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CONSULTING ENGINEERS D.P.C.

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WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: RESTAURANT DEPOT
PROJECT NO.: 15-33
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 8
REVIEW DATE: 3 OCTOBER 2016
MEETING DATE: 6 OCTOBER 2016
PROJECT REPRESENTATIVE: MERCURIO-NORTON-TAROLLI-MARSHALL

1. The Applicant's are before the Board for ARB for signage.
2. The project is proposing 804 square feet of signage where 552.93 is permitted, identifying an excess of 251.07 square foot of signage. ZBA referral is required.
3. The exact location of the free standing monument sign at NYS Route 300 should be identified on the plans. It appears this sign does not provide 15 foot separation from the lot lines, both side and front. ZBA referral is required.
4. Landscaping at the base of monument sign should be clearly identified.

Respectfully submitted,

***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal

PJH/kbw



45 Main Street · P.O. Box 166
Pine Bush, New York 12566
Tel: (845) 744-3620
Fax: (845) 744-3805
Email: mntm@mntm.co

William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

Project Narrative

For

Restaurant Depot Signage Plan

1281 NYS Route 300
Town of Newburgh
Orange County, New York
Town of Newburgh Project #2015-33

Prepared for:

JDMH Real Estate of Newburgh, LLC
15-24 132nd Street
College Point, NY 11356

Prepared by:

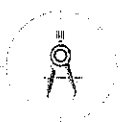
Mercurio-Norton-Tarolli-Marshall, P.C.
P. O. Box 166
45 Main Street
Pine Bush, NY 12566
(845) 744-3620



Lawrence Marshall, P.E.

Prepared:

November 18, 2015



Project Narrative for
Restaurant Depot Signage Plan

A. Description of Project Site

The project is located adjacent to the NYS Thruway Interchange 17 in the Town of Newburgh, County of Orange, State of New York. The project site is located on the westerly side of NYS Route 300 and is accessed by a private road known as Holiday Inn Drive. The site is designated as tax map parcel: Section 95, Block 1, Lot 8. The project site contains a total of 9.44 Acres located in the IB zoning district. The building and associated parking and loading facilities was approved by the Town of Newburgh Planning Board on May 18, 2016 and is currently under construction.

B. Description of the Project

The current application for site plan review by the Town of Newburgh Planning Board is for the proposed signage on the Restaurant Depot site. During the initial approval process, no signs were proposed on the site. The proposed signage for the site consists of a total of eleven (11) signs. These signs are outlined in the table below:

Sign	Content	Type	Illumination	Size (Sq.Ft.)	Height (Top)	Height (Bottom)
A	Logo	Wall Sign	Internal	144.00	34'-10"	22'-10"
B	Slogan	Wall Sign	Internal	60.00	30'-3.5"	27'-3.5"
C	Logo	Wall Sign	Internal	16.00	18'-5"	14'-5"
D	Logo	Wall Sign	Internal	144.00	34'-10"	22'-10"
E	Slogan	Wall Sign	Internal	60.00	30'-3.5"	27'-3.5"
F	Logo	Wall Sign	Internal	144.00	34'-10"	22'-10"
G	Slogan	Wall Sign	Internal	60.00	30'-3.5"	27'-3.5"
H	Logo	Wall Sign	Internal	144.00	34'-10"	22'-10"
I	Logo & Slogan	Monument Sign	Internal	32.00	4'-0"	1'-6"
J1	Directions	Directional Sign	None	3.00	3'-6"	2'-4"
J2	Directions	Directional Sign	None	3.00	3'-6"	2'-4"
Total Sign Area				810.00		
Total Advertising Sign Area				804.00		

Logo is the circular, blue, yellow, and white "Restaurant Depot" logo
Slogan is the text "Where Restaurants Shop"

The sign locations are provided on the sign application packet prepared by Anchor Signs, Inc. and outlined as follows:

Signs A, B, and C are proposed to be mounted on the NYS Route 300 (easterly) side of the building.

Signs D, and E are proposed to be mounted on the northerly side of the building and will face the NYS Thruway.

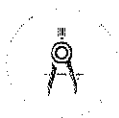
Signs F, and G are proposed to be mounted on the westerly side of the building and will face the NYS Thruway.

Signs H is proposed to be mounted on the southerly side of the building and will face the entrance to the parking/loading areas.

Sign I is proposed to be installed near the entrance off of NYS Route 300.

Sign J1 is proposed to be installed near the customer parking entrance and will serve to direct customers into the intended parking area and deliveries to the loading area at the rear of the building.

Sign J2 is proposed to be installed near the southwesterly corner of the building and will serve to direct delivery vehicles to the intended loading area.



Project Narrative for
Restaurant Depot Signage Plan

C. Code Compliance

In accordance with Section 185-14B(1)(c) of the Town of Newburgh Code, the following signs may be permitted on a site plan in the IB zoning district:

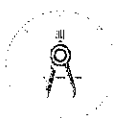
Business: a sign or signs, freestanding or attached to a building, announcing a business establishment on the same lot in a business district or advertising a service or a product available on the same lot in a business district, which may be illuminated. The total area of all such signs on a lot shall not exceed 1/2 of the total length of street frontage of the lot in linear feet. There shall not be more than one freestanding sign, which may not be located closer than 15 feet from any street line.

The existing parcel contains frontage on two streets, NYS Route 300 and NYS Thruway. The frontage for NYS Route 300 is narrow with a total width of 49.33 feet. The frontage on the NYS Thruway is significantly more with a total width of 1,056.52 feet. With a total street frontage of 1,105.85 linear feet, the permitted sign area is 552.93 square feet. The total proposed advertising sign area of 804.00 square feet exceeds the permitted area by 251.07 square feet.

In accordance with Section 185-14B(2)(b) of the Town of Newburgh Code, the following signs may also be permitted in any district:

Directional: freestanding internal directional signs which may be illuminated and shall have an area of not more than three square feet apiece.

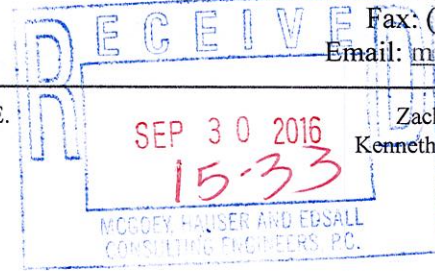
Proposed directional signs J1 and J2 on the site plan are not illuminated and have a sign area of 3.0 square feet per sign.



William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.



September 28, 2016

Planning Board
Town of Newburgh
308 Gardnertown Road
Newburgh, NY 12550

Re: Job No. 3960-2
Lands of JDMH Real Estate of Newburgh, LLC
Tax Map Parcel: 95-1-08
Town of Newburgh, Route 300
Restaurant Depot Site Plan
Town of Newburgh Project #2015-33

Dear Board Members:

Enclosed please find the following items in reference to the above-captioned project:

1. Twelve (12) copies of the Restaurant Depot Sign Package
2. Twelve (12) copies of the NYS Thruway Authority approval
3. Twelve (12) copies of the Project Narrative

The enclosed sign package and narrative is provided for the Restaurant Depot building currently under construction. The signs were not reviewed as part of the original site plan review.

Please place this application on the October 6, 2016 Planning Board agenda for discussion.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at lmarshall@mntm.co.

Sincerely,

Lawrence Marshall, P.E.

cc: Larry Cohen
Michael Donneelly, Esq.
Patrick Hines

LM/lm
Enc.



Thruway Authority | Canal Corporation

ANDREW M. CUOMO
Governor

JOANNE M. MAHONEY
Chair

MARIA LEHMAN, P.E.
Interim Executive Director

June 02, 2016

JMDH REAL ESTATE OF NEWBURGH LLC
LARRY COHEN
COO
15-24 132 ST.
COLLEGE POINT, NY 11356

This permit is hereby issued to the above, for a 12' x 12' sign advertising RESTAURANT DEPOT and situated within 660 feet from the Thruway right-of-way adjacent to Interchange 17 and/or Milepost 60. This permit is valid only for the sign described in the application dated 04/19/2016, and at the location specified. This application has been assigned number A16-0004 by the Authority.

This permit is revocable at any time on thirty days' written notice to the owner or occupant of the premises in the event that:

1. The advertising device or the legend thereon was erected or CHANGED so that it does not conform to the terms of the permit, OR
2. By reason of the changed conditions in the area, the advertising device, in the judgement of the Authority, violates the standards for permits set forth in Part 105, of the Thruway Authority Rules and Regulations, OR
3. Future changes in applicable laws or regulations result in the sign becoming contrary to such modified laws or regulations, OR
4. In the judgement of the Authority, the advertising device creates conditions inimical to traffic and patrons on the Thruway.

This permit, A16-0004, is valid effective 06/01/2016 and will expire on 05/31/2017. ANY ALTERATION OF THE ADVERTISING DEVICE COVERED BY THIS PERMIT REQUIRES THE APPROVAL OF THE AUTHORITY.

Approximately forty-five (45) days prior to the expiration date, a reminder and renewal forms will be sent.

OTHER CONDITIONS:

END OF OTHER CONDITIONS



**Thruway
Authority** | **Canal
Corporation**

ANDREW M. CUOMO
Governor

JOANNE M. MAHONEY
Chair

MARIA LEHMAN, P.E.
Interim Executive Director

June 02, 2016

JMDH REAL ESTATE OF NEWBURGH LLC
LARRY COHEN
COO
15-24 132 ST
COLLEGE POINT, NY 11356

This permit is hereby issued to the above, for a 20' x 3' sign advertising **WHERE RESTAURANTS SHOP** and situated within 660 feet from the Thruway right-of-way adjacent to Interchange 17 and/or Milepost 60. This permit is valid only for the sign described in the application dated 04/19/2016, and at the location specified. This application has been assigned number A16-0005 by the Authority.

