

PRELIMINARY AND FINAL SITE PLAN FOR **DUNKIN'**

PROPOSED PYLON SIGN REFACE &
MENU BOARD REPLACEMENT

1404 UNION AVE
(A.K.A. NY STATE HIGHWAY 300
BLOCK 3, LOT 20, 5A MAP 0660
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

gk+a
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NH: 04487 TX: 30377
AL: 9035 IA: ARC08262
NJCID: 21D00025000 TN: 107813
OHIO: ARC2419488

AERIAL/PLOT PLAN



DESIGN CODES

ZONING:	LOCAL MUNICIPALITY ZONING ORDINANCE
BUILDING:	2025 EXISTING BUILDING CODE OF NEW YORK STATE
ENERGY:	2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
PLUMBING:	2025 PLUMBING CODE OF NEW YORK STATE
MECHANICAL:	2025 MECHANICAL CODE OF NEW YORK STATE
ELECTRICAL:	2023 NATIONAL ELECTRICAL CODE
ACCESSIBILITY:	A.N.S.I. A117.1 - 2009 PER CHAPTER 11 OF THE 2020 BUILDING CODE OF NEW YORK STATE - 1102.1

SHEET INDEX

SHEET #	SHEET DESCRIPTION
T-1	PLOT PLAN, SHEET INDEX
A-4.0	PYLON SIGN IMPROVEMENTS, SIGNAGE DATA TABLE
A-5.0	SCHEMATIC SITE PLAN, DRIVE THRU WINDOW AND MENU BOARD LAYOUTS, SITE DETAILS
A-5.1	SITE DETAILS
A-5.2	MENU BOARD DETAIL, DIRECTIONAL SIGN DETAILS
A-6.0	SITE PHOTOS

No.	Date	Drawing Issues / Revisions

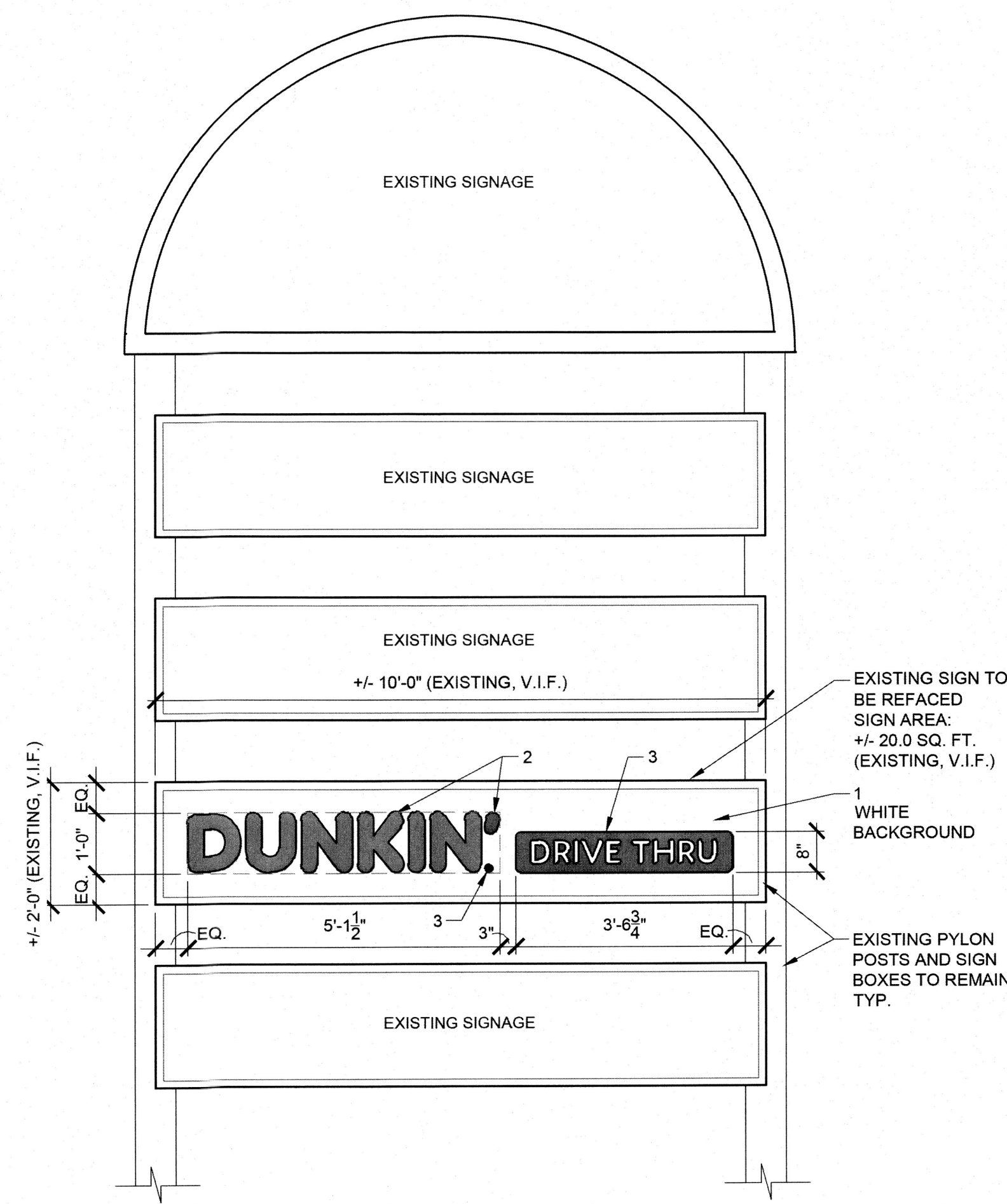
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APPROVAL BLOCK

TOWN OF NEWBURG BOARD CHAIRPERSON	DATE	TOWN OF NEWBURG CLERK	DATE
TOWN OF NEWBURG BOARD SECRETARY	DATE	TOWN OF NEWBURG ENGINEER	DATE

Drawing Title:
PLOT PLAN, SHEET INDEX

Date: 02/26/26	Dwg No. T 1.0
Drawn By: M.M.	
Checked By: C.F.	
Job No: 25-215	1 of 1



