

BOROUGH OF BERGENFIELD

BOARD OF ADJUSTMENT

APPLICATION AND INSTRUCTIONS TO APPLICANTS

Instructions includes 1-3

Application includes 1-11

RECEIVED BY \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY ADDRESS 275 S. Washington Ave

BLOCK 253 LOT 17

DATE APPLICATION RECEIVED \_\_\_\_\_

ESCROW FEES \$5000 - Collected by \_\_\_\_\_  
Date \_\_\_\_\_

APPLICATION FEES \$50 - Collected by \_\_\_\_\_  
Date \_\_\_\_\_

FILE NO. \_\_\_\_\_ DATE \_\_\_\_\_  
DATE OF HEARING \_\_\_\_\_ DISPOSITION \_\_\_\_\_

BOARD OF ADJUSTMENT  
MUNICIPAL BUILDING, BERGENFIELD, N.J.

APPLICATION FOR VARIATION/APPEAL  
OF REQUIREMENTS OF ZONING ORDINANCE 1123

APPLICANT'S NAME Triple J Family Inc. (DUNKIN BOUTS)  
ADDRESS C/O M. MADAILO, 29 LEGION DR., BERGENFIELD NJ  
OWNER'S NAME Knowles Stillman Realty LLC  
OWNER'S ADDRESS 29 N. Bayard St PHONE # \_\_\_\_\_  
MAHWAN, NJ FED I.D.# or S S \_\_\_\_\_

Applicant will be represented at public hearing by M. MADAILO

TO THE BOARD OF ADJUSTMENT:  
Application is hereby made for a variation/appeal from the requirements of Section(s) \_\_\_\_\_ and/or from the requirements of the Scheduled Limiting Bulk of Buildings of the Zoning Ordinance in accordance with plans and specifications attached hereto and/or decision of Zoning Officer. The location of this property is at  
NUMBER: 275 S. WASHINGTON AVE., B.F.D. NJ

DESIGNATED AS Block(s) 253 and Lot(s) 17  
on the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT B-2

VARIANCES REQUIRED: LOT AREA \_\_\_\_\_ LOT FRONTAGE \_\_\_\_\_  
LOT COVERAGE  FRONT YARD \_\_\_\_\_ REAR YARD \_\_\_\_\_ SIDE YARD \_\_\_\_\_

TOTAL SIDE YARD  OTHER (specify) Buffer, FRONTAGE FOR DRIVE THROUGH DRIVEWAY WIDTH

THE REASON FOR DESIRED VARIANCE/APPEAL  
APPLICANT SEEKS A DRIVE THROUGH RESTAURANT +  
DEVIATES FROM CONDITION OF CONDITIONAL USE (200'  
FRONTAGE ON A SINGLE ROAD

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 152 x 92 2. SQUARE FEET IN LOT 15972

3. SIZE OF PRESENT BUILDINGS 58 x 47 4. STORIES 1

x

5. TOTAL AREA 2517 + SQ. FT. 6. NUMBER OF ROOMS 3

7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 422 OVERHANGS + 115 PARAPETMENTS %

8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY

DUNKIN DONUTS WITH SEATING

9. ARE THERE ANY DEED RESTRICTIONS ON THE PROPERTY? YES

NO X (If yes, provide a copy of same)

10. CHARACTER OF BUILDINGS WITHIN 200 FT. OF PROPERTY

B-2 Commercial, DPT, SINGLE FAMILY

11. HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE

PREMISES? YES X NO IF SO, DATE FILED 2002

DISPOSITION APPROVED, ABANDONED ON REMAND

12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING

ORDINANCE? YES X NO (IF SO, EXPLAIN) FRONT SETBACK (MAGNOLIA,

IMP COVERAGE; BUFFER

13. IS THIS, OR ANY PART OF THIS PROPERTY IN THE FLOOD ZONE?

YES NO X

14. DOES THIS PROPERTY BORDER ON ANY COUNTY ROAD?

YES X NO

15. DOES THIS PROPERTY BORDER WITHIN 200 FT. OF ANY OTHER

MUNICIPALITY? YES NO X

DESCRIPTION OF PROPOSED CHANGES

- 16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES \_\_\_\_\_ NO X
- 17. SIZE OF NEW ADDITION 115 x \_\_\_\_\_ SQ. FT. CANOPY  
 \_\_\_\_\_ AREA \_\_\_\_\_ HEIGHT
- 18. SIZE OF NEW BUILDINGS \_\_\_\_\_ x \_\_\_\_\_ SQ. FT. NA  
 \_\_\_\_\_ AREA \_\_\_\_\_ HEIGHT
- 19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS  
19.12 %
- 20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR NA

-----  
 NOTE: ALL APPLICATIONS MUST INCLUDE: 1. Completed Application Form with Affidavits of Accuracy and Ownership. 2. An accurate Location Survey listing location of all structures with dimension to property lines with proposal sketched onto survey or submitted separately. 3. Copy of letter of denial by Construction Code Official or Zoning Officer, if applicable. ALL APPLICATIONS MUST BE FILED NO LESS THAN 30 DAYS PRIOR TO HEARING DATE. ALL PROOFS OF SERVICE, PUBLICATION, AND CERTIFICATE OF TAXES PAID MUST BE COMPLETED AND FILED WITH THE CONSTRUCTION CODE OFFICIAL NO LESS THAN TEN (10) DAYS PRIOR TO THE HEARING DATE. (All Return Receipts must be submitted prior to hearing.)

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,  
COUNTY OF BERGEN

SS:

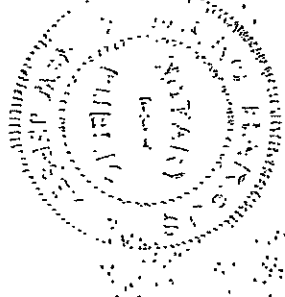
John Stillman of full age, duly sworn according to the law, deposes and says that he resides at 29 N. Bayard St in the Borough of Mahwah in the County of Bergen in the State of New Jersey that he is the owner in fee of real property lying in the Borough of Bergenfield, known and designated as number 275 S. Washington Ave and that he hereby authorizes Mark D. Madala Esq. to make the within application in his behalf and that the statements in the said application are true.

SWORN TO BEFORE ME THIS 24<sup>th</sup> DAY OF August 2021

[Signature]  
MARC HARRIS  
Notary Public  
Notary Public of New Jersey  
No. 2235660  
Commission Exp. December 22, 2024

[Signature]  
Owner  
on Behalf of Knowles Stillman Realty LLC

Note: all partnership and corporations must supply a list of stockholders with a 10% or greater share, that they must also be represented by an Attorney at the hearing:



By order of the Board of Adjustment of Bergenfield

AFFIDAVIT BOARD OF ADJUSTMENT

OF THE

BOROUGH OF BERGENFIELD

STATE OF NEW JERSEY  
COUNTY OF BERGEN  
BOROUGH OF BERGENFIELD

SS:

Triple J. Family Inc.  
Name of Applicant

Edilberto Jimenez of Triple J. Family Inc.  
being duly sworn deposes

and says; that he resides at number 3 Jays Ct.  
in the Borough of Closter, in the County of Bergen  
in the State of New Jersey, and says that he is the  
appellant making appeal for a variation/appeal of the  
provisions of the Zoning Ordinance of the Borough of  
Bergenfield in connection with the property which is the  
subject matter of this appeal and known as number 275 S. Washington Ave  
designated as Block 253 and Lot 67 on the Assessment  
Map of the Borough of Bergenfield. That all statements made  
in this application, and statements made in the plans  
submitted herewith are true. The applicant further states  
that he is ready and able to proceed with the construction if  
and when the application is granted.

Sworn to me this- 10<sup>th</sup>

day of October 21

Diane P Bednarz  
Notary Public

[Signature]  
Applicant

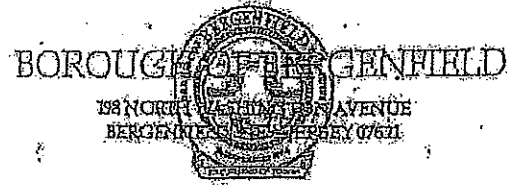
Note: All partnerships and corporations must supply a list of  
stockholder with a 10% or greater share, they must also be  
represented by an Attorney at the hearing.

ATTACHMENT TO AFFIDAVIT OF OWNERSHIP  
GREATER THAN 10% MEMBERS

ROBERT KNOWLES  
334 CALDWELL TERRACE  
LEESBURG, VA 20175  
20.635%

ANDREW KNOWLES  
2200 MILL TRACE LANE  
CENTERVILLE, OH 45458  
20.635%

DAVID KNOWLES  
329 HILLCREST DRIVE  
ENCINITAS, CA 92024  
20.635%



TAX COLLECTOR'S CERTIFICATION  
PAYMENT OF PROPERTY TAXES

Date: 18/17/21

Block: 253 Lot: 17 Address: 275 S. Washington Ave

Owner's Name: Knowles Stillman Realty LLC

Owner's Address: 29 N. Bayard St.

Phone Number: 90 201.386.2788 Cell Number: \_\_\_\_\_

Application for:  Board of Adjustment  Planning Board  
 Building Department Permit

Description of Work to be Performed:  
Amend Site Plan to permit drive-thru service

All applications for the above are required to obtain a certification from the Tax Collector's Office prior to receiving placement on the agenda of any board and/or receiving a permit from the building department for construction or certificate of occupancy. "No Exceptions"

\*\*\*\*\*

Tax Office Use Only:

Tax Current:  Yes,  No Last Quarter Paid On: 7/26/2021  
(Printout Attached)

Tax Collector / Deputy Tax Collector Certification:

Juan C Ortiz, CTC 7/26/21  
Date:

Certification Number: T-8454





**BOROUGH OF BERGENFIELD**

198 NORTH WASHINGTON AVENUE  
BERGENFIELD, NEW JERSEY 07621

CONSTRUCTION CODE DEPT.  
(201) 387-4055 EXT. 1-4092  
FAX: (201) 385-7376

August 11, 2021

Triple J Family, Inc.  
d/b/a Dunkin Baskin Robbins  
275 South Washington Ave  
Bergenfield, NJ 07621

c/o- Mark D. Madaio  
29 Legion Dr  
Bergenfield, NJ 07621

RE: Drive through – Dunkin Donuts

Dear Mr. Madaio

Your application for the drive through at the Dunkin Donuts at 275 South Washington Ave has been denied for the following reason:

- Amended site plan approval. Buffer width required 6 feet, proposed 2 feet. Frontage for drive through required 200 feet on one street, proposed total 240 feet on two streets due to corner property.

You have the right to appeal my decision to the Planning Board. You may also contact the Building Department to obtain the proper applications.

