

SITE PLAN APPROVAL DRAWINGS

ORANGETOWN SHOPPING CENTER

TAX MAP SECTION 74.10 | BLOCK 1 | LOT 67
 ROCKLAND COUNTY
 1 ORANGEBURG ROAD
 ORANGETOWN, NY 10962



JMC Drawing List:

- SP-1 COVER SHEET
- SP-2 OVERALL EXISTING CONDITIONS
- SP-3 EXISTING CONDITIONS
- SP-4 DEMOLITION PLAN
- SP-5 OVERALL LAYOUT PLAN
- SP-6 LAYOUT PLAN
- SP-7 GARBAGE TRUCK TURNING MOVEMENT
- SP-8 FIRE APPARATUS TURNING MOVEMENT
- SP-9 GRADING PLAN
- SP-10 UTILITIES PLAN
- SP-11 UTILITIES PROFILE PLAN
- SP-12 EROSION AND SEDIMENT CONTROL PLAN
- SP-13 LANDSCAPING PLAN
- SP-14 LIGHTING PLAN
- SP-15 CONSTRUCTION DETAILS
- SP-16 CONSTRUCTION DETAILS
- SP-17 CONSTRUCTION DETAILS
- SP-18 CONSTRUCTION DETAILS
- SP-19 CONSTRUCTION DETAILS
- SP-20 CONSTRUCTION DETAILS

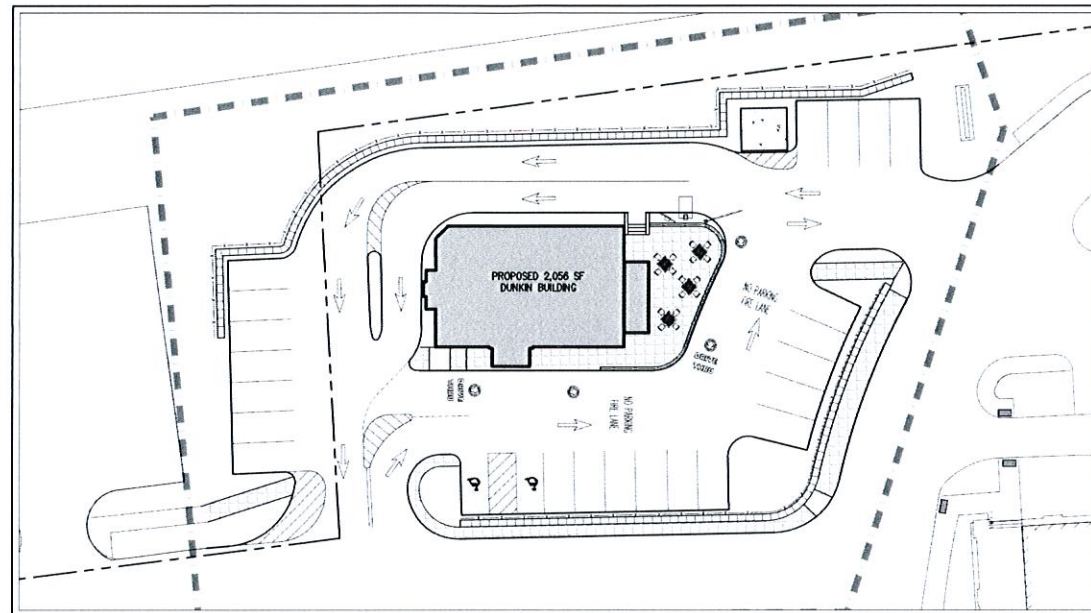
APPLICANT/OWNER:
 UB ORANGEBURG, LLC
 321 RAILROAD AVENUE
 GREENWICH, CT 06830
 APPLICANT PHONE: (203) 803 0206

JMC Site Planner, Civil & Traffic Engineer,
 Surveyor and Landscape Architect:
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225

ATTORNEY:
 EMANUEL LAW, PC
 4 LAUREL ROAD
 NEW CITY, NY 10956
 ATTORNEY PHONE: (845) 634 4141

ARCHITECT:
 GK+A ARCHITECTS
 36 AMES AVENUE
 RUTHERFORD, NJ 07070
 ARCHITECT PHONE: (201) 896 0333

SURVEYOR:
 CONTROL POINT ASSOCIATES, INC.
 SURVEYOR PHONE: (908) 993 0500



AREA MAP
 SCALE: 1" = 20'

TABLE OF LAND USE

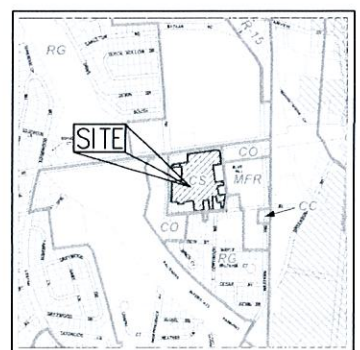
Section 74.10, Block 1, Lot 67
 Zone CS - Community Shopping
 Proposed Use: Mix Use

Parameter	Required	Existing	Provided
Min. Lot Area (S.F.)	2,500	461,178	461,178
Maximum Floor Area Ratio	1	0.16	0.17
Min. Lot Width (Feet)	25	463	463
Min. Street Frontage			
Orangeburg Road	-	480	480
Dutch Hill Road	-	349	349
Oak Street	-	475	475
Highway Avenue	-	323	323
Total Frontage	35	1627	1627
Maximum Building Height (Stories/Feet)	2.35	1 / > 35	21
Min. Yards for Building (feet)			
Front	45	31.6	34.3 ⁽¹⁾
Side	0.12	21	12
Total Side	0.25	-	-
Rear	25	N/A	N/A
Side-Rear adjacent to any 'R' District	15	24	24
Min. Yards for Wall (feet)			
Front	45	-	4.38 ⁽²⁾
Side	12	-	-
Total Side	25	-	-
Rear	25	N/A	N/A
Side-Rear adjacent to any 'R' District	15	34	34

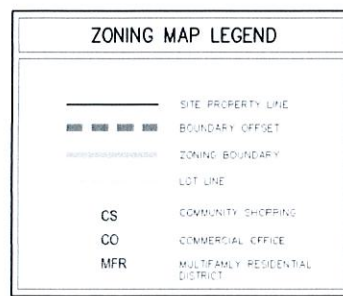
(1) Variance obtained for front yard setback of new pad building from ZBA #14-64.
 (2) Variance obtained for height of proposed retaining wall greater than 4-1.2 feet located within the required front yard of Orangeburg Road from ZBA #14-64.

Use	PARKING TABLE								
	Previously Approved			Proposed			Proposed		
	Existing Spaces	Required	Approved (Restaurant) 1 Space / 100 SF	Required	Approved	Proposed (Restaurant) 1 Space / 100 SF	Required	Proposed	
Off-Street Parking									
Retail/office/Bus services	62,884	2,200	61,800	309		65,884	344		
Restaurant	11,616	1,100	15,700	157		11,616	113		
Proposed Pad	1,100	2,200		22		2,056	21		
Total Parking				488	378		478	378⁽¹⁾	

(1) Variance obtained for total parking spaces per ZBA #14-64. The variances did not provide a breakdown by use, simply a total number of parking spaces permitted.

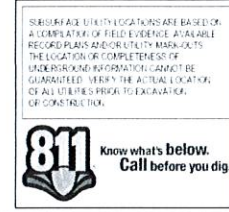


ZONING MAP
 SCALE: 1" = 1,000'



GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL BY "TWO SAFELY" (1-800-965-7862) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 783 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES ADJACENT TO THE SITE OF CONSTRUCTION, AS FAR AS THEY MAY BE ENGAGED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED. EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCE, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL AT HIS OWN EXPENSE IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNNECESSARY INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HIRE TEST BITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES, APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH, REGULATIONS, AND BILLING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-C5 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DIRECT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED, AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON, AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. RAMPS FOR CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBGRADE MATERIAL, EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.



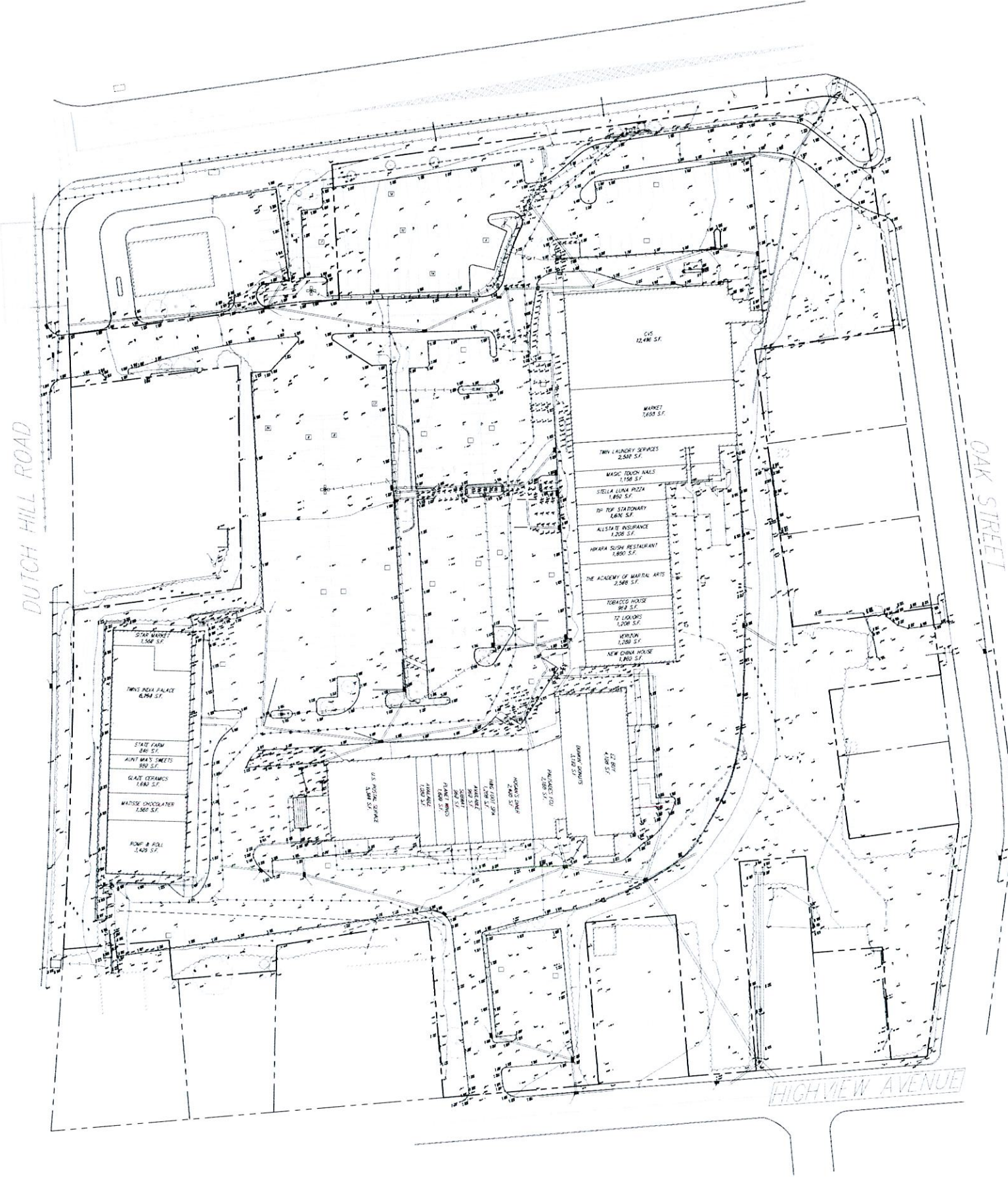
No.	Revision	Date	By
1.	SITE PLAN APPROVAL SUBMISSION	01/21/2022	DWG
2.	RESPONSE TO TOWN COMMENTS	04/26/2022	DWG
3.	ACABOR SUBMISSION	05/20/2022	DWG

JMC
 120 BEDFORD ROAD • ARMONK, NY 10504
 PHONE: 914.273.5225 • FAX: 914.273.4142
 www.jmcpllc.com

ALL ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF AN LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7006 SUBSECTION 2.

[Signature]

Scale: **NOT TO SCALE**
 Date: **06/30/2021**
 Title: **15210**
 Project: **1015001 - 1015002 - 1015003**
 Drawing: **SP-1**



[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING GUICK RAIL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE AND DESIGNATION
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING DIRECTIONAL ARROWS
[Symbol]	EXISTING PAINT
[Symbol]	EXISTING PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING PEDESTRIAN CROSSING
[Symbol]	EXISTING STORM DRAIN LINE AND SIZE
[Symbol]	EXISTING SANITARY LINE AND SIZE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING DRAIN INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	BORING LOCATION AND DESIGNATION

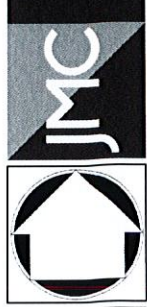
NOTES
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL TOPOGRAPHIC & UTILITY SURVEY" PREPARED BY GORHAM POINT ASSOCIATES, INC., DATED 11/16/2016.

Date	07/27/2021	DWG	
Date	04/29/2021	DWG	
Date	03/25/2021	DWG	
Revisions	1. SITE PLAN APPROVAL SUBMISSION		
	2. RESPONSE TO TOWN COMMENTS		
	3. ACABOR SUBMISSION		

APPLICANT
URSTADT BIDDLE PROPERTIES
321 RAILROAD AVENUE
GREENWICH, CT 06830

ARCHITECT
STUDIO ARCHITECTURE - NEW YORK
297 KNOXWOOD ROAD SUITE 209
WHITE PLAINS, NY 10607

JMC
1,2,3 REGISTERED P.E. - ARCHITECTURE, INC.
www.jmcplc.com



OVERALL EXISTING
CONDITIONS MAP
ORANGETOWN SHOPPING CENTER
1 ORANGETOWN ROAD
ORANGETOWN, NY 10962



Date	06/30/2021
Scale	1" = 40'
Project	15210
Sheet	SP-2

ANY ALTERATION OF PLANS OR SPECIFICATIONS SHALL BE MADE BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF NEW YORK.