MONUMENT SIGN
SIGNAGE AREA: +/- 20.0 SQ. FT. (EXISTING, V.I.F.)
LIGHTING: WHITE LED'S (RELAMP AS REQUIRED)

GENERAL SPECIFICATIONS:

FACES:
-177 PAN FORMED AND EMBOSSED CLEAR SOLAR GRADE POLYCARBONATE FACES DECORATED 2ND SURFACE;
DUNKIN' TO BE 1/2" EMBOSSED;
ALL OTHER FACE GRAPHIC AND REGISTER MARK ARE FLAT;
FACES ARE REMOVEABLE FOR SERVICE ACCESS

VINYL COLORS:
3M 3630-3202 ORANGE TRANSLUCENT
3M 3630-1511 PINK TRANSLUCENT
-BACKGROUND TO BE 403 TRANSLUCENT WHITE BACKSPRAY

FONT:
DUNKIN SANS EXTRABOLD
DUNKIN SANS MEDIUM

NOTE:
SEE DUNKIN' WEBSITE, <http://extranet.dunkinbrands.com>, FOR COMPLETE INFORMATION AND DETAILS

NOTES:
1. PAN FORMED FACE
2. EMBOSSED GRAPHIC
3. FLAT GRAPHIC

BUILDING AND SITE SIGNAGE DATA TABLE

VIEW	PERMITTED	PROPOSED SIGNAGE	VARIANCE
• SPEAKER CANOPY		NEW SPEAKER CANOPY FOR USE WITH MANUBOARD	YES (*)
• MENU BOARD		<ul style="list-style-type: none"> (1) EXISTING INTERNALLY ILLUMINATED MENU BOARD TO BE REPLACED WITH NEW LED MENU BOARD SIGN AREA= 36.17 S.F. HEIGHT = 6'-10" 1 EXISTING SIGN 	YES (*) NO NO ENC
• PYLON SIGN		<ul style="list-style-type: none"> (1) EXISTING INTERNALLY ILLUMINATED PYLON SIGN TO BE RE-FACED SIGN AREA= +/- 20.0 S.F. HEIGHT = +/- 12'-2" 1 EXISTING SIGN 	YES (*) NO NO NO
• DIRECTIONAL SIGN	<ul style="list-style-type: none"> SIZE: 20 SF. MAX HEIGHT: 8 FT. MAX. 	<ul style="list-style-type: none"> LED ILLUMINATED DIRECTIONAL SIGN SIZE: 4.72 S.F. HEIGHT: 4'-10" 	NO NO NO

NOTES:

- ZONE: IB INTERCHANGE BUSINESS
- SIGNAGE INFORMATION TAKEN FROM THE TOWN OF NEWBURGH NY, ZONING CHAPTER 187 SIGN REGULATIONS
- (*) VARIANCE FOR USE-NO APPLICABLE REGULATION

1 PYLON SIGN IMPROVEMENTS DETAIL
1/2" = 1'-0" NOTE:

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Drawing Title:
PYLON SIGN IMPROVEMENTS
SIGNAGE DATA TABLE

Date: 02/26/26	Dwg No.
Drawn By: M.M.	A 4.0
Checked By: C.F.	
Job No: 25-215	1 of 5