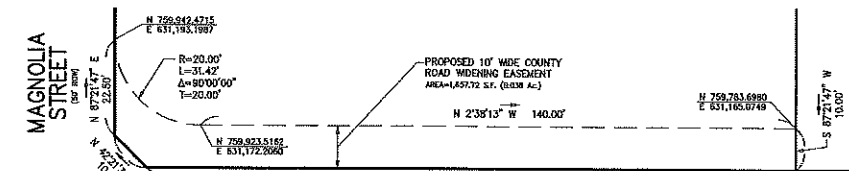
If you have any question on the above matter, please contact our office. You can call the Building Department at 201-387-4055 Ext. 4

Sincerely,

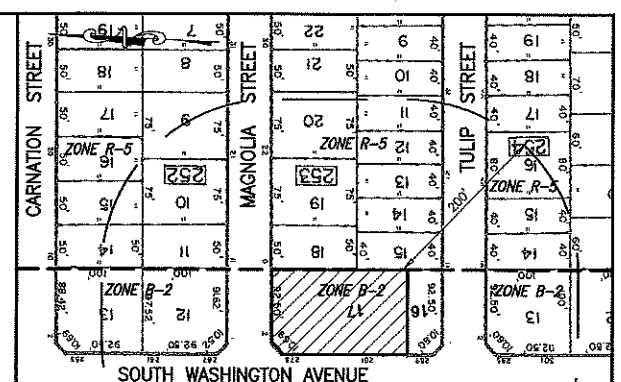
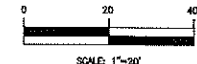


Michael Ravenda  
Zoning Officer

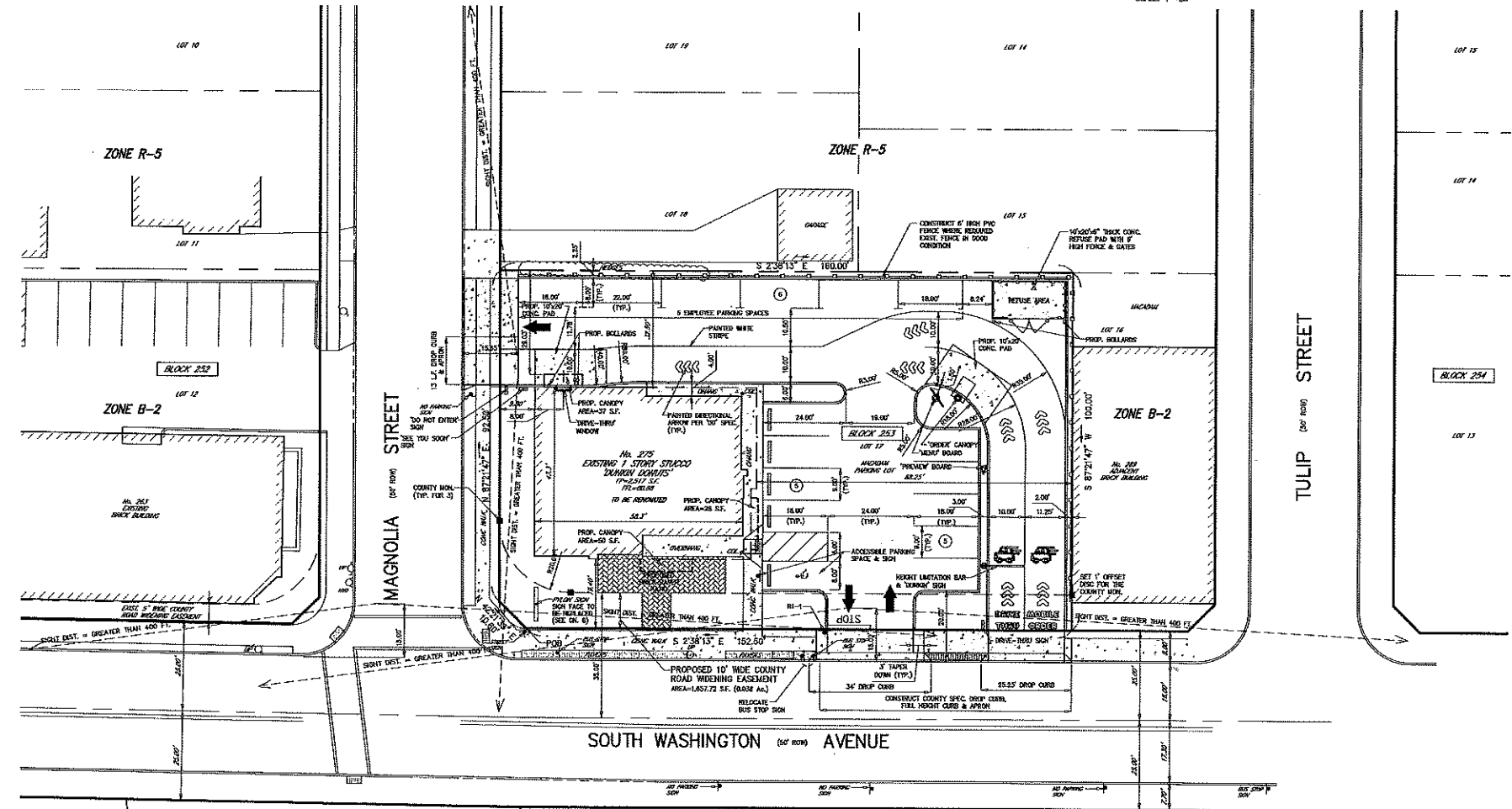
tbz



**SOUTH WASHINGTON AVENUE  
COUNTY ROAD WIDENING EASEMENT DETAIL**



**KEY MAP**



I CONSENT TO THE FILING OF THIS SITE PLAN.

OWNER: TRIPLE J. FAMILY, INC.  
D/B/A DUNKIN' BASKIN ROBBINS  
ADDRESS: 275 S. WASHINGTON AVENUE  
BERGENFIELD, NJ 07621

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND OTHER INFORMATION SET FORTH ARE CORRECT.

N.L.P.E. No. 29497  
TITLE AND LICENSE NUMBER

APPROVED BY THE BOARD OF ADJUSTMENT OF THE BOROUGH OF BERGENFIELD

By: CHAIRMAN, SECRETARY, BOROUGH ENGINEER, CONSTRUCTION OFFICIAL

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL ORDINANCES AND REGULATIONS UNDER MY JURISDICTION.

BOROUGH ENGINEER, CONSTRUCTION OFFICIAL

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED IN ACCORDANCE WITH THE SITE PLAN ORDINANCE.

BOROUGH ENGINEER, CONSTRUCTION OFFICIAL

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN INSTALLED IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.

BOROUGH ENGINEER, CONSTRUCTION OFFICIAL

OCCUPANCY PERMIT ISSUED

IT IS HEREBY CERTIFIED THAT TAX PAYMENTS ARE CURRENT

TAX COLLECTOR

APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY

**EXISTING LOT COVERAGE CALC'S (BLDG.)**

EXIST. FOOTPRINT	= 2,517 S.F.
EXIST. OVERHANG	= 422 S.F.
EXIST. AWNING	= 39 S.F.
<b>TOTAL BUILDING COVERAGE</b>	<b>= 2,978 S.F./15,972 S.F. = 18.65%</b>

**PROPOSED LOT COVERAGE CALC'S (BLDG.)**

EXIST. FOOTPRINT	= 2,517 S.F.
EXIST. OVERHANGS	= 422 S.F.
PROP. CANOPIES	= 115 S.F.
<b>TOTAL BUILDING COVERAGE</b>	<b>= 3,054 S.F./15,972 S.F. = 19.12%</b>

**EXISTING IMPROVED LOT COVERAGE CALC'S**

BUILDING COV.	= 2,978 S.F.
PARKING LOT	= 10,470 S.F.
WALKS, STEPS & CONC.	= 890 S.F.
<b>TOTAL IMPROVED COVERAGE</b>	<b>= 14,338 S.F./15,972 S.F. = 89.77%</b>

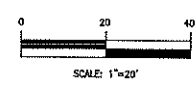
**PROPOSED IMPROVED LOT COVERAGE CALC'S**

BUILDING COV.	= 3,054 S.F.
PARKING LOT	= 9,486 S.F.
WALKS	= 260 S.F.
<b>TOTAL IMPROVED COVERAGE</b>	<b>= 12,800 S.F./15,972 S.F. = 80.14%</b>

- DRAWING INDEX**
- 3947-1 SITE PLAN
  - 3947-2 GRADING, DRAINAGE & UTILITY PLAN
  - 3947-3 SOIL EROSION & SEDIMENT CONTROL PLAN, DETAILS
  - 3947-4 LIGHTING & LANDSCAPING PLAN
  - 3947-5 EXISTING CONDITIONS PLAN
  - 3947-6 SIGNAGE PLAN & DETAILS

- REFERENCES**
- 1) VDOT 2392, PG 928.
  - 2) A CERTAIN MAP ENTITLED "PROPERTY OF E.H. SANDBERG, BERGENFIELD GARDENS, SECTION No. 1" FILED IN THE BCCO AS MAP 1999, BEING LOTS 1-4 IN BLOCK 324-C ON SAID MAP.
  - 3) A CERTAIN MAP ENTITLED "MAP OF TRACT No. 1, PET-VAN REALTY CORP., 22 BROAD AVE., MORSEME" FILED IN THE BCCO AS MAP No. 2057, BEING LOTS 29-31 IN BLOCK 324-C ON SAID MAP.
  - 4) BOROUGH OF BERGENFIELD TAX MAPS.

- GENERAL NOTES (CONTINUED)**
9. APPLICANT AND/OR CONTRACTOR SHALL CONTACT THE INSPECTOR OF THE BERGEN COUNTY ENGINEERING DIVISION AT (201)336-8815 TO ARRANGE FOR INSPECTION OF THE ITEMS OF CONSTRUCTION LISTED IN SECTION D, BELOW, PRIOR TO BEGINNING CONSTRUCTION AND WHEN CONSTRUCTION IS COMPLETE. THE COUNTY INSPECTOR HAS THE RIGHT TO REQUIRE MODIFICATIONS TO CONSTRUCTION BEYOND THE SCOPE OF THE PERFORMANCE BOND TO ENSURE COUNTY ENGINEERING SPECS ARE COMPLIED WITH AND AS NECESSITATED BY FIELD CONDITIONS.
  10. ALL SIDEWALKS WITHIN THE COUNTY RIGHT-OF-WAY/ROAD WIDENING EASEMENT SHALL HAVE A MINIMUM CROSS-SLOPE OF TWO (2%) PERCENT AND SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH.
  11. ALL PAVEMENT MARKINGS/STRIPING RELATED TO TRAFFIC CONTROL SHALL BE OF A REFLECTIVE NOT-EXTENDED THERMOPLASTIC MATERIAL, MINIMUM 90 MIL THICKNESS, APPLIED IN ACCORDANCE WITH BERGEN COUNTY DESIGN STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS FOR APPLICATION.
  12. ALL TRAFFIC SIGNS MUST CONFORM IN FACE DESIGN AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MANUAL ON SIGNIFICANT TRAFFIC CONTROL DEVICES, U.S. DOT, FEDERAL HIGHWAY ADMINISTRATION, SPECIFICALLY, REGULATORY AND WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH ASMA D4956 TYPE X-1 SUPER HIGH EFFICIENCY FULL CUBE RETRO-REFLECTIVE SHEETING.
  13. A. THE TOP ONE (1) FOOT OF ALL COUNTY MAINTAINED PRECAST INLETS AND MANHOLES ARE TO BE GIVEN A FACTORY COATING OF AN EPOXY SEALER ON BOTH THE INSIDE AND OUTSIDE FACE OF THE STRUCTURE. THE EPOXY SEALER SHALL BE EPOXYKOTE UPL 10 MATERIAL SUPPLIED BY THE EUCO CHEMICAL COMPANY OR EQUAL AS PER THE HIGHEST MOST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION 912.02.02.
  14. ALL TRAFFIC CONTROL SIGNS INSTALLED BY THE APPLICANT SHALL BE MAINTAINED BY THE PROPERTY OWNER AND NOT THE COUNTY.
  15. THE APPLICANT/PROPERTY OWNER SHALL BE RESPONSIBLE TO MAINTAIN REQUIRED SIGHT LINES, ALONG THE SUBJECT PROPERTY FRONTAGE, FOR AN EXISTING VEHICLE FROM MAGNOLIA STREET OR THE SIDE'S DRIVEWAY INTO SOUTH WASHINGTON AVENUE. THIS INCLUDES THE REMOVAL OF ANY IDENTIFIED OBSTRUCTIONS (E.G. TREES, LIMBS, BRANCHES, ORNAMENTAL WALLS AND GROUND BRUSH) WITHIN THE COUNTY RIGHT-OF-WAY / COUNTY EASEMENT AREA.



