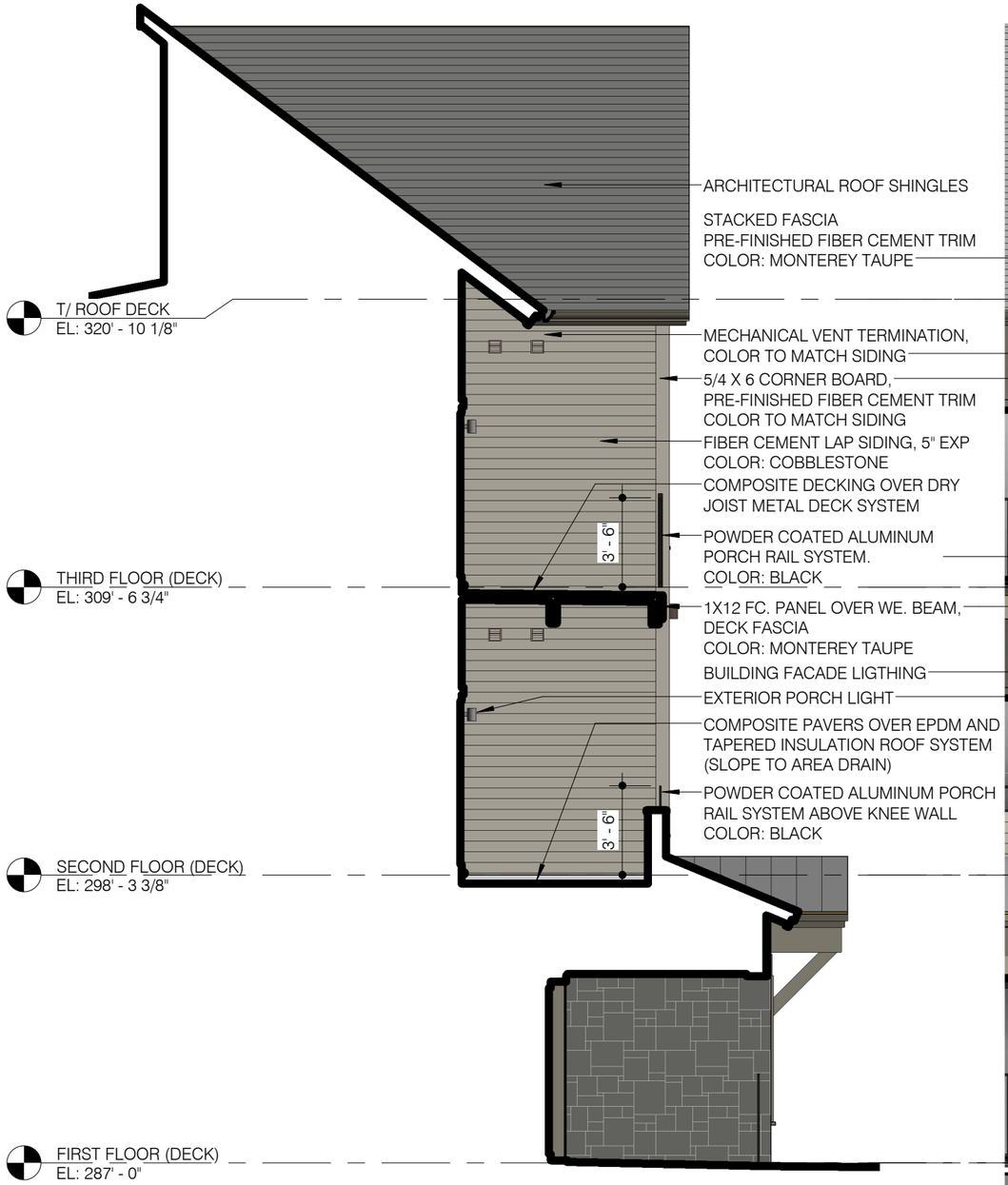
SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS

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

EXTERIOR ELEVATIONS

A202

7/14/2016 11:45:40 AM



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NORTH ENTRY GABLE ELEVATION

BTA PROJECT NO: 1403 07.19.2016

77 EXCELSIOR AVE | BUILDING 5

SARATOGA SPRINGS, NEW YORK

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POOL TERRACE ENTRY ELEVATION

BTA PROJECT NO: 1403 07.19.2016

77 EXCELSIOR AVE | BUILDING 5

SARATOGA SPRINGS, NEW YORK

3.4 FASTENING REQUIREMENTS

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

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

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

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

Concrete Masonry Units (CMU):
Wood or steel furring must be used over CMU such that the furring transfers the wind loads and other necessary forces back to the structure.

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

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

Corrosion-resistant fasteners must be used. The following are recommended:
- Galvanized, preferably hot-dipped in the case of nails
- Stainless steel, especially for installation near the ocean or other large bodies of water or in very humid climates

The following are not recommended:
- Electro-galvanized, since premature corrosion may occur

DO NOT USE:
- Clipped-head nails
- Staples
- Aluminum fasteners of any kind

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

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

PROPOSED VIEW LOOKING NORTH

the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

EXCELSIOR AVE MASSING STUDIES

BTA PROJECT NO: 1403 05.17.2016

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

PROPOSED VIEW LOOKING WEST

the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

EXCELSIOR AVE MASSING STUDIES

BTA PROJECT NO: 1403 05.17.2016

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

77 Excelsior Avenue

Saratoga Springs, New York

Owner / Applicant:

Beechwood Prime 2
621 Columbia Street, Cohoes, NY 12047

Architect / Agent :

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

February 17, 2016

Prepared by:

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

77 Excelsior Avenue – Phase II

Saratoga Springs, New York

Design Review Commission
Request For Mass and Scale Approval

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2-6	Architectural Review Application

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PRODUCT INFORMATION

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

Prepared by: balzer + tuck | architecture . pllc, agent

77 Excelsior Avenue – Phase II

Saratoga Springs, New York

Design Review Commission
Request For Mass and Scale Approval

Project Information Sheet

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

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

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

Project Address: 77 Excelsior Avenue
Saratoga Springs, NY 12866

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

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

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

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

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

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

CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
TEL: 518-587-3550 x.515 FAX: 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

Office use only

Date Rec'd: _____

Application #: _____

Check #: _____

Amount: $_____

APPLICATION FOR:
ARCHITECTURAL / HISTORIC REVIEW

(Rev: 1/4/11)

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

Identify primary contact person: ☐ Applicant ☐ Owner ☒ Agent

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

Property Address (# & St.): 77 Excelsior Avenue Tax Parcel #: 166 . 5 - 5 - 4.1
(*for example: 165.52 – 4 – 37*)

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

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

Summary description of proposed action:

Request for Mass and Scale approval for a new, mixed use residential and commercial development at 77 Excelsior Avenue. This is for the final phase of the current / existing Fresh Market Development. Please refer to the enclosed memo for further project information.

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

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

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

A "complete" application consists of 1 original and 9 collated sets of application & other materials as required below:

New Construction / Additions

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

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

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

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

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

For any of above:

- ☐ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing & proposed construction: include property lines & dimensions, required & proposed setbacks & lotcoverage, 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.

14-16-4 (9/95) – Text 12

PROJECT I.D. NUMBER

617.20
Appendix C
State Environmental Quality Review

SEQR

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR
BALZER + TUCK ARCHITECTURE

2. PROJECT NAME
EXCELSIOR AVENUE MIXED USE DEVELOPMENT

3. PROJECT LOCATION
Municipality: SARATOGA SPRINGS County: SARATOGA

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map)
77 EXCELSIOR AVENUE, BETWEEN EAST AVENUE AND MARION AVENUE.

5. IS PROPOSED ACTION:
☑ New ☐ Expansion ☐ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:
MIXED USE DEVELOPMENT WITH UP TO 101 RESIDENTIAL APARTMENTS AND 5,000 SF COMMERCIAL SPACE

7. AMOUNT OF LAND AFFECTED:
Initially _____ acres Ultimately _____ acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER LAND USE RESTRICTIONS?
☒ Yes ☐ No If No, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☒ Residential ☒ Industrial ☒ Commercial ☐ Agriculture ☐ Park/Forest/Open Space ☐ Other
Describe:

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
☒ Yes ☐ No If Yes, list agency(s) name and permit/approvals
CITY OF SARATOGA SPRINGS PLANNING BOARD SITE PLAN & SPECIAL USE PERMIT

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
☐ Yes ☒ No If Yes, list agency name and permit/approval

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
☐ Yes ☒ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: MICHAEL J TUCK, AIA Date: 7/24/2015

Signature: [signature]

CONTINUED

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources, or community or neighborhood character? Explain briefly.

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long turn, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?
☐ Yes ☐ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly.

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

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

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

SEQR Environmental Assessment Form (attached)

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

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

Applicant / Owner Disclosure and Signature

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? ☐ No ☐ Yes - If yes, a statement disclosing the name, residence, nature, and extent of this interest must be filed with this application.

I, the undersigned, the owner, purchaser under contract, or lessee of the property, hereby request approval by the Design Review Commission for review approval relating to the above-identified property. I agree to meet all requirements under Article VII for Historic Review or Article VIII for Architectural Review of the Zoning Code of the City of Saratoga Springs.

Signature: _____ Date: _____

If applicant is lessee, owner must also sign.

Signature: _____ Date: _____

FOR OFFICE USE ONLY

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

Signature: _____ Date: _____

Additional Comments: _____

_____

_____

_____

_____

_____

_____

_____

_____

SEQR Environmental Assessment Form (attached)

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Signature: - Member Date: 2/17/16

If applicant is lessee, owner must also sign.

Signature: _____ Date: _____

FOR OFFICE USE ONLY

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

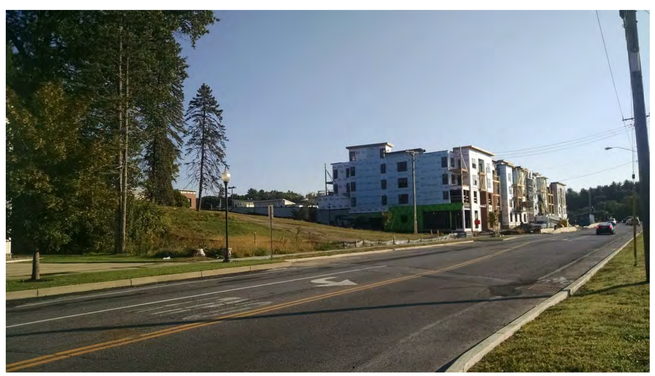
Signature: _____ Date: _____

Additional Comments: _____

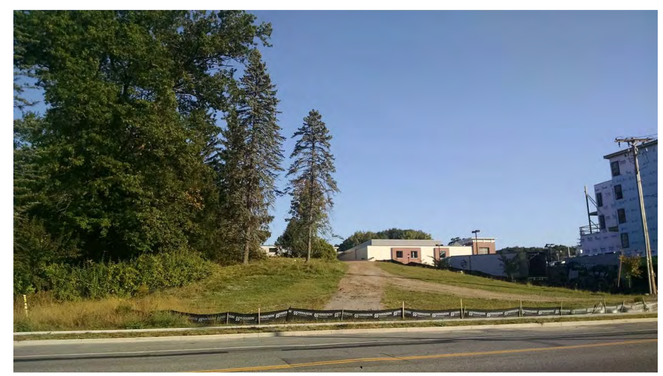
RTE 50 - LOOKING SOUTHWEST

RTE 50 - LOOKING SOUTH

ACCESS DRIVE - LOOKING NORTHWEST



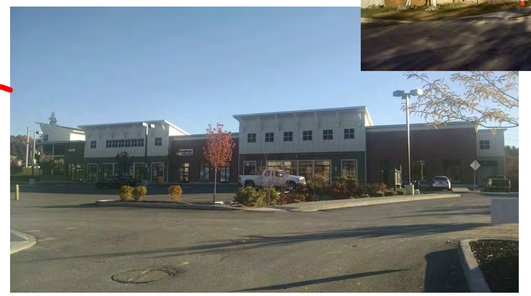
EXCELSIOR AVENUE - LOOKING EAST



EXCELSIOR AVENUE - LOOKING NORTH

EXCELSIOR AVENUE - LOOKING NORTHWEST

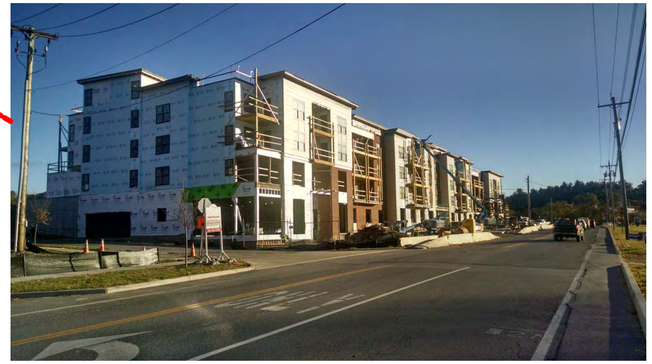
BUILDING 1: FRESH MARKET



BUILDING 2: RETAIL PLAZA

92 EAST AVENUE

SOUTH SIDE OF EXCELSIOR AVENUE



BUILDING 3: MIXED USE RESIDENTIAL

the LA group
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balzer + tuck architecture

SITE LOCATION AND CONTEXT

BTA PROJECT NO: 1403 02.17.2016

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

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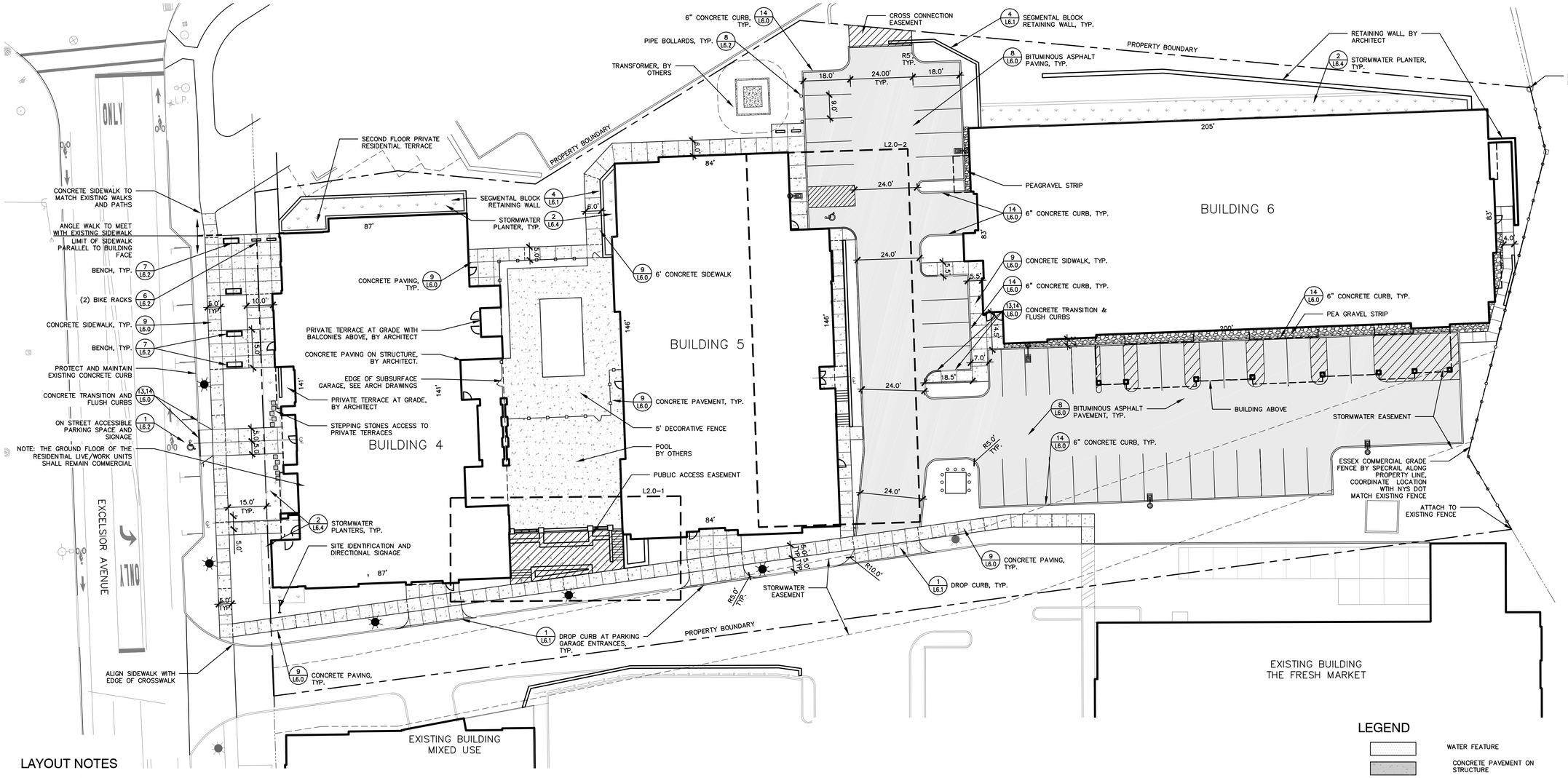
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

SITE DIAGRAM - PHASE II DEVELOPMENT

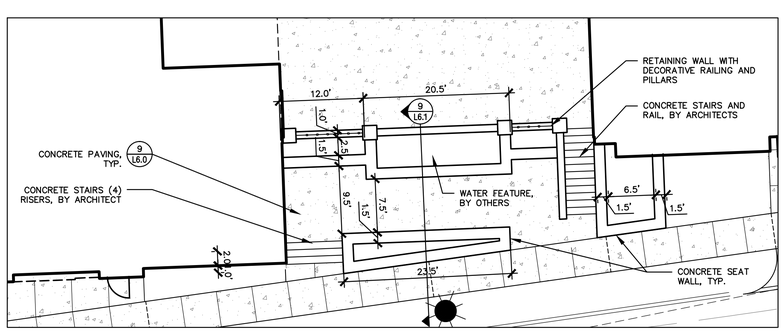
BTA PROJECT NO: 1403 02.17.2016

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



LAYOUT NOTES

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



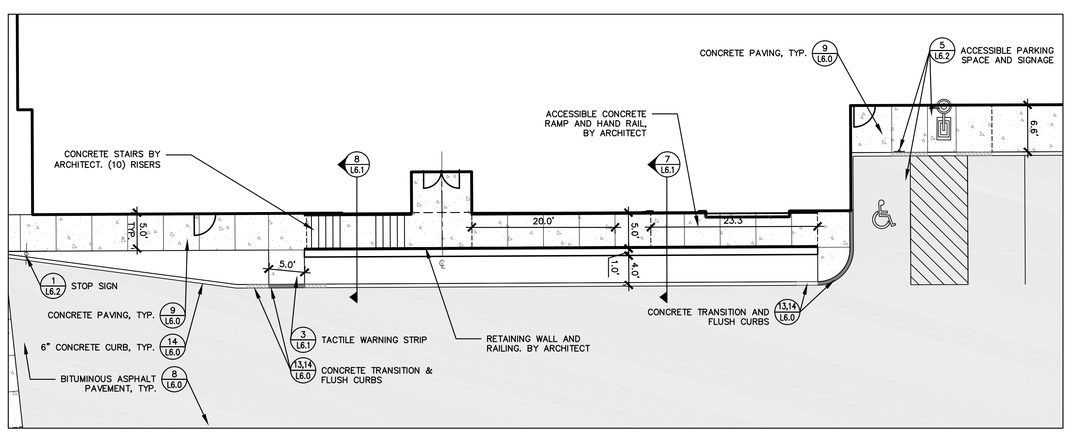
GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 feet

SCALE: NTS

1 PLAZA ENLARGEMENT



GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 feet

SCALE: NTS

2 STAIRS & RAMP ENLARGEMENT

LEGEND

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

Planning Board # 15.041

Approval

Approved under authority of a resolution adopted _____ by the Planning Board of the City of Saratoga Springs.

_____ Chairperson

Date Signed _____

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 feet

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.
40 Long Alley
Saratoga Springs
NY 12866
p 518-587-8100
f 518-587-0180
www.thelagroup.com

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Prepared for:

Prime Beechwood, LLC
621 Columbia Street
Cohoes, NY 12047

Project Title:

77 Excelsior Mixed Use Development
77 Excelsior Avenue
Saratoga Springs, New York

Project No.:			201391
Design:			DRC
Drawn:	KMK	Ch'k'd:	DRC
Date:	09/09/2015	Scale:	1"=20'

Rev:	Description:	Date:
1	Revised per TDE Comments	11/4/15

Drawing Title

Layout & Materials Plan

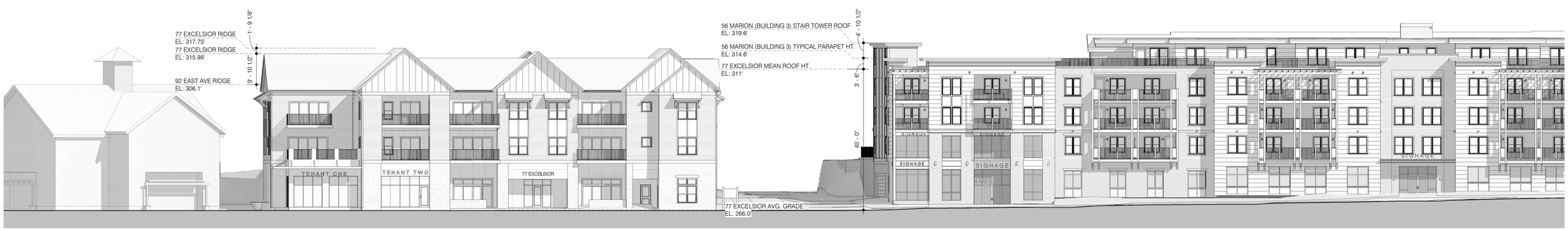
Drawing No.