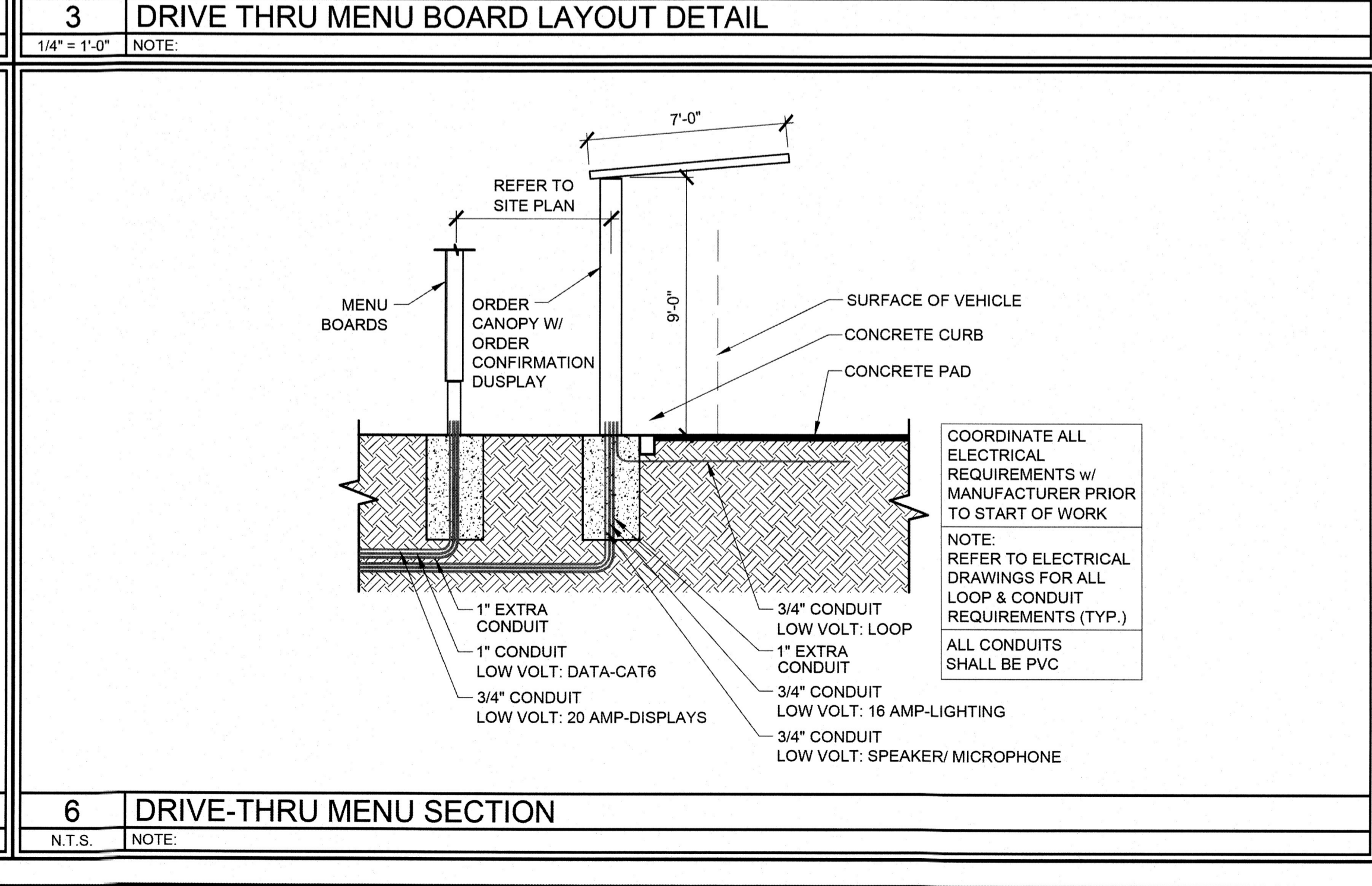
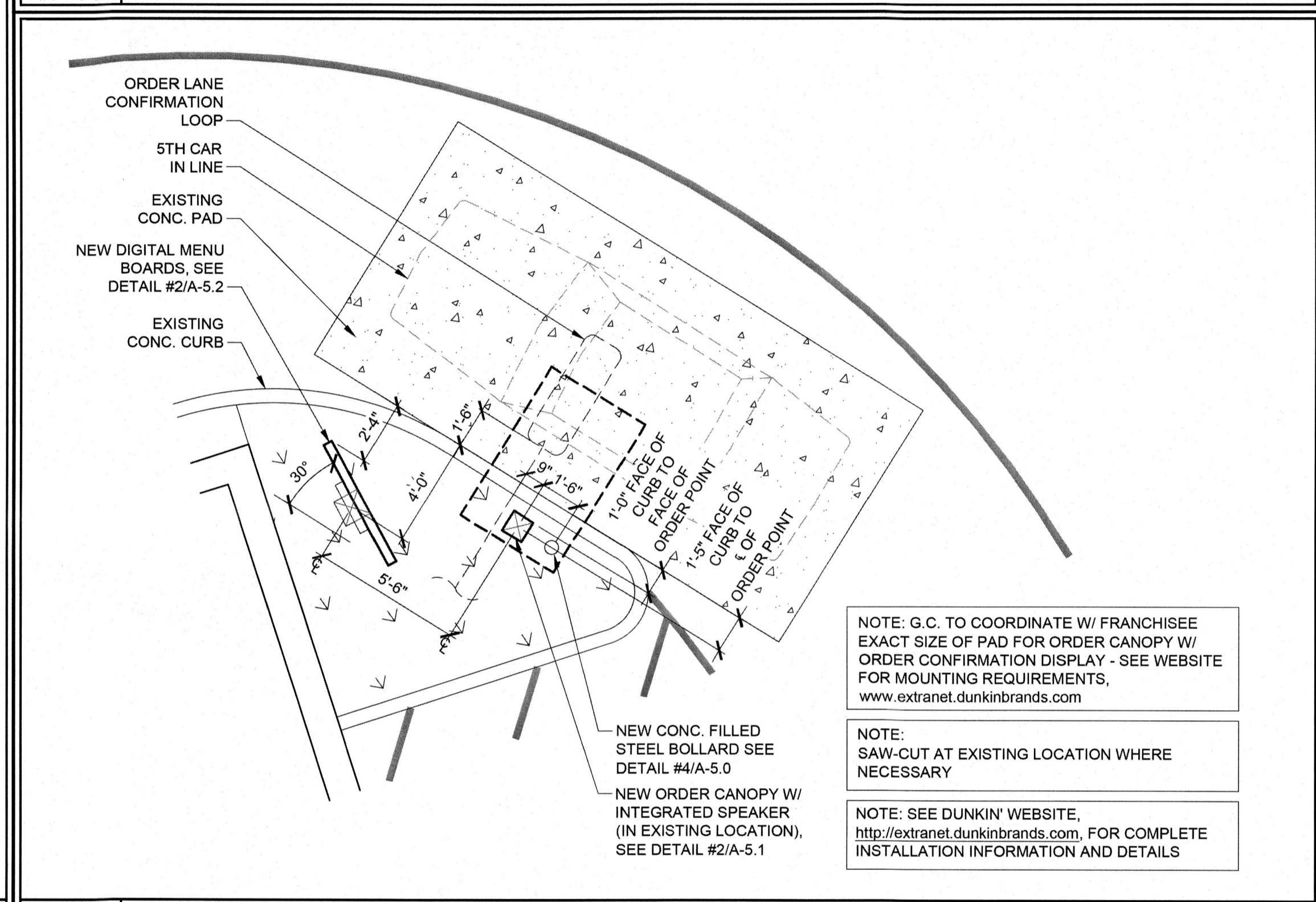