ROBERT J. MUELLER  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC No. 37206

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. No. 29497

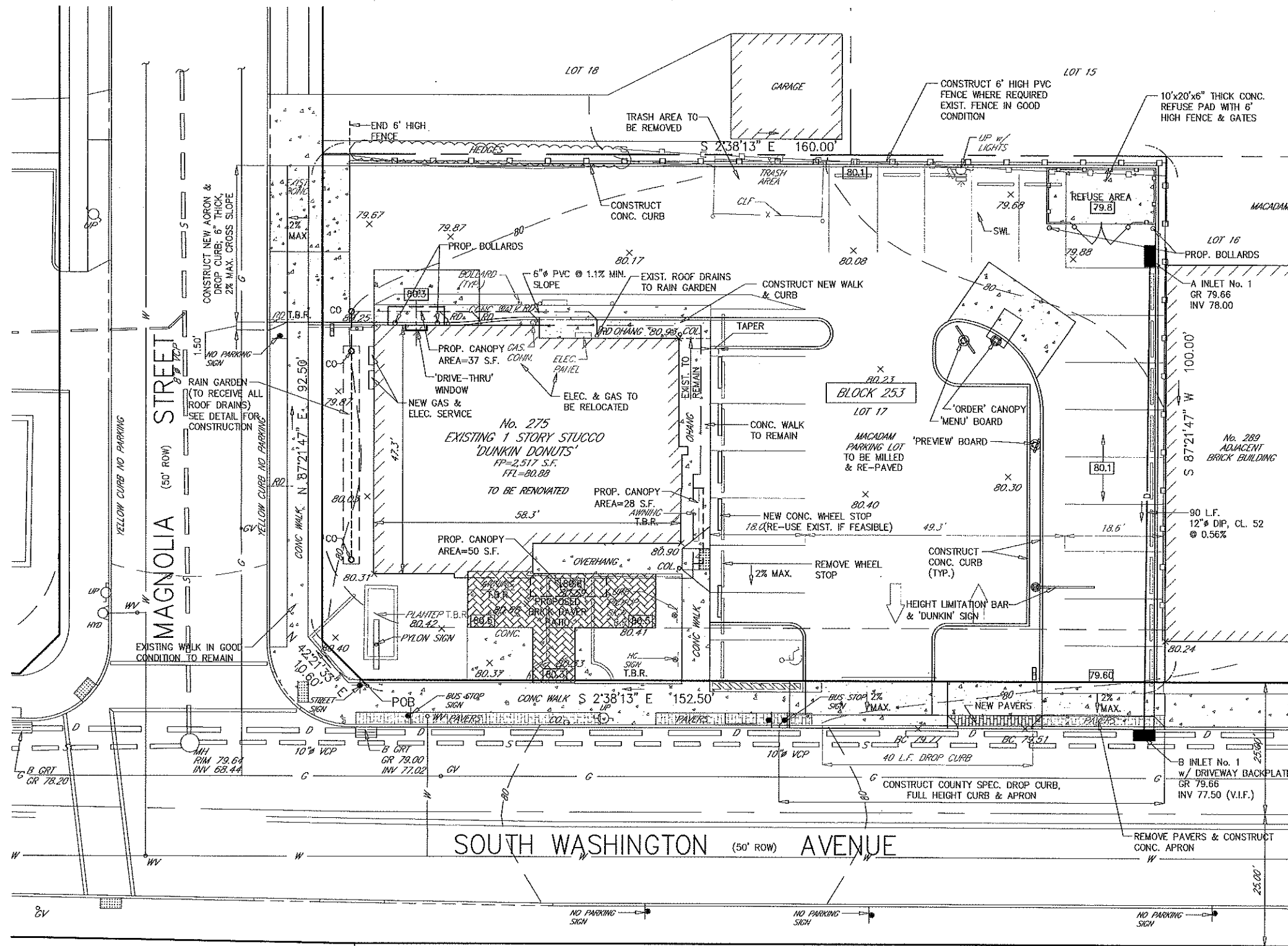
1. BERGEN COUNTY PLANNING LETTER DATED: 6-9-21	6-30-21	N.L.	M.J.H.
NO. REVISING	DATE	BY	CHKD

**SITE PLAN**

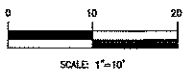
LOT 17 'DUNKIN' DONUTS' PROPOSED DRIVE-THRU BLOCK 253  
No. 275 S. WASHINGTON AVENUE  
BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY  
APPLICANT: TRIPLE J. FAMILY, INC. D/B/A DUNKIN' BASKIN ROBBINS  
275 S. WASHINGTON AVENUE BERGENFIELD, NJ 07621

**HUBSCHMAN ENGINEERING, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
283A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
201-394-5656

DRAWN BY: B.W.  
CHKD BY: M.J.H.  
SCALE: 1"=20'  
DRAWING NO. 3947-1  
REV. 1



BLOCK 251



APPROVED BY THE  
COUNTY PLANNING BOARD  
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY \_\_\_\_\_ DATE \_\_\_\_\_

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 28497 N.J.P.P. NO. 3290  
*[Signature]*  
6-27-21

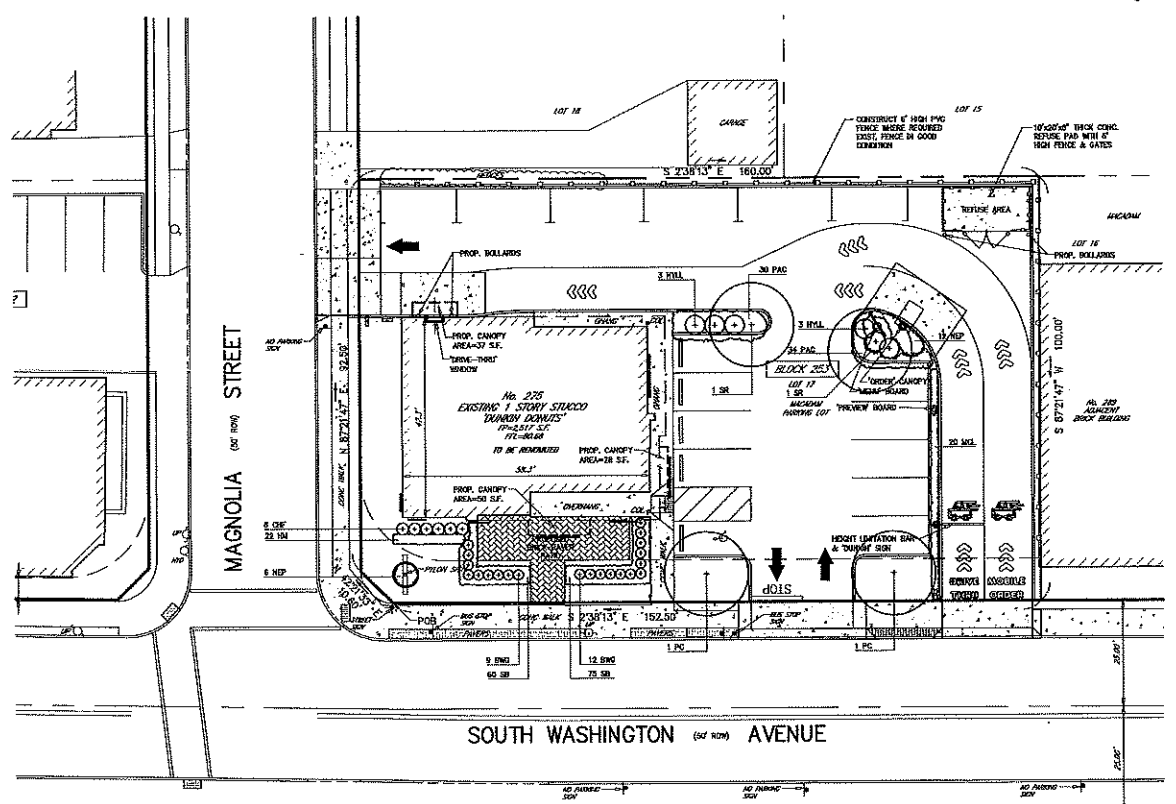
NO.	REVISIONS	DATE	BY	CHKD
1.	BERGEN COUNTY PLANNING LETTER DATED: 8-9-21	8-30-21	N.M.	M.J.H.

**GRADING, DRAINAGE & UTILITY PLAN**

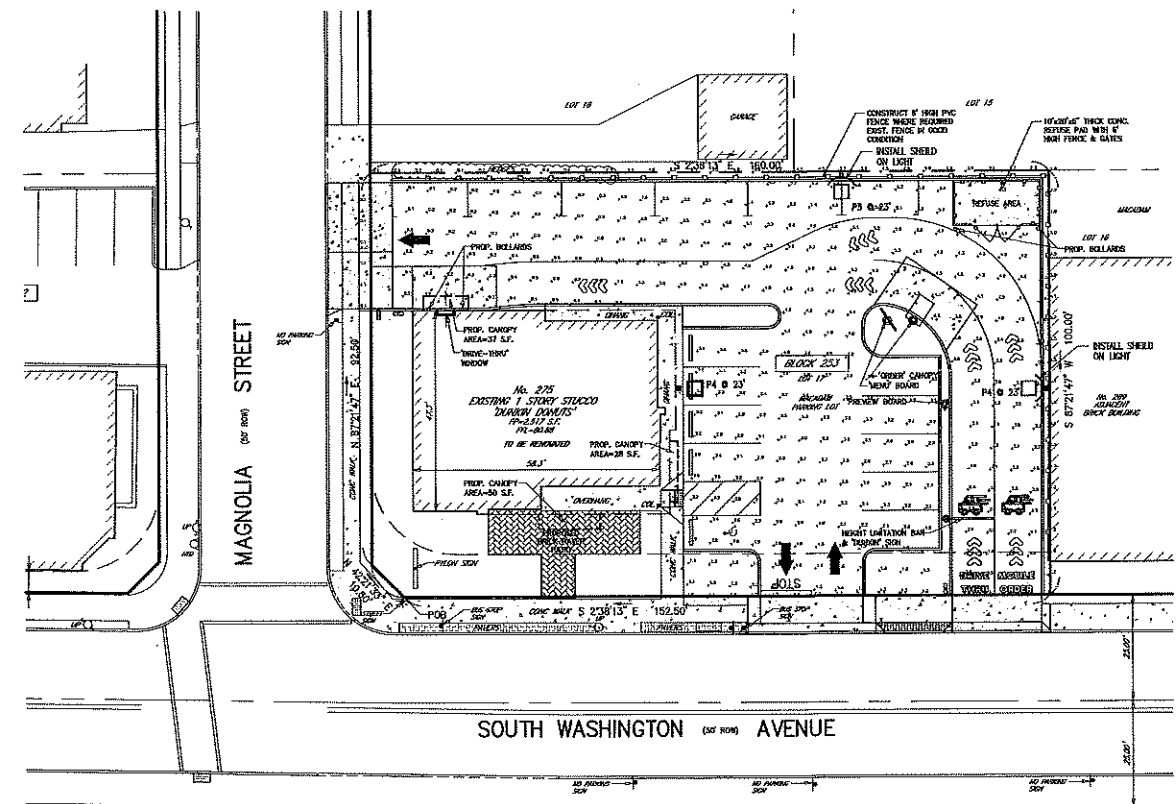
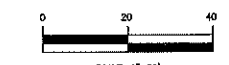
LOT 17 'DUNKIN' DONUTS' PROPOSED DRIVE-THRU BLOCK 251  
No. 275 S. WASHINGTON AVENUE  
BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY  
APPLICANT: TRIPLE J. FAMILY, INC. D/B/A 'DUNKIN' BASKIN ROBBING  
275 S. WASHINGTON AVENUE  
BERGENFIELD, NJ 07621