This permit is revocable at any time on thirty days' written notice to the owner or occupant of the premises in the event that:

1. The advertising device or the legend thereon was erected or **CHANGED** so that it does not conform to the terms of the permit, OR
2. By reason of the changed conditions in the area, the advertising device, in the judgement of the Authority, violates the standards for permits set forth in Part 105, of the Thruway Authority Rules and Regulations, OR
3. Future changes in applicable laws or regulations result in the sign becoming contrary to such modified laws or regulations, OR
4. In the judgement of the Authority, the advertising device creates conditions inimical to traffic and patrons on the Thruway.

This permit, A16-0005, is valid effective 06/01/2016 and will expire on 05/31/2017. **ANY ALTERATION OF THE ADVERTISING DEVICE COVERED BY THIS PERMIT REQUIRES THE APPROVAL OF THE AUTHORITY.**

Approximately forty-five (45) days prior to the expiration date, a reminder and renewal forms will be sent.

OTHER CONDITIONS:

END OF OTHER CONDITIONS



Thruway Authority | Canal Corporation

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Governor

JOANNE M. MAHONEY
Chair

MARIA LEHMAN, P.E.
Interim Executive Director

June 02, 2016

JMDH REAL ESTATE OF NEWBURGH, LLC
LARRY COHEN
COO
15-24 132 ST
COLLEGE POINT, NY 11356

This permit is hereby issued to the above, for a 12' x 12' sign advertising RESTAURANT DEPOT and situated within 660 feet from the Thruway right-of-way adjacent to Interchange 17 and/or Milepost 60. This permit is valid only for the sign described in the application dated 06/02/2016, and at the location specified. This application has been assigned number A16-0006 by the Authority.

This permit is revocable at any time on thirty days' written notice to the owner or occupant of the premises in the event that:

1. The advertising device or the legend thereon was erected or CHANGED so that it does not conform to the terms of the permit, OR
2. By reason of the changed conditions in the area, the advertising device, in the judgement of the Authority, violates the standards for permits set forth in Part 105, of the Thruway Authority Rules and Regulations, OR
3. Future changes in applicable laws or regulations result in the sign becoming contrary to such modified laws or regulations, OR
4. In the judgement of the Authority, the advertising device creates conditions inimical to traffic and patrons on the Thruway.

This permit, A16-0006, is valid effective 06/01/2016 and will expire on 05/31/2017. ANY ALTERATION OF THE ADVERTISING DEVICE COVERED BY THIS PERMIT REQUIRES THE APPROVAL OF THE AUTHORITY.

Approximately forty-five (45) days prior to the expiration date, a reminder and renewal forms will be sent.

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END OF OTHER CONDITIONS



Thruway Authority | Canal Corporation

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Interim Executive Director

June 02, 2016

JMDH REAL ESTATE OF NEWBURGH, LLC
LARRY COHEN
COO
15-24 132 ST
COLLEGE POINT, NY 11356

This permit is hereby issued to the above, for a 20' x 3' sign advertising WHERE RESTAURANTS SHOP and situated within 660 feet from the Thruway right-of-way adjacent to Interchange 17 and/or Milepost 60. This permit is valid only for the sign described in the application dated 06/02/2016, and at the location specified. This application has been assigned number A16-0007 by the Authority.

This permit is revocable at any time on thirty days' written notice to the owner or occupant of the premises in the event that:

1. The advertising device or the legend thereon was erected or CHANGED so that it does not conform to the terms of the permit, OR
2. By reason of the changed conditions in the area, the advertising device, in the judgement of the Authority, violates the standards for permits set forth in Part 105, of the Thruway Authority Rules and Regulations, OR
3. Future changes in applicable laws or regulations result in the sign becoming contrary to such modified laws or regulations, OR
4. In the judgement of the Authority, the advertising device creates conditions inimical to traffic and patrons on the Thruway.

This permit, A16-0007, is valid effective 06/01/2016 and will expire on 05/31/2017. ANY ALTERATION OF THE ADVERTISING DEVICE COVERED BY THIS PERMIT REQUIRES THE APPROVAL OF THE AUTHORITY.

Approximately forty-five (45) days prior to the expiration date, a reminder and renewal forms will be sent.

OTHER CONDITIONS:

END OF OTHER CONDITIONS



Where Restaurants Shop®

SIGN A	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	144.00
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"

SIGN B	Where Restaurants Shop
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	60.00
To Grade:	Top of Sign To Grade = 30'-3 1/2" Bottom of Sign To Grade = 27'-3 1/2"

SIGN C	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	16.00
To Grade:	Top of Sign To Grade = 18'-5" Bottom of Sign To Grade = 14'-5"

SIGN D	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	144.00
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"

SIGN E	Where Restaurants Shop
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	60.00
To Grade:	Top of Sign To Grade = 30'-3 1/2" Bottom of Sign To Grade = 27'-3 1/2"

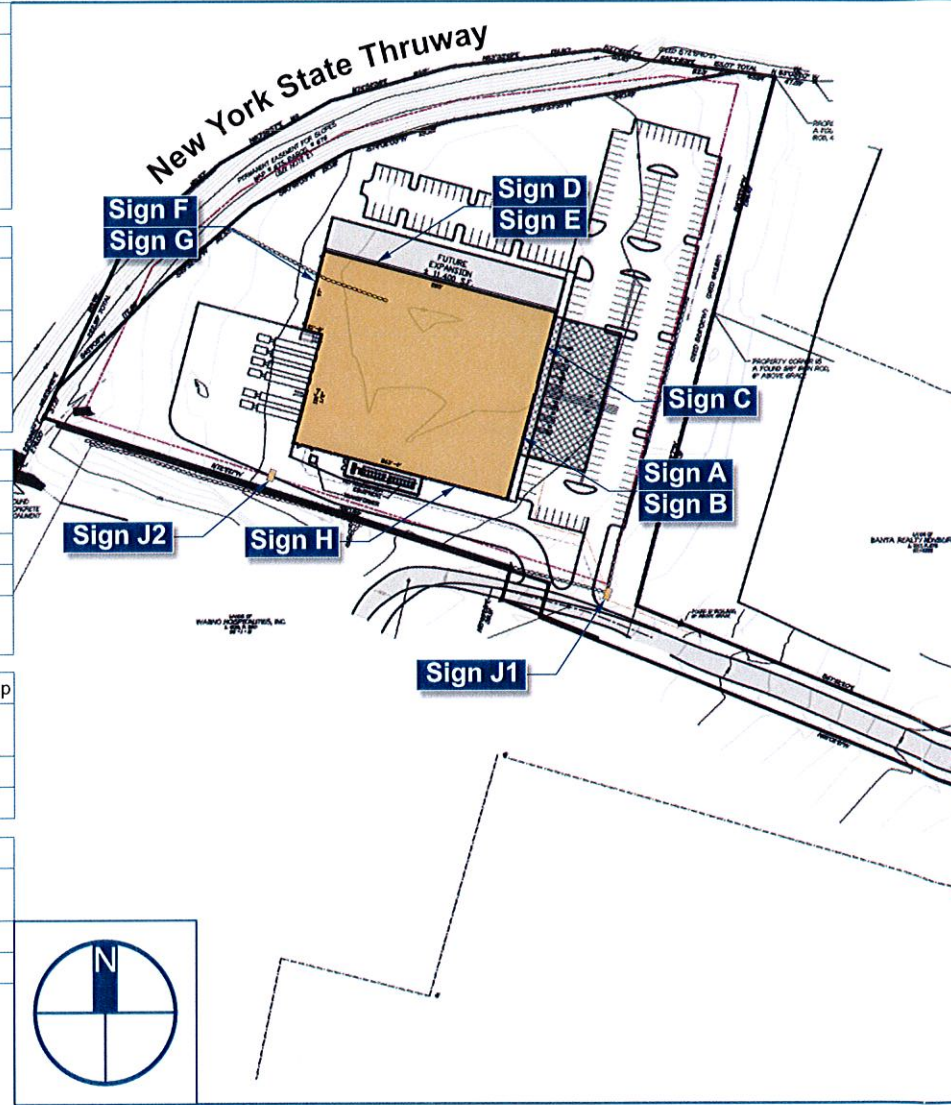
SIGN F	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	144.00
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"

SIGN G	Where Restaurants Shop
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	60.00
To Grade:	Top of Sign To Grade = 30'-3 1/2" Bottom of Sign To Grade = 27'-3 1/2"

SIGN H	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	144.00
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"

SIGN I	Restaurant Depot/Where Restaurants Shop
Type:	Double Sided Monument Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	32.00

SIGN J1 & J2	Directional Signs
Type:	Directional Signs
Illumination:	Non-Illuminated
Square Footage:	3.00



Client: Restaurant Depot
 Site #: RD-A21624
 Address: 1281 Route 300
 Newburgh, NY 12550