L-2.0

Plotted By: KATELYN KOURY
Save Date: 2/19/2016 4:43 PM
File Name: G:\Proj\201391\Dwg_Plots\Site_Plans\201391C4D02_LAYOUT.dwg

1 VIEW FROM EXCELSIOR - LOOKING NORTHEAST

2 VIEW FROM EXCELSIOR - LOOKING NORTHWEST



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

the LA group
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balzer + tuck architecture

EXCELSIOR AVENUE MASSING STUDIES

BTA PROJECT NO: 1403 02.17.2016

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

3 VIEW FROM ACCESS ROAD - LOOKING NORTHWEST

2 VIEW FROM FRESH MARKET PARKING - LOOKING WEST

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

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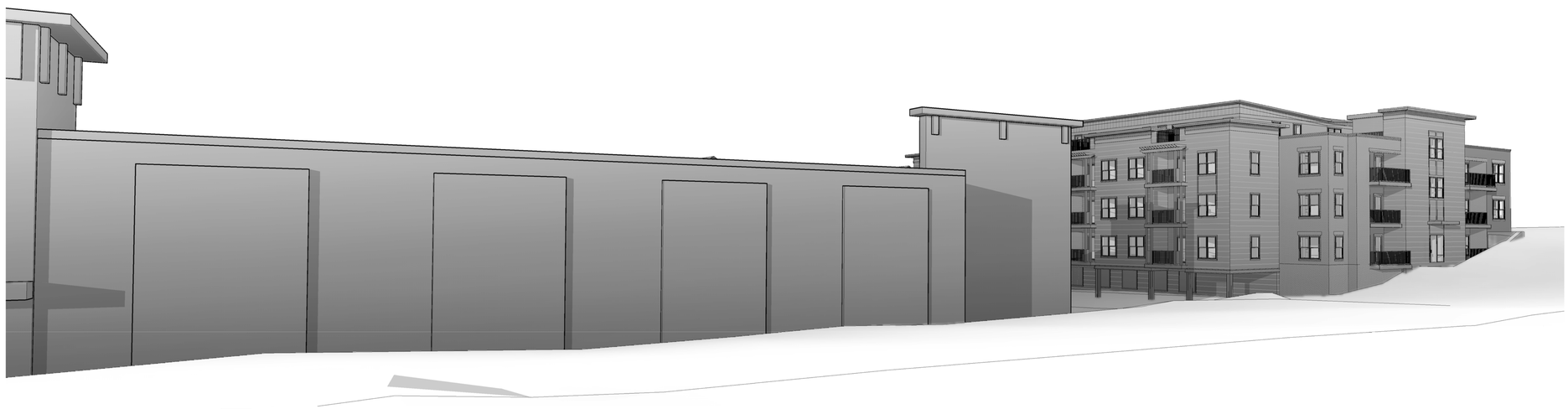
ACCESS ROAD MASSING DIAGRAMS

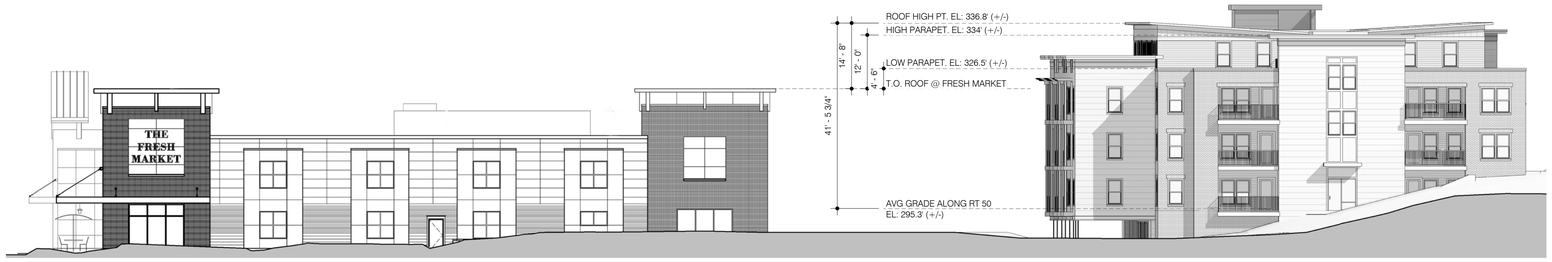
BTA PROJECT NO: 1403 02.17.2016

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

1 VIEW FROM RT 50 - LOOKING SOUTHEAST



2 VIEW FROM RT 50 - LOOKING SOUTHWEST



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

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RT 50 MASSING STUDIES

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

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BIRDS-EYE VIEW LOOKING NORTHWEST

BTA PROJECT NO: 1403 02.17.2016

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

PUBLIC PLAZA AT ACCESS DRIVE

POOL COURTYARD

POOL COURTYARD

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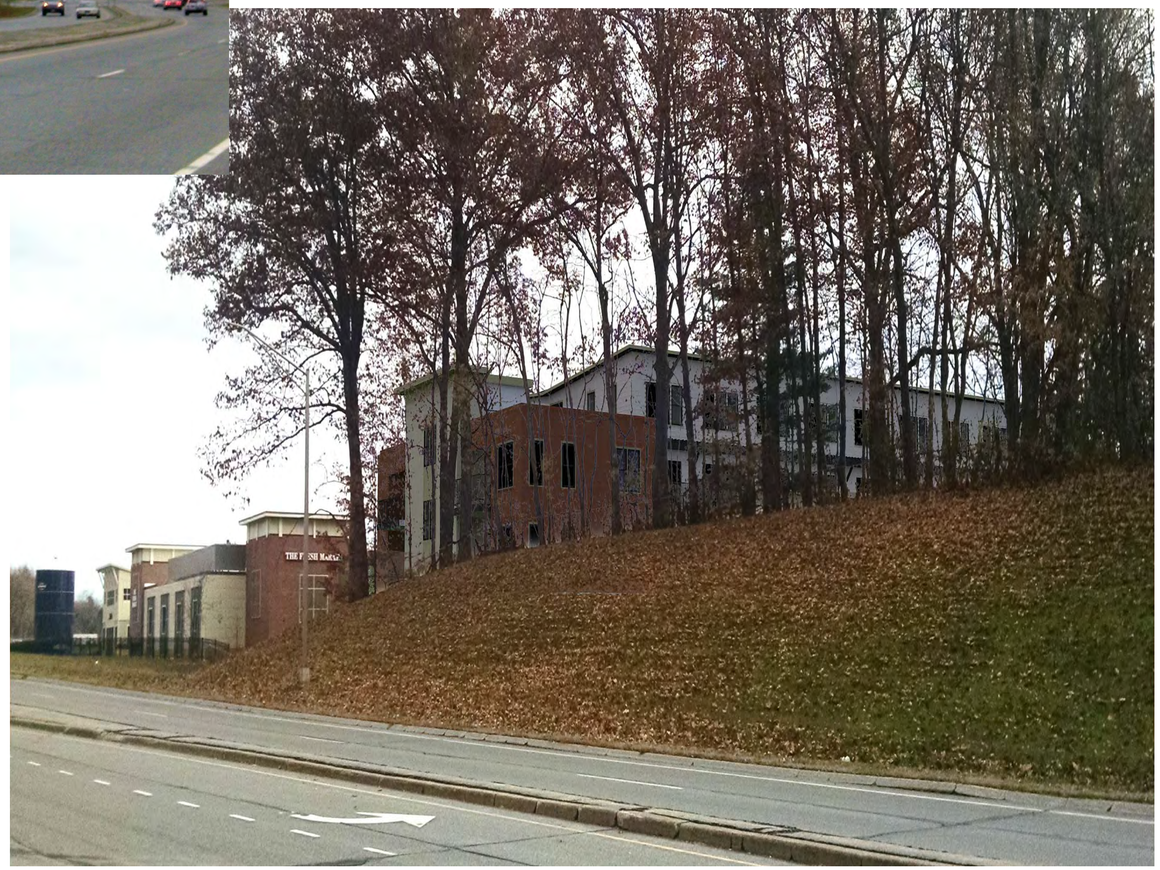
ACCESS DRIVE AND COURTYARD IMAGERY

BTA PROJECT NO: 1403 02.17.2016

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

BUILDING 6 FROM RT 50 WESTBOUND

BUILDING 6 FROM RT 50 EASTBOUND



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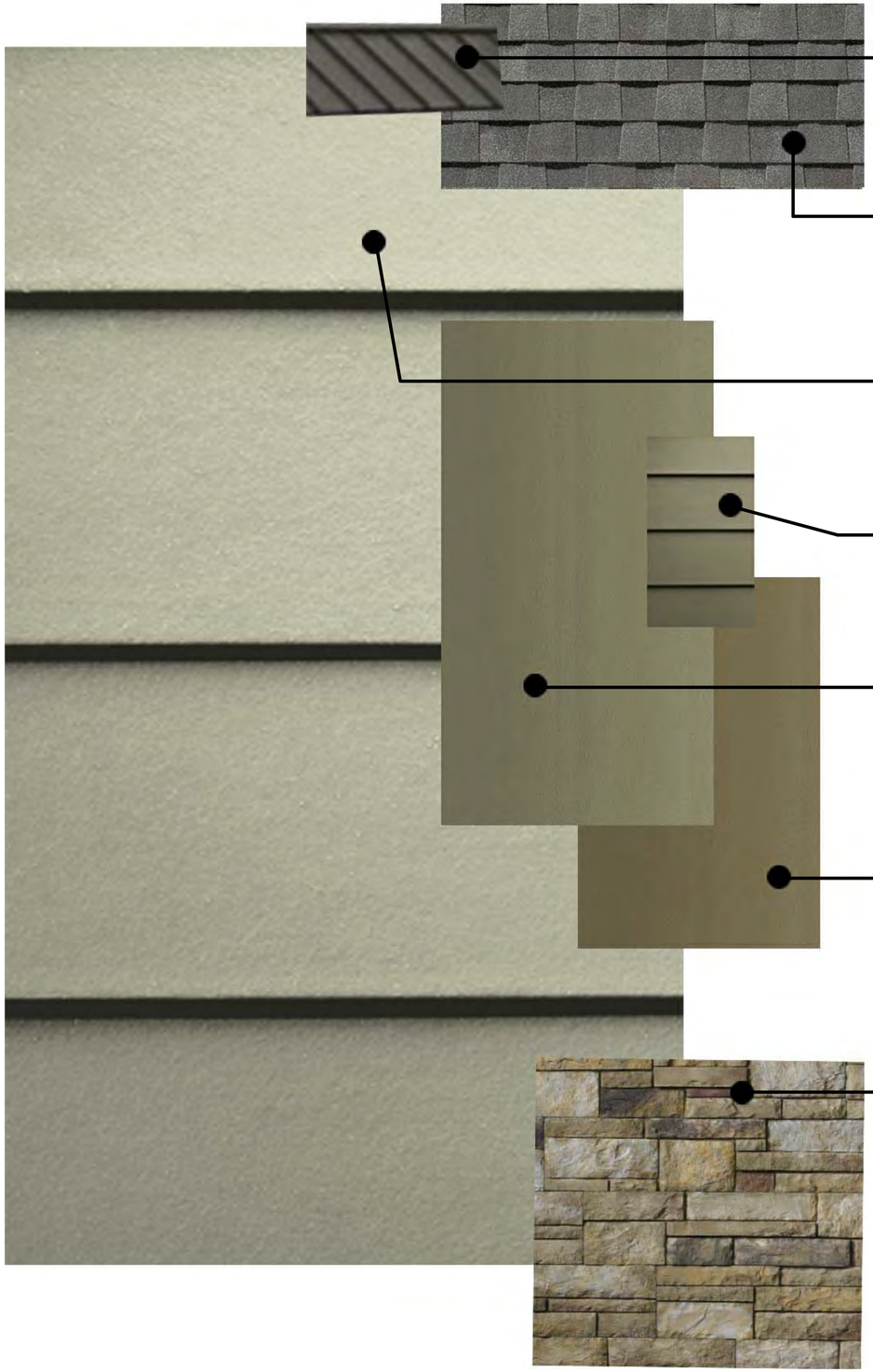
RT 50 / BUILDING 6 IMAGERY

BTA PROJECT NO: 1403 02.17.2016

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



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

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

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

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

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

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

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

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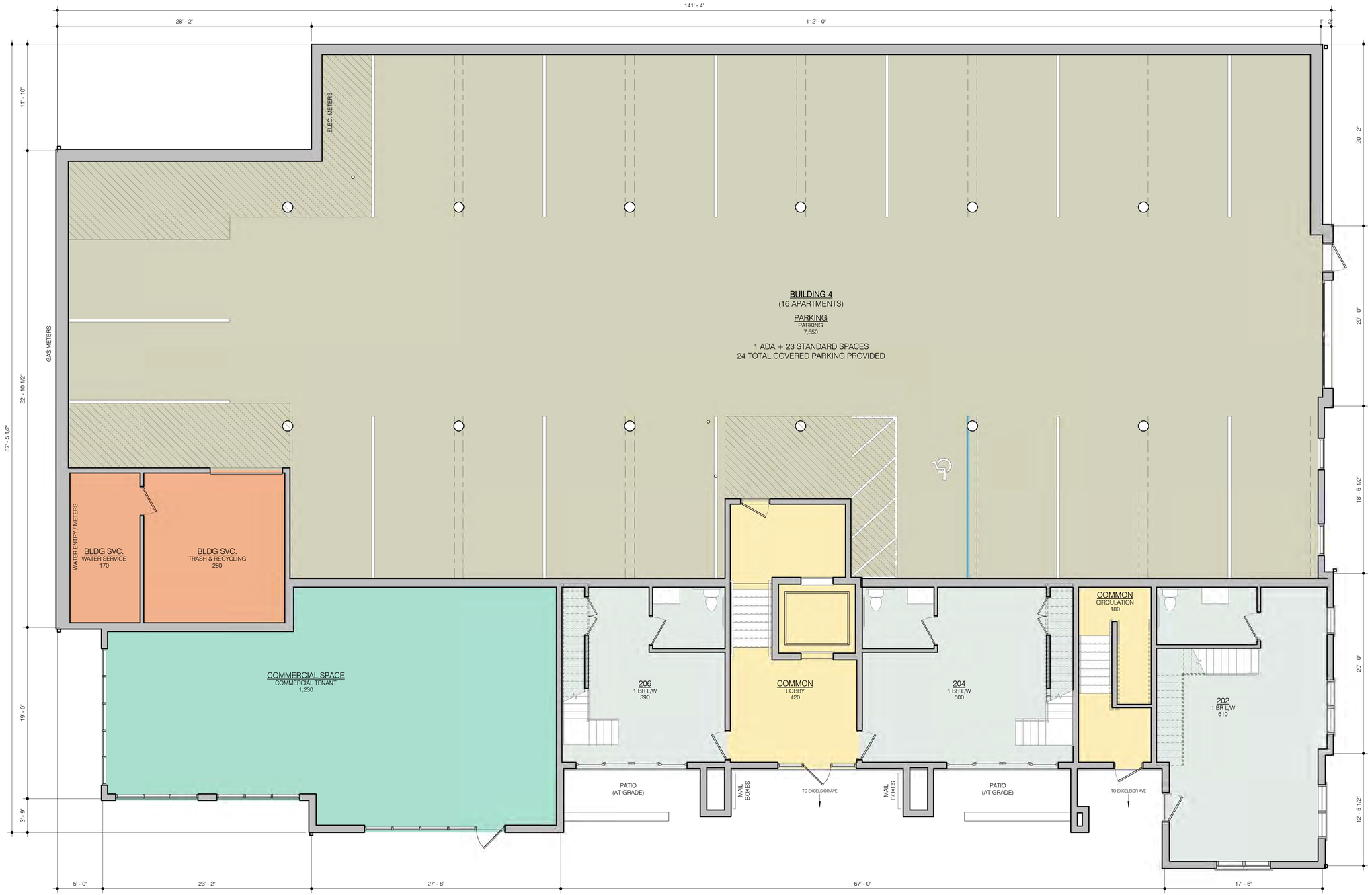
EXTERIOR MATERIAL PALETTE - BUILDINGS 4 & 5

BTA PROJECT NO: 1403 02.17.2016

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



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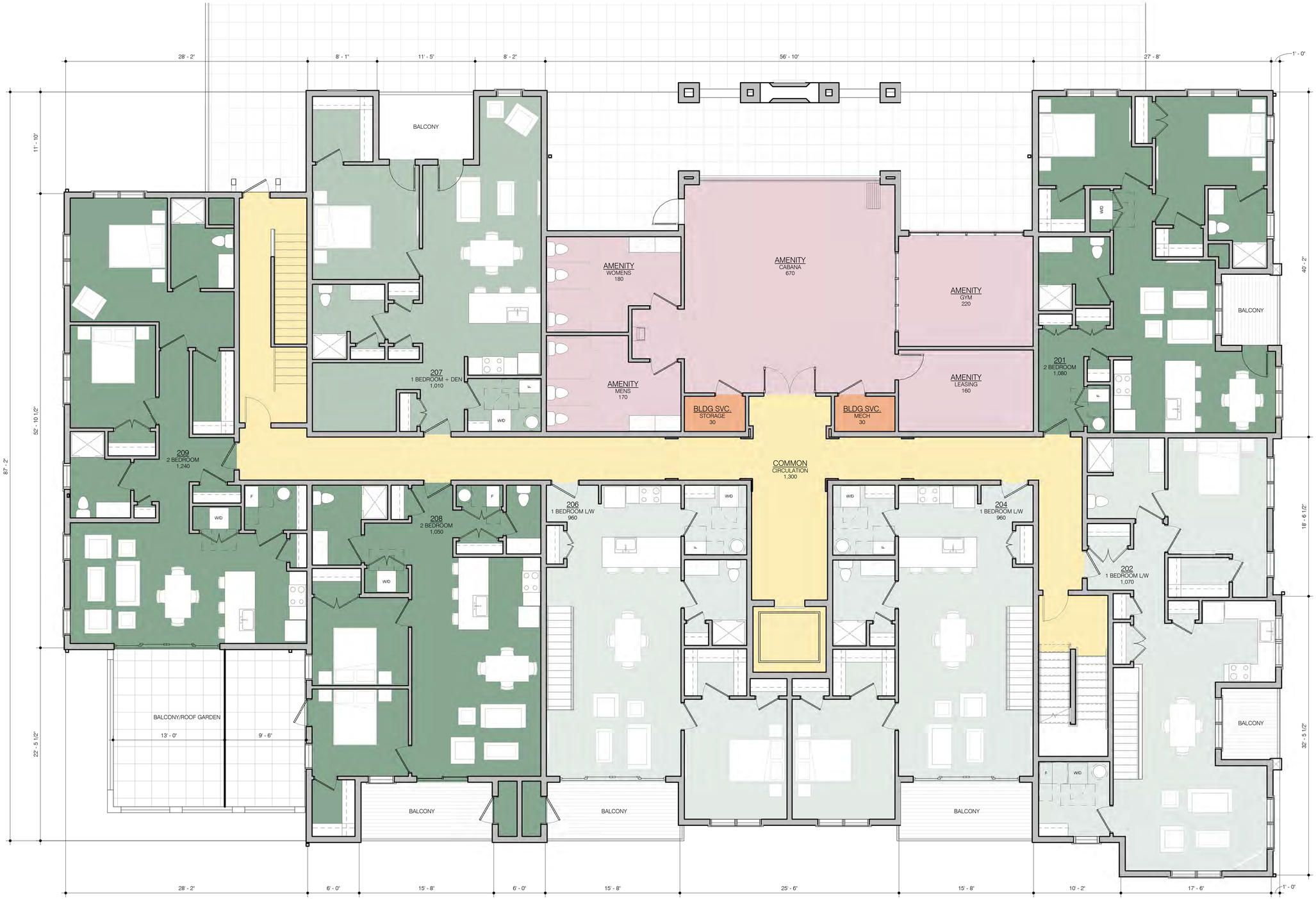
FIRST FLOOR PLAN - BUILDING 4

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'