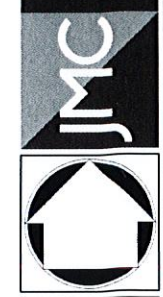


LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PLANT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	BORING LOCATION AND DESIGNATION

No.	Revisions	Date	By
1.	SITE PLAN APPROVAL SUBMISSION	07/27/2022	DAC
2.	RESPONSE TO TOWN COMMENTS	04/26/2022	DAC
3.	ACABRR SUBMISSION	05/20/2022	DAC

APPLICANT: **URSTADT BIDDLE PROPERTIES**
 321 RAILROAD AVENUE
 GREENWICH, CT 06830
 ARCHITECT: **STUDIO ARCHITECTURE - NEW YORK**
 297 KNOWLEDGE ROAD SUITE 208
 WHITE PLAINS, NY 10607

JMC
 JMC ENGINEERING & ARCHITECTURE, LLC
 1105 WEST 10TH STREET, SUITE 200
 DENVER, CO 80202
 TEL: 303.733.2222 FAX: 303.733.2222
 WWW.JMCEA.COM



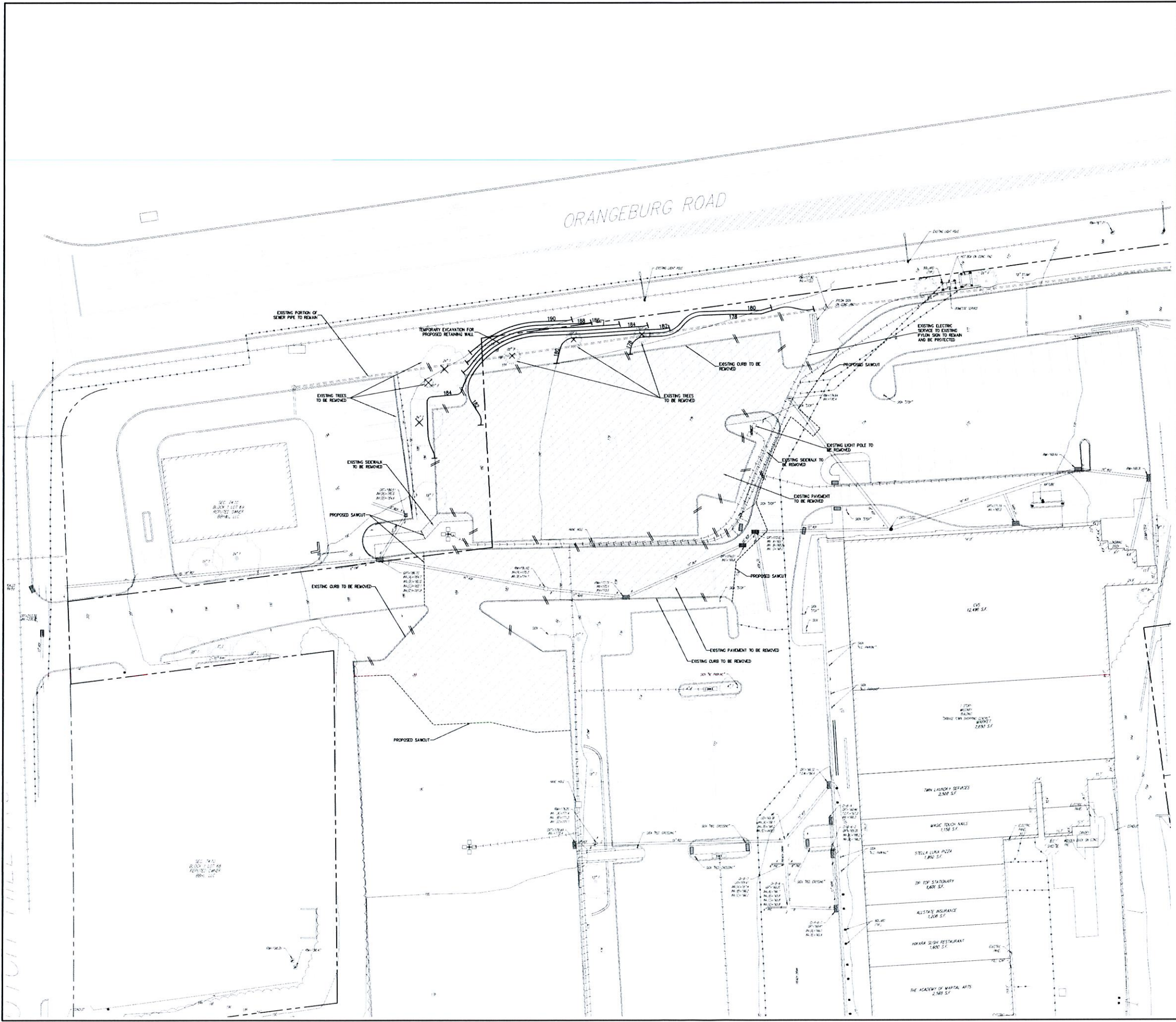
EXISTING CONDITIONS MAP
ORANGETOWN SHOPPING CENTER
 1 ORANGETOWN ROAD
 ORANGETOWN, NY 10962

ANY ALTERATION OF PLANS OR SPECIFICATIONS REQUIRES THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT AND SIGNATURE OF A REGISTERED SURVEYOR OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 2009-B SUBSECTION 2.

Drawn	BA
Scale	1" = 20'
Date	06/26/2021
Project No.	15210
Sheet No.	SP-3

NOTES:
 1. EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY, FIELD, AERIAL, PHOTOGRAPHIC & UTILITY SURVEYS PREPARED BY GEORGE RENT ASSOCIATES, INC. DATED 01/08/2016.

300 EGG CONSTRUCTION



LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING METLAND LINE AND DELINEATION
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING ROCK CONTOUR
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING QUICK RAIL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE AND DESIGNATION
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING DIRECTIONAL ARROWS
[Symbol]	EXISTING PAVEMENT TO BE REMOVED
[Symbol]	EXISTING PAINT
[Symbol]	EXISTING PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING HANDICAP PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING PEDESTRIAN CROSSING
[Symbol]	EXISTING STORM DRAIN LINE AND SIZE
[Symbol]	EXISTING SANITARY LINE AND SIZE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING DRAIN RAILET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING LOCATION AND DESIGNATION
[Symbol]	EXISTING FEATURE TO BE REMOVED
[Symbol]	PROPOSED SANICUT LINE

NOTES

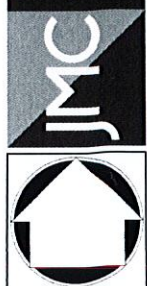
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARTIAL TOPOGRAPHIC & UTILITY SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 01/26/2014.

No.	Revision	Date
1	SITE PLAN APPROVAL SUBMISSION	07/27/2022
2	RESPONSE TO TOWN COMMENTS	04/26/2022
3	ACADEM SUBMISSION	05/20/2022

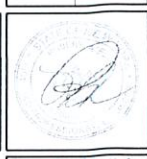
APPLICANT: **URSTADT BIDDLE PROPERTIES**
 321 RAILROAD AVENUE
 GREENWICH, CT 06830

ARCHITECT: **STUDIO ARCHITECTURE-NEW YORK**
 297 KNOWLEDGE ROAD SUITE 209
 WHITE PLAINS, NY 10607

100 EEPHIST ROAD - ARDENNYLE TOWNSHIP
 100 EEPHIST ROAD - ARDENNYLE TOWNSHIP
 www.jmcpllc.com



DEMOLITION PLAN
ORANGETOWN SHOPPING CENTER
 1 ORANGETOWN ROAD
 ORANGETOWN, NY 10962



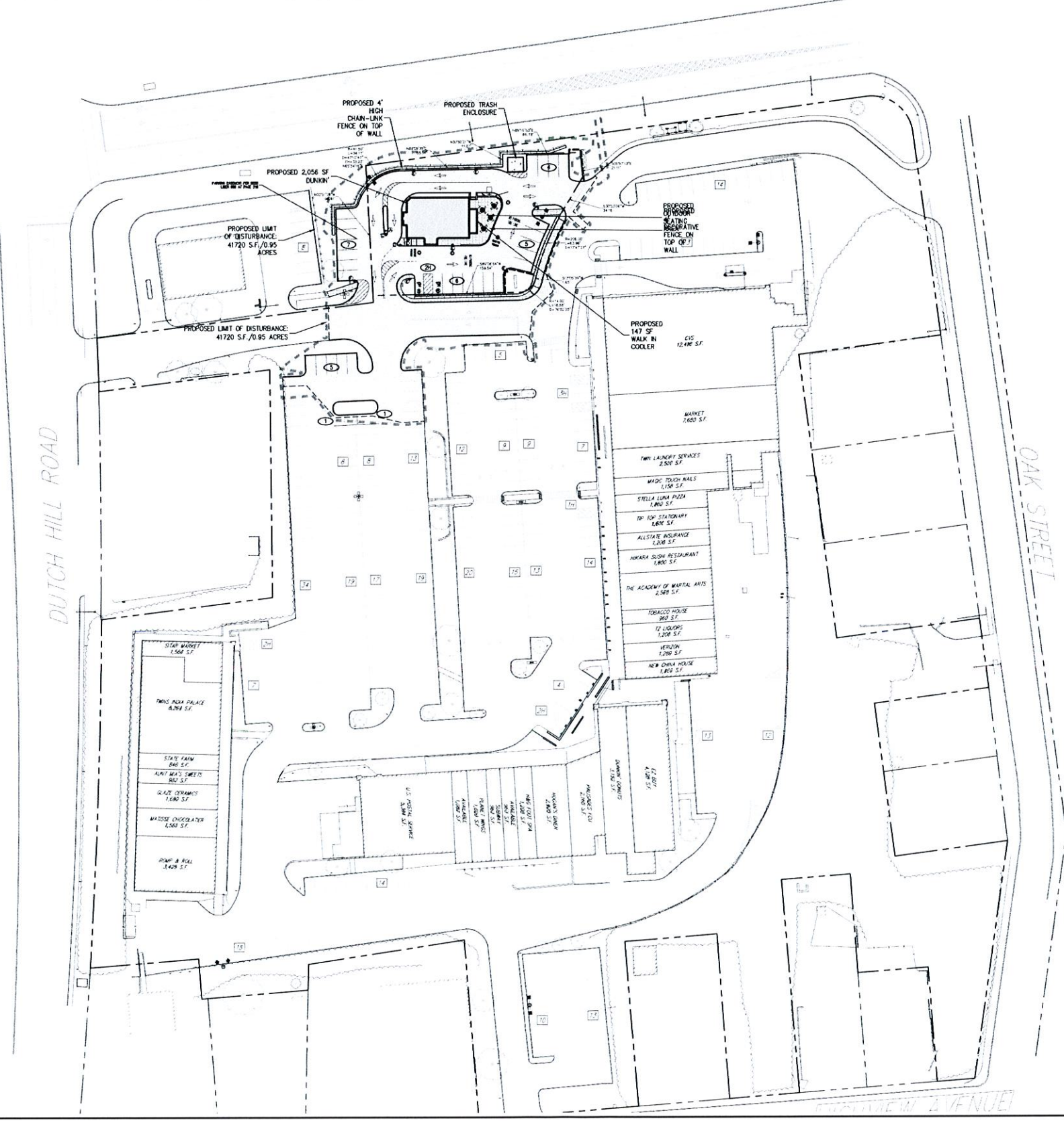
Scale:	1" = 20'
Date:	06/30/2021
Project:	15210
Sheet:	SP-4

SP-4

NOT FOR CONSTRUCTION

PARKING TABLE								
Use	Existing Stores SF	Required Spaces/SF	Previously Approved		Proposed			
			Approved (Restaurant) 1 Space / 100 SF SF	Required Spaces	Approved Spaces	Proposed (Restaurant) 1 Space / 100 SF SF	Required Spaces	Proposed Spaces
Off-Street Parking								
Retail office/Bank/services	65,884	1/200	61,800	309		65,884	344	
Restaurant	11,616	1/100	15,700	157		11,616	113	
Proposed Pad		1/100	2,200	22		2,056	21	
Total Parking				488	378		478	378⁽¹⁾

(1) Variance obtained for total parking spaces, per ZBA #14-64. The variances did not provide a breakdown by use, simply a total number of parking spaces permitted.



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SEABACK LINE
- EXISTING EASEMENT LINE
- EXISTING ROADWAY CENTER LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED SANDLOT LINE
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
- PROPOSED DROP CURB AND RAMP
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED CURBING
- PROPOSED PARKING
- PROPOSED SINGLE ARM LIGHTING STANDARD
- PROPOSED DOUBLE ARM LIGHTING STANDARD
- PROPOSED CONCRETE PAD

NOTES

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, PARTIAL TOPOGRAPHIC & UTILITY SURVEYS PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 01/08/2014.

No.	Revisions	Date	By
1.	SITE PLAN APPROVAL SUBMISSION	01/21/2022	D.G.
2.	RESPONSE TO TOWN COMMENTS	04/26/2022	D.G.
3.	ACABOR SUBMISSION	05/20/2022	D.G.

APPLICANT: **URSTADT BIDDLE PROPERTIES**
 321 RAILROAD AVENUE
 GREENWICH, CT 06830

ARCHITECT: **STUDIO ARCHITECTURE—NEW YORK**
 297 KNOWLEDGE ROAD SUITE 209
 WHITE PLAINS, NY 10607

NYC Planning, Engineering, Architecture
 400 Broadway, 15th Floor, New York, NY 10013
 Phone: 212-512-2000
 www.jmcpllc.com



OVERALL LAYOUT PLAN
 ORANGETOWN SHOPPING CENTER
 1 ORANGETOWN ROAD
 ORANGETOWN, NY 10862



Scale:	1" = 40'
Date:	08/30/2021
Project:	15210
Sheet:	SP-5

CONSTRUCTION
 10/1/2021

SIGN TABLE

DESCRIPTION	SHOW	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REFLECTIVITY	REFLECTORIZED
A		30"x24"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	x
B		12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	x
C		30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R5-1	x
D		36"x12"	WHITE ARROW ON BLACK	STEEL CHANNEL	7'-0"	R6-1R	x
E		12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2 (MODIFIED)	x
F		30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	x

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SEEBACK LINE
- EXISTING EASEMENT LINE
- EXISTING ROADWAY CENTER LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED SAWCUT LINE
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (ORDER TO STOPPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
- PROPOSED DROP CURB AND RAMP
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- TRAFFIC SIGN LOCATION & RESOLUTION
- PROPOSED CURBING
- PROPOSED PARKING
- PROPOSED SINGLE ARM LIGHTING STANDARD
- PROPOSED DOUBLE ARM LIGHTING STANDARD
- PROPOSED CONCRETE PAD

NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY, STILES, TOPOGRAPHIC AND UTILITY SURVEY, PREPARED BY JMC PLANNING ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, LLC, DATED 06/24/2020.
- 14 DAYS PRIOR TO THE PLACING OF ANY ROAD-USE BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGEBURG SUPERINTENDENT OF HIGHWAYS AND DEPARTMENT OF ENVIRONMENTAL ENGINEERING (LAW) WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER FOR THESE DEPARTMENTS TO REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.