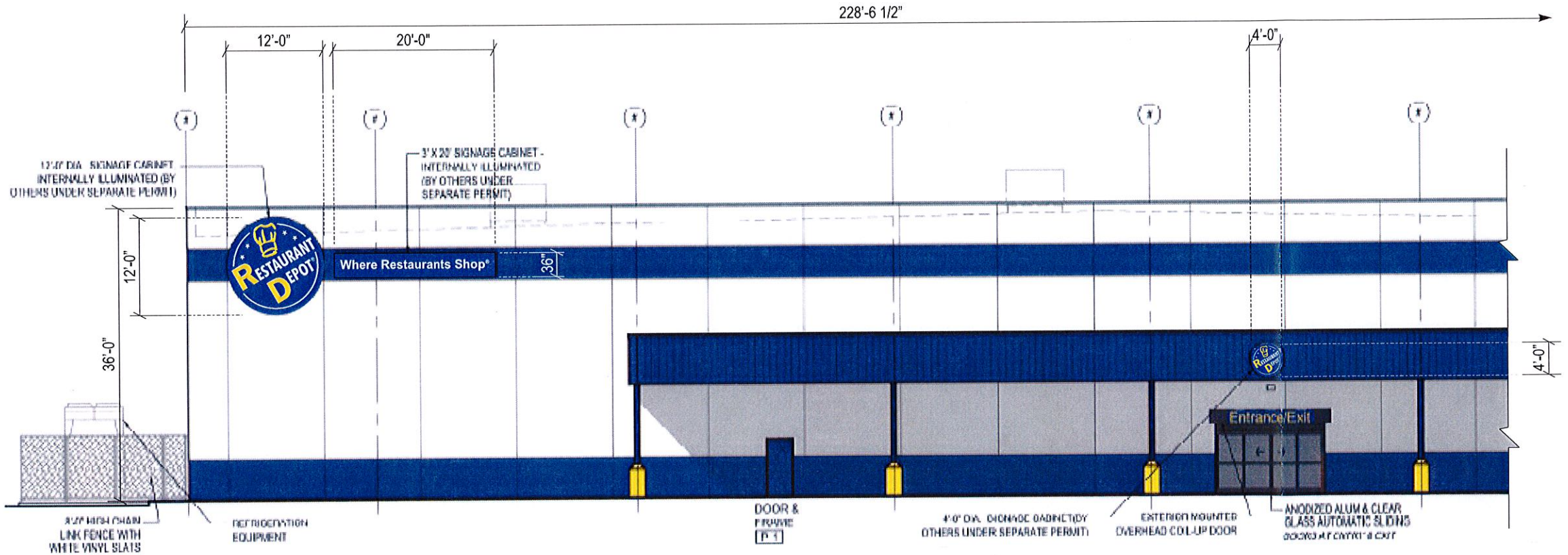
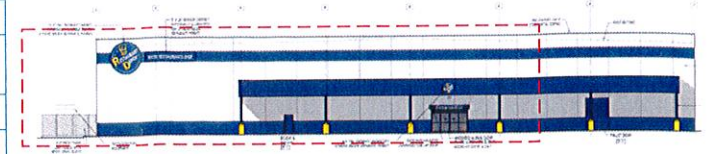
REVISION INFO	DATE	DESCRIPTION	BY	REASON
	07/11/2016	Permit Rendering		GC
	07/20/2016	Updated address		GC
	07/27/2016	Revised mounting hardware		GC

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SIGN A	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	144.00
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"

SIGN B	Where Restaurants Shop
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	60.00
To Grade:	Top of Sign To Grade = 30'-3 1/2" Bottom of Sign To Grade = 27'-3 1/2"

SIGN C	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	16.00
To Grade:	Top of Sign To Grade = 18'-5" Bottom of Sign To Grade = 14'-5"



Front Elevation (East)

Scale: 1/16" = 1'-0"

Allowable Square Footage this Elevation:	TBD
Actual Square Footage this Elevation:	220.00



Client: Restaurant Depot
 Site #: RD-A21624
 Address: 1281 Route 300
 Newburgh, NY 12550

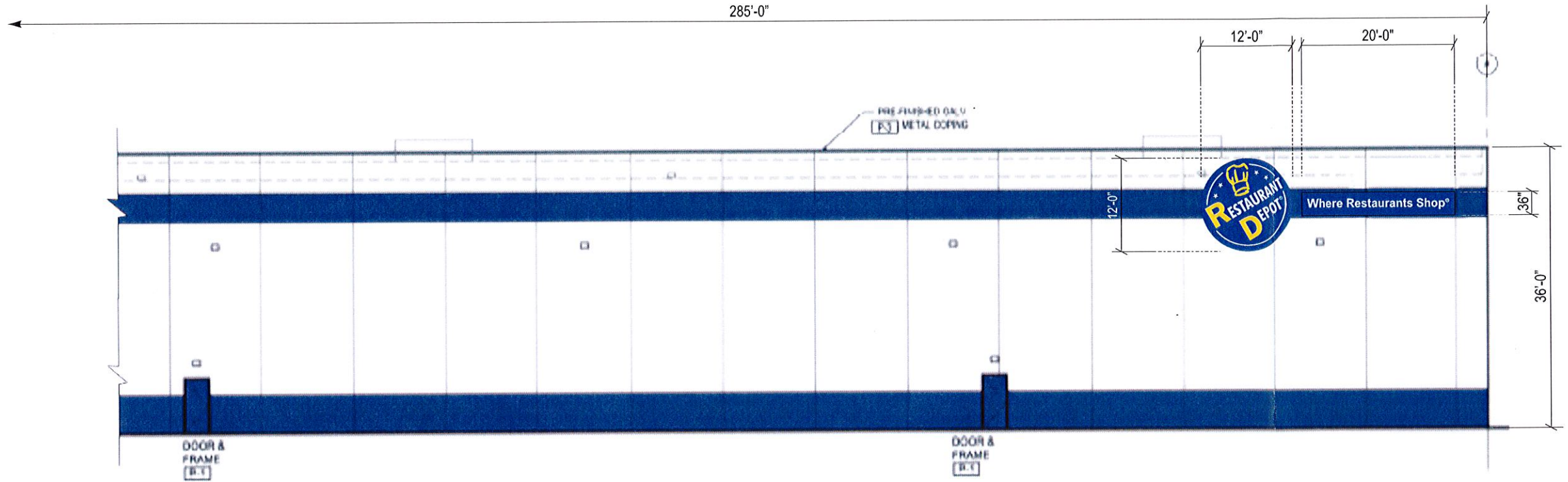
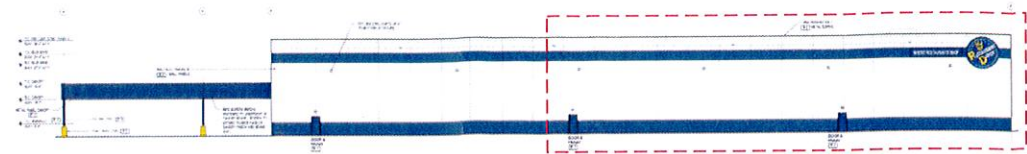
REVISION INFO	07/11/2016	Permit Rendering	GC
	07/20/2016	Updated address	GC
	07/27/2016	Revised mounting hardware	GC

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SIGN D	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	144.00
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"

SIGN E	Where Restaurants Shop
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	60.00
To Grade:	Top of Sign To Grade = 30'-3 1/2" Bottom of Sign To Grade = 27'-3 1/2"



Right Elevation (North)

Scale: 1/16" = 1'-0"

Allowable Square Footage this Elevation:	TBD
Actual Square Footage this Elevation:	220.00



Client: Restaurant Depot
 Site #: RD-A21624
 Address: 1281 Route 300
 Newburgh, NY 12550

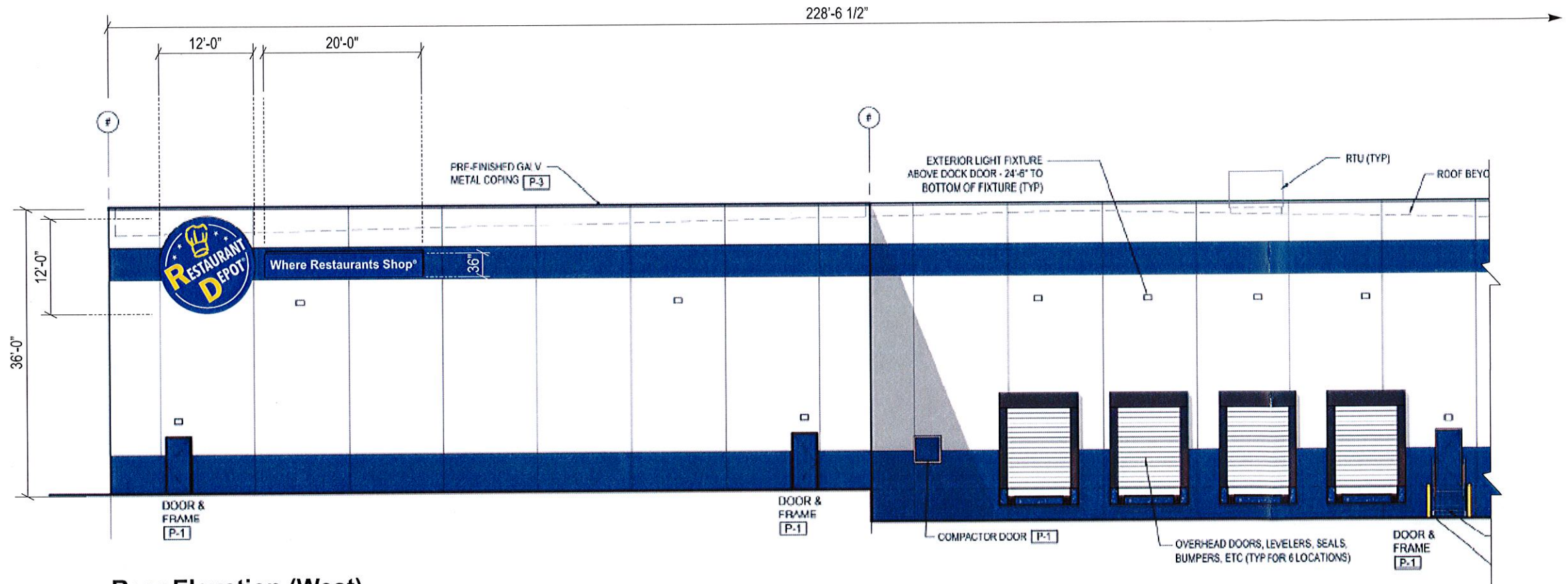
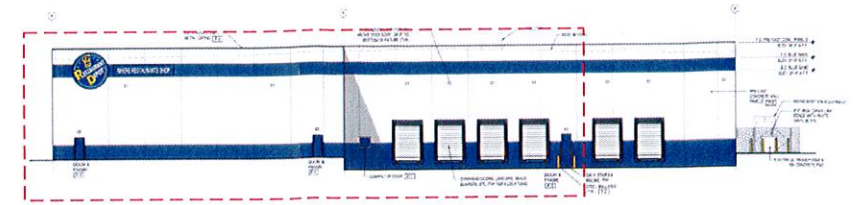
REVISION INFO	DATE	DESCRIPTION	BY
	07/11/2016	Permit Rendering	GC
	07/20/2016	Updated address	GC
	07/27/2016	Revised mounting hardware	GC