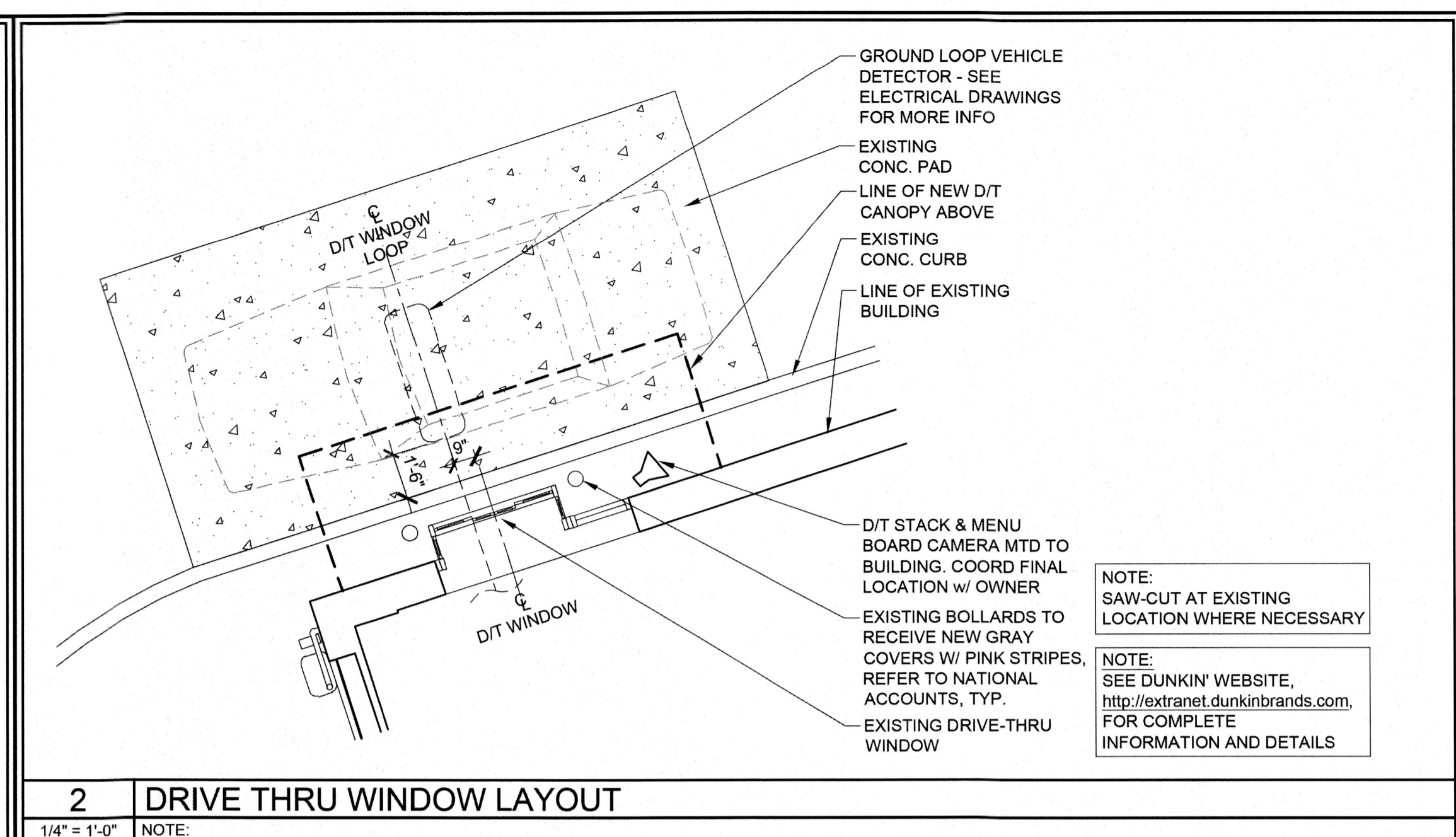
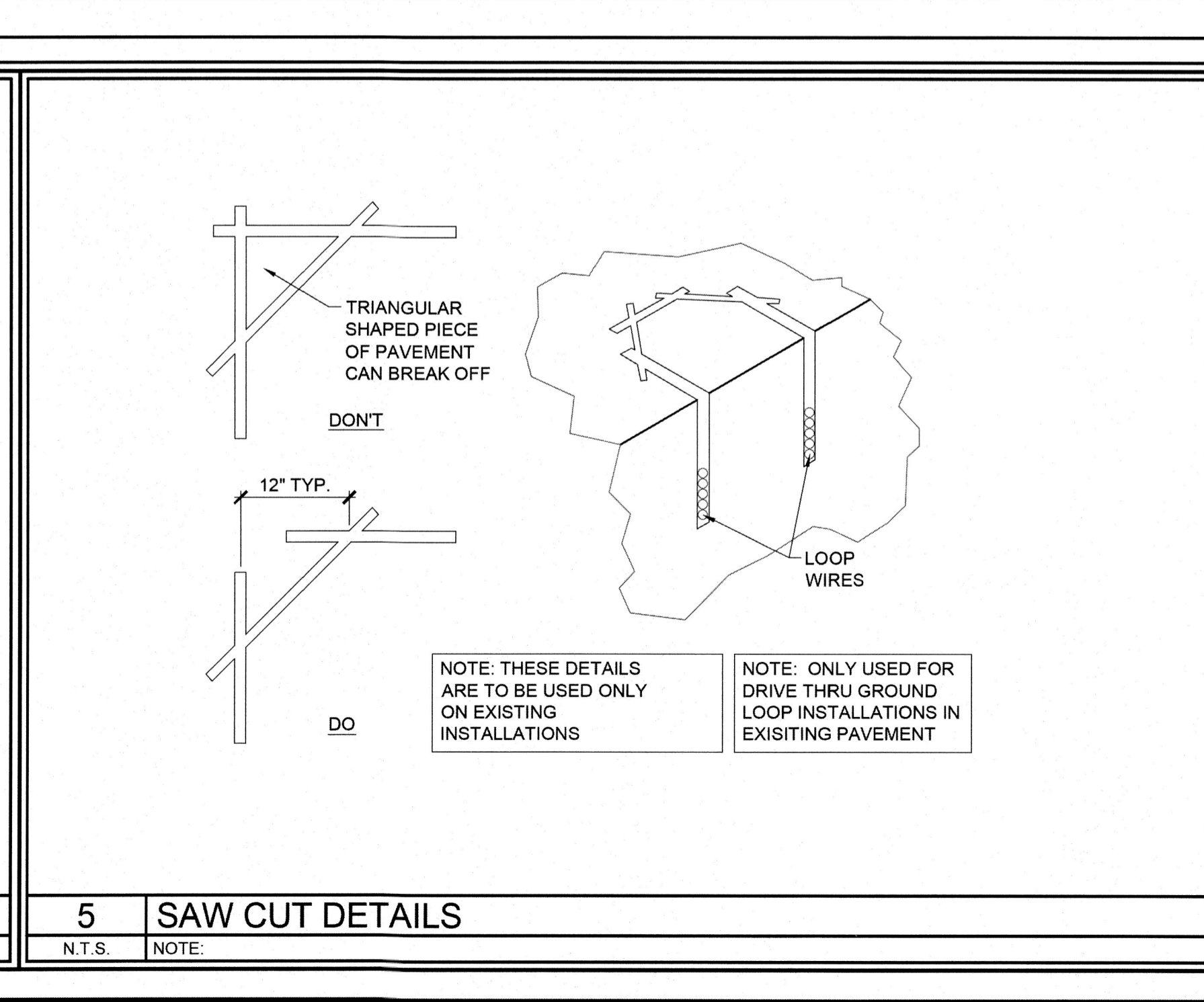