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architecture

SECOND FLOOR PLAN - BUILDING 4

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

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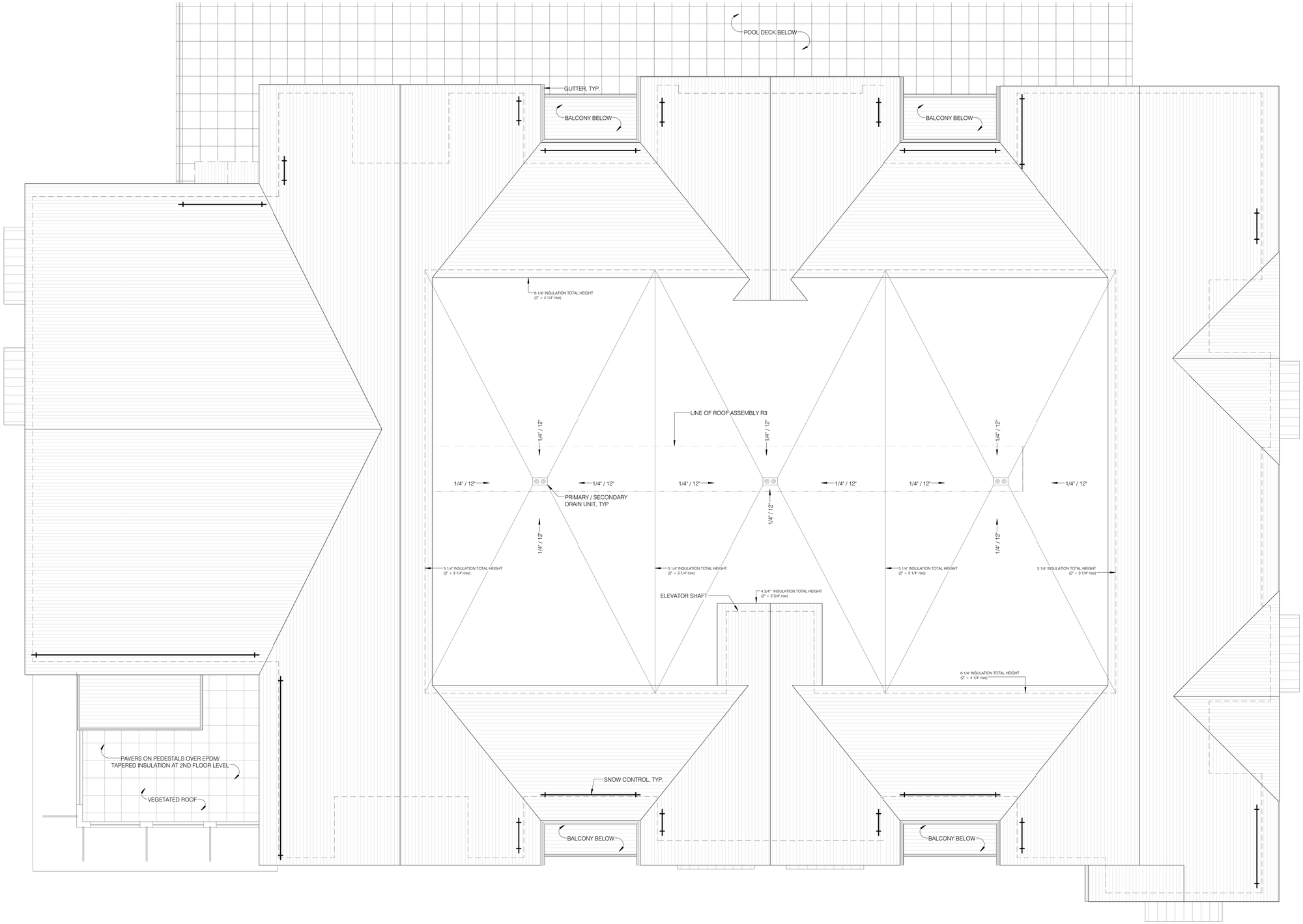
architecture

THIRD FLOOR PLAN - BUILDING 4

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'



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and Engineering, P.C.

balzer + tuck
architecture

ROOF PLAN - BUILDING 4

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

NORTH ELEVATION (POOL DECK)

SOUTH ELEVATION (EXCELSIOR AVENUE)

the LA group
Landscape Architecture
and Engineering, P.C.

balzer + tuck
architecture

EXTERIOR ELEVATIONS - BUILDING 4

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

EAST ELEVATION (ACCESS DRIVE)

WEST ELEVATION

the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

EXTERIOR ELEVATIONS - BUILDING 4

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

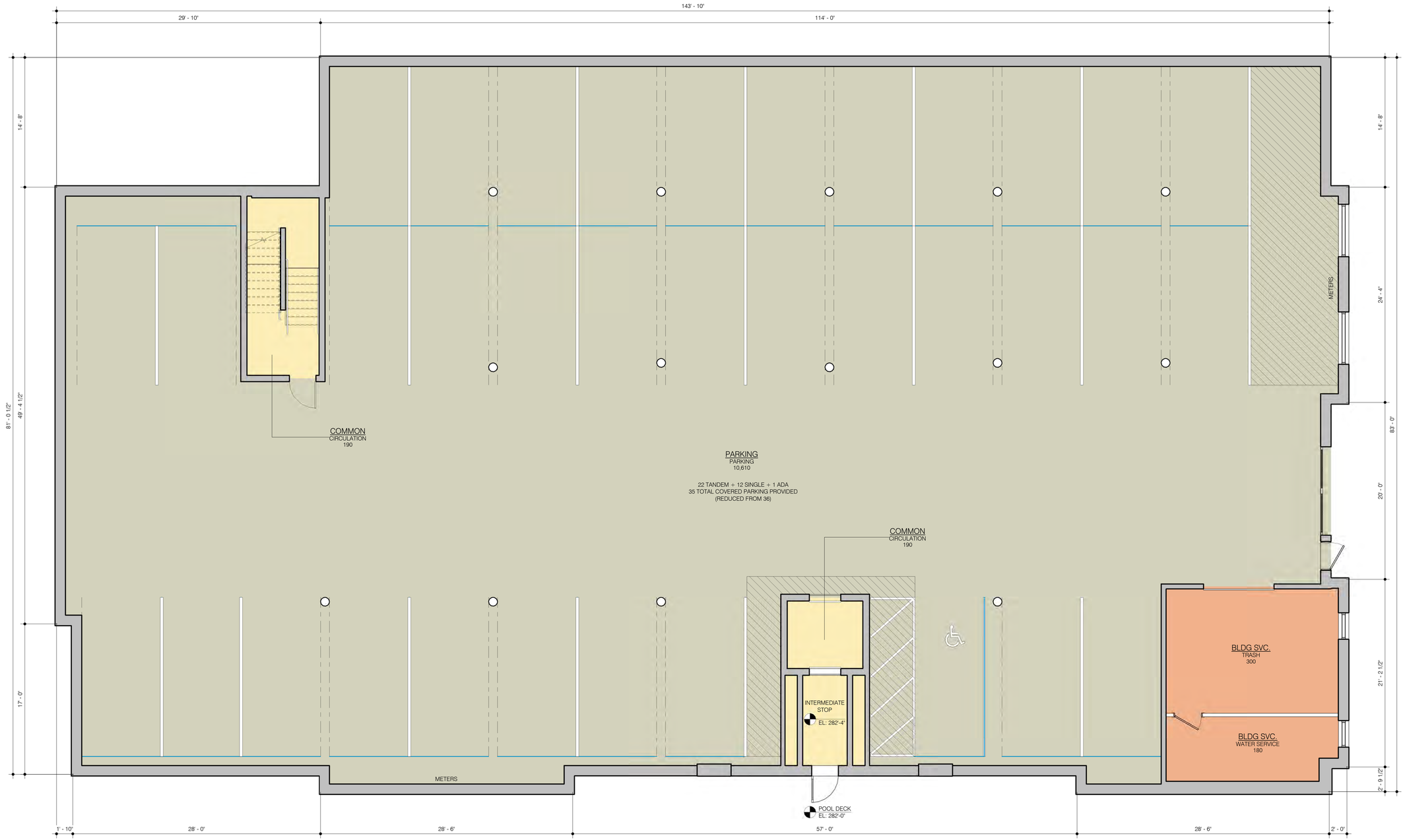
the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

3D PERSPECTIVE IMAGE - BUILDING 4

BTA PROJECT NO: 1403 02.17.2016

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



the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck
architecture

BASEMENT PLAN - BUILDING 5

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

the LA group
Landscape Architecture and Engineering, P.C.

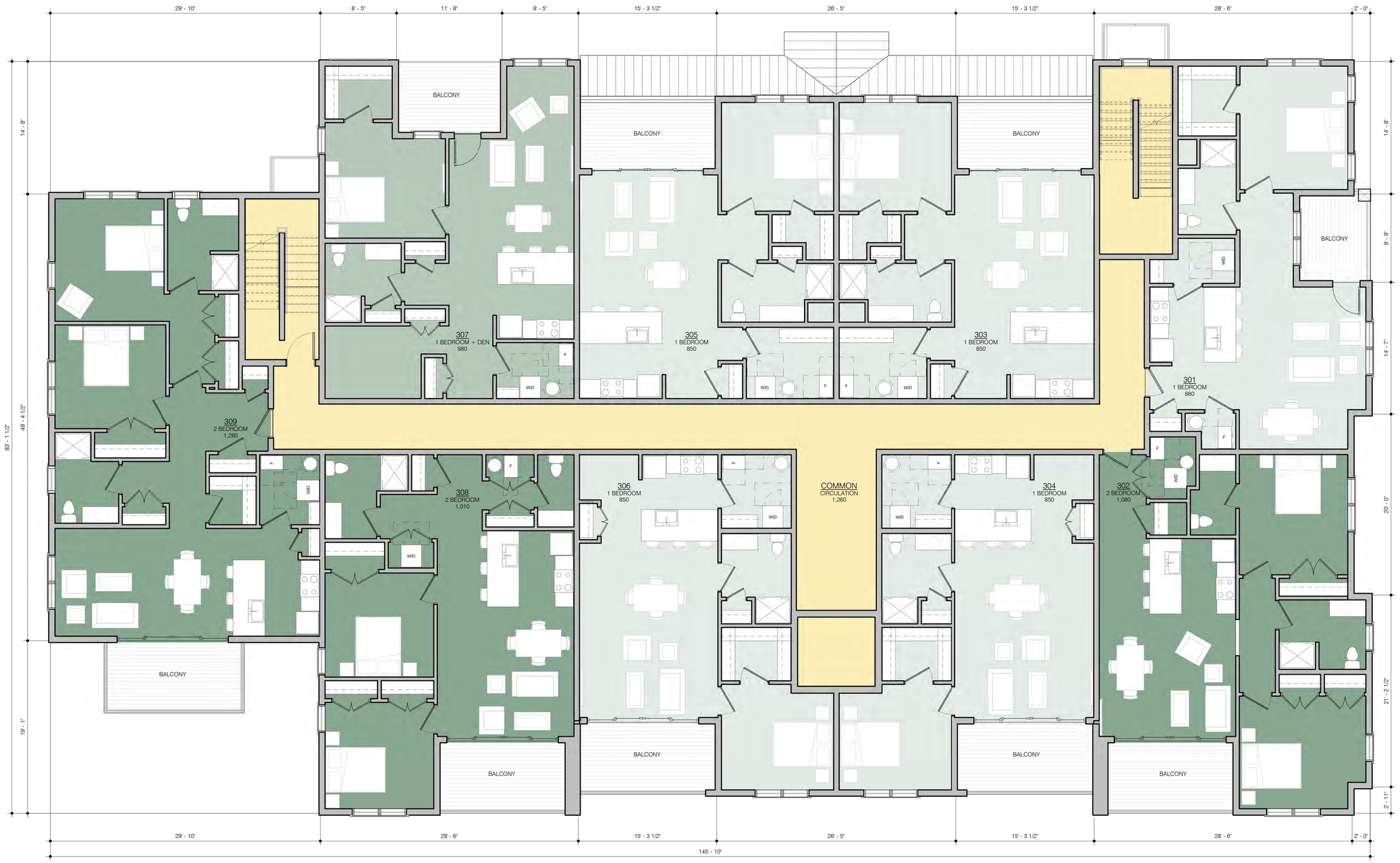
balzer + tuck architecture

FIRST FLOOR PLAN - BUILDING 5

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'



the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

SECOND FLOOR PLAN - BUILDING 5

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

the LA group
Landscape Architecture and Engineering, P.C.

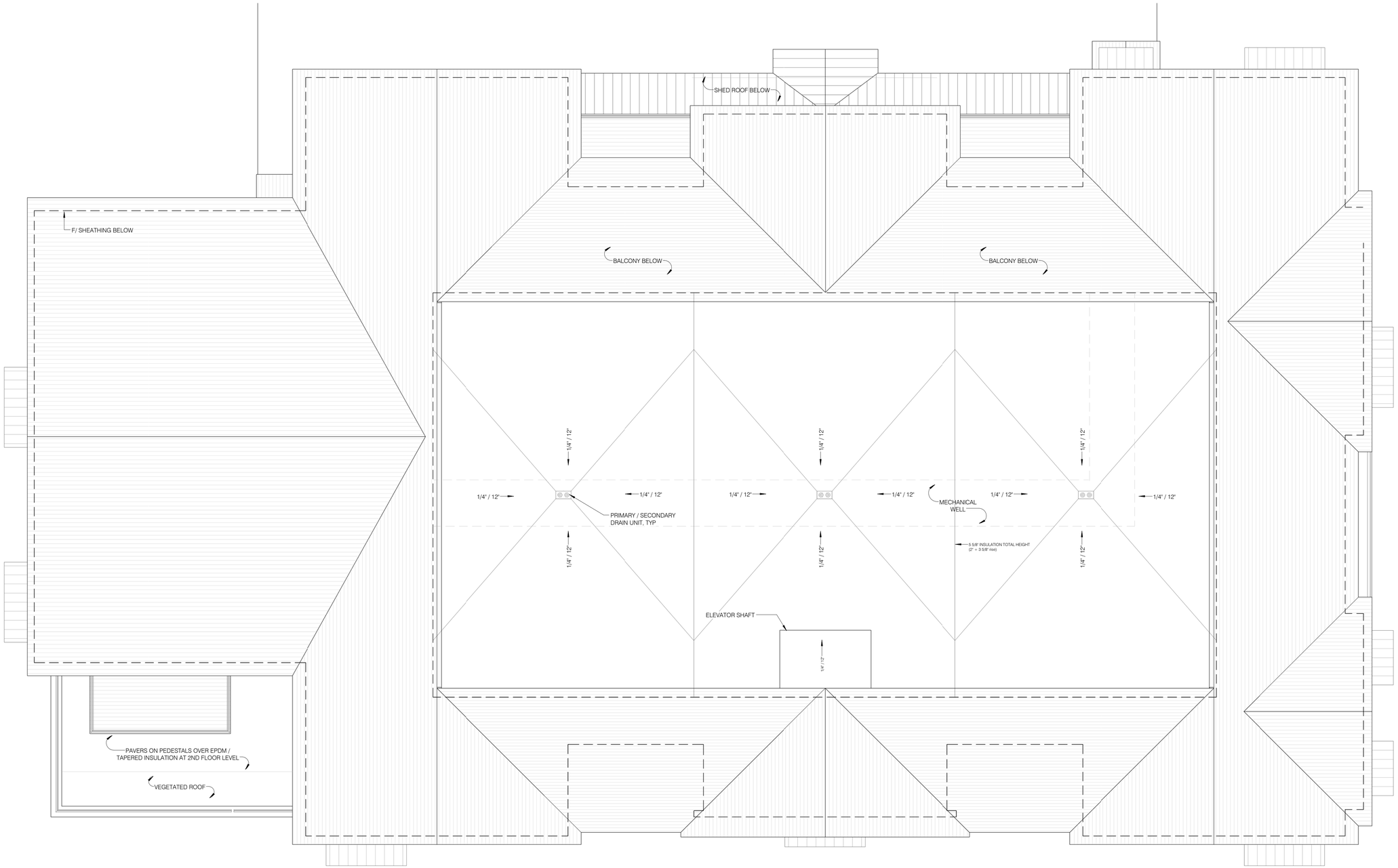
balzer + tuck
architecture

THIRD FLOOR PLAN - BUILDING 5

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'



the LA group
Landscape Architecture
and Engineering, P.C.

balzer + tuck
architecture

ROOF PLAN - BUILDING 5

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

NORTH ELEVATION (PARKING)

SOUTH ELEVATION (POOL TERRACE)

the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

EXTERIOR ELEVATIONS - BUILDING 5

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

EAST ELEVATION (ACCESS DRIVE)

WEST ELEVATION

the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

EXTERIOR ELEVATIONS - BUILDING 5

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

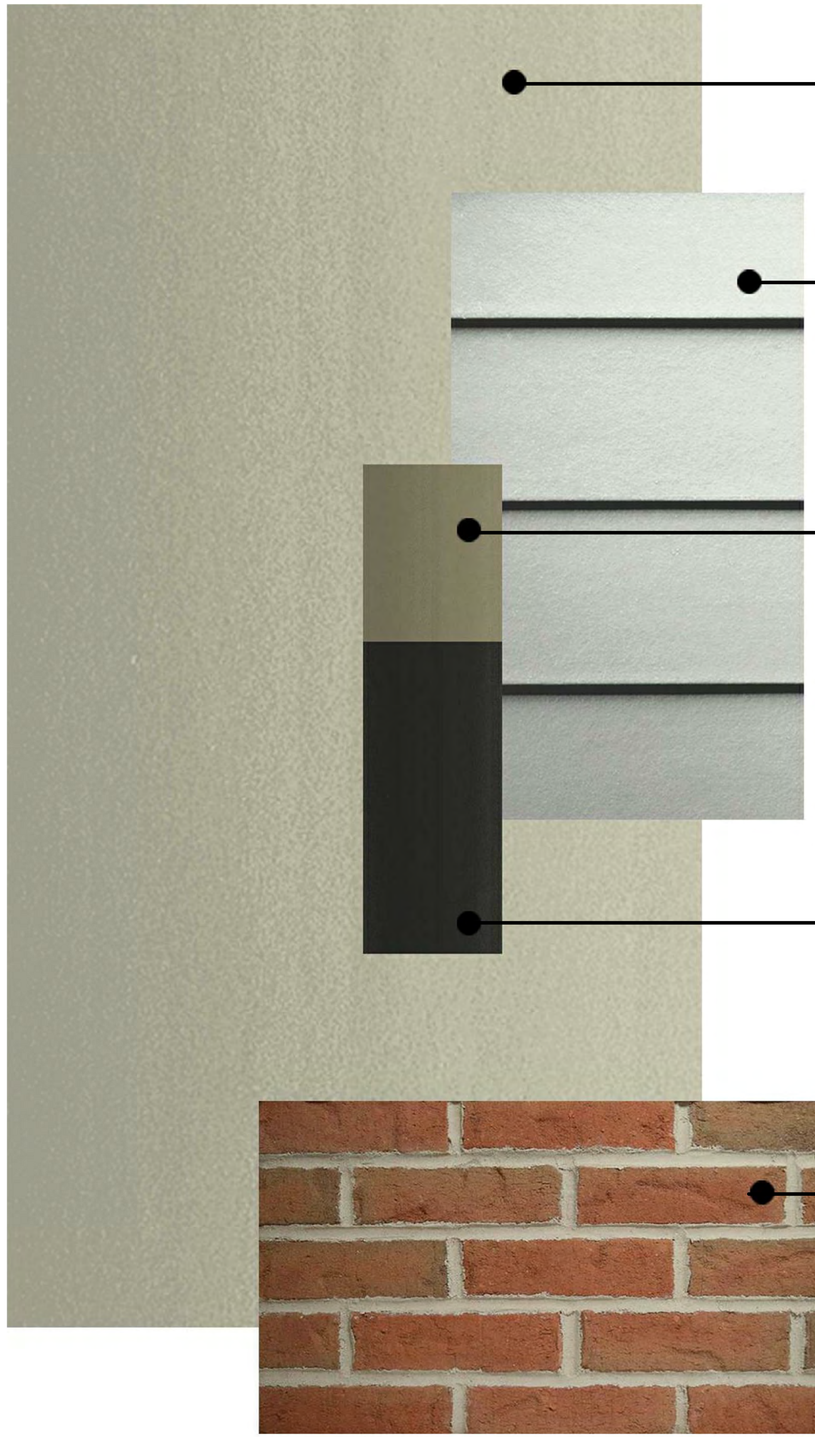
the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

3D PERSPECTIVE IMAGE - BUILDING 5

BTA PROJECT NO: 1403 02.17.2016

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



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

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

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

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

THIN BRICK VENEER
MANUFACTURER: CONTINENTAL BRICK
COLOR: SERIES 550

PROJECT PRECEDENT: BUILDING 3, THE HAMLET

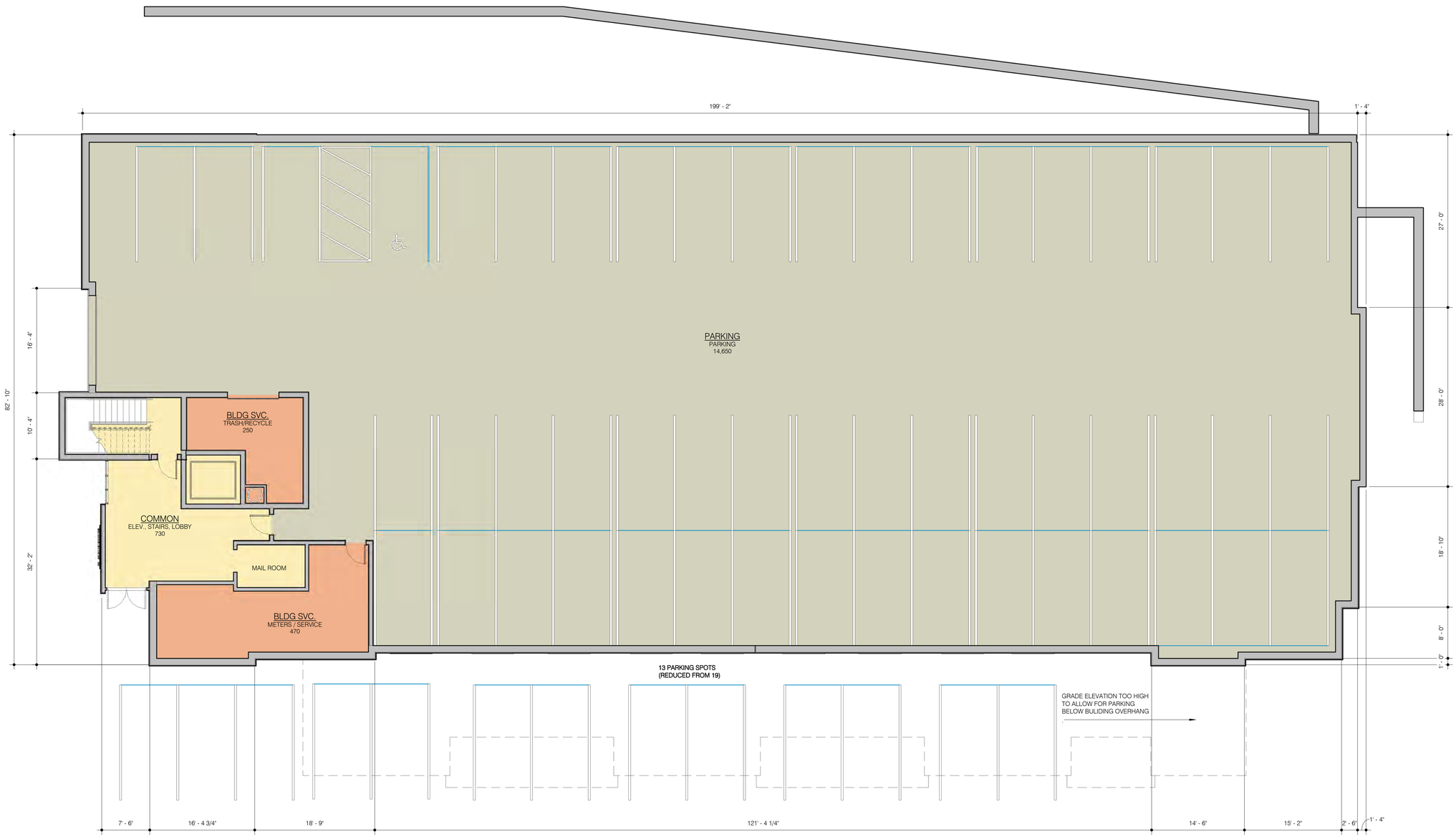
the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

EXTERIOR MATERIALS PALETTE - BUILDING 6

BTA PROJECT NO: 1403 02.17.2016

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



the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

BASEMENT PLAN - BUILDING 6

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

FIRST & SECOND FLOOR PLAN - BUILDING 6

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

the LA group
Landscape Architecture and Engineering, P.C.