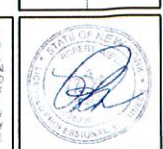
No.	Revision	Date
1.	SITE PLAN APPROVAL SUBMISSION	07/27/2022
2.	RESPONSE TO TOWN COMMENTS	04/26/2022
3.	ACABOR SUBMISSION	05/20/2022
4.	ACABOR COMMENTS	07/27/2022
5.	REVISED PER ACABOR COMMENTS	07/27/2022

APPLICANT/OWNER
THORWOOD REALTY LLC
 1250 WATERS PLACE - PH1
 BRONX, NY 10461

ARCHITECT/ENGINEER
WARSHAUER MELLUSI WARSHAUER ARCHITECTS, PC
 100 CLEARBROOK ROAD
 WESTCHESTER, NY 10594

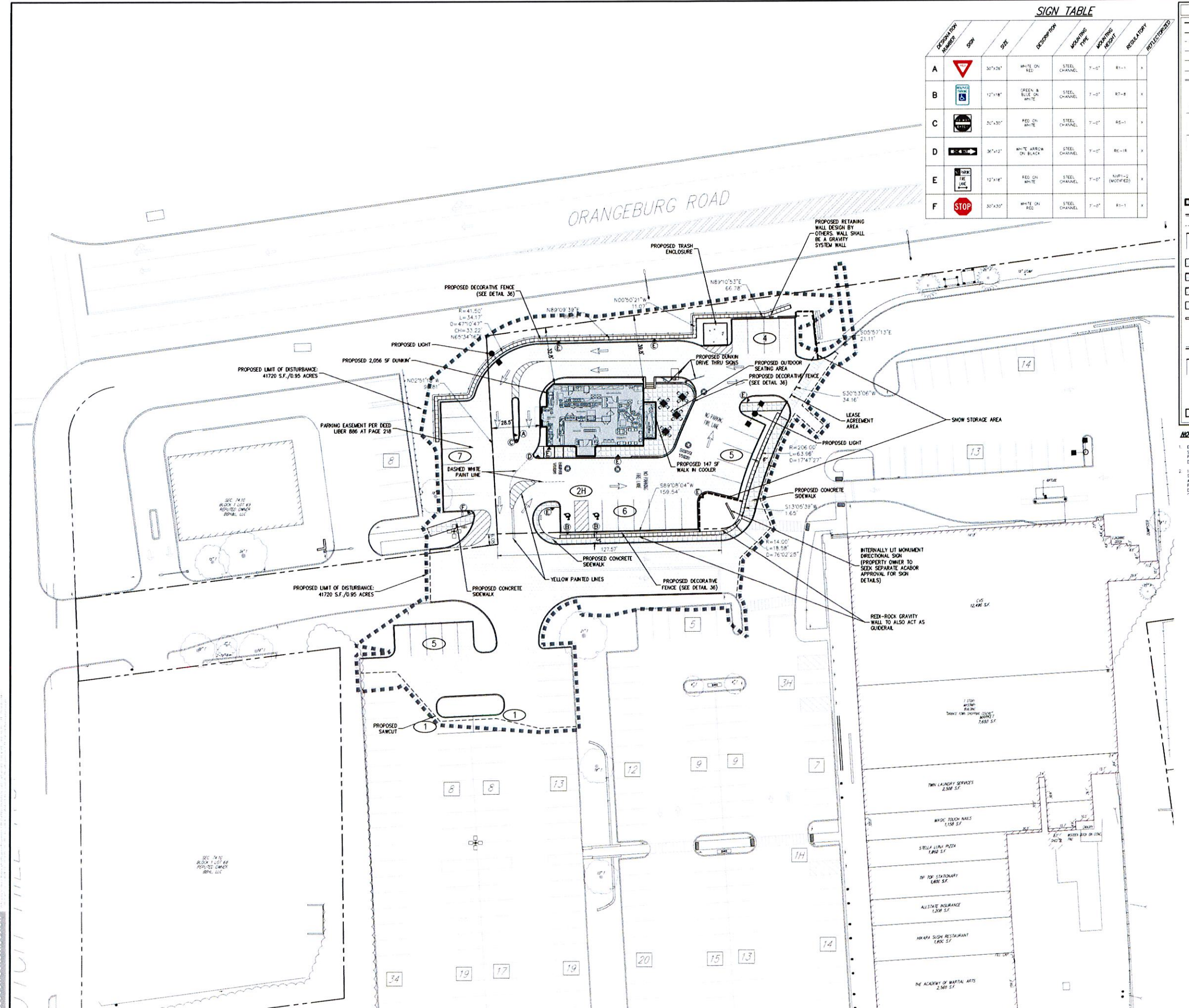


LAYOUT PLAN
 1 ZEISS DRIVE REDEVELOPMENT
 1 ZEISS DRIVE
 TOWN OF MOUNT PLEASANT, NEW YORK, 10594

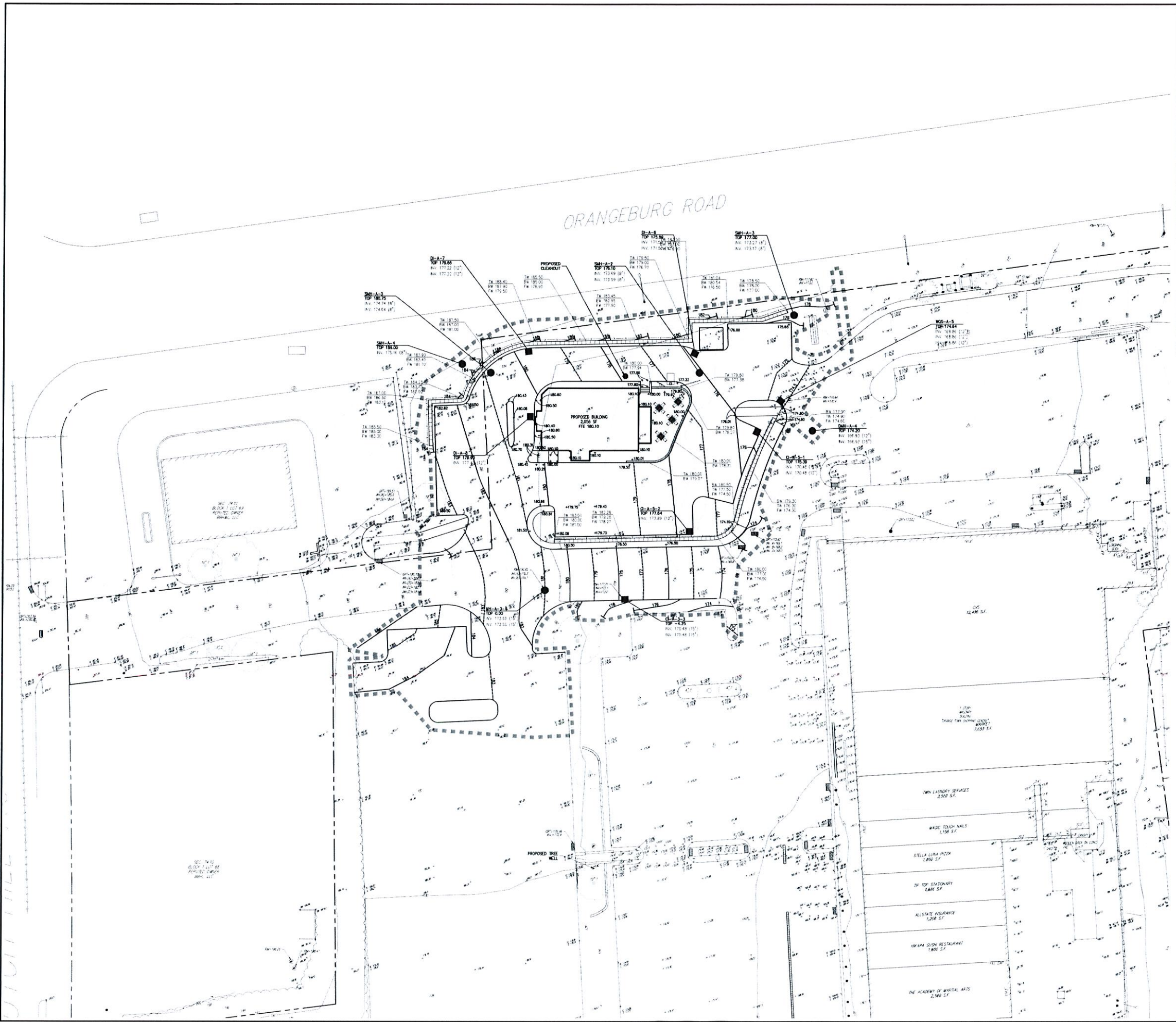


Scale	1" = 20'
Date	08/30/21
Project No.	20043
Drawn By	JF
Checked By	LA
Drawn No.	SP-6

NOT FOR CONSTRUCTION



ANY ALTERATION OF PLANS SPECIFICATIONS PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 2209 SUBSECTION 2.



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING SPOT GRADE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED INDEX GRADE
	PROPOSED MINOR GRADE
	PROPOSED SPOT GRADE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE O DRAIN INLET
	PROPOSED TYPE D DRAIN INLET
	PROPOSED TYPE U DRAIN INLET
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED LIMIT OF DISTURBANCE
	EXISTING FEATURE TO BE REMOVED

NOTES:
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, TYPICAL TOPOGRAPHIC & UTILITY SURVEYS PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 01/08/2016.

No.	Description	Date	By
1.	1. SITE PLAN APPROVAL SUBMISSION	01/21/2021	D.S.
2.	2. RESPONSE TO TOWN COMMENTS	04/26/2021	D.S.
3.	3. ACADRE SUBMISSION	06/20/2021	D.S.

APPLICANT: **URSTADT BIDDLE PROPERTIES**
 321 RAILROAD AVENUE
 GREENWICH, CT 06830

ARCHITECT: **STUDIO ARCHITECTURE - NEW YORK**
 287 KNOLLWOOD ROAD SUITE 209
 WHITE PLAINS, NY 10607

MEP CONSULTING ENGINEERS, L.L.C.
 400-4000 1st Ave. 10th Floor, NYC, NY 10018
 MECHANICAL ENGINEERING, L.L.C.
 400-4000 1st Ave. 10th Floor, NYC, NY 10018
 1-800-520-1340 • 400-4000 • 400-4000
 www.jmcplc.com



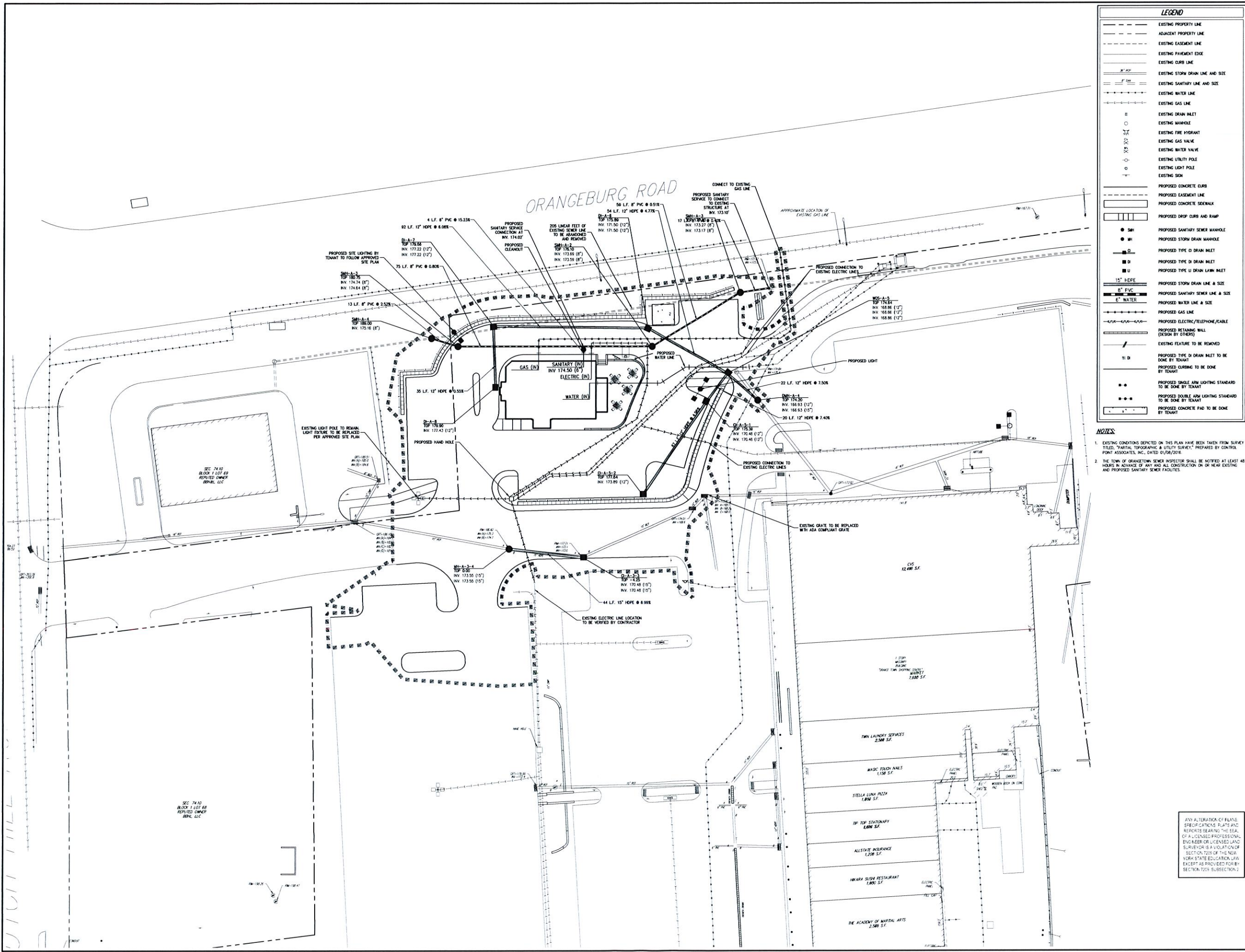
GRADING PLAN
ORANGEBURG SHOPPING CENTER
 1 ORANGEBURG ROAD
 ORANGEBURG, NY 10962



Scale:	1" = 30'
Date:	06/21/2021
Project No.:	15210
Sheet No.:	9 of 9
Drawn by:	SP-9

NOT FOR CONSTRUCTION

CONTRACTOR: JMC CONSTRUCTION
 PROJECT: ORANGEBURG ROAD - ANNOON, NY 10954
 DRAWING: UTILITIES PLAN
 SHEET: SP-10



No.	Revision	Date	By	Check
1	1. SITE PLAN APPROVAL SUBMISSION	07/27/2022	DAC	DAC
2	2. RESPONSE TO TOWN COMMENTS	04/26/2022	DAC	DAC
3	3. ACADRE SUBMISSION	05/20/2022	DAC	DAC

APPLICANT: URSTADT BIDDLE PROPERTIES
 321 RAILROAD AVENUE
 GREENWICH, CT 06830
 ARCHITECT: STUDIO ARCHITECTURE-NEW YORK
 297 KNOLLWOOD ROAD SUITE 209
 WHITE PLAINS, NY 10607

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD - ANNOON, NY 10954
 phone 914.273.2225 - fax 914.273.2102
 www.jmcpllc.com



UTILITIES PLAN
 ORANGETOWN SHOPPING CENTER
 1 ORANGEBURG ROAD
 ORANGETOWN, NY 10962

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209.3 SUBSECTION 2.

