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CONSULTING ENGINEERS D.P.C.**

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**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: 29 NOVEMBER 2016
MEETING DATE: 1 DECEMBER 2016
PROJECT REPRESENTATIVE: MERCURIO-NORTON-TAROLLI-MARSHALL

1. The Applicants have received the necessary sign variances from the Zoning Board of Appeals on 23 November 2016. The Zoning Board of Appeals requested that one of the wall signs facing the former Holiday Inn facility be eliminated from the plan.
2. The Planning Board should review the landscaping proposed at the monument sign. It appears a single species ground cover is proposed. Any additional ground cover may obscure portions of the sign.
3. A NYS Thruway Authority has previously approved the signage on the building as their jurisdiction extends onto the site.

Respectfully submitted,

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

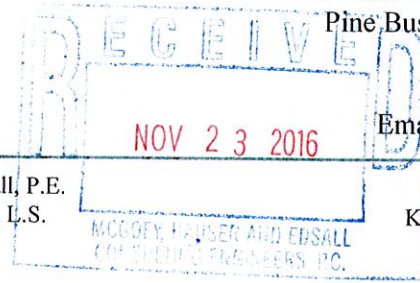
Patrick J. Hines
Principal

PJH/kbw

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.



November 23, 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 Monument Sign Detail Plan
3. Twelve (12) copies of the Project Narrative

Restaurant Depot received the necessary variances for the enclosed sign package at the November 23, 2016 Town of Newburgh Zoning Board of Appeals meeting with the condition that Sign H be removed. Sign H has been labeled as removed from the enclosed Sign Package.

In response to the Town Engineer's October 3, 2016 comment letter, the following responses/revisions have been provided:

1. No response required.
2. The total sign area proposed for the site has been reduced to 567.4 square feet. As stated previously, the Town of Newburgh Zoning Board of Appeals issued an approval for the proposed signs on November 23, 2016.
3. A site plan has been prepared for the proposed monument sign and included in this submission.
4. The applicant has requested the proposed monument sign be landscaped with Vinca minor (Periwinkle) ground cover. The proposed landscaping has been included on the enclosed monument sign plan.

Please place this application on the next available 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,

A handwritten signature in black ink, appearing to read 'Lawrence Marshall', with a large, stylized flourish on the left side.

Lawrence Marshall, P.E.

cc: Larry Cohen
Michael Donnelly, Esq.
Patrick Hines

LM/lm
Enc.



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.

Last Revised:

November 23, 2016



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 ten (10) 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	78.6	33'-10"	23'-10"
B	Slogan	Wall Sign	Internal	60.0	30'-3.5"	27'-3.5"
C	Logo	Wall Sign	Internal	12.6	18'-5"	14'-5"
D	Logo	Wall Sign	Internal	113.1	34'-10"	22'-10"
E	Slogan	Wall Sign	Internal	60.0	30'-3.5"	27'-3.5"
F	Logo	Wall Sign	Internal	113.1	34'-10"	22'-10"
G	Slogan	Wall Sign	Internal	60.0	30'-3.5"	27'-3.5"
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				567.4		
Total Advertising Sign Area				561.4		

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.

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.



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, but cannot be used for the calculation of total permitted sign area. With a total usable street frontage of 49.33 linear feet, the permitted sign area is 24.67 square feet. The total proposed sign area of 567.4 square feet exceeds the permitted area by 542.73 square feet. In addition, the freestanding sign is proposed to be located twelve (12) feet from the street line. The Town of Newburgh Zoning Board of Appeals issued an approval for the proposed sign area and monument sign location on the project site at the November 22, 2016 meeting.

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.





Where Restaurants Shop®

Newburgh, NY

SIGN A	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	78.57
To Grade:	Top of Sign To Grade = 33'-10" Bottom of Sign To Grade = 23'-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:	12.57
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:	113.10
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"

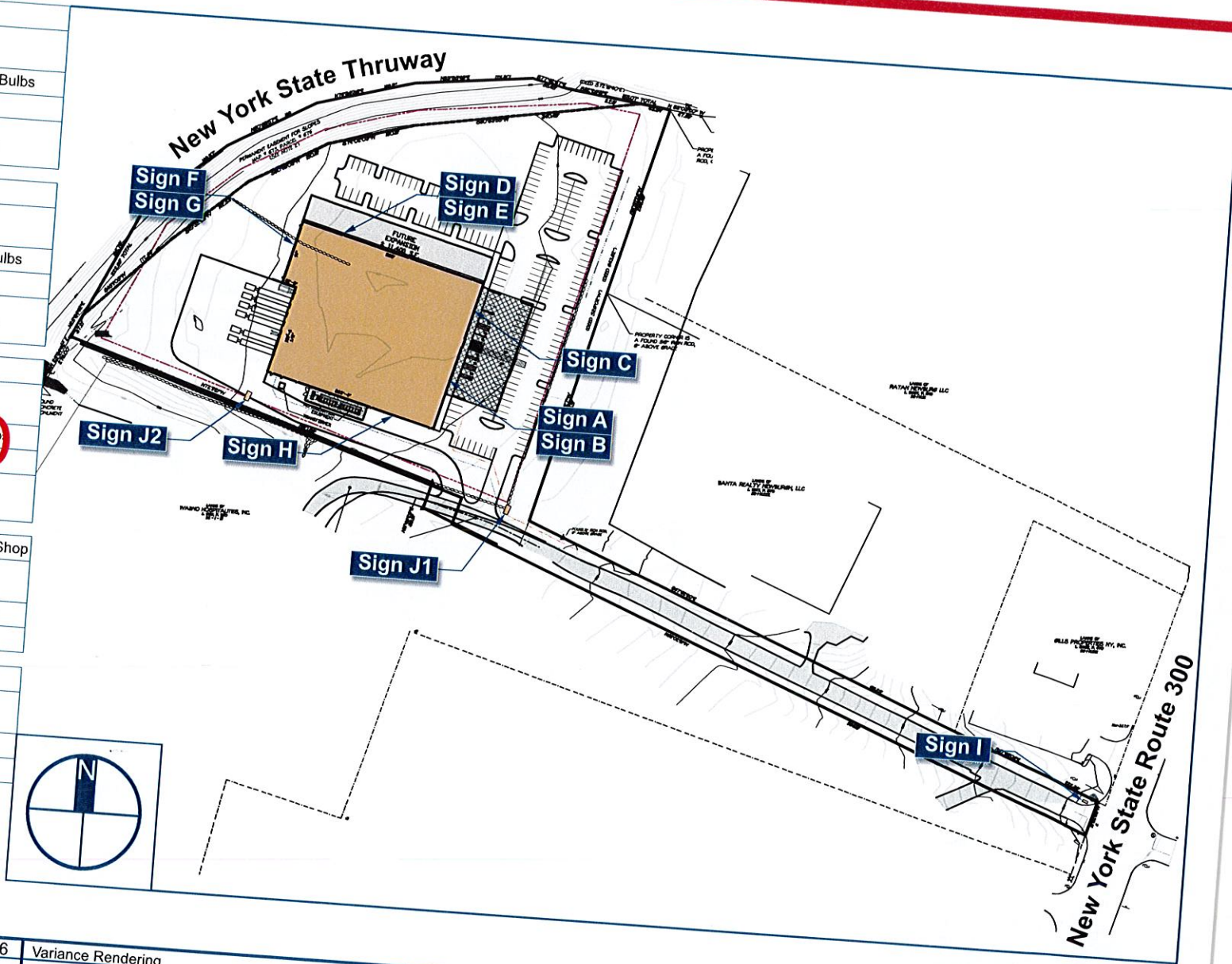
SIGN F	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	113.10
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"