DRAWN BY: B.W.  
CHKD BY: MSH  
SCALE: 1"=10'  
DRAWING NO. 3947-2  
REV. 1  
2 OF 6  
HUBSCHMAN ENGINEERING, P.A.  
ENGINEERS - PLANNERS - SURVEYORS  
263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621  
201-351-5656  
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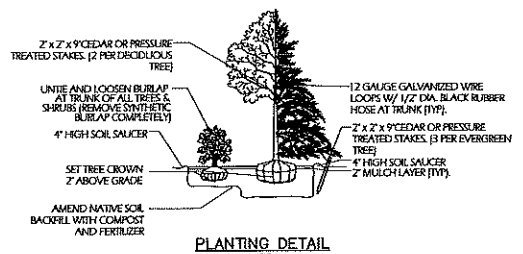
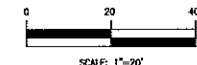




**LANDSCAPING PLAN**



**LIGHTING PLAN**



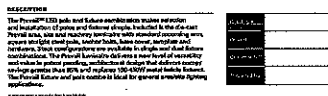
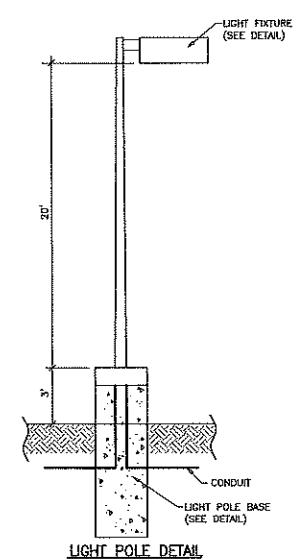
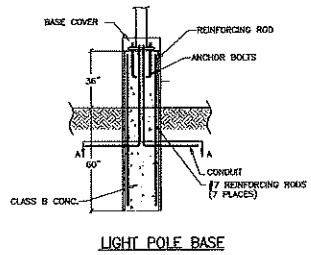
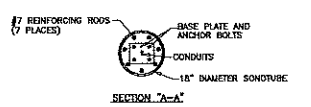
**Master Plant List**

Key	Botanical Name	Common Name	Qty.	Size	Comments
<b>Trees</b>					
SR	<i>Syringa reticulata</i>	Japanese Tree Lilac	2	3.5"-4" cal.	
PC	<i>Pyrus Calleryana</i>	Callery Pear	2	3.5"-4" cal.	
<b>Shrubs</b>					
BWG	<i>Bux 'Winter Gem'</i>	Winter Gem Boxwood	21	24" ht.	30" o.c.
CHF	<i>Cephalotaxus harringtonia 'Fastigiata'</i>	Upright Plum Yew	6	30" ht.	36" o.c.
HYLL	<i>Hydrangea 'Little Lime'</i>	Little Lime Hydrangea	6	5g	
<b>Perennials/Groundcovers</b>					
NEP	<i>Nepeta 'Six Hills Giant'</i>	Six Hills Giant Catmint	18	1g	24" o.c.
SB	<i>Stachys byzantina 'Silver Carpet'</i>	Lamb's Ears	185	1g	12" o.c.
<b>Grasses/Sedges/Rushes</b>					
HM	<i>Hakonechloa 'All Gold'</i>	All Gold Hakone Grass	22	1g	24" o.c.
KP	<i>Calamagrostis 'Karl Foerster'</i>	Karl Foerster Reed Grass	125	1g	24" o.c.
MCL	<i>Muhlenbergia capillaris 'Lenca'</i>	Repl Mist Pink Muhly Grass	20	1g	24" o.c.
PAC	<i>Pennisetum alopecuroides 'Cassian'</i>	Cassian Mountain Grass	64	1g	24" o.c.

**LANDSCAPE SPECIFICATIONS AND PLANTING NOTES**

1. THE LANDSCAPE CONTRACTOR WILL VERIFY WITH THE LANDSCAPE ARCHITECT THAT HE IS WORKING FROM THE MOST CURRENT PLAN AND OR LATEST REVISION THEREOF, PRIOR TO ORDERING PLANTS AND BEGINNING WORK.
2. PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
3. USE EXTREME CAUTION TO PROTECT UTILITIES.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES EXISTING OR PROPOSED IN THE AREA TO BE PLANTED, AND WHERE NECESSARY RELOCATE PLANTS AT THE DISCRETION OF THE ARCHITECT.
5. QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
6. THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
7. LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
8. BACK FILL FOR PLANTINGS SHALL BE THREE (3) PARTS TOPSOIL ONE (1) PART SAND, AND ONE (1) PART PEAT MOSS.
9. ALL BEDS AND TREE SAUCERS SHALL RECEIVE 2 INCHES MINIMUM OF SHREDED HARDWOOD MULCH, DARK IN COLOR.
10. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM THE TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
11. EARTH BACK FILL SHALL BE FREE FROM RUBBER, DEBRIS, SOIL, ROOTS, OR ARTIFICIAL MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR WATERING UNTIL INSTALLATION IS COMPLETE.
13. CONTRACTOR TO REPAIR ALL LAWN AREAS DAMAGED FROM CONSTRUCTION AND PLANTING OPERATIONS.
14. CONTRACTOR TO SPACE GROUNDCOVER EVENLY IN AREAS SHOWN FOR GROUNDCOVER.
15. ADDITIONAL NOTES AND SPECIFICATIONS TO BE FOUND ON DUNKIN DONUTS STANDARD LANDSCAPE PLAN AND NOTES DRAWING, SHEET NO. SP-3.0 AND SP-3.1.

- NOTES:**
1. CONCRETE SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT 2-1/2 PARTS SAND AND 3-1/2 PARTS AGGREGATE BY VOLUME. ADDED WATER SHALL NOT EXCEED 7-1/2 GAL PER SACK OF CEMENT.
  2. ALL ANCHOR BOLTS SHALL BE DOUBLE-DIP HOT GALVANIZED & BE TERMINATED TO SUE LAMP STANDARD AS REQUIRED.



**Lumark**

Model	Power	Height
P4	150W	12'
P3	100W	10'



Luminaire & Lamps Furnished by Vils Lighting Inc. St. Louis, MO. 63103 (800)325-0663 www.vilsighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Vils Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions shall effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 20' pole & 3' base light level calculated on the ground

Item	Description	Quantity	Unit	Notes
P4	150W PREVAIL POLE AND FIXTURE COMBO	2	EA	
P3	100W PREVAIL POLE AND FIXTURE COMBO	1	EA	

NO.	REVISIONS	DATE	BY	CHKD
1	BERGEN COUNTY PLANNING LETTER DATED: 8-9-21	8-30-21	N.H.	M.J.H.

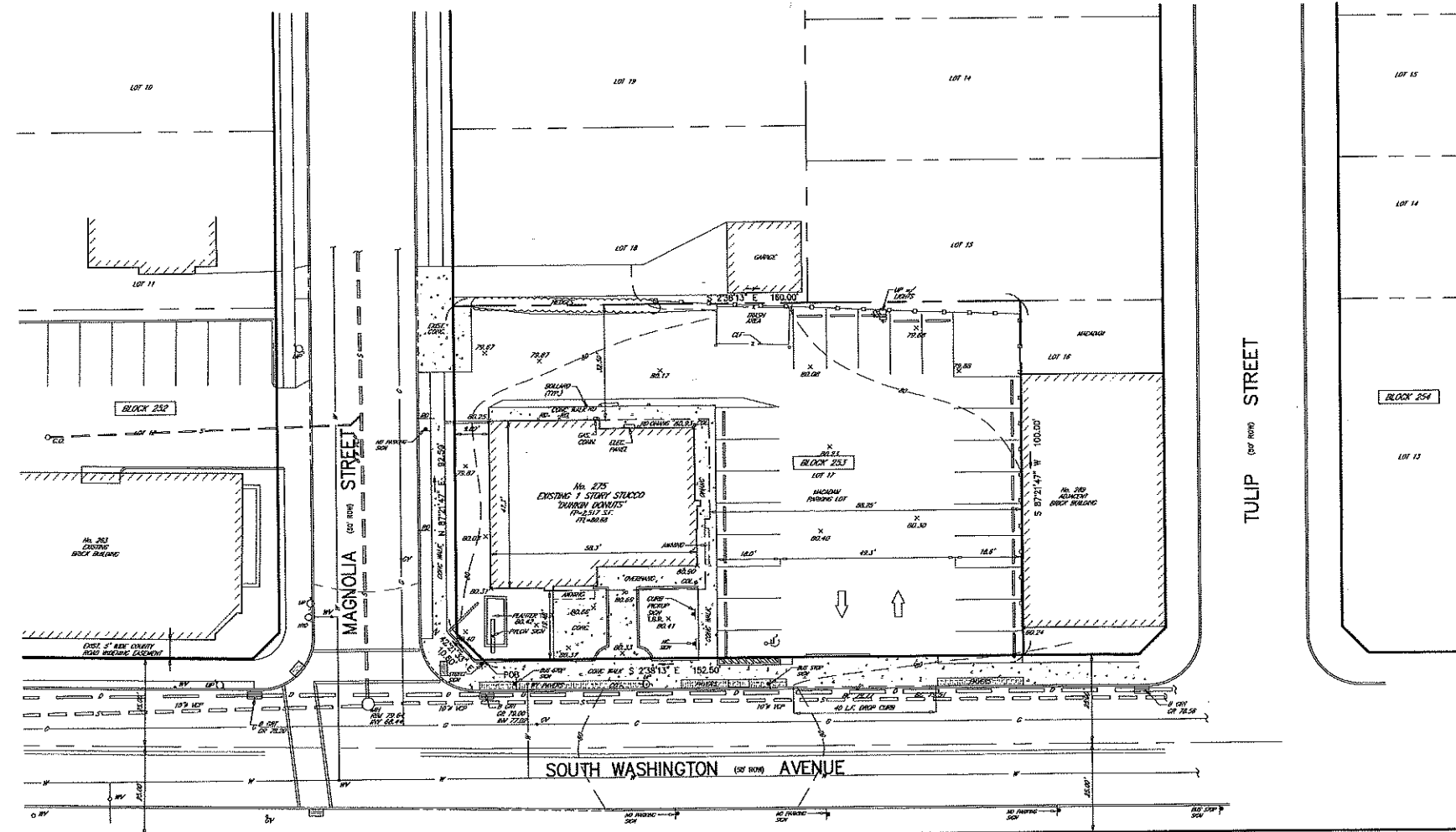
**LIGHTING & LANDSCAPING PLAN**

LOT 17 'DUNKIN DONUTS' PROPOSED DRIVE-THRU BLOCK 253  
 No. 275 S. WASHINGTON AVENUE  
 BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY  
 APPLICANT: TRIPLE J FAMILY, INC. D/B/A DUNKIN' BASKIN ROBBINS  
 275 S. WASHINGTON AVENUE  
 BERGENFIELD, NJ 07621

MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 29497 N.J.P.P. NO. 3200  
 6-25-21

**HUBSCHMAN ENGINEERING, P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
 201-384-5665

DRAWN BY: B.W.  
 CHECKED BY: M.J.H.  
 SCALE: AS SHOWN  
 DRAWING NO. 3947-4  
 REV. 1  
 4 OF 6

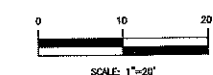


**GENERAL NOTES**

1. TOTAL LOT AREA = 15,972 SF. (0.367 Ac.)
2. ALL ELEVATIONS BASED ON NAVD 88.

**REFERENCES**

- 1) BOOK 2592, PG 928.
- 2) A CERTAIN MAP ENTITLED "PROPERTY OF F.M. SANDBERG, BERGENFIELD GARDENS, SECTION No. 1" FILED IN THE BCCO AS MAP 1999, BEING LOTS 1-4 IN BLOCK 324-C ON SAID MAP.
- 3) A CERTAIN MAP ENTITLED "MAP OF TRACT No. 1, PET-VAN REALTY CORP., 22 BROAD AVE., MORSEMERSE" FILED IN THE BCCO AS MAP No. 2037, BEING LOTS 29-31 IN BLOCK 324-C ON SAID MAP.
- 4) BOROUGH OF BERGENFIELD TAX MAPS.



