



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, November 16, 2016

City Council Room – 7:00 P.M.

DRC Applications under Consideration

A. 2016.075 Obstarczyk Garage Demolition

147 Spring Street, Advisory Opinion to ZBA on the demolition of a contributing structure and reconstruction of a garage within the Urban Residential-3 District.

Documents:

[2016.075 OBSTARCZYKGARAGE_MATERIALSRECVD10-25-16_REDACTED.PDF](#)
[2016.075 OBSTARCZYKGARAGE_SSPSCORR.PDF](#)
[2016.075 OBSTARCZYKGARAGE_ZBAREQADVISOPIN.PDF](#)
[2016.075 OBSTARCZYKGARAGE_APPCORR_REDACTED.PDF](#)

B. 2016.074 Legends Café External Modifications

102 Congress Street, Architectural Review of external modifications within the Transect 6 Urban core District.

Documents:

[2016.074 LEGENDSCAFE_APP_REDACTED.PDF](#)

C. 2014.109.4 Rite Aid Signage

90 West Ave & 242 Washington Street, Architectural Review of multiple signage within the Transect 5 Neighborhood Center District.

Documents:

[2014.109.4 RITEAIDSIGNAGE_APP_REDACTED.PDF](#)

Approve Meeting Minutes:

Salute to the Flag

A. Upcoming Meeting(s):

December 7, 2016 (Caravan: Tuesday, November 29, 2016 at 4:00 pm)

January 4, 2017 (Caravan: Tuesday, December 27, 2016 at 4:00 pm)

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

ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866

TRANSMITTAL SHEET

TO: Design Review Commission	FROM: Tonya Yasenchak
COMPANY: City of Saratoga Springs	DATE: October 12, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Obstarczyk Garage #147 Spring St., Saratoga Springs, NY	YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY AS REQUESTED

City of Saratoga DRC Members,
Engineering America Co. is currently representing the Obstarzyks at the City of Saratoga Springs Zoning Board of Appeals for the request of several variances relating to the demolition of their existing barn and the construction of a new 2 car garage at 147 Spring St.

A recent letter from the Saratoga Springs Preservation Foundation noted that the existing accessory structure was a "contributing building" to the East Side Historic District. In response, the ZBA, has requested that the DRC provide an advisory opinion about the proposed demolition of the existing structure.

EACo. would like to preface that the Owners original thought, when they purchased the property earlier this year, was to renovate the structure. However, after discussions with several contractors and review by a licensed engineer, it appears that the best option (logistically and financially) to meet their needs of vehicle storage is to remove the current structure and rebuild a new 2 car garage for the following reasons:

- 1) Current Structural Condition:
 - a) The existing structure is twisted in several directions and is not square or plumb. Repair of this condition would require extensive re-construction / replacement of the majority of the first floor walls.
 - b) Lack of foundation along most of the structure has resulted in rotted sill plates. There is a lack of sill plates in a good portion of the structure. Repairs would require a new foundation and lifting of the existing structure (difficult to impossible with the limited space and close proximity of the property line).
-
-

- 2) Location of Structure:
 - a) Difficulty in Lifting the Structure: The existing structure is currently at 0.2' – 1.7' from the side property lines. The lack of space does not allow room for the building to be lifted without significant imposition on the neighbor to the left.
 - b) Close proximity to the neighbors' house: Lifting the house & installing a new foundation and structure so close to the neighbors' existing house could pose logistic issues as well as potential structural issues.

- 3) Use of Structure:
 - a) Wall Ht: The 1st floor wall ht of the structure is at 7' 4". This height is not adequate for the storage of vehicles or a garage door. The wall ht. would have to be increased to allow for vehicular storage; requiring the reconstruction of the entire first floor walls of the structure.
 - b) Building Size: The current structure is only 16' (+/-) in depth. This depth is not sufficient for parking a car. In order to meet the Owners' needs, an addition would be required along the back of the existing structure; this being possible but difficult.
 - c) Other Use: Any other use of this structure, beyond vehicle storage is not allowed by the City of Saratoga Springs zoning. A variance would be required to use this structure, if renovated, in any other manner.

- 4) Costs: The costs involved in lifting & renovating the existing structure to meet the needs of the Owners' vehicular storage is significantly more than that of a new structure.

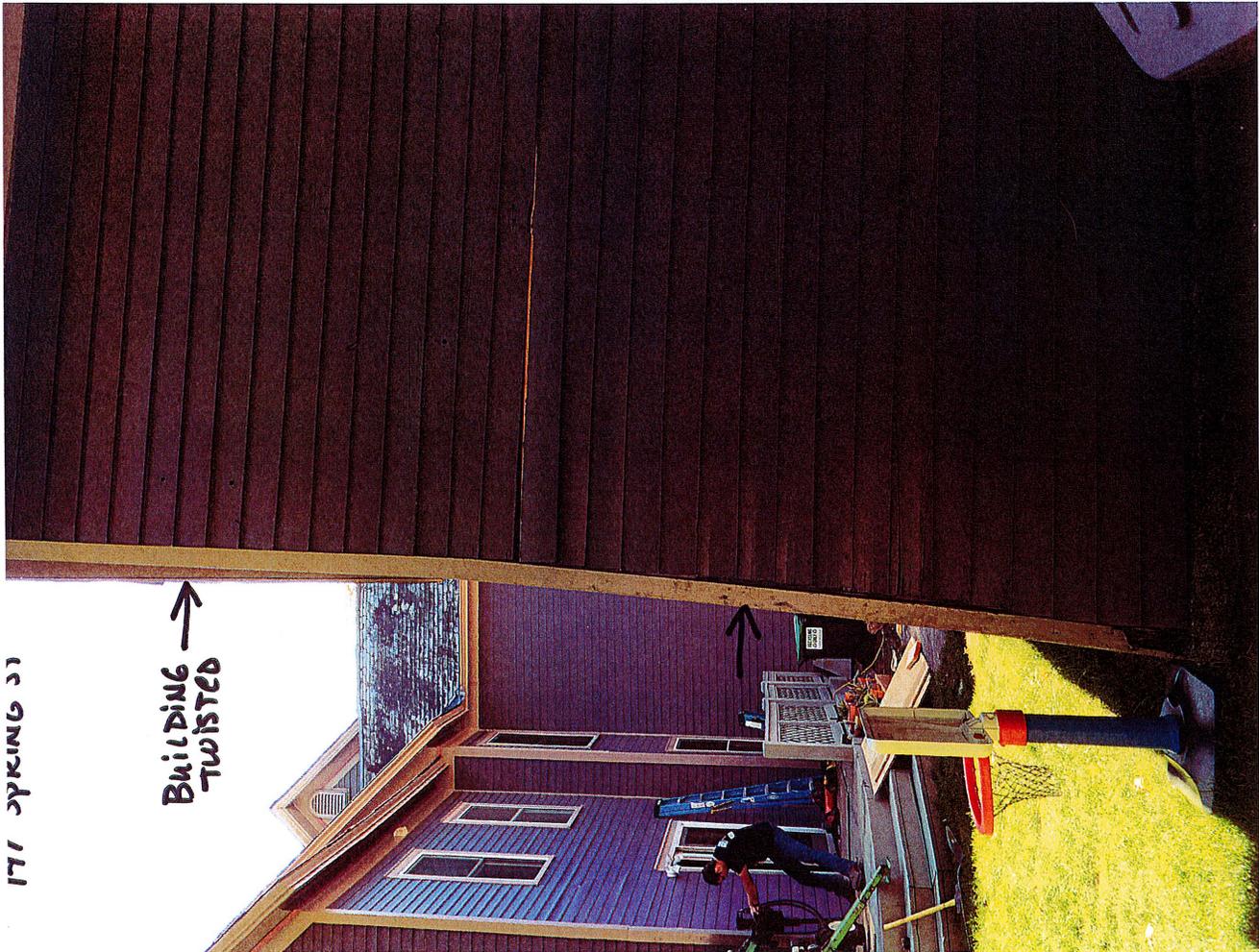
It is the opinion of EACo. and the Home Owners that this particular accessory structure has outlived its usefulness and its original intent as a barn. The structure itself is not designed in a Queen Anne style and does not appear to have much architectural significance. The removal of this structure and construction of a new 2 car garage will be consistent with the existing community character and style.

We look forward to discussing this matter with the DRC further at the October 19th meeting. Please feel free to contact the EACo. office with any additional questions. Thank you for your review and consideration.

Sincerely,



Tonya Yasenchak, PE



171 6444

1471 SPRING ST



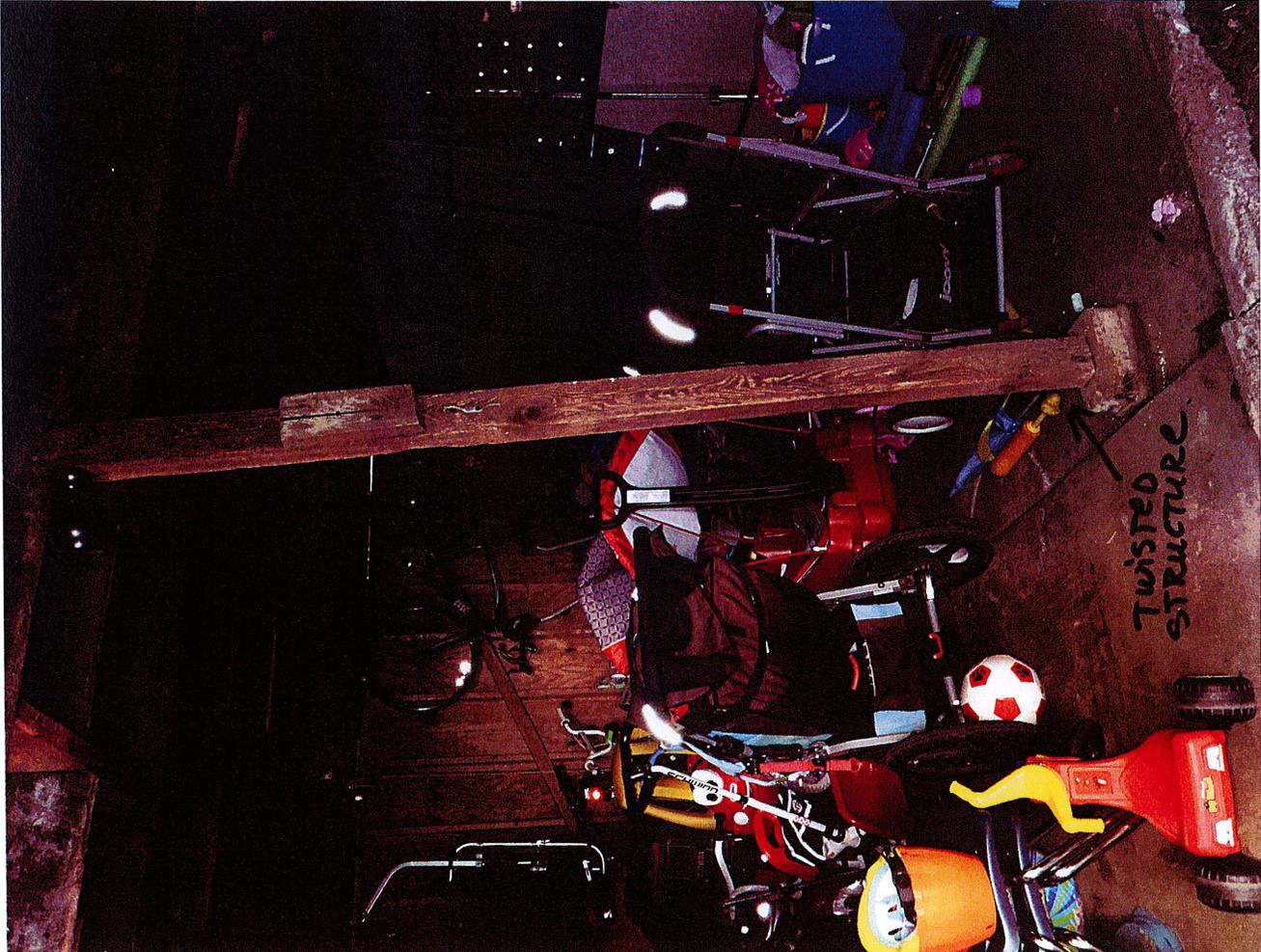
1471 SPRING ST.



1477 SPRING ST.



← LACK OF SILL PLATE AT WALL



TWISTED STRUCTURE

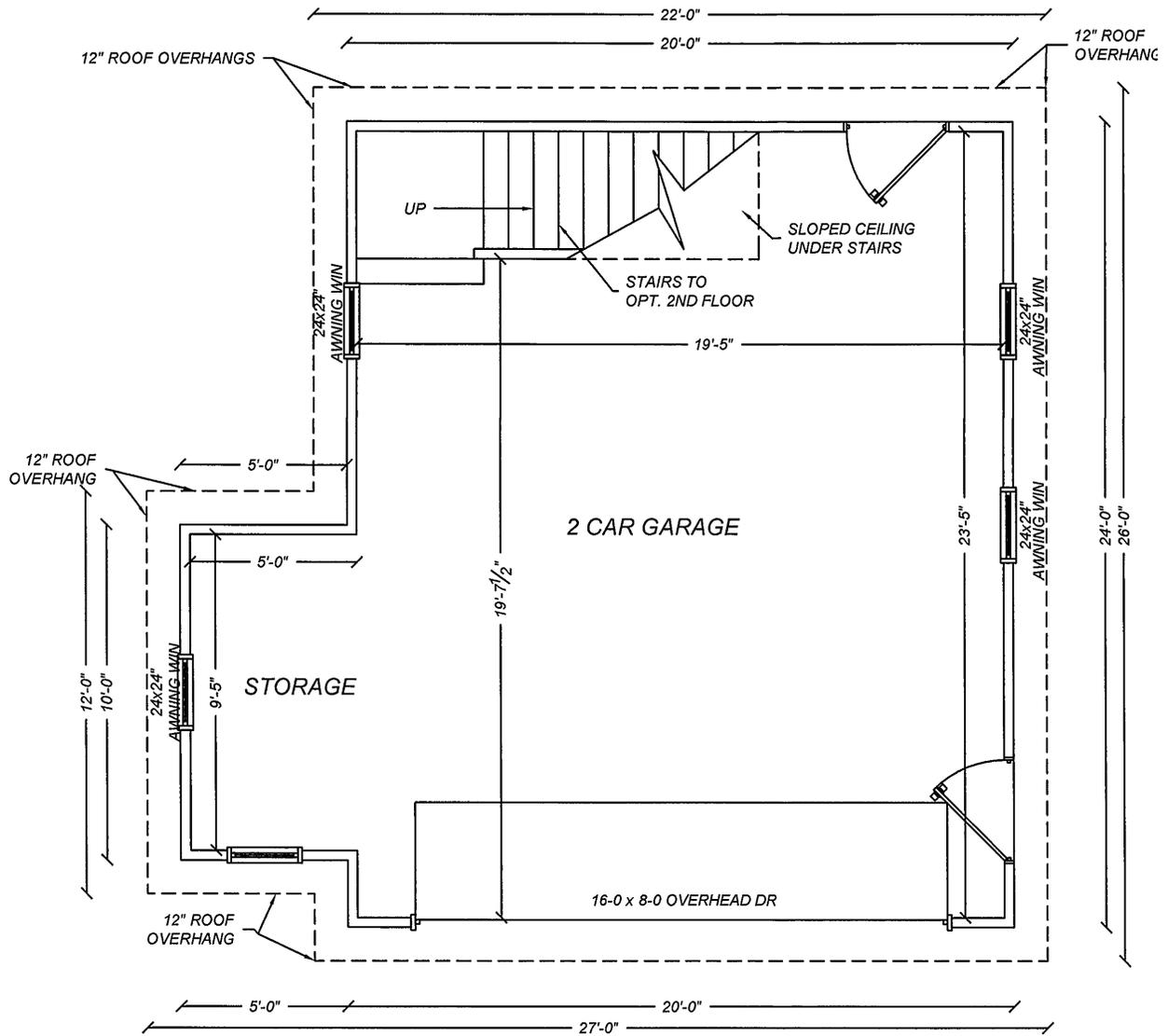


CORNER OF STRUCTURE
of STRUCTURE
skewed



THIS PORTION
of wall
framed straight

THIS PORTION
of wall skewed
TO MATCH TWISTED
STRUCTURE



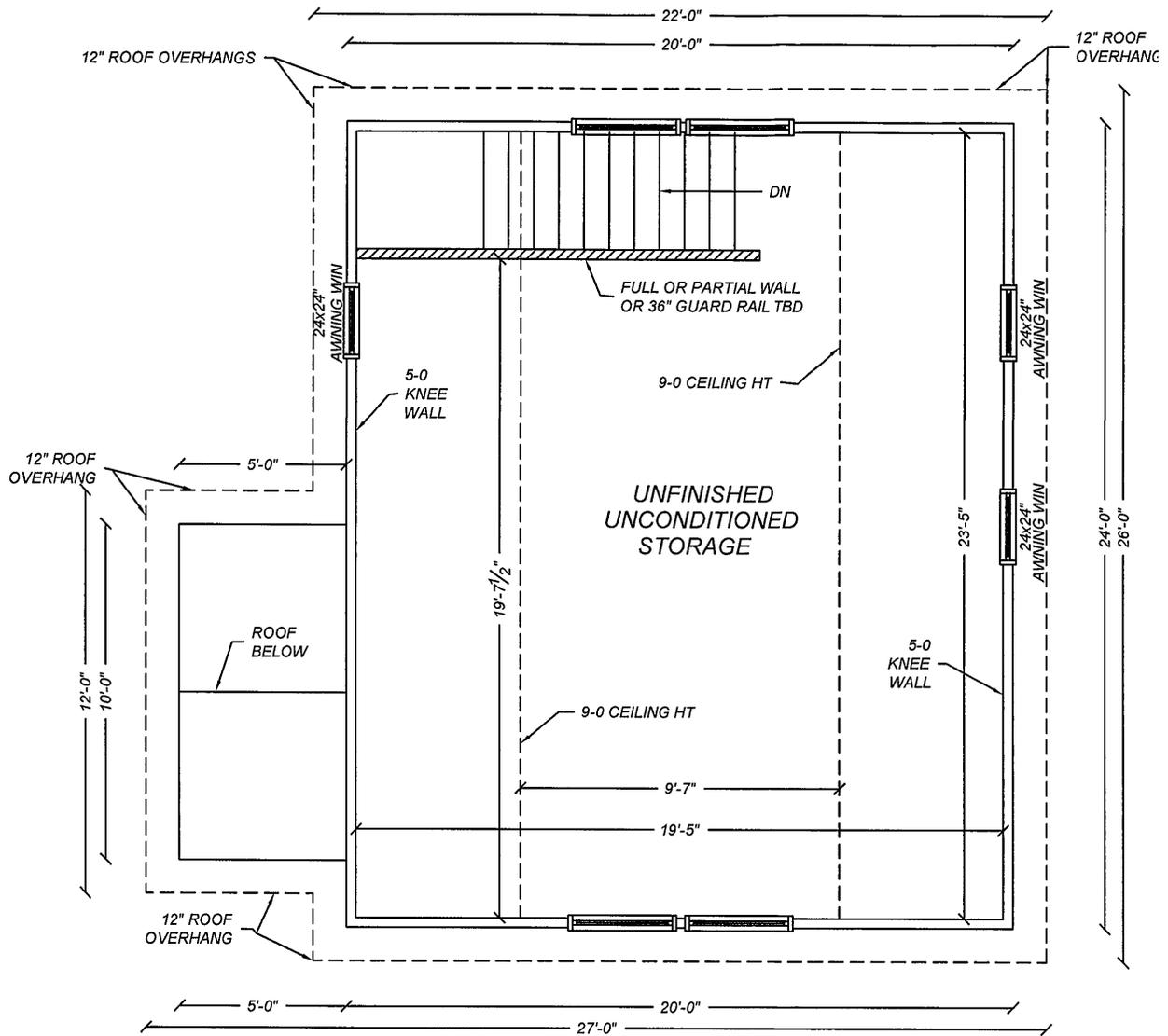
OBSTARCZYK GARAGE
 #147 SPRING ST.
 SARATOGA SPRINGS, NY

**PROPOSED
 MAIN FLOOR PLAN**

9/21/2016

SCALE: 3/16" = 1' 0"