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 Bulb
Square Footage:	78.57
To Grade:	Top of Sign To Grade = 33'-10" Bottom of Sign To Grade = 23'-10"

SIGN I	Restaurant Depot/Where Restaurants Shop
Type:	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

10/12/2016	Variance Rendering

SD

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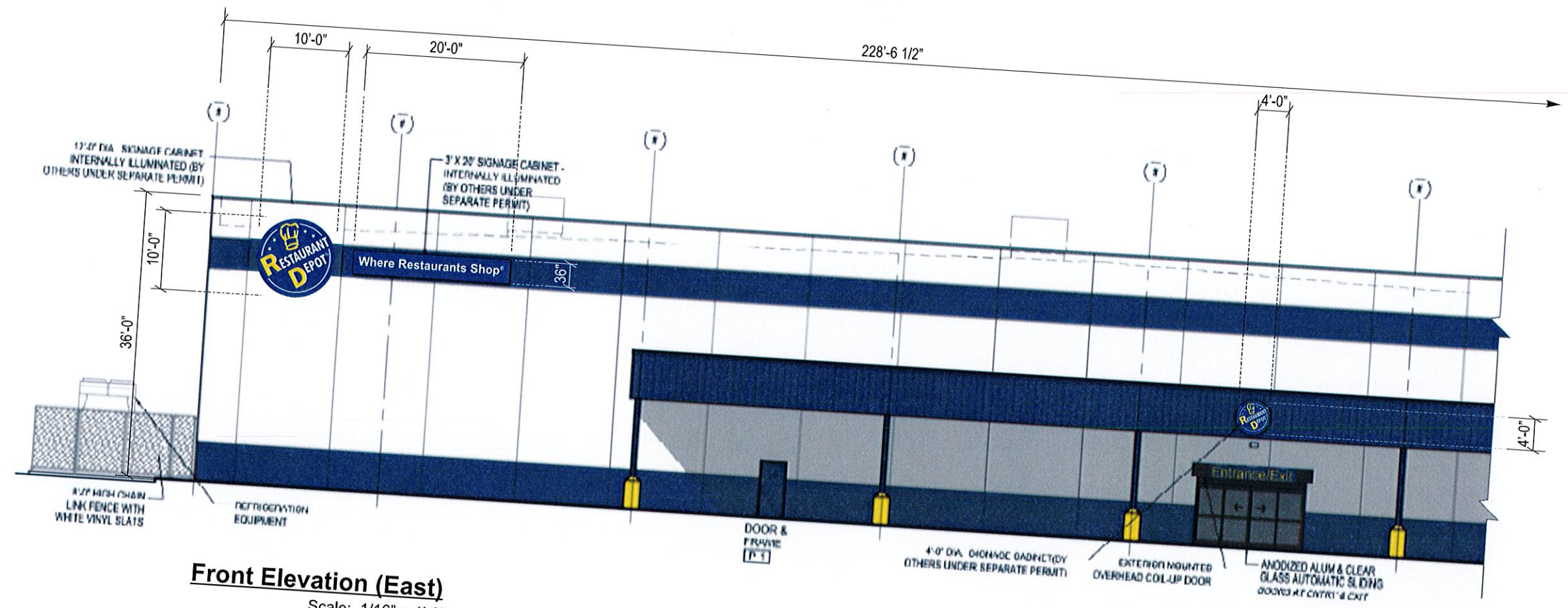
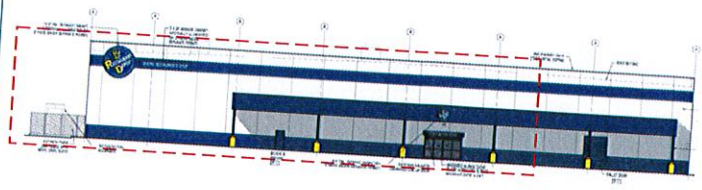
AnchorSign
 1.800.213.3331



SIGN A	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	78.57
To Grade:	Top of Sign To Grade = 33'-10" Bottom of Sign To Grade = 23'-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:	12.57
To Grade:	Top of Sign To Grade = 18'-5" Bottom of Sign To Grade = 14'-5"



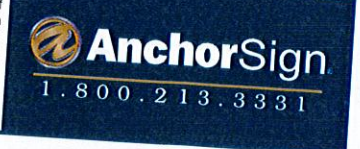
Front Elevation (East)
Scale: 1/16" = 1'-0"

Allowable Square Footage this Elevation:	TBD
Actual Square Footage this Elevation:	151.14

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

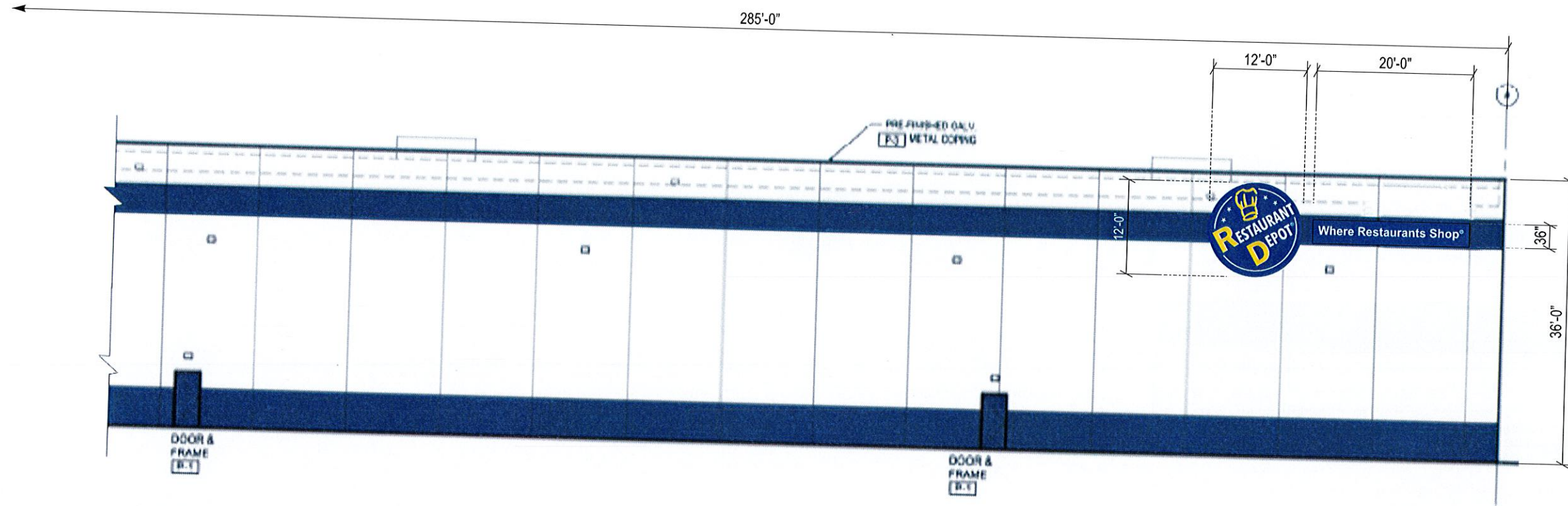
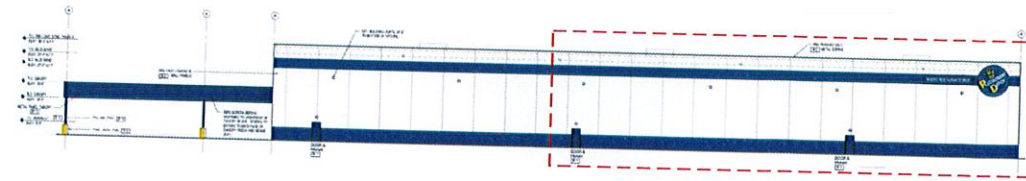
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SIGN D	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	113.10
To Grade:	Top of Sign To Grade = 34'-10" Bottom of Sign To Grade = 22'-10"