ROBERT J. MUELLER  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC No. 37206

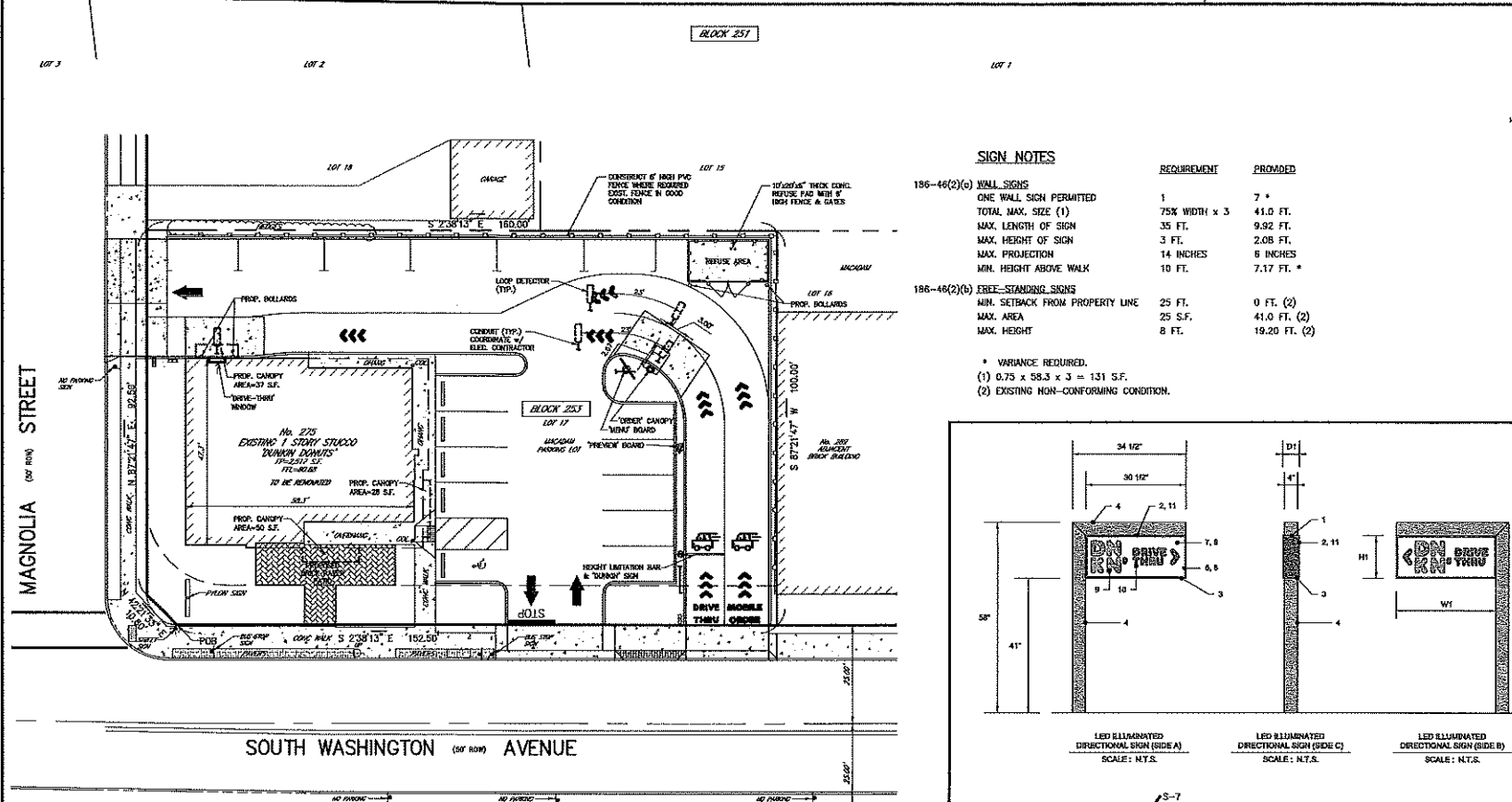
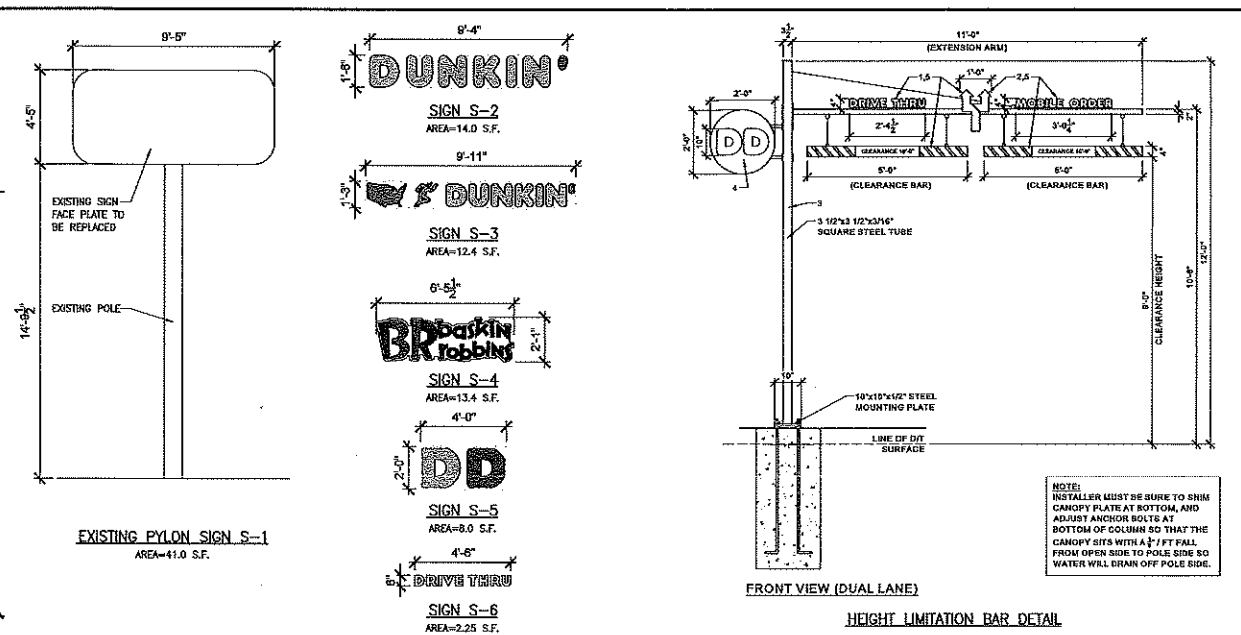
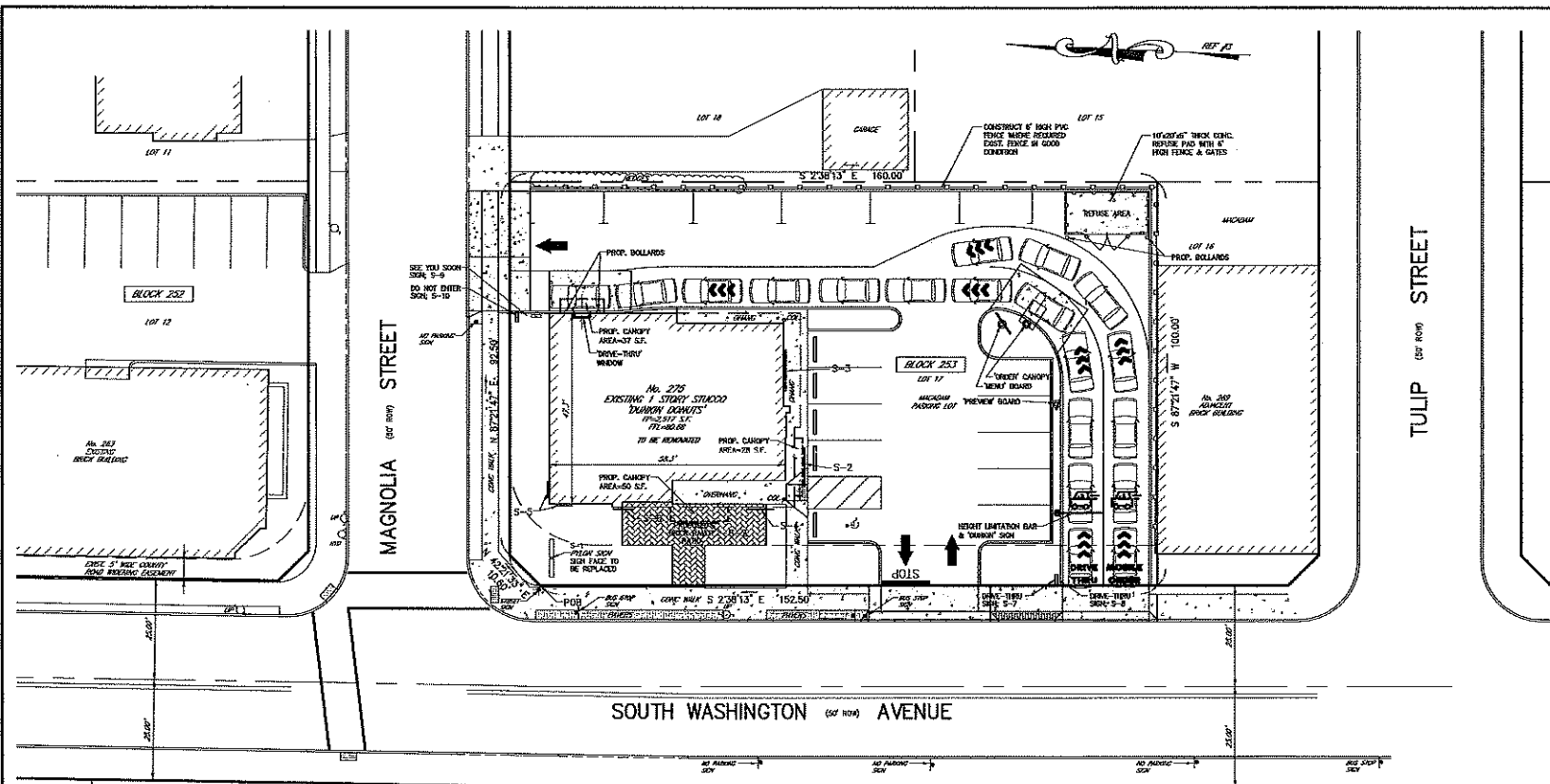
*[Signature]* 6-25-21

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. No. 28497 N.J.P.P. No. 3200

*[Signature]* 6-25-21

NO.	REVISIONS	DATE	BY	CHKD
<b>EXISTING CONDITIONS PLAN</b>				
LOT 17	"DUNKIN' DONUTS" PROPOSED DRIVE-THRU			BLOCK 253
No. 275 S. WASHINGTON AVENUE				
BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY				
APPLICANT: TRIPLE J. FAMILY, INC. D/B/A DUNKIN' DONUTS ROBBERS				
275 S. WASHINGTON AVENUE				
BERGENFIELD, NJ 07621				
DRAWN BY: B.W.				
CHKD BY: MJH				
SCALE: 1"=20'				
DRAWING NO. 3947-5				REV. -
5 OF 5				