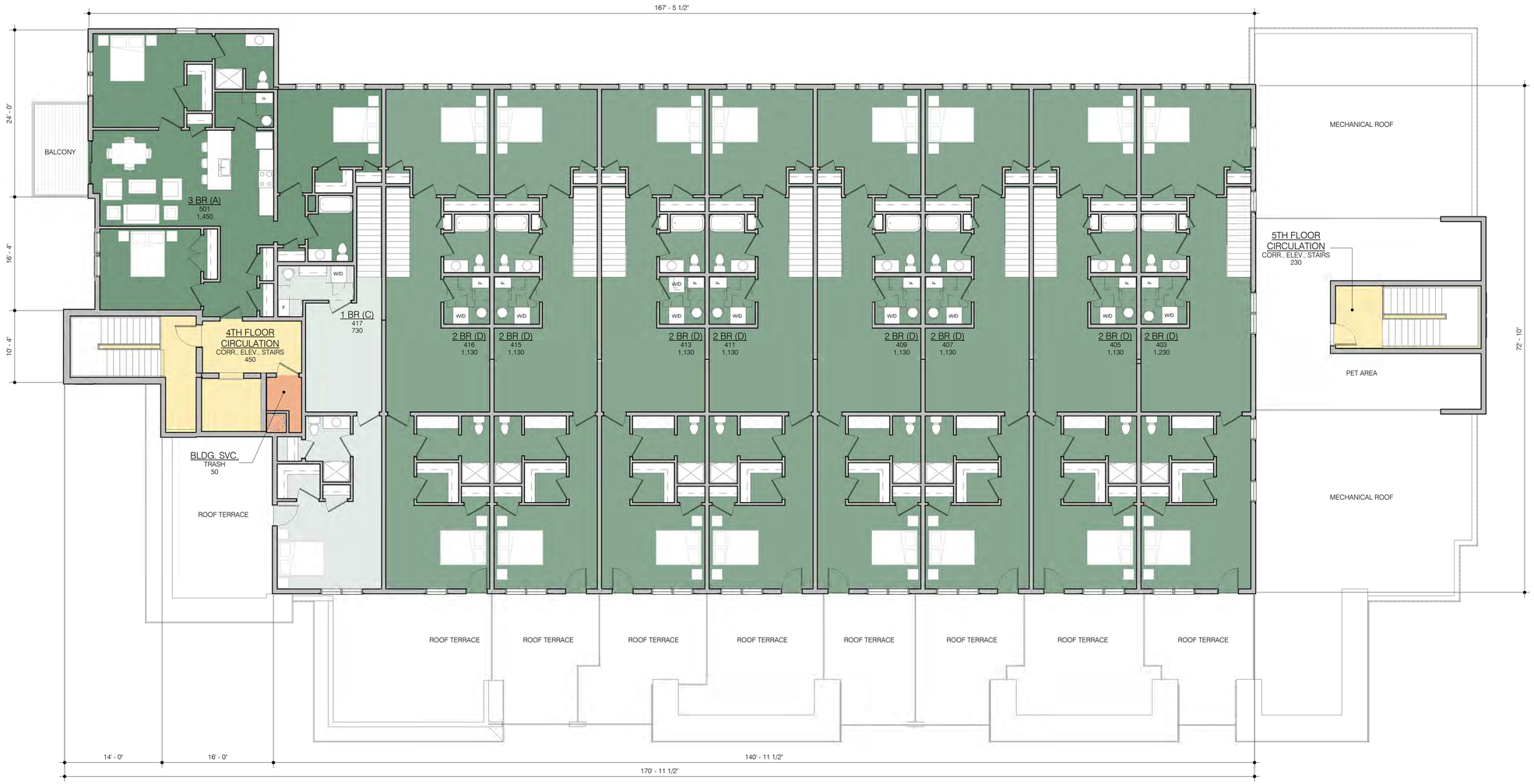
balzer + tuck architecture

THIRD FLOOR PLAN - BUILDING 6

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'



the LA group
Landscape Architecture and Engineering, P.C.

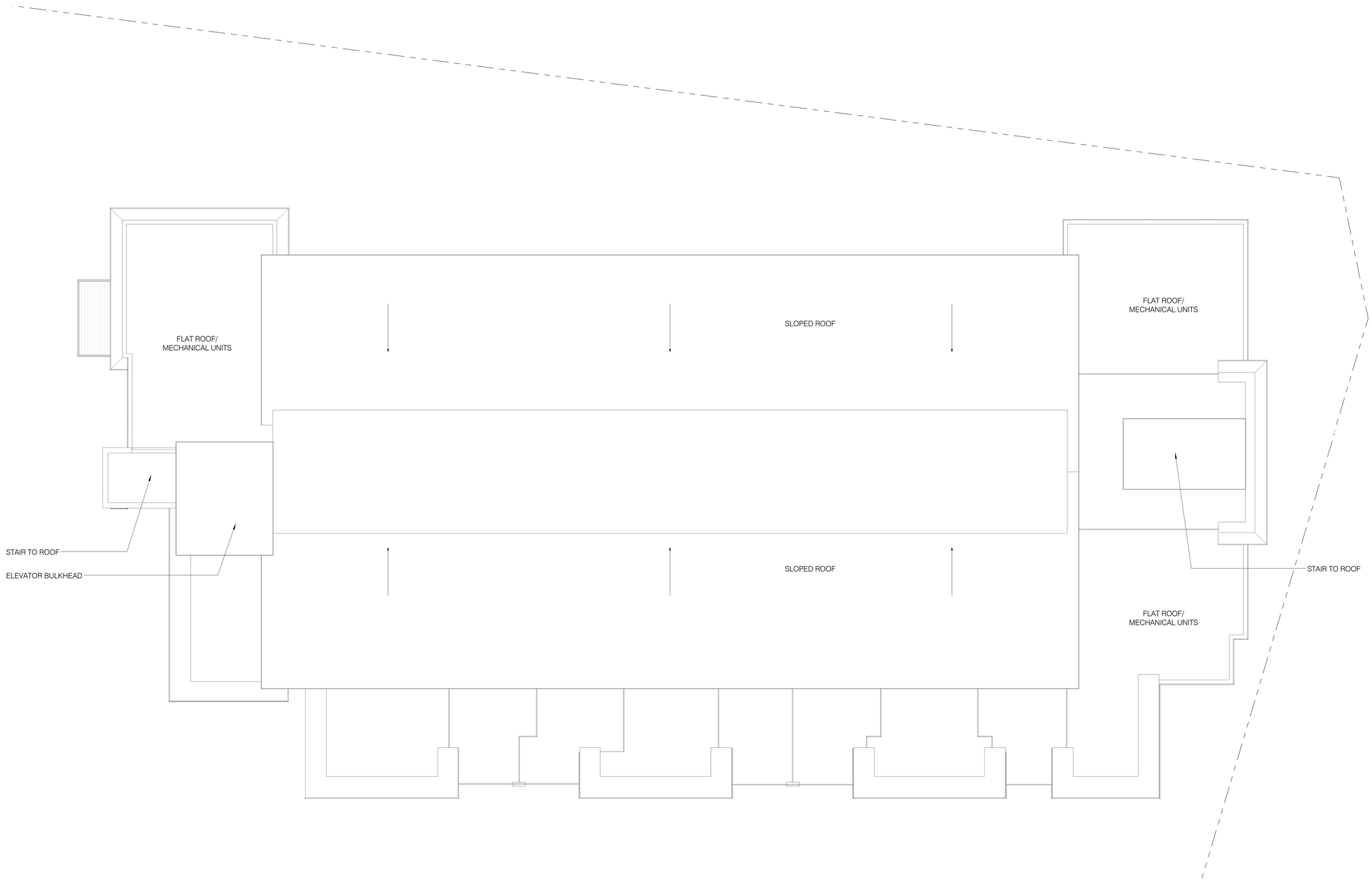
balzer + tuck architecture

FOURTH FLOOR PLAN - BUILDING 6

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'



the LA group
Landscape Architecture
and Engineering, P.C.

balzer + tuck
architecture

ROOF PLAN - BUILDING 6

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

EAST ELEVATION

WEST ELEVATION

the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

EXTERIOR ELEVATIONS - BUILDING 6

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

SOUTH ELEVATION

NORTH ELEVATION (ROUTE 50)

the LA group
Landscape Architecture
and Engineering, P.C.

balzer + tuck
architecture

EXTERIOR ELEVATIONS - BUILDING 6

BTA PROJECT NO: 1403 02.17.2016

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

0' 2' 4' 8'

the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

3D PERSPECTIVE IMAGE - BUILDING 6

BTA PROJECT NO: 1403 02.17.2016

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

James Hardie® **ColorPlus® Technology Siding Products**

artisan™ JamesHardie

ARTISAN® LAP SIDING

Not currently available in Canada

Thickness: 5/8"
Length: 12' planks

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

Smooth in Mountain Sage

HardiePlank®

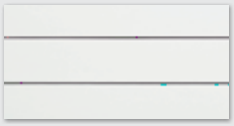
HARDIEPLANK® LAP SIDING

Thickness: 5/16"
Length: 12' planks

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

Cobble Stone

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



Arctic White

Beaded Cedarmill©
Width: 8.25" (7" exp.)

Sandstone Beige

Beaded Smooth
Width: 8.25" (7" exp.)

Autumn Tan

HardiePanel®

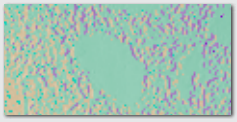
HARDIEPANEL® VERTICAL SIDING

Thickness: 5/16"

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

Boothbay Blue

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



Autumn Tan

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

Woodstock Brown

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

Countrylane Red

HardieShingle®

HARDIESHINGLE® SIDING

Thickness: 1/4"

Straight Edge Panel
Width: 48"
Height: 15.25" (7" exp.)
14" (5" exp.)**

Khaki Brown

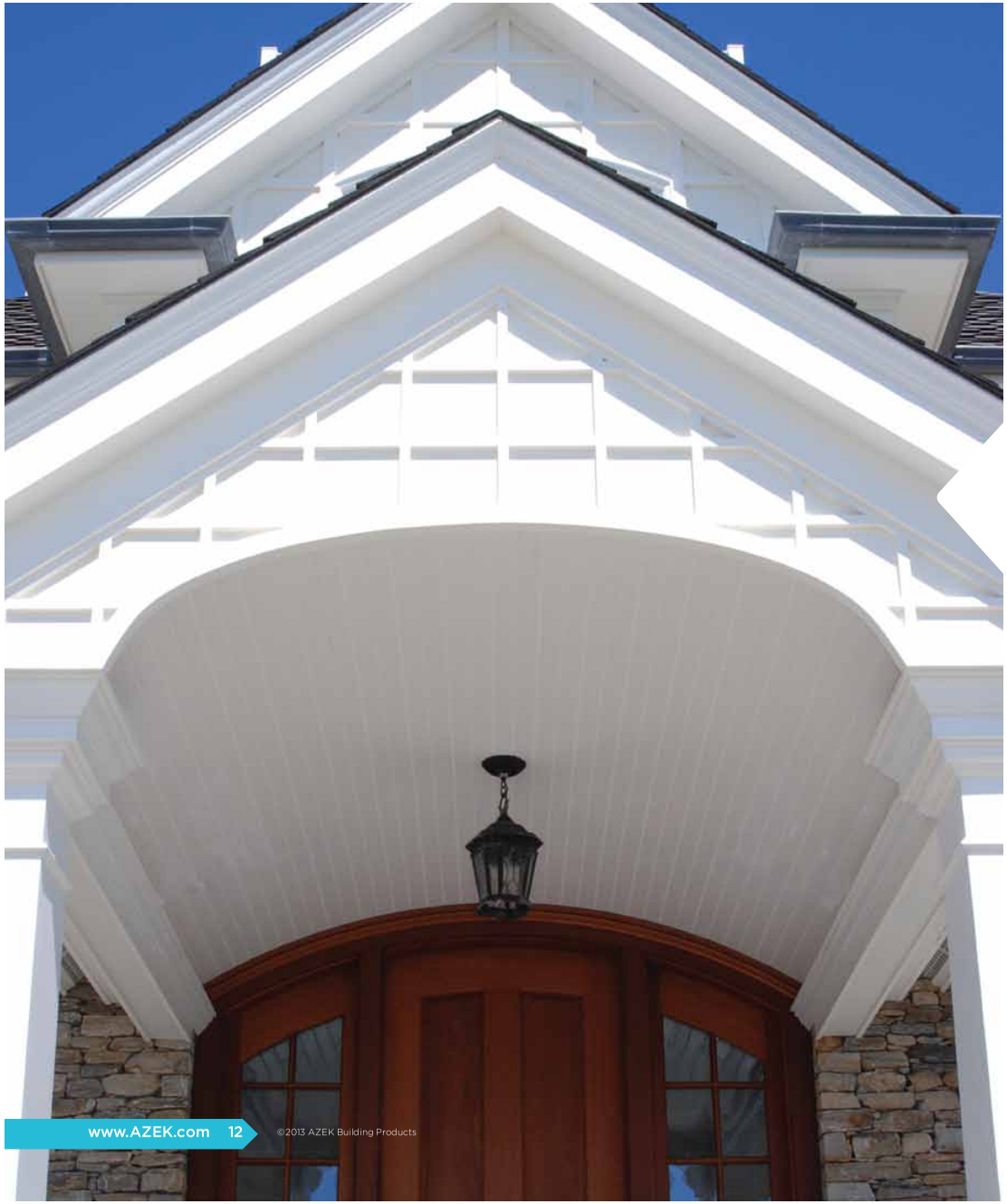
Staggered Edge Panel
Width: 48"
Height: 15.875" (6" exp.)

Monterey Taupe

Individual Shingles
Sizes: 4.2", 5.5", 6.75", 7.25",
10" x 15.25" (7" exp.)**

3.5", 4.5", 5.5", 7",
8.75" x 14" (5" exp.)**

Evening Blue



AZEK Trim (Traditional and Frontier)

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

5/8 x Thickness

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

4/4 x Thickness

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

5/4 x Thickness

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

6/4 x Thickness (Frontier Only)

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

AZEK Finish Grade Trim* (Traditional)

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

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

Actual (Approximate installed thickness and width)

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

* Patent Pending

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

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

Technical information and AZEK Trim and Moulding Installation Guidelines are available online at www.AZEK.com or from your local AZEK Dealer. If you have any questions or need assistance, please call AZEK Customer Service at 877-ASK-AZEK (877-275-2935) or visit www.AZEK.com.

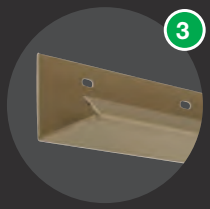
©2013 AZEK Building Products

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

THE VERSETTA STONE® SYSTEM

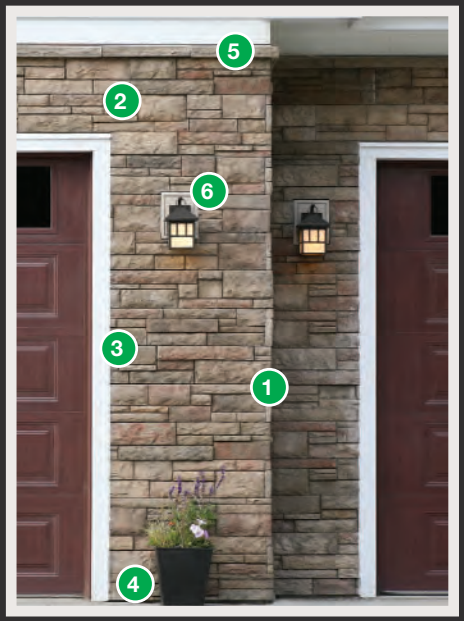
Universal Corner

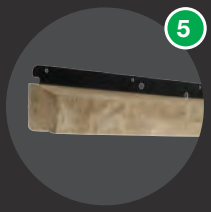
Flat Panel



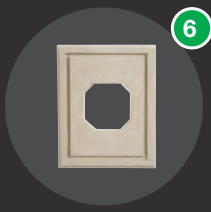
J-Channel

Starter Strip





Wainscot Cap



Light Box

Receptacle Box

Trim Stone

FLAT PANEL

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

UNIVERSAL CORNER

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

ACCESSORIES

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

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

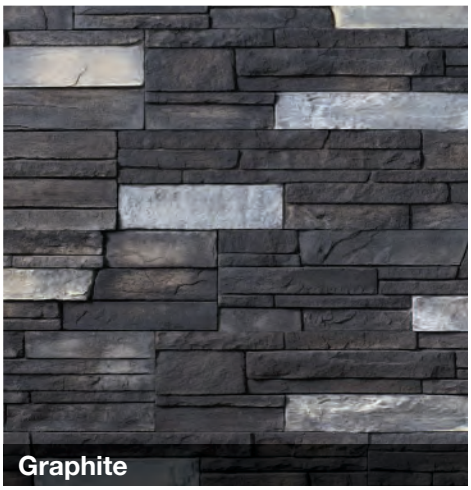
LEDGESTONE

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

Plum Creek

Sterling

Terra Rosa


Graphite

Mission Point

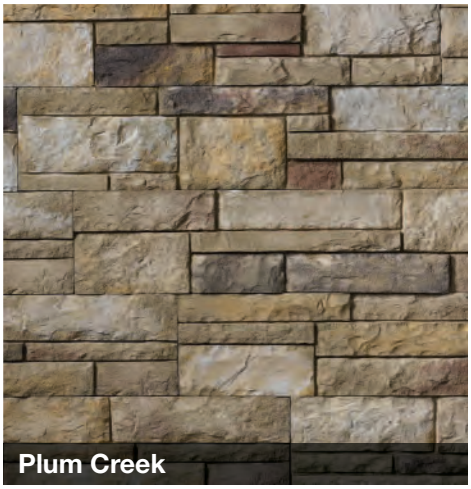
TIGHT-CUT

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

Sterling

Graphite

Mission Point


Plum Creek

Terra Rosa

Extruded Thin Brick

Creams

280-284

481-483 Velour

Tans & Buffs

Quaker Blend Velour

Concord Blend

Grays

661 Velour

671 Smooth

691-693

8520

8530

Burbank Full Range

Dutch Gray Smooth

Graystone Velour

Sea Gray Smooth

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

Pinks

Jewel Blend

Jewel Clear

Andersen WINDOWS • DOORS

100 SERIES

SINGLE-HUNG WINDOWS

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

DURABLE

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

ENERGY EFFICIENT

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

ASK ABOUT ENERGY STAR

BEAUTIFUL

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

EXTERIOR COLORS

White | Sandtone | Terratone | Cocoa Bean | Dark Bronze | Black

CUSTOM SIZES

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

Carriage House Collection

Door Designs

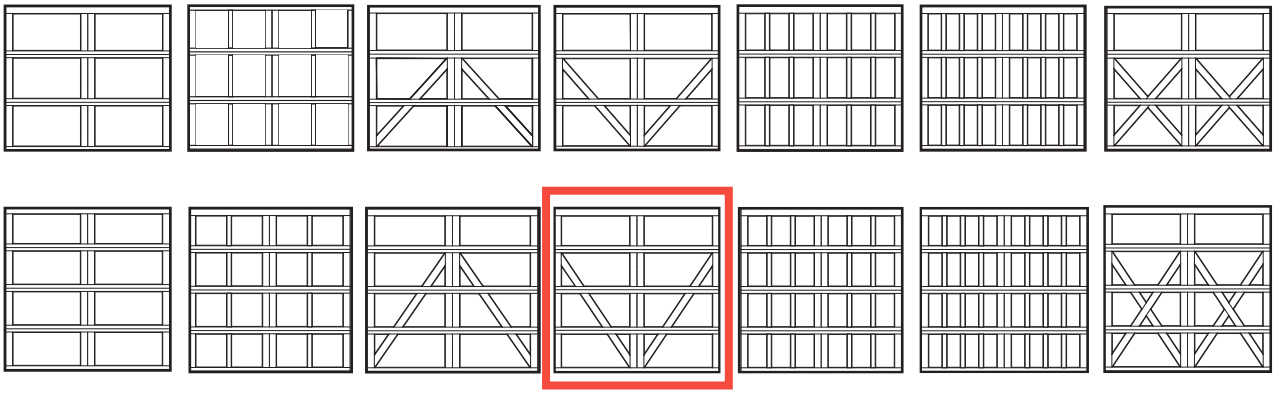
Select your door panel style and color

1 Choose a panel style:

Square top

Model 301 | Model 302 | Model 303 | Model 304 | Model 307 | Model 308 | Model 309

