



the
LOFTS
BY GDC
on Saw Mill River

425 Saw Mill River Rd., Hastings on Hudson NY 10706



San Signs and Awnings
925 Saw Mill River Road
Yonkers, NY 10710
Ph: 914.375.6674
Fax: 914.375.6689
www.sansigns.com
info@sansigns.com

7/20/16

Monument Sign: Double Sided



Front Elevation: Scale 1/2" = 1'



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PROJECT NAME: GDC Properties Monument Sign - The Lofts on Saw Mill River
SITE ADDRESS: 425 Saw Mill River Rd., Hastings on Hudson NY 10706
The artwork provided is the exclusive property of San Signs & Awings and is protected by all copyright laws. This artwork can not be used or reproduced without our consent. Unauthorized use is subject to all penalties provided for.

PROJECT MANAGER: Jack Fitzgerald
DESIGNER: TH
DATE: 7/20/16

Signage Approval
 Approved
 Approved As Noted
 Not Approved -revise As Noted

Customer Approval
 Customer Signature _____ Date _____

Monument Sign: Fabrication Specs

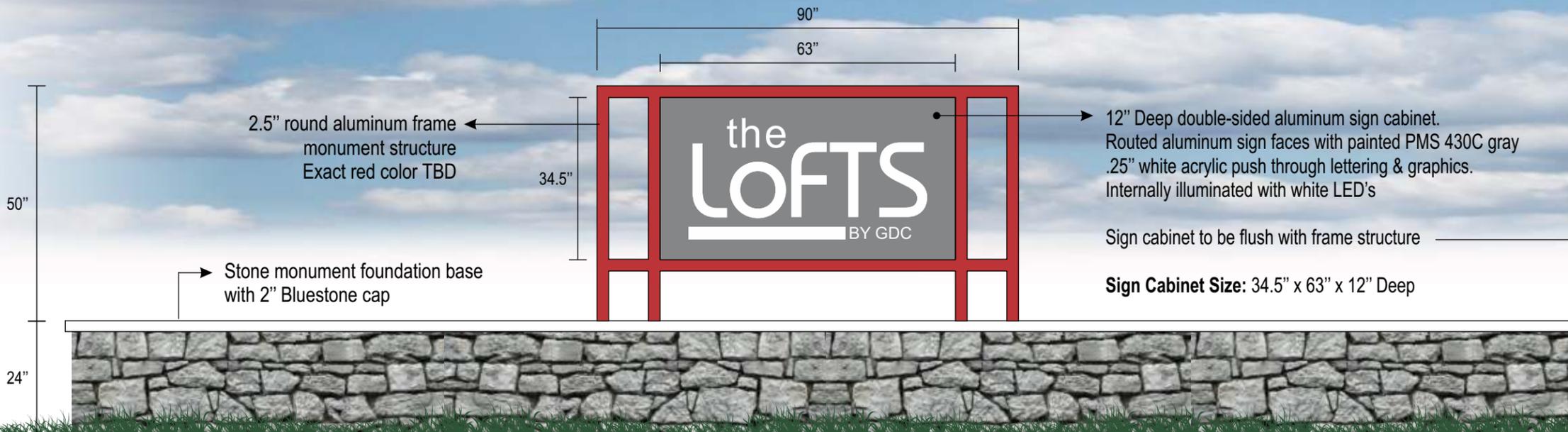


Lettering to be .25" push through white acrylic internally illuminated with white LED's

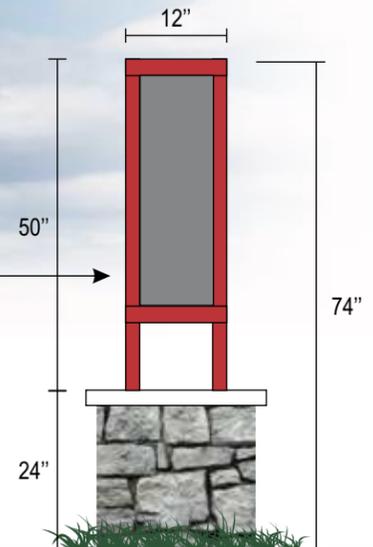
Routed aluminum sign faces with painted PMS 430C gray

 PMS Color 430 C

34.5" x 63" = 15 SQ FT



Front Elevation: NTS



Side Elevation:

2.5" round aluminum frame monument structure
Exact red color TBD

Stone monument foundation base with 2" Bluestone cap

12" Deep double-sided aluminum sign cabinet.
Routed aluminum sign faces with painted PMS 430C gray
.25" white acrylic push through lettering & graphics.
Internally illuminated with white LED's

Sign cabinet to be flush with frame structure

Sign Cabinet Size: 34.5" x 63" x 12" Deep



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**HASTINGS-ON-HUDSON
ARCHITECTURAL REVIEW BOARD
APPLICATION AND CHECKLIST**



The ARB meets on the 1st Monday of every month at 8:00 P.M. Please complete and submit this application along with a fee of \$25 and all the required supporting material to Hastings-on-Hudson Buildings Department, no later than two weeks before the date of the meeting.

Applicant's Name: <i>San Signs & Awnings</i>		Date: <i>7/21/16</i>
Tel. <i>914-375-6674</i>	Fax: <i>914-375-6689</i>	E-mail: <i>jack@sansigns.com</i>
Property Owner's Name: <i>Saw Mill Lofts</i>		Property Address: <i>419 Saw Mill River Rd. Hastings-on-Hudson</i>
Brief Project Description:	<i>Fabrication & Installation of the attached entryway signs.</i>	

This application must be submitted in a packet with the following items. Provide eight (8) copies of each item and this application. ✓ Check off completed items:

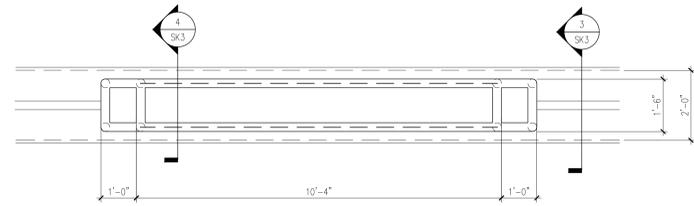
The following items are required with every application:	
1	DRAWINGS:
	Elevations and/or photographs with dimensions that show how the proposed elements relate to each other and to the building façade, and to adjacent facades. Identify proposed materials and colors, windows, doors, and light fixtures, if applicable. Provide details of all structures such as awnings and canopies, if applicable.
2	PHOTOS:
	Photographs of the property/building.
	Photographs of architectural details, existing lighting, etc.
	Photographs (full views) of all adjacent properties.
3	SAMPLES of all materials related to the project. For example:
	Awning fabric
	Paint chips
	Window and door cut sheets
	Other
	Lighting cut sheets
	Siding samples
	Brick and stucco samples
	Other
The following additional items may be required by the Building Inspector or the ARB.	
4	ARCHITECTURAL PLANS:
	Including layouts at the street wall, and sidewalks, curbs, and street amenities, if applicable.
	Wall sections and architectural details
	Equipment (including roof equipment, A/C, refuse containers, etc.) if applicable

APPLICANT MUST ATTEND ARB MEETING.

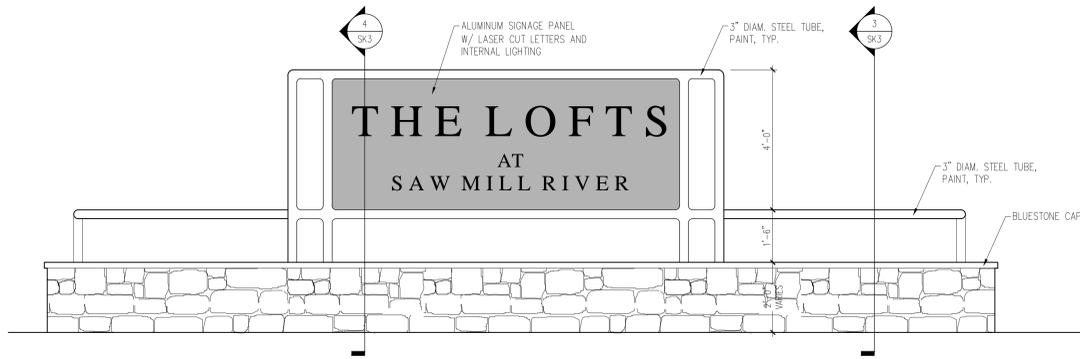
Please feel free to provide any brochures, models, photographs, renderings or other visual aids, or any additional information that might clarify your proposed project and assist in your presentation. No changes to the form, design, color, or materials of a project will be permitted after the Architectural Review Board has approved it.