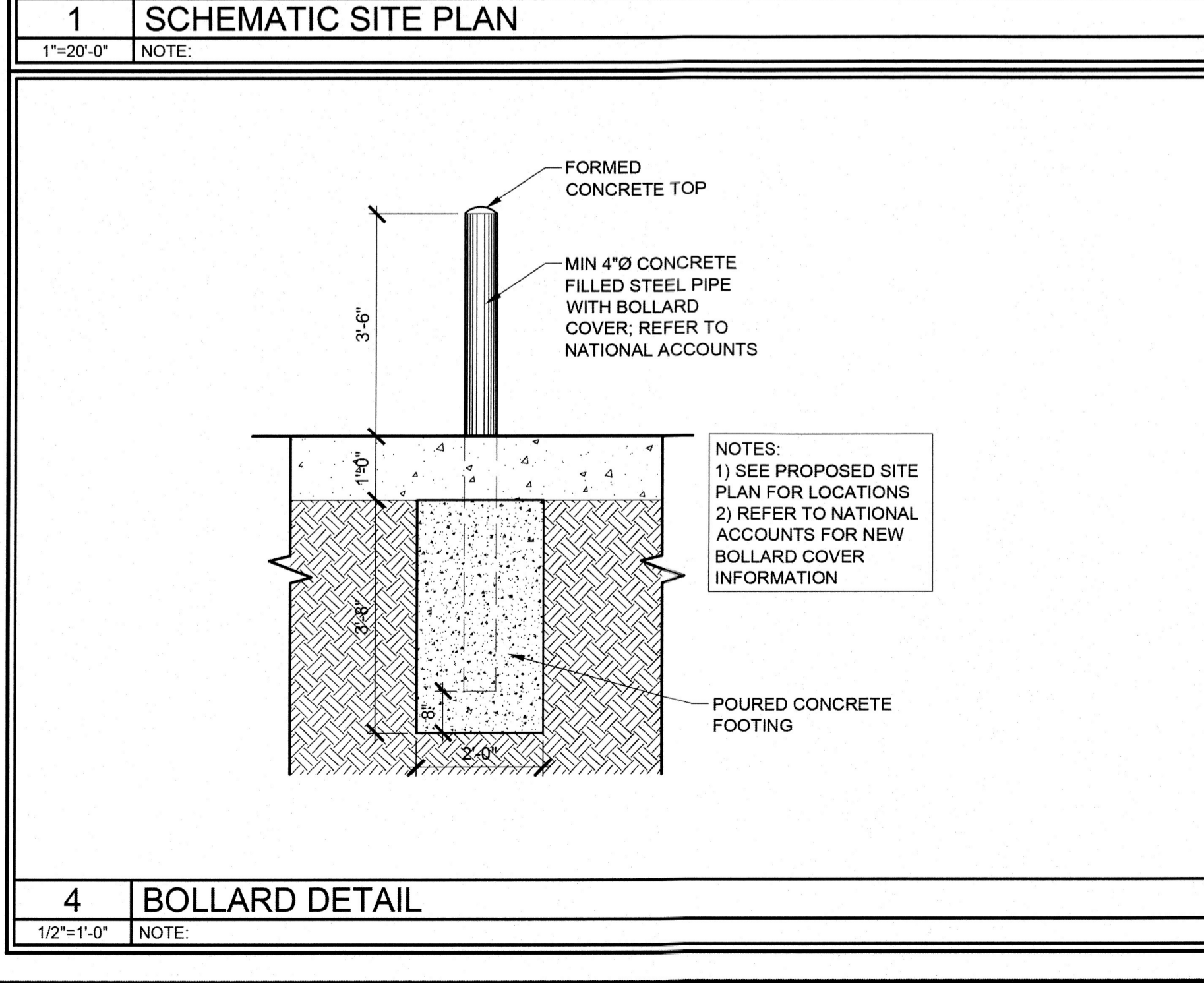
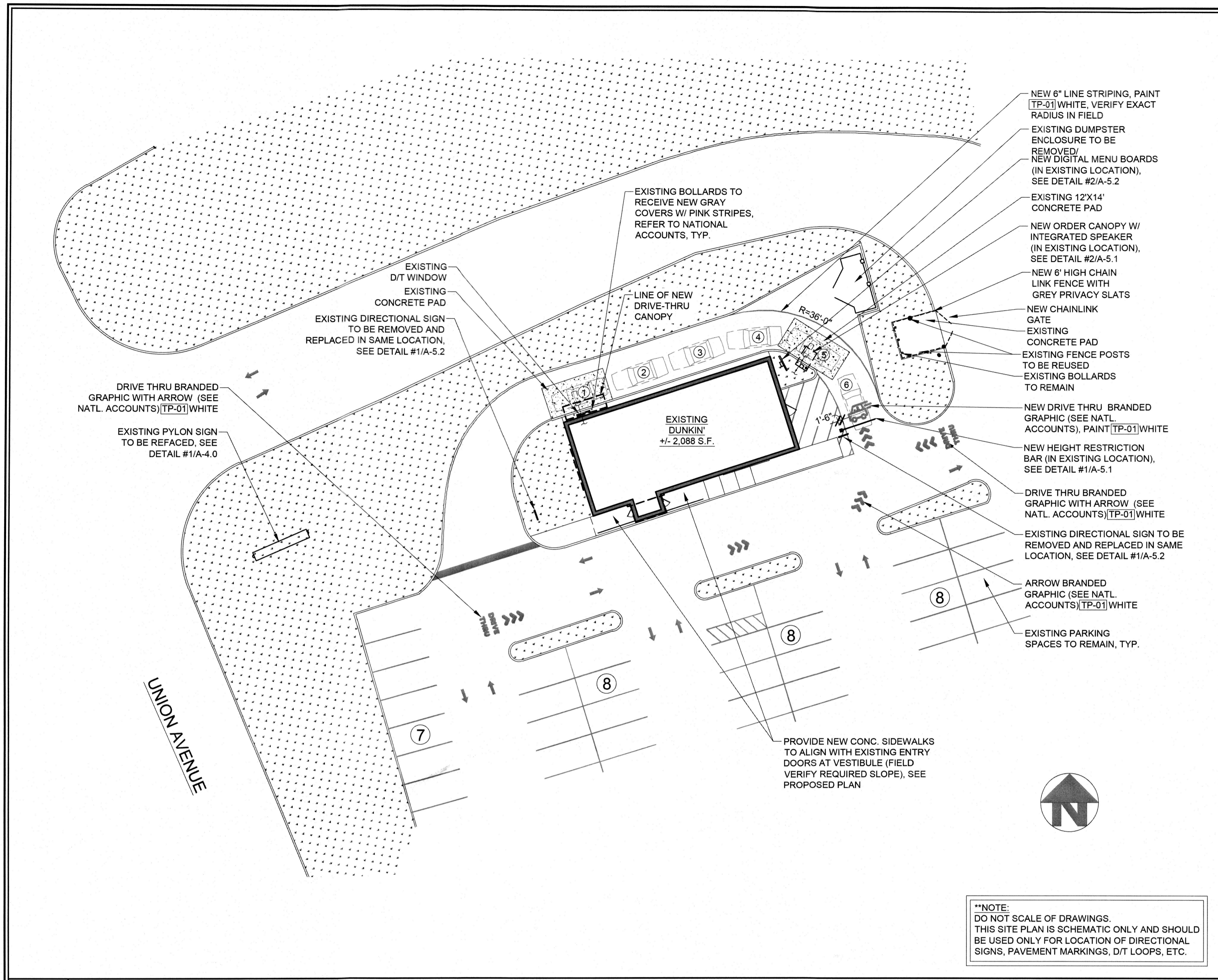