7' tall

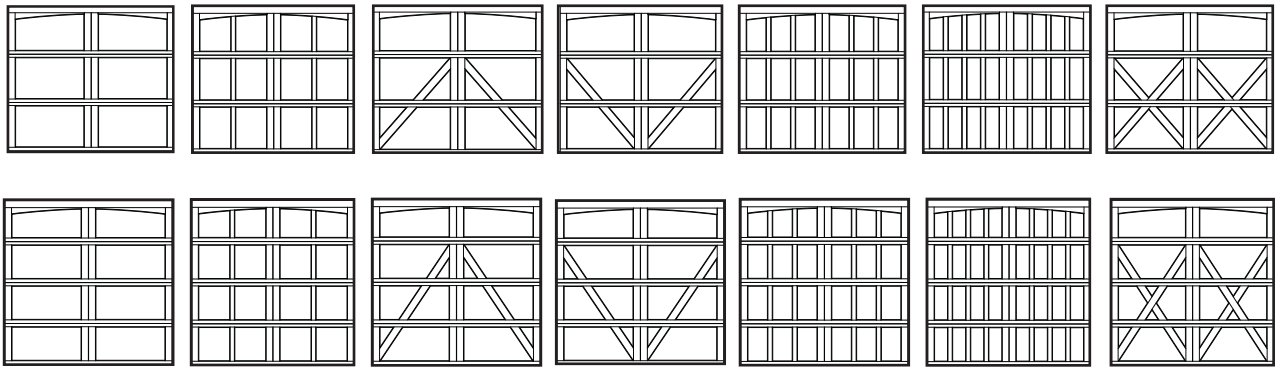


8' tall

Arched top

Model 301 | Model 302 | Model 303 | Model 304 | Model 307 | Model 308 | Model 309

7' tall



8' tall

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

Model 307 Red Oak stained finish, decorative hardware

Carriage House Collection

Decorative Accents

Customize your door with windows

3 Choose a window style:

Single car Plain Window Square
Double car Plain Window Square

6 Window Square
12 Window Square

8 Window Square
16 Window Square

Single car 12 Window Square
Double car 24 Window Square

16 Window Square
32 Window Square

Single car Plain Window Arched
Double car Plain Window Arched

6 Window Arched
12 Window Arched

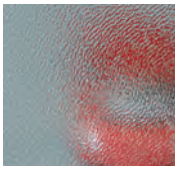
8 Window Arched
16 Window Arched

Single car 12 Window Arched
Double car 24 Window Arched

16 Window Arched
32 Window Arched

Choose a glass type:

Clear



Obscure

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

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

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

Economy

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

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

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

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

Performance

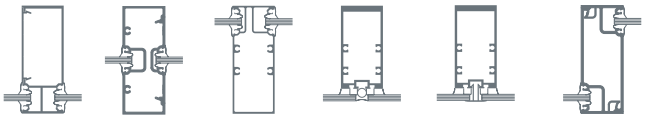
Kawneer's IsoLock™ Thermal Break option is available on Trifab® VG 451T. This process creates a composite section and prevents dry shrinkage.

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

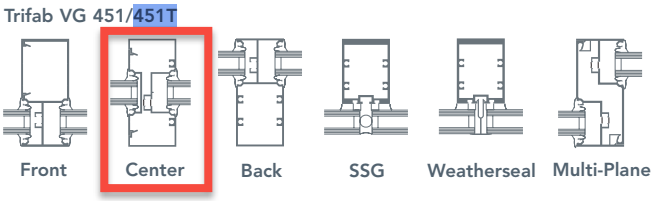
Performance Test Standards

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

Trifab VG 450



Trifab VG 451/451T



Finishes

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

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

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

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

kawneer.com
770 . 449 . 5555

KAWNEER
AN ALCOA COMPANY

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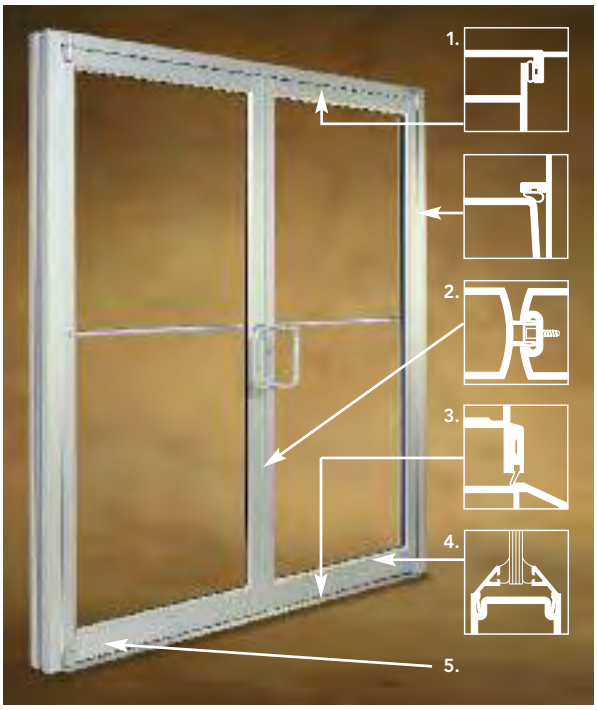


1. Thermoplastic elastomer weatherstrip in blade-stop of frame jambs, header or transom bar.
2. Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on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

The 190 Narrow Stile Entrance

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

The 350 Medium Stile Entrance

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

The 500 Wide Stile Entrance

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

Economy

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

For the Finishing Touch

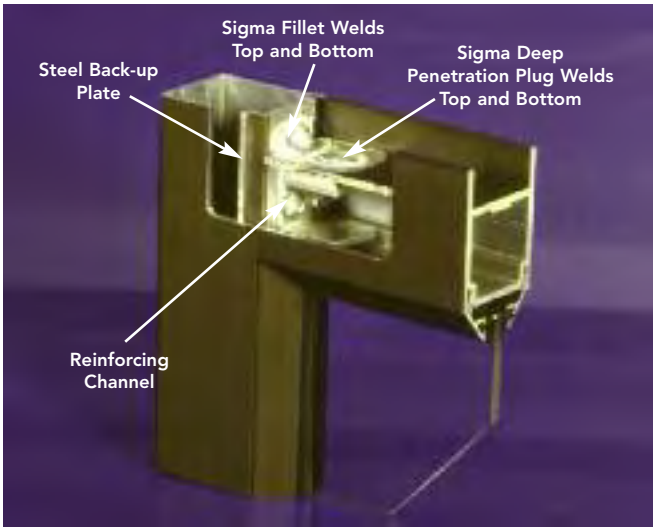
Permanodic® Anodized finishes are available in Class I and Class II in seven different colors.

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

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

General

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



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RUSKIN®

3900 Dr. Greaves Rd. • Kansas City, MO 64030 • (816) 761-7476 • FAX (816) 765-8955

ELBD375E GRAVITY EXHAUST COMBINATION LOUVER DAMPER

EXTRUDED ALUMINUM

STANDARD CONSTRUCTION

FRAME

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

BLADES

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

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

SCREEN

⅝" x .040" (16 x 1) expanded, flattened aluminum bird screen in removable frame. Screen adds approximately ½" (13) to louver depth.

SEALS

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

FINISH

Mill.

APPROXIMATE SHIPPING WEIGHT

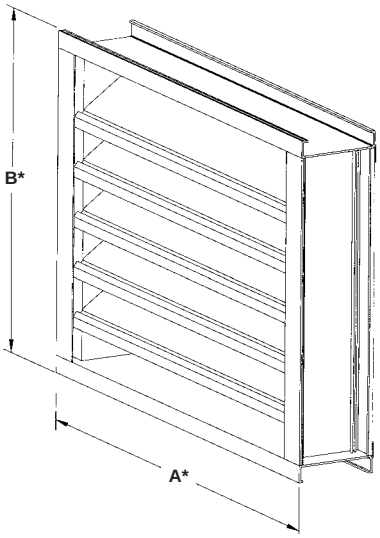
7 lbs. per sq. ft. (34 kg/m²).

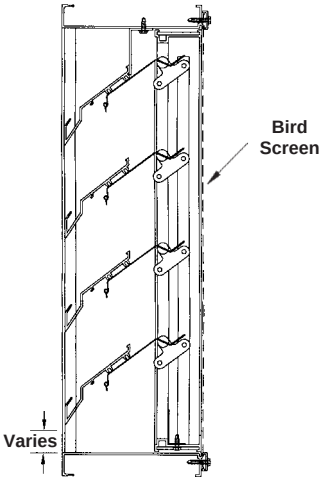
MINIMUM SIZE

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

MAXIMUM SIZE

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





FEATURES

The ELBD375E offers:

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

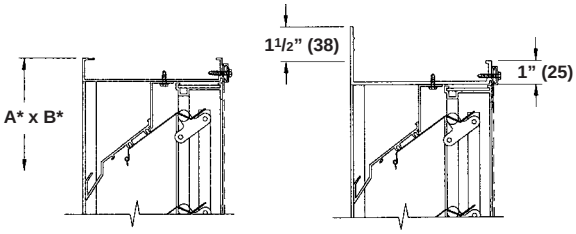
VARIATIONS

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

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

Consult Ruskin for other special requirements.

FRAME CONSTRUCTION



STANDARD INTEGRAL FLANGE

Dimensions in inches, parenthesis ( ) indicate millimeters.

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

TAG	QTY.	SIZE		FRAME	VARIATIONS
		A*-WIDE	B*-HIGH		

PROJECT	LOCATION
ARCH./ENGR.	CONTRACTOR
REPRESENTATIVE	DATE

ALL STATED SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.

© Ruskin 2007

Trex Select® DECKING & RAILING SYSTEM

it's Trex®, simplified

decking: Trex Select in Saddle & Woodland Brown
railing: Trex Select in Classic White
also featuring: TrexTrim™ stair risers

TREX SELECT® DECKING

High performance

» Stands up to both weather and weekend mishaps alike, thanks to its Trex®-sanctioned shell

» Resists stains and mold better than early-generation composites

Perennial beauty

» Comes in five easygoing colors that pair smartly with any style home

» Offers a soft, splinter-free finish that's comfortable underfoot

Trex through and through

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

TREX SELECT RAILING

High performance

» Won't warp, rot or splinter

» Never needs painting or staining

» Installs easily and quickly with an external bracket system

Perennial beauty

» Mix and match Classic White rails and balusters with Trex post sleeves, post sleeve caps and post sleeve skirts in any of our seven colors

» Versatile white complements any decking or house color to create luxe outdoor living spaces

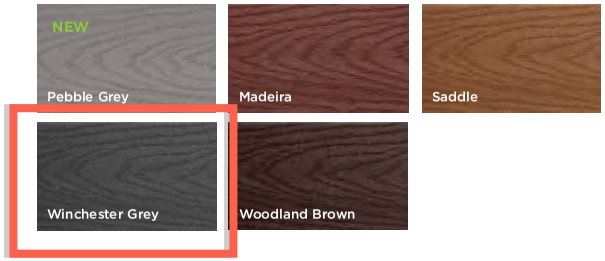
Trex through and through

» Designed for the DIY homeowner

» Contains a minimum of 40% recycled material

» Backed by the Trex 25-Year Limited Residential Warranty

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



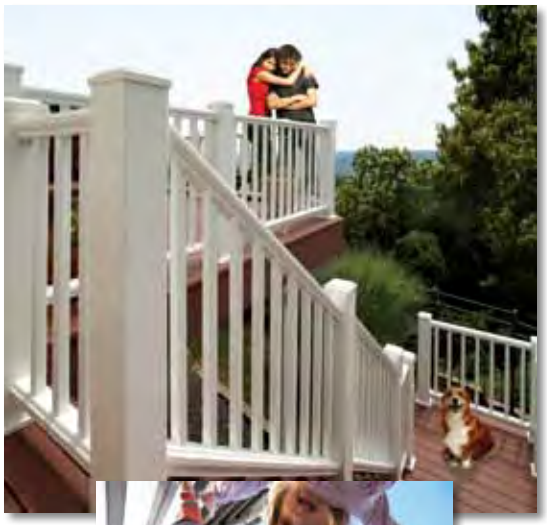
Classic White

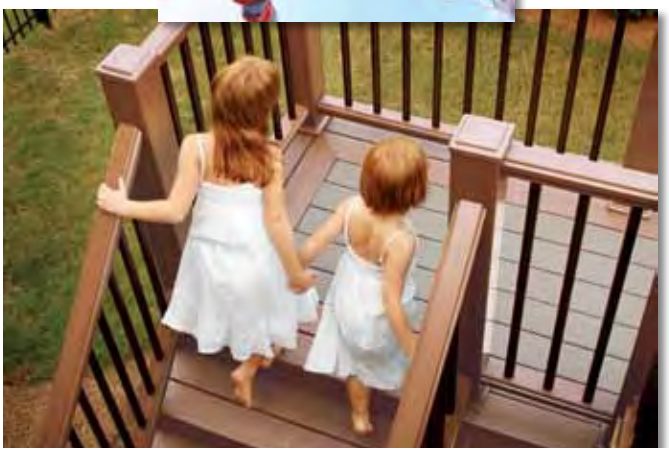
— Be Safe —

Install Quality Time

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

Why trust your family's safety to anything less?





Rich Color Palette...

Black	White	Driftwood	Peb

GAF® DECKING SYSTEMS

DuraLife™ RailWays® Collection

SAFE & SECURE RAIL OPTIONS

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

DRYJOIST FACTS

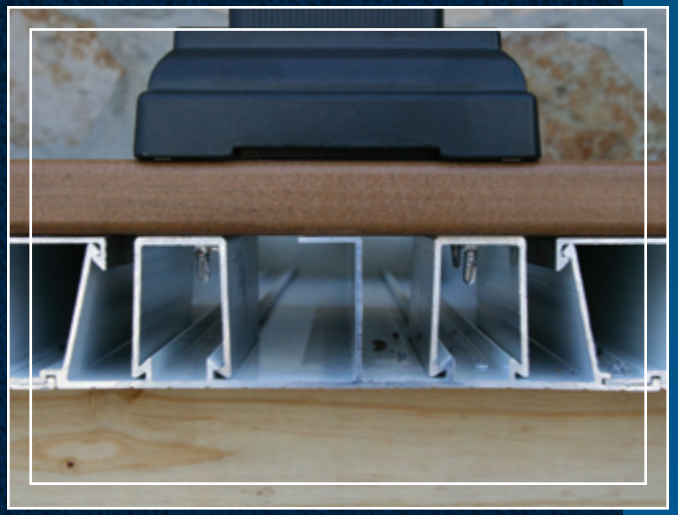
Alternative to traditional wooden deck joists or support beams

SINGLE SYSTEM: structural design creates 100% waterproof area below

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

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

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



Impressed?

We thought so.

SPECIFICATIONS

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

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

ALLOWABLE CANTILEVER: maximum allowable edge cantilever is 18"

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

MATERIAL: 6005-T5 series marine grade aluminum

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

TOTAL LOAD (LBS/FT²)
SINGLE SPAN – PINNED AT BOTH ENDS

Free Span	L/180	L/240	L/360
4	560.84	420.63	280.42
5	287.15	215.36	143.58
6	166.17	124.63	83.09
7	104.65	78.48	52.32
8	70.11	52.58	35.05
9	49.24	36.93	24.62
10	35.89	26.92	17.95

STANDARD WOOD FRAMING MEMBERS

DECK INSTALLED ON WOOD FRAMING AND TRIMMED OUT FOR CONCEALED DRAINAGE

ALTERNATE SIDING

LP BUILDING PRODUCTS SMARTSIDE® TRIM & SIDING

LP® SmartSide® Advantages

More Impact Resistant

LP® SmartSide® Siding products are more resistant than fiber cement products to impact damage from common projectiles such as golf balls, baseballs, and rocks. In fact, independent testing by NASA confirmed it. "Under similar conditions, with all three projectiles more damage was sustained by the fiber cement siding product than the engineered wood siding product." *NASA REPORT: Evaluation of Impact Damage Resistance of Two Types of Commercial Housing Siding: December 21, 2012.*

Realistic Woodgrain Texture

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

Time Tested

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

Easier to Install

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

Up to 33% Fewer Seams

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

Possible Cost Advantages

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

Longer warranty

The LP SmartSide limited warranty is longer than most fiber cement product warranties. Read the warranty for yourself at www.lpcorp.com.

No Efflorescence

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

Renewable Resource

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

Reversible

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

www.lpsmartside.com

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

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SFI is a trademark of Sustainable Forestry, Inc.

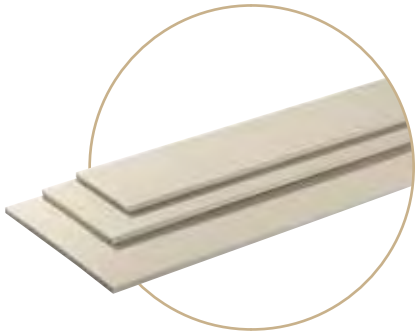
02/15 LPZB0658

LPCorp.com | BUILD WITH US.®

Smooth Lap

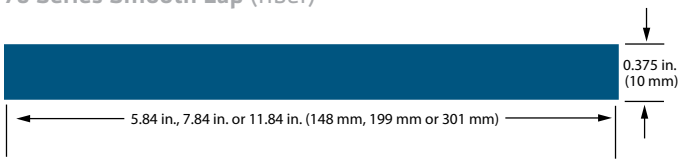
A Traditional, Subtle Look

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



Smooth finish

76 Series Smooth Lap (fiber)



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

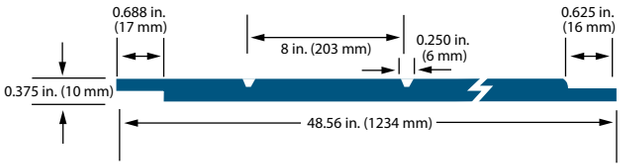
Metric units are rounded to the nearest millimeter.

Smooth Panel

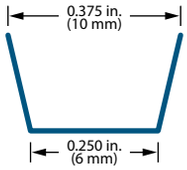
Designed For Ease And Performance

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

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



Groove Detail



Smooth finish

76 Series Smooth Panel - Square Edge (fiber)

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

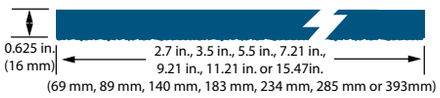
Metric units are rounded to the nearest millimeter.

Reversible Trim

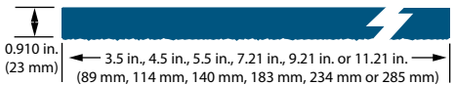
Two Great Looks In One

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

440 Series Reversible Trim (fiber)



540 Series Reversible Trim (fiber)



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

Smooth finish

Cedar texture

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

77 EXCELSIOR AVENUE | PHASE II

ARCHITECTURAL APPROVAL : BUILDING 6

DESIGN REVIEW COMMISSION

SEPTEMBER 21, 2016

DEVELOPER / APPLICANT ;

BEECHWOOD PRIME 2, LLC

ARCHITECT / AGENT :

balzer + tuck | architecture · pllc

LANDSCAPE ARCHITECT / AGENT:

the LA group
Landscape Architecture
and Engineering, P.C.

Land Use Board Timeline

> January 14, 2015 Special Use & Lead Agency Request to Planning Board
  - *Request Advisory Opinion from Design Review Commission*

> February 4, 2015 Design Review Advisory Opinion To PB (meeting 1)
  - *Recommended revisions to Building Façade along access road and more substantial public Plaza space*
  - *Deferred Lead Agency Status to Planning Board*

> July 1, 2015 Design Review Advisory Opinion To PB (meeting 2)
  - *Review revisions from Feb 4 meeting*
  - *Favorable Advisory Opinion Given to Planning Board*
  - *Requested further information regarding mass & scale of building 6*

> July 8, 2015 Special Use Request to Planning Board (meeting 2)
  - *Received Special Use Permit*
  - *Received SEQRA Negative Declaration*

> November 4, 2015 Design Review: Architectural Approval - Mass & Scale (meeting 3)
  - *Mass & Scale for Buildings 4 & 5 Awarded*

> November 12, 2015 Planning Board Appearance (meeting 3)

> March 16, 2016 Design Review: Architectural Approval - Mass & Scale (meeting 4)
  - *Revised plans presented*

> May 4, 2016 Design Review: Architectural Approval (meeting 5)

> May 26, 2016 Joint Meeting of the Design Review and Planning Board (meeting 6)

> June 15, 2016 Design Review: Architectural Approval (meeting 7)
  - *Mass & Scale for Buildings 4 & 5 Confirmed*
  - *Mass & Scale for Building 6 Awarded*

> July 6, 2016 Design Review: Architectural Approval (meeting 8)

> July 28, 2016 Planning Board Appearance (meeting 4)
  - *Received Site Plan Approval*

> August 3, 2016 Design Review: Architectural Approval (meeting 9)
  - *Full Approval for Buildings 4 & 5 Awarded*

> September 21, 2016 Design Review: Architectural Approval (meeting 10)
  - *Full Approval for Building 6 requested*

BUILDING 6:

BUILDING ENTRY:
CONSIDER ENLARGING THE CANOPY AND WRAPPING THE BUILDING CORNER TO FURTHER ANNOUNCE ITS PRESENCE.