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SIGN F	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	144.00
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"

SIGN G	Where Restaurants Shop
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	60.00
To Grade:	Top of Sign To Grade = 30'-3 1/2" Bottom of Sign To Grade = 27'-3 1/2"



Rear Elevation (West)

Scale: 1/16" = 1'-0"



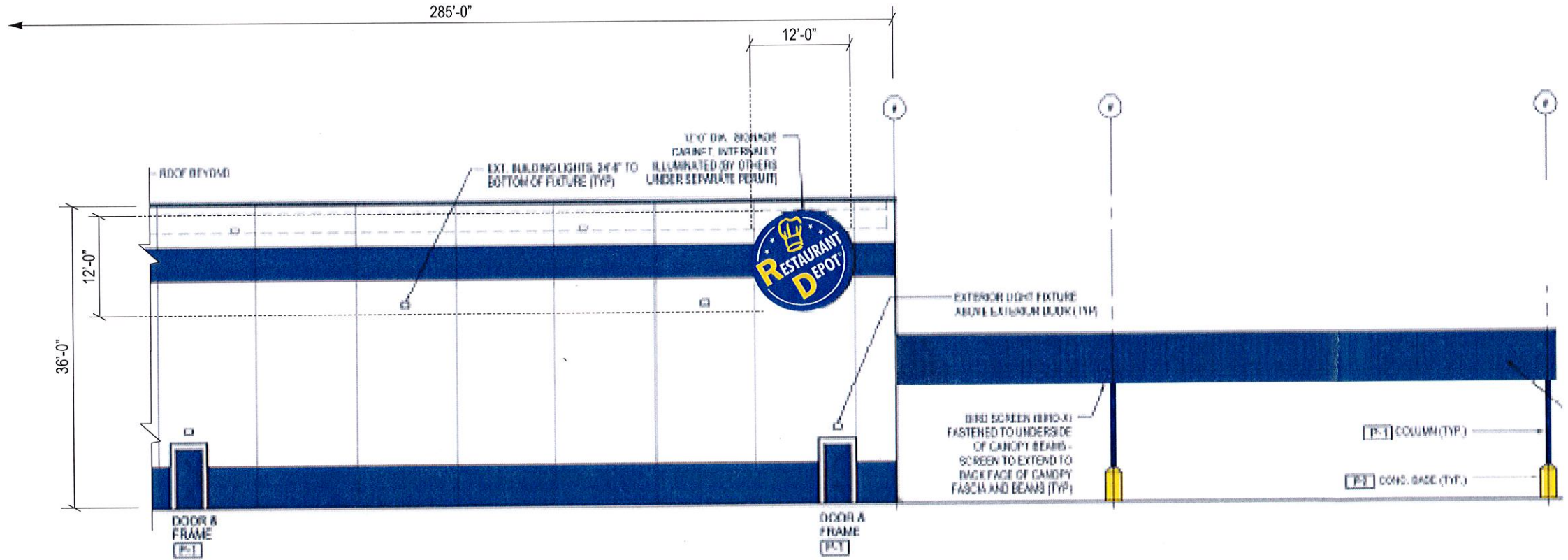
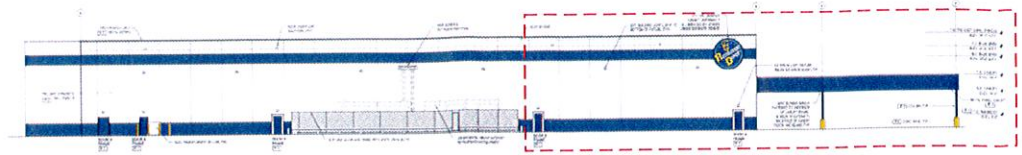
Client: Restaurant Depot
 Site #: RD-A21624
 Address: 1281 Route 300
 Newburgh, NY 12550

REVISION INFO	07/11/2016	Permit Rendering
	07/20/2016	Updated address
	07/27/2016	Revised mounting hardware

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GC	
GC	



SIGN H	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	144.00
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"



Left Elevation (South)
Scale: 1/16" = 1'-0"



Client: Restaurant Depot
Site #: RD-A21624
Address: 1281 Route 300 Newburgh, NY 12550

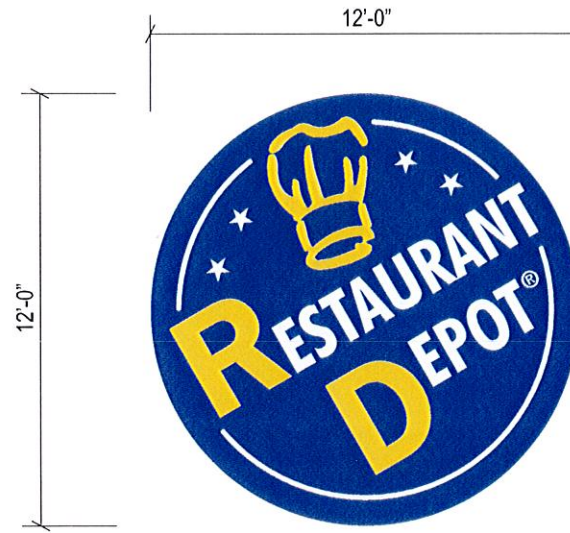
REVISION INFO	DATE	DESCRIPTION	BY
	07/11/2016	Permit Rendering	GC
	07/20/2016	Updated address	GC
	07/27/2016	Revised mounting hardware	GC

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SIGN A	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	144.00
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"

SIGN B	Where Restaurants Shop
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	60.00
To Grade:	Top of Sign To Grade = 30'-3 1/2" Bottom of Sign To Grade = 27'-3 1/2"



Sign Layout Detail

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



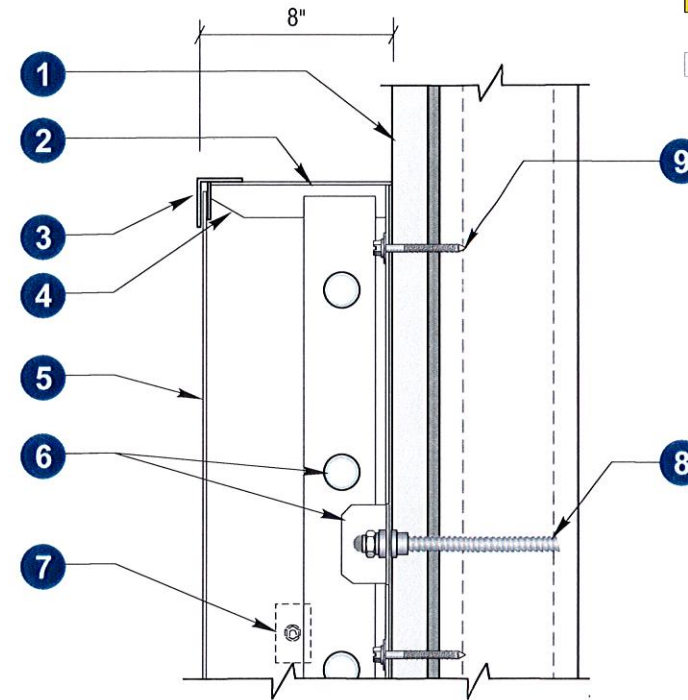
Electrical (12' Circle):
(2) EESB 1048-26L @ x 3.0 amps ea Total amps = 6.0

Electrical (Wall Sign):
(1) EESB 1048-26L @ 3.0 x amps ea (1) EESB 424-13L @ 1.5 x amps ea Total amps = 4.5

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Wall Sign, Lexan Face
1. Existing Facade: Precast concrete panels over steel framing
2. 0.050" Aluminum sign cabinet painted to match Pantone 288C Blue
3. 2" x 2" Aluminum angle retainers painted to match Pantone 288C Blue
4. 1 1/2" x 1 1/2" Internal Aluminum angle frame
5. Wall Sign: 3/16" White Lexan face with first surface applied vinyl Logo Disk: Panaflex face with first surface applied vinyl 3M# 3630-157 Sultan Blue, 3M# 3630-015 Yellow
6. Sign cabinet contains lamps, ballasts, and raceways
7. Waterproof disconnect switch
8. Primary electrical feed
9. 3/8" Tapcons

- Pantone 288C Blue
3M# 3630-157 Sultan Blue
- Pantone 102C Yellow
3M# 3630-015 Yellow
- Pantone White



Section @ S/F Wall Sign
Fluorescent Lamps

Scale: N.T.S.