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: 173.10



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

REVISION INFO

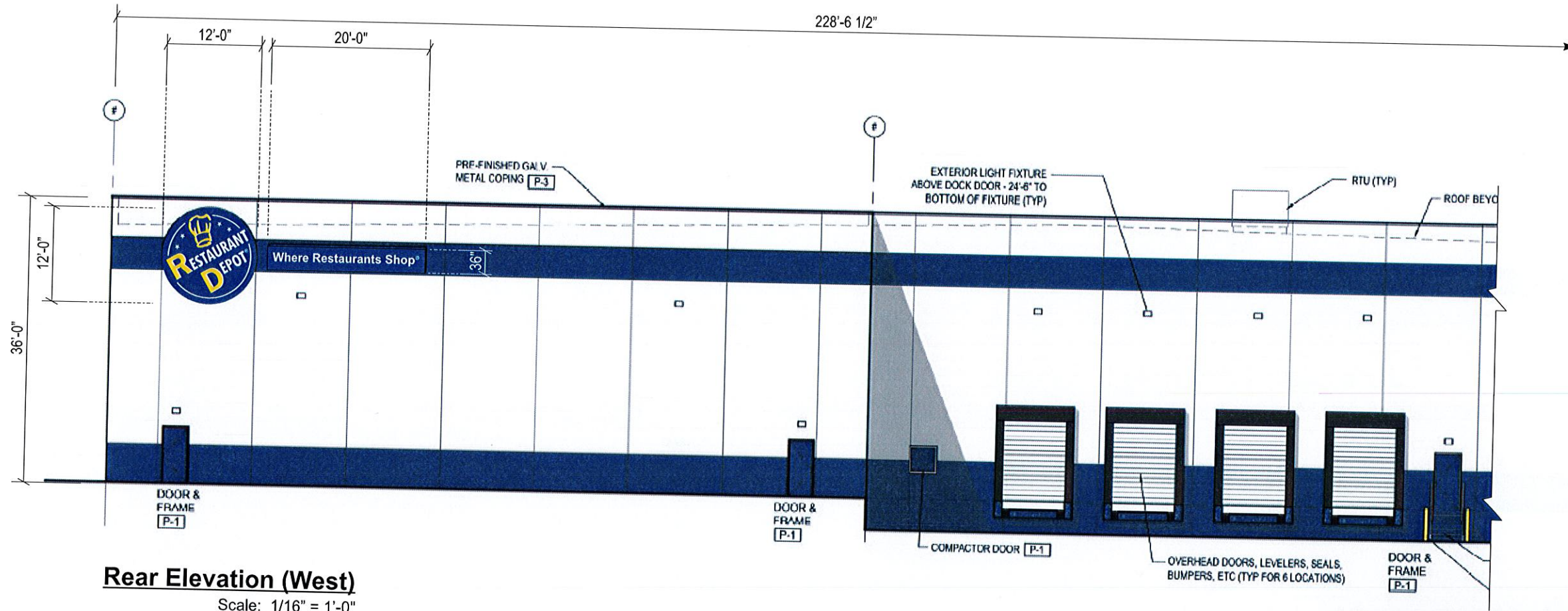
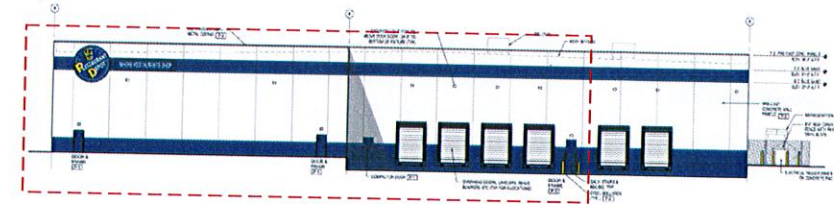
10/12/2016	Variance Rendering	SD

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 1.800.213.3331

SIGN F	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	113.10
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"

Allowable Square Footage this Elevation: TBD

Actual Square Footage this Elevation: 173.10



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

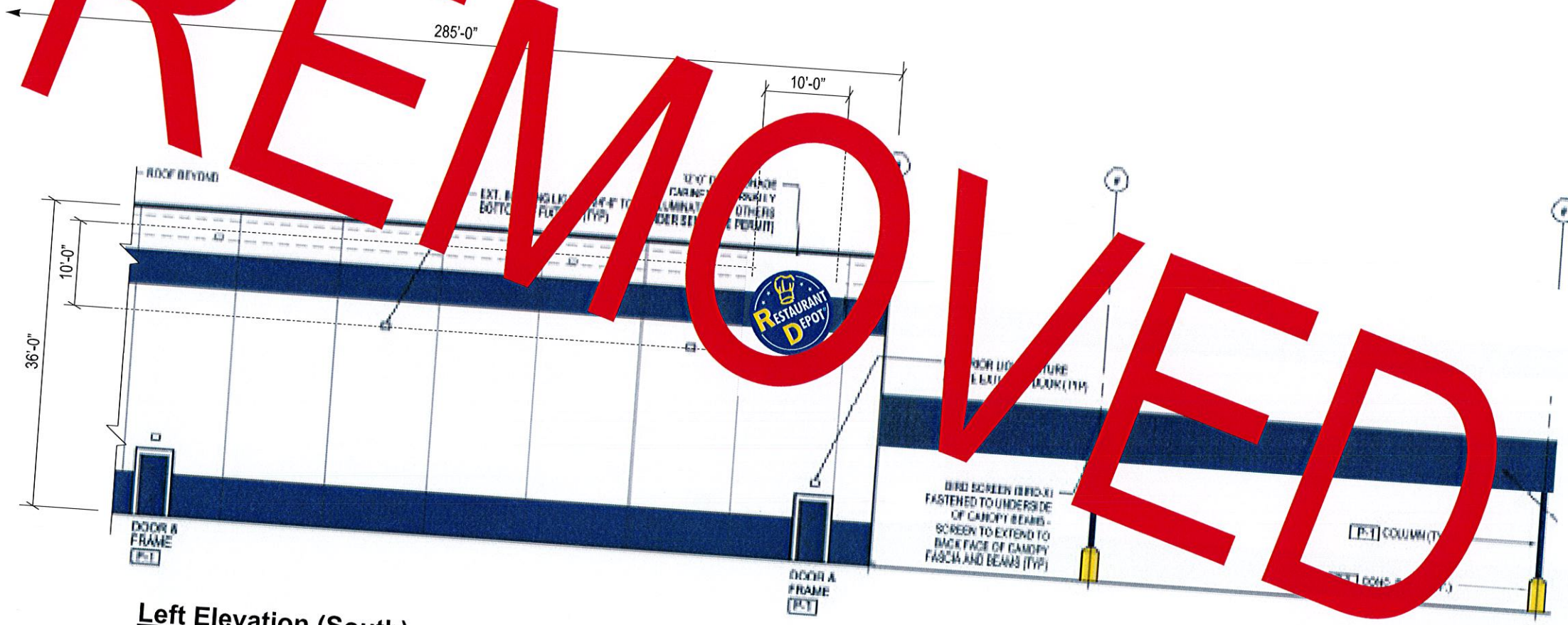
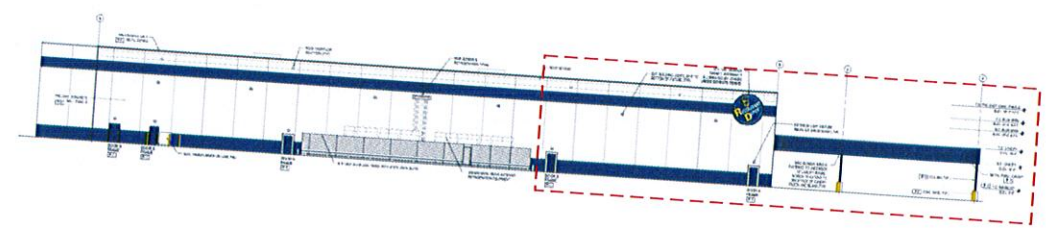
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SIGN H	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	78.57
To Grade:	Top of Sign To Grade: 23'-10"
	Bottom of Sign To Grade: 23'-10"