DESIGN BY:
 ENGINEERING AMERICA CO.
 76 WASHINGTON ST., SARATOGA SPRINGS, NY



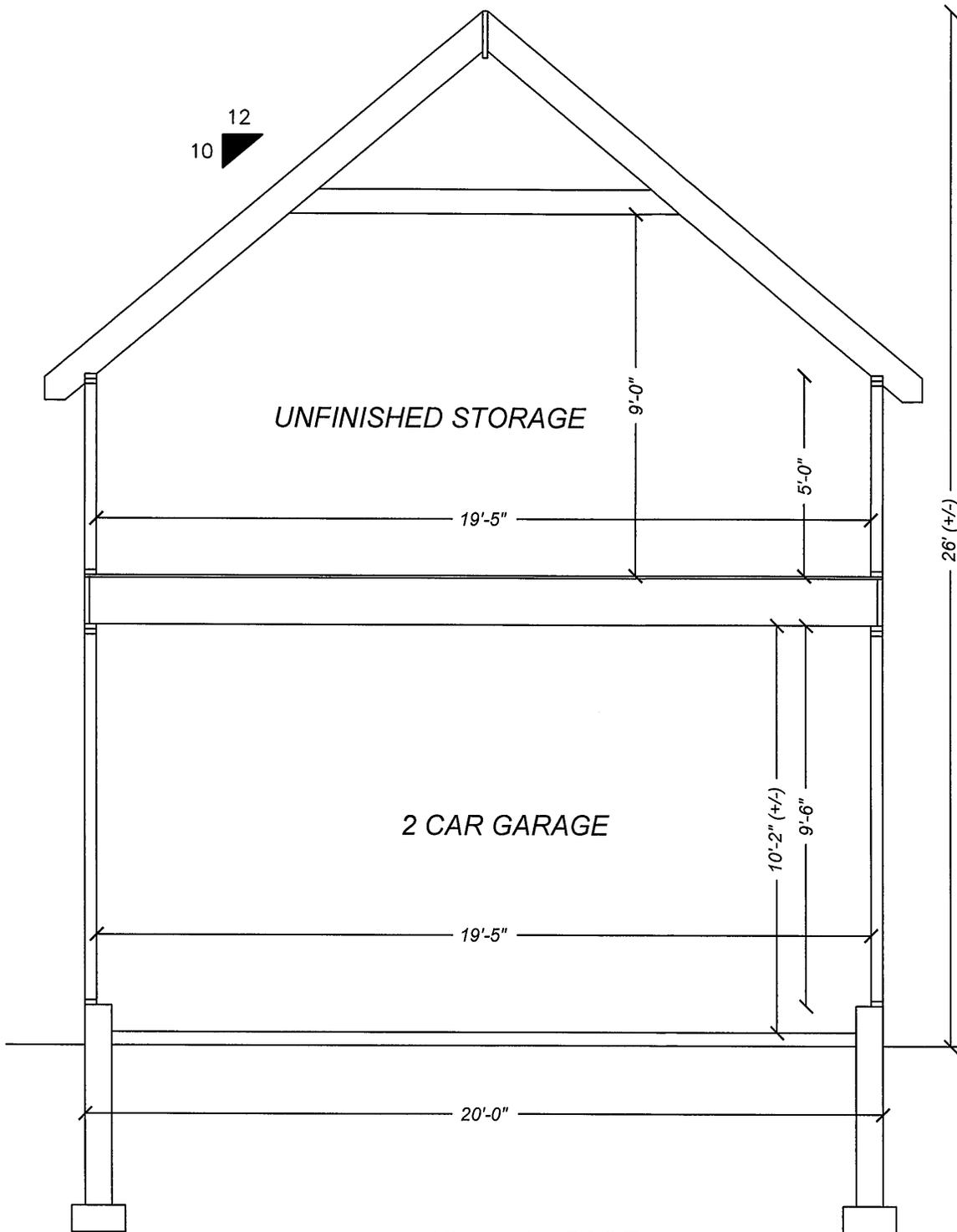
OBSTARCZYK GARAGE
 #147 SPRING ST.
 SARATOGA SPRINGS, NY

**PROPOSED
 UPPER FLOOR PLAN**

9/21/2016

SCALE: 3/16" = 1' 0"

DESIGN BY:
 ENGINEERING AMERICA CO.
 76 WASHINGTON ST., SARATOGA SPRINGS, NY



OBSTARCZYK GARAGE
 #147 SPRING ST.
 SARATOGA SPRINGS, NY

**PROPOSED
 SECTION**

9/21/2016

SCALE: 1/4" = 1' 0"

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 ENGINEERING AMERICA CO.
 76 WASHINGTON ST., SARATOGA SPRINGS, NY



OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

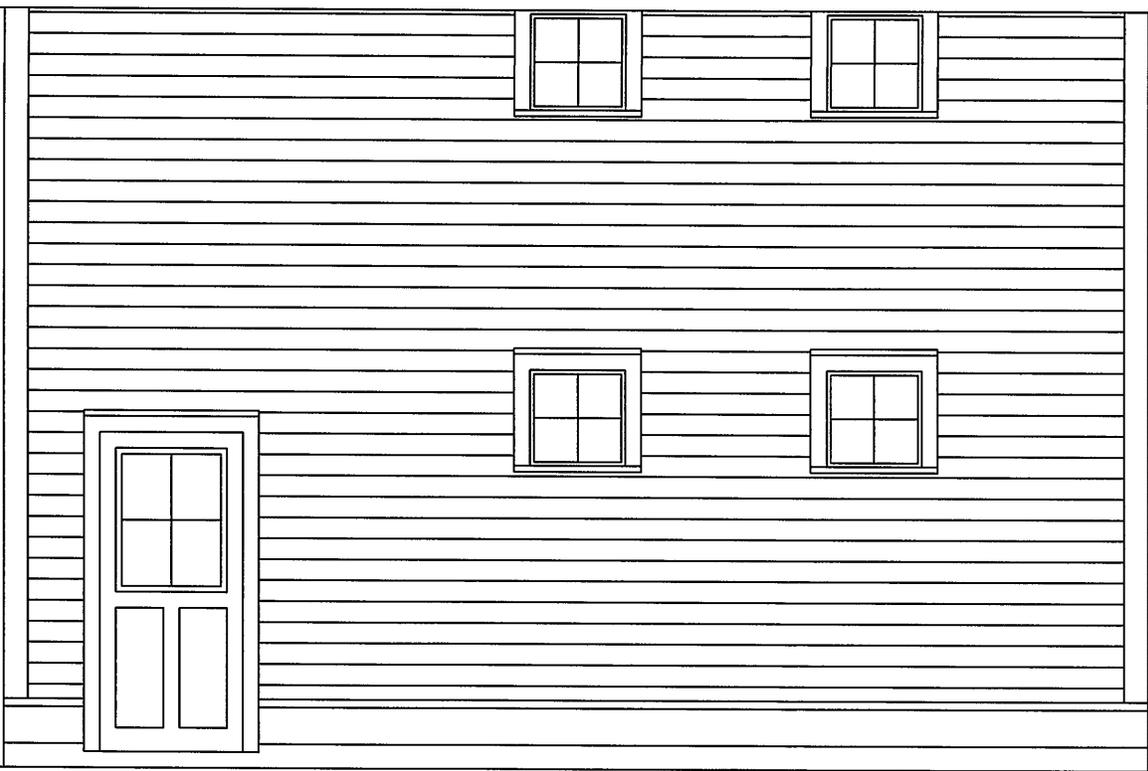
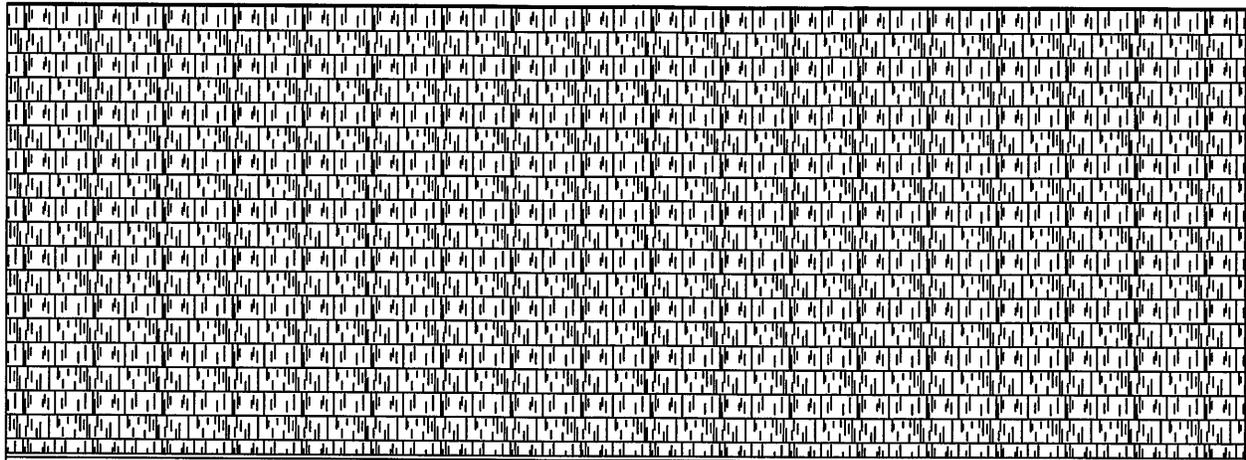
**PROPOSED
FRONT ELEVATION**

9/21/2016

SCALE: 1/4" = 1' 0"

DESIGN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY





OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

**PROPOSED
RIGHT ELEVATION**

9/21/2016

SCALE: 1/4" = 1' 0"

DESIGN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY



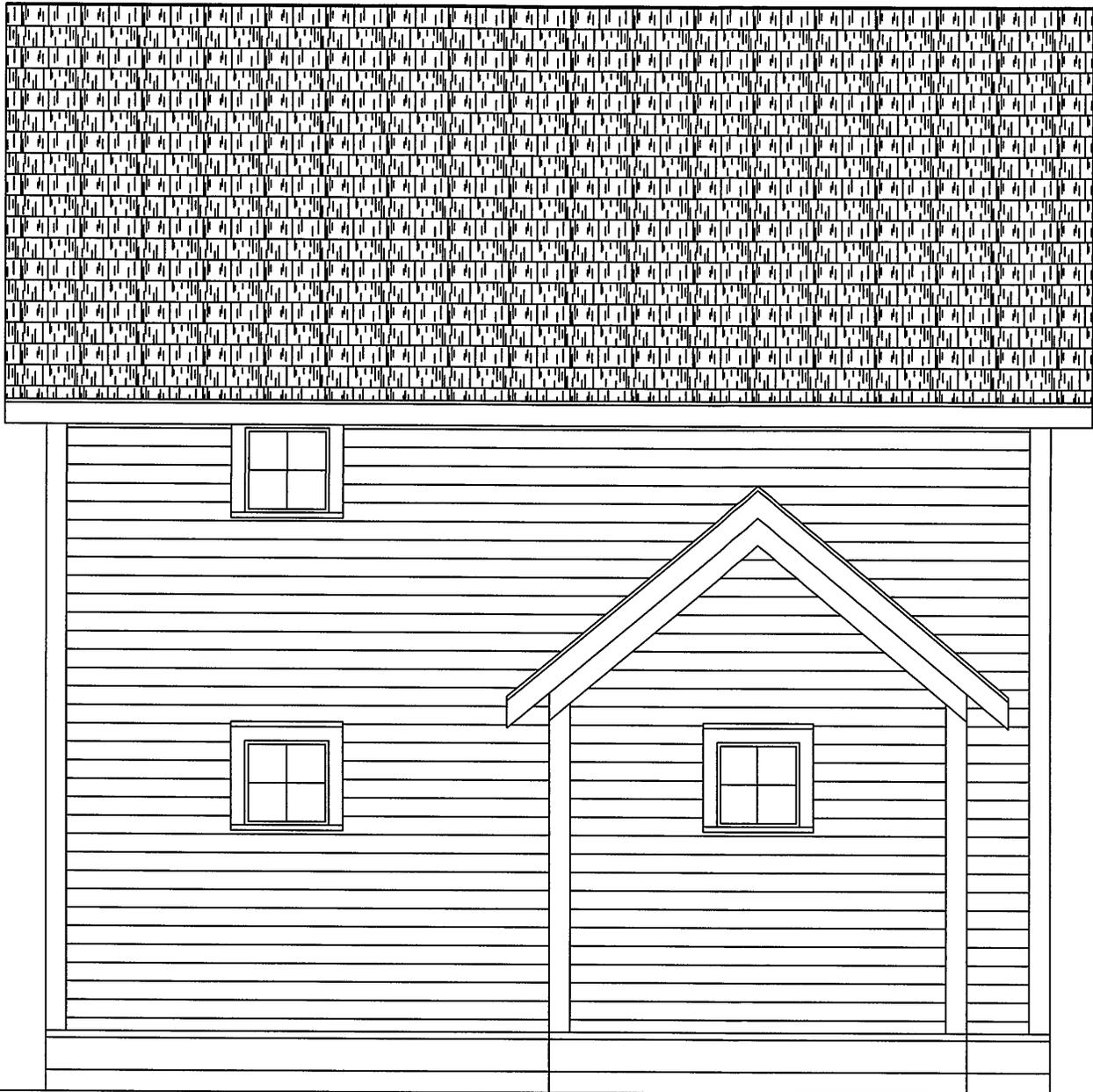
OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

**PROPOSED
REAR ELEVATION**

9/21/2016

SCALE: 1/4" = 1' 0"

DESIGN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY



OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

**PROPOSED
LEFT ELEVATION**

9/21/2016

SCALE: 1/4" = 1' 0"

DESIGN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY

November 2, 2016

A Voice
FOR
PRESERVATION



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

RE: 147 Spring Street – Demolition of Accessory Structure and New Construction

Dear Mr. Rowland,

The Saratoga Springs Preservation Foundation has reviewed the ZBA application for variances to construct a new two-car garage at 147 Spring Street and the additional materials provided for the Design Review Commission.

The Queen Anne style house located at 147 Spring Street was constructed circa 1867. Research indicates that the house originally shared the lot with 143 Spring Street and had three accessory buildings, including a large stable. The structure that the applicant is proposing to demolish was constructed between 1876 and 1888 when it first appears on the 1888 Burleigh Bird's Eye View Map. Please see enclosed documentation. The accessory structure at 147 Spring Street is the *only one* of the accessory structures that remains from the two properties. Both the house and the accessory structure are "contributing buildings" to the East Side Historic District listed on the National Register of Historic Places.

The Foundation objects to the demolition of the historic accessory structure. Historic carriage houses, stables, and other accessory structures throughout Saratoga Springs are threatened with demolition-by-neglect and removal. They are important cultural resources of the history and development of our community and should be preserved to the fullest extent possible.

The documentation provided for demolition by the applicant is insufficient and does not meet the demolition requirements of a structure with architectural or historic significance as outlined in Section 7.4.11 B. of the Historic Review Ordinance:

1. The applicant shall document "good faith" efforts in seeking an alternative that will result in the preservation of the structure including consultation with the Commission and the Saratoga Springs Preservation Foundation. The relocation of structures may be permitted as an alternative to demolition;
2. The applicant shall document efforts to find a purchaser interested in acquiring and preserving the structure;
3. The applicant shall demonstrate that the structure cannot be adapted for any other permitted use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
4. The applicant shall submit evidence that the property is not capable of earning a reasonable return regardless of whether that return represents the most profitable return possible. "Dollars and cents proof" shall be required to demonstrate such hardship.

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emeritus

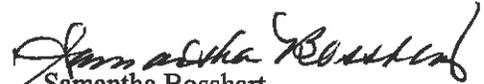
5. Application for demolition of a structure with historic or architectural significance shall include acceptable post-demolition plans for the site. Such plans shall include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project. The Commission may condition the issuance of a demolition approval on the applicant's receipt of all other necessary approvals and permits for the post demolition plan.

The Foundation strongly opposes the demolition of the historic accessory structure unless the applicant can meet all of the above requirements and encourages the Design Review Commission to not provide an advisory opinion to the Zoning Board of Appeals until all of the requirements of the Historic Review Ordinance have been met.