Applicant Signature/Date

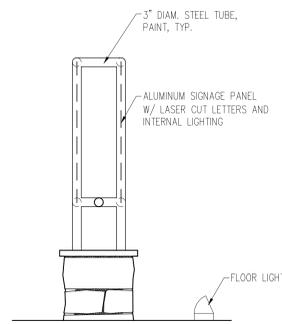
7/21/16



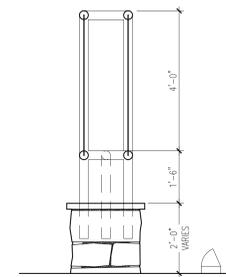
1 SIGN PLAN
1/2" = 1'-0"



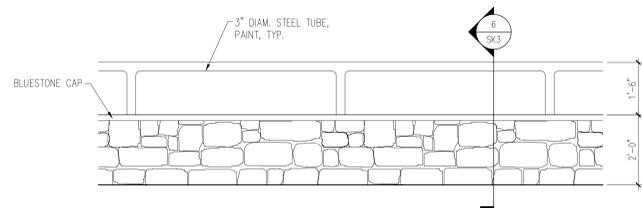
2 SIGN FRONT ELEVATION
1/2" = 1'-0"



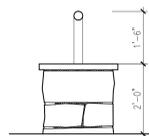
3 SIGN SIDE ELEVATION
1/2" = 1'-0"



4 SIGN SECTION
1/2" = 1'-0"



5 RETAINING WALL ELEVATION
1/2" = 1'-0"



6 RETAINING WALL SECTION
1/2" = 1'-0"



VILLAGE OF HASTINGS-ON-HUDSON

Municipal Building
7 Maple Avenue
Hastings-on-Hudson, New York 10706

ARCHITECTURAL REVIEW BOARD

Mitch Koch, Chairperson
39 Lefurgy Avenue

Robert Kornfeld, Jr.
47 Summit Drive

Kirsten Sibila
1 Derry Lane

Douglas Emilio (Alternate)
445 Broadway, Apt. 1M

Gillian Anderson
73 Washington Avenue

Charles Minozzi, Jr.
Building Inspector

The Regular Meeting of the Architectural Review Board will be held on **Monday, August 1, 2016, at 8:00 P.M.**, Municipal Building, 7 Maple Avenue, Hastings on Hudson, New York.

AGENDA

Saw Mill Lofts
425 Saw Mill River Road
Entryway Monument Signage

Approval of Minutes:
Regular Meeting: July 11, 2016

Next Meeting Date:
September 12, 2016

Village of Hastings-on-Hudson
ARCHITECTURAL REVIEW BOARD
NOTES OF MEETING HELD: July 11, 2016

MEETING LOCATION: Meeting Room, Municipal Bldg, 7 maple Ave., Hastings-on-Hudson, NY

MEMBERS PRESENT:

- M. Lewis, Chairman
- M. Koch
- D. Emilio
- R. Kornfeld
- K. Sibilia
- J. Anderson

BLDG. DEPT. MEMBERS PRESENT:

- C. Minozzi, Building Inspector
 - E. Marron, Deputy Building Inspector
- Josefa Mulaire for Christina Griffin AIA

REVIEW OF A.R.B. SUBMISSION

PROJECT: Townhouses

LOCATION: 32-34 Washington Avenue

APPROVED

APPROVED ON CONDITION THE FOLLOWING CHANGES BE MADE:

DISAPPROVED DUE TO:

- Guard rails @ retaining walls and along walkway
 - wrought iron railings recommended
 - coordinate engineering and architectural drawings
 - resubmit railing strategies
 - submittals can be made mid-month for email review by ARB
 - upper retaining wall should match character of existing wall
 - wall details will be submitted to DOB and ARB
 - driveway cheek wall should be explored as should terracing

Grilles on patio doors approved as submitted

Relocation of stair to north end of walkway approved

COMMENTS/RECOMMENDATIONS:

COPIES TO:

- Mayor
- Board of Trustees
- Building Department
- Zoning Board Members
- Project file, Hastings-on-Hudson Bldg. Dept.



North entry walls



South entry walls



Building C from south entrance



410 Saw Mill River Rd from south entrance



425 Saw Mill River Rd (north neighbor)



Looking South on Saw Mill River Rd