Note: 1/4" Drain holes at bottom of sign (@ 36" O.C.)



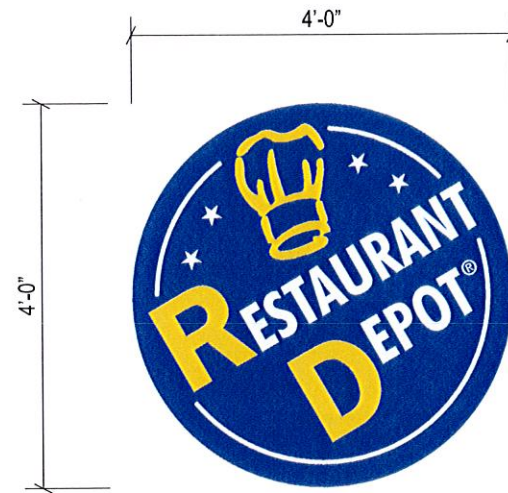
Client: Restaurant Depot
Site #: RD-A21624
Address: 1281 Route 300
Newburgh, NY 12550

REVISION INFO	07/11/2016	Permit Rendering	GC
	07/20/2016	Updated address	GC
	07/27/2016	Revised mounting hardware	GC

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SIGN C	Restaurant Depot logo
Type:	Wall Sfgn
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	16.00
To Grade:	Top of Sign To Grade = 18'-5" Bottom of Sign To Grade = 14'-5"



Sign Layout Detail

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

- Pantone 288C Blue
3M# 3630-157 Sultan Blue
- Pantone 102C Yellow
3M# 3630-015 Yellow
- Pantone White

Electrical:

(1) EESB 832-16I @ 3 amps ea
Total amps = 3 amps



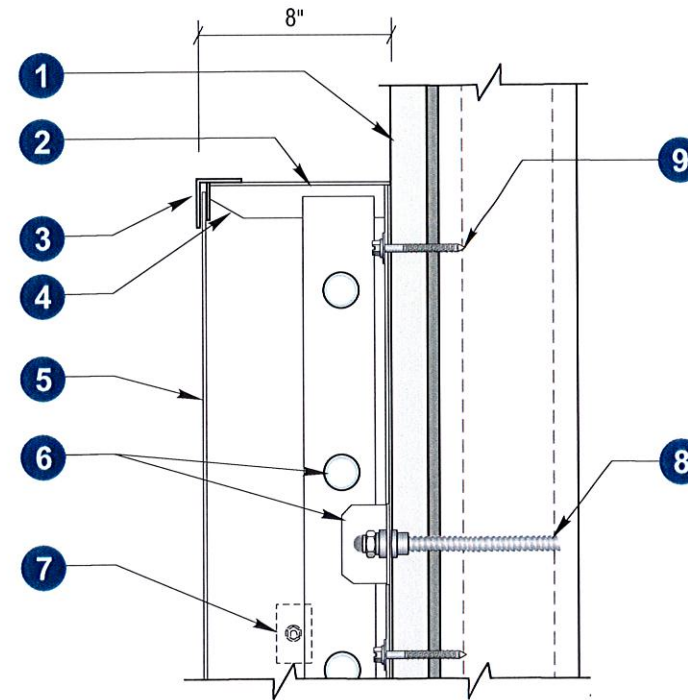
General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
 - 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - 3) Sign is to be UL listed per NEC 600.3
 - 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
- *For multiple signs, a disconnect is permitted but not required for each section

Specifications: Wall Sign, Lexan Face

1. Existing Facade: Precast concrete panels over steel framing
2. 0.050" Aluminum sign cabinet painted to match Pantone 288C Blue
3. 2" x 2" Aluminum angle retainers painted to match Pantone 288C Blue
4. 1 1/2" x 1 1/2" Internal Aluminum angle frame
5. Wall Sign: 3/16" White Lexan face with first surface applied vinyl
Logo Disk: Panaflex face with first surface applied vinyl
3M# 3630-157 Sultan Blue, 3M# 3630-015 Yellow
6. Sign cabinet contains lamps, ballasts, and raceways
7. Waterproof disconnect switch
8. Primary electrical feed
9. 3/8" Tapcons



Section @ S/F Wall Sign Fluorescent Lamps

Scale: N.T.S.

Note: 1/4" Drain holes at bottom of sign (@ 36" O.C.)



Client: Restaurant Depot
Site #: RD-A21624
Address: 1281 Route 300
Newburgh, NY 12550

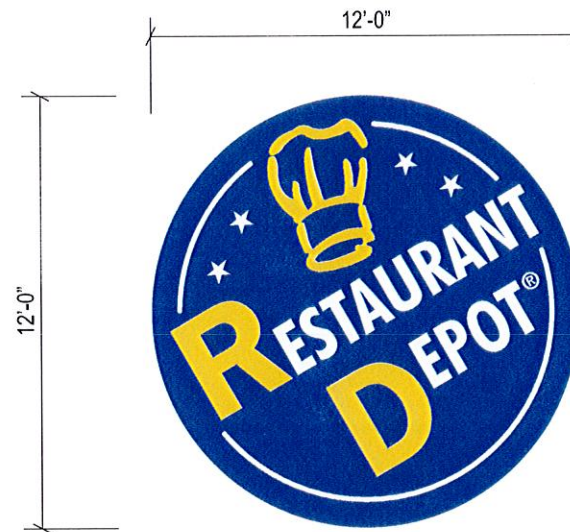
REVISION INFO	07/11/2016	Permit Rendering
	07/20/2016	Updated address
	07/27/2016	Revised mounting hardware

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SIGN D	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	144.00
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"

SIGN E	Where Restaurants Shop
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	60.00
To Grade:	Top of Sign To Grade = 30'-3 1/2" Bottom of Sign To Grade = 27'-3 1/2"



Sign Layout Detail

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



- Pantone 288C Blue
3M# 3630-157 Sultan Blue
- Pantone 102C Yellow
3M# 3630-015 Yellow
- Pantone White

Electrical (12' Circle):

(2) EESB 1048-26L @ x 3.0 amps ea
Total amps = 6.0



Electrical (Wall Sign):

(1) EESB 1048-26L @ 3.0 x amps ea
(1) EESB 424-13L @ 1.5 x amps ea
Total amps = 4.5



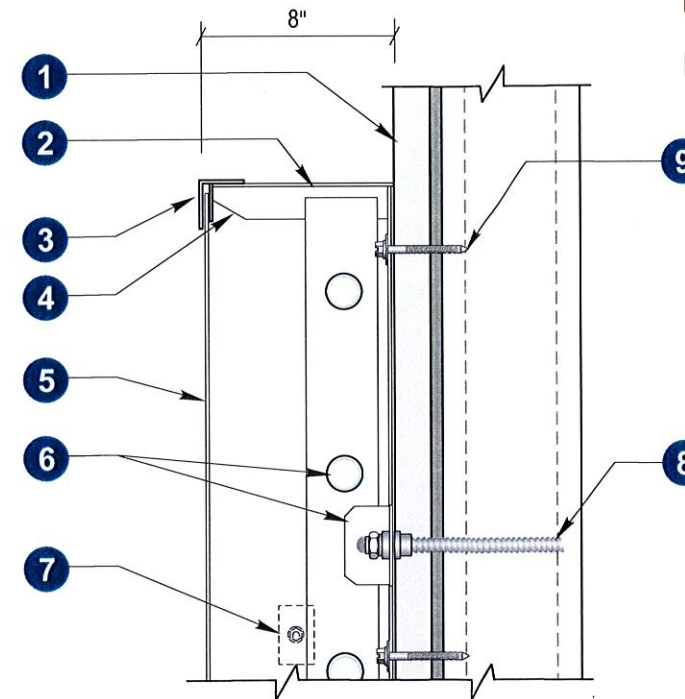
General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Wall Sign, Lexan Face

1. Existing Facade: Precast concrete panels over steel framing
2. 0.050" Aluminum sign cabinet painted to match Pantone 288C Blue
3. 2" x 2" Aluminum angle retainers painted to match Pantone 288C Blue
4. 1 1/2" x 1 1/2" Internal Aluminum angle frame
5. Wall Sign: 3/16" White Lexan face with first surface applied vinyl
Logo Disk: Panaflex face with first surface applied vinyl
3M# 3630-157 Sultan Blue, 3M# 3630-015 Yellow
6. Sign cabinet contains lamps, ballasts, and raceways
7. Waterproof disconnect switch
8. Primary electrical feed
9. 3/8" Tapcons



Section @ S/F Wall Sign

Fluorescent Lamps

Scale: N.T.S.

Note: 1/4" Drain holes at bottom of sign (@ 36" O.C.)