Drawn	JR	Reviewed	RA
Scale	1" = 20'	Date	08/30/2021
Project No.	15210	Sheet No.	9-10
Drawn By	JR	Checked By	RA
SP-10			

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED CONCRETE CURB
	PROPOSED EASEMENT LINE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE D DRAIN INLET
	PROPOSED TYPE U DRAIN INLET
	PROPOSED STORM DRAIN LINE & SIZE
	PROPOSED SANITARY SEWER LINE & SIZE
	PROPOSED WATER LINE & SIZE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC/TELEPHONE/CABLE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	EXISTING FEATURE TO BE REMOVED
	PROPOSED TYPE D DRAIN INLET TO BE DONE BY TENANT
	PROPOSED CURBING TO BE DONE BY TENANT
	PROPOSED SINGLE ARM LIGHTING STANDARD TO BE DONE BY TENANT
	PROPOSED DOUBLE ARM LIGHTING STANDARD TO BE DONE BY TENANT
	PROPOSED CONCRETE PAD TO BE DONE BY TENANT

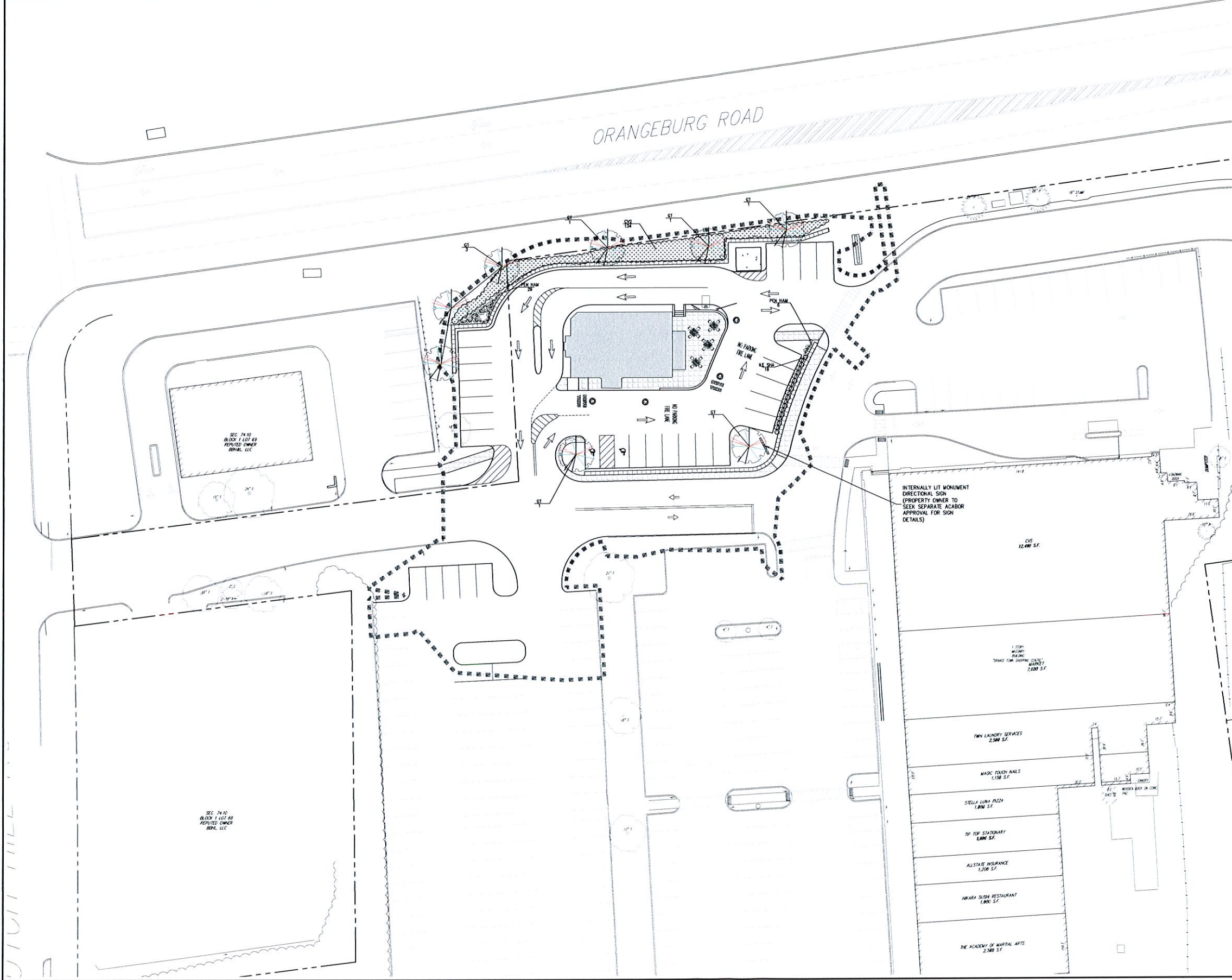
NOTES:
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARTIAL TOPOGRAPHIC & UTILITY SURVEY," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 03/08/2014.
 2. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.

PLANT SCHEDULE					
TREES	QTY	BOTAN. CAL. / COMMON NAME	SIZE	ROOT COND.	REMARKS
GT	8	Gleditsia Tracanthos iremii / Shademaster / Shademaster Honeylocust	3'-3 1/2' Cal	B & B	
SHRUBS	QTY	BOTAN. CAL. / COMMON NAME	SIZE	ROOT COND.	REMARKS
ILE SHA	19	Ilex glabra / Shamrock / Irlberry	3'-4' Height	B & B	
SHRUB AREAS	QTY	BOTAN. CAL. / COMMON NAME	CONT.	ROOT COND.	REMARKS
CV2	134	Cotoneaster horizontalis / Variegata's / Variegated Rock Spray Cotoneaster	2 gal	Container	
PEN-HAM	35	Pennisetum alopecuroides / Hameln / Hameln Dwarf Fountain Grass	2 gal	Container	

LEGEND	
---	EXISTING PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING SETBACK LINE
---	EXISTING METLAND LINE AND DELINEATION
---	EXISTING METLAND BUFFER
---	EXISTING BUILDING OVERHANG
---	EXISTING BUILDING LINE
---	EXISTING PAVEMENT EDGE
---	EXISTING CURB LINE
---	EXISTING STONE WALL
---	EXISTING RETAINING WALL
---	EXISTING CLDGE RAIL
---	EXISTING FENCE
---	EXISTING TREE AND DESIGNATION
---	EXISTING TREE LINE
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING SIGN
---	PROPOSED BUILDING LINE
---	PROPOSED CONCRETE CURB
---	PROPOSED SAWCUT LINE
---	PROPOSED CONCRETE APRON
---	PROPOSED WALKWAY TRAIL
---	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
---	PROPOSED FENCE
---	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
---	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
---	2'-4" WIDE YELLOW LINES 8" O.C.
---	12" WIDE WHITE STOP LINE
---	TRAFFIC SIGN LOCATION & DESIGNATION
---	PROPOSED DECIDUOUS TREE
---	PROPOSED FLOWERING TREE
---	PROPOSED EVERGREEN TREE
---	PROPOSED SHRUBS/PERENNIALS
---	PROPOSED SHRUB MASSING
---	PROPOSED TREE LINE
---	EXISTING FEATURE TO BE REMOVED

NOTES

1. ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT. (ANSI Z60.1), LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPROVED SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GRASS COVER, SHALL BE LAWNS.
3. ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.



Rev.	Date	Description
1.	07/27/2022	SITE PLAN APPROVAL SUBMISSION
2.	04/26/2022	RESPONSE TO TOWN COMMENTS
3.	05/20/2022	ACAD. SUBMISSION
4.	07/20/2022	APPROVAL REVISION SUBMISSION
5.	07/27/2022	REVISED PER ACAD. COMMENTS

APPLICANT: **URSTADT BIDDLE PROPERTIES**
 321 RAILROAD AVENUE
 GREENWICH, CT 06830

ARCHITECT: **STUDIO ARCHITECTURE-NEW YORK**
 297 KNOLLWOOD ROAD SUITE 209
 WHITE PLAINS, NY 10607

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 100 BEDFORD ROAD - ARMONK, NY 10504
 voice 914.273.3225 - fax 914.242.1102
 www.jmcpllc.com



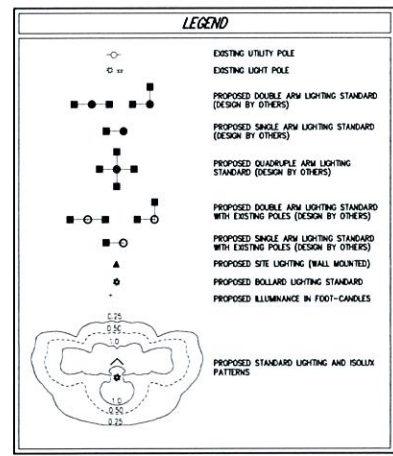
LANDSCAPING PLAN
ORANGETOWN SHOPPING CENTER
 1 ORANGEBURG ROAD
 ORANGETOWN, NY 10962



Drawn	JR	Approved	RA
Scale	1" = 20'	Date	08/30/2021
Project	15210	Sheet	SP-13
Drawn by	JR	Checked by	RA

SP-13

NOT FOR CONSTRUCTION



NOTES:
 1. ALL CABLES AND WIRING SHALL BE INSTALLED UNDERGROUND IN CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT INSTALLED WITH TWO (2) FEET OF COVER. MINIMUM SIZE OF CONDUIT SHALL BE (SEE 12) INCH DIAMETER.
 2. CIRCUIT WIRING SHALL BE [] COPPER CONDUCTORS, TYPE XWHP. CIRCUITRY SHALL BE AS SHOWN ON THE DRAWINGS.

Expanded Luminaire Location Summary

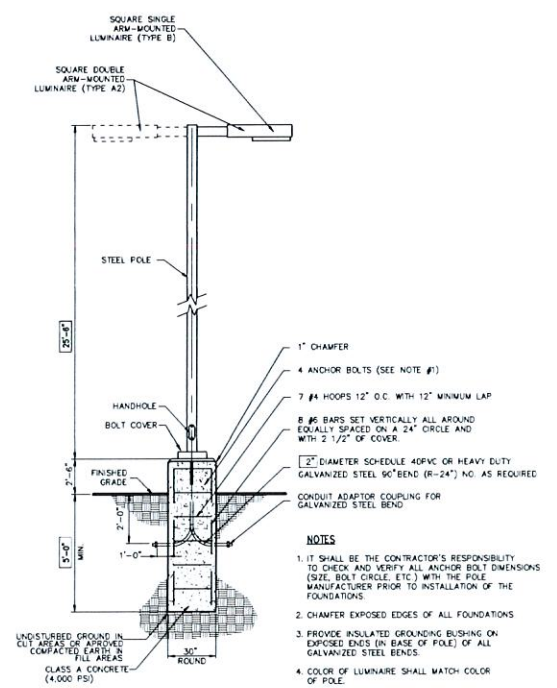
Lum. No.	Tag	Label	Qty	Dist
1	B	ALED47260 D10	28	323.274'
9	A2	ALED47260 D10 A2@180'	28	65.861'
9	A2	ALED47260 D10 A2@180'	28	245.661'

Luminaire Schedule

Tag	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
A2	1	ALED47260 D10 A2@180'	BACK-2-BACK	27428	1.000	POLE MOUNT	ALED47260 D10 - Cool - RAB071609-IES
B	1	ALED47260 D10	SINGLE	26937	1.000	POLE MOUNT	ALED47260 D10 - Cool - RAB071609-IES

Calculation Summary

Label	Calc. Type	Units	Avg	Max	Min	Avg/M ²	Min/M ²	Footcandle	Footcandle
Orangeburg Shopping Center	Luminaire	Fc	2.77	12.8	0.0	N/A	N/A	10	80
Typical Parking Area	Luminaire	Fc	3.33	12.8	0.5	0.66	25.60		



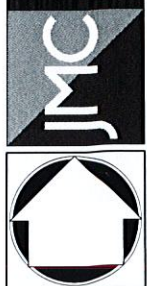
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Date	Revision	By	Check
1.	07/20/2022	SITE PLAN APPROVAL SUBMISSION	D.G.	D.G.
2.	04/26/2022	RESPONSE TO TOWN COMMENTS	D.G.	D.G.
3.	05/20/2022	ACAD. SUBMISSION	D.G.	D.G.

APPLICANT: **URSTADT BIDDLE PROPERTIES**
 321 RAILROAD AVENUE
 GREENWICH, CT 06830

ARCHITECT: **STUDIO ARCHITECTURE - NEW YORK**
 297 KNOLLWOOD ROAD SUITE 209
 WHITE PLAINS, NY 10607

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEEFORD ROAD - ARMONK, NY 10504
 Phone: 914.273.5225 - Fax: 914.273.1022
 www.jmcpllc.com

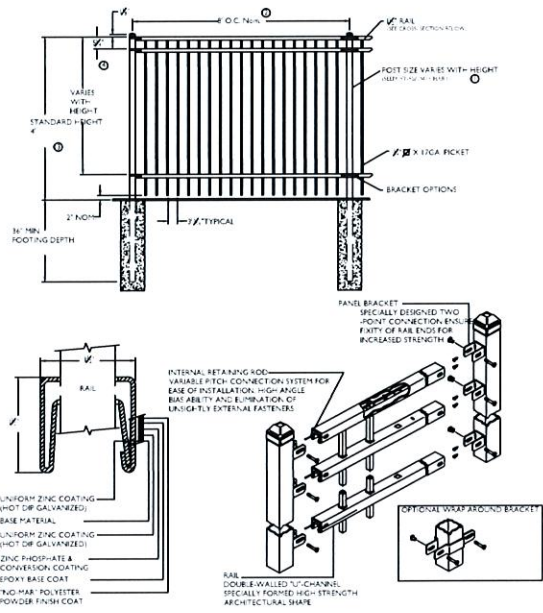


LIGHTING PLAN
 ORANGETOWN SHOPPING CENTER
 1 ORANGEBURG ROAD
 ORANGETOWN, NY 10962



Date	DC	Approved	RA
06/07/2016			
15210			
SP-14			

SP-14



- NOTES**
1. FOOT SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS
 2. PANEL IS ALSO AVAILABLE FOR 4' O.C. CENTER POST BRACING
 3. ADDITIONAL HEIGHTS AVAILABLE ON REQUEST
 4. TWO RAIL OPTION IS REQUIRED WITH BRACE (SEE DETAIL)
 5. FENCE FOOTING TO BE DETAIL BY OTHER

SITE FENCING

36

No.	Revision	Date	By
1.	SITE PLAN APPROVAL SUBMISSION	07/27/2022	DUG
2.	RESPONSE TO TOWN COMMENTS	08/11/2022	DUG
3.	RESPONSE TO TOWN COMMENTS	08/11/2022	DUG
4.	REVISION PER AECOR COMMENTS	07/27/2022	DUG