EAST PROJECTIONS:
CONSIDER ADDRESSING THE VISUAL DISCONNECT BETWEEN THE PROPORTIONS OF THE PROJECTIONS AND THEIR CONNECTION TO THE GROUND BY: 1) ENLARGING THE COLUMNS, 2) VISUALLY LIGHTENING THE MASSES ABOVE, AND/OR 3) CONTINUING MATERIAL(S) TO THE GROUND PLANE.

GARAGE LEVEL CLADDING:
CONSIDER MODIFYING THE CLADDING ALONG THE GROUND PARKING TO ENHANCE THE MASS OF THE MAIN BUILDING PORTION.

UPPER ROOF LEVEL:
CONSIDER DARKENING THE CLADDING COLOR TO HELP THE TOP-MOST LEVEL RECEDE IN ELEVATION.

RTE. 50 ELEVATION:
CONSIDER RAILINGS AND LIGHTING AT THE OCCUPIED ROOF LEVEL TO EMPHASIZE THE HUMAN SCALE AND INTERACTION.
CONSIDER ADDING DOUBLE WINDOWS ON THE NORTH FACE OF THE EAST PROJECTION, SIMILAR TO THOSE ON THE EAST FACADE

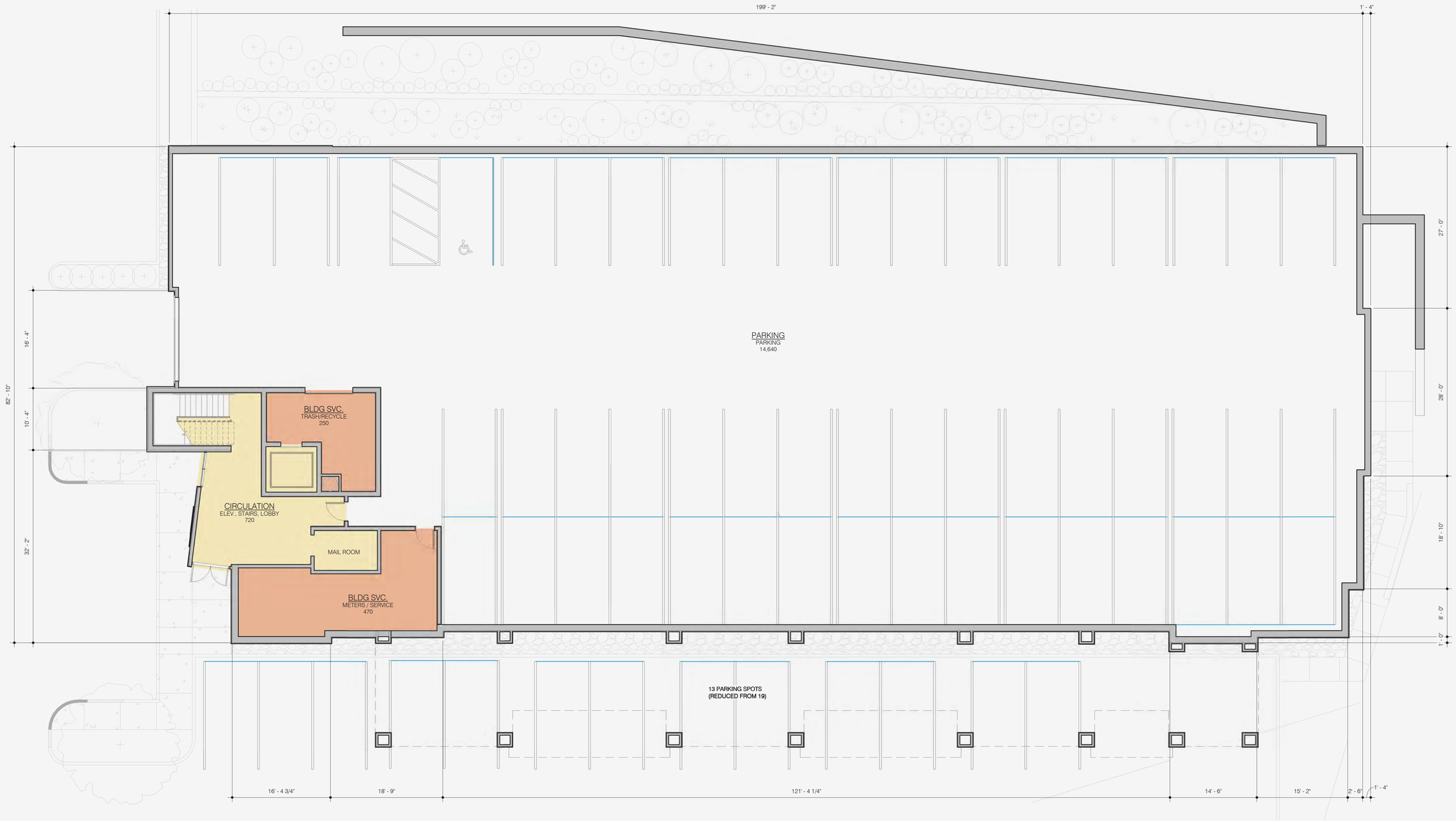
the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

BIRDS-EYE VIEW LOOKING NORTHWEST

BTA PROJECT NO: 1403 06.15.2016

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



the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

BASEMENT PLAN - BUILDING 6

BTA PROJECT NO: 1403 06.15.2016

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

0' 2' 4' 8'

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Landscape Architecture and Engineering, P.C.

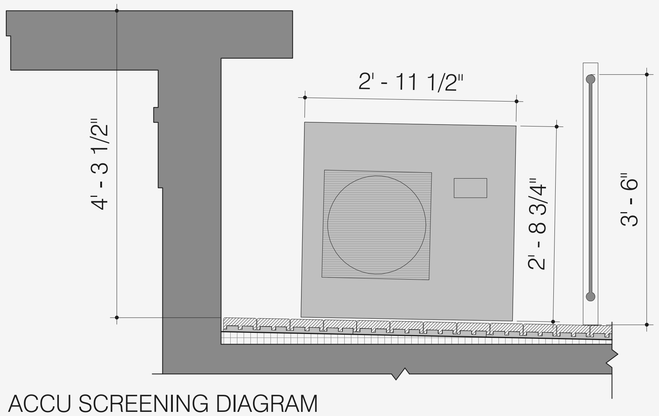
balzer + tuck architecture

FIRST & SECOND FLOOR PLAN - BUILDING 6

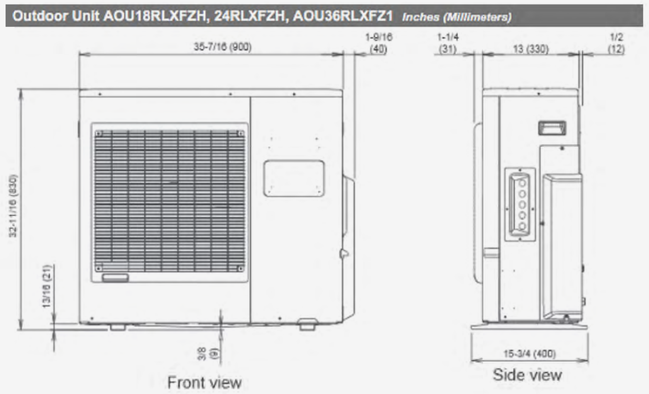
BTA PROJECT NO: 1403 06.15.2016

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

0' 2' 4' 8'



ACCU SCREENING DIAGRAM



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balzer + tuck
architecture

ROOF PLAN - BUILDING 6

BTA PROJECT NO: 1403 09.21.2016

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

0' 2' 4' 8'

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Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

3D PERSPECTIVE IMAGE - BUILDING 6

BTA PROJECT NO: 1403

05.04.2016

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

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Landscape Architecture and Engineering, P.C.

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RT 50 / BUILDING 6 IMAGERY - NORTH FACADE

BTA PROJECT NO: 1403 06.15.2016

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

EAST ELEVATION

WEST ELEVATION

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Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

EXTERIOR ELEVATIONS - BUILDING 6

BTA PROJECT NO: 1403 09.21.2016

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

0' 2' 4' 8'

SOUTH ELEVATION

NORTH ELEVATION (ROUTE 50)

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Landscape Architecture
and Engineering, P.C.

balzer + tuck
architecture

EXTERIOR ELEVATIONS - BUILDING 6

BTA PROJECT NO: 1403 09.21.2016

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

0' 2' 4' 8'

1 PART EAST ELEVATION
1/4" = 1'-0"

2 SECTION THROUGH EAST BALCONY
1/4" = 1'-0"

the LA group
Landscape Architecture and Engineering, P.C.

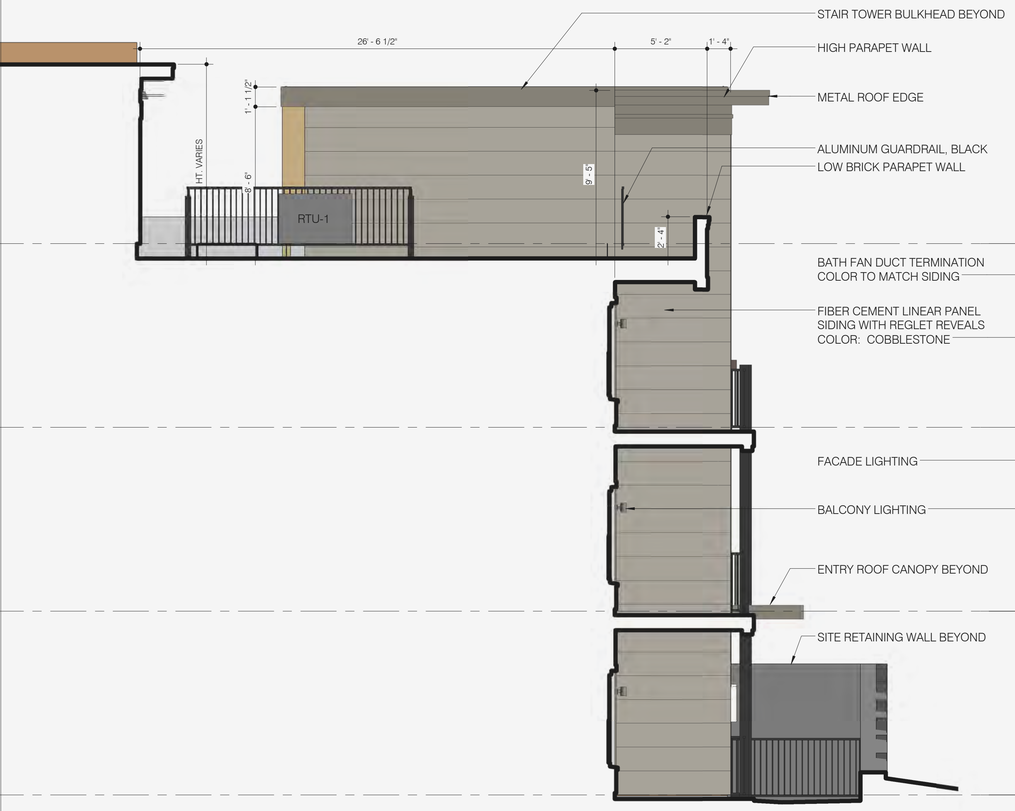
balzer + tuck architecture

DETAIL ELEVATION - EAST

BTA PROJECT NO: 1403 09.21.2016

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

0' 2' 4' 8'



1 SECTION THROUGH NORTH BALCONY
1/4" = 1'-0"

2 PART NORTH ELEVATION
1/4" = 1'-0"

the LA group
Landscape Architecture and Engineering, P.C.

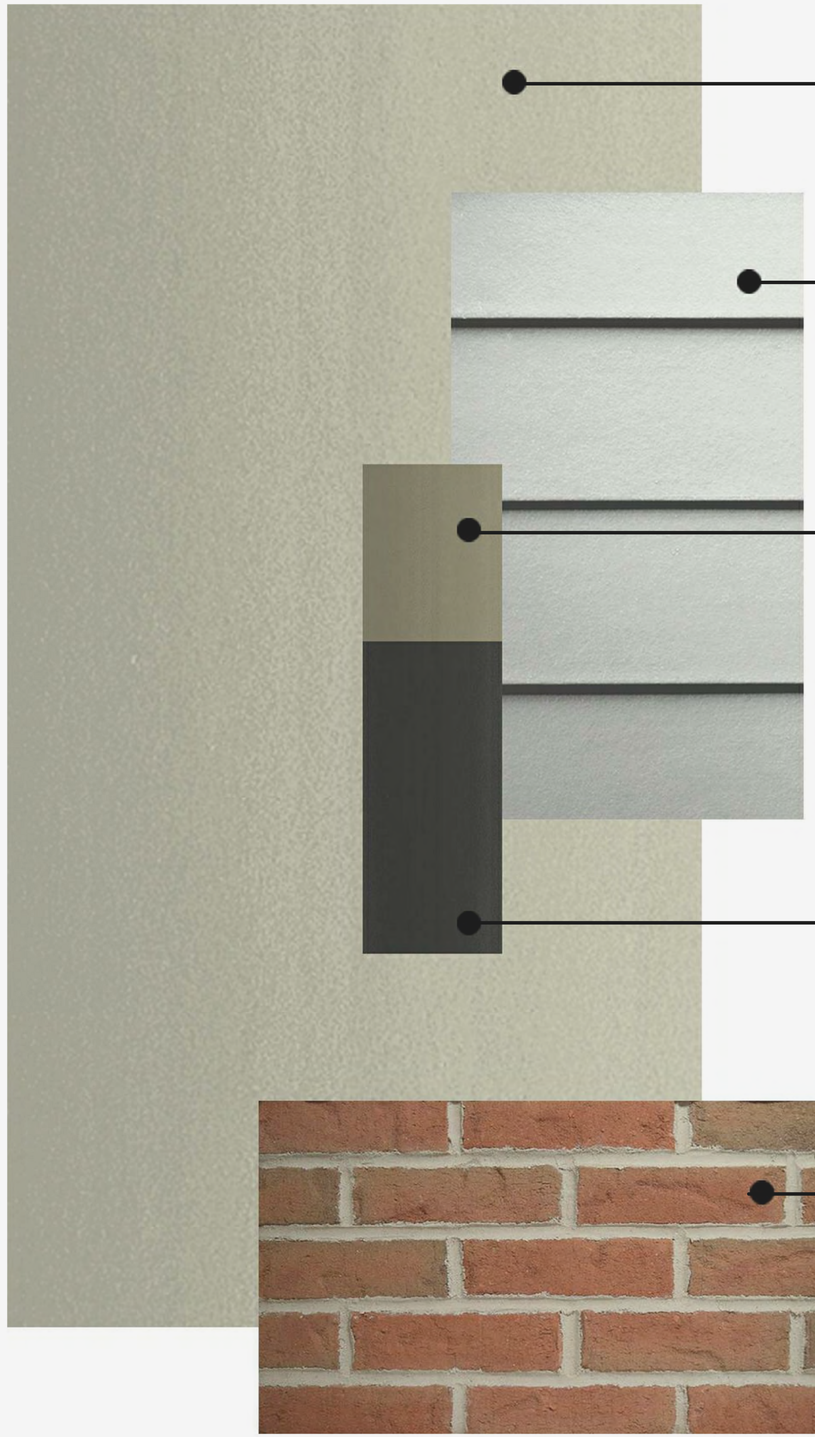
balzer + tuck architecture

DETAIL ELEVATION - NORTH

BTA PROJECT NO: 1403 09.21.2016

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

0' 2' 4' 8'



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

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

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

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

THIN BRICK VENEER
MANUFACTURER: CONTINENTAL BRICK
COLOR: SERIES 550

PROJECT PRECEDENT: BUILDING 3, THE HAMLET

the LA group
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

EXTERIOR MATERIALS PALETTE - BUILDING 6

BTA PROJECT NO: 1403 09.21.2016

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

UP/DOWN WALL SCONCE (A)
- MAIN BUILDING ENTRANCE
/ UPPER GABLES -

PROGRESS LIGHTING / P5642-20

DOWNLIGHT WALL SCONCE (B)
- SECONDARY ENTRANCES /
LOWER GABLES -

KICHLER LIGHTING / RIPLEY 49061

UP/DOWN WALL SCONCE (C)
- UPPER GABLES -

MAXIM LIGHTING / ZENITH EE

DOWN WALL SCONCE (D)
- BALCONIES -

KICHLER LIGHTING / WESLEY COLLECTION

STEP LIGHT (E)
- BUILDING 5 MAIN
ENTRANCE RAMP / STAIRS -

PROGRESS LIGHTING / EVERLUME

BUILDINGS 4 & 5

BUILDING 6

DECORATIVE WALL SCONCE
- MAIN BUILDING ENTRANCE
/ EXTERIOR PARKING -

KENALL LIGHTING / MILLENIUM FREESCALE

DOWNLIGHT WALL SCONCE
- SECONDARY ENTRANCES -

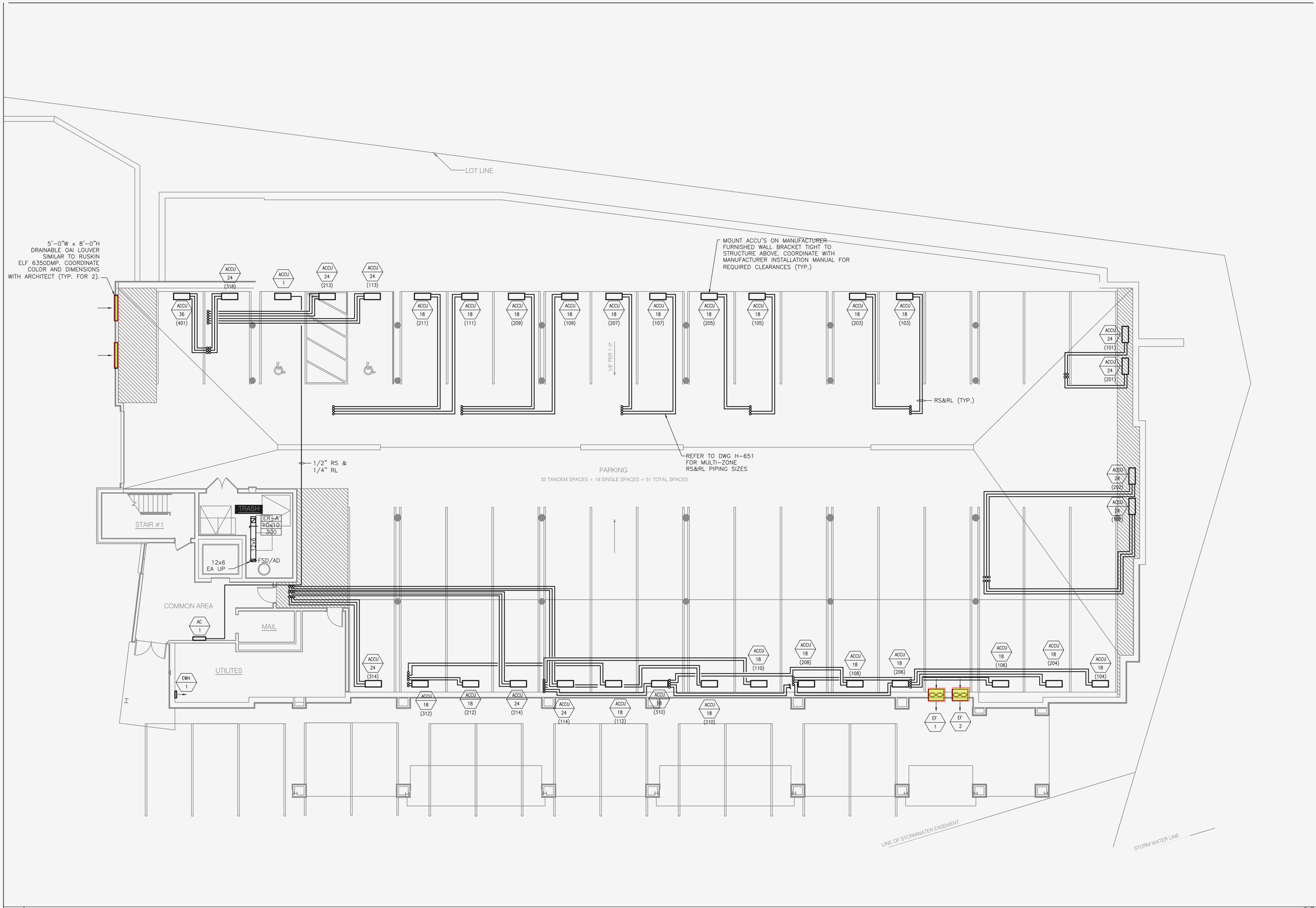
PROGRESS LIGHTING / P5642-31

WALL SCONCE
- BALCONIES -

PROGRESS LIGHTING / PS5511-31

STEP LIGHT
- EXIT RAMP / STAIRS -

PROGRESS LIGHTING / EVERLUME



1 BASEMENT PLAN
1/8" = 1'-0"

STATE OF NEW YORK · MARK CAMPBELL · No. 082903 · LICENSED PROFESSIONAL ENGINEER

USE OF ARCHITECTS DOCUMENTS:

THESE DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT(S). THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THESE DOCUMENTS INCLUDING ANY DESIGN & CONSTRUCTION DEVELOPMENT, CHANGES OR ALTERATIONS TO THESE DOCUMENTS, WITHOUT THE WRITTEN ACKNOWLEDGEMENT AND AUTHORIZATION OF THE ARCHITECT

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balzer + tuck architecture

468 broadway · saratoga springs · ny
p 518.580.8818 · f 518.580.8824

DEVELOPER :

BEECHWOOD PRIME 2
621 COLUMBIA STREET
COHOES, NY 12047
518.785.9000

FUSION

SITE/CIVIL ENGINEER :

THE LA GROUP
40 LONG ALLEY
SARATOGA SPRINGS, NY 12866
518.587.8100

STRUCTURAL ENGINEER :

ARTISAN ENGINEERING
823 FERRY ROAD, SUITE 201
CHARLOTTE, VT 05445
802.425.4350

M/E/P/FP ENGINEER :

FUSION SYSTEMS ENGINEERING
634 PLANK ROAD, STE. 203B
CLIFTON PARK, NY 12065
518.621.0533

77 EXCELSIOR AVE | BUILDING 6

EXCELSIOR AVENUE, SARATOGA SPRINGS, NEW YORK

No.	Description	Date

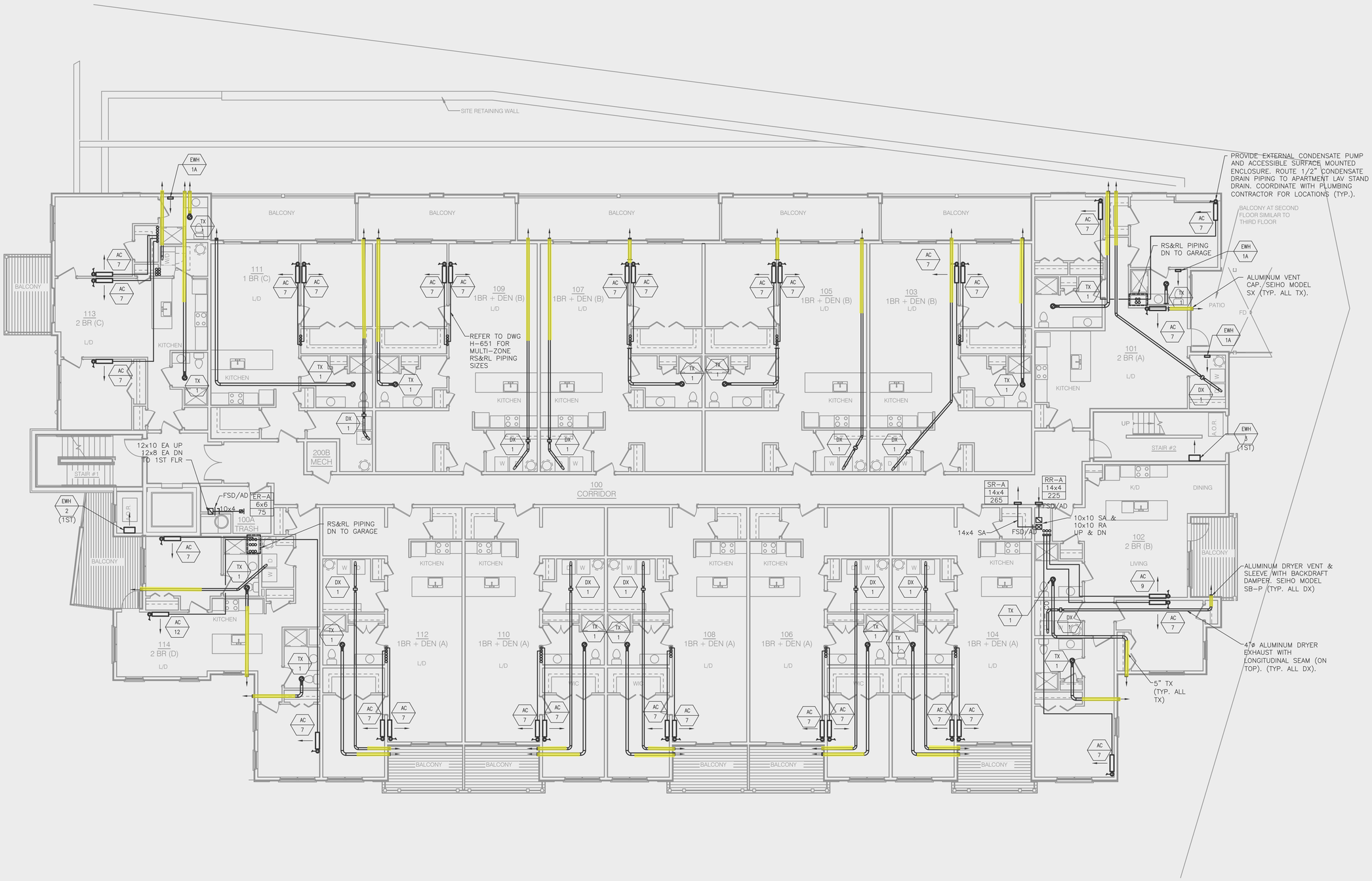
PROGRESS:

SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS

Project Number	1403
Drawn by	JAG
Checked by	MC
Date	08.23.16

BASEMENT PLAN

H101



1 FIRST & SECOND FLOOR PLAN
1/8" = 1'-0"

STATE OF NEW YORK
MARK CAMPBELL
No. 082903
LICENSED PROFESSIONAL ENGINEER

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COHOES, NY 12047
518.785.9000

FUSION SYSTEMS ENGINEERING, INC.

SITE/CIVIL ENGINEER :

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518.587.8100

STRUCTURAL ENGINEER :

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823 FERRY ROAD, SUITE 201
CHARLOTTE, VT 05445
802.425.4350

M/E/P/FP ENGINEER :

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634 PLANK ROAD, STE. 203B
CLIFTON PARK, NY 12065
518.621.0533

77 EXCELSIOR AVE | BUILDING 6

EXCELSIOR AVENUE, SARATOGA SPRINGS, NEW YORK

No.	Description	Date

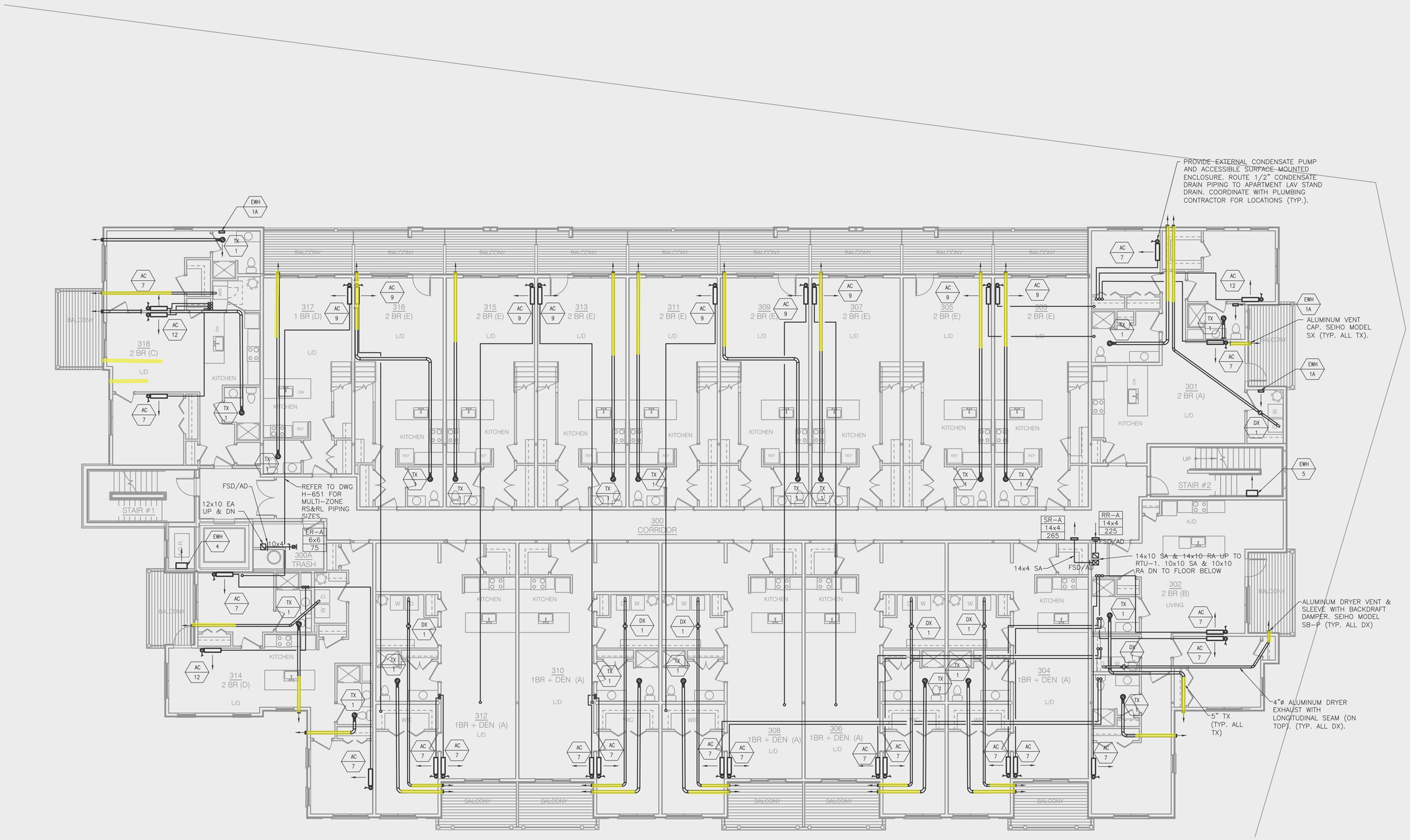
PROGRESS:

SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS

Project Number	1403
Drawn by	JAG
Checked by	MC
Date	08.23.16

FIRST & SECOND FLOOR PLAN

H102



1 THIRD FLOOR PLAN
1/8" = 1'-0"

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518.785.9000

SITE/CIVIL ENGINEER :

THE LA GROUP
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518.587.8100

STRUCTURAL ENGINEER :

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CHARLOTTE, VT 05445
802.425.4350

M/E/P/FP ENGINEER :

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CLIFTON PARK, NY 12065
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77 EXCELSIOR AVE | BUILDING 6

EXCELSIOR AVENUE, SARATOGA SPRINGS, NEW YORK

No.	Description	Date

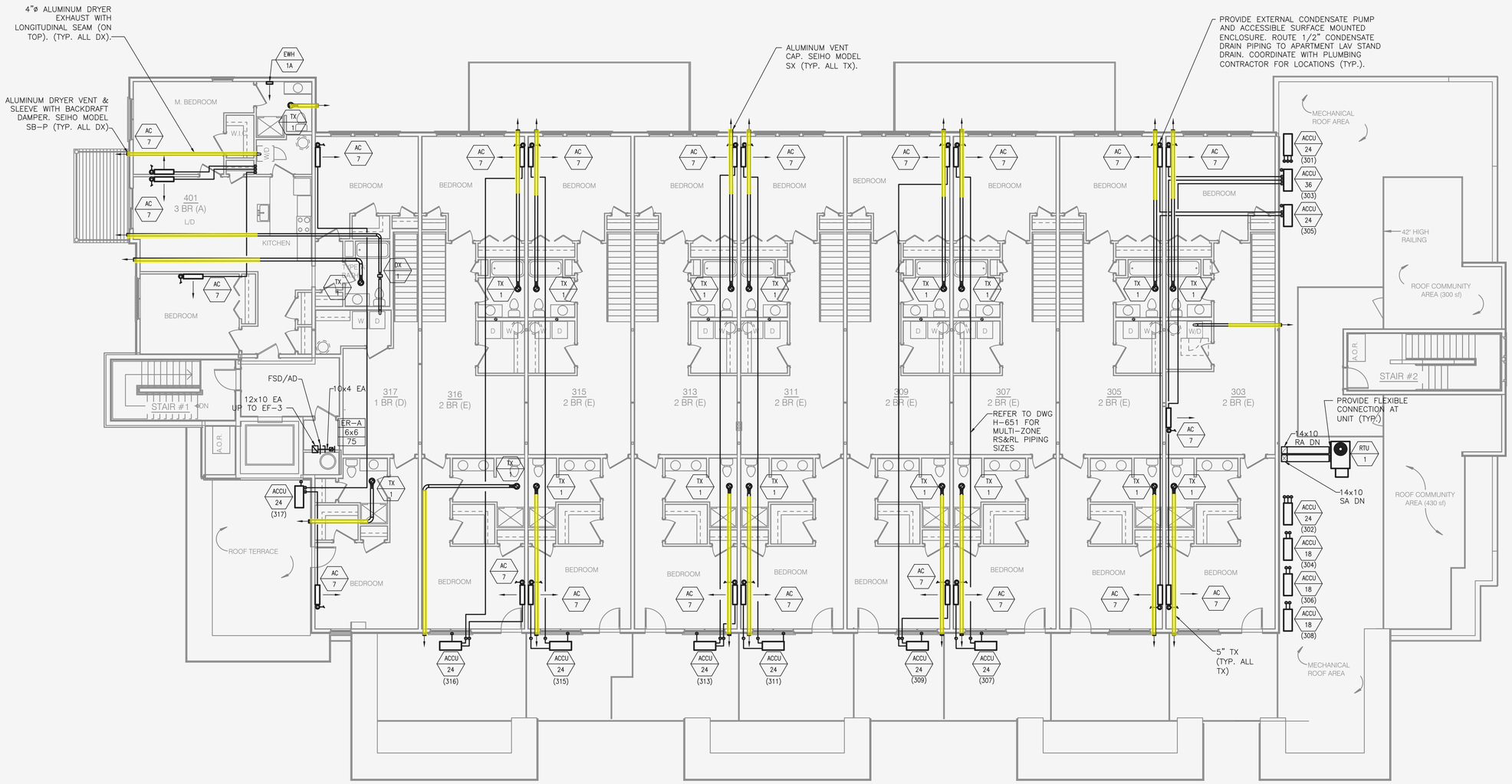
PROGRESS:

SCHEMATIC DESIGN | DESIGN DEVELOPMENT | CONSTRUCTION DOCUMENTS

Project Number	1403
Drawn by	JAG
Checked by	MC
Date	08.23.16

THIRD FLOOR PLAN

H103



1 FOURTH FLOOR PLAN
1/8" = 1'-0"

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DEVELOPER :

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COHOES, NY 12047
518.785.9000

FUSION

SITE/CIVIL ENGINEER :

THE LA GROUP
40 LONG ALLEY
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518.587.8100

STRUCTURAL ENGINEER :

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CHARLOTTE, VT 05445
802.425.4350

M/E/P/FP ENGINEER :

FUSION SYSTEMS ENGINEERING
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CLIFTON PARK, NY 12065
518.621.0533

77 EXCELSIOR AVE | BUILDING 6

EXCELSIOR AVENUE, SARATOGA SPRINGS, NEW YORK

No.	Description	Date

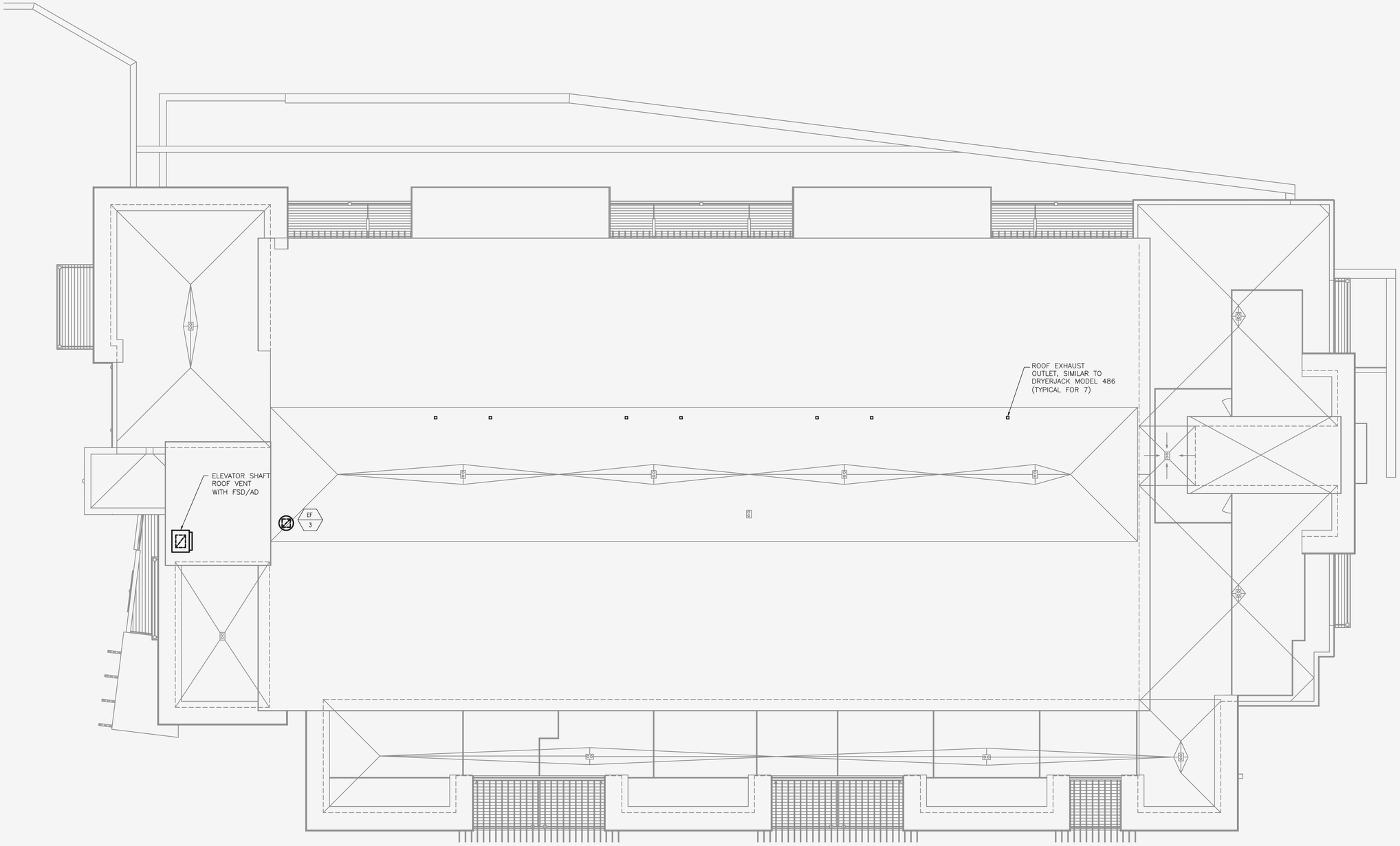
PROGRESS:

SCHEMATIC DESIGN | DESIGN DEVELOPMENT | CONSTRUCTION DOCUMENTS

Project Number	1403
Drawn by	JAG
Checked by	MC
Date	08.23.16

FOURTH FLOOR PLAN

H104



1 ROOF PLAN
1/8" = 1'-0"

USE OF ARCHITECTS DOCUMENTS:

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DEVELOPER :

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COHOES, NY 12047
518.785.9000

SITE/CIVIL ENGINEER :

THE LA GROUP
40 LONG ALLEY
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518.587.8100

STRUCTURAL ENGINEER :

ARTISAN ENGINEERING
823 FERRY ROAD, SUITE 201
CHARLOTTE, VT 05445
802.425.4350

M/E/P/FP ENGINEER :

FUSION SYSTEMS ENGINEERING
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CLIFTON PARK, NY 12065
518.621.0533

77 EXCELSIOR AVE | BUILDING 6

EXCELSIOR AVENUE, SARATOGA SPRINGS, NEW YORK

No.	Description	Date

PROGRESS:

SCHEMATIC DESIGN | DESIGN DEVELOPMENT | CONSTRUCTION DOCUMENTS

Project Number	1403
Drawn by	JAG
Checked by	MC
Date	08.23.16

ROOF PLAN

H121

77 EXCELSIOR AVENUE | PHASE II

ARCHITECTURAL APPROVAL : BUILDING 6

DESIGN REVIEW COMMISSION

SEPTEMBER 21, 2016

DEVELOPER / APPLICANT ;

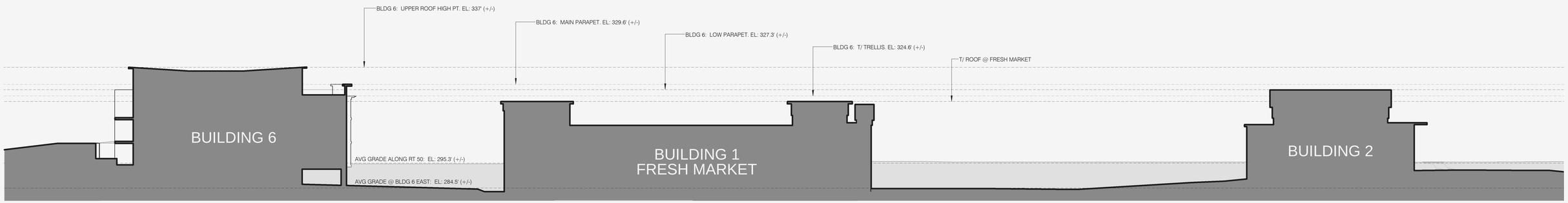
BEECHWOOD PRIME 2, LLC

ARCHITECT / AGENT :

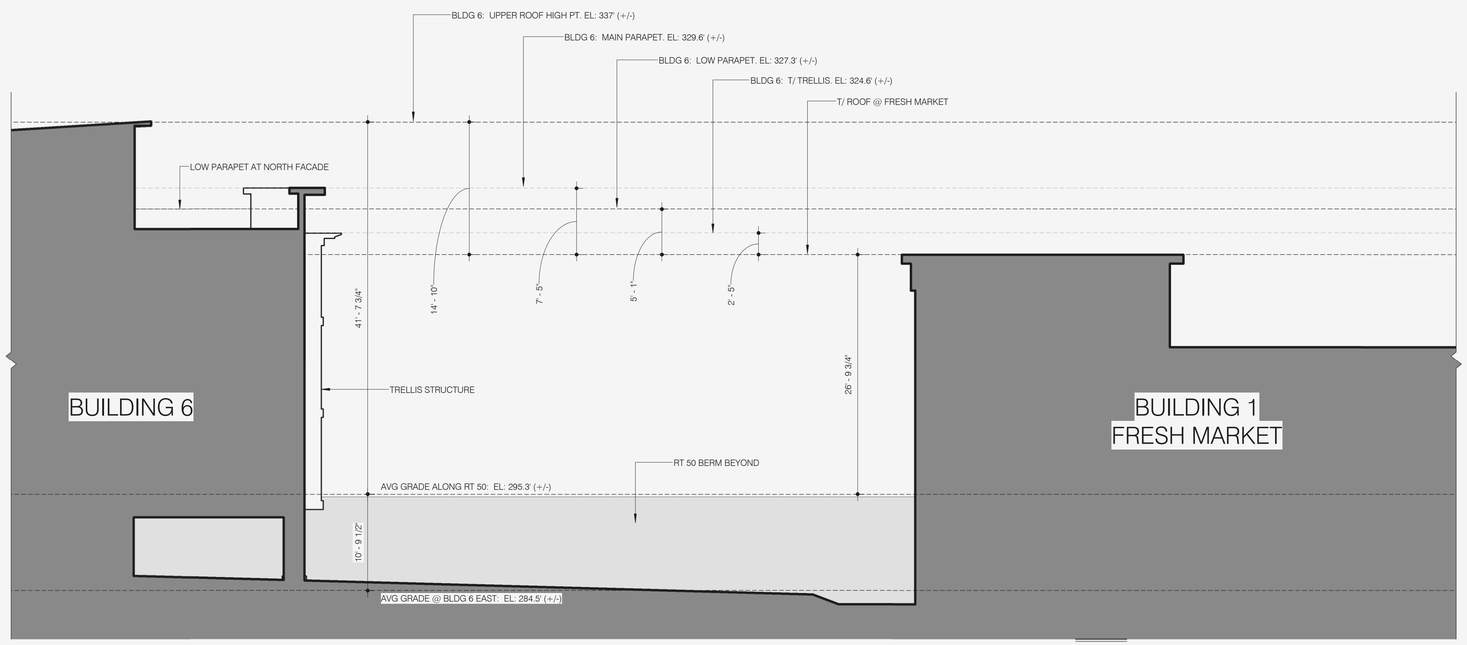
balzer + tuck | architecture · pllc

LANDSCAPE ARCHITECT / AGENT:

the LA group
Landscape Architecture
and Engineering, P.C.