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

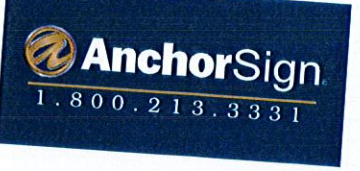
Allowable Square Footage this Elevation:	TBD
Actual Square Footage this Elevation:	78.57



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

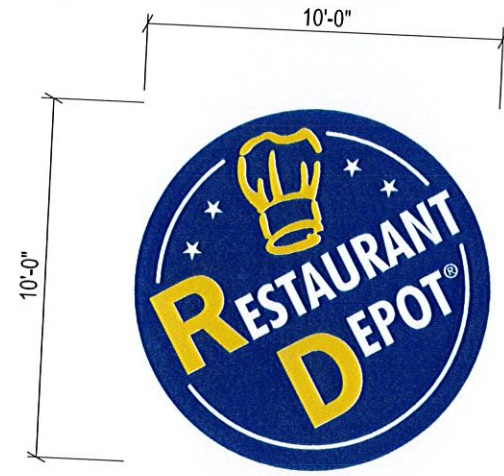
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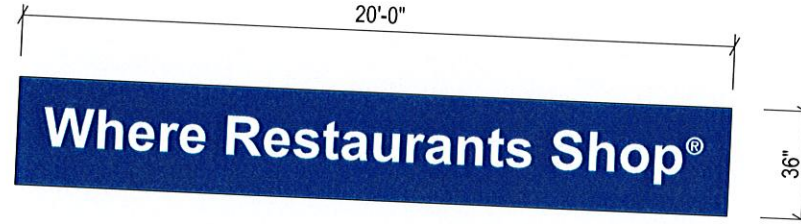
SIGN A	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	78.57
To Grade:	Top of Sign To Grade = 33'-10" Bottom of Sign To Grade = 23'-10"

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"



- 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

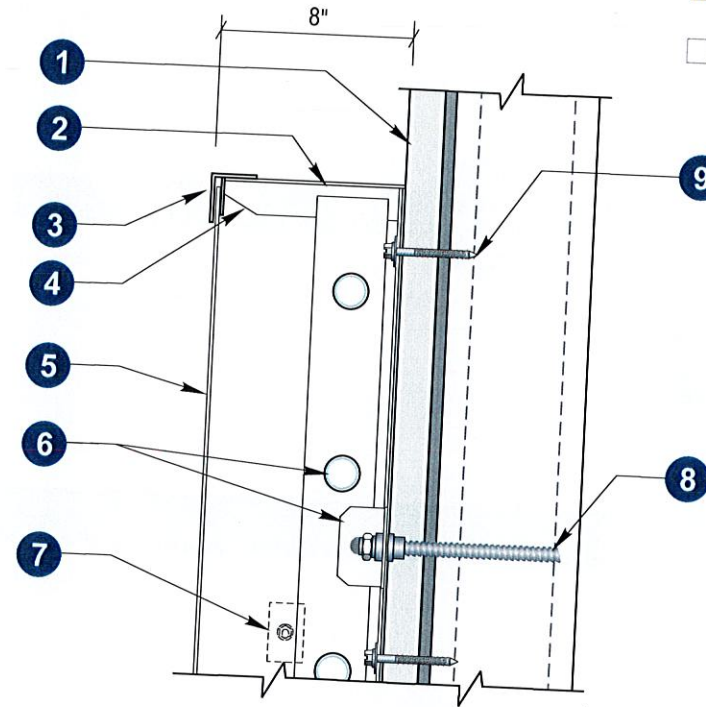
General Notes:

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.)



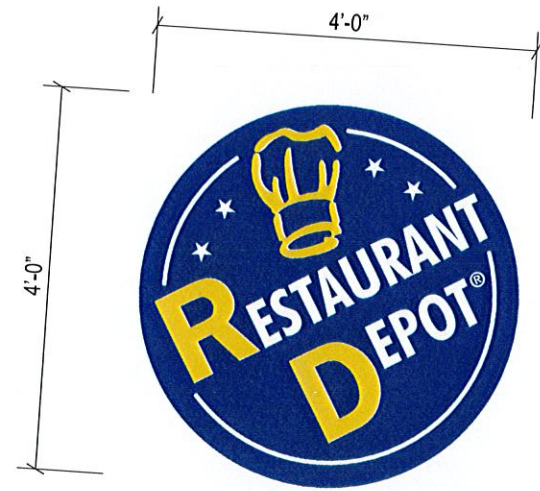
Client: Restaurant Depot
Site #: RD-A21624
Address: 1281 Route 300
Newburgh, NY 12550

REVISION INFO	10/12/2016	Variance Rendering	

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1.800.213.3331

SIGN C	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	12.57
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 832-161 @ 3 amps ea
Total amps = 3 amps

General Notes:

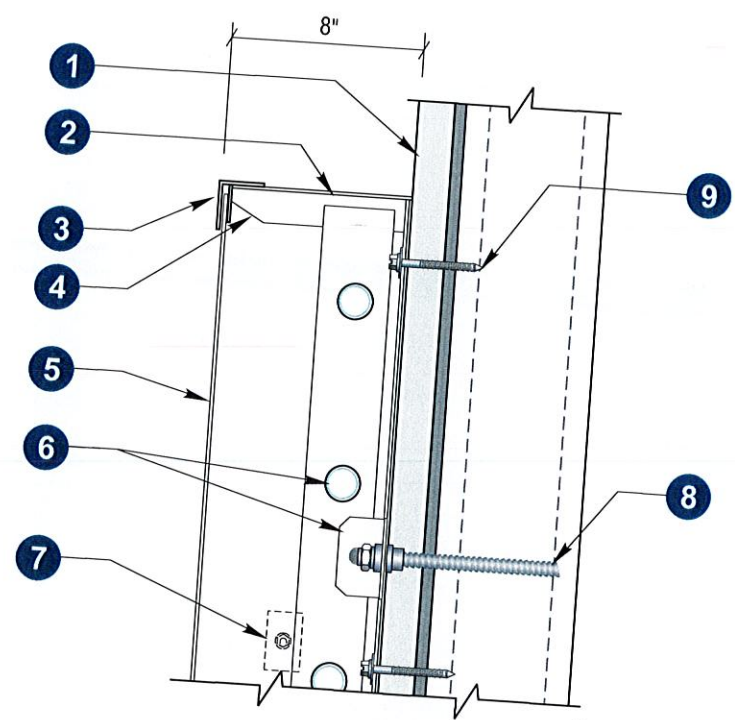
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- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
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- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Wall Sign, Lexan Face

