

DUNKIN'®

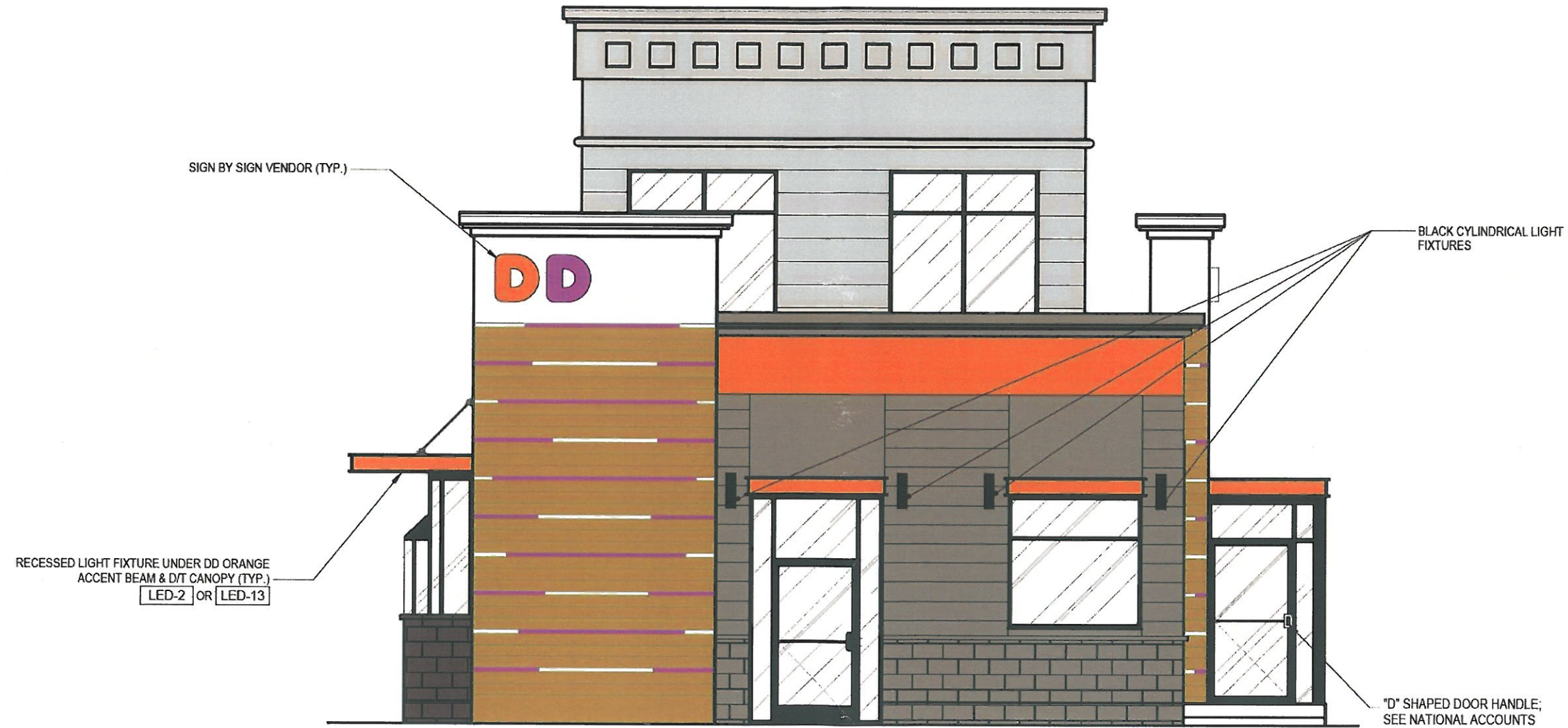
25 Route 59, Nyack, N.Y. 10960

Front area = 894 square feet

Building Width: 40'0" (that included the drive up window and the entry door.)

DD = 24" x 47"

8 SQ FT



DESIGNERS ▶ FABRICATORS ▶ INSTALLERS

711 Executive Blvd. Valley Cottage, N.Y. 10989 • 845-623-2258 • FAX: 845-623-2799

Project:	Dunkin Donuts
Site Address:	25 Route 59, Nyack, N.Y. 10960

Date:	4/21/21
Sales:	B.O.
Drawings:	TH

Customer Approval
Customer of Project (Legible Signature)
Date of Approval: _____

Landlord Approval (if req.)
Landlord of Project (Legible Signature)
Date of Approval: _____

Side Area = 1201 square feet

America runs on Dunkin = 15" x 118.75"

Type: 3/4" Flat cut PVC letters.

12.38 SQ FT



DESIGNERS ▶ FABRICATORS ▶ INSTALLERS

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Project: Dunkin Donuts
Site Address: 25 Route 59, Nyack, N.Y. 10960

Date: 4/21/21
Sales: B.O.
Drawings: TH

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Customer of Project (Legible Signature)
Date of Approval: _____

Landlord Approval (if req.)
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Size: area = 1201 square feet

Dunkin = 18" x 100.25"

Type: Internally illuminated channel letters.

12.55 SQ FT



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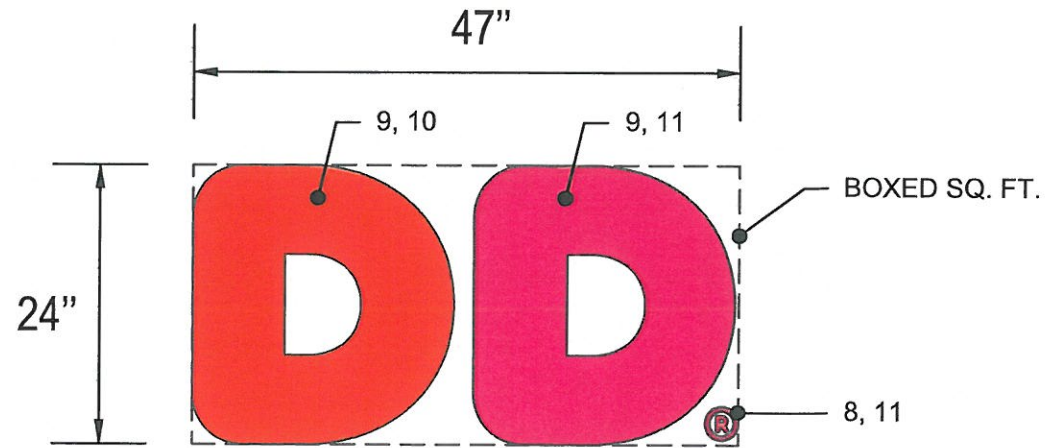
Date: 4/21/21
Sales: B.O.
Drawings: TH

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Date of Approval: _____

Landlord Approval (if req.)
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Date of Approval: _____

Main ID Sign: North Elevation

Building Width: 40'0"
 DD = 24" x 47"
 8 SQ FT



DD LED ILLUMINATED CHANNEL LETTERS
 SCALE : N.T.S.