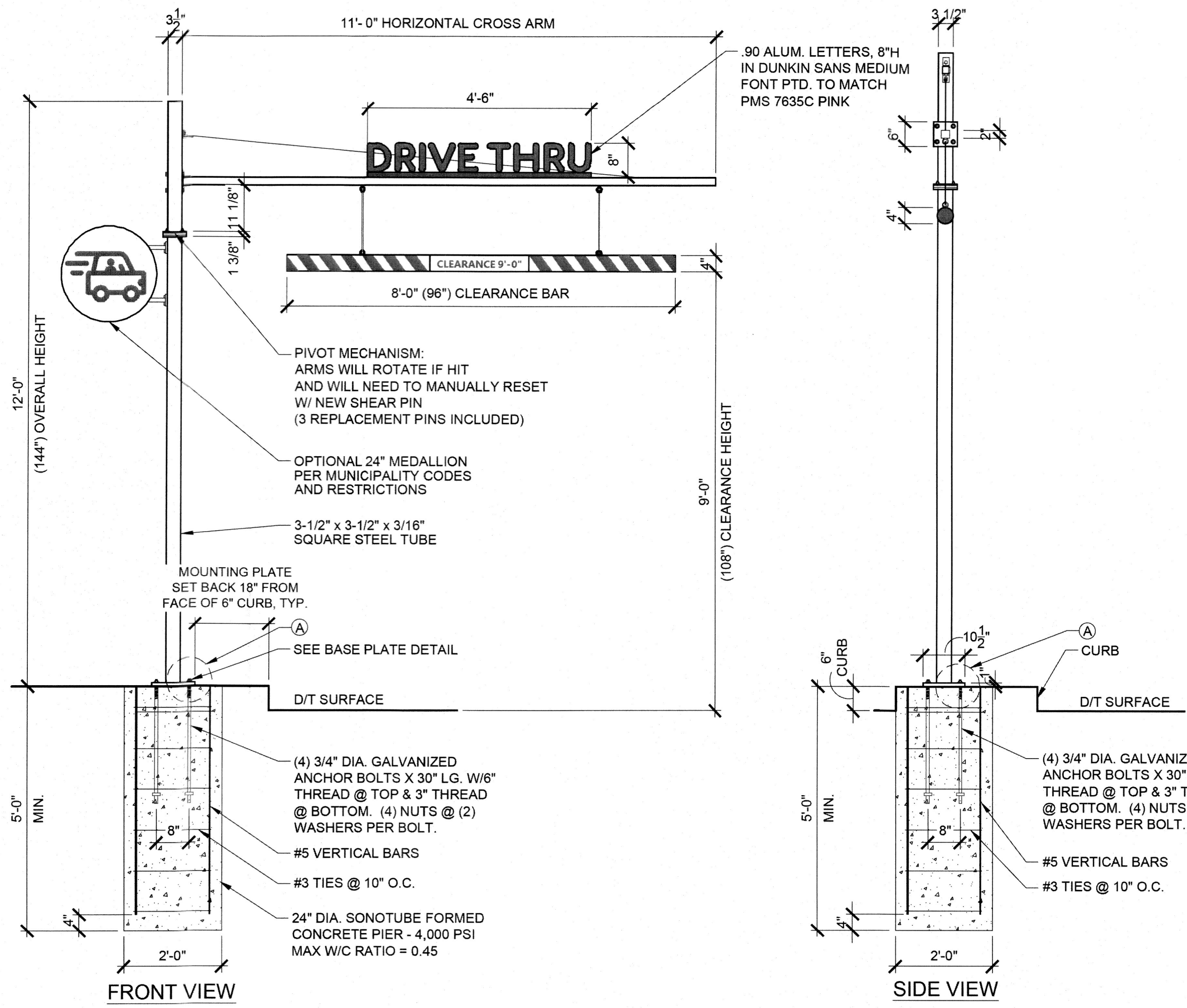
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Drawing Title: SCHEMATIC SITE PLAN, DRIVE THRU WINDOW AND MENU BOARD LAYOUTS, SITE DETAILS	
Date: 02/26/26	Dwg No. A 5.0
Drawn By: M.M.	
Checked By: C.F.	
Job No: 25-215	2 of 5