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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

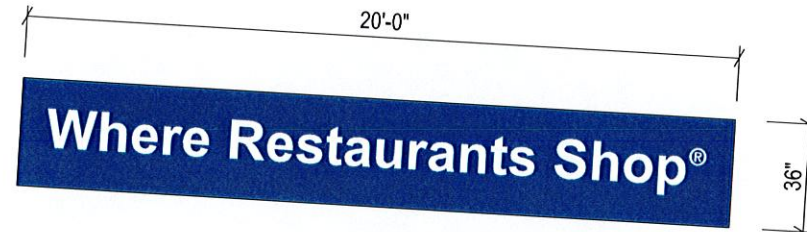
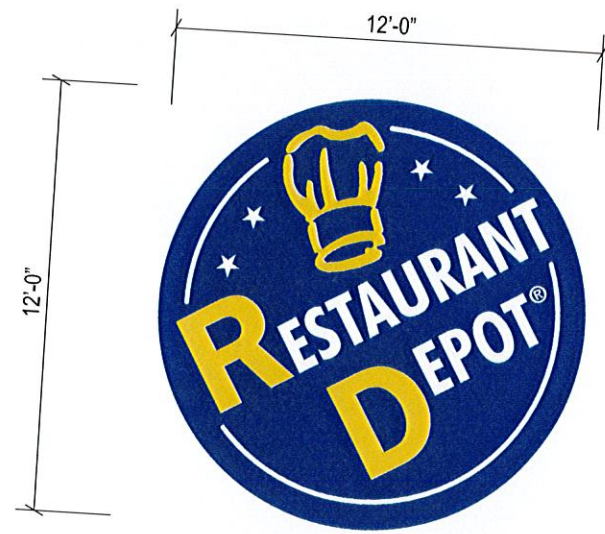
REVISION INFO	DATE	DESCRIPTION
	10/12/2016	Variance Rendering

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SIGN D	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	113.10
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"



- 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.

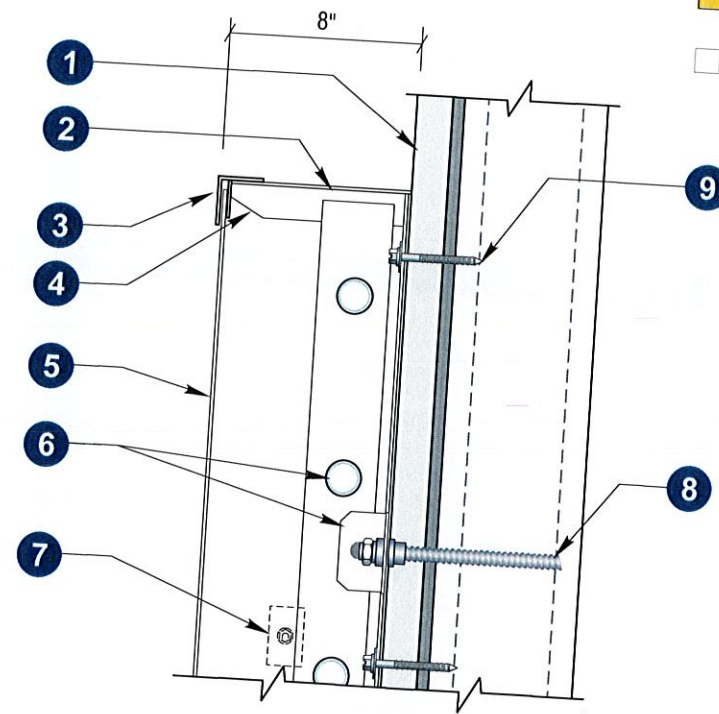
- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section

Sign Layout Detail
 Scale: 3/16" = 1'-0"

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.)

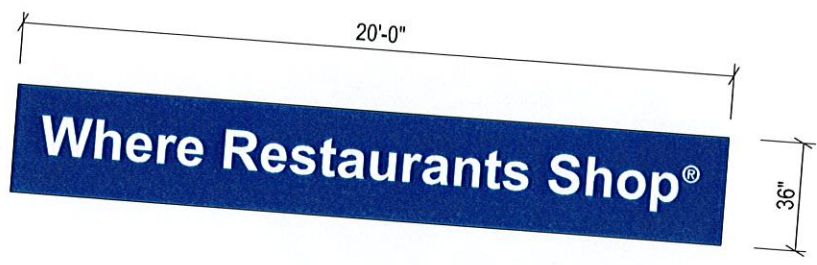
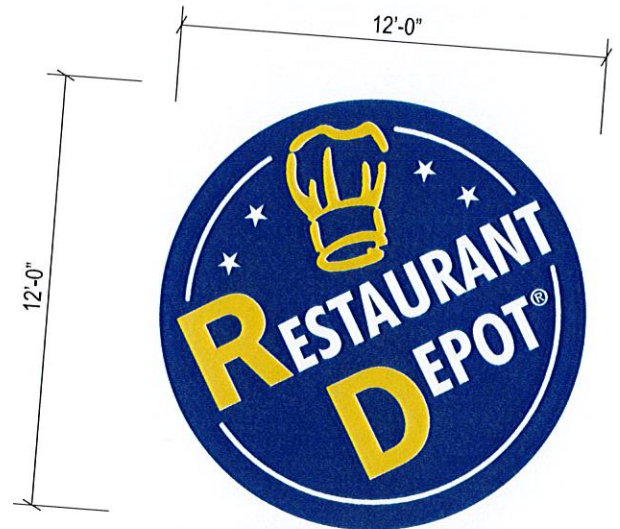
	Client: Restaurant Depot
	Site #: RD-A21624
	Address: 1281 Route 300
	Newburgh, NY 12550

REVISION INFO	DATE	DESCRIPTION
	10/12/2016	Variance Rendering

SD	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.

AnchorSign
 1.800.213.3331

SIGN F	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	113.10
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"



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



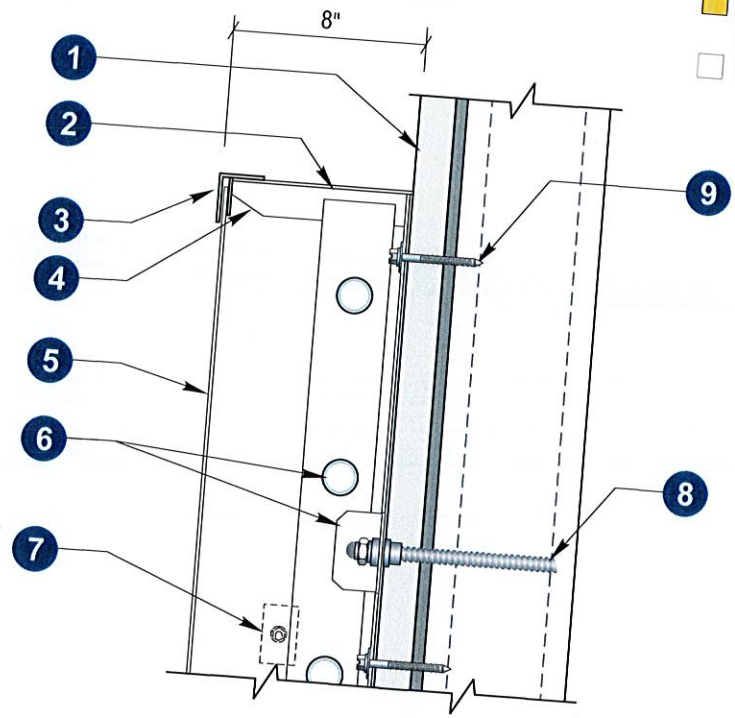
Electrical (Wall Sign):
 (1) EESB 1048-26L @ 3.0 x amps ea
 (1) EESB 424-13L @ 1.5 x amps ea
 Total amps = 4.5