**HUBSCHMAN ENGINEERING, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621  
201-351-5656



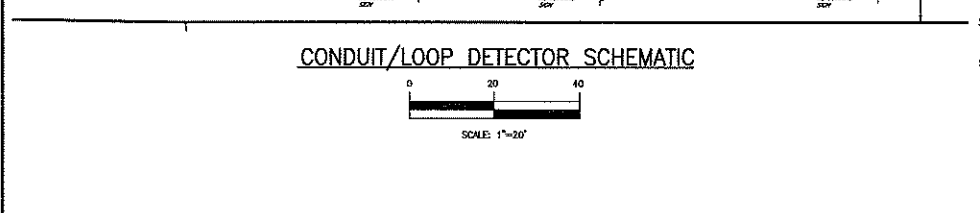
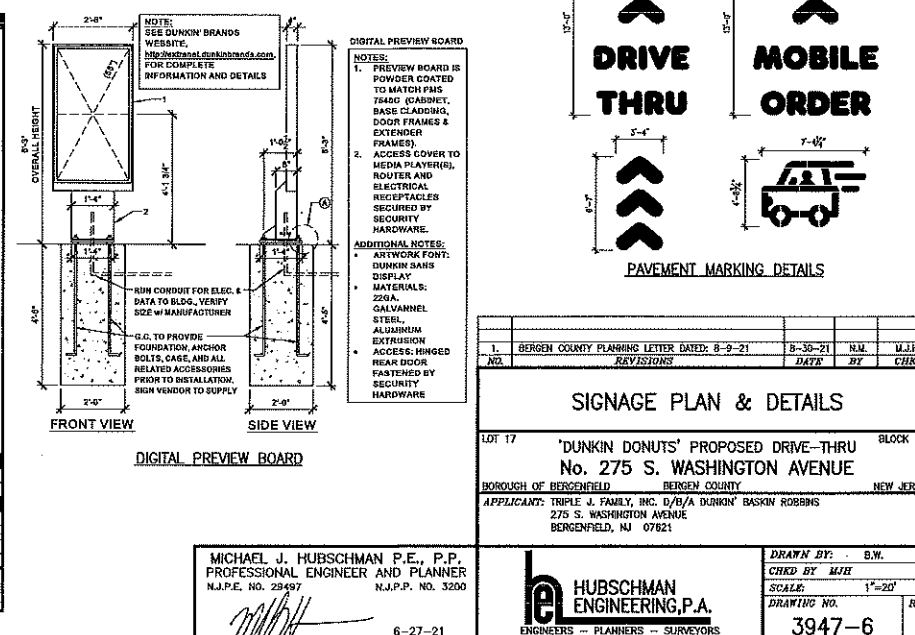
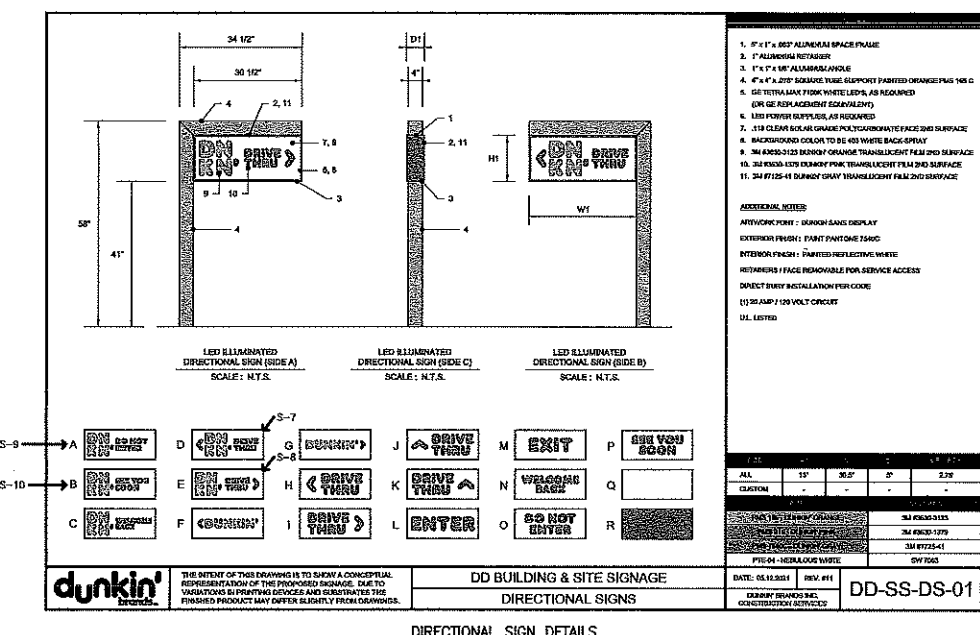
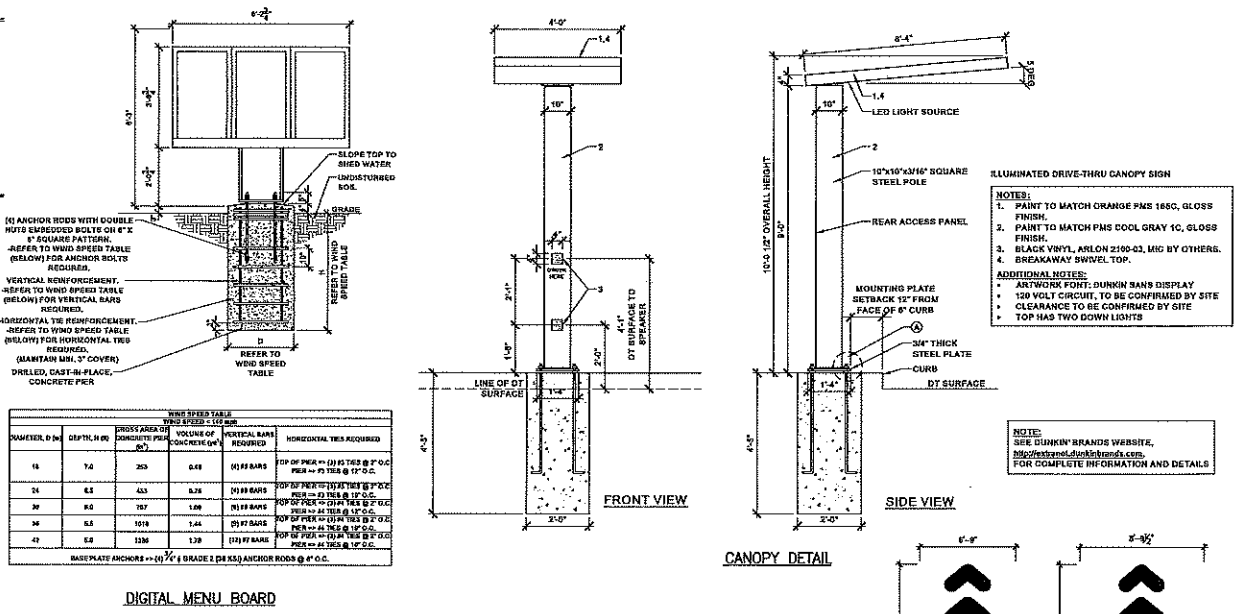
**SIGN NOTES**

186-46(2)(c) WALL SIGNS  
 ONE WALL SIGN PERMITTED  
 TOTAL MAX. SIZE (1)  
 MAX. LENGTH OF SIGN  
 MAX. HEIGHT OF SIGN  
 MAX. PROJECTION  
 MIN. HEIGHT ABOVE WALK

186-46(2)(b) FREE-STANDING SIGNS  
 MIN. SETBACK FROM PROPERTY LINE  
 MAX. AREA  
 MAX. HEIGHT

\* VARIANCE REQUIRED.  
 (1) 0.75 x 58.3 x 3 = 131 S.F.  
 (2) EXISTING NON-CONFORMING CONDITION.

REQUIREMENT	PROVIDED
75K WIDTH X 3	7' x 41.0 FT.
35 FT.	9.92 FT.
3 FT.	2.08 FT.
14 INCHES	8 INCHES
10 FT.	7.17 FT. *
25 FT.	0 FT. (2)
25 S.F.	41.0 FT. (2)
8 FT.	19.20 FT. (2)



**SIGNAGE PLAN & DETAILS**

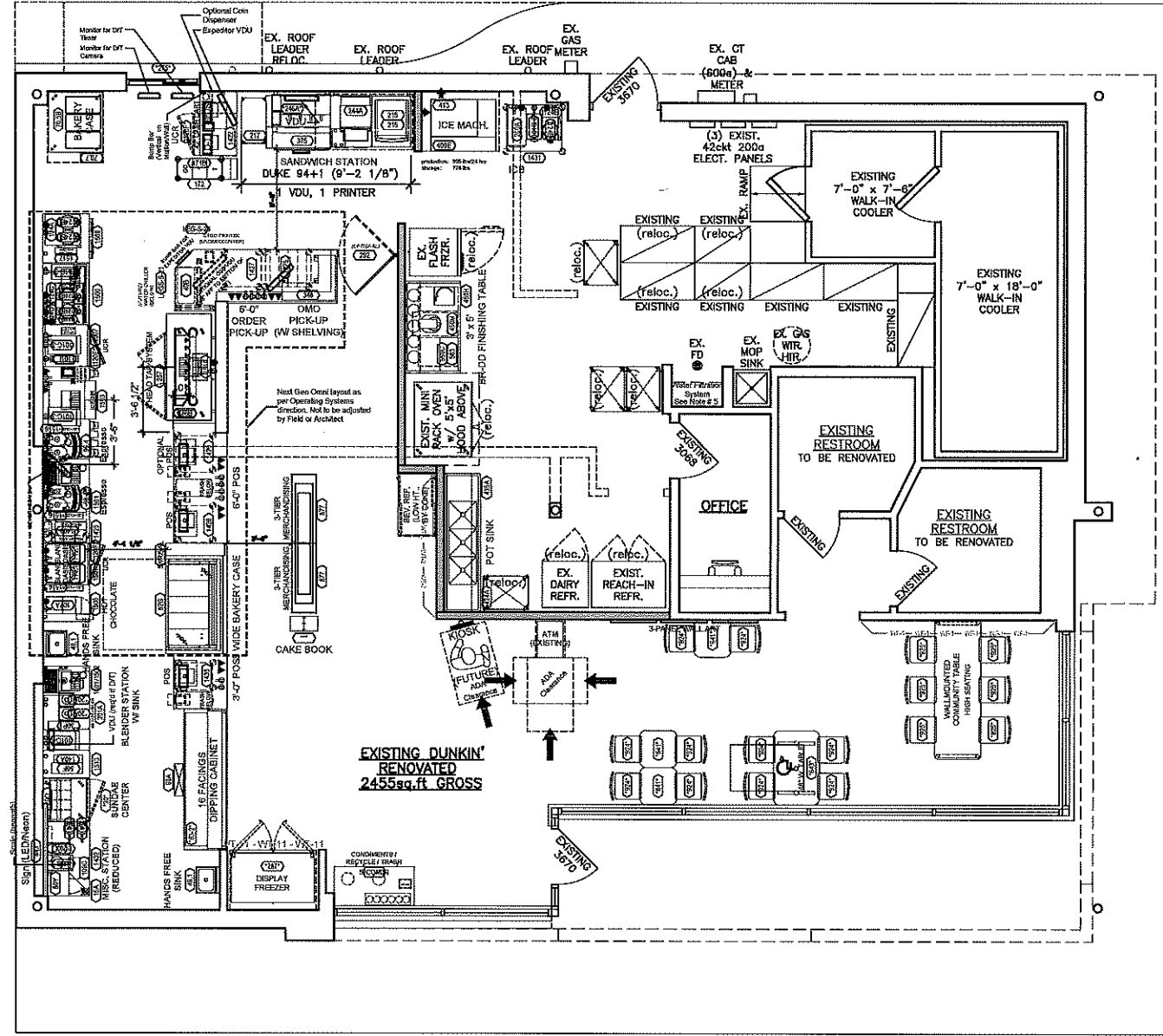
LOT 17 "DUNKIN' DONUTS" PROPOSED DRIVE-THRU BLOCK 253  
 No. 275 S. WASHINGTON AVENUE  
 BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY  
 APPLICANT: TRIPLE J. FAMILY, INC. D/B/A DUNKIN' BASKIN ROBBINS  
 275 S. WASHINGTON AVENUE  
 BERGENFIELD, NJ 07621

NO.	REVISIONS	DATE	BY	CHKD
1.	BERGEN COUNTY PLANNING LETTER DATED: 8-9-21	8-30-21	N.J.	M.J.H.