1. .05" x 5" ALUMINUM RETURNS PAINTED TO MATCH PMS 7540C
2. 1" TRIM CAP TO MATCH JEWELITE 313 BRONZE
3. .063" ALUMINUM BACKING
4. GE TETRA MAX 7100K WHITE LED'S (OR GE REPLACEMENT EQUIVALENT)
5. REMOTE POWER SUPPLY, AS REQUIRED
6. DRAIN HOLES, AS REQUIRED
7. MOUNTING HARDWARE, AS DETERMINED BY SITE CONDITIONS
8. .063" ALUMINUM DISK PAINTED WHITE (REGISTERED "R")
9. 3/16" THICK WHITE ACRYLIC FACE
10. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 1ST SURFACE
11. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 1ST SURFACE

ADDITIONAL NOTES:

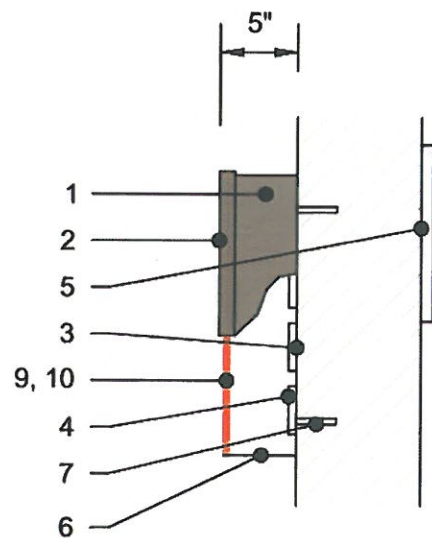
ARTWORK FONT : DUNKIN SANS DISPLAY

CHANNEL LETTER INTERIOR PAINTED REFLECTIVE WHITE

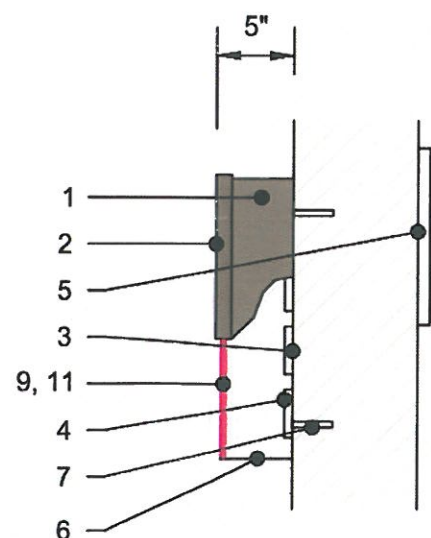
ELECTRICAL : (1) 20-AMP / 120 VOLT CIRCUIT

U.L. LISTED

LED'S TO BE POPULATED FOR EVEN AND CONSISTENT LIGHTING WITHOUT HOT SPOTS OR SHADOWS



ORANGE "D" CROSS SECTION
 SCALE : N.T.S.



PINK "D" CROSS SECTION
 SCALE : N.T.S.

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063



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Project: Dunkin Donuts	Date: 4/21/21
Site Address: 25 Route 59, Nyack, N.Y. 10960	Sales: B.O.
	Drawings: TH

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Customer of Project (Legible Signature)
Date of Approval: _____

Landlord Approval (if req.)
Landlord of Project (Legible Signature)
Date of Approval: _____

Main ID Sign: East Elevation

America runs on Dunkin = 15" x 150.25"

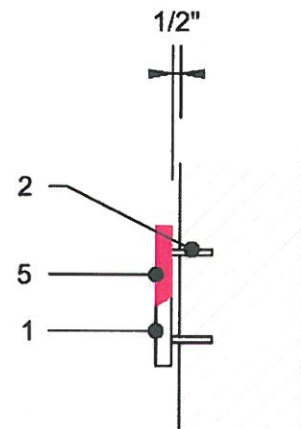
Type: 3/4" Flat cut PVC letters.

15.6 SQ FT



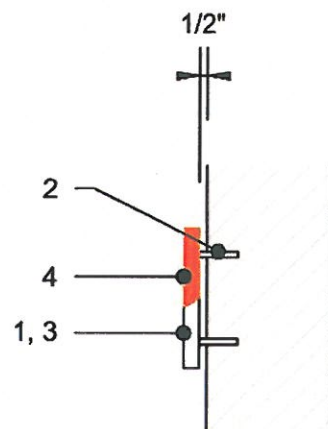
NON-ILLUMINATED PIN-MOUNTED LETTERS

SCALE : N.T.S.



PINK MAP, RUNNING MAN,
& APOSTROPHE (') CROSS SECTION

SCALE : N.T.S.



ORANGE "DUNKIN" CROSS SECTION

SCALE : N.T.S.

1. 3/4" ROUTED PVC LETTERS AND ROUTED PVC MAP
2. MOUNTING STUDS AS REQUIRED PER SITE CONDITIONS. LETTERS SHOULD BE PIN MOUNTED WITH AT LEAST A 1/2" SPACING BETWEEN BACK OF LETTERS AND MOUNTING SURFACE.
3. ROUND PVC DISK PAINTED ORANGE PMS 165 C (REGISTERED "R")
4. "DUNKIN" LETTERS FACES & RETURNS PAINTED ORANGE PMS 165 C
5. MAP, MAN, AND APOSTROPHE (') FACES & RETURNS PAINTED PINK PMS 219 C

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

LETTERS SHOULD BE PIN MOUNTED WITH AT LEAST A 1/2" SPACING BETWEEN BACK OF LETTERS AND MOUNTING SURFACE.

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063



DESIGNERS ▶ FABRICATORS ▶ INSTALLERS

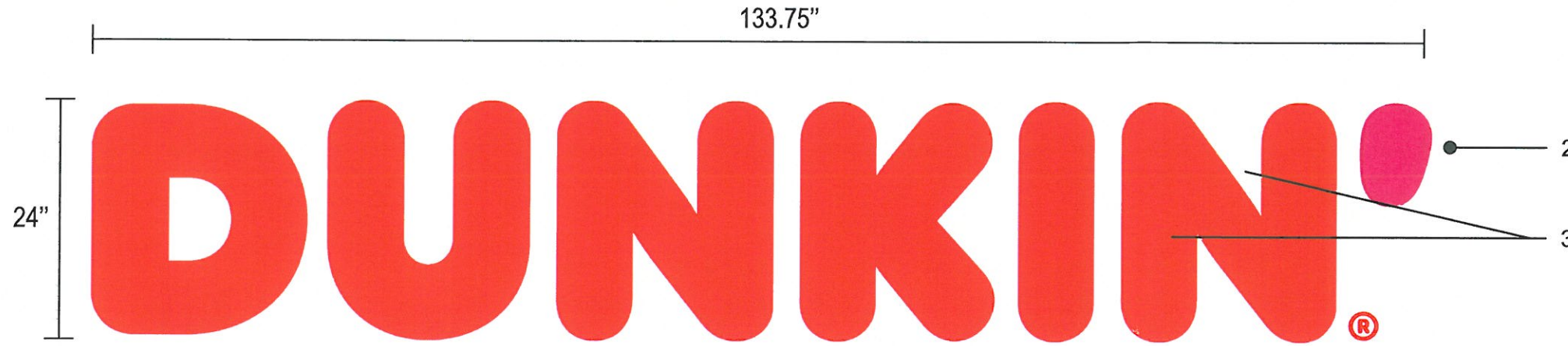
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Site Address: 25 Route 59, Nyack, N.Y. 10960	Sales: B.O.
	Drawings: TH

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Landlord Approval (if req.)
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Date of Approval: _____

Main ID Sign: West Elevation



1. ALUMINUM ANGLE FRAME, SIZE VARIES
2. ALUMINUM THICK WHITE ACRYLIC FACE PANEL
3. LED ILLUMINATED CHANNEL LETTER SIGNAGE

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

CHANNEL LETTER INTERIOR PAINTED REFLECTIVE WHITE

ELECTRICAL : (1) 20-AMP / 120 VOLT CIRCUIT

U.L. LISTED

LED'S TO BE POPULATED FOR EVEN AND CONSISTENT LIGHTING WITHOUT HOT SPOTS OR SHADOWS

Dunkin = 24" x 133.75"

Type: Internally illuminated channel letters.