1 WEST - EAST SITE SECTION THROUGH BUILDINGS 6, 1, AND 2
1" = 20'-0"



2 ENLARGED WEST - EAST SITE SECTION THROUGH BUILDINGS 6 AND 1
1/8" = 1'-0"

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Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

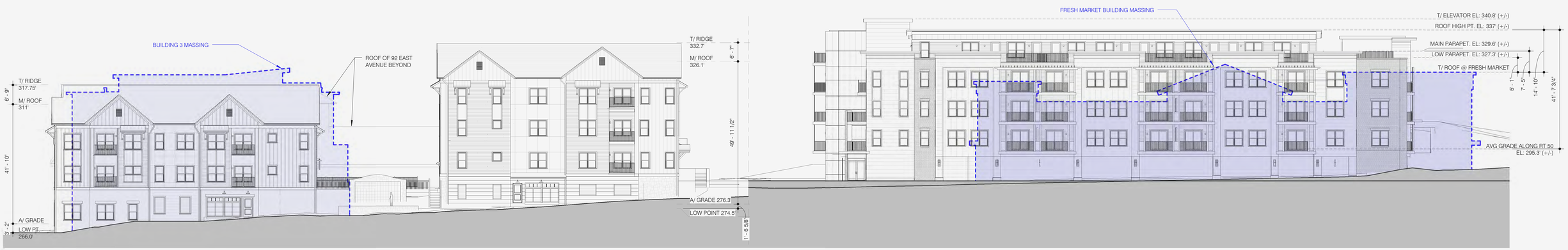
RT 50 MASSING STUDIES - BUILDINGS 6, 1, AND 2

BTA PROJECT NO: 1403 06.15.2016

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

3 VIEW FROM ACCESS ROAD - LOOKING NORTHWEST

2 VIEW FROM FRESH MARKET PARKING - LOOKING WEST



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

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Landscape Architecture and Engineering, P.C.

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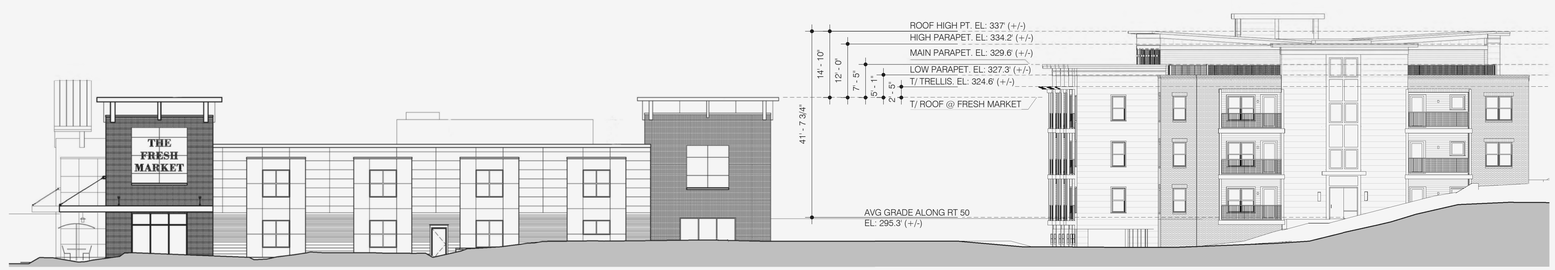
ACCESS ROAD MASSING DIAGRAMS

BTA PROJECT NO: 1403 06.15.2016

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



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

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Landscape Architecture and Engineering, P.C.

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RT 50 MASSING STUDIES

BTA PROJECT NO: 1403 06.15.2016

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

the LA group
Landscape Architecture and Engineering, P.C.

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RT 50 / BUILDING 6 IMAGERY -EASTBOUND

BTA PROJECT NO: 1403 06.15.2016

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

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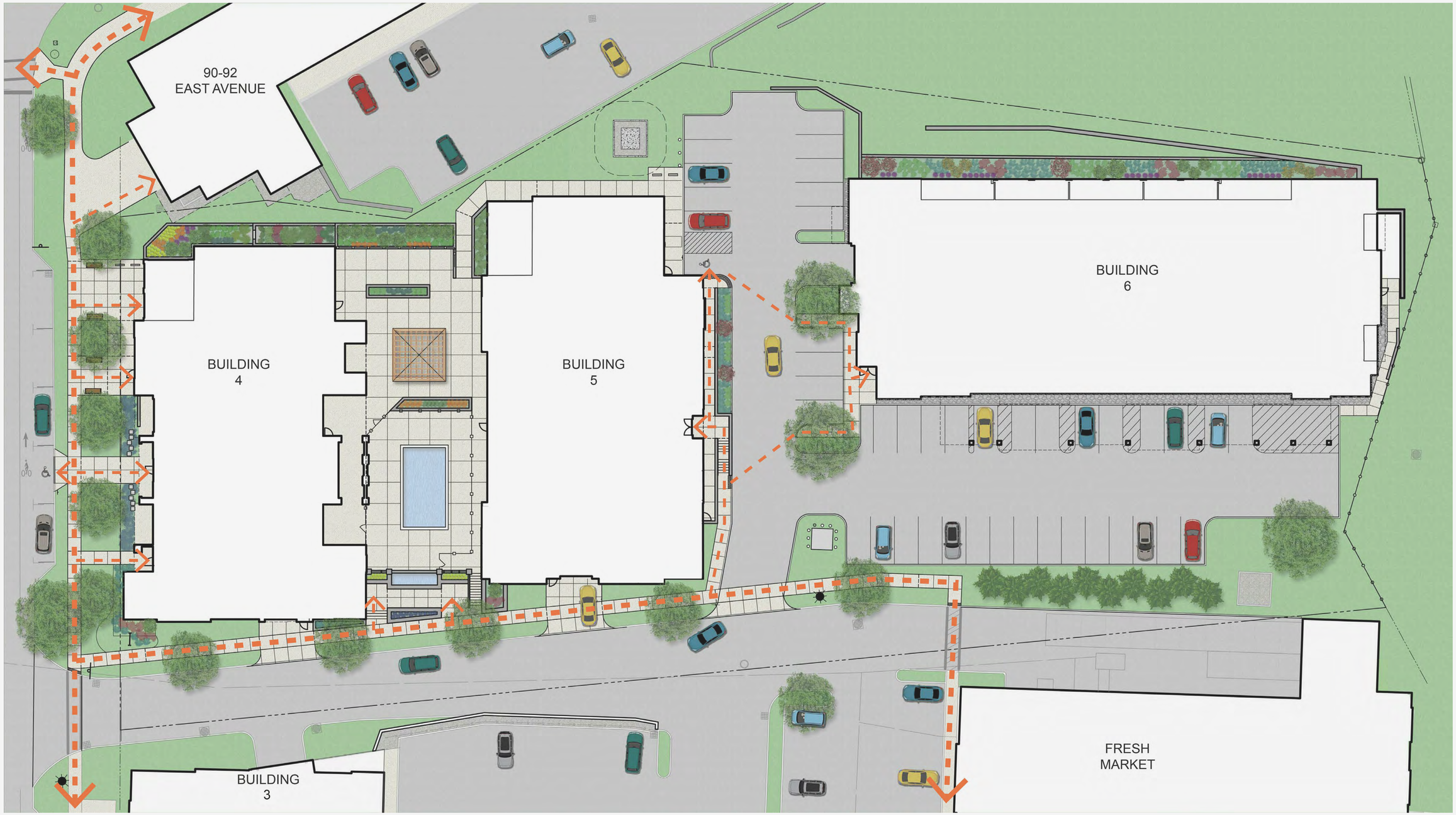
Landscape Architecture and Engineering, P.C.

balzer + tuck architecture

RT-50 CONTEXT IMAGES

BTA PROJECT NO: 1403 05.04.2016

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



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SITE PEDESTRIAN CIRCULATION DIAGRAM

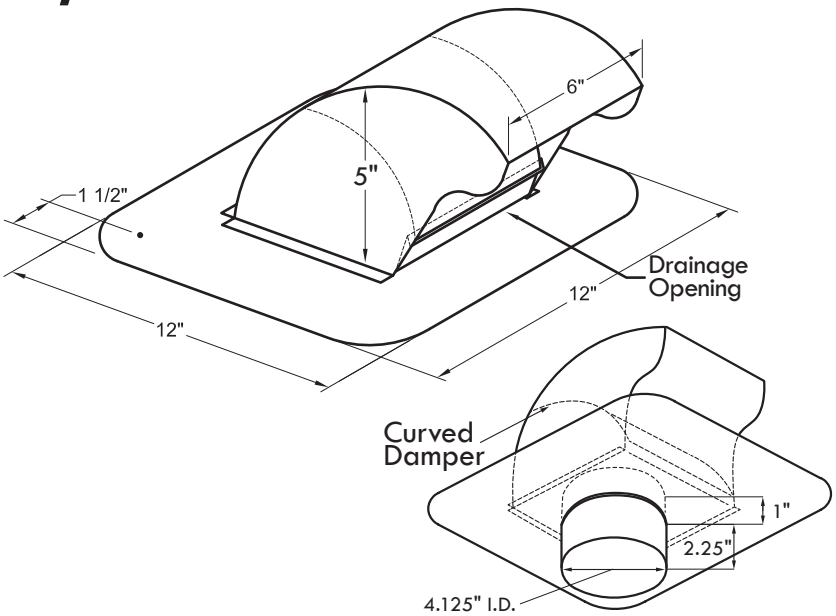
BTA PROJECT NO: 1403 06.15.2016

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

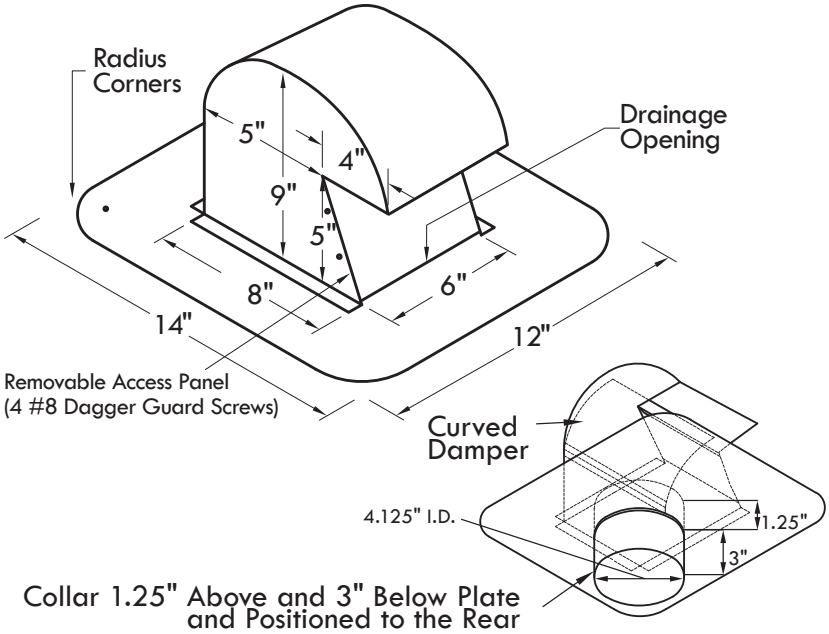
DryerJack

Technical Product Specifications

DryerJack Model 466



DryerJack Model 486



Model	Applications
DJK466	Low profile, efficient termination for safely venting the dryer through the roof.
DJK486	Extra clearance model for high profile tile or heavy snowfall zones.

Performance Data

For Use:
- Non-restrictive dryer roof vent termination
- Complies with IMC 504.4 & IRC 1502.3

Material:
- 26 gauge Galvalume®

General Information

Benefits:
- Venting through the roof can shorten duct length
- Zero back pressure lengthens appliance life
- Improved efficiency shortens cycles, saves energy
- Damper design deters bird and rodent entry
- Access features ease duct cleaning & maintenance

Features:
- Rugged 26 gauge Galvalume
- Rounded corner nailing flange and 6 nail holes
- Equally suitable for new and retrofit construction
- Watertight extended collar for secure docking

Manufactured By

In-O-Vate Technologies, Inc.
810 Saturn Street, Suite 20
Jupiter FL 33477
Telephone: 561-743-8696
Facsimile: 561-745-9723
www.DryerJack.com

Made in the USA

Airflow Restriction Comparison (Back Pressure Measured in Water Column Inches)

DryerJack Model 466 0.001

DryerJack Model 486 0.02

Low Profile Plastic .35

Low Profile Metal .30

Four Inch Gooseneck .45

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	[redacted]	/	[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: 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)? _____

Revised 06/03/16

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 — Date: 9/8/16
(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: 9/12/16

Owner Signature: Margaret Boyd Date: 9/12/16

Revised 06/03/16

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: _____

_____

_____

_____

_____

_____

_____

_____

_____

Teakwood
BUILDERS INCORPORATED
8 Butler Place • Saratoga Springs • New York • 12866 • [redacted]

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.

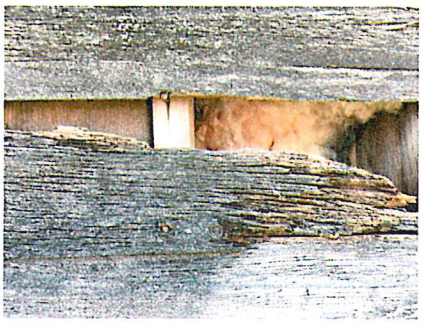
The accompanying Summary Description of Proposed Action pertains to the proposed exterior remodel, with consideration for interior design requirements that will affect the exterior appearance of the structure – namely light and ventilation requirements and egress requirements.

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



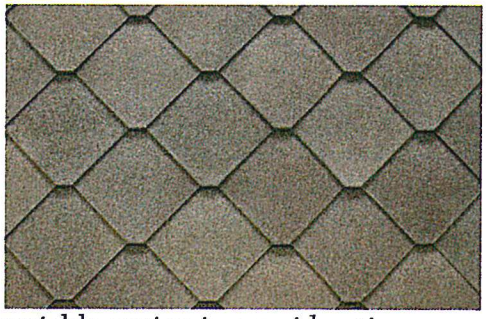
4. Remove all asphalt shingles and underlayment
    - Asphalt shingles are substantially deteriorated and failing, with numerous roof leaks throughout the structure
    - Existing asphalt shingles are not original to the building

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)

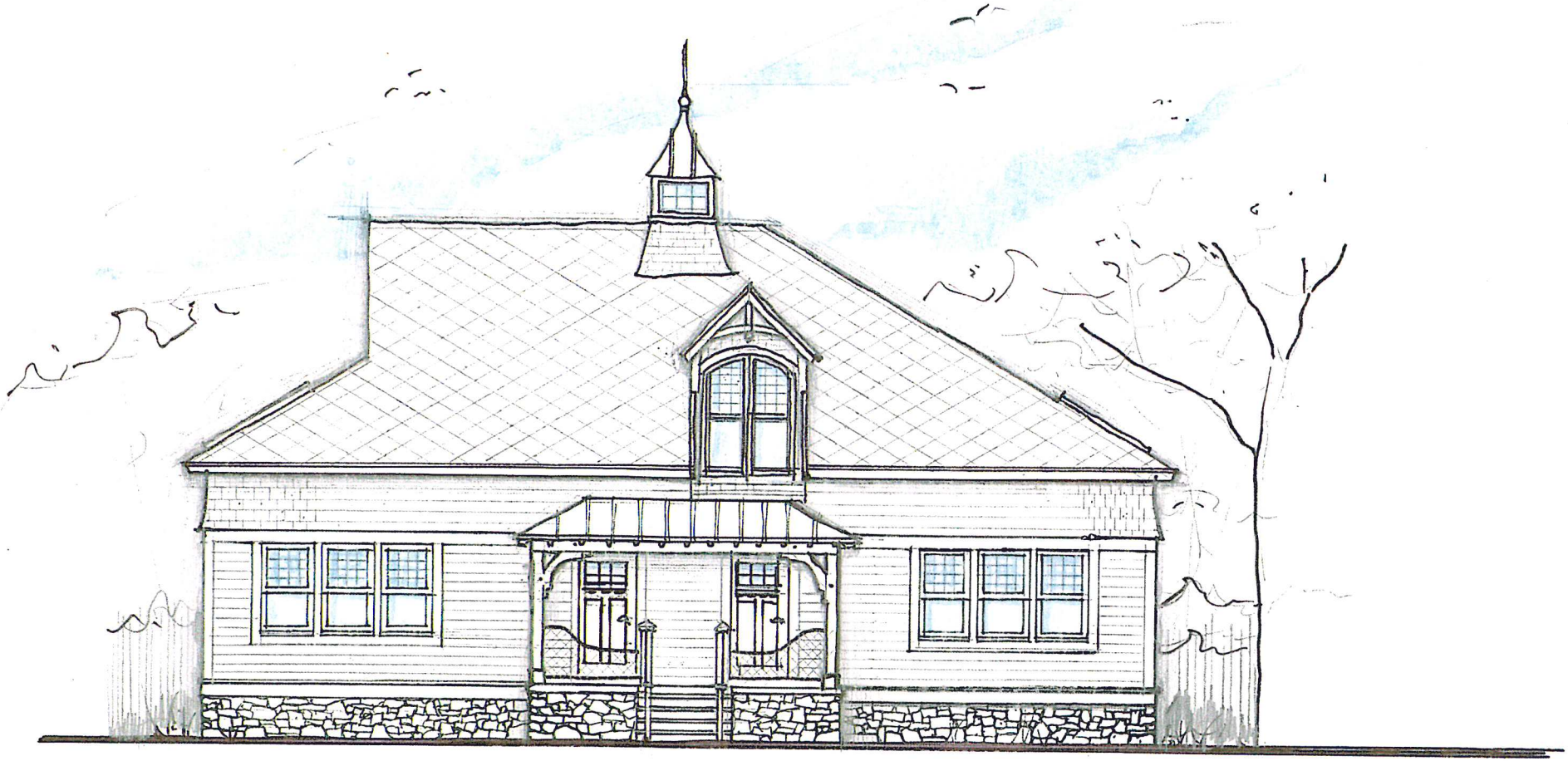
Photos of the Existing Structure –

EAST (BRYAN STREET) ELEVATION

WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION



BRYAN ST. ELEVATION. (EAST) ±3/16" = 1'-0"

PRELIMINARY CONCEPTS - 49 BRYAN ST.

WEST ELEVATION ±3/16" = 1'-0"

PRELIMINARY CONCEPTS 49 BRYANT ST.