Client: Restaurant Depot
Site #: RD-A21624
Address: 1281 Route 300
Newburgh, NY 12550

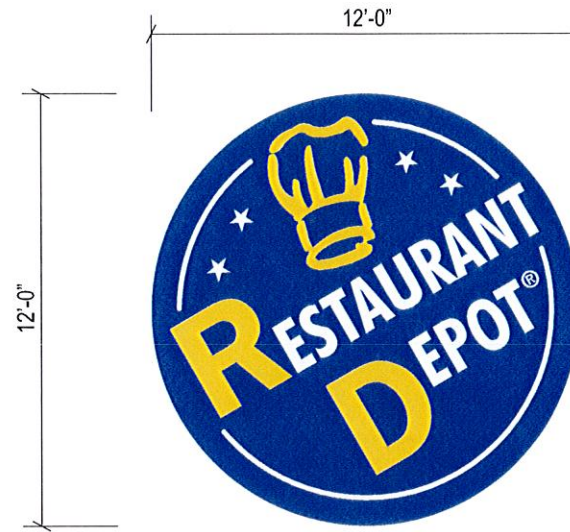
REVISION INFO	07/11/2016	Permit Rendering	GC
	07/20/2016	Updated address	GC
	07/27/2016	Revised mounting hardware	GC

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AnchorSign
1.800.213.3331

SIGN F	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	144.00
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"

SIGN G	Where Restaurants Shop
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	60.00
To Grade:	Top of Sign To Grade = 30'-3 1/2" Bottom of Sign To Grade = 27'-3 1/2"



Sign Layout Detail

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



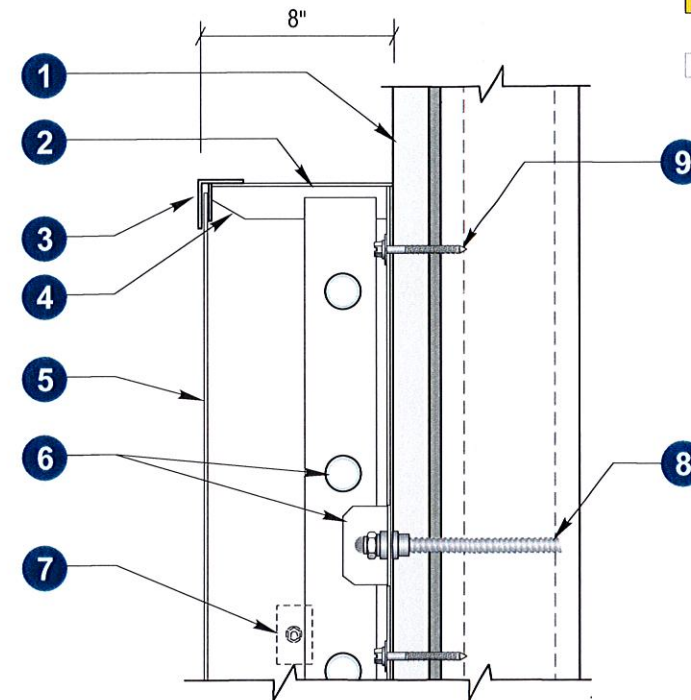
Electrical (12' Circle):
(2) EESB 1048-26L @ x 3.0 amps ea Total amps = 6.0

Electrical (Wall Sign):
(1) EESB 1048-26L @ 3.0 x amps ea (1) EESB 424-13L @ 1.5 x amps ea Total amps = 4.5

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Wall Sign, Lexan Face
1. Existing Facade: Precast concrete panels over steel framing
2. 0.050" Aluminum sign cabinet painted to match Pantone 288C Blue
3. 2" x 2" Aluminum angle retainers painted to match Pantone 288C Blue
4. 1 1/2" x 1 1/2" Internal Aluminum angle frame
5. Wall Sign: 3/16" White Lexan face with first surface applied vinyl Logo Disk: Panaflex face with first surface applied vinyl 3M# 3630-157 Sultan Blue, 3M# 3630-015 Yellow
6. Sign cabinet contains lamps, ballasts, and raceways
7. Waterproof disconnect switch
8. Primary electrical feed
9. 3/8" Tapcons

- Pantone 288C Blue
3M# 3630-157 Sultan Blue
- Pantone 102C Yellow
3M# 3630-015 Yellow
- Pantone White



Section @ S/F Wall Sign Fluorescent Lamps

Scale: N.T.S.

Note: 1/4" Drain holes at bottom of sign (@ 36" O.C.)



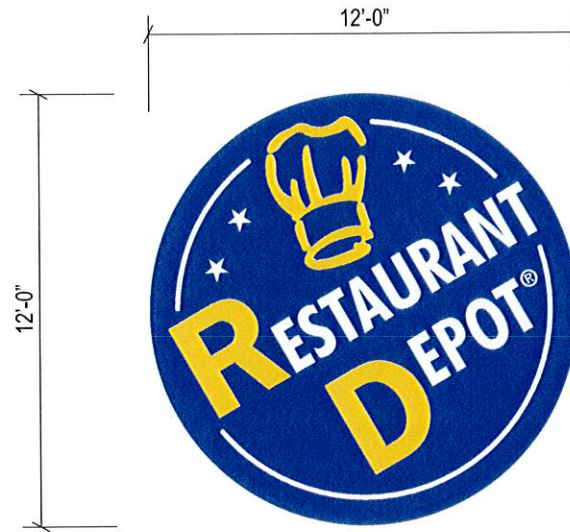
Client: Restaurant Depot
Site #: RD-A21624
Address: 1281 Route 300 Newburgh, NY 12550

REVISION INFO	07/11/2016	Permit Rendering	GC
	07/20/2016	Updated address	GC
	07/27/2016	Revised mounting hardware	GC

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SIGN H	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	144.00
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"



Sign Layout Detail

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

- Pantone 288C Blue
3M# 3630-157 Sultan Blue
- Pantone 102C Yellow
3M# 3630-015 Yellow
- Pantone White

Electrical (Wall Sign):

- (1) EESB 1048-26L @ 3.0 x amps ea
- (1) EESB 424-13L @ 1.5 x amps ea
- Total amps = 4.5



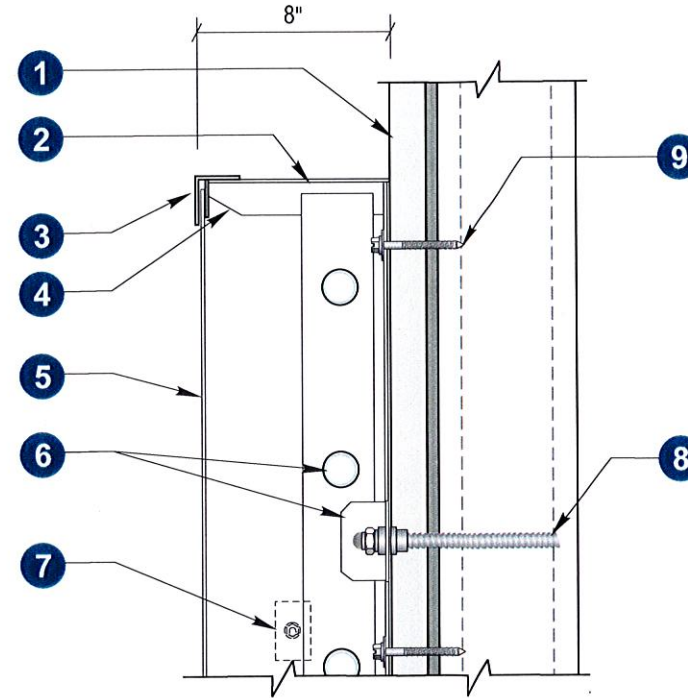
Specifications: Wall Sign, Lexan Face

1. Existing Facade: Precast concrete panels over steel framing
2. 0.050" Aluminum sign cabinet painted to match Pantone 288C Blue
3. 2" x 2" Aluminum angle retainers painted to match Pantone 288C Blue
4. 1 1/2" x 1 1/2" Internal Aluminum angle frame
5. Wall Sign: 3/16" White Lexan face with first surface applied vinyl
Logo Disk: Panaflex face with first surface applied vinyl
3M# 3630-157 Sultan Blue, 3M# 3630-015 Yellow
6. Sign cabinet contains lamps, ballasts, and raceways
7. Waterproof disconnect switch
8. Primary electrical feed
9. 3/8" Tapcons

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
 - 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - 3) Sign is to be UL listed per NEC 600.3
 - 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
- *For multiple signs, a disconnect is permitted but not required for each section



Section @ S/F Wall Sign Fluorescent Lamps

Scale: N.T.S.

Note: 1/4" Drain holes at bottom of sign (@ 36" O.C.)