APPLICANT
URSTADT BIDDLE PROPERTIES
 321 RAILROAD AVENUE
 GREENWICH, CT 06630

ARCHITECT
STUDIO ARCHITECTURE - NEW YORK
 297 KNOLLWOOD ROAD SUITE 209
 WHITE PLAINS, NY 10607

JMC Planning, Engineering, Landscape Architecture & Land Surveys, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEEFORD ROAD - RIHOOK, NY 10504
 voice 914.273.5225 • fax 914.273.2192
 www.jmcpllc.com



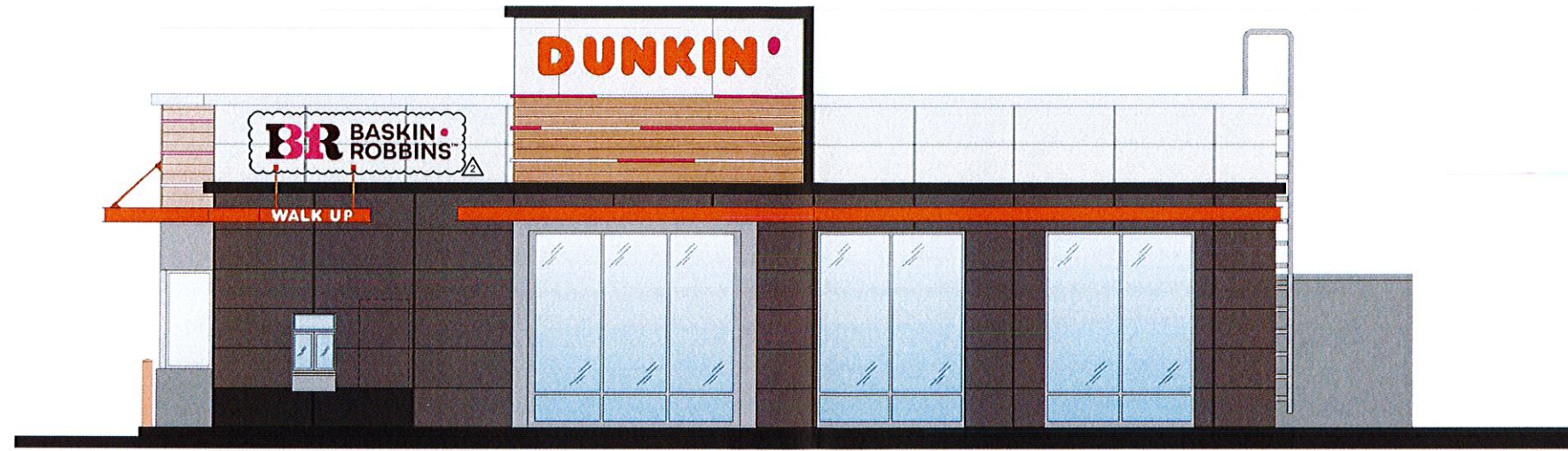
CONSTRUCTION DETAILS
ORANGETOWN SHOPPING CENTER
 1 ORANGETOWN ROAD
 ORANGETOWN, NY 10862

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 1205 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 1205.5, SUBSECTION 2.



Drawn: JR
 Checked: RM
 Title: **NOT TO SCALE**
 Date: 8/30/2021
 Project: 15210
 Drawing: 9-2
SP-20

NOT FOR CONSTRUCTION



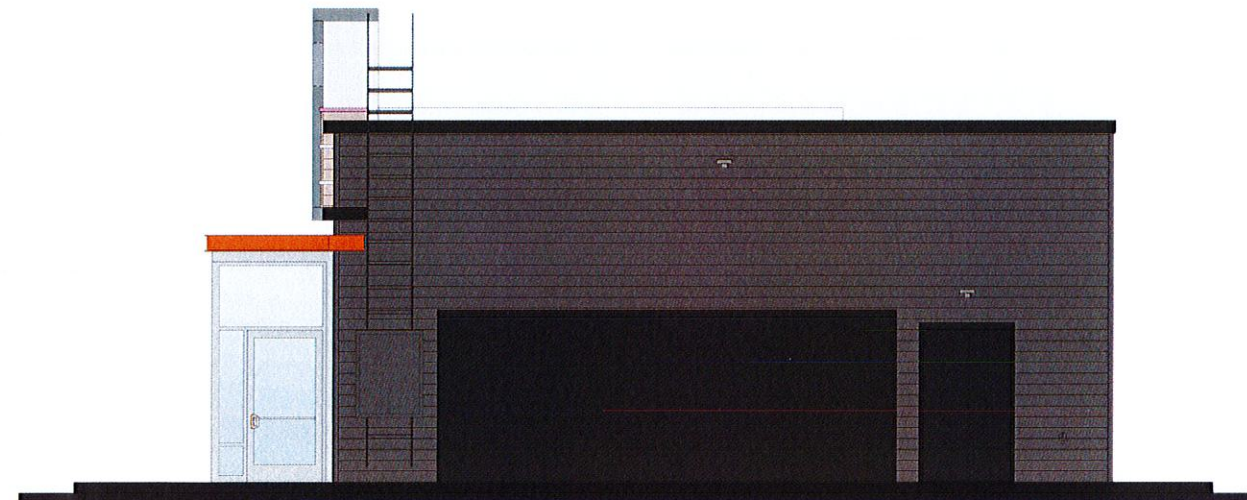
1 SOUTH SIDE ELEVATION

NTS NOTE



2 WEST SIDE ELEVATION (@ DUTCH HILL ROAD)

NTS NOTE



3 EAST SIDE ELEVATION

NTS NOTE



4 NORTH SIDE ELEVATION (ORANGEBURG ROAD)

NTS NOTE

36 Ames Avenue
Rutherford, NJ 07070
Tel. 201.896.0333
Fax. 201.896.9469
email@gkanda.biz

gkanda
ARCHITECTS, PC

Gary Kliesch and Associate Architects

Rev No	Drawing Issues / Revisions	Date
1	Signage Updates	07/07/22
2	Signage Updates	07/19/22

NU: AI 1332 NJ: AI 1332 NJCID: 21D00025000
 NY: 025618 NY: 025618 CT: AR 0008957
 FL: AR65782 FL: AR65782 DE: SS-0007765
 WI: 11180.5 WI: 11180.5 MD: 14129
 PA: RA-01512-B SC: 8935 PA: RA-01512-B SC: 8935
 D.C.: ARC101838 MA: 10610 D.C.: ARC101838 MA: 10610
 GA: RA 013883 MI: 1301064135 GA: RA 013883 MI: 1301064135
 VA: 401016973 IL: 001.023586 VA: 401016973 IL: 001.023586
 NC: 11736 WV: 4569 NH: 04487 NC: 11736 WV: 4569 NH: 04487

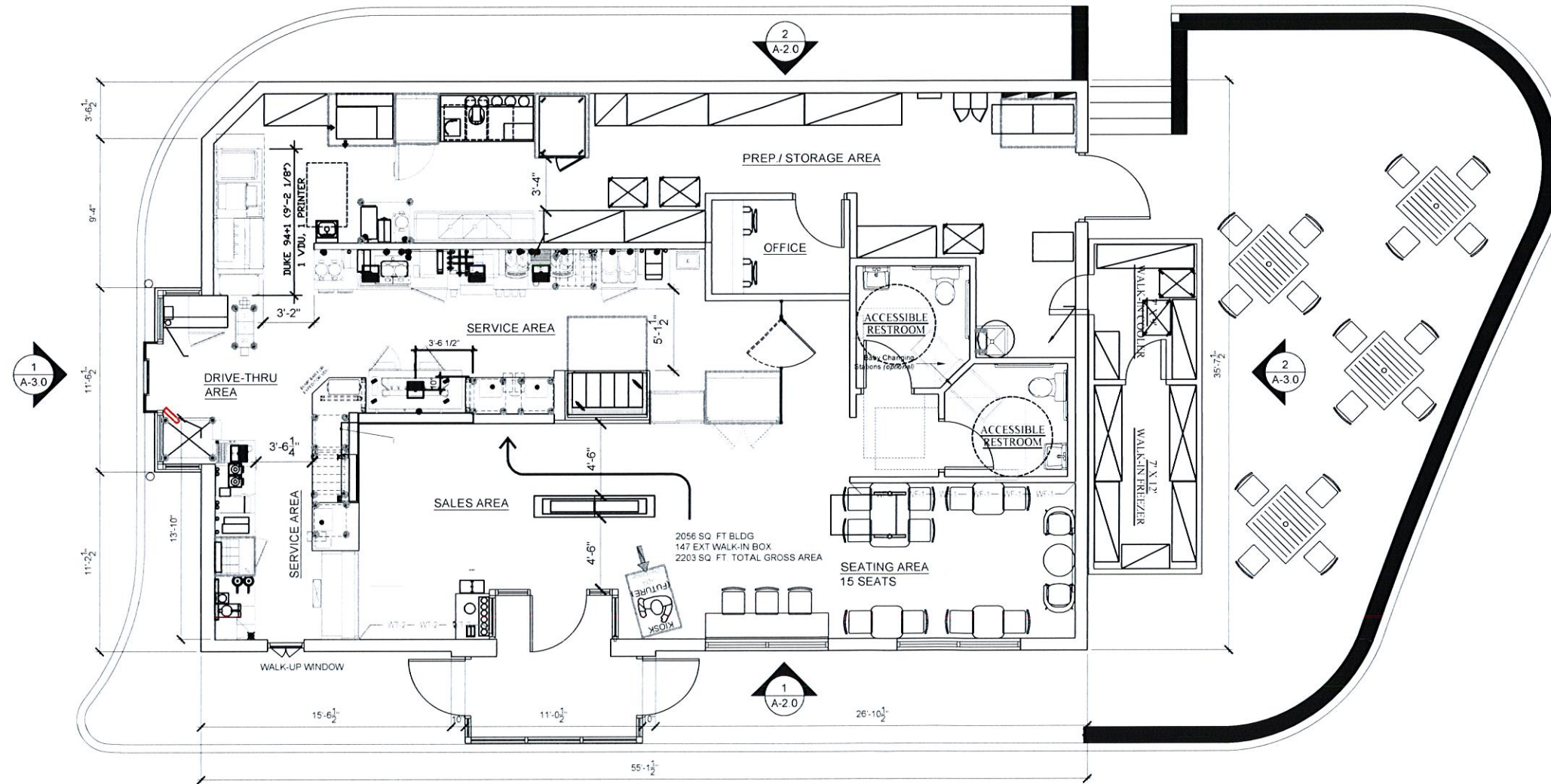
Gary Kliesch
A.I.A., NCARB, NJCID

Proposed:

DUNKIN'
Orangetown Shopping Center
Orangetown, NY
PC #

Drawing Title:
RENDERED ELEVATIONS

Date:	Dwg No:
05/18/22	R
Drawn By:	1.0
GD/JCF	
Checked By:	
CF	
Job No:	1 of 1
20-225	