SINGLE LANE VEHICLE HEIGHT DETECTOR W/ PIVOT ARM
OPTIONAL 24" MEDALLION

GENERAL SPECIFICATIONS:

- POLE & ARM: PTD. SW 7063 NEBULOUS WHITE
- DRIVE THRU LETTERS: .090 ALUMINUM LETTERS, 8" PTD. TO MATCH PMS 7635C PINK
- CRASH TUBE: COVERED WITH REFLECTIVE WHITE VINYL WITH STRIPES AND COPY TO MATCH PMS 7635C PINK
- MEDALLION: OPTIONAL 24" ROUND MEDALLION WITH "SPEEDY CAR ICON" AND REMOVABLE/ADJUSTABLE MOUNTING BRACKETS; PAINTED WHITE; CAR ICON TO MATCH PMS 7635C PINK

ADDITIONAL NOTES:

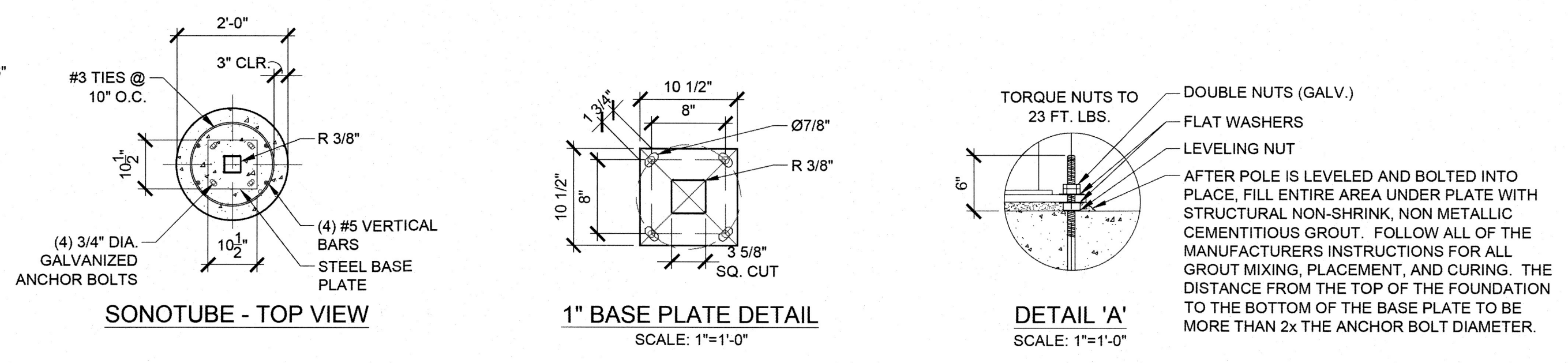
- FONT IS DUNKIN' SANS MEDIUM CLEARANCE MAY VARY PER SITE REQUIREMENTS
- PIVOT ARM ARMS WILL ROTATE IF STRUCK BY VEHICLE AND WILL NEED TO BE MANUALLY RESET W/ NEW SHEAR PIN (3 REPLACEMENT PINS INCLUDED)
- CLEARANCE MAY VARY PER SITE REQUIREMENTS

MAXIMUM DESIGN WIND LOAD:
35PSF WIND SPEED 3-SECOND GUST-EXPOSURE C

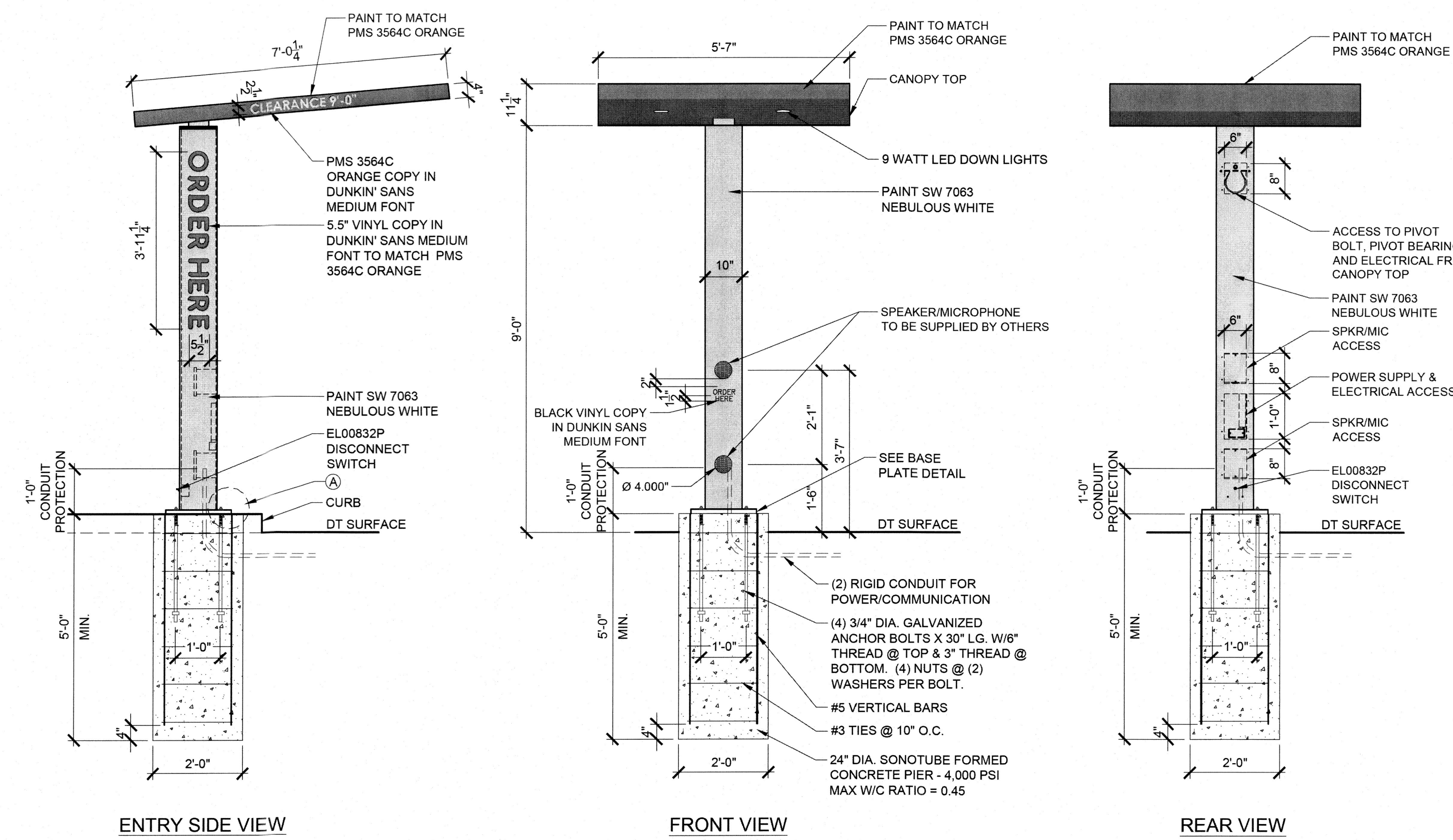
NOTE:
G.C. TO VERIFY BASE PLATE DIMENSIONS WITH MANUFACTURER OF DRIVE THRU ELEMENT AND NOTIFY ARCHITECT OF ANY DISCREPANCIES