Client: Restaurant Depot
Site #: RD-A21624
Address: 1281 Route 300
Newburgh, NY 12550

REVISION INFO

07/11/2016	Permit Rendering	GC
07/20/2016	Updated address	GC
07/27/2016	Revised mounting hardware	GC


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SIGN I	Restaurant Depot/Where Restaurants Shop
Type:	Double Sided Monument Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	32.00

- Pantone 288C Blue
3M# 3630-157 Sultan Blue
- Pantone 102C Yellow
3M# 3630-015 Yellow
- Pantone White

Electrical:
(1) EESB 832-16I @ 3 amps ea
Total amps = 3 amps



General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section



Monument Sign - Elevation

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

Side View

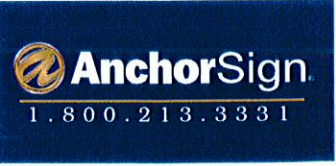
Scale: 1/2" = 1'-0"



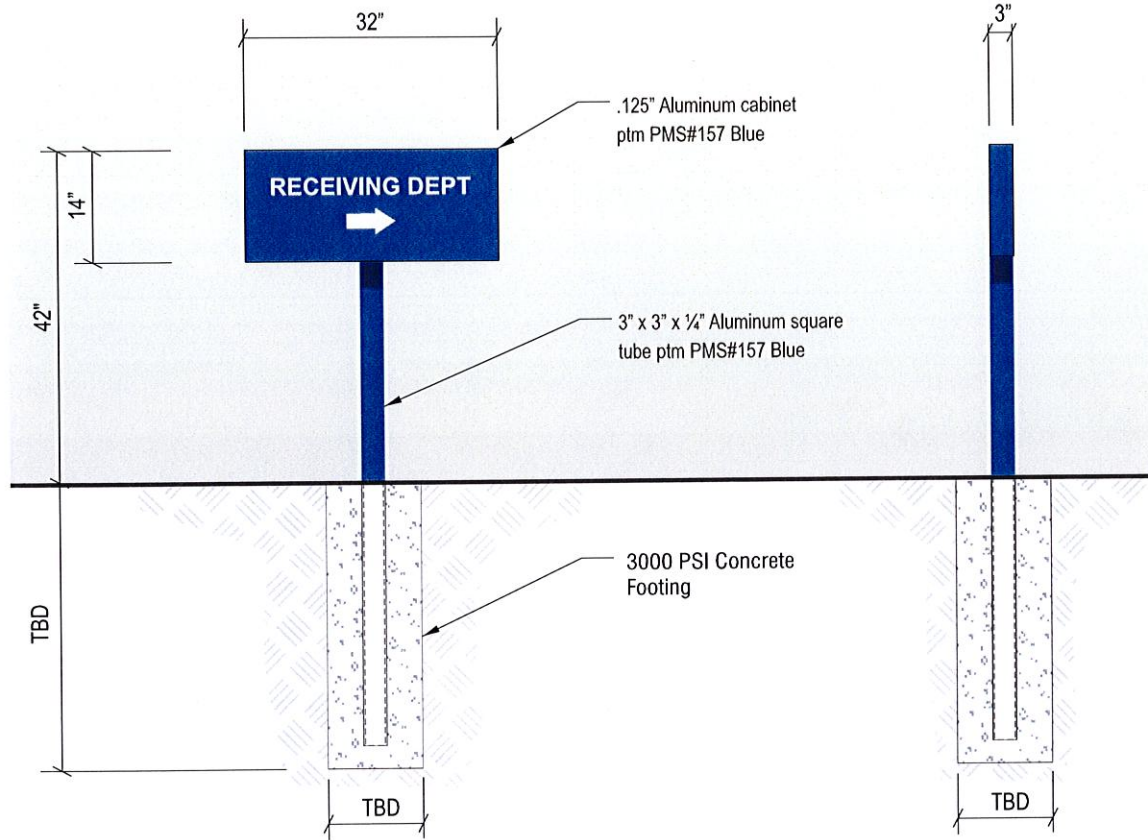
Client: Restaurant Depot
Site #: RD-A21624
Address: 1281 Route 300
Newburgh, NY 12550

REVISION INFO	DATE	DESCRIPTION	STATUS
	07/11/2016	Permit Rendering	GC
	07/20/2016	Updated address	GC
	07/27/2016	Revised mounting hardware	GC

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SIGN J1 & J2	Directional Signs
Type:	Directional Signs
Illumination:	Non-Illuminated
Square Footage:	3.00



Directional Layouts

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

Side View

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



J1



J1 - Opposite Side



J2



J2 - Opposite Side

- Pantone 288C Blue
- 3M# 3630-157 Sultan Blue
- Pantone White



Client: Restaurant Depot
 Site #: RD-A21624
 Address: 1281 Route 300
 Newburgh, NY 12550

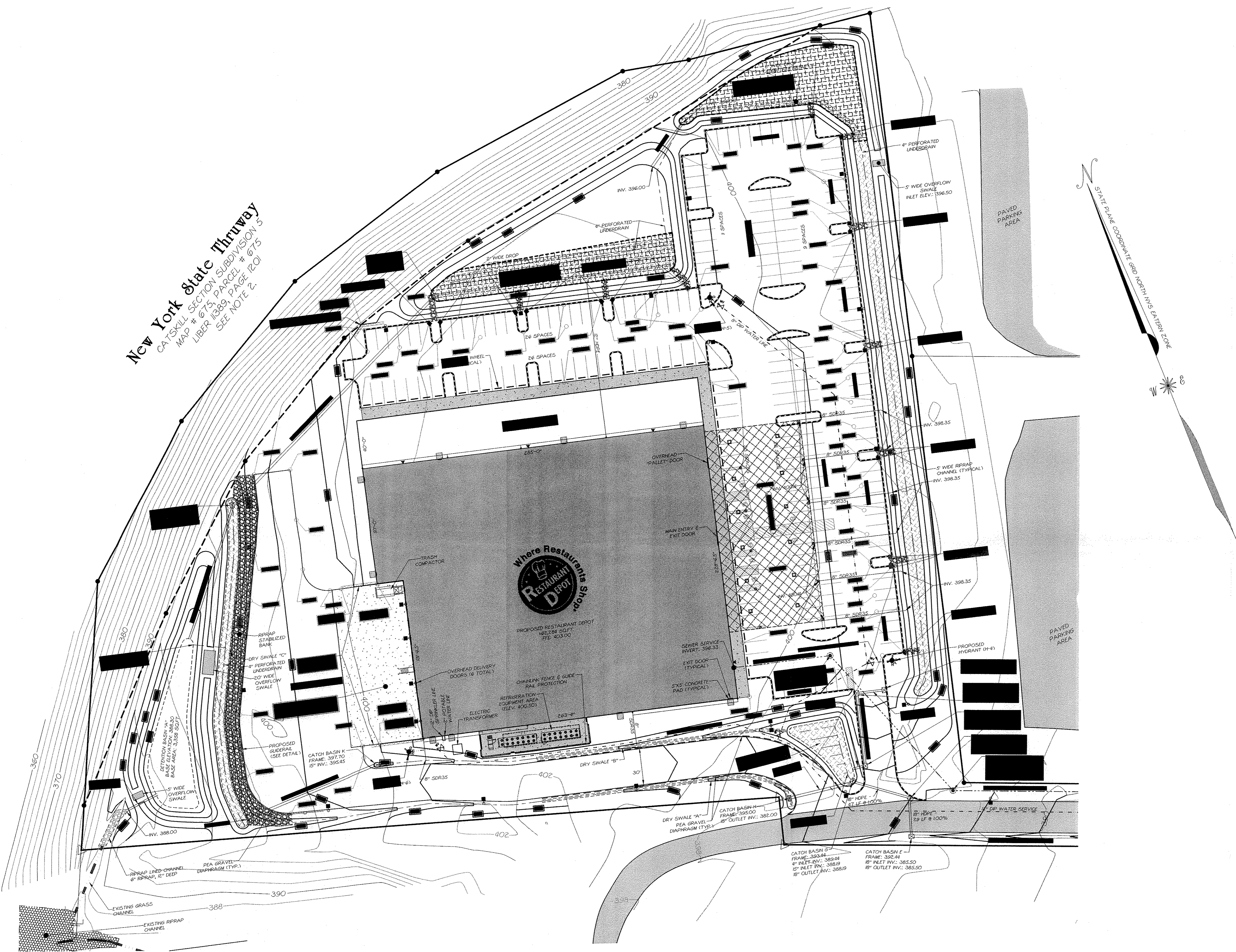
REVISION INFO

07/11/2016	Permit Rendering	GC
07/20/2016	Updated address	GC
07/27/2016	Revised mounting hardware	GC

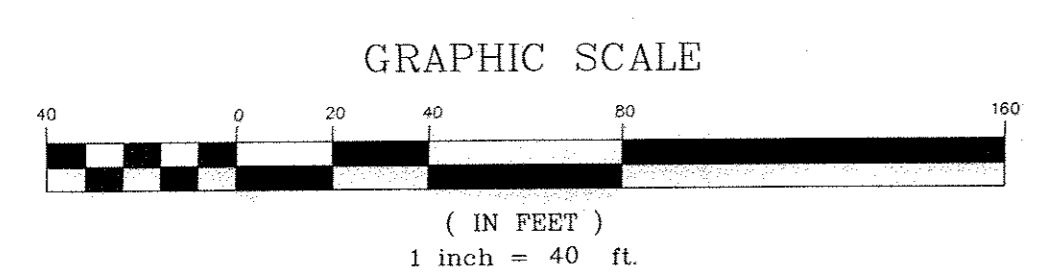
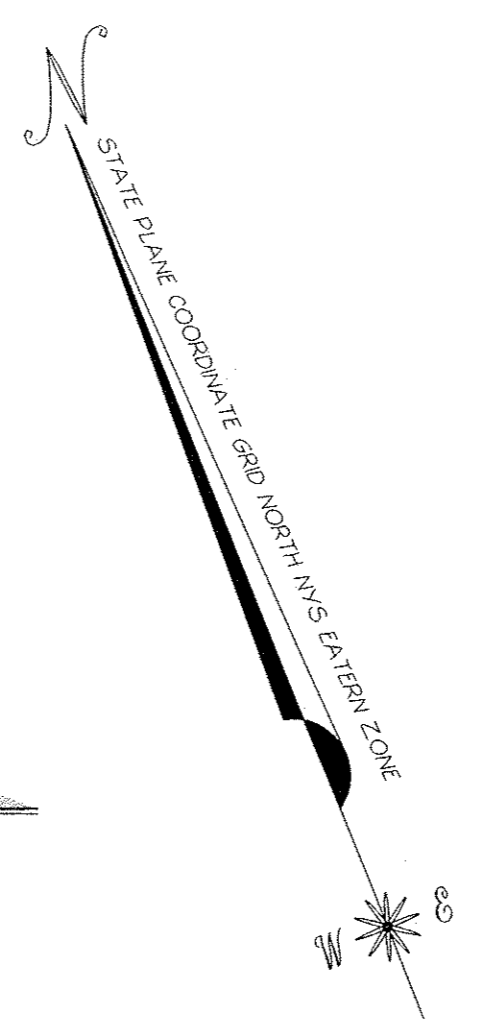
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New York State Thruway
 CATSKILL SECTION SUBDIVISION 5
 MAP # 675, PARCEL # 675
 LIBER 1839, PAGE 1201
 SEE NOTE 2.