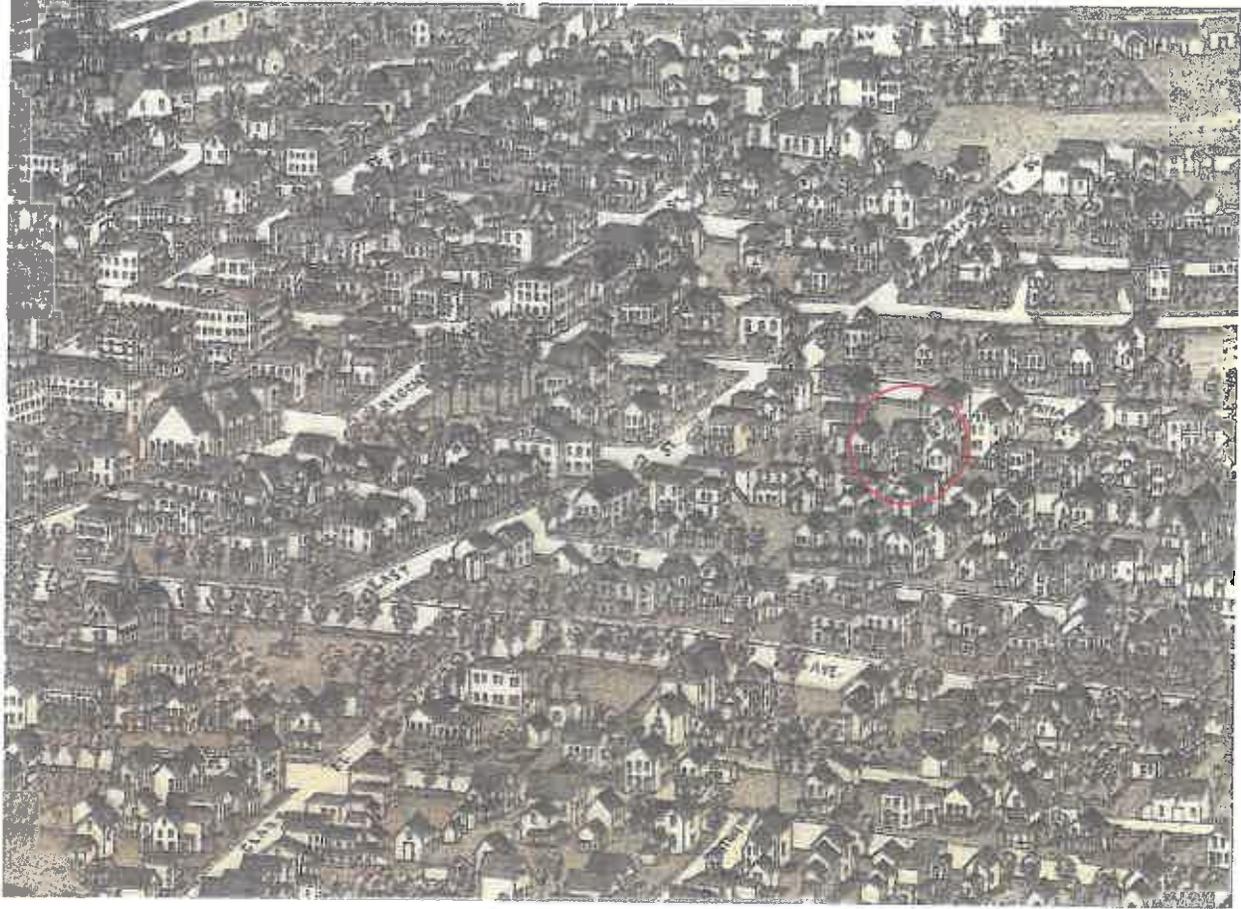
Thank you in advance for your thoughtful consideration.

Sincerely,


Linda Harvey-Opiteck
President

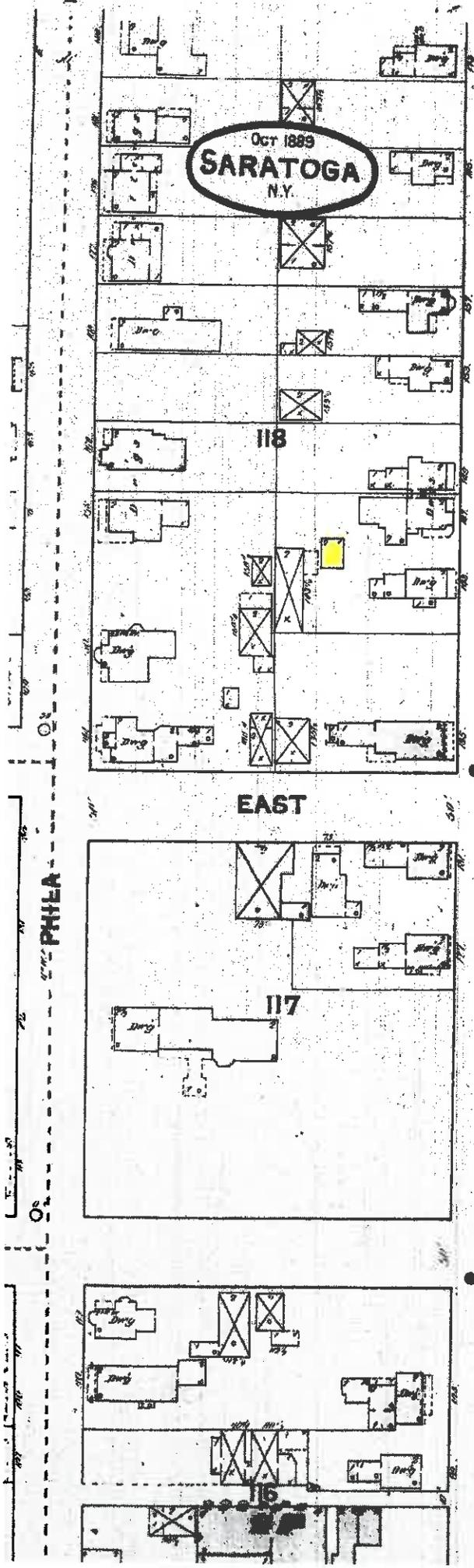

Samantha Bosshart
Executive Director

Cc: Chris Obstarczyk, Owner
Tonya Yasenchak, Agent
Susan Barden, Senior Planner
Bradley Birge, Administrator of the Office of Planning and Economic Development



147 Spring Street

1888 Burleigh Birdseye View



18

Oct 1889
SARATOGA
N.Y.

118

EAST

117

116

SHEET

SEE

NR 18

SHEET

SEE

18

1889 P. 18
SANBORN MAP

MAY 1895
SARATOGA
N.Y.

18

26

118

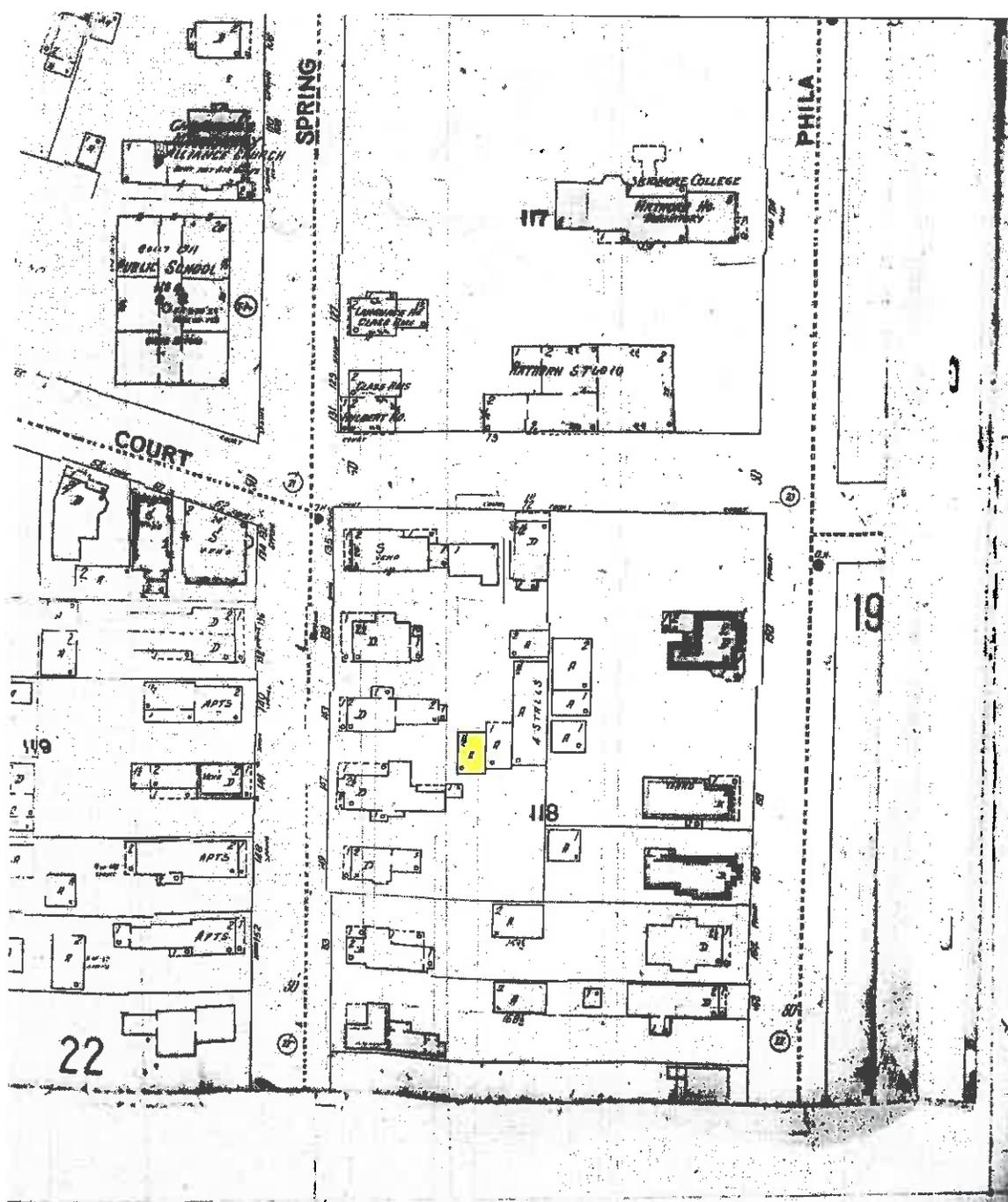
COURT (EAST)