22.2 SQ FT

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063



DESIGNERS ▶ FABRICATORS ▶ INSTALLERS

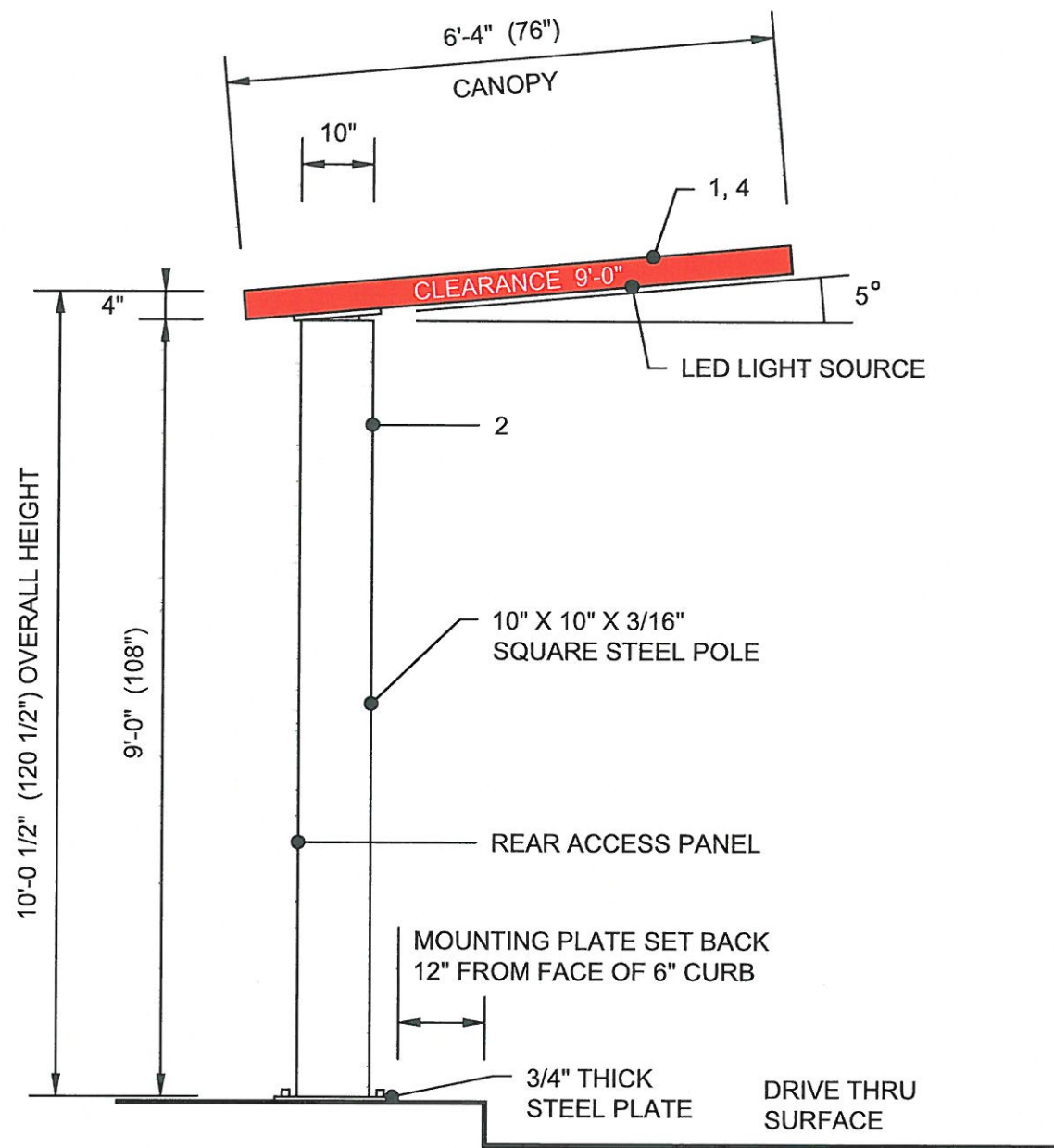
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	Drawings: TH

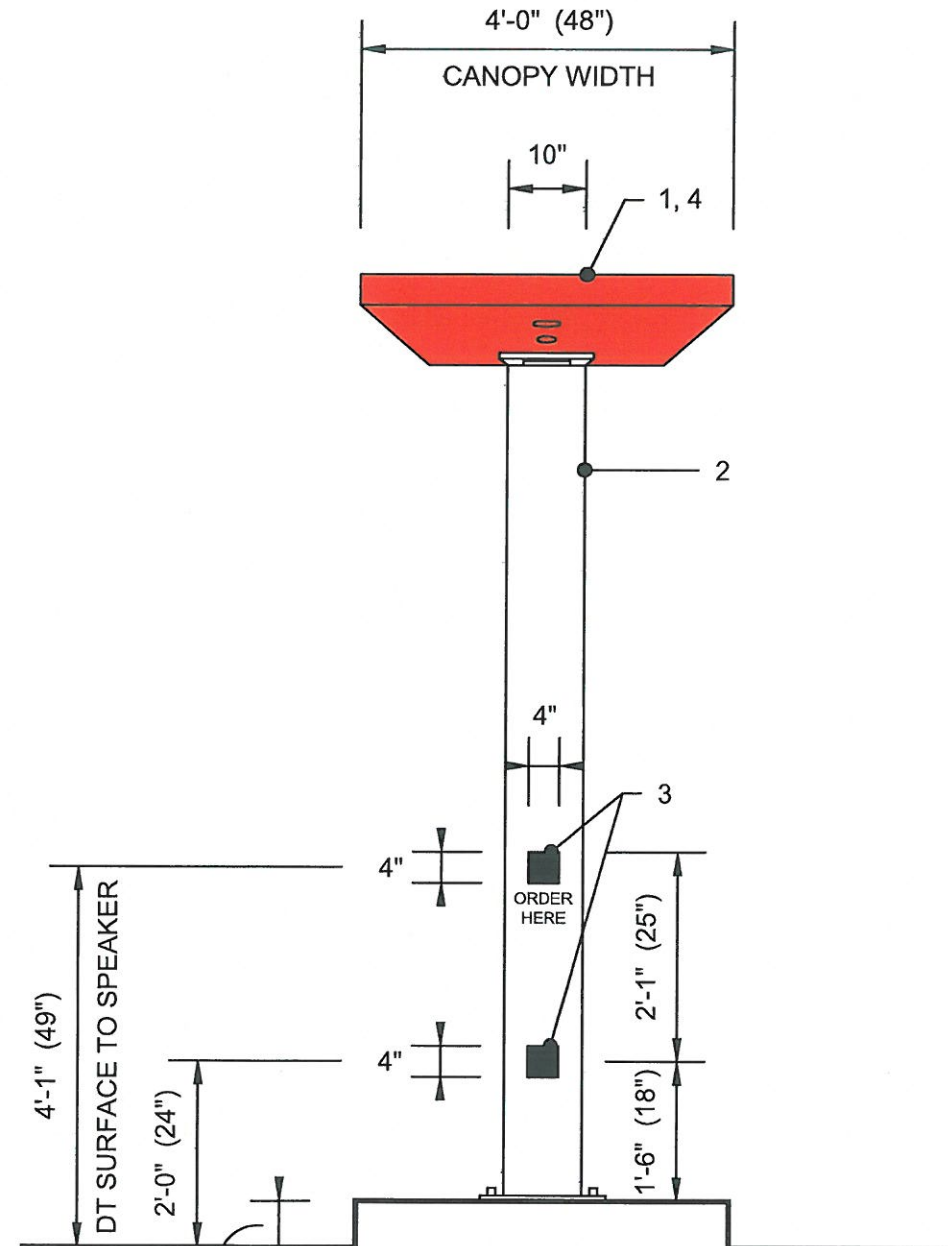
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Date of Approval: _____

Landlord Approval (if req.)
Landlord of Project (Legible Signature)
Date of Approval: _____

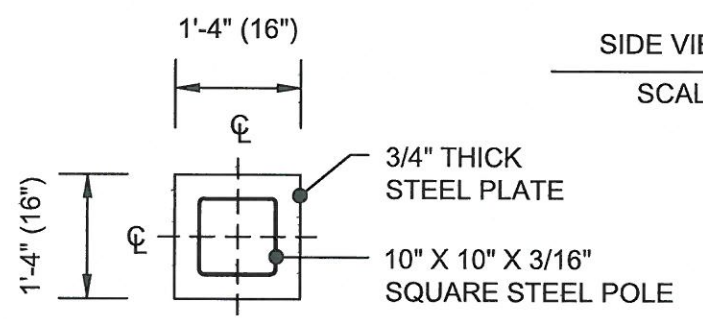
Drive Up Canopy



SIDE VIEW (APPROACH)
SCALE : 1/2" = 1'-0"