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

Sign Layout Detail
 Scale: 3/16" = 1'-0"

- Specifications: Wall Sign, Lexan Face**
- Existing Facade: Precast concrete panels over steel framing
 - 0.050" Aluminum sign cabinet painted to match Pantone 288C Blue
 - 2" x 2" Aluminum angle retainers painted to match Pantone 288C Blue
 - 1 1/2" x 1 1/2" Internal Aluminum angle frame
 - 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
 - Sign cabinet contains lamps, ballasts, and raceways
 - Waterproof disconnect switch
 - Primary electrical feed
 - 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

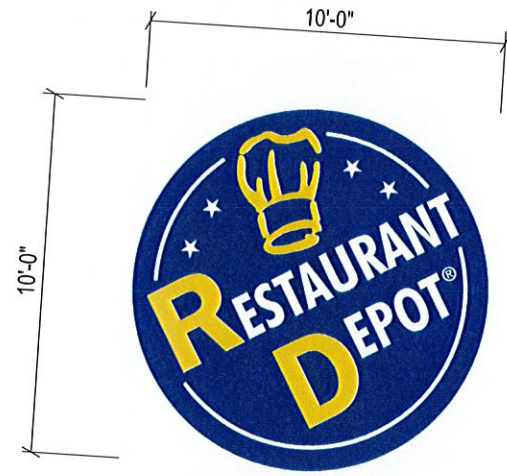
10/12/2016	Variance Rendering

SD

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SIGN H	Restaurant Depot logo
Type:	Wall Sign
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	78.57
To Grade:	Top of Sign To Grade = 33'-10" Bottom of Sign To Grade = 23'-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



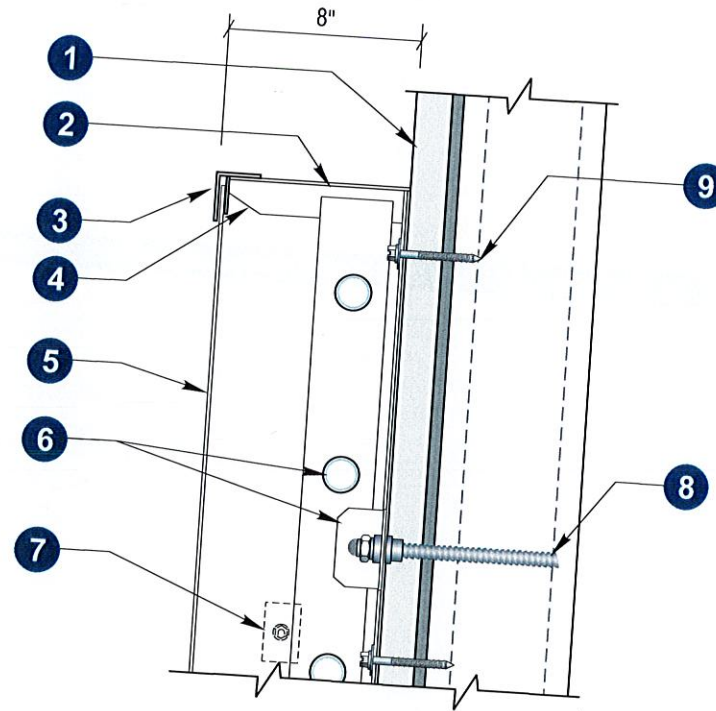
General Notes:

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

10/12/2016	Variance Rendering

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1.800.213.3331

SIGN I	Restaurant Depot/Where Restaurants Shop
Type:	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 832-16l @ 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"



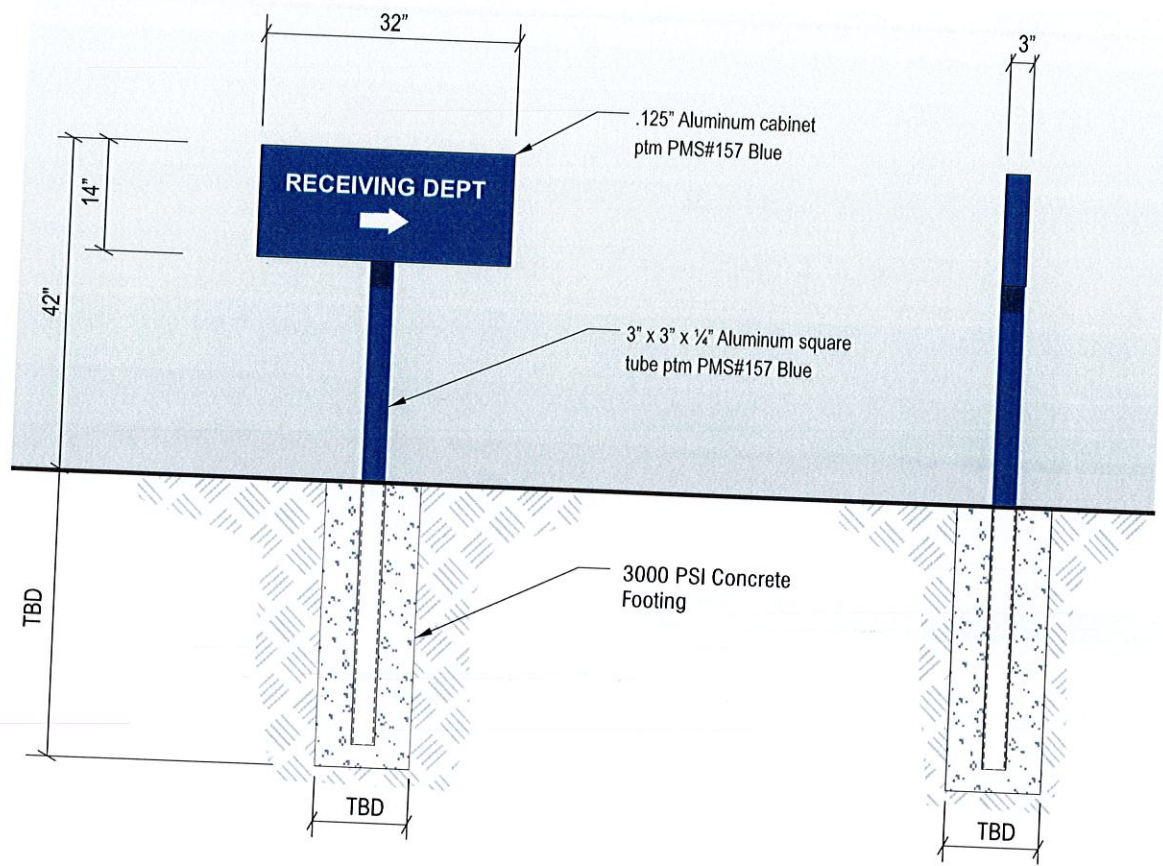
Client: Restaurant Depot
Site #: RD-A21624
Address: 1281 Route 300
Newburgh, NY 12550