117

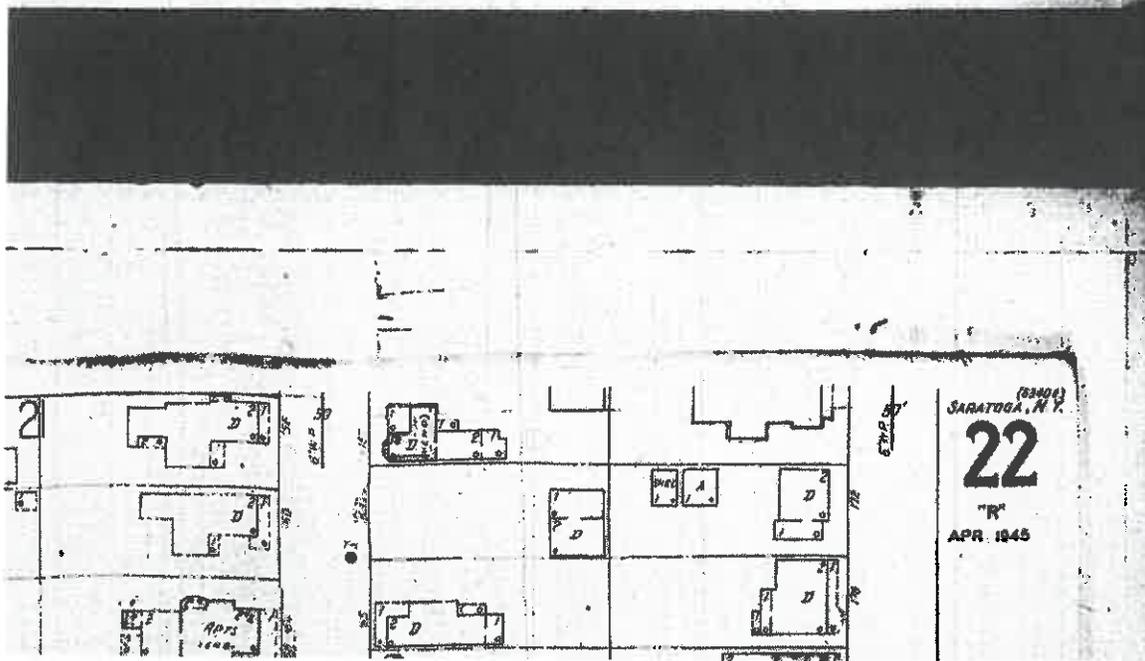
SPRING

19

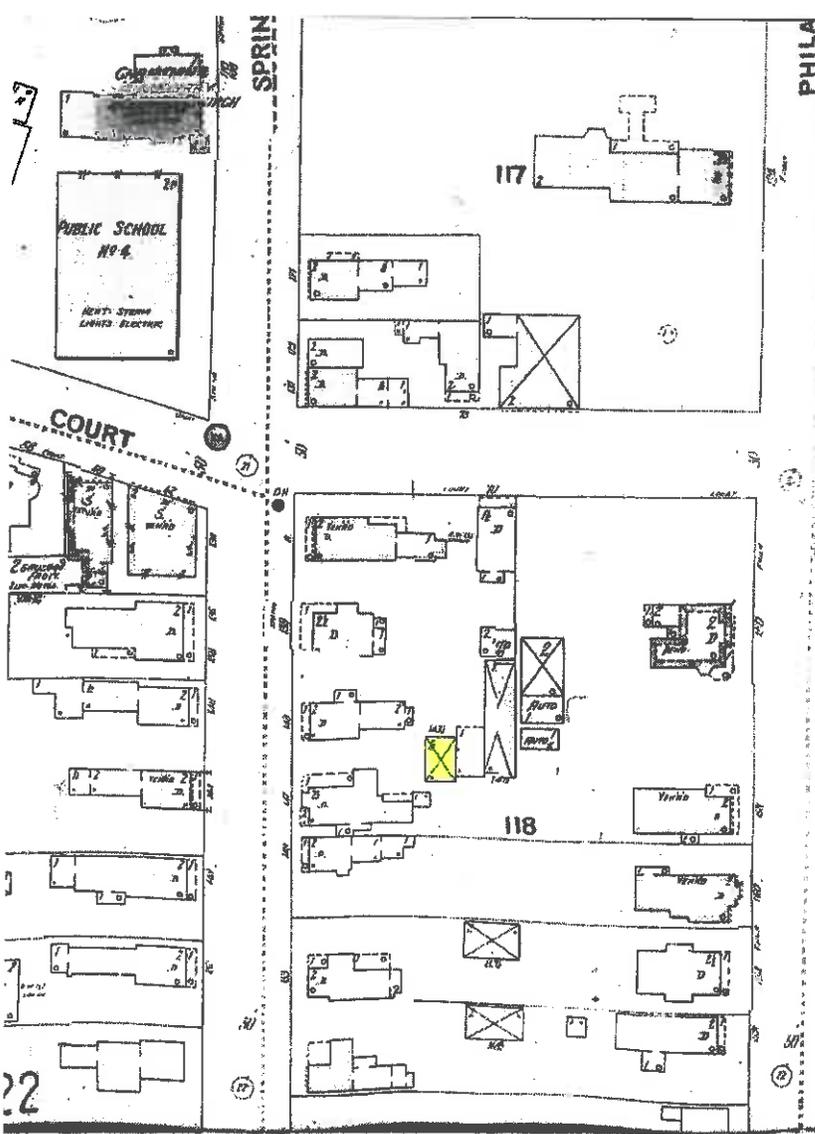
1895 18
SANBORN MAP



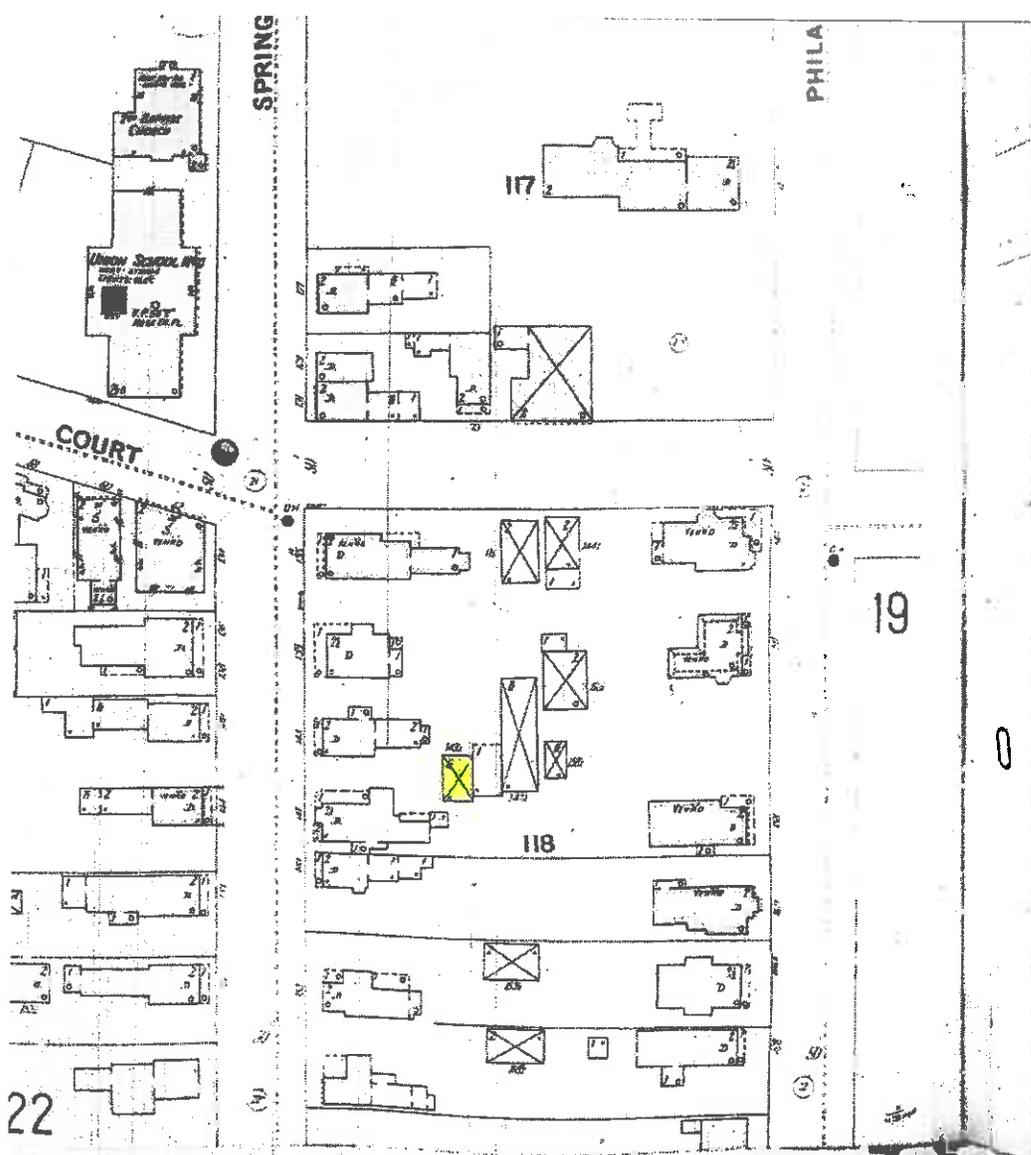
A - AUTO



SANBORN MAP
1900
21

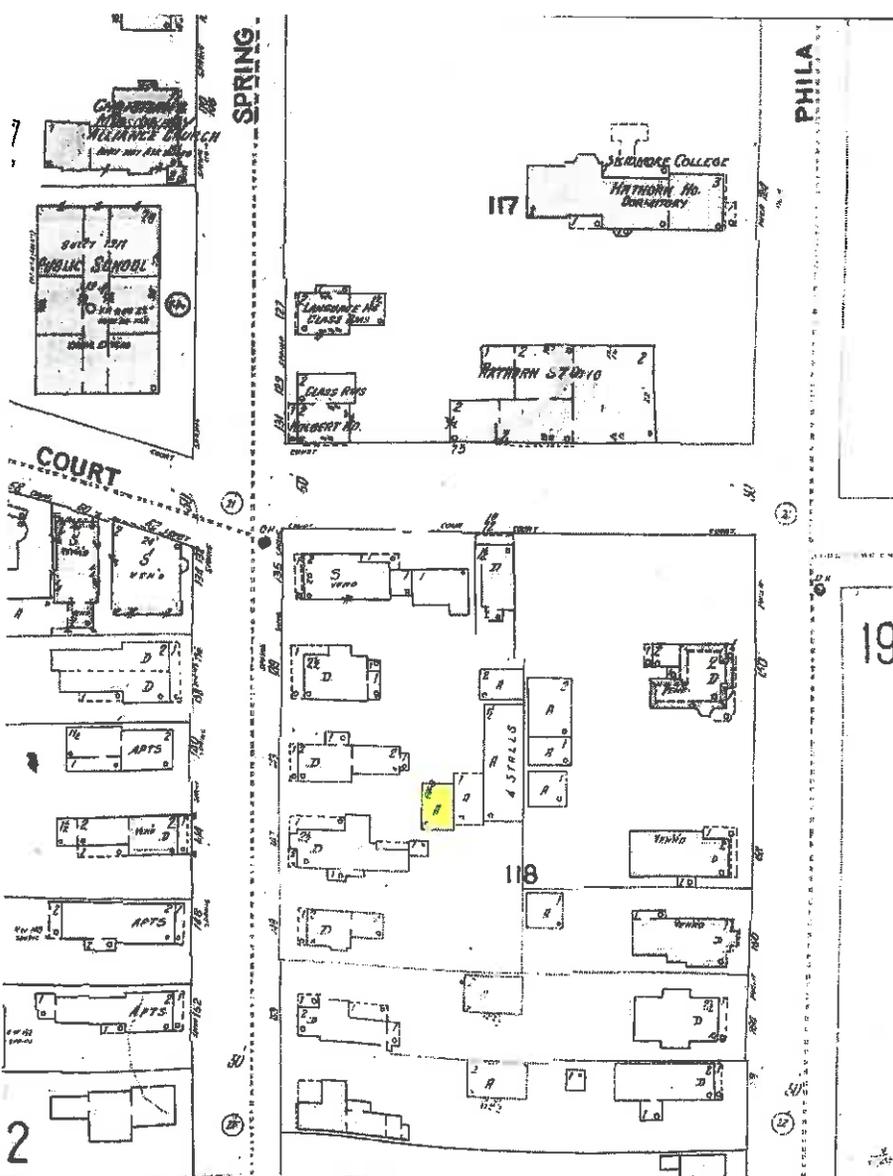


SANBORN MAP
1926 21



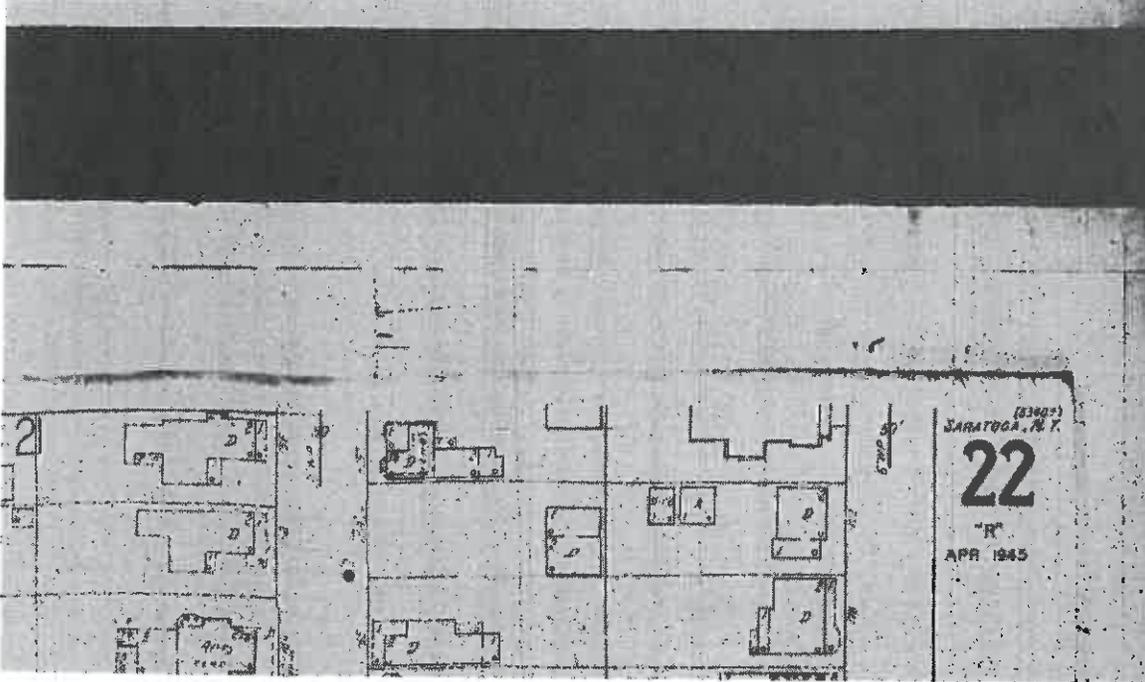
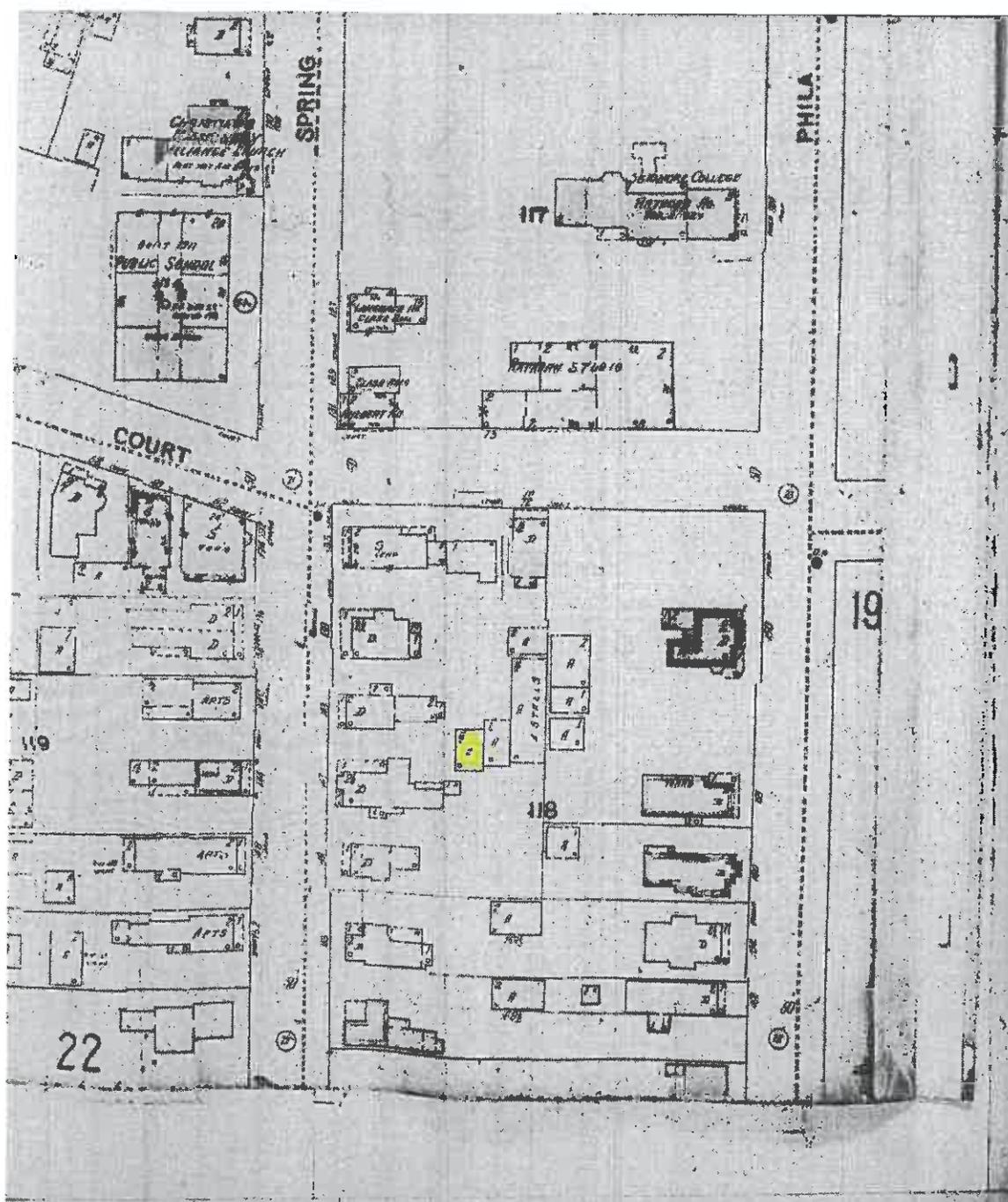
SANBORN MAP
1909

21



A = AUTO

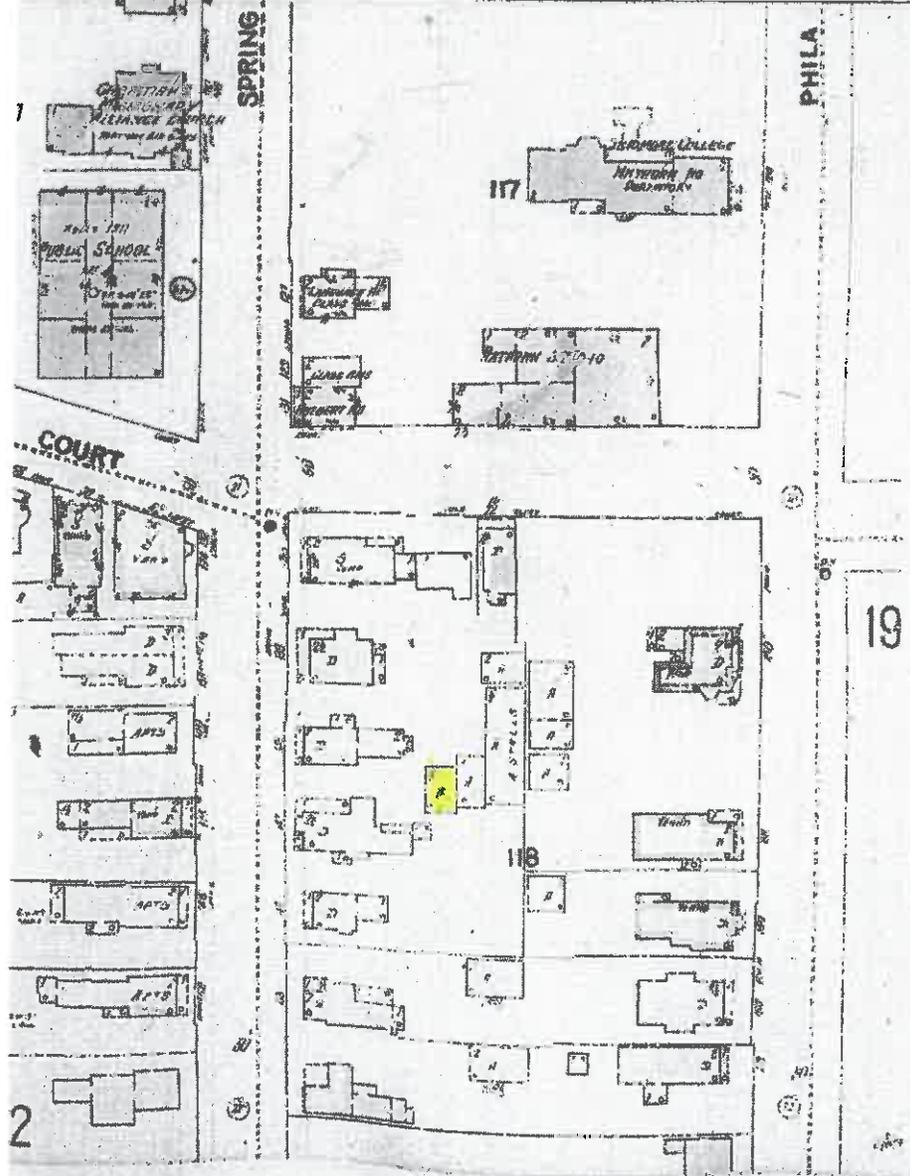
SANBORN MAP
1933 21



SANBORN MAP

1950

21



SANBORN MAP
C. 1964
1952



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 28, 2016

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

Re: Advisory opinion request for Obstarczyk Garage

Dear Steve,

On September 26, 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:

#2915 OBSTARCZYK GARAGE, 147 Spring Street, area variance to construct a detached, two-car, two-story garage, seeking relief from the minimum side yard setback and minimum distance between accessory and principal structure in the Urban Residential – 3 District.

In addition to the variances sought, this project requires historic review to demolish the existing garage structure and for the proposed new construction. The ZBA respectfully requests an advisory opinion on the proposed demolition prior to any further consideration of an area variance for new construction.

Thank you for your consideration of this request and we look forward to your input.

Respectfully yours,

Bill Moore, Chair
Zoning Board of Appeals

ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866

██████ | ██████████ ████████ | ██████████ (F A X)

TRANSMITTAL SHEET

TO: Design Review Commission	FROM: Tonya Yasenchak
COMPANY: City of Saratoga Springs	DATE: November 9, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Obstarczyk Demo #147 Spring St., Saratoga Springs, NY	YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY AS REQUESTED

Dear DRC Members,

Engineering America Co, on behalf of the Obstarczyk's, the owners of #147 Spring St., has submitted a variance application to the City of Saratoga Springs Zoning Board of Appeals for the removal of the existing accessory structure and construction of a new accessory structure to meet their garage and storage needs. The project, located within a Historic District, requires DRC review as part of the process for the removal of the existing structure and new construction. However, due to the correct City process, the project needs to go before the ZBA prior to the DRC due to the proposed new building location requiring setback variances. Currently, the ZBA has requested that the DRC provide an advisory opinion regarding the removal of the accessory building.

Engineering America Co. presented information to the DRC for discussion at their 11/2/16 meeting. Following the correct City review process, EACo. is not able to make a formal application for demolition until any variances are granted. We understand that should the project receive the requested variances, a fully complete application for demolition & new construction, with supporting materials, will be provided to the DRC for further review. This correspondence is intended to answer questions and comments which arose during the meeting by DRC and the Saratoga Springs Preservation Foundation as follows:

- 1) Historic Review Ordinance: Demolition request requirements
 - a. Applicant shall document “good faith” efforts in seeking an alternative that will result in the preservation of the structure including consultation with the DRC and Saratoga Springs Preservation Foundation. The relocation of structures may be permitted as an alternative to demolition.
 - i. The DRC has been to the site twice to review the project and the condition of the existing structure. At the most recent site meeting of 11/7/16, the DRC was able to walk thru the building to observe structural elements of the structure as well as view the location of the building relative to the neighbors’ home.
 - ii. The alternative of lifting the structure, installing a foundation and rebuilding / repairing the structure in it’s existing location is not feasible.
 1. The current structure is less than 1’ from the property line & less than 6’ from the neighboring house.
 2. The neighbors are not amenable to this option as it would include construction vehicles, workers, and structural blocking which may cause substantial disturbance to their property.
 3. The current condition of the existing structure, with rotted studs & few or no sill plates, would substantially limit the ability to safely lift the structure.
 - iii. The alternative of lifting the structure and moving it to another location within the site is also not feasible.
 1. The current structure is less than 1’ from the property line & less than 6’ from the neighboring house.
 2. The neighbors are not amenable to this option as it would include construction vehicles, workers, and structural blocking which may cause substantial disturbance to their property.
 3. The current condition of the existing structure, with rotted studs & few or no sill plates, would substantially limit the ability to safely lift & move the structure.
 4. The existing house deck and lot width would limit safe relocation of the structure.

- 2) The applicant shall document efforts to find a purchaser interested in acquiring and preserving the structure.
 - a. The Obstarczyk’s purchased the property in April 2016 with the intention of preserving the structure. However, costs for such a preservation project, as well as site logistics, have made such a project very difficult, if not impossible. They do not desire to sell their new home & have thus not placed their home on the market to find a purchaser to preserve the structure. Any new owner would be faced with the same limitations.

- b. The Ostarczyk's have not made any efforts to find a purchaser for just the structure due to the deteriorated condition of the building's structural elements.
- 3) The applicants shall demonstrate that the structure cannot be adapted for any other permitted use, whether by the current owner or by a purchaser, which would result in a reasonable return.
 - a. Current Saratoga zoning regulations do not allow for any use of an accessory structure for habitable or conditioned space without a variance.
 - b. The current size of the structure at 16' depth would not adequately allow for the storage of vehicles (typically requiring 18' min).
- 4) The applicant shall submit evidence that the property is not capable of earning a reasonable return with "dollar & cents proof provided." The applicant will be providing this information at the time of the DRC application. However, the following additional costs for attempted preservation should adequately provide a preliminary sense of hardship:
 - a. Cost of lifting the structure in place for construction and relocation: \$7,000 (+/-)
 - b. Cost of repairs to neighbor's fence, landscaping, etc.: \$1,000 (+/-)
 - c. Additional construction costs (to be determined at time of DRC application) would also be involved when removing or sistering studs, removing existing roofing for replacement of sheathing, removing & replacing siding, etc.
- 5) Acceptable Post- Demolition plans for the new building and site will be provided at the time of formal DRC application. Preliminary plans have been submitted for review. The following elements will be included in the proposed plans:
 - a. The proposed building is intended for the storage of 2 vehicles.
 - b. Relocating a new structure 3' from the property line would allow for wood siding & materials instead of non-combustible materials and fiber cement board siding.
 - c. More than 50% of the existing structure needs to be replaced to meet NYS Building Codes. This not only involves additional costs (if attempting preservation), but also results in a renovated structure that holds no semblance to the original structure:
 - i. The 1st floor walls need to be either sistered or replaced. This constitutes over 75% of the walls being replaced
 - ii. 100% of the wall sheathing is required; the current siding acts as sheathing but does not meet NYS Code
 - iii. 100% of the siding needs to be replaced due to it's condition.
 - iv. 100% of the roof sheathing needs to be replaced
 - v. At best 50% of the roof finish needs to be replaced. The old tin roof is not salvageable. Some of the slate may be salvageable.