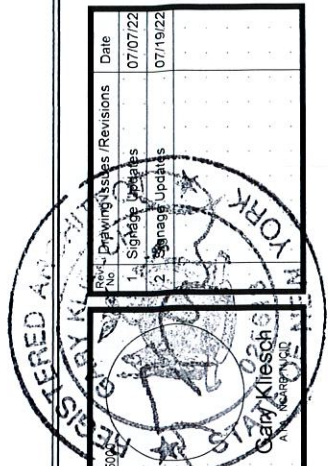
1 PROPOSED FLOOR PLAN

1/4" = 1'-0" NOTE

36 Ames Avenue
Rutherford, NJ 07070
Tel. 201.896.0333
Fax. 201.896.9469
email@gkanda.biz



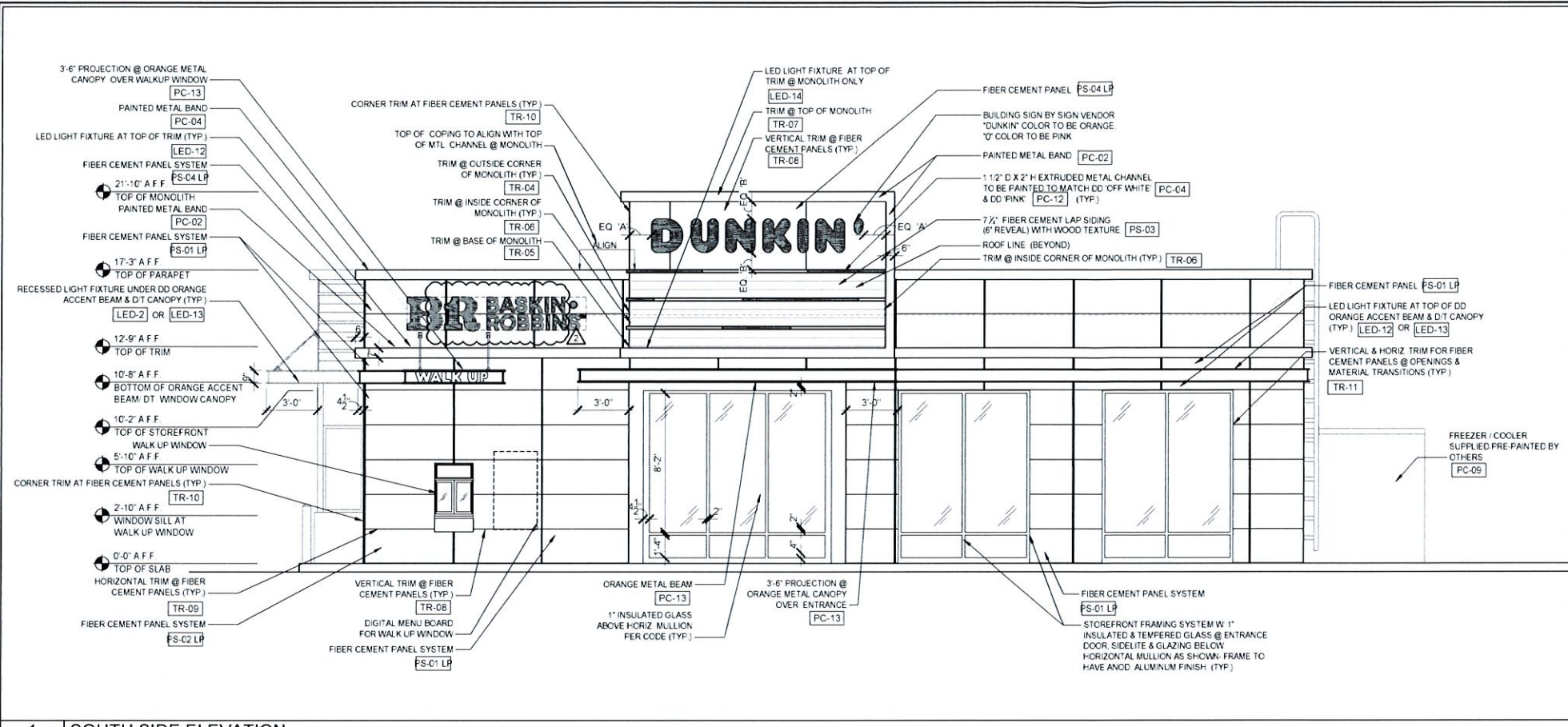
Gary Kliesch and Associate Architects



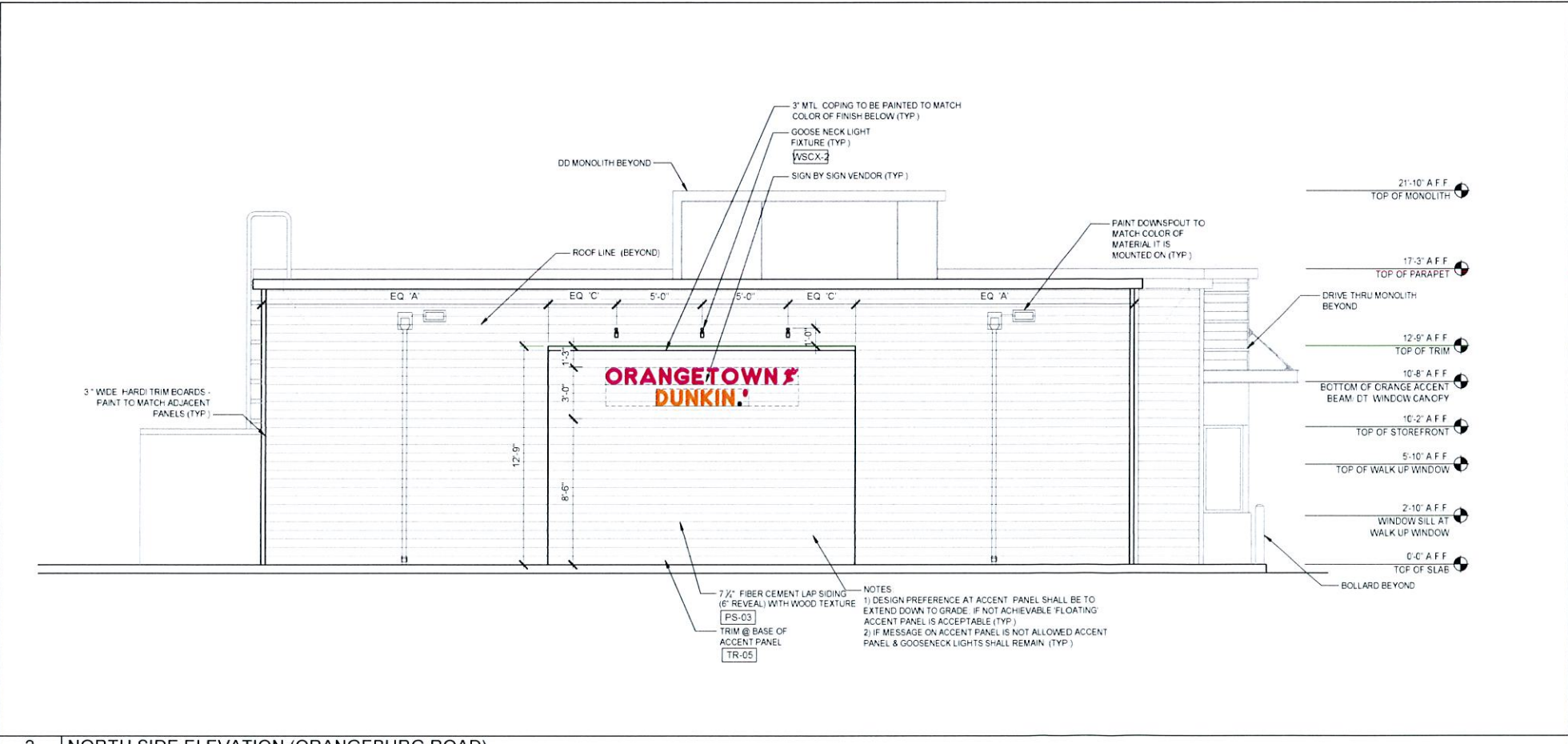
No.	Description / Revisions	Date
1	Initial Drawing	07/07/22
2	Signage Updates	07/19/22
3	Signage Updates	

Proposed:
DUNKIN'
Orangetown Shopping Center
Orangetown, NY
PC #

Drawing Title PROPOSED FLOOR PLAN	
Date 05/18/22	Dwg No. A 1.0
Drawn By G.D./C.F.	
Checked By CF	
Job No. 20-225	1 of X



1 SOUTH SIDE ELEVATION
1/4" = 1'-0" NOTE



2 NORTH SIDE ELEVATION (ORANGETOWN ROAD)
1/4" = 1'-0" NOTE

SIGNAGE DATA SCHEDULE			
DESCRIPTION	ALLOWED	PROPOSED	VARIANCE
(2) BLDG SIGN @ SOUTH ELEVATION PRIMARY SIGN "DUNKIN" SECONDARY SIGN "BASKIN ROBBINS"	ILLUMINATED BUSINESS SIGNS WITH TOTAL SIGN AREA PER USE NOT TO EXCEED 15% OF THE SIGN WALL AREA (< 40 S.F.) FRONT FACADE (SOUTH ELEV) SQ. FT. 1,072 S.F. TOTAL SIGNAGE SQ. FT. ALLOWED 161 SQ. FT.	(1) DUNKIN = 22.31 S.F. BLDG SIGN PROJECTION = 5" BLDG SIGN HEIGHT ABOVE GRADE = 18'-3" (1) BASKIN ROBBINS = 20.3 S.F. BLDG SIGN PROJECTION = 5" BLDG SIGN HEIGHT ABOVE GRADE = 13'-6"	NO
TOTAL SOUTH ELEV		22.31 + 20.3 = 42.61 S.F.	
(1) BLDG SIGN @ WEST ELEVATION PRIMARY SIGN "DD" SIGN	ILLUMINATED BUSINESS SIGNS WITH TOTAL SIGN AREA PER USE NOT TO EXCEED 15% OF THE SIGN WALL AREA (< 40 S.F.) FRONT FACADE (SOUTH ELEV) SQ. FT. 691 S.F. TOTAL SIGNAGE SQ. FT. ALLOWED 103 SQ. FT.	(1) DD = 17.6 S.F. BLDG SIGN HEIGHT ABOVE GRADE = 13'-3"	NO
TOTAL WEST ELEV		17.6 S.F.	
(1) BLDG SIGN @ NORTH ELEVATION "ORANGETOWN RUNS ON DUNKIN" ACCENT PANEL SIGN	ILLUMINATED BUSINESS SIGNS WITH TOTAL SIGN AREA PER USE NOT TO EXCEED 15% OF THE SIGN WALL AREA (< 40 S.F.) FRONT FACADE (SOUTH ELEV) SQ. FT. 1,072 S.F. TOTAL SIGNAGE SQ. FT. ALLOWED 161 SQ. FT.	(1) SOMETHING FRESH IS ALWAYS BREWING = 25.32 S.F. BLDG SIGN HEIGHT ABOVE GRADE = 8'-6"	NO
TOTAL NORTH ELEV		25.32 S.F.	
TOTAL SIGNAGE S.F.		42.61 + 17.6 + 25.32 = 85.53 S.F.	
NOTES			
(1) Pylon sign face (*)		(1) DUNKIN = 37.5 S.F.	NO
NOTES			
1) ZONE: CS 2) SIGNAGE INFORMATION TAKEN FROM THE TOWN OF ORANGETOWN ORDINANCE ZONING - 43 ATTACHMENT 1 COMMERCIAL ZONES			

36 Ames Avenue
Rutherford, NJ 07070
Tel: 201.896.0333
Fax: 201.896.9469
email: @kanda.biz

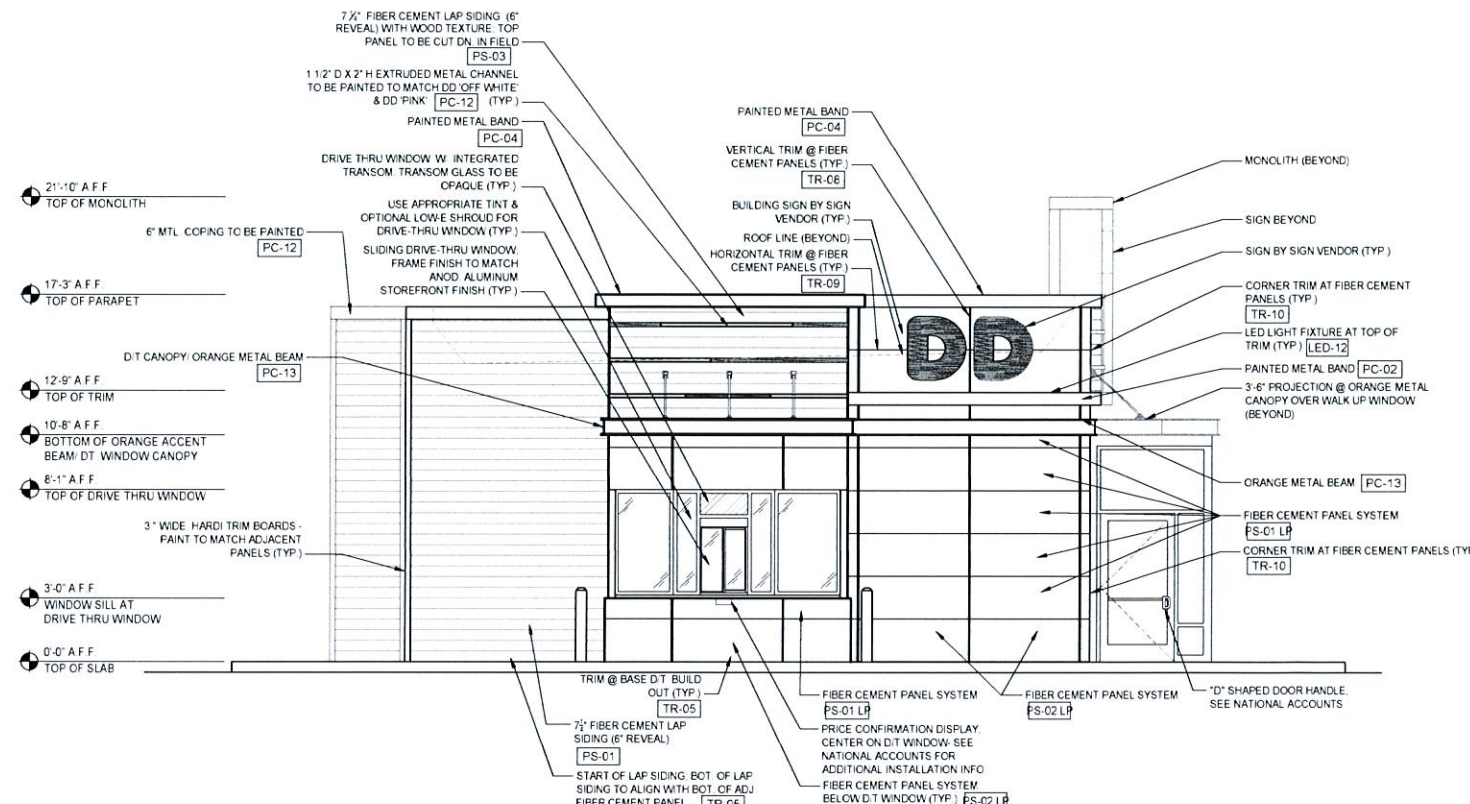
gkanda
ARCHITECTS PC
Gary Kliesch and Associate Architects

Date	Revisions
07/07/22	1 Signage Updates
07/19/22	2 Signage Updates

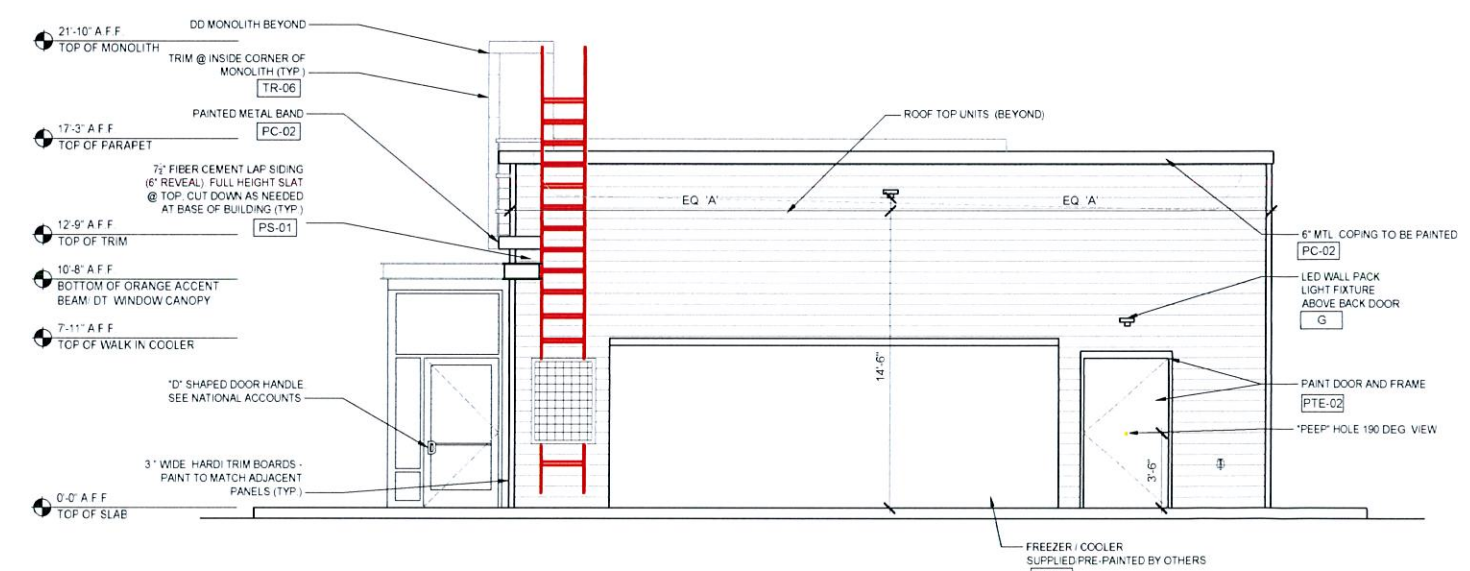
Professional Engineer Seal for Gary Kliesch, State of New Jersey, License No. 1301064136. The seal includes the text 'NEW JERSEY PROFESSIONAL ENGINEER' and 'GARY KLIESCH'.