REVISION INFO	DATE	DESCRIPTION	BY
	10/12/2016	Variance Rendering	

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AnchorSign
1.800.213.3331

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

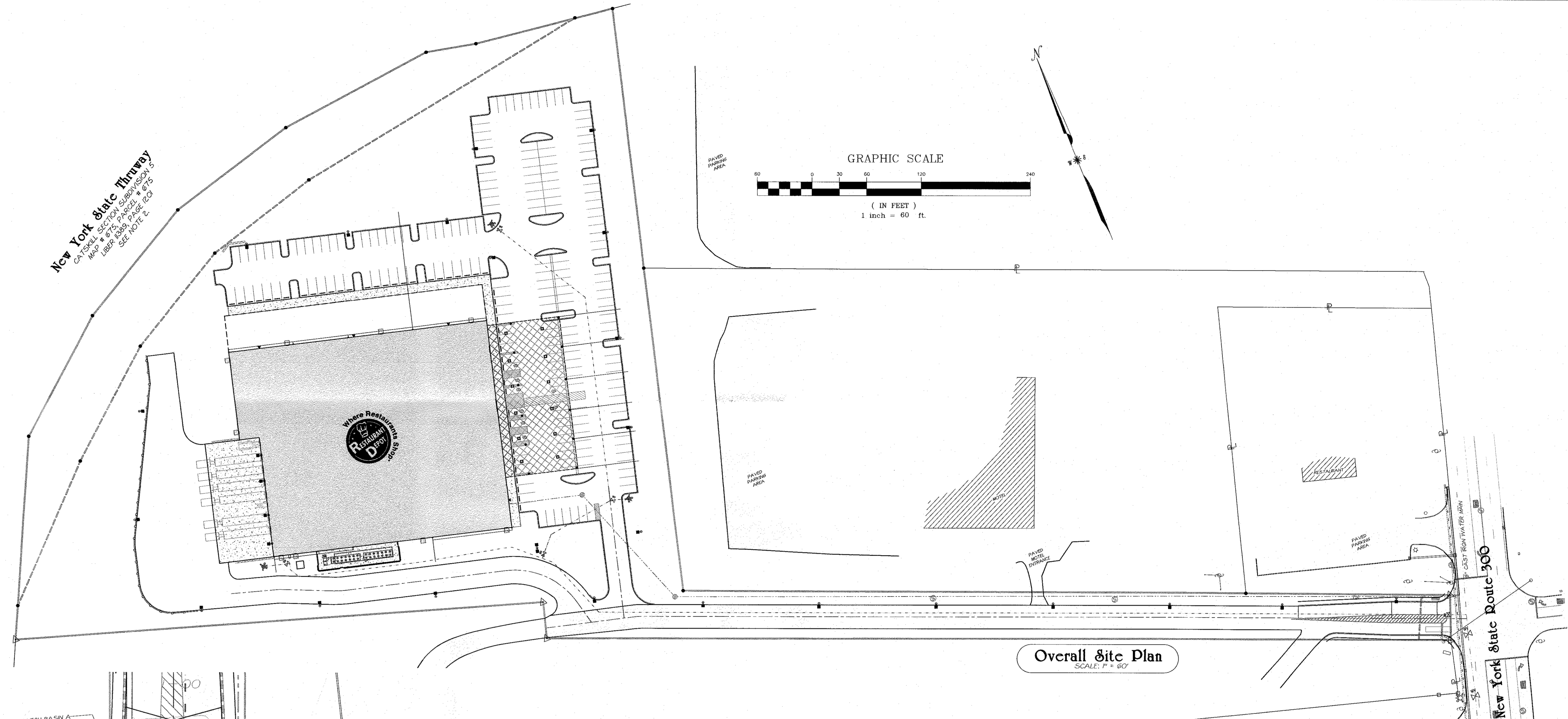
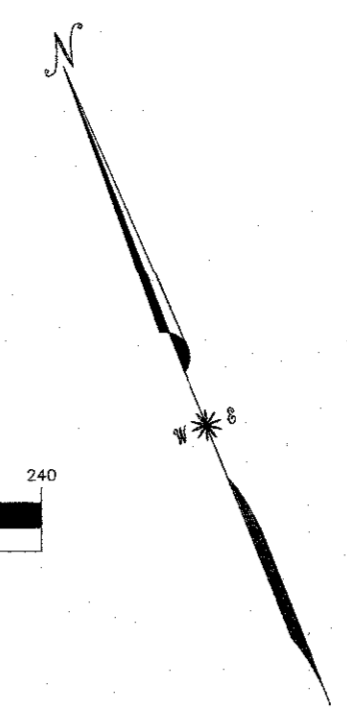
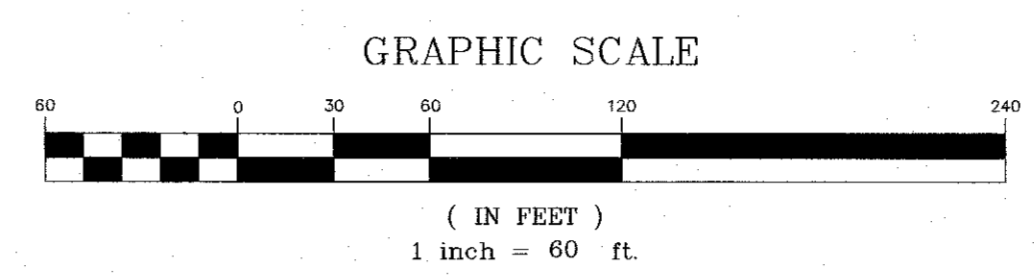
REVISION INFO