-

- d. The Owners are open for continued discussion with the DRC regarding options for the design of a new accessory structure to be consistent with the character of the existing home and the historic nature of the neighborhood. Additional options will be submitted during the DRC review process.

We thank the DRC for your time and advisory opinion. We respect the review process and will be submitting a formal application with supporting documentation after determination from the ZBA.

Thank you for your time and cooperation.

Sincerely,

Tonya Yasenchak, PE



CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

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

[FOR OFFICE USE]

(Application #)

(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	TIM CAROTA	SAME	BALZER+TUCK ARCHITECTURE
Address	[REDACTED]		468 BROADWAY
			SARATOGA SPRINGS, NY
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: 102 CONGRESS STREET Tax Parcel #: 165.66 . 2 - 108
(for example: 165.52 - 4 - 37)

Current Zoning District: T-6 Property use: Residential Non-residential/mixed-use

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

Summary description of proposed action: _____

WORK CONSISTS REMOVING EXISTING OUTDOOR DINING DECK AND EXISTING KITCHEN ACCESS STAIR. SIDING WILL BE REMOVED TO ALLOW FOR NEW WORK THEN REPLACED TO MATCH EXISTING COLOR AND STYLE. NEW WORK CONSISTS OF A NEW KITCHEN ACCESS STAIR AND A NEW, ENLARGED DINING DECK WITH STAIRS AND EXTERIOR CHAIR LIFT TO MEET ADA ACCESSIBILITY REQUIREMENTS.

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 2 hard copies (1 original) , and 1 electronic copy of application & ALL other materials as required below:

New Construction / Additions

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

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

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

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

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

For any of above:

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

Signage / Awnings

- Color photographs showing site/exterior details of existing structures, and adjacent properties
- Plan showing location of proposed sign/awning structure on building/premises: no larger than 11"x17"
- Scaled illustration of proposed sign/awning structure and lettering (front view & profile): include all dimensions of structure; type, dimensions and style of lettering or logo; description of colors, materials, mounting method and hardware
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- 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
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 - For structures of "architectural/historical significance", demonstrate "good cause" why structure cannot be preserved
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- 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. _____
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SEQR Environmental Assessment Form

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- Construction or expansion of a multi-family residential structure (4 units +)
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- Telecommunications facility, radio antennae, satellite dishes
- Demolition

Disclosure

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

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

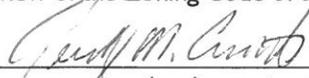
Certification

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

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

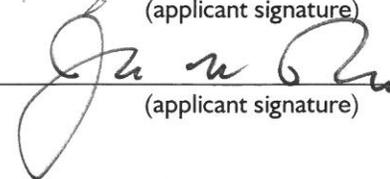
I/we hereby authorize the members of the Design Review Commission and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

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



 (applicant signature)

Date: 10/19/16



 (applicant signature)

Date: 10/19/16

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: _____

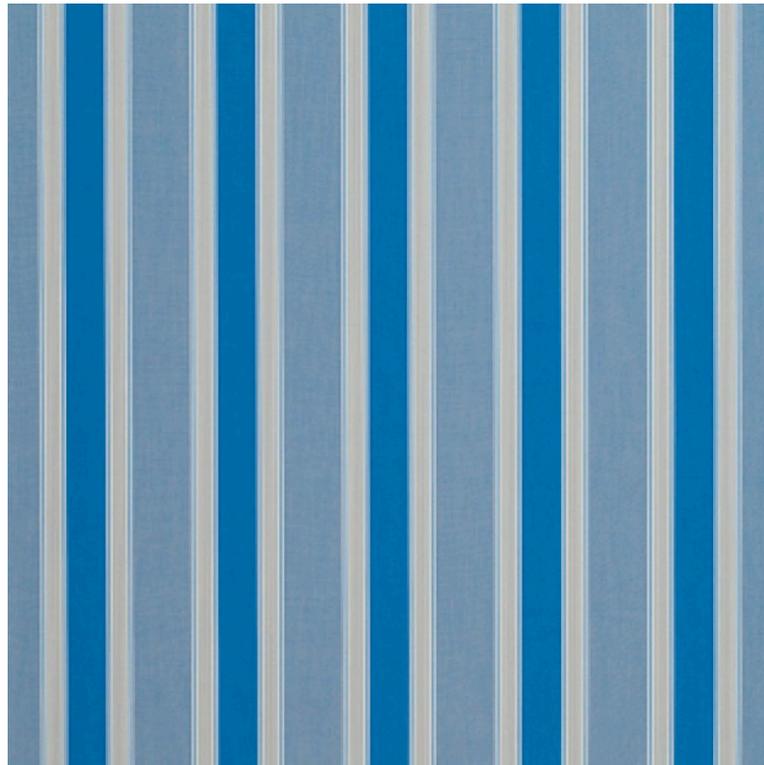
Additional Comments: _____

Legends Cafe

102 Congress Street
Saratoga Springs, New York

Architectural Review Application

Sun Shade Fabric
"Baycrest Pacific" by
Sunbrella



Legends Cafe

102 Congress Street
Saratoga Springs, New York

Architectural Review Application

Precast Service Stair
by
J.B. Concrete Products

With painted steel pipe railing in black.

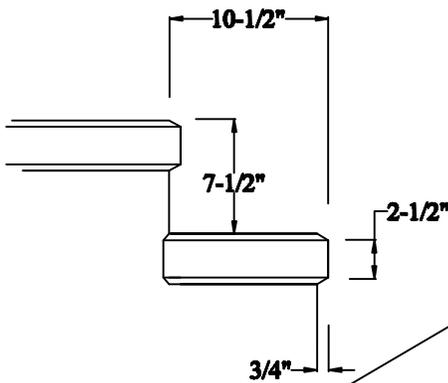


J.B. CONCRETE PRODUCTS, INC.

PRECAST FRONT ENTRANCE STEPS

DATE:
Jan. 3, 2007

Drawing I.D.
Steps

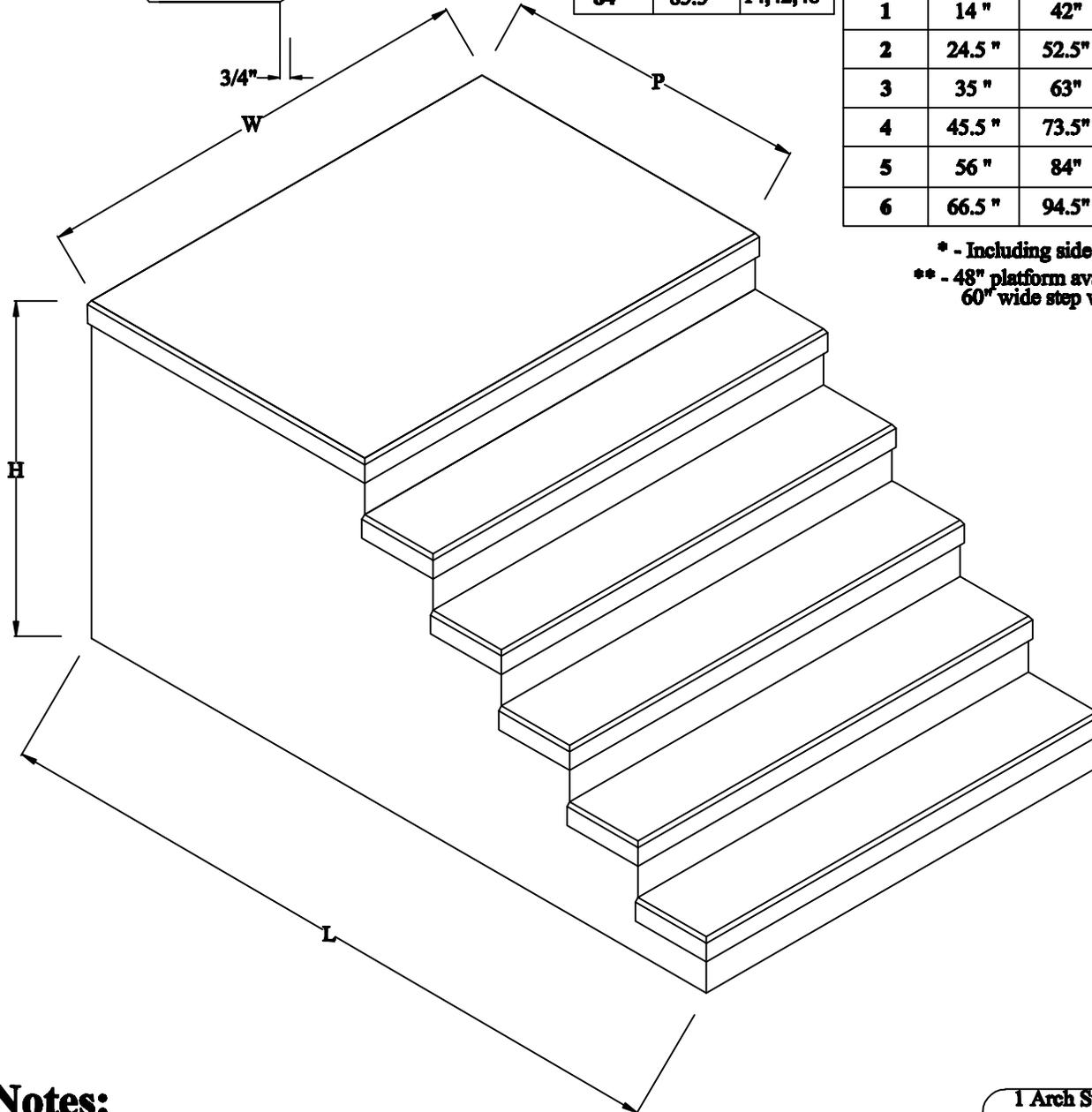


Step Measurements		
W	Total Width*	P
60"	61.5"	12,42,48" **
72"	73.5"	12,42"
84"	85.5"	14,42,48"

Step Measurements				
# Risers	L	L	L	H
	14" Platform	42" Platform	48" Platform	
1	14"	42"	48"	7.5"
2	24.5"	52.5"	58.5"	15"
3	35"	63"	69"	22.5"
4	45.5"	73.5"	79.5"	30"
5	56"	84"	90"	37.5"
6	66.5"	94.5"	100.5"	45"

* - Including side nosing

** - 48" platform available on 60" wide step with closed back



Notes:

1. WROUGHT IRON RAILINGS OPTIONAL.
3. MINIMUM CONCRETE COMPRESSION STRENGTH 5,000 PSI AFTER 28 DAYS.
4. TREADS AND PLATFORM BROOM FINISHED.
5. SOLID BACK OPTIONAL TO ALLOW FOR SIDE ENTRY (60" WIDE ONLY).

1 Arch St
PO Box 387
Putnam, CT 06260

www.jbconcreteproducts.com

Legends Cafe

102 Congress Street
Saratoga Springs, New York

Architectural Review Application

Access Chair Lift
"Multilift" by
Savaria

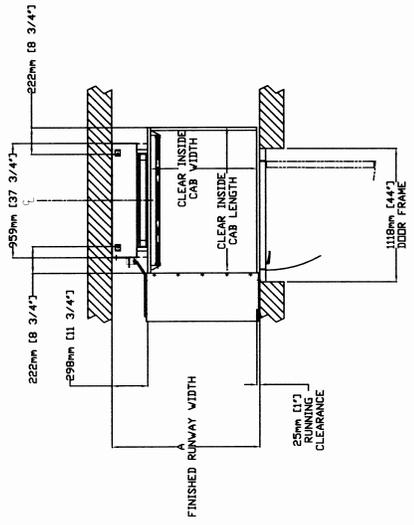
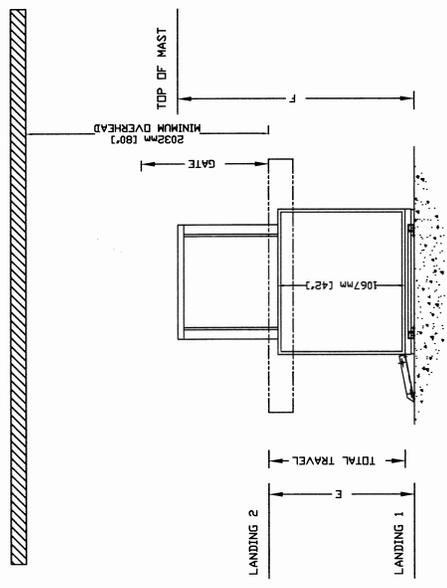


MULTILIFT

PROVISIONS BY OTHERS

ELEVATION VIEW TYPE-4

TOP VIEW TYPE-4



HOISTWAY - THE HOISTWAY MUST BE DESIGNED AND BUILT IN ACCORDANCE WITH "SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS" OR "SAFETY CODE FOR ELEVATORS AND ESCALATORS" AND ALL STATE/LOCAL BUILDING CODES.
 CLEARANCE - THE CLEARANCE BETWEEN THE RUNWAY AND THE DOOR MUST BE SECURELY FASTENED TO THE STRUCTURAL SUPPORT. ALL CLEARANCES MUST BE IN ACCORDANCE WITH THE DIMENSIONS IN THESE DRAWINGS.
 MINIMUM OVERHEAD CLEARANCE - DIMENSIONS MUST ENSURE MINIMUM OVERHEAD CLEARANCE IS IN COMPLIANCE WITH CODES.

CONSTRUCTION SITE - DIMENSIONS TO VERIFY ALL MASONRY, CARPENTRY AND DRYWALL WORK AS REQUIRED. ALL SMALL PATCH AND MAKE GOOD INCLUDING FINISH PAINTING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE DOOR. ALL DIMENSIONS MUST BE VERIFIED OR ALTERED IN ANY WAY TO PERMIT THE PROPER INSTALLATION OF THE LIFT.
 DIMENSIONS - CONTRACTOR/CUSTOMER TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO OUR OFFICE IMMEDIATELY.

STRUCTURAL FLOOR/SUPPORT WALL LOADS - STRUCTURAL ENGINEER TO ASSURE THAT BUILDING AND SHFT WILL SAFELY SUPPORT ALL LOADS IMPOSED BY THE LIFT EQUIPMENT. REFER TO THE LOAD DIAGRAM ON THIS DRAWING.
 MAST TO BE SECURELY FASTENED - WHERE REQUIRED THE MAST MUST BE SECURELY FASTENED TO THE STRUCTURAL SUPPORT. ALL REFER TO WALLS/FLOOR SUPPORTS AND LOADS. ALL DIMENSIONS MUST BE SECURELY FASTENED TO THE STRUCTURAL SUPPORT. ALL DIMENSIONS MUST BE PROVIDED BY DIMENSIONED DOOR FRAMES ARE NOT DESIGNED TO SUPPORT OVERHEAD WALL LOADS.

ELECTRICAL GENERAL - ELECTRICAL EQUIPMENT AND WIRING TO COMPLY WITH SECTION 38 OF CSA C221 (CANADA) OR SECTION 680 OF NEC.

POWER SUPPLY - 120VAC, 60 HZ, 1PH CIRCUIT THROUGH A FUSE DISCONNECT WITH AUXILIARY CONTACT ON MAIN POWER SUPPLY. PROVIDE TWO 18 AWG CONDUCTORS BETWEEN CONTACT LIGHTING WITH SWITCH AND ELECTRICAL GFCI OUTLET IN HOISTWAY PIT.
 ADDITIONAL BRANCH CIRCUIT - BRANCH CIRCUIT WITH DISCONNECT SWITCH TO BE PROVIDED TO THE HOISTWAY PIT.
 BRANCH CIRCUIT WITH DISCONNECT FOR VENTILATION SYSTEM OF EQUIPPED (GVVAC, 15A, 60HZ, 1PH)

ENTRANCES UPPER LANDING GATES - WHERE REQUIRED, SMOOTH SOLID BARRIERS ARE TO BE SUPPLIED AND INSTALLED ON BOTH SIDES OF THE DOOR. THE BARRIERS MUST BE IN PLACE PRIOR TO THIS PROVISION.
 FASCIA PANEL BELOW UPPER LEVEL ENTRANCE - WHERE REQUIRED, FASCIA PANEL MUST BE FASTENED TO A SOLID WALL AND BE PERPENDICULAR TO THE FLOOR AND WALLS. HOISTWAY ENTRANCE ASSEMBLY MUST BE SECURELY FASTENED TO THE STRUCTURAL SUPPORT FOR THE FASCIA PANEL.
 ENTRANCE ASSEMBLIES - ENTRANCE ASSEMBLIES MUST BE PROVIDED TO ALLOW AN ADEQUATE ROUGH OPENING.
 RETURN WALLS - RETURN WALLS AT ENTRANCES MUST BE BUILT-IN BY OTHERS AFTER ENTRANCE ASSEMBLIES ARE IN PLACE. ENTRANCE ASSEMBLY MUST BE SECURELY FASTENED TO WALLS.

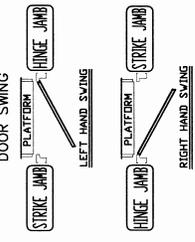
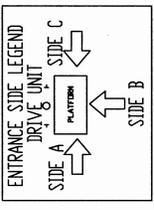
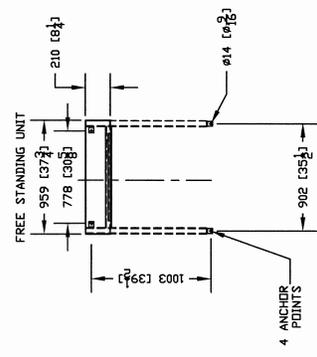
TABLE 1 - MAST HEIGHT

E	Max. Travel	Mast Height with 2" CAP	F
mm (Inches)	1219 (48")	2032	mm (Inches)
	1829 (72")	2642	104

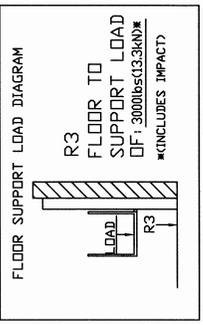
TABLE 2 - HOISTWAY DIMENSION

CLEAR INSIDE CAB WIDTH	CLEAR INSIDE CAB LENGTH	A		B		C		D	
		FINISHED RUNWAY WIDTH	FINISHED RUNWAY LENGTH	TOWER CENTER LINE	DOOR CENTER LINE	FINISHED RUNWAY WIDTH	FINISHED RUNWAY LENGTH	TOWER CENTER LINE	DOOR CENTER LINE
mm	mm	mm	mm	mm	mm	mm	mm	mm	mm
Inches	Inches	Inches	Inches	Inches	Inches	Inches	Inches	Inches	Inches
889	1194	48 3/4	48 3/4	N/A	N/A	N/A	N/A	N/A	N/A
889	1498	48 3/4	48 3/4	N/A	N/A	N/A	N/A	N/A	N/A

ANCHOR POINTS



FORCES



THE INFORMATION DISCLOSED HEREIN IS THE EXCLUSIVE PROPERTY OF **savaria™** AND MAY NOT BE USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT.