FRONT VIEW (ELEVATION)
SCALE : 1/2" = 1'-0"



MOUNTING PLATE DETAIL
SCALE : 1/2" = 1'-0"

NOTES

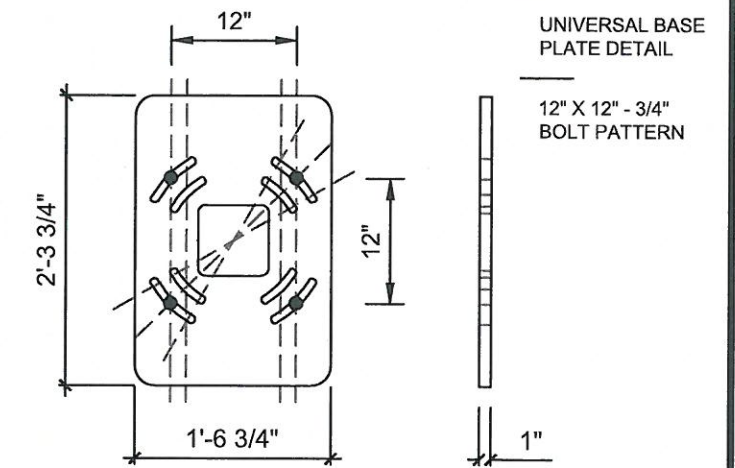
1. PAINT TO MATCH ORANGE PMS 165 C, GLOSS FINISH
2. PAINT TO MATCH PTE-04 NEBULOUS WHITE, GLOSS FINISH
3. BLACK VINYL, ARLON 2100-03. MIC BY OTHERS.
4. BREAKAWAY SWIVEL TOP

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY
120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
CLEARANCE TO BE CONFIRMED BY SITE
TOP HAS TWO DOWN LIGHTS

ADDITIONAL NOTES:

STRONGLY RECOMMENDED TO SECURE PERMIT BEFORE ORDERING CANOPY TO CONFIRM LOCAL CODES ARE MET.
SOME LOCAL ORDINANCES MAY REQUIRE SIGNED & SEALED ENGINEERING DOCUMENTATION TO BE PROVIDED.



UNIVERSAL BASE PLATE DETAIL
12" X 12" - 3/4" BOLT PATTERN

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063



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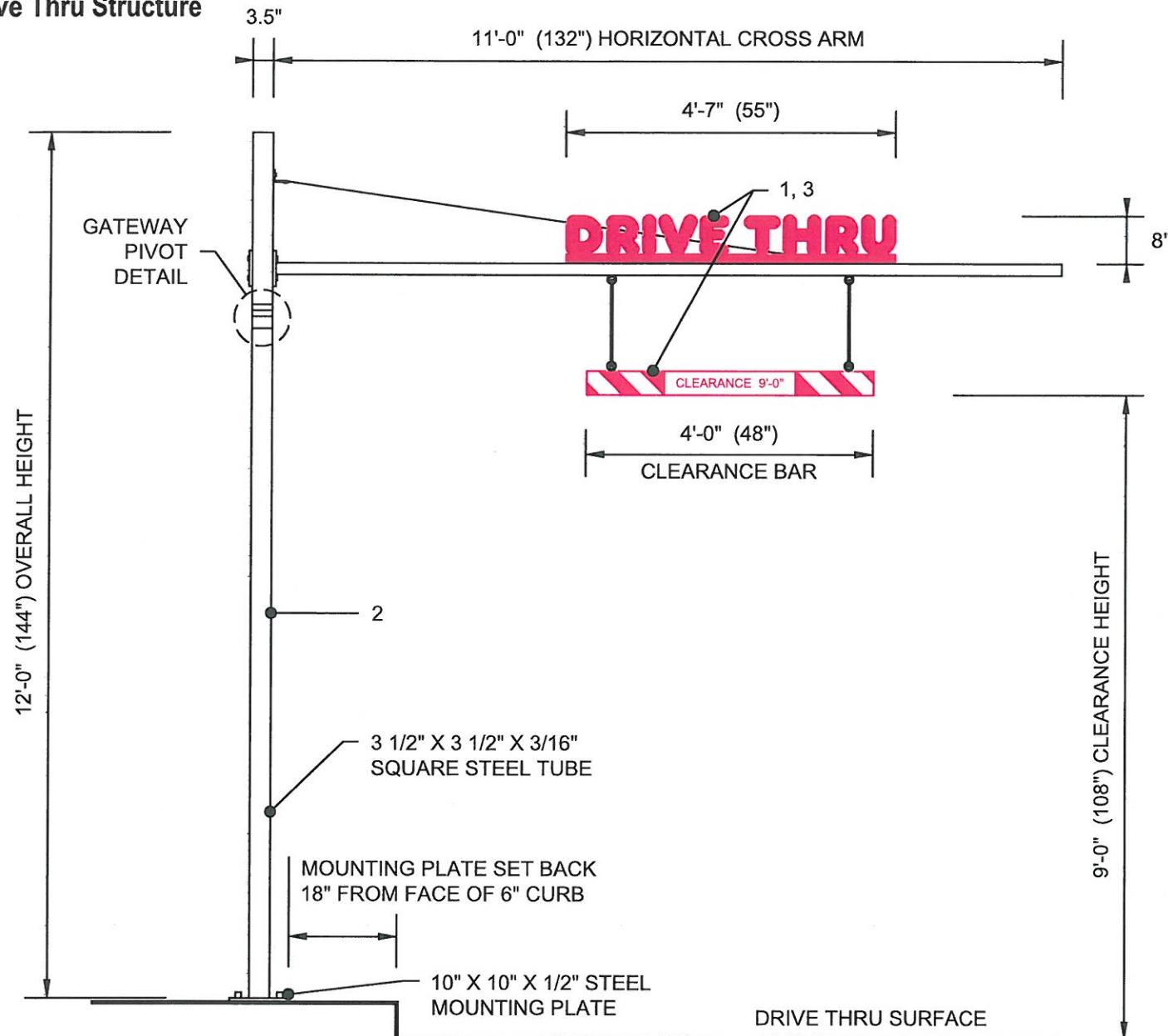
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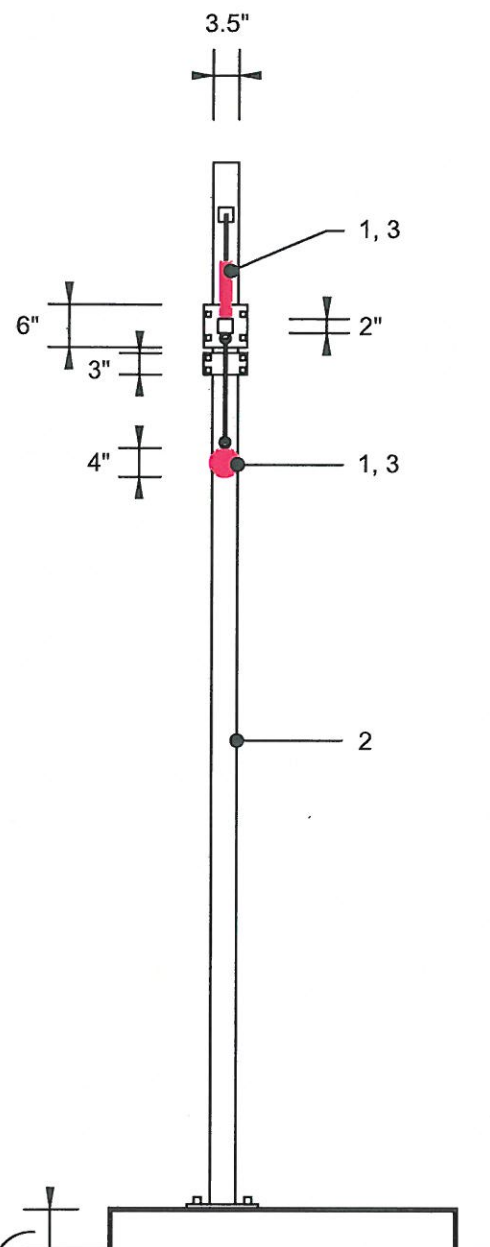
Customer Approval
Customer of Project (Legible Signature)
Date of Approval: _____