DATE	DESCRIPTION	BY
10/12/2016	Variance Rendering	SD

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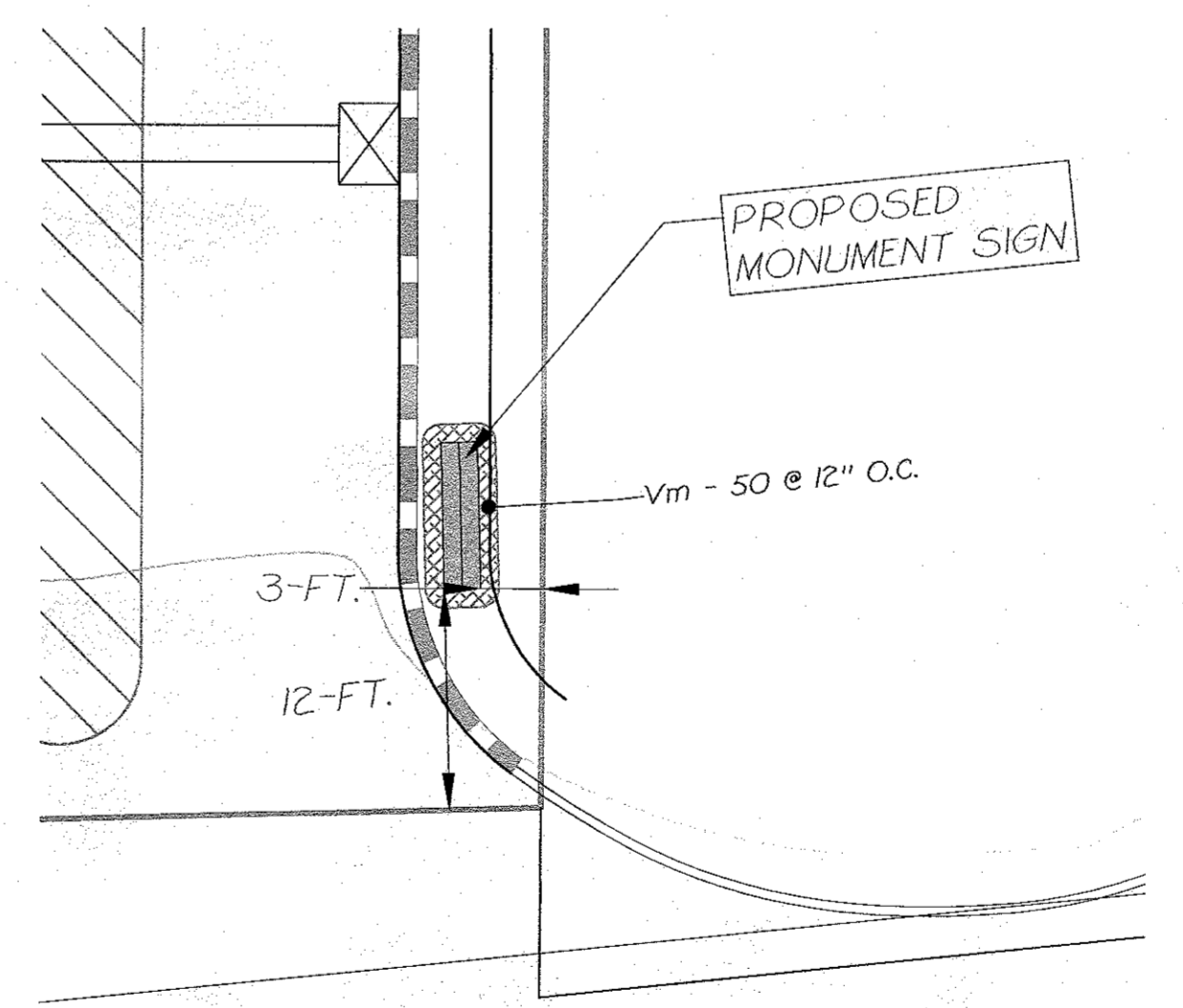
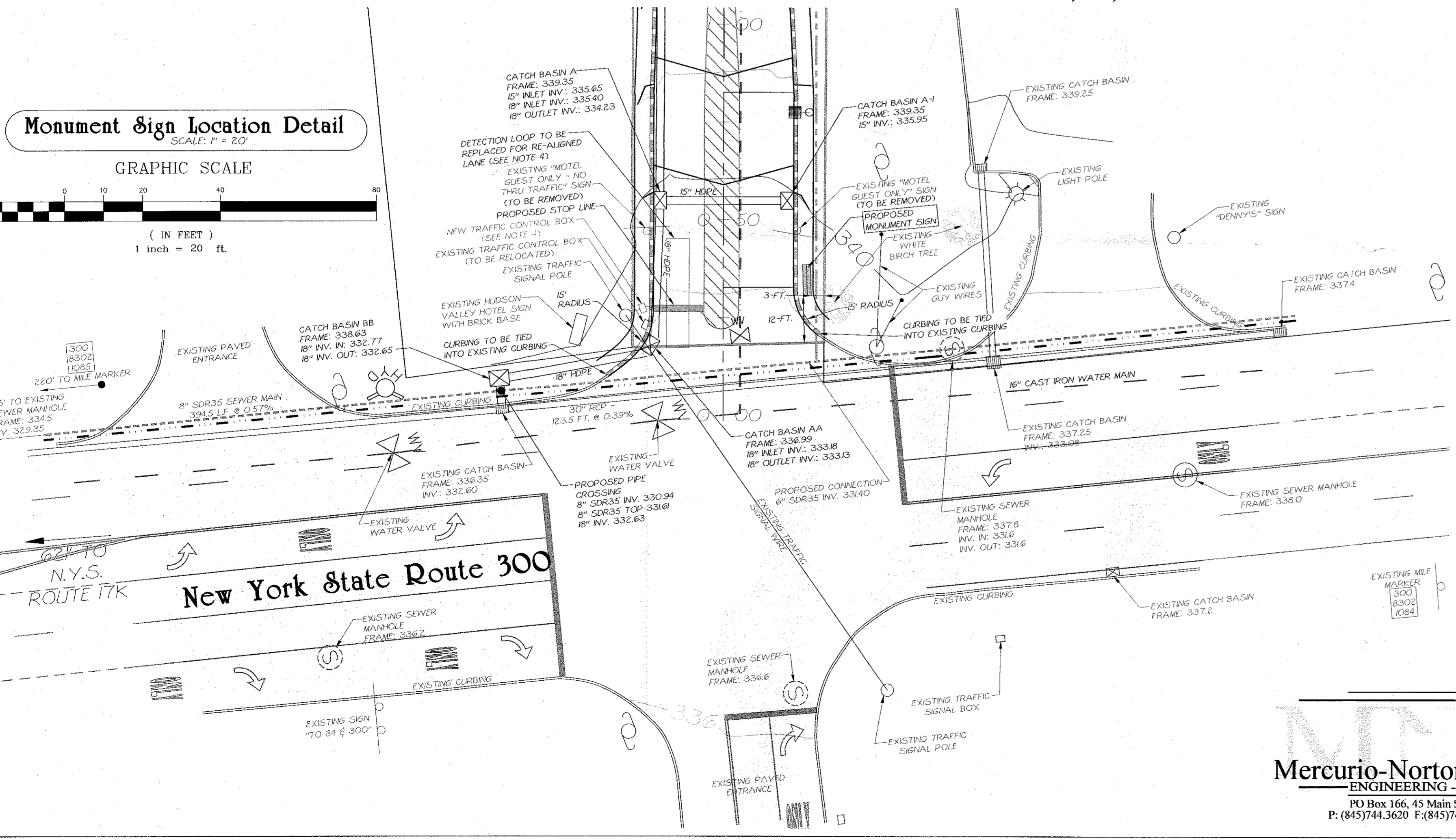
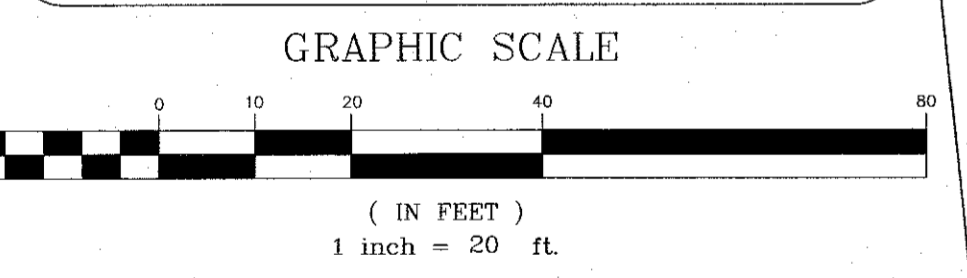


New York State Thruway
 CATALAN SECTION 95 DIVISION 1
 MAP 87-133 PAGE # 675
 LIBER 8302 PAGE 1084
 SEE NOTE 2



Overall Site Plan
 SCALE: 1" = 60'

Monument Sign Location Detail
 SCALE: 1" = 20'



Sign Landscaping Plan
 SCALE: 1" = 10'

Planting Table

COMMON NAME	BOTANICAL NAME	KEY	QTY	PLANTING SIZE	MATURE SIZE	TYPE
PERIWINKLE	VINCA MINOR	Vm	50	3.5" CAN	3" - 6"	GROUND COVER

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

LAWRENCE MARSHALL PE #087107

TOWN OF NEWBURGH PROJECT #2015-33

Monument Sign Detail
 for Site Plan 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 As Noted November 2015

DRAFTED BY: MAP CK: PROJECT: 3360 SHEET 1 OF 1