- Legend**
- PROPERTY LINE & CORNER
 - ▲— SET 5/8" IRON ROD WITH PLASTIC ID CAP (SET 10-26-2015)
 - - - EASEMENT LINE
 - - - ADJOINERS PROPERTY LINE
 - L. XXXX, P. XXX LIBER OF DEEDS, PAGE
 - XXX-XX TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
 - EX. UTILITY POLE & LINE
 - EXISTING CONTOUR LINE
 - - - PROPOSED CONTOUR LINE
 - EXISTING CATCH BASIN
 - EXISTING MANHOLE
 - EXISTING HYDRANT
 - EXISTING WATER VALVE
 - EXISTING 16" WATER MAIN
 - EXISTING 8" SEWER MAIN
 - EXISTING MILE MARKER AND INFORMATION
 - EXISTING LIGHT POLE
 - MINIMUM ZONING SETBACK LINE
 - PROPOSED DP WATER SERVICE
 - PROPOSED WATER VALVE
 - PROPOSED HYDRANT
 - PROPOSED DRAINAGE MANHOLE
 - PROPOSED CATCH BASIN, PIPE, & SIZE
 - PROPOSED SEWER MANHOLE
 - PROPOSED SEWER CLEANOUT
 - PROPOSED 8" SDR35 SEWER SERVICE
 - PROPOSED RETAINING WALL
 - PROPOSED CURBING
 - PROPOSED FILTER SOIL



MNTM
Mercurio-Norton-Tarolli-Marshall
 ENGINEERING - LAND SURVEYING
 PO Box 166, 45 Main Street, Pine Bush, NY 12566
 P: (845)744.3620 F:(845)744.3805 Email: mntm@mntm.co

NO.	DATE	DESCRIPTION	BY
1	7-20-16	PERIMETER PARKING GRADING	LJM
2	8-10-16	RETAINING WALL REMOVAL & NYSDOT COMMENTS	LJM
3	8-26-16	NYSDOT COMMENTS	LJM
4	9-13-16	NYSDOT COMMENTS	LJM
5	9-22-16	NYSDOT COMMENTS	ZAP
6	9-22-16	GC COMMENTS	LJM
7	9-26-16	ENGINEER COMMENTS	LJM
8	10-20-16	ENGINEER COMMENTS	LJM
9	11-29-16	PER & REV REVISIONS	LJM

TOWN OF NEWBURGH PROJECT #2015-33

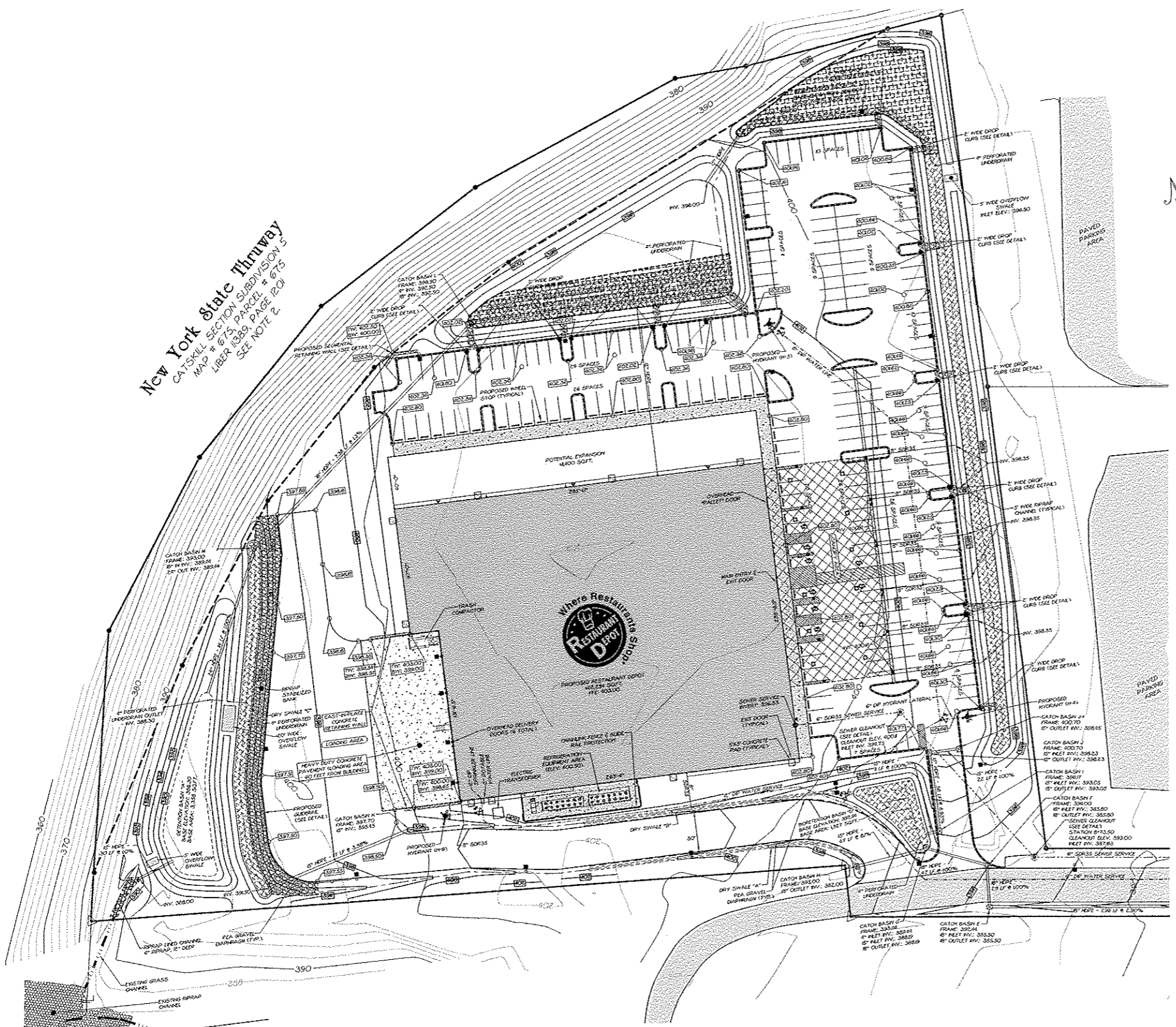
Commercial Site Plan Detail
 for
Jetro Cash & Carry Enterprises, Inc.

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550
 DEED REFERENCE: LIBER 1820, PAGE 1772
 TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8

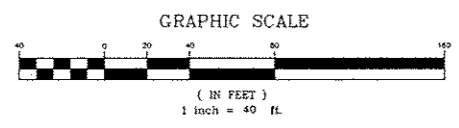
Situate in the Town of Newburgh
 Orange County, New York State
 Scale 1"=40' November 2015

LAWRENCE MARSHALL PE #08707 DRAFTED BY: MAP CK: PROJECT: 3960 SHEET 3 OF 16

New York State Thruway
 CATSKILL SECTION SUBDIVISION 5
 MAP # 675, PARCEL # 675
 LIBER 1389, PAGE 120
 SEE NOTE 2



- ### Legend
- PROPERTY LINE & CORNER
 -
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MNTM
 Mercurio-Norton-Tarolli-Marshall
 ENGINEERING - LAND SURVEYING
 PO Box 166, 45 Main Street, Pine Bush, NY 12566
 P: (845)744.3620 F: (845)744.3805 Email: mntm@mntm.com

NO.	DATE	DESCRIPTION	BY
1	7-20-16	PERMITS PASSING GRADING	LJM
2	8-10-16	REVISIONS TO PERMITS & PRODUCE COMMENTS	LJM
3	8-24-16	NYSDOT COMMENTS	LJM
4	9-1-16	NYSDOT COMMENTS	LJM
5	9-22-16	NYSDOT COMMENTS	LJM
6	10-11-16	NYSDOT COMMENTS	LJM
7	11-16-16	ENGINEER COMMENTS	LJM
8	1-22-17	ENGINEER COMMENTS	LJM
9	2-22-17	PERMITS REVISIONS	LJM
10	3-22-17	PERMITS REVISIONS	LJM

TOWN OF NEWBURGH PROJECT #2015-33

Commercial Site Plan Detail
 for
Jetro Cash & Carry Enterprises, Inc.

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 URSON AVENUE, NEWBURGH, NY 12550
 DEED REFERENCE: LIBER 1820, PAGE 177E
 TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8

Situate in the Town of Newburgh
 Orange County, New York State
 Scale 1"=40' November 2015

LAWRENCE MARSHALL PE #08707 DRAFTED BY: MAP CK: PROJECT: 3960 SHEET 3 OF 10