Landlord Approval (if req.)
Landlord of Project (Legible Signature)
Date of Approval: _____

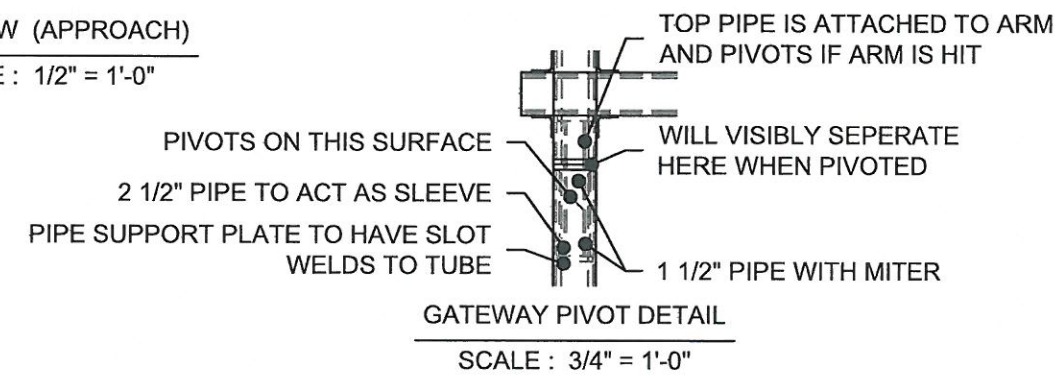
Drive Thru Structure



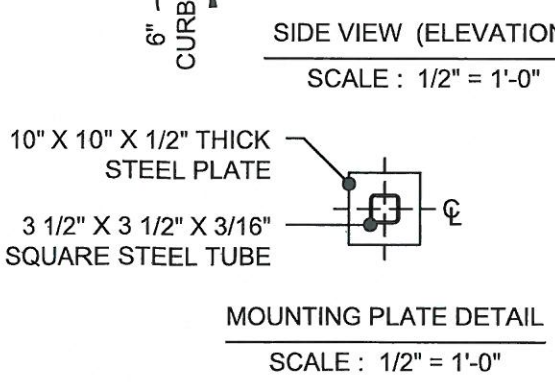
SIDE VIEW (APPROACH)
SCALE : 1/2" = 1'-0"



SIDE VIEW (ELEVATION)
SCALE : 1/2" = 1'-0"



GATEWAY PIVOT DETAIL
SCALE : 3/4" = 1'-0"



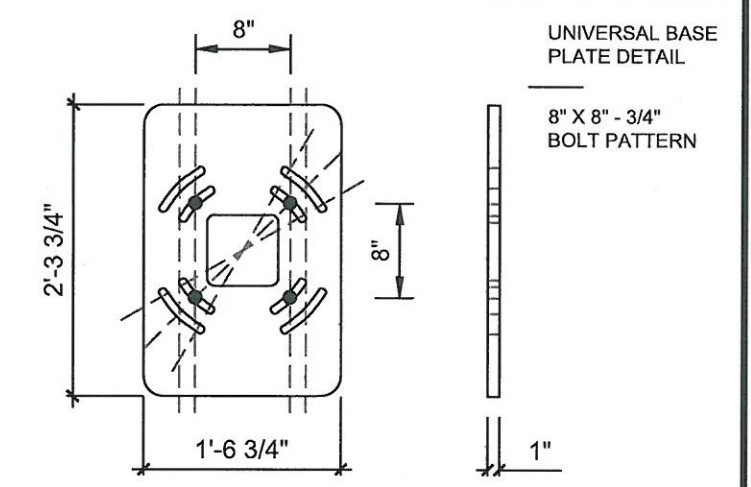
MOUNTING PLATE DETAIL
SCALE : 1/2" = 1'-0"

NOTES

1. PAINT TO MATCH PMS 219 C, GLOSS FINISH
2. PAINT TO MATCH PTE-04 NEBULOUS WHITE, GLOSS FINISH
3. OPTIONAL REFLECTIVE FILM;
3M IJ680CR-10 SCOTCHLITE REFLECTIVE
MCS (LATEX OR SOLVENT INKS)
8519 LUSTER PROTECTIVE LAMINATE PRINTED TO MATCH ...
- PMS 165 DUNKIN' ORANGE
- PMS 219 DUNKIN' PINK
- PMS 7540C DUNKIN' GRAY
- PTE-04 NEBULOUS WHITE

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY
120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
CLEARANCE TO BE CONFIRMED BY SITE



PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063



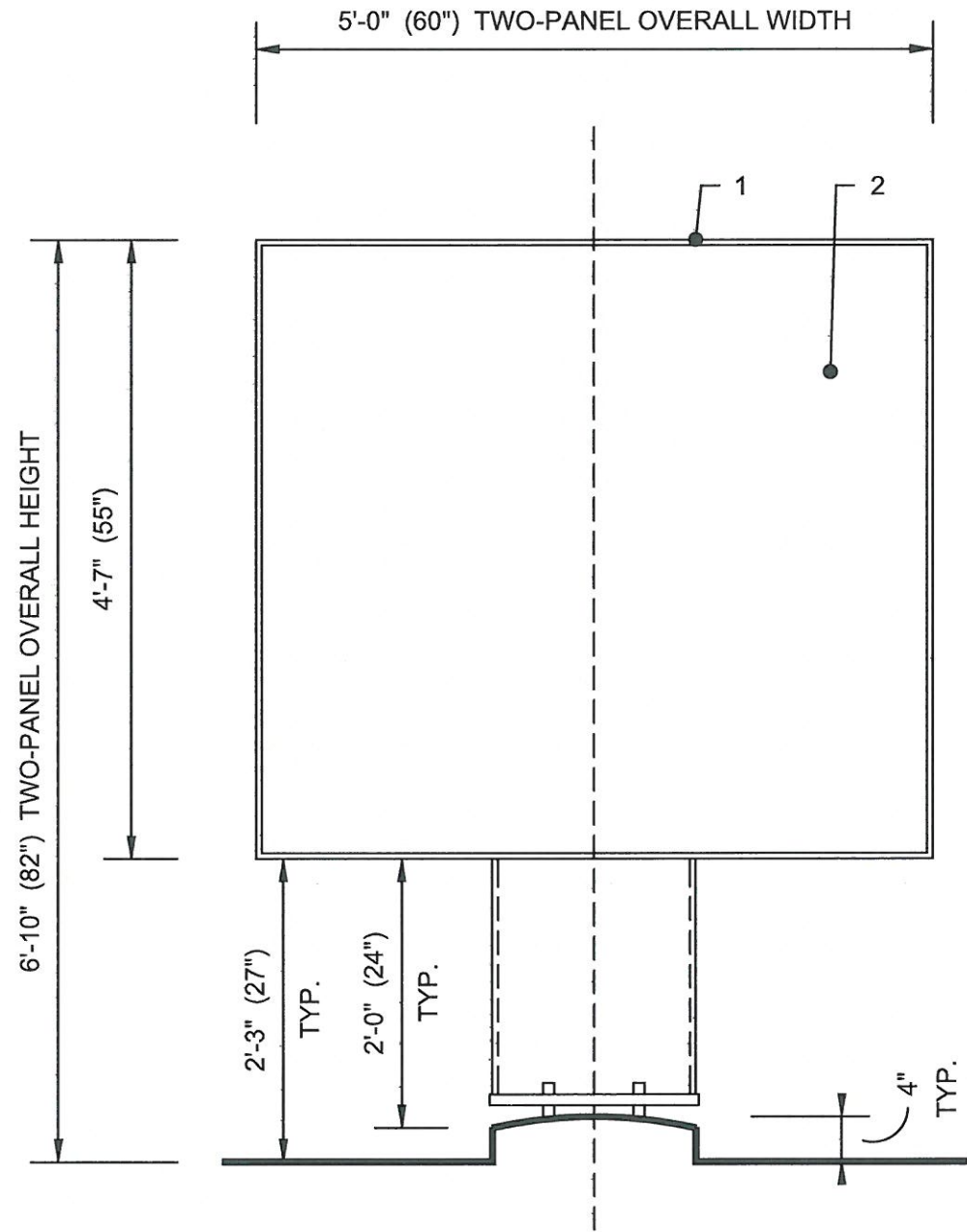
Project: Dunkin Donuts
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Date: 4/21/21
Sales: B.O.
Drawings: TH