Proposed:
DUNKIN'
Orangetown Shopping Center
Orangetown, NY
PC #

Drawing Title	
PROPOSED EXTERIOR ELEVATIONS	
Date: 05/16/22	Dwg No. A
Drawn By: G.D./C.F.	2.0
Checked By: CF	
Job No: 20-225	2 of X



1 WEST SIDE ELEVATION (@ DUTCH HILL ROAD)
1/4" = 1'-0" NOTE



2 EAST SIDE ELEVATION
1/4" = 1'-0" NOTE

EXTERIOR FINISH SCHEDULE

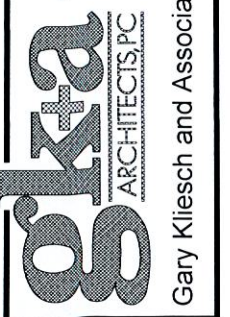
EXTERIOR WALL PAINT				
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS
PTE-02	PAINT	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 "IRON ORE"

EXTERIOR FIBER-CEMENT EXTERIOR SIDING AND PANELS				
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS
PS-01	FIBER CEMENT PANEL	JAMES HARDIE	GRAY FINISH	COLOR "AGED PEWTER" SURFACE HARDIE SIDING OR COLOR "PRIMED FINISH" FIELD PAINT TO MATCH PTE-01 DIMENSIONS: 8 1/4" X 12 X 5/16" THK WITH 6" SIDING EXPOSURE
PS-01 LP	FIBER CEMENT PANEL	JAMES HARDIE	GRAY FINISH	COLOR "AGED PEWTER" SURFACE PRE-FINISHED REVEAL PANEL DIMENSION: (5'16" X 48" X 9/16") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR "PRIMED FINISH" FIELD PAINT TO MATCH PTE-01
PS-02	FIBER CEMENT SIDING	JAMES HARDIE	CHARCOAL FINISH	COLOR "IRON GRAY - VOLCANO GRAY" SURFACE HARDIE SIDING OR COLOR "PRIMED FINISH" FIELD PAINT TO MATCH PTE-02 DIMENSIONS: 8 1/4" X 12 X 5/16" THK WITH 6" SIDING EXPOSURE
PS-02 LP	FIBER CEMENT PANEL	JAMES HARDIE	CHARCOAL FINISH	COLOR "IRON GRAY - VOLCANO GRAY" SURFACE PRE-FINISHED REVEAL PANEL DIMENSION: (5'16" X 48" X 9/16") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR "PRIMED FINISH" FIELD PAINT TO MATCH PTE-02
PS-03	FIBER CEMENT SIDING	WOODTONE	WOOD FINISH RUSTIC SERIES WOODTONE	COLOR "HONEY GLAZE" WOOD PATTERN SURFACE WOOD PATTERN PLANK DIMENSION: 8 1/4" X 12 X 5/16" THK WITH 6" SIDING EXPOSURE NOTE: NAILS TO MATCH WOOD FINISH
PS-04 LP	FIBER CEMENT PANEL	JAMES HARDIE	OFF WHITE FINISH LARGE FORMAT PANEL	COLOR "ARCTIC WHITE" SURFACE PRE-FINISHED REVEAL PANEL DIMENSION: (5'16" X 48" X 9/16") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR "PRIMED FINISH" FIELD PAINT TO MATCH PTE-04

EXTERIOR METAL PAINTED COATINGS				
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS
FC-02	PAINTED COATING	MATTHEWS PAINT	CHARCOAL FINISH	COLOR MP10289 DARK ELATE FINISH LVS SATIN V2 0
	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 "IRON ORE"
FC-04	PAINTED COATING	POWDER COAT	CHARCOAL FINISH	SW 7069 "IRON ORE"
	PAINTED COATING	MATTHEWS PAINT	OFF WHITE FINISH	COLOR MATCH PMS COOL GREY 1C
	PAINTED COATING	SHERWIN WILLIAMS	OFF WHITE FINISH	SW 7053 "NEBULOUS WHITE" SW 7003 "NEBULOUS WHITE"
FC-09	PAINTED COATING	SHERWIN WILLIAMS	WALK IN	SW 7069 "IRON ORE"
	PAINTED COATING	POWDER COAT TO MATCH SHERWIN WILLIAMS SW COLOR	WALK IN	SW 7069 "IRON ORE"
FC-12	PAINTED COATING	MATTHEWS PAINT	DD PINK FINISH	COLOR MATCH PMS 219 C
	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH	COLOR MATCH PMS 219 C
	PAINTED COATING	POWDER COAT	DD PINK FINISH	COLOR MATCH PMS 219 C
FC-13	PAINTED COATING	MATTHEWS PAINT	DD ORANGE FINISH	COLOR MATCH PMS 165C
	PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE FINISH COLOR # 565595C	COLOR MP79700 R161426 FINISH LVS SATIN V1 0 OVER MP55698 WHITE BASECOAT
	PAINTED COATING	POWDER COAT	DD ORANGE FINISH	COLOR MATCH PMS 165C

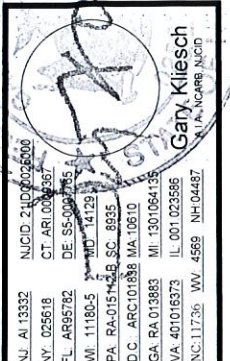
EXTERIOR METAL TRIM				
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS
TR-04	METAL	TAMLYN	(XOCLP34) OUTSIDE CORNER TRIM USED AT TOWER ELEMENT	TC MATCH FIBER CEMENT LAP SIDING PS-03
TR-05	METAL	TAMLYN	(XSS16) BOTTOM "STARTER" TRIM USED AT TOWER ELEMENT	CLEAR ANODIZED
TR-06	METAL	TAMLYN	TERMINATION TRIM-TYP USED AT TOWER ELEMENT	FACTORY FINISH TO MATCH FIBER CEMENT LAP SIDING PS-03
TR-07	METAL	TAMLYN	JH SURROUND VERTICAL TRIM	FACTORY FINISH TO MATCH FIBER CEMENT LAP SIDING PS-03
TR-08	METAL	JAMES HARDIE	JH SURROUND VERTICAL TRIM	FINISH FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS USED WITH JAMES HARDIE REVEAL PANELS
TR-09	METAL	JAMES HARDIE	JH SURROUND HORIZONTAL TRIM	FINISH FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS USED WITH JAMES HARDIE REVEAL PANELS
TR-10	METAL	JAMES HARDIE	JH SURROUND OUTSIDE CORNER TRIM	FINISH FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS USED WITH JAMES HARDIE REVEAL PANELS
TR-11	METAL	JAMES HARDIE	JH SURROUND J-CORNER TRIM	FINISH FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS USED WITH JAMES HARDIE REVEAL PANELS NOTE: CAN BE USED VERTICALLY & HORIZONTALLY @ PENETRATIONS OR TRANSITIONS W/ OTHER MATERIALS

36 Ames Avenue
Rutherford, NJ 07070
Tel: 201 886 0333
Fax: 201 886 9469
email: @gkanda.biz



Gary Kliesch and Associate Architects

Rev. No.	Drawing Issues / Revisions	Date
1	Signage Updates	07/07/22
2	Signage Updates	07/19/22



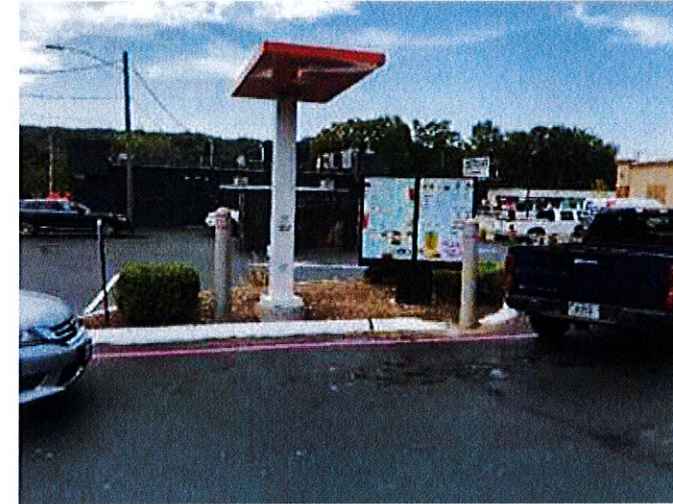
Proposed:
DUNKIN'
Orangetown Shopping Center
Orangetown, NY
PC #

Drawing Title	
PROPOSED EXTERIOR ELEVATIONS (CONT.)	
Date: 05/16/22	Dwg No:
Drawn By: GD/C.F.	A 3.0
Checked By: cf	
Job No: 20-225	3 of X



1 TYPICAL BUILDING

NTS NOTE



3 MENU BOARD

NTS NOTE



2 DRIVE THRU SENTRY

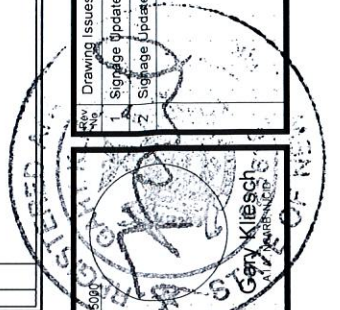
NTS NOTE

36 Ames Avenue
Rutherford, NJ 07070
Tel. 201.896.0333
Fax. 201.896.9469
email@gkanda.biz

gkanda
ARCHITECTS, P.C.

Gary Kliesch and Associate Architects

Rev	Drawing Issues /Revisions	Date
1	Signage Updates	07/07/22
2	Signage Updates	07/19/22

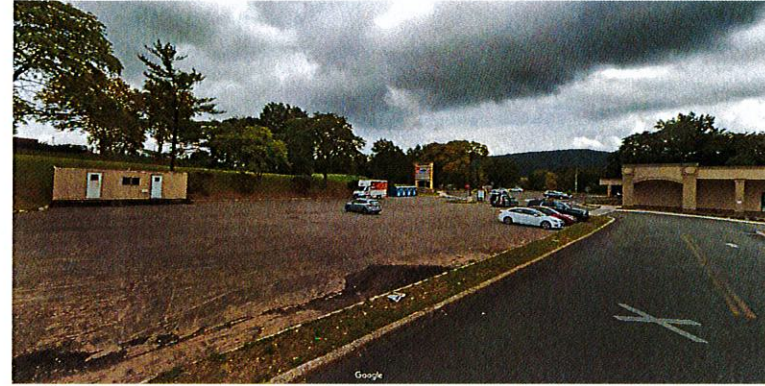


N.J. AI 13332	N.J. AI 13332	NUCID: 31000025091
N.Y. 025618	CT. AR 069387	DE 485006785
FL. AR95782	WI. 1180-3	MD. 14123
PA. RA-015124E SC-8935	D.C. ARC101838 MA 10610	MI. 1301064138
GA. RA 013883	V.A. 401016373	IL. 001026586
N.C. 11736	WV. 4569	NH. 04487

Proposed:
DUNKIN'
Orangetown Shopping Center
Orangetown, NY
PC #

Drawing Title
TYPICAL DRIVE-THRU ELEMENTS

Date:	Dwg No.
05/18/22	A
Drawn By:	4.0
G.D./C.F.	
Checked By:	
CF	
Job No:	4 of X
20-225	



1 EXISTING CONDITION PHOTOS

N T S NOTE



2 EXISTING NEIGHBORING PROPERTIES

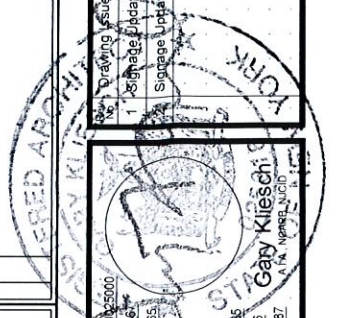
N T S NOTE

36 Ames Avenue
Rutherford, NJ 07070
Tel. 201 896 0333
Fax 201 896 9469
email@gkanda.biz

gkanda
ARCHITECTS PC

Gary Kliesch and Associate Architects

Revisions	Date
1. Drafting Updates	07/07/22
2. Package Updates	07/19/22
3. Storage Updates	



NJ: AI 13332	NUCID: 2100000000
NY: 055618	CT: AR 0006346
FL: AF95782	DE: SS 0007765
WI: 11180-5	MD: 14128
PA: RA-015112-B	SC: 8935
D.C.: ARC101938	MA: 10610
GA: RA 013683	MI: 1301064135
VA: 401016373	IL: 001 023586
NC: 11736	WV: 4569 NH: 04487

Proposed:
DUNKIN'
Orangetown Shopping Center
Orangetown, NY
PC #

Drawing Title: EXISTING PHOTOS	
Date: 05/18/22	Dwg No.:
Drawn By: G D / C F	A
Checked By: CF	5.0
Job No: 20-225	5 of X

HAWK - model: WP-LED2
Endurance Wallpack

WAC LIGHTING
Responsible Lighting®

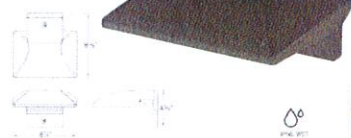
EWS-1
WP-LED 227-30-AGH

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire.

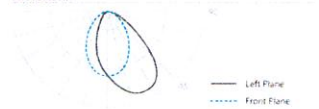
FEATURES

- Factory Sealed LED Light Engine
- Die Cast Aluminum Construction
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built In Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (1-20V) or 0-10V
- 85 CRI
- 100,000 hour rated life

SPECIFICATIONS

Construction: Die-cast aluminum
Power: integral driver on luminaire. Universal voltage input (120V-277V)
Dimming: 100% - 50% with 0-10V dimmer (120V - 277V)
 100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)
Finish: Architectural Bronze, Graphite, and White
Standards: IES, Wet Location, ETL & UL Listed
Total Harmonic Distortion: 35%
Operating Temperature: -40°C (-40°F) to 40°C (104°F)

PHOTOMETRY



ORDER NUMBER

Model	Power	Comparable	Color Temp	Delivered Lumens	CRP	Finish
WP-LED219	30	3000K	1500	1000	100%	ABZ
WP-LED227	30	3000K	2700	1000	100%	AGH
	50	3000K	2700	1470	100%	AWT

Example: WP-LED219-30-GH

ACCESSORIES

Accessory	Model	Power	Color Temp	Delivered Lumens	CRP	Finish
MS-120-BZ	MS-120-GY	MS-120-WT				

WAC Lighting
www.wacighting.com
Phone: (800) 526-2588 • Fax: (800) 526-2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone: (516) 515-5000 • Fax: (516) 515-5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone: (800) 526-2588 • Fax: (800) 526-2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2017

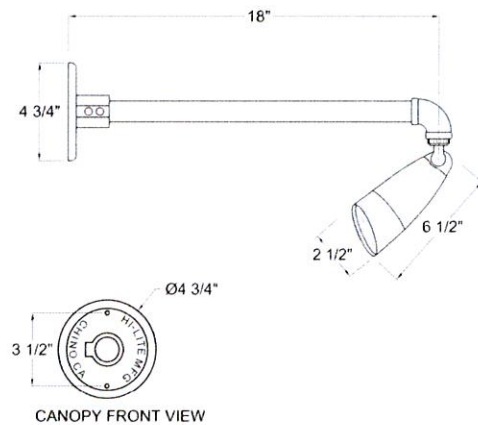
Type WSCX-2 - GU10



HI-LITE MFG. CO., INC.
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-9907
www.hilitemfg.com

Type WSCX-2

DATE	BY	DESCRIPTION
09/25/2014	N.T.S.	WSCX-2
	S.M.D.	