TITLE: MULTILIFT TYPE - 4

CUSTOMER: _____

PROJECT: _____

LOCATION: _____

DATE: 09/23/2009

SCALE: 1:1

DRAWN BY: VINDI C

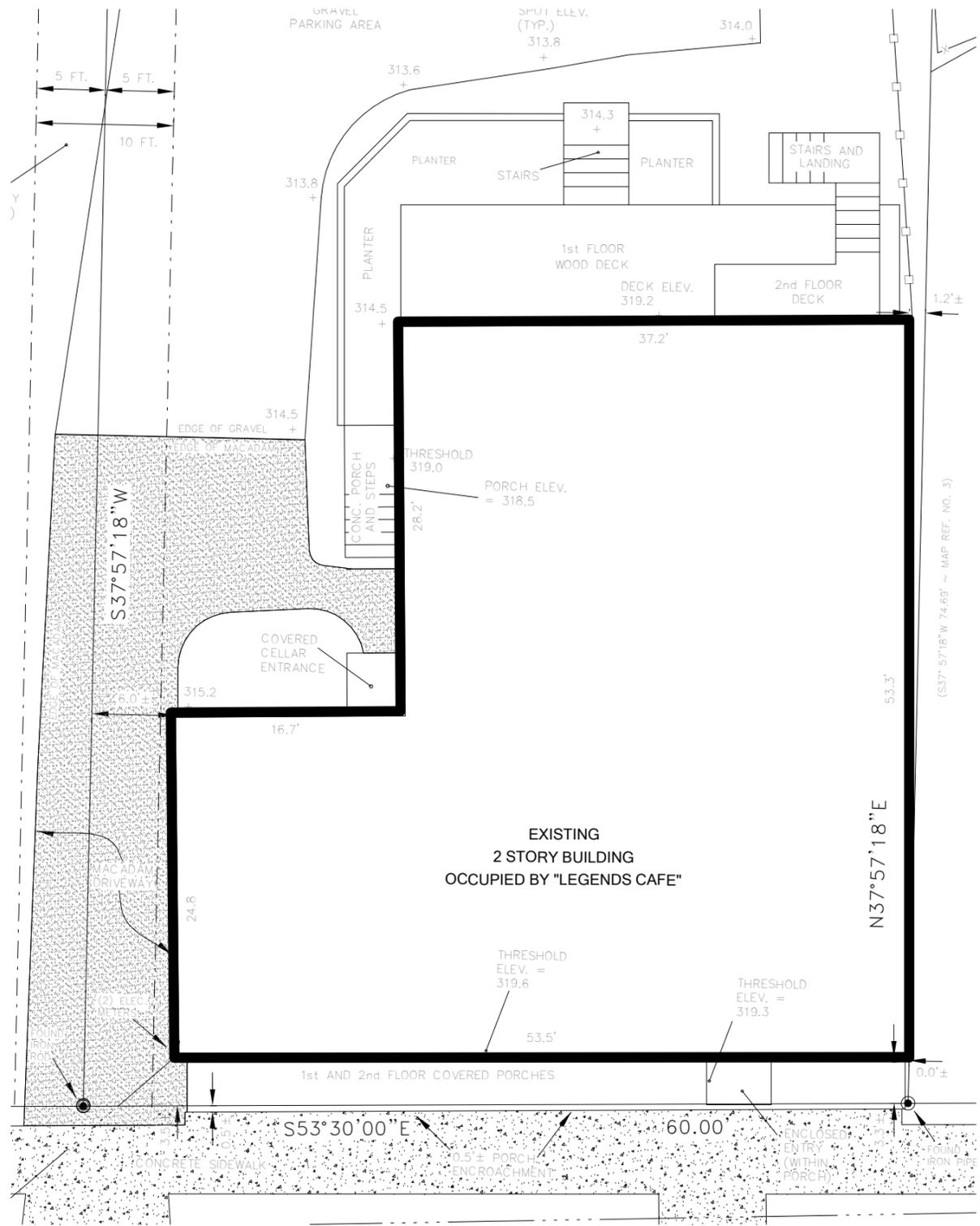
REVISION: 000

09/23/2009

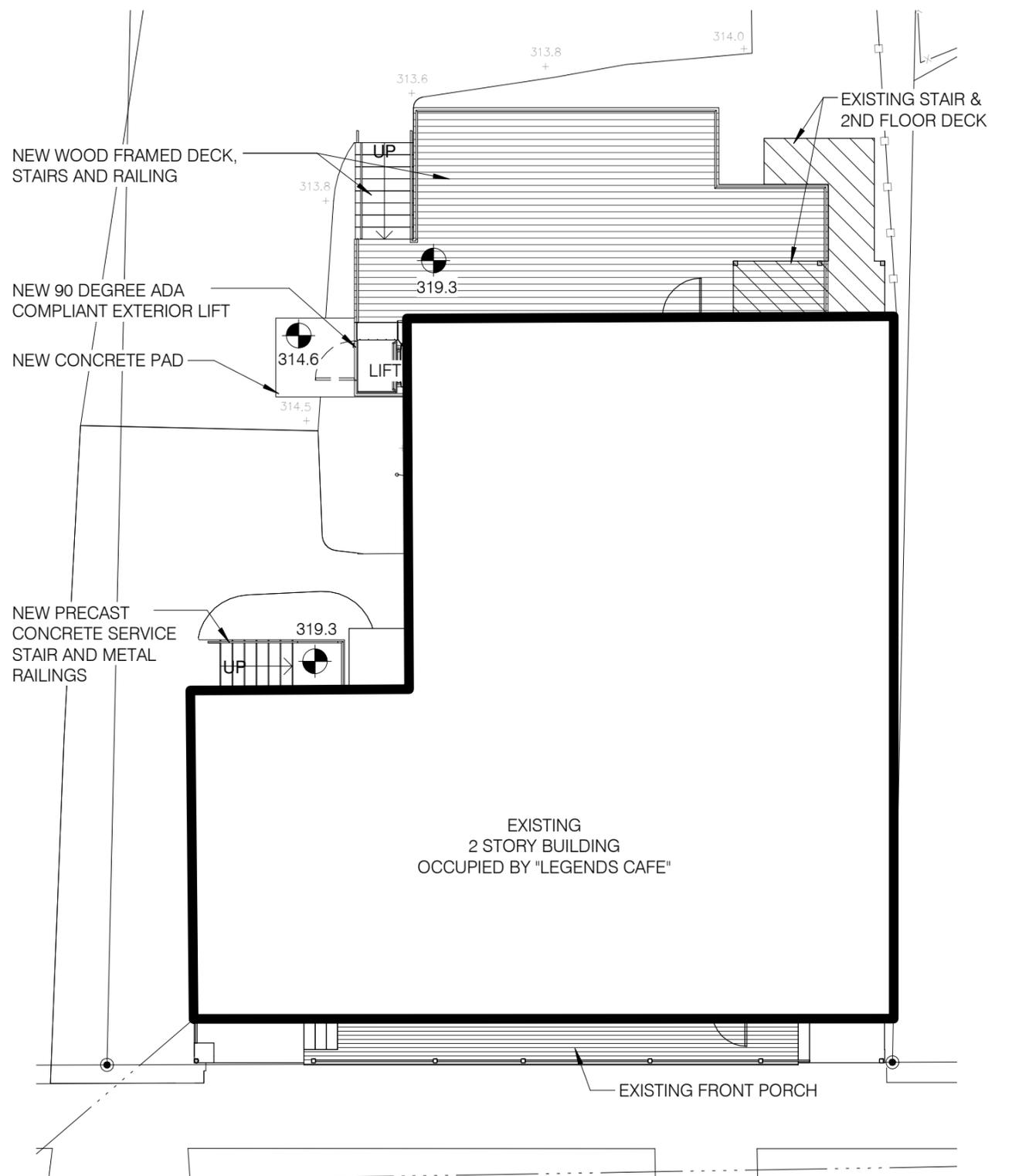
SHEET 1 OF 1

DRAWING NO: _____

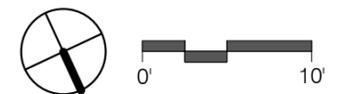
MULTILIFT UNENCLOSED HOISTWAY

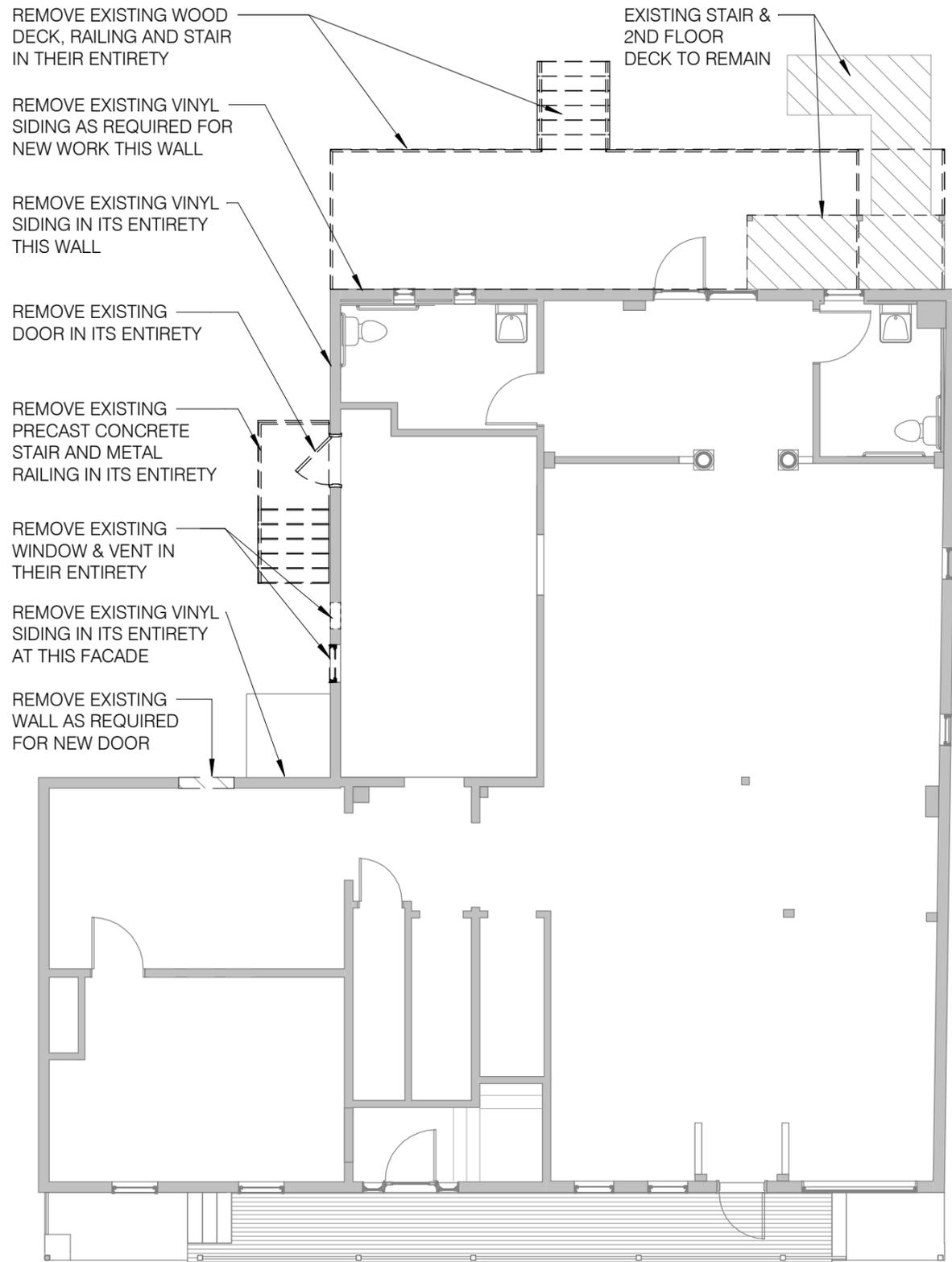


EXISTING SITE PLAN



PROPOSED SITE PLAN

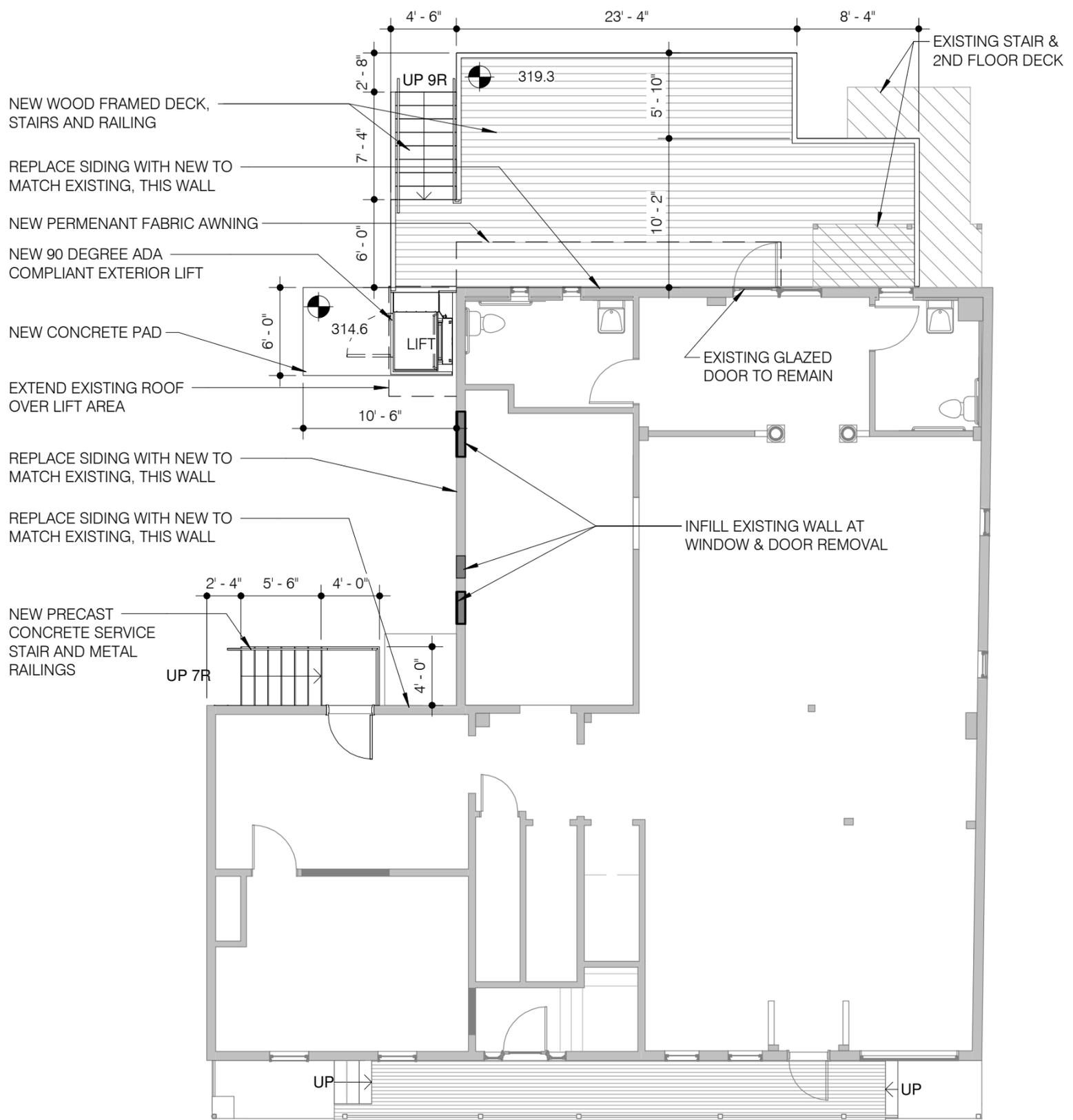




- REMOVE EXISTING WOOD DECK, RAILING AND STAIR IN THEIR ENTIRETY
- REMOVE EXISTING VINYL SIDING AS REQUIRED FOR NEW WORK THIS WALL
- REMOVE EXISTING VINYL SIDING IN ITS ENTIRETY THIS WALL
- REMOVE EXISTING DOOR IN ITS ENTIRETY
- REMOVE EXISTING PRECAST CONCRETE STAIR AND METAL RAILING IN ITS ENTIRETY
- REMOVE EXISTING WINDOW & VENT IN THEIR ENTIRETY
- REMOVE EXISTING VINYL SIDING IN ITS ENTIRETY AT THIS FACADE
- REMOVE EXISTING WALL AS REQUIRED FOR NEW DOOR

EXISTING STAIR & 2ND FLOOR DECK TO REMAIN

REMOVALS PLAN

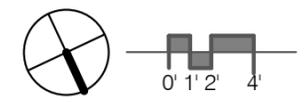


- NEW WOOD FRAMED DECK, STAIRS AND RAILING
- REPLACE SIDING WITH NEW TO MATCH EXISTING, THIS WALL
- NEW PERMENANT FABRIC AWNING
- NEW 90 DEGREE ADA COMPLIANT EXTERIOR LIFT
- NEW CONCRETE PAD
- EXTEND EXISTING ROOF OVER LIFT AREA
- REPLACE SIDING WITH NEW TO MATCH EXISTING, THIS WALL
- REPLACE SIDING WITH NEW TO MATCH EXISTING, THIS WALL
- NEW PRECAST CONCRETE SERVICE STAIR AND METAL RAILINGS