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Customer of Project (Legible Signature)
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Landlord of Project (Legible Signature)
Date of Approval: _____

Digital Menu Board



FRONT VIEW (TWO & THREE PANEL)

SCALE : 3/4" = 1'-0"

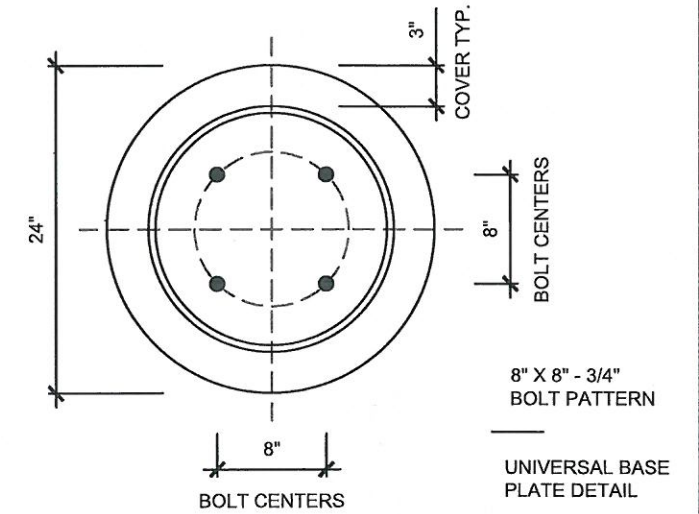
NOTES

1. MENUBOARD IS POWDER COATED OR PAINTED TO MATCH PTE-04 NEBULOUS WHITE (CABINET, BASE CLADDING, DOOR FRAMES & EXTENDER FRAMES)
2. SAMSUNG OHF SERIES DISPLAY MENUBOARDS, OH55F - 55"

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

ELEMENT PROVIDED BY NCR TECHNOLOGY PACKAGE



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PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
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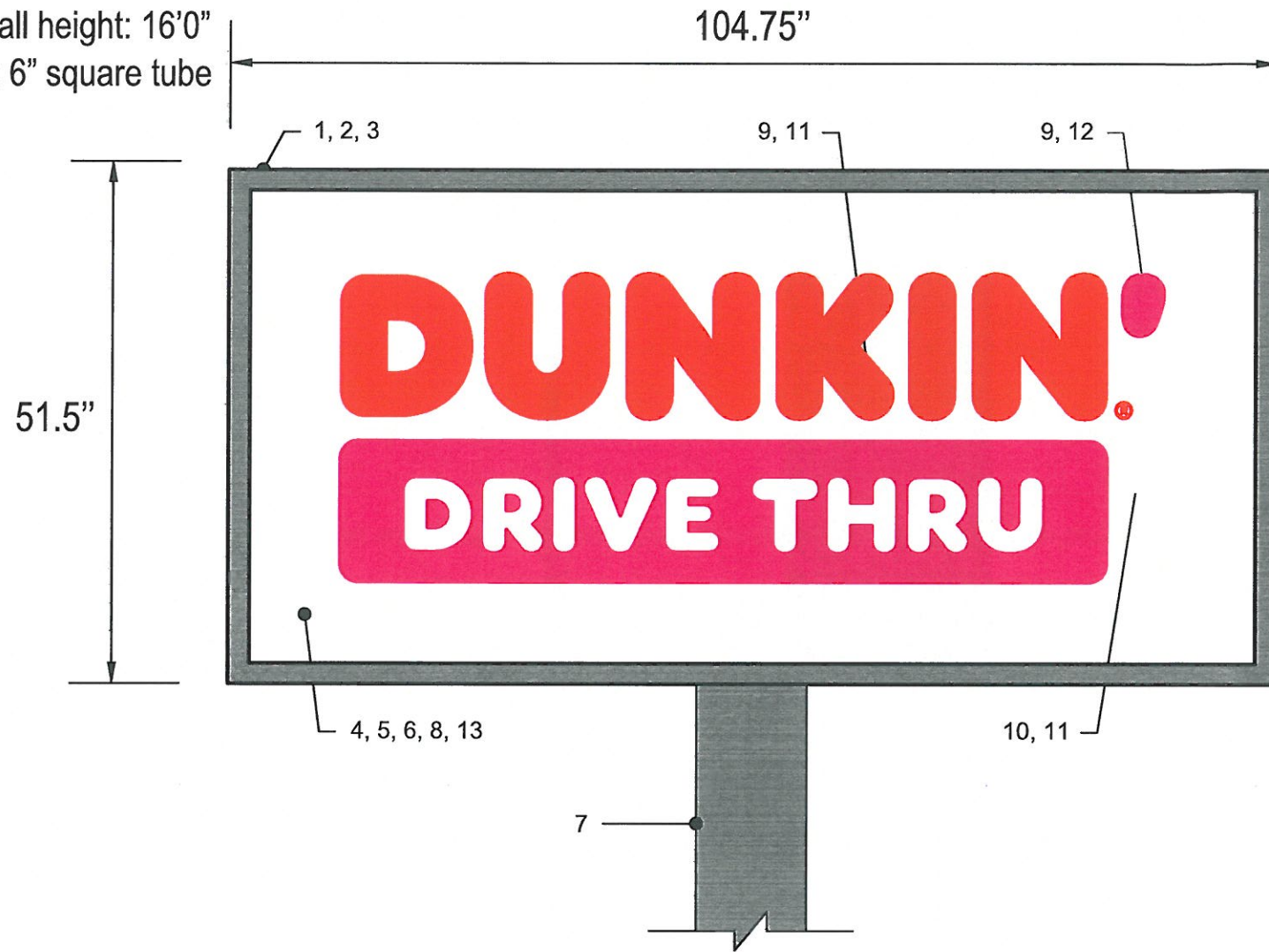
Landlord Approval (if req.)

Landlord of Project (Legible Signature)

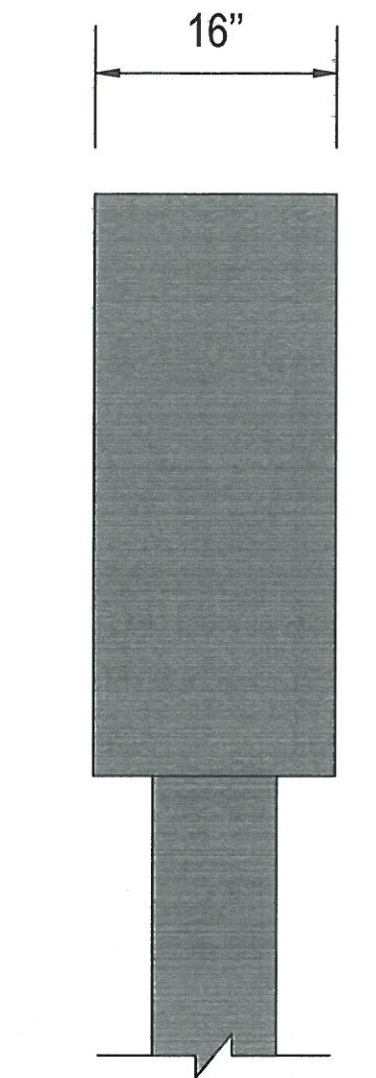
Date of Approval: _____

Pylon Sign: Double Sided

Size: 51.5" x 104.75"
 37.45 SQ FT
 Overall height: 16'0"
 Pole: 6" square tube



LED ILLUMINATED PYLON
 SIGN (SIDE A & SIDE B)
 SCALE : N.T.S.