**MICHAEL J. HUBSCHMAN P.E., P.P.**  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

**HUBSCHMAN ENGINEERING, P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 283A S. WASHINGTON AVE. BERGENFIELD, NJ 07621  
 201-384-5686

DATE: 06/18/21 REV. #1  
 DRAWN BY: B.W.  
 CHECKED BY: M.H.  
 SCALE: 1"=20'  
 DRAWING NO.: 3947-6  
 SHEET NO.: 6 OF 6



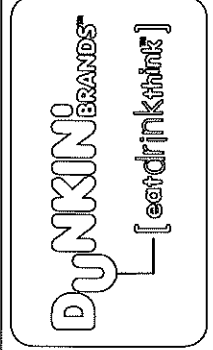
**PROPOSED CONDITIONS**  
 DUNKIN' DONUTS /  
 BASKIN ROBBINS  
 275 SOUTH WASHINGTON AVE  
 BERGENFIELD, NJ  
 P.C.#: 300781

NO.	DESCRIPTION	DATE	APPR.	FT
2		12-01-21	AS NOTED	
1			FT	

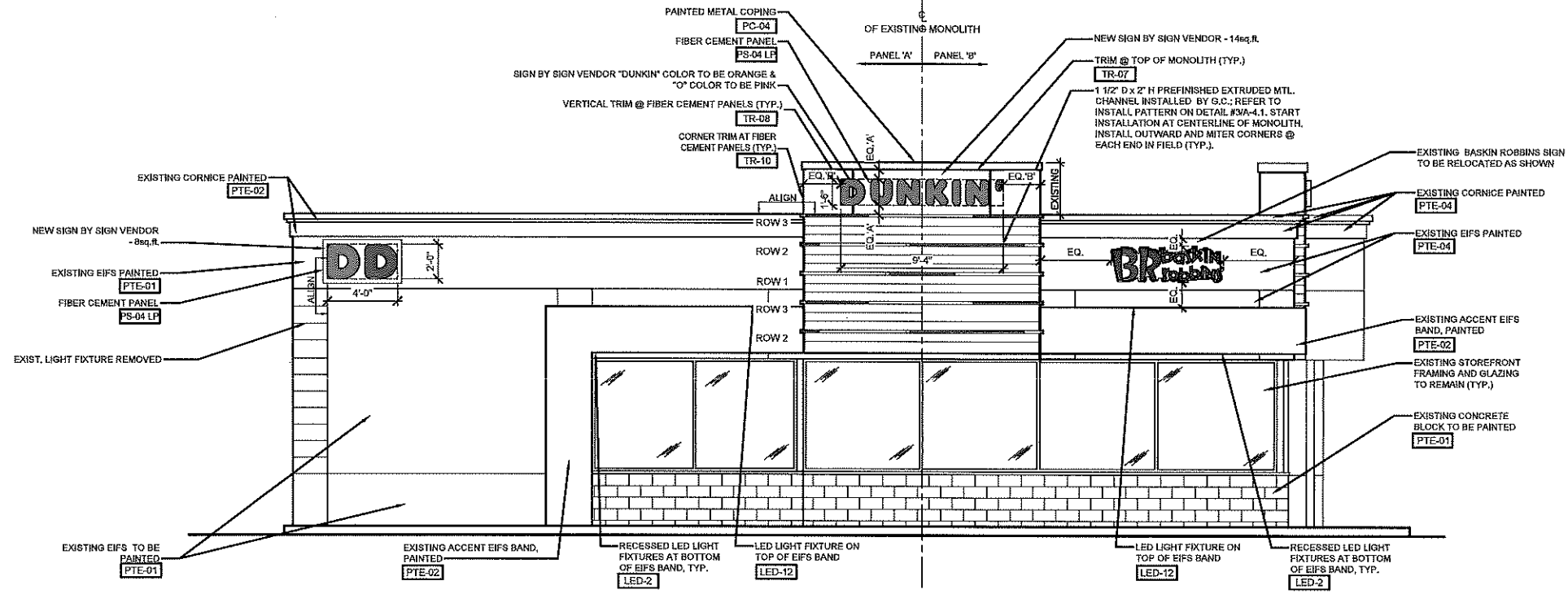
**FRANK TRUILO ARCHITECT LLC**  
 ARCHITECTS & PROJECT MANAGERS

8 MARTIN PLACE  
 CHATHAM, NJ 07928  
 Tel: 973-701-9218  
 Fax: 973-701-8071  
 E-Mail: [fta@optonline.net](mailto:fta@optonline.net)

License No. 05830  
 License No. 029281  
 License No. 42286  
 License No. 013631  
 License No. 01614

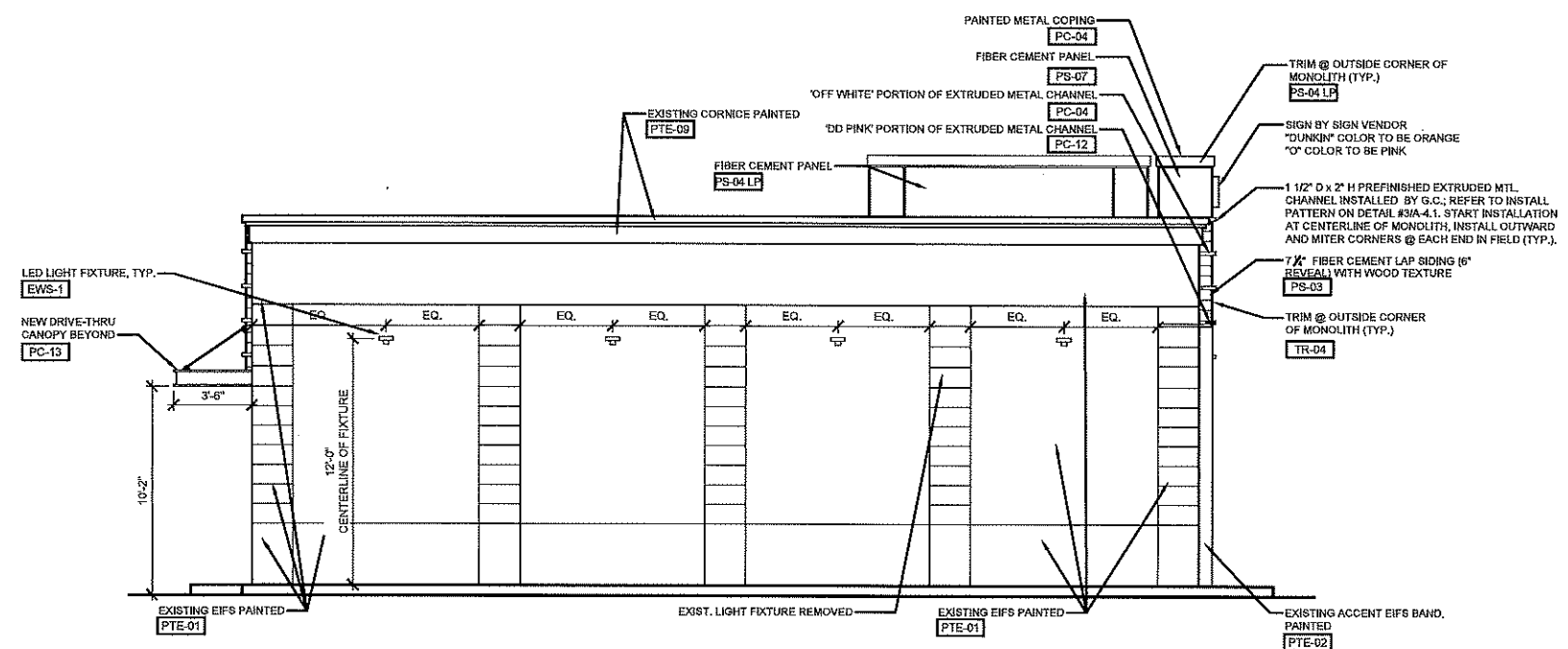






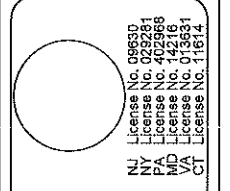
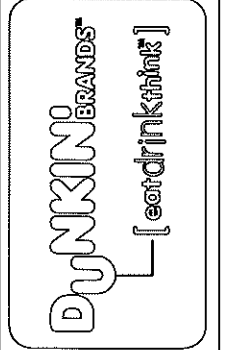
1  
A-2A PROPOSED CONDITIONS EXTERIOR ELEVATION @ FRONT

1/4"=1'-0"



2  
A-2A PROPOSED CONDITIONS EXTERIOR ELEVATION @ LEFT SIDE

1/4"=1'-0"



8 MARTIN PLACE  
CHATHAM, NJ 07928  
Tel: 973-701-9218  
Fax: 973-701-9287  
E-Mail: [frank@optonline.net](mailto:frank@optonline.net)