EXISTING GLAZED DOOR TO REMAIN

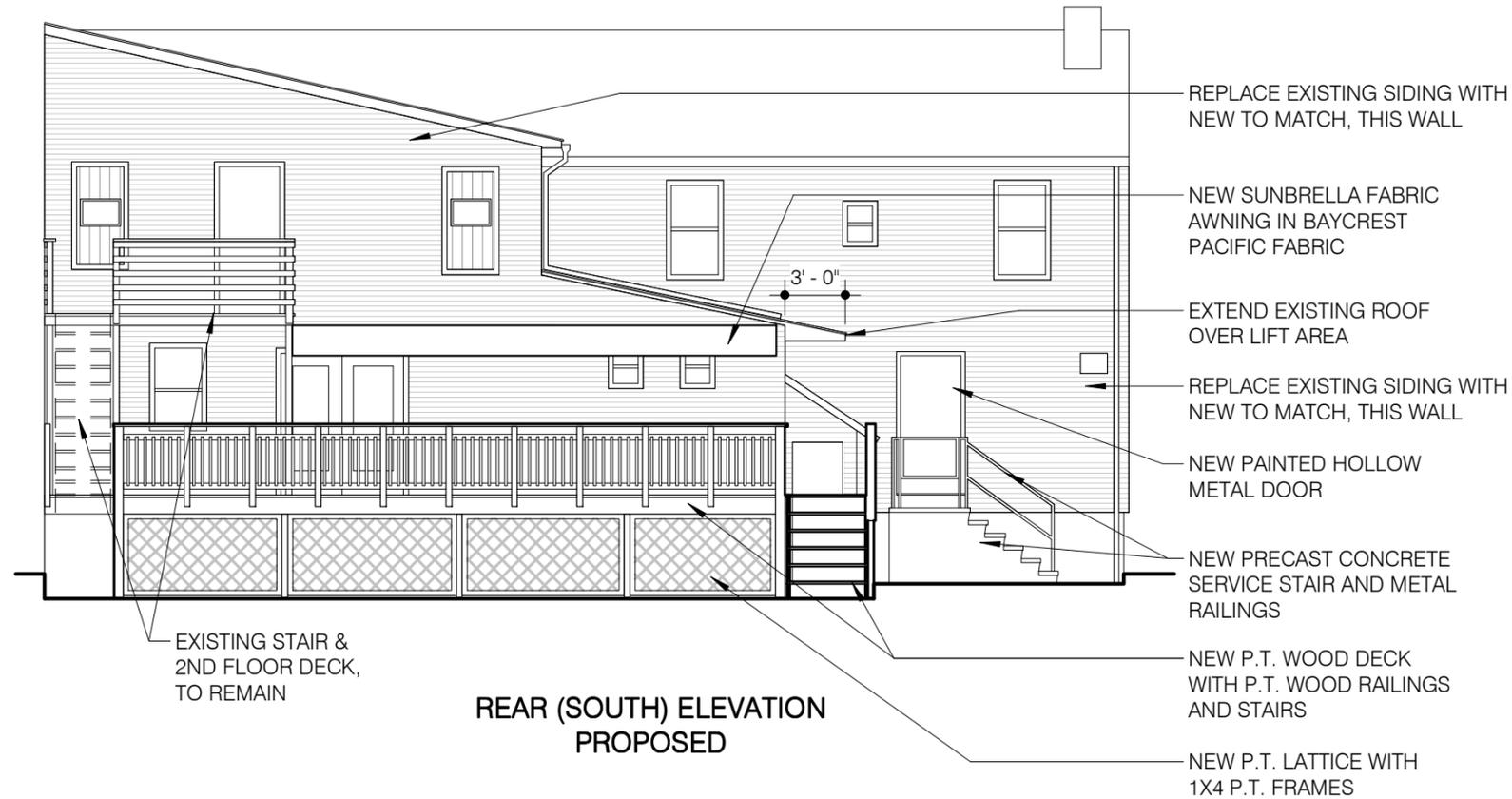
INFILL EXISTING WALL AT WINDOW & DOOR REMOVAL

PROPOSED PLAN





REAR (SOUTH) ELEVATION
EXISTING



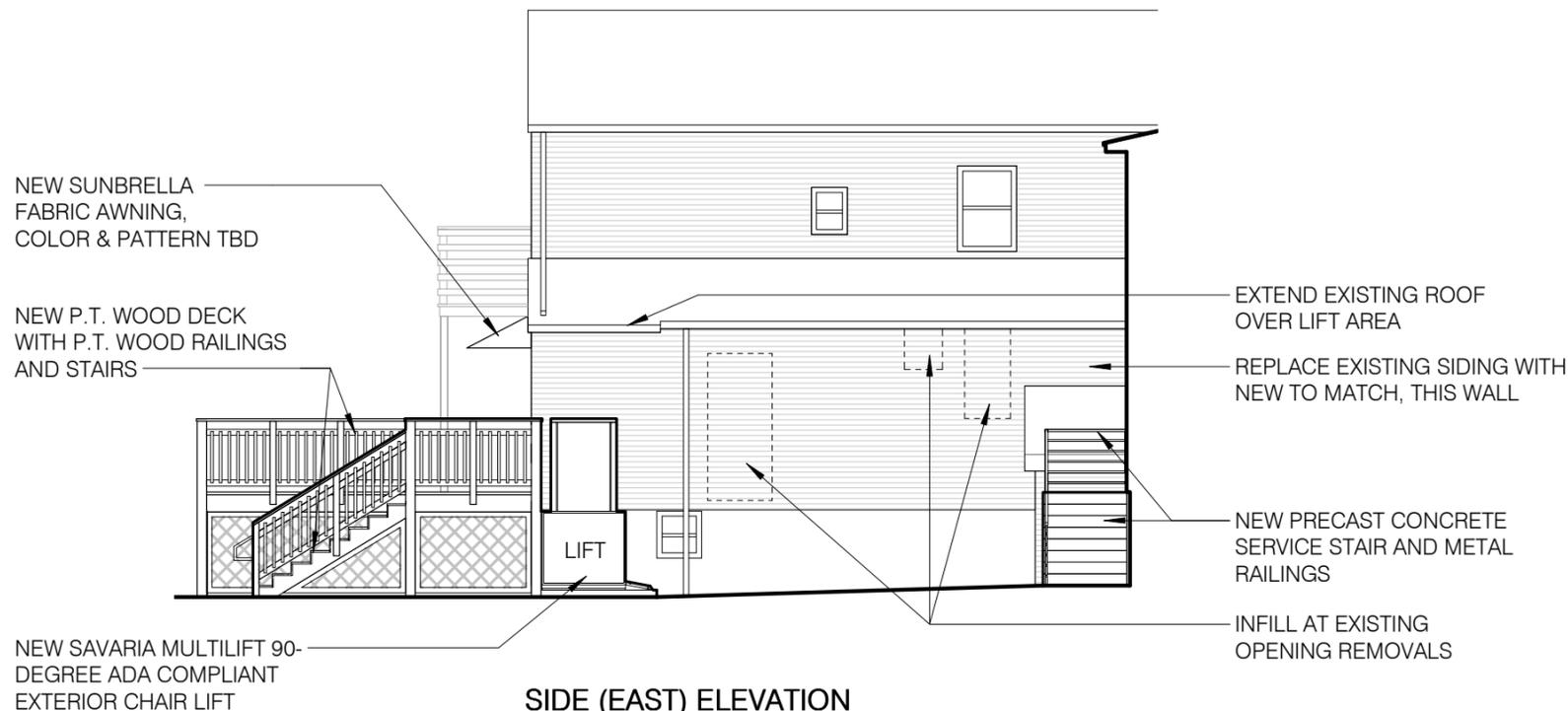
REAR (SOUTH) ELEVATION
PROPOSED

REPLACE EXISTING VINYL SIDING THESE WALLS



EXISTING PRECAST CONCRETE STAIR
AND METAL RAILINGS TO BE REMOVED
EXISTING WINDOW, DOORS, AND FAN TO BE REMOVED AND INFILLED

SIDE (EAST) ELEVATION
EXISTING



SIDE (EAST) ELEVATION
PROPOSED



CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

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

[FOR OFFICE USE]

(Application #)

(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	National Retail Properties, Inc.		Matthew J. Jones
Address	450 S. Orange Ave., Suite 900 Orlando, FL 32801		68 West Avenue Saratoga Springs, NY 12866
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: 90 West Avenue and 242 Washington St Tax Parcel #: 165 . 14 - 2 - 2.2
165 . 14 - 2 - 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: _____

Approval of signage plan for to-be-constructed Rite Aid Pharmacy as approved by DRC.

SEQRA negative declaration on file with the City Planning office.

Has a previous application been filed with the DRC for this property? No Yes - date(s)? 10/1/2015

- App. No.(s)? 2014.109

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 2 hard copies (1 original) , 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
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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:

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(applicant signature) Date: _____

(applicant signature) Date: _____

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

National Retail Properties, Inc.

Owner Signature: Bj: David J. Reif Date: 10-13-16

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: _____

NON-ILLUMINATED

REVISION HISTORY:

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

REVISION DESCRIPTION
INITIAL DRAWING

PARTS LIST:

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

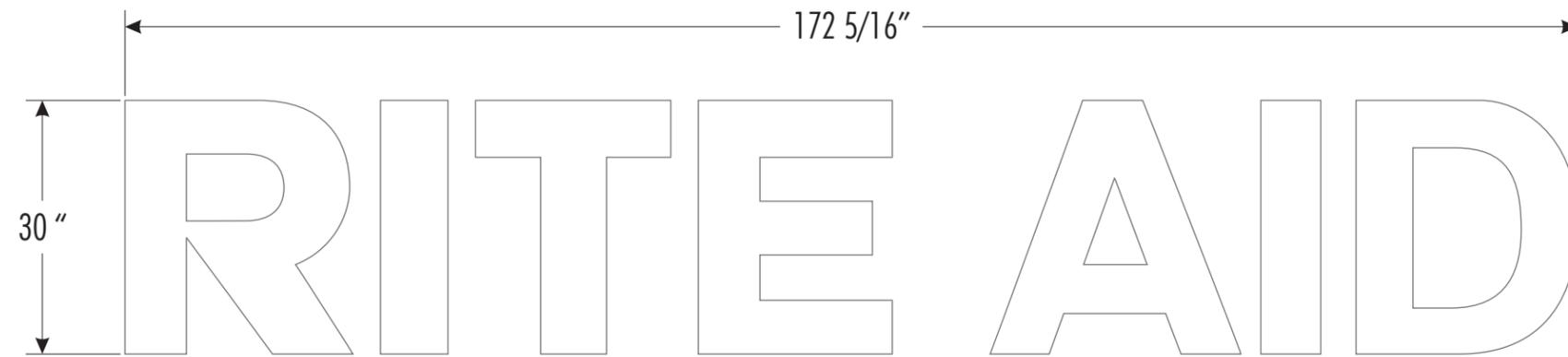
MATERIAL LIST

1	SINTRA
2	
3	
4	
5	

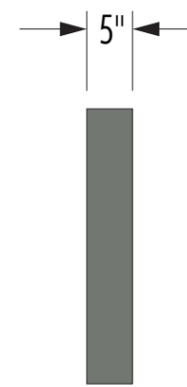
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

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



FRONT VIEW



SIDE VIEW

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

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: CHECKED BY:
BRIAN S.

CLIENT: **RITEAID**

LOCATION:

QUOTE: DATE:

DRAWING/PART # REV. SHEET #
A 7 OF 41

This document reflects trade secrets and confidential business information, and may not be copied, published, or disseminated in any manner without the prior express written approval of SignResource. All rights reserved, including patent, trademark and copyrights.

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.



NON-ILLUMINATED

REVISION HISTORY:

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

REVISION DESCRIPTION: INITIAL DRAWING

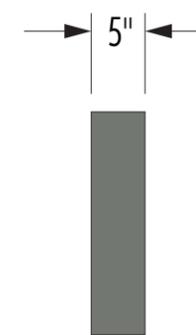
PARTS LIST:

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

MATERIAL LIST	
1	SINTRA
2	
3	
4	
5	



FRONT VIEW



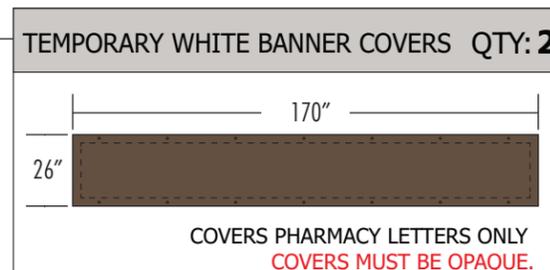
SIDE VIEW

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

GENERAL NOTES

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

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



SCALE 1:17
22.46 SF

DESCRIPTION			
RITEAID 20" X 161 11/16" SF NL SINTRA LETTERS			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY:	CHECKED BY:		
	BRIAN S.		
CLIENT:	RITEAID		
LOCATION:			
QUOTE:	DATE:		
DRAWING/PART #	REV.	SHEET #	
	A	10 OF 41	

APPROVAL SIGNATURE _____ **DATE** _____

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

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

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PYLON IS TO BE SHIPPED OUT AS 1 PIECE

METHOD OF SERVICE IS TBD BY ENGINEERING

LED ILLUMINATION

REVISION HISTORY:

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

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

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

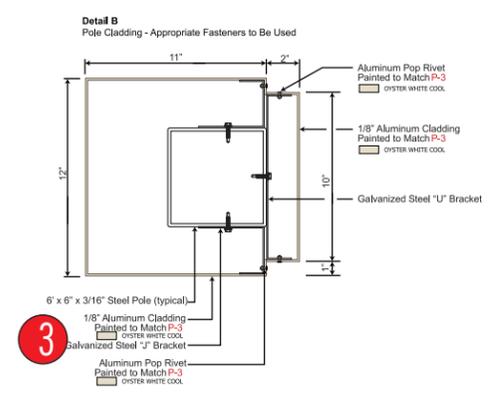
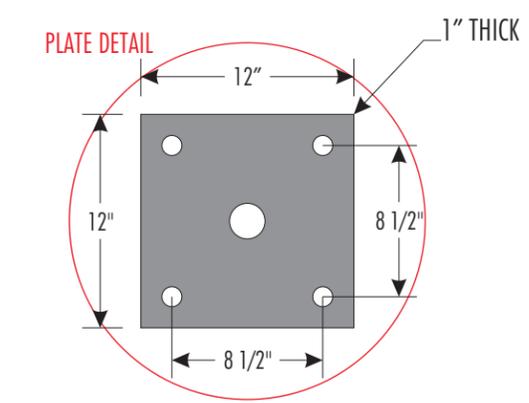
MATERIAL LIST	
1	ALUMINUM
2	POLES
3	LED ILLUMINATION
4	
5	

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

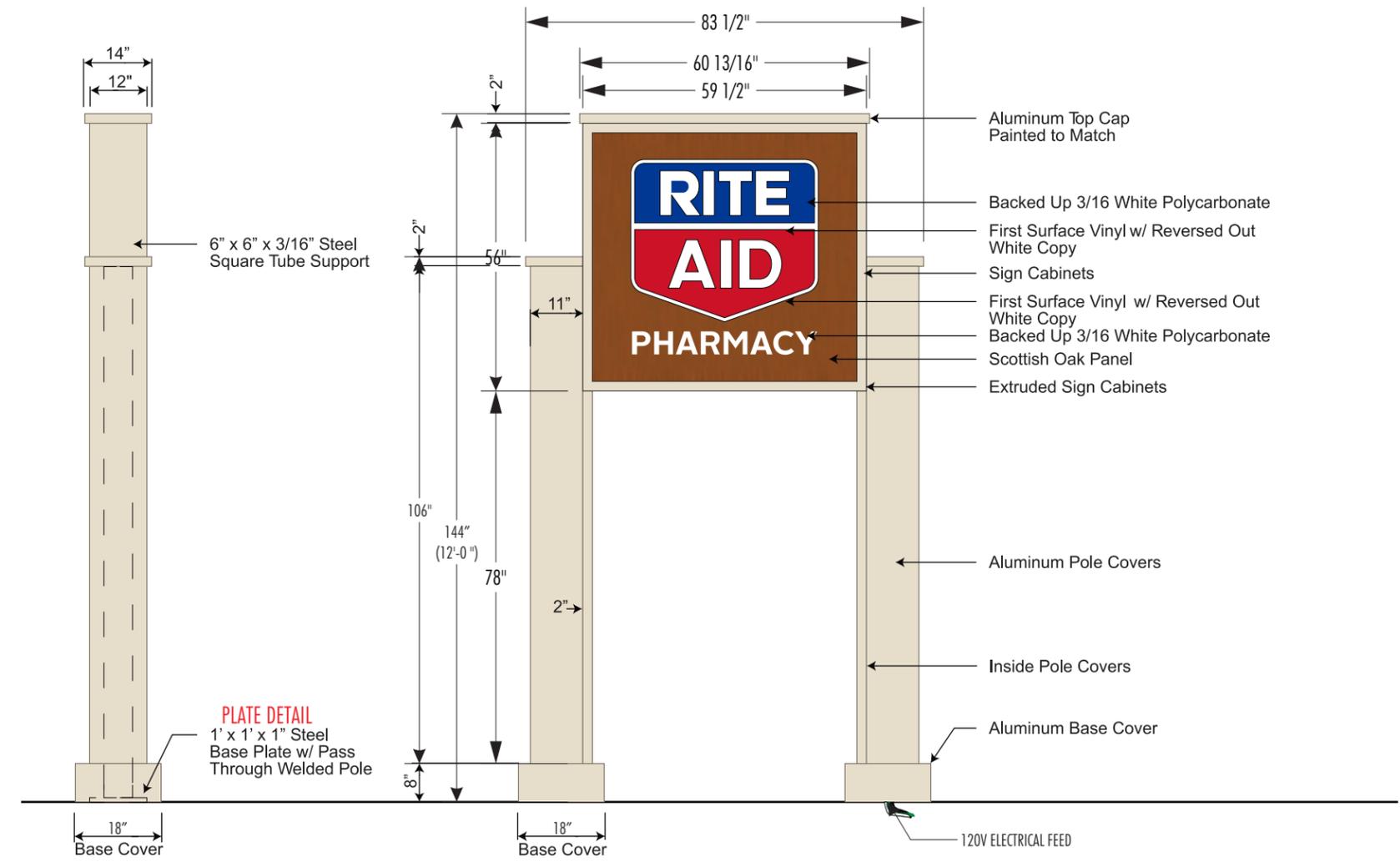
GENERAL NOTES

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

DESCRIPTION	
RITE AID 12'-0" DF LED IL BTP PYLON SIGN	
DRAWN BY:	CHECKED BY:
BRIAN S.	
CLIENT:	ENTERPRISE HOLDINGS
LOCATION:	MULTIPLE LOCATIONS
QUOTE:	DATE: 08/30/16
DRAWING/PART #	REV. SHEET #
	A 12 OF 41



3



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

APPROVAL SIGNATURE

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

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OPTION 1

COVERS MUST BE OPAQUE.