NOTE:
INSTALLER MUST BE SURE TO SHIM CANOPY PLATE AT BOTTOM, AND ADJUST ANCHOR BOLTS AT BOTTOM OF COLUMN SO THAT THE CANOPY SITS WITH A 1/8" / FT FALL FROM OPEN SIDE TO POLE SIDE

NOTE:
SEE DUNKIN' WEBSITE, <http://extranet.dunkinbrands.com>, FOR COMPLETE INFORMATION AND DETAILS



1 HEIGHT LIMITATION BAR DETAIL
1/2" = 1'-0" NOTE:

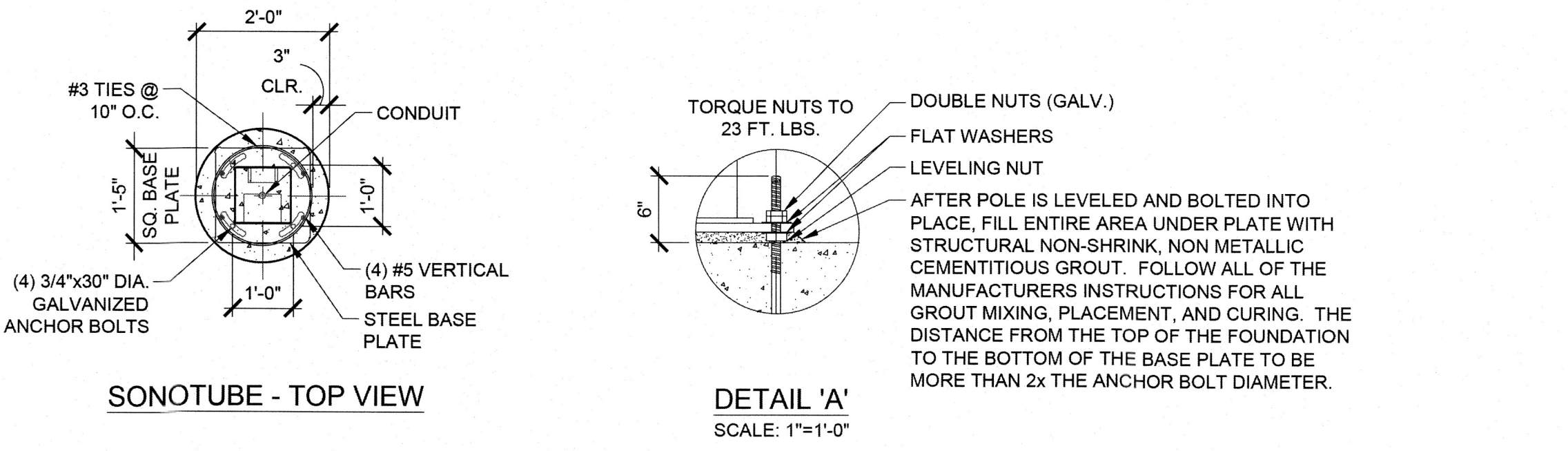


ILLUMINATED DRIVE-THRU CANOPY SIGN

GENERAL NOTES:

- APPROX. WEIGHT: 715 LBS.
- ELECTRICAL SPECIS: QTY. (1) 12 VDC 60 WATT POWER SUPPLY TOTAL CONNECTED LOAD: 0.9 AMPS @ 120VAC 50/60HZ
- LIGHTS: QTY. (2) 12VDC 9W DOWNLIGHTS (3000K WARM WHITE)
- MATERIALS: 3003-H14 ALUMINUM SHEET ASATM A36 STEEL SHAPES
- FINISH: EXPOSED SURFACES OF CANOPY TOP POWDER COATED TO MATCH PMS165C EXPOSED SURFACES OF COLUMN POWDER COATED 303-30293 PIVORCT. NEB WHITE AAMA 2604 APPROVED LOGOS AND COLORS
- SERVICE: REMOVE ACCESS COVERS ON BACK OF UNIT

NOTE:
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2 ORDER CANOPY W/ INTEGRATED SPEAKER DETAIL
1/2" = 1'-0" NOTE:

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Drawing Title: SITE DETAILS	
Date: 02/26/26	Dwg No. A 5.1
Drawn By: M.M.	
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Job No: 25-215	3 of 5



1 DIRECTIONAL SIGN DETAILS

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

2 DIGITAL MENU BOARDS DETAIL

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



1 DIRECTIONAL SIGN DETAILS

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

2 DIGITAL MENU BOARDS DETAIL

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



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Drawing Title:
SITE PHOTOS

Date:
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25-215

Dwg No.
A-6.0
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