CANOPY FRONT VIEW

Item Number	Wattage	Voltage
GU10-119-18-1-119	50W	120V

Finish: 119-Bronze

Mounting: Wall Mount

Lamp/Socket: GU10

Confidential and Proprietary The information contained on this page is the sole property of HI-LITE MFG. CO., INC. Any reproduction, redistribution, or use by any other party is strictly prohibited. All rights reserved. HI-LITE MFG. CO., INC. is a registered trademark of HI-LITE MFG. CO., INC. and will be protected to the fullest extent.



State	Professional No.	Expiration
NY	11736	07/19/22
IL	001023866	07/07/22

Proposed:
DUNKIN'
Orangetown Shopping Center
Orangetown, NY
PC #

Date	Dwg No.
05/18/22	A
Drawn By: G.D./C.F.	6.0
Checked By: CF	
Job No: 20-225	6 of 7

g+k
ARCHITECTS PC
36 Ames Avenue
Rutherford, NJ 07070
Tel. 201.896.0333
Fax. 201.896.9469
email@gkanda.biz
Gary Kliesch and Associate Architects



Type LED2 DMF-DRDH-R-4/ DRD2M-10-9-40/ DRD2T-R-4-S-W **DRD2**

Recessed LED Downlight
General Remodel
4", 5", 6" Aperture

PRODUCT SPECIFICATIONS



Fig. 1 Application view

- Maximum installation compatibility
- Easy, tool-free installation, including Twist & Lock trim feature
- 750 & 1000 lumen outputs
- 2700K, 3000K, 3500K, 4000K CCT
- Flicker-free TRIAC/ELV, 0-10V or Lutron Hi-lume 1% dimming
- 50,000 hr lifetime at 70% lumen maintenance
- 5 year limited warranty



Frame-in Kit

HOUSING: Die-formed steel with powder coat finish (4" frame-in kit, 4" shallow frame-in kit), 20 ga. die-formed aluminum (5" frame-in kit), 22 ga. die-formed aluminum (6" frame-in kit, 6" shallow frame-in kit).

JUNCTION BOX: Galvanized steel. Equipped with (6) 1/4" and (1) 1/2" knockouts with pryout slots to allow straight conduit runs (4" frame-in kit, 4" shallow frame-in kit), equipped with (5) 1/4" and (2) 1/2" knockouts with pryout slots to allow straight conduit runs (5" frame-in kit, 6" frame-in kit, 6" shallow frame-in kit). (4) knockouts for non-metallic sheathed cable installation. Junction box tension spring allows snap-in installation of plate cover for easy access to wiring. Approved for 8-hour-in, four-out #12 AWG 90 through wire conductors.

MOUNTING: (4) tempered steel spring clips secure housing to ceiling.

CEILING: 1/2" up to 1"

OUTPUT: 4 3/4" (4" frame-in kit, 4" shallow frame-in kit), 5 1/4" (5" frame-in kit), 6 1/4" (6" frame-in kit, 6" shallow frame-in kit).

Light Engine

LED: Tightly binned, high performing white Cree® LED.

LUMEN OUTPUT (POWER): 750 lm (10.8W), 1000 lm (12.8W).

COLOR QUALITY: 93+ CRI, 2-step SDCM.

CCT OPTIONS: 2700K, 3000K, 3500K, 4000K.

CONNECTOR: PowerPlug® Luminaire Disconnect Model 182 (TRIAC/ELV), Model 102 (0-10V, Lutron Hi-lume™ 1%).

INPUT VOLTAGE: 120/277V.

DIMMING: Down to less than 5% for TRIAC/ELV at 120V or 0-10V at 120/277V. Down to less than 1% for Lutron Hi-lume™ 1% at 120/277V.

LIFETIME: 50,000 hours at 70% lumen maintenance.

PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008.

LISTINGS: IC rated, cULus Listed, ENERGY STAR® qualified, California Title 24 JAB compliant, ASTM E283 certified Air Tight, UL Listed for Wet Location, CEC listed.

WARRANTY: 5 year limited warranty.

Trim

CONSTRUCTION: Die-cast aluminum. Twist & Lock mounting allows easy tool-free field installation and tight ceiling fit.



Type LED2 DMF-DRDH-R-4/ DRD2M-10-9-40/ DRD2T-R-4-S-W **DRD2**

Recessed LED Downlight
General Remodel
4", 5", 6" Aperture

PRODUCT SELECTION GUIDE

FRAME-IN KIT (Product Code Example: DRDHRC4)

Product Code	Aperture	Depth	Options
DRDH Housing	Remodel	IC Insulation Contact	Blank Integrated TRIAC/ELV
45 4" Aperture	45 4" Aperture	45 4" Aperture	10 0-10V 150 lm
50 5" Aperture	50 5" Aperture	50 5" Aperture	100 0-10V 1000 lm
60 6" Aperture	60 6" Aperture	60 6" Aperture	700 Lutron LED1™ 750 lm
5 4" Aperture	5 4" Aperture	5 4" Aperture	1000 Lutron LED1™ 1000 lm
6 5" Aperture	6 5" Aperture	6 5" Aperture	700 Lutron LED1™ 750 lm
65 6" Aperture	65 6" Aperture	65 6" Aperture	1000 Lutron LED1™ 1000 lm

LIGHT ENGINE (Product Code Example: DRD2M7927)

Product Code	Aperture	Depth	Options
DRD2M Model	7 750 lm (10.8W)	95 CR	Blank Integrated TRIAC/ELV
10 1000 lm (12.8W)	10 1000 lm (12.8W)	10 1000 lm (12.8W)	Blank Alternating Dimming
27 2700K	27 2700K	27 2700K	
30 3000K	30 3000K	30 3000K	
35 3500K	35 3500K	35 3500K	
40 4000K	40 4000K	40 4000K	

TRIM (Product Code Example: DRD2TR45WH)

Product Code	Shape	Aperture	Finish	Options
DRD2T Trim	Round	4" Aperture	Smooth	WH White
D Deep	5" Aperture	5" Smooth	BK Black	DF Dual Front
5 4" Aperture	5 4" Aperture	5 4" Smooth	SW Silver Reflector	SW Silver Reflector
6 5" Aperture	6 5" Aperture	6 5" Smooth	AZ Low Glare Reflector	AZ Low Glare Reflector
W Wall Wash	W Wall Wash	W Wall Wash	CC Custom Color	CC Custom Color

© 2018 dmf Lighting. All rights reserved. Reproduction of this document is prohibited without the written permission of dmf Lighting. www.dmf-lighting.com

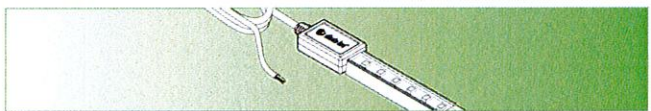
dmf Lighting 1118 E. 228th St. Carson, CA 90745 T: 1-800-441-4422 www.dmf-lighting.com



Type LED 13

INFINILINE® X 120V LED Strip Light

SPECIFICATION SHEET



INFINILINE® X		INFINILINE® X	
Voltage/Wattage	120V / 4.57W/ft.	Dimensions	0.63 x 0.31 in. (W x H)
2700K	452 Lm/ft.	Environment	Outdoor / Wet Location / IP65
3000K	502 Lm/ft.	Certification	UL Listed
3500K	461 Lm/ft.	Warranty	5-Year Warranty
4000K	462 Lm/ft.		
4500K	443 Lm/ft.		
6000K	510 Lm/ft.		
Max. Run ¹	200 feet		
Custom Produced	4 in. Increments		
LED Chips	21/foot		
Color Temperature	2700K, 3000K, 3500K, 4000K, 4500K, 6000K		
CRI	90+		
Field Cuttable	No		

- SPECIFICATIONS**
- LED Chip Type: 3030, 2-step MacAdam Ellipse
 - LED Chip Beam Angle: 120°
 - Luminous Efficacy (lm/w): ~96-112
 - Mounting: Mounting Clips / Mounting Channel
 - Connections: 60 in. Plug-in, 15 foot Hardwired
 - Ambient Temp: -4 ~ 122°F (-20 ~ 50°C)
 - Operating Temp: -4 ~ 176°F (-20 ~ 80°C)
 - Environment: Outdoor / Wet Location / Indoor

- COMPLIANCE & REGULATORY APPROVALS**
- Safety**
- UL Listed 2388 Flexible Lighting Products. File # E470197.
 - UL Listed 1598 Surface Mount Luminaires. File # E503268.

SKU	Part Number	DI	-	120V	-	INFX	-	-	-	-	-	-	-	-	-

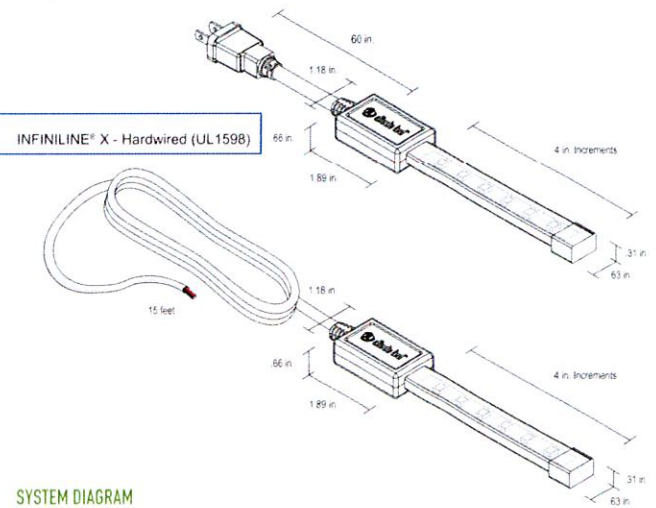
Example: DI-120V-INFX42-H-240-Diode, 120 Volt, INFINILINE® X, 4200K CCT, Hardwire lead, 20 feet custom cut

© 2018 Elemental LED Inc. All rights reserved. Specifications are subject to change without notice. dmf Lighting, 1118 E. 228th St. Carson, CA 90745 T: 1-800-441-4422 www.dmf-lighting.com

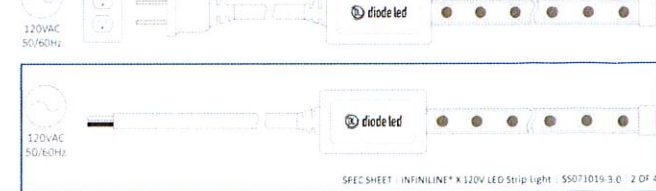
INFINILINE® X 120V LED Strip Light

SPECIFICATION SHEET

MECHANICAL DIAGRAMS (CONT.)
INFINILINE® X - Plug-In (UL2388)



SYSTEM DIAGRAM

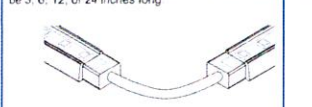


SPEC SHEET INFINILINE® X 120V LED Strip Light 55071019-3.0 2 OF 4

INFINILINE® X 120V LED Strip Light

SPECIFICATION SHEET

CUSTOMIZATION OPTIONS
Up to three jumpers may be built into the length of each InFINILINE® X LED Tape Light. Each of these jumpers may be 3, 6, 12, or 24 inches long.

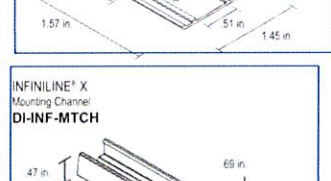
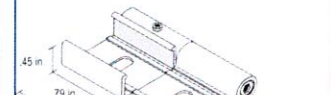
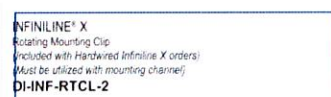
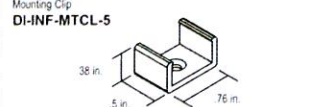


ADDITIONAL ACCESSORIES

Accessories listed below fully support our Tape Light product line. Further information on these products and more accessories can be found in our latest catalog or online at www.DiodesLED.com.

SKU	DESCRIPTION
DI-INF-MTCL-5	MOUNTING CLIP (5 PACK) Small clip used to secure INFINILINE® X LED Strip Light. Includes 5 clips and 5 screws. (Sold Separately)
DI-INF-RTCL-2	MOUNTING CLIP (2 PACK) Small clip used to secure INFINILINE® X LED Strip Light for post-installation adjustability. Includes 2 clips and 2 screws. (Must be utilized with mounting channel). (Sold Separately)
DI-INF-MTCH	MOUNTING CHANNEL Cuttable channel used to secure INFINILINE® X LED Strip Light. (Sold Separately)

MECHANICAL DIAGRAMS



- LED chips have a luminous flux range with a tolerance of +/- 5%.
- Each maximum run requires a dedicated power feed. Do not extend beyond the recommended maximum run length.
- Requests for custom lengths of Strip Light will be cut to the nearest lower cut point. Example: DI-120V-INFX42-H-183 would be cut to 180 inches (ie. 15').
- Actual efficacy value is dependent on specified LED driver (power supply). An estimated efficacy value can be calculated as follows: Lumen value divided by average power consumption per foot.
- Wire leads and accessories are not rated for in-wall installation unless otherwise noted.
- Do not install product in an environment outside the listed ambient temperature. Exceeding the maximum ambient temperature may damage LED chips, reduce the total lamp life, lumen output, and/or adversely impact color consistency.
- Operating temperature is measured according to the minimum and maximum ambient temperature environment.
- Do not install in environment where LED chips are exposed to direct sunlight as damage to the phosphor will occur.

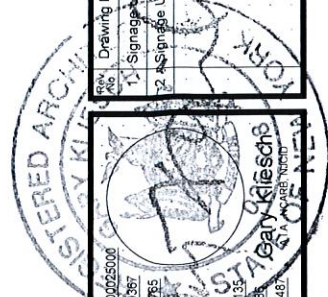
SPEC SHEET INFINILINE® X 120V LED Strip Light 55071019-3.0 3 OF 4

36 Ames Avenue
Rutherford, NJ 07070
Tel. 201.896.0333
Fax. 201.896.9469
email@gkandca.biz

alka
ARCHITECTS/PC

Gary Kliesch and Associate Architects

Rev. No.	Drawing Issues / Revisions	Date
1	Signature Updates	07/07/22
2	Signature Updates	07/19/22



NJ: AI 13332	NY: 025618	FL: AR5782	WI: 111805	MD: 14129	PA: BA-015125-SC 6934	D.C.: ARC101839 MA 10610	GA: BA 013883	VA: 401016373	IL: 001029568	NH: 11736	WV: 4669	NH: 04487
--------------	------------	------------	------------	-----------	-----------------------	--------------------------	---------------	---------------	---------------	-----------	----------	-----------

Proposed:

DUNKIN'
Orangetown Shopping Center
Orangetown, NY
PC #

Drawing Title	
LIGHTING SPECIFICATIONS	
Date:	Dwg No.
05/18/22	A
Drawn By:	G D / C F
Checked By:	CF
Job No.:	7 of 7
20-225	