BACK VIEW



REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	10/26/16	TL	BS
REVISION DESCRIPTION			
INITIAL DRAWING			

PARTS LIST:

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

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

GENERAL NOTES

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

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

32 SF

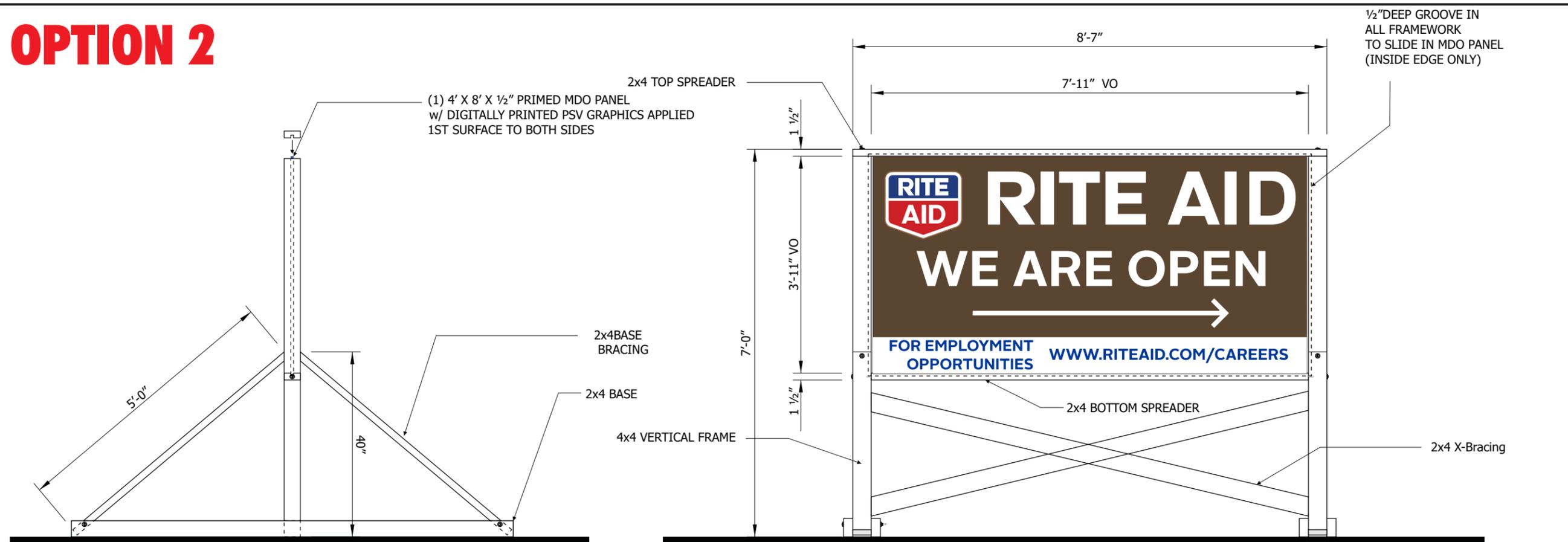
4

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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QUOTE: _____ DATE: 10/26/16
DRAWING/PART # _____ REV. SHEET #
A 14 OF 43
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OPTION 2



SIDE VIEW
SCALE: 1/2"=1'

FRONT VIEW
SCALE: 1/2"=1'

GRAPHICS SUPPLIED BY SIGN VENDOR
 (4) 4' x 8' DIGITALLY PRINTED PSV SHIPPED TO SUB
 (2) GRAPHICS APPLIED TO EACH D/F SIGN STRUCTURE

SITE SIGN CONSTRUCTED BY SUB
 ALL WOOD SUPPORT PIECES PAINTED WHITE
 ALL FASTENERS TO BE GALVONIZED

MATERIALS PER SIGN STRUCTURE:
 PANEL: (1) 4" x 8" x 1/2" PRIMED MDO
 BASE: (4) 2" x 4" x 8'
 BASE BRACING: (2) 2" x 4" x 10'
 CROSS BRACING: (2) 2" x 4" x 10' (CUT TO 98 3/4")
 VERTICAL FRAME: (2) 4" x 4" x 8' (CUT TO 82 1/2")
 TOP SPREADER: (1) 2" x 4" x 10' (CUT TO 102")
 BOTTOM SPREADER: (1) 2" x 4" x 8' (CUT TO 95")

TOP VIEW
SCALE: 1/2"=1'



4

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	10/26/16	TL	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	2x4 FRAMES
2	1/2" PRIMED MDO SIGN BACKER
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**
- TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
 - VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
 - PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
 - NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
 - ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION: RITEAID TEMPORARY SITE DF SIGN FRAME

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

APPROVAL SIGNATURE _____ **DATE** _____

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NOTE: ALL GRADES AND ELEVATIONS SHALL CONFORM TO THE METRIC THE NEW YORK STATE SUPPLEMENT WITHOUT STANDARD SPECIFICATIONS AND STANDARD SHEETS.

TOPSOIL AND SEED NOTES:

TOPSOIL - AREAS TO BE STABILIZED WITH PERMANENT VEGETATION SHALL BE PREPARED BY APPLYING TOPSOIL TO A MINIMUM DEPTH OF FOUR INCHES (4") TOPSOIL SHALL BE FRAMED AND LOAMY FREE OF DEBRIS UNDESIRABLE WEED SEEDS AND CONTAIN NO TOXIC SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. IMPORTANTLY PRIOR TO TOPSOIL APPLICATION THE SURFACE SHALL BE GRADUALLY SLOPED TO DRAIN AWAY FROM THE TOPSOIL AREA. TOPSOIL IS BEING APPLIED TO AREAS SUCCESSFULLY PLANTED TO PLANT. AREAS OF TOPSOIL IS BEING APPLIED TO AREAS SUCCESSFULLY PLANTED TO PLANT. AREAS OF TOPSOIL IS BEING APPLIED TO AREAS SUCCESSFULLY PLANTED TO PLANT. AREAS OF TOPSOIL IS BEING APPLIED TO AREAS SUCCESSFULLY PLANTED TO PLANT.

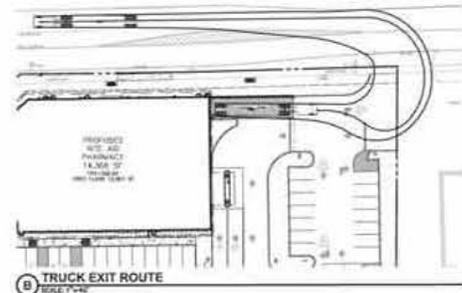
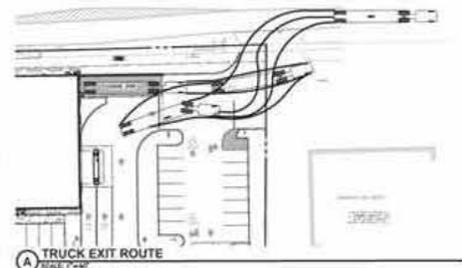
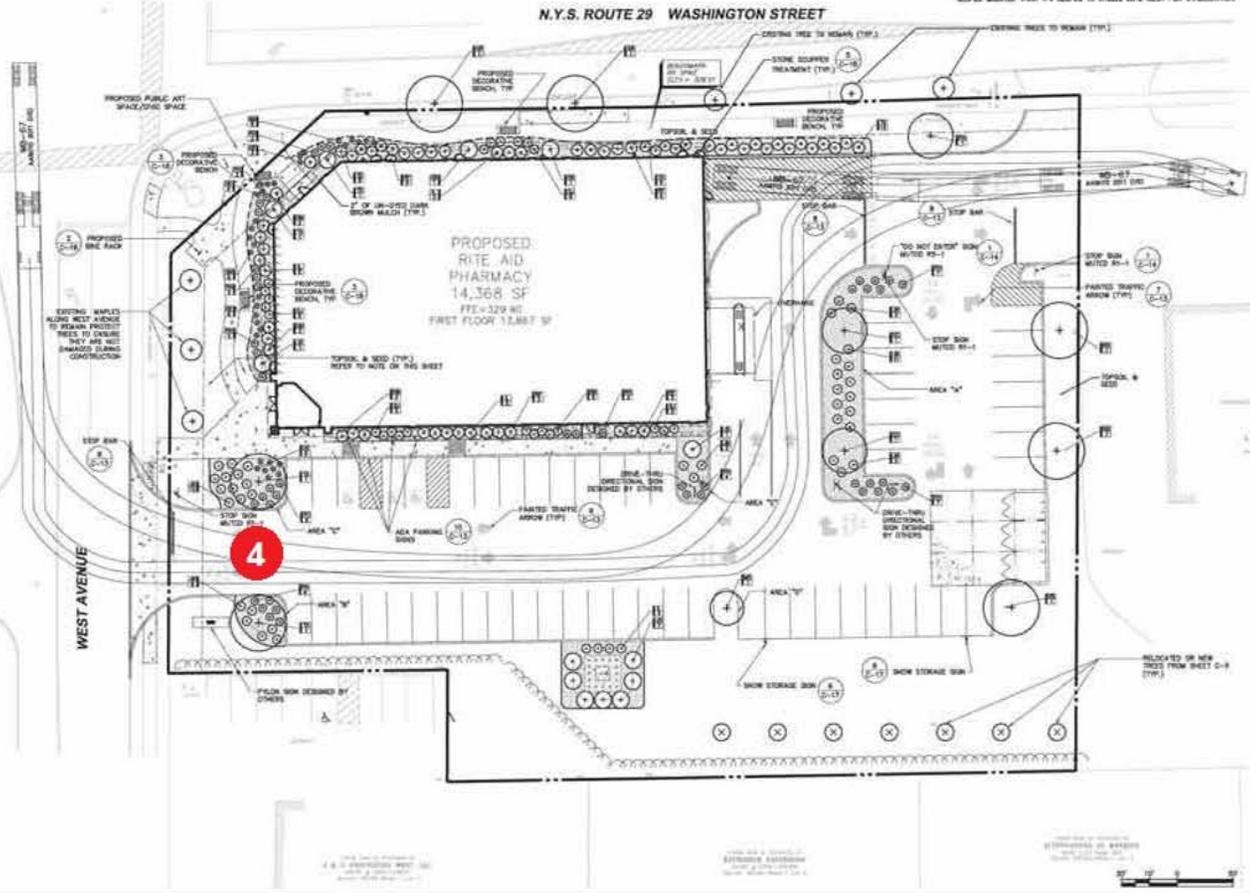
IRRIGATION NOTE:

IRRIGATION SHALL BE INCLUDED BY THE CONTRACTOR WITHIN THE PROPERTY LIMITS FOR THIS SITE'S DESIGN SPECIFICATIONS. DESIGN AND INSTALLATION PROCEDURES SHALL BE PROVIDED TO THE A-E FOR APPROVAL.

REFER TO SPECIFICATIONS FOR COVERAGE RATE. SEED MIX TO CONTAIN AT LEAST 85% AUTUMN BIRD SEED BLEND WITH THE REMAINING 15% TO CONTAIN CRACKNEUT, PROSOYA AND SOY BEANS. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLONE SEEDER SHALL OR CALIPAN SEEDER NORMAL SEED DEPTH SHALL BE FROM 1/4" TO 1/2" IN. SEED MIX SHALL BE APPLIED BY AN APPROPRIATE FERTILIZING METHOD.

SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE ATE MIX FOR STABILIZATION.

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OTTOMAR BLUNT'	RED MAPLE	7" CAL.	
CC	2	CORNUS CANADENSIS	EASTERN DOGWOOD	7" CAL.	
WE	1	WALNUT JUDICATA	FLORIDANA CHINAPEOPLE	7" CAL.	
HO	3	HEDERA HELIX 'MAGNA'	BLACK HAWK	7" CAL.	30' O.C.
PS	1	PODOLYRIS FLAVIDA	WHITE SPRAUCE	6"-8"	
TR	14	TRIFOLIUM HYDRUNGICUM	RED CLOVER	6"-7"	
CA	2	CAROLINA JASMINE	AMERICAN LARIX	7" CAL.	
SHRUBS					
DR	2	DWARF HYDRANGEA 'MIDNIGHT BLOSSOM'	JAPANESE PARSLOPPERS	4"-5"	2' O.C.
HO	8	HEDERA HELIX 'MAGNA'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
S	17	SPINEA APFONICA	COMPACT HAWTHORN	24"-30"	4' O.C.
JA	30	JAPANESE SPYRINDUS 'SUNNY'	SNOW GARDEN JASMINE	3" CAL.	2' O.C.
JA	8	JAPANESE SPYRINDUS 'MAGNA BLUE'	MAGNA BLUE JASMINE	3"-4"	2' O.C.
TR	10	TRIFOLIUM HYDRUNGICUM	RED CLOVER	18"-24"	4' O.C.
RR	5	ROSA 'SABRINA'	DOUBLE ANKOUTHOSE ROSE	3" CAL.	2' O.C.
SP	10	SPINEA APFONICA	LITTLE PRINCESS SPINEA	3" CAL.	2' O.C.
TR	10	TRIFOLIUM HYDRUNGICUM	RED CLOVER	3" CAL.	2' O.C.
TR	2	TRIFOLIUM HYDRUNGICUM	RED CLOVER	6"-8"	2' O.C.
PERENNIALS & GRASSES					
HE	20	HIERACIUM 'PAPPY RETURN'	SAFELY	1" CAL.	2' O.C.
FR	40	FORSYTHIA 'MAGNA'	SNOW FOUNTAIN BRASS	2" CAL.	30" O.C.
SA	11	SALVIA 'MAY NIGHT'	PURPLE SAGE	1" CAL.	2' O.C.



PD # 14 057

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

ADMITTED _____

CHARPERSON _____ DATE _____

SUBMITTAL / REVISIONS					
NO.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1	07/27/16	SARATOGA SPRINGS PLANNING BOARD SUBMISSION TO PLANNER	AWL	AWL	07/27/16
2	07/27/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AWL	AWL	07/27/16
3	08/02/16	REVISIONS	AWL	AWL	08/02/16

THE ALLOCATION OF THE MATERIALS AND WORK UNLESS OTHERWISE SPECIFIED UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL, P.E. ARCHITECT FOR AN ARCHITECT, P.E. ENGINEER OR LANDSCAPE ARCHITECT, IS A VIOLATION OF THE STATE EDCAS/SCALE LAW AND/OR REGULATIONS IN A CLASS 'B' VIOLATION.

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

SHEET # 22
 CONTRACT NO. SA1701
 SA1701-01-01
 DATE: 08/09/16

C-10

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	04/07/15	AH	CM
REVISION DESCRIPTION: INITIAL DRAWING			
B	04/24/16		BS
REVISION DESCRIPTION: UPDATED TO NEW FONT			

PARTS LIST:

ITEM	DECORATION
A	VINYL 3M 3630-59 DARK BROWN
B	
C	
D	
E	
F	
MATERIAL LIST	
1	CLEAR PLASTIC PANEL
2	VINYL COPY
3	
4	
5	

QTY: 1

FIRST SURFACE DECORATION

SCALE 1/2" : 1'-0"

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

GENERAL NOTES

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

DESCRIPTION			
RITEAID 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. B	SHEET # 16 OF 41	

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

APPROVAL SIGNATURE

DATE

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



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



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



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



PROPOSED RITE AID
ARCHITECTURAL ELEVATIONS OF A RITE AID
PHARMACY, 581 WEST AVENUE, MAYWOOD, CA
SEPTEMBER 2016, 2017, 2018

ARCHITECT: KIM
LANDSCAPE ARCHITECT: JAMES
PHOTOGRAPHY: JAMES
SIGNAGE: JAMES



NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE

REVISION HISTORY:

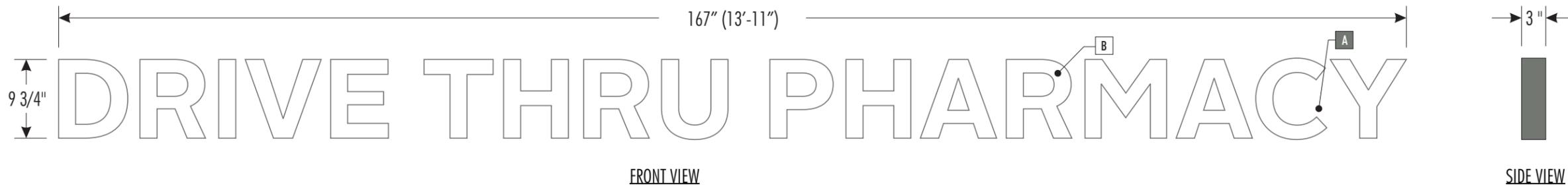
REV	DATE	REQUESTED BY	UPDATED BY
A	08/30/16	TL	BS

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	

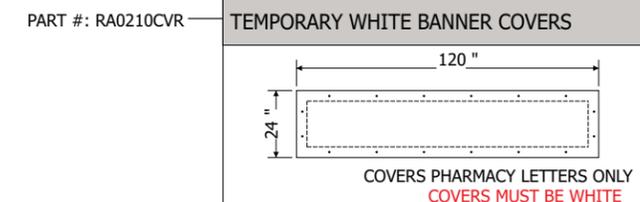


FIRST SURFACE DECORATION

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GENERAL NOTES

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



6

APPROVAL SIGNATURE _____ **DATE** _____

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DESCRIPTION			
RITEAID 9 3/4" X 167" SF NL SINTRA LETTERS			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY: BRIAN S.		CHECKED BY:	
CLIENT: RITEAID			
LOCATION:			
QUOTE:	DATE:		08/30/16
DRAWING/PART #	REV.	SHEET #	
	A	19 OF 41	
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1 NORTH (Faces Washington St.)
1/8" = 1'-0"



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



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



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



PROPOSED RITE AID
 ARCHITECTURAL ELEVATIONS OF A RITE AID
 PHARMACY, 6135 DISTRICT BLVD., MAYWOOD, CA 90270
 PREPARED BY SIGN RESOURCE, INC.
 10/27/16

NON-ILLUMINATED

REVISION HISTORY:

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

REVISION DESCRIPTION
INITIAL DRAWING

PARTS LIST:

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

MATERIAL LIST	
1	SINTRA
2	
3	
4	
5	

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

GENERAL NOTES

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



FRONT VIEW

SIDE VIEW

DESCRIPTION
RITEAID
36" X 48 1/8" SF NL
SINTRA LETTER

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: CHECKED BY:
BRIAN S.

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART # REV. SHEET #
A 41 OF 41

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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.



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



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



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



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



PROPOSED RITE AID
 ARCHITECTURAL ELEVATIONS OF A RITE AID
 PHARMACY, 6135 DISTRICT BLVD., MAYWOOD, CA 90270
 PREPARED BY SIGN RESOURCE
 10/27/16

Shield to be centered vertically and horizontally within gable
Gooseneck lamp above



REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	09/29/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING RELEASE

GENERAL NOTES

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

DESCRIPTION: RITE AID OVERLAY

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: CHECKED BY:
BRIAN S.

CLIENT: RITE AID

LOCATION:

QUOTE: DATE: 09/29/16

DRAWING/PART # REV. SHEET #
A 2 OF 2

Shield to be centered vertically and horizontally within gable
 Gooseneck lamp above



REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	09/29/16	TL	BS

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DESCRIPTION: RITE AID OVERLAY

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITE AID

LOCATION:

QUOTE: DATE: 09/29/16

DRAWING/PART # REV. SHEET #
 A 1 OF 2

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