LED ILLUMINATED
 PYLON SIGN (SIDE C)
 SCALE : N.T.S.

NOTES

1. 15 1/2" x .08" x 1 1/2" ALUMINUM SPACER FRAME
2. FLAT ALUMINUM RETAINER
3. ALUMINUM ANGLE FRAME SUPPORT
4. GE TETRA MAX 7100K WHITE LED'S, AS REQUIRED
(OR GE REPLACEMENT EQUIVALENT)
5. LED POWER SUPPLY, AS REQUIRED
6. INTERNAL DISCONNECT SWITCH
7. SUPPORT TUBE
8. FACES TO BE FLAT CLEAR SOLAR GRADE POLYCARBONATE 2ND SURFACE PAINTED DECORATION
9. "DUNKIN" LETTERS TO BE EMBOSSED
10. REGISTERED "R" AND "DRIVE THRU" TO BE FLAT GRAPHIC
11. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE
12. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE
13. BACKGROUND COLOR 403 WHITE BACK-SPRAY
- 13A. OPTION : SIGN FACE 2ND SURFACE WHITE FACE / NIGHT FACE
BACKGROUND COLOR 403 WHITE BACK-SPRAY, BACKED UP WITH
OPAQUE SILVER FOR COMPLETE OPAQUE FINISH FOR NIGHT

ADDITIONAL NOTES:

ARTWORK FONT IS "DUNKIN SANS DISPLAY"
 EXTERIOR FINISH : PAINT PANTONE 7540C
 INTERIOR FINISH : PAINTED REFLECTIVE WHITE
 ACCENT FINISH / 1 1/2" CABINET W/ RETAINER : PAINT PANTONE 7540C
 RETAINERS / FACE REMOVABLE FOR SERVICE ACCESS
 HANGER BAR INCLUDED ON 6" x 12" FACE
 PLATE SIZE : 3/4" x 12" x 12"
 BOLT PATTERN : 10" / 10"
 ELECTRICAL : (1) 20-AMP / 120 VOLT CIRCUIT
 PERIMETER ANGLE : 1 1/2" x 1 1/2" x 3/16" | U.L. LISTED

SIZE	H1	W1	D1	S.F. (BOX)
SMALL	37.5"	76.25"	16"	19.86'
MEDIUM	51.5"	104.75"	16"	37.45'
LARGE	72.5"	147.5"	16"	74.22'
CUSTOM	-	-	-	-

PMS	VINYL / PAINT
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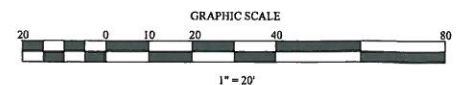
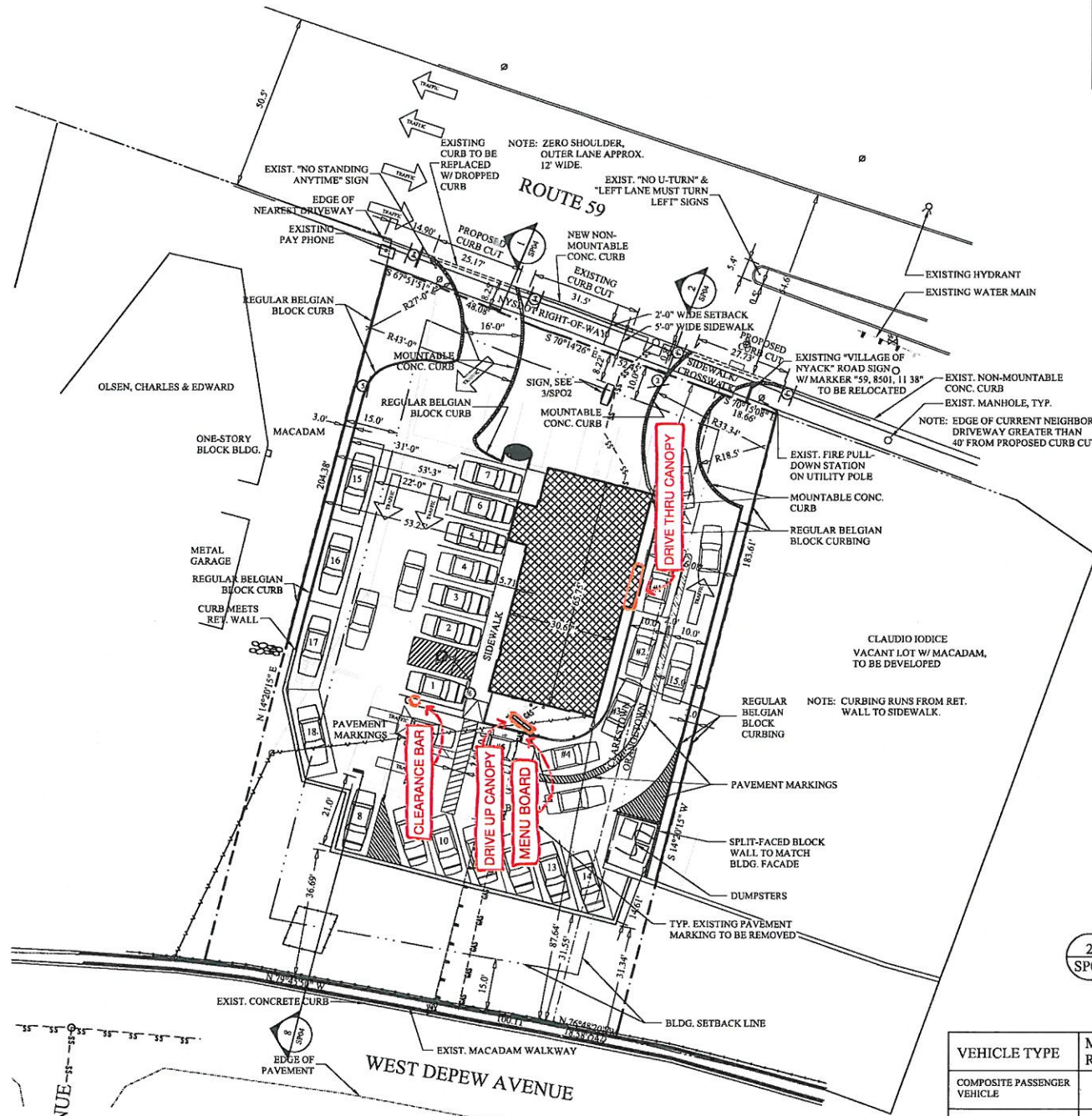
BULK REGULATIONS FOR VILLAGE OF NYACK, NEW YORK ZONING DESIGNATION: C-2, GENERAL COMMERCIAL			
TAX MAP DESIGNATION: 65-35-1-17, 65-36-1-50			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	-	22,855	22,855
MAX. FLOOR AREA RATIO (%) (MAIN & ACCESSORY BLDG.)	50	15	APPROX. 13.5
MINIMUM LOT WIDTH (FT.)	25	118.4	118.4
MAXIMUM HEIGHT: STORIES	2-1/2	2	2
FEET	35	APPROX. 25	APPROX. 25
MINIMUM FRONT YARD (FT.)	10	36.7	33.58
MINIMUM SIDE YARD (FT.)	15	18.6	26.08
MINIMUM FOR BOTH SIDES (FT.)	-	53.1	79.33
MINIMUM REAR YARD (FT.)	15	107.4	87.64
RETAIL SPACE (SQ. FT.)	-	2,500	2,117
OFFICE SPACE (SQ. FT.)	-	800	600
STORAGE SPACE (SQ. FT.)	-	1,500 (CELLAR)	493
PARKING SPACES	14	16	18

* RETAIL: 1 SPACE/200 SQ. FT., OFFICE: 1 SPACE/300 SQ. FT., STORAGE: 1 SPACE/1,000 SQ. FT.
 EXISTING COND.: 2,500/200 = 12.5 → 13; 800/300 = 2.67 → 3; 13 + 3 = 16
 PROPOSED COND.: 2,117/200 = 10.59 → 11; 600/300 = 2; 493/1,000 = 0.49 → 1; 11 + 2 + 1 = 14
 18 PARKING SPACES RECOMMENDED BY ADLER CONSULTING TRAFFIC REPORT.