**FRANK TRUILO ARCHITECT LLC**  
ARCHITECTS & PROJECT MANAGERS

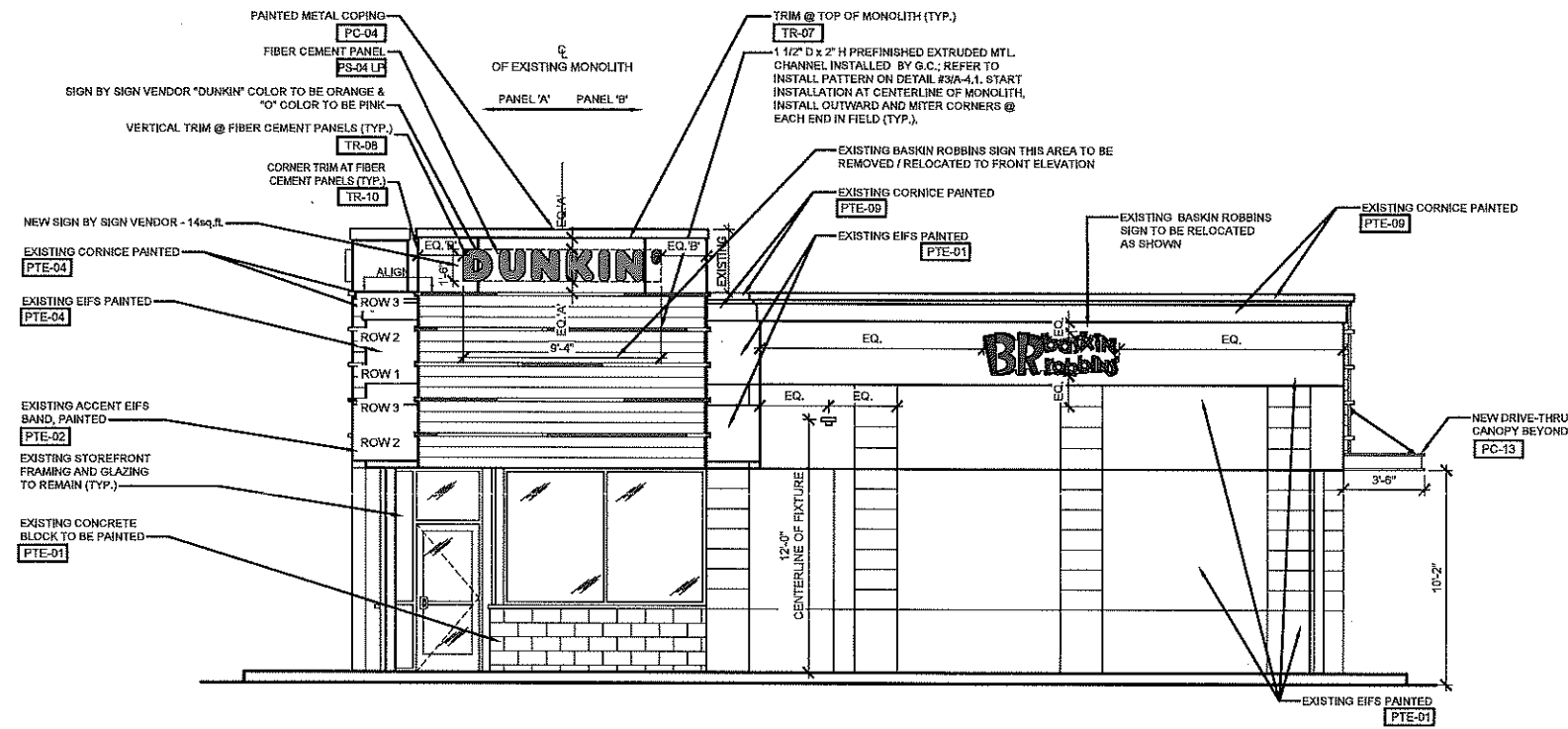
DATE:	SCALE:	CHKD:	APPD:
12-01-21	AS NOTED		
		FT	FT

NO.	DESCRIPTION	DATE	REVISIONS
2			
1			

PROPOSED CONDITIONS  
DUNKIN' DONUTS /  
BASKIN ROBBINS  
275 SOUTH WASHINGTON AVE  
BERGENFIELD, NJ  
P.C.#: 300781

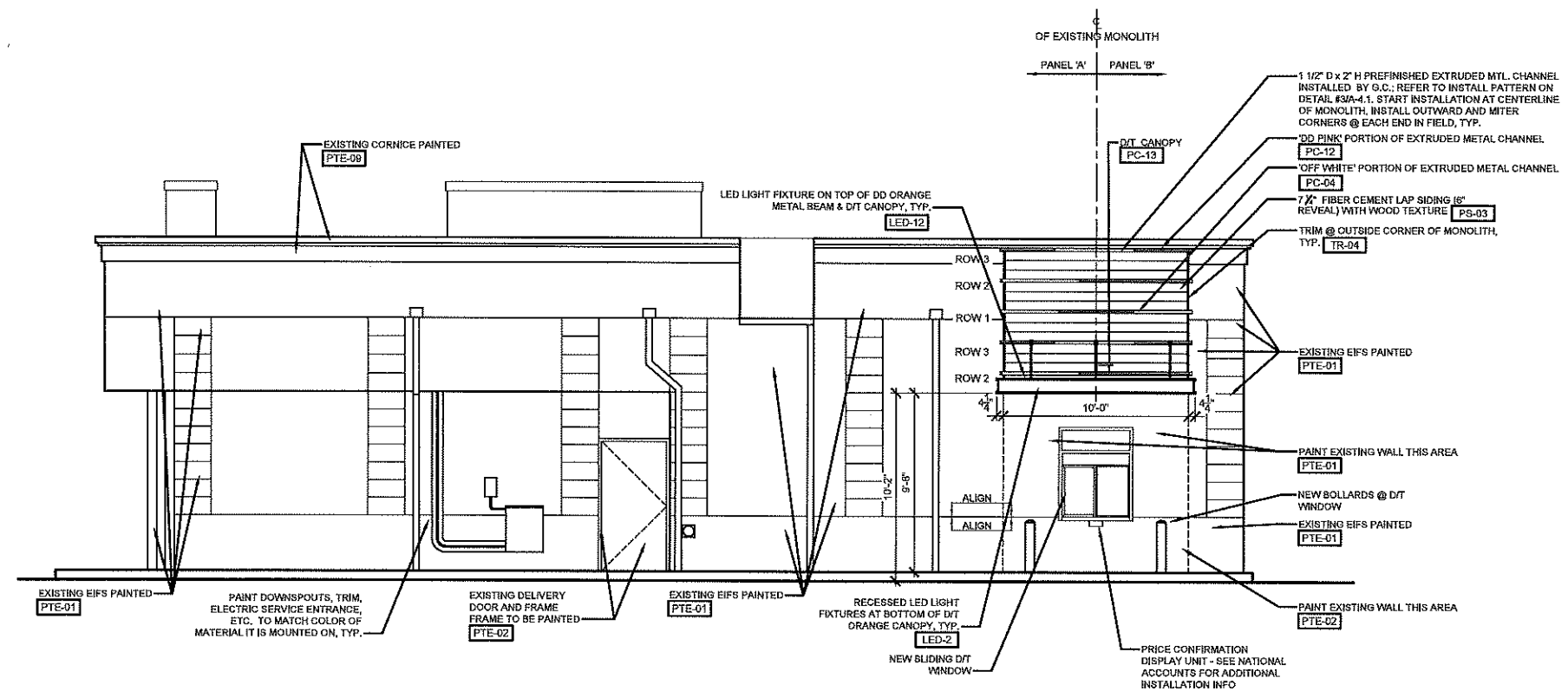
**A-2A**



1  
A-2B

PROPOSED CONDITIONS EXTERIOR ELEVATION @ RIGHT SIDE

1/4"=1'-0"

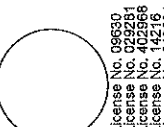


2  
A-2B

PROPOSED CONDITIONS EXTERIOR ELEVATION @ REAR

1/4"=1'-0"

**DUNKIN' BRANDS**  
[eat drink think]



09630  
License No. 029291  
NJ License No. 14216  
NY License No. 013631  
MD License No. 11614  
VA License No. 11614  
CT License No. 11614

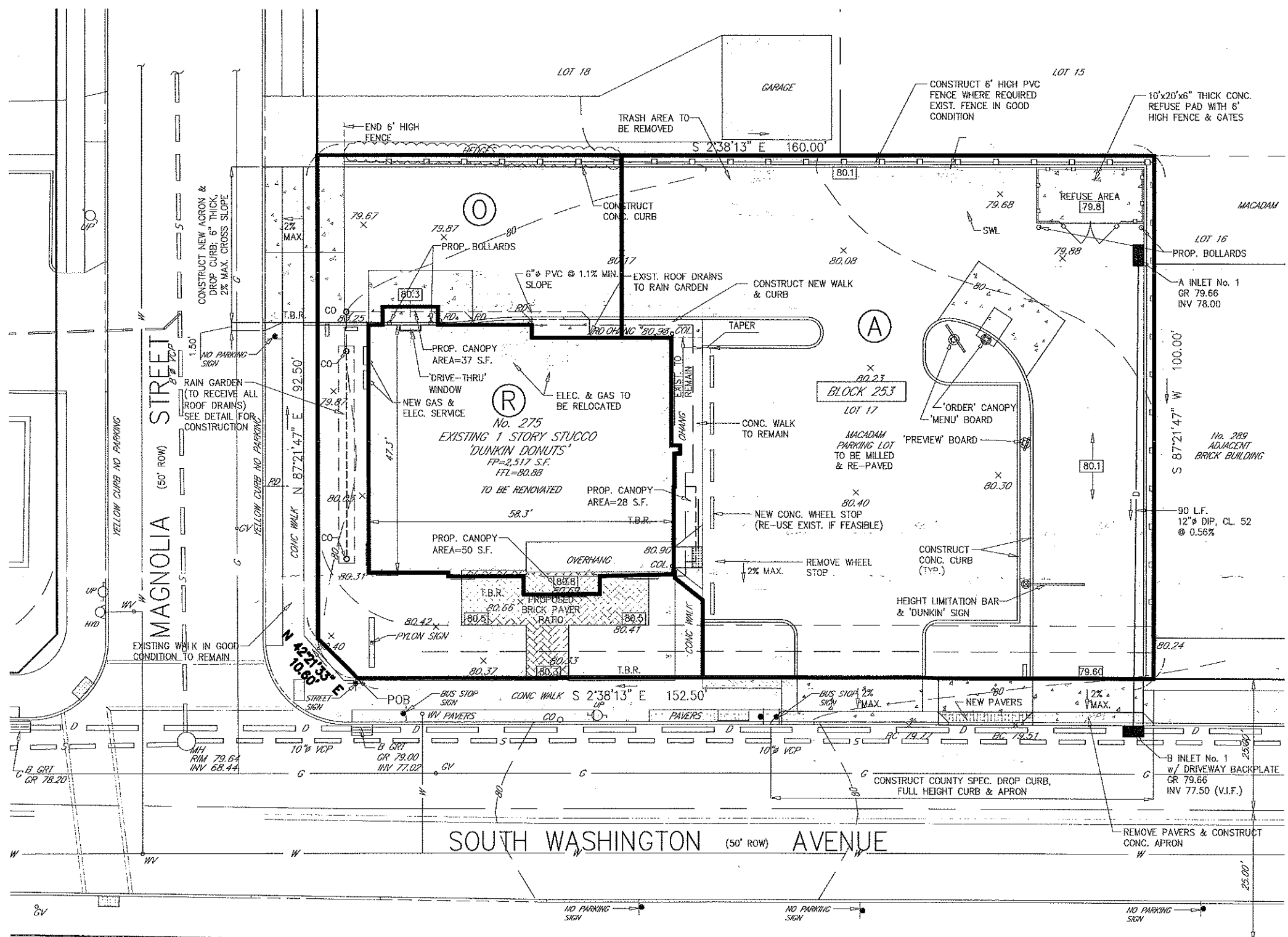
8 MARTIN PLACE  
CHATHAM, NJ 07928  
Tel: 973-701-9218  
Fax: 973-701-9287  
E-Mail: [fa@optonline.net](mailto:fa@optonline.net)

**FRANK TRUILO ARCHITECT LLC**  
ARCHITECTS & PROJECT MANAGERS

DATE	SCALE	AS NOTED	CHD:	APP:
12-01-21			FT	FT
2			1	1

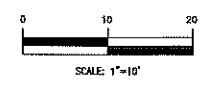
PROPOSED CONDITIONS  
DUNKIN' DONUTS /  
BASKIN ROBBINS  
275 SOUTH WASHINGTON AVE  
BERGENFIELD, NJ  
P.C.#: 300781

**A-2B**



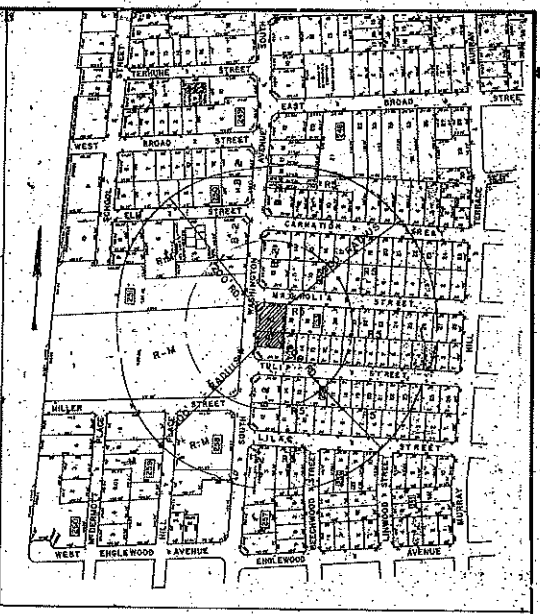