NOTE: ONLY TWO VARIANCES REQUESTED, FOR INTERNALLY ILLUMINATED SIGN IN FRONT, SEE 3/SP02, AND INTERNALLY ILLUMINATED DRIVE-THRU SIGN IN REAR.

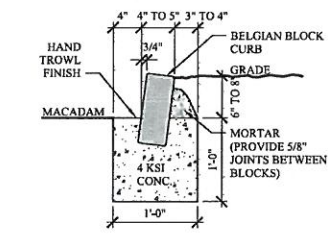
LEGEND

- PROPERTY LINE
- BLDG. SETBACK
- TOWN LINE (ORANGETOWN/CLARKSTOWN BORDER)
- EXISTING STRUCT./ITEM/MARKING TO BE REMOVED
- EXISTING LOCATION OF OVERHEAD ELECTRIC & PHONE WIRES
- PROPOSED LOCATION OF UNDERGROUND ELECTRIC
- EXISTING WATER MAIN/LINE, EXACT LOCATION WITHIN PROPERTY TO BE VERIFIED
- PROPOSED WATER LINE (EXTENSION TO BLDG.)
- EXISTING WATER MAIN VALVES
- EXISTING SEWER PIPE, EXACT LOCATION WITHIN PROPERTY TO BE VERIFIED
- PROPOSED SEWER PIPE (CONNECT TO EXIST. MAIN)
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPOSED BUILDING FOOTPRINT OUTLINE
- 3 | | | PARKED DESIGN VEHICLE
- #3 | | | DESIGN VEHICLE IN QUEUE
- DIRECTION OF SINGLE LANE TRAFFIC FLOW
- PROPOSED CROSSWALK
- PROPOSED NO VEHICULAR TRAFFIC AREA
- o EXISTING 2' Ø MANHOLE
- o EXISTING UTILITY POLE
- o EXISTING HYDRANT
- o HANDICAP ACCESSIBLE
- o RAMP (1:12 INCLINE, HANDICAP COMPLIANT)
- o PROPOSED SIGN, SEE 3/SP02
- 1/2/3 | | | PROPOSED TRAFFIC/PARKING SIGNS, SEE SCHEDULE (TANGENT LINES REPRESENT FACES OF SIGNS)
- 1/2 | | | SINGLE SIGN
- 1/2 | | | SINGLE SIGN FACING ONE WAY & TWO SIGNS FACING OPPOSITE WAY



1 SITE PLAN A
 SP02 SCALE: 1" = 20'-0"

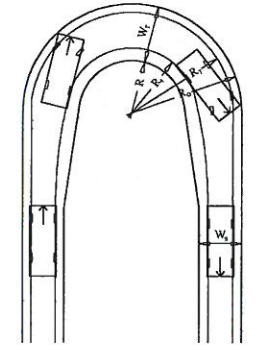
DISTRICTS	
SCHOOL DISTRICT	NYACK UNION FREE SCHOOL
FIRE DISTRICT	NYACK FIRE DISTRICT
WATER DISTRICT	NYACK WATER
SEWER DISTRICT	CLARKSTOWN SEWER DISTRICT
LIGHTING DISTRICT	TOWN OF CLARKSTOWN



PARKING LOT DESIGN NOTES:

- PARKING LOT ENTRANCE AS PER ADLER CONSULTING.
- PARKING LOT EXIT DESIGNED FOR GARBAGE TRUCK. (SEE 2ND PARAGRAPH OF SECTION 5A.6.2 IN NYDOT POLICY & STANDARDS FOR DESIGN OF ENTRANCES TO STATE HIGHWAYS.)
- PARKING LOT AND DRIVE-THRU DESIGNED FOR COMPOSITE PASSENGER VEHICLE.
- ONE PARKING SPACE DESIGNED FOR WHEELCHAIR LIFT VAN.

"N/A" IN PARKING SPACE DIMENSION SCHEDULE MEANS: DOES NOT APPLY TO THIS SITE.



MANEUVERING DESIGN TABLE

VEHICLE TYPE	MIN. TURNING RADIUS (R _t)	OUTSIDE FRONT RADIUS (R _f)	INSIDE REAR RADIUS (R _r)	STRAIGHT LANE WIDTH (W _s)	CURVED LANE WIDTH (W _c)	INSIDE CURB RADIUS (R)
COMPOSITE PASSENGER VEHICLE	24'-0"	26'-0"	15'-6"	10'-0"	13'-6"	12'-6"
WHEELCHAIR LIFT VAN	24'-9"	26'-8"	16'-7"	10'-0"	12'-6"	14'-0"
GARBAGE TRUCK	31'-0"	33'-4"	20'-8"	12'-0"	14'-6"	18'-6"

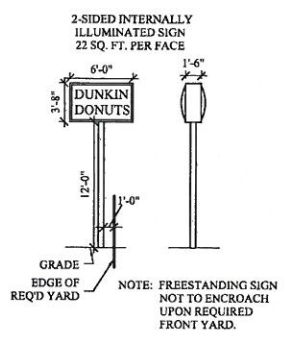
PARKING SPACE DIMENSION SCHEDULE

VEHICLE TYPE	PERPENDICULAR SPACE WIDTH	PERPENDICULAR SPACE LENGTH	DIAGONAL SPACE WIDTH	DIAGONAL SPACE LENGTH	PARALLEL SPACE WIDTH	PARALLEL SPACE LENGTH
COMPOSITE PASSENGER VEHICLE	9'-0"	19'-0"	9'-0"	20'-0"	9'-0"	24'-0"
WHEELCHAIR LIFT VAN (+ 8'-0" ACCESS AISLE)	9'-0"	19'-0"	N/A	N/A	N/A	N/A

COURTESY OF ARCHITECTURAL GRAPHIC STANDARDS TENTH EDITION.

NEW SIGN SCHEDULE	
NO.	SIGN DISPLAY
1	FACES RTE. 59 WEST-BOUND TRAFFIC
2	FACES EXITING DUNKIN DONUTS TRAFFIC
3	FACES RTE. 59 EAST-BOUND TRAFFIC
4	FACES RTE. 59 WEST-BOUND TRAFFIC
5	FACES DRIVEWAY
6	FACES PARKING LOT

NOTE: ACTUAL SIGN LOCATIONS MAY DEVIATE SLIGHTLY FROM PLAN.



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DOMINICK R. PILLA, P.E.
 NY P.E. 074213-1 DATE
 WARNING: It is a violation of the New York State Education Law for any person unless acting under the direction of a licensed professional engineer, to alter any plans or specifications in any way. If alterations to these plans are made, the alterations shall be made in accordance with 145-subsection 7209 of the New York State Education Law.

REVISIONS	REVISIONS
RESUBMITTED 5/13/05	RESUBMITTED 2/9/06
RESUBMITTED 7/15/05	BID SET 6/30/06
RESUBMITTED 9/23/05	
RESUBMITTED 10/21/05	
SUBMITTED SP02L 1/9/06	
RESUBMITTED 2/3/06	

Project: **KUBER NYACK (DUNKIN DONUTS)**
 25 ROUTE 59
 NYACK, NY 10960

Project North:
 Dwg. Name: **MARKINGS, SIGNS, CURBS, PARKING, DIMS, & UTILITIES**
 ISSUED FOR PERMIT 2/18/05

Scale: AS NOTED
 Drawn/Checked: GLR/DRP
 Project #: 04-056
 Date: 6/30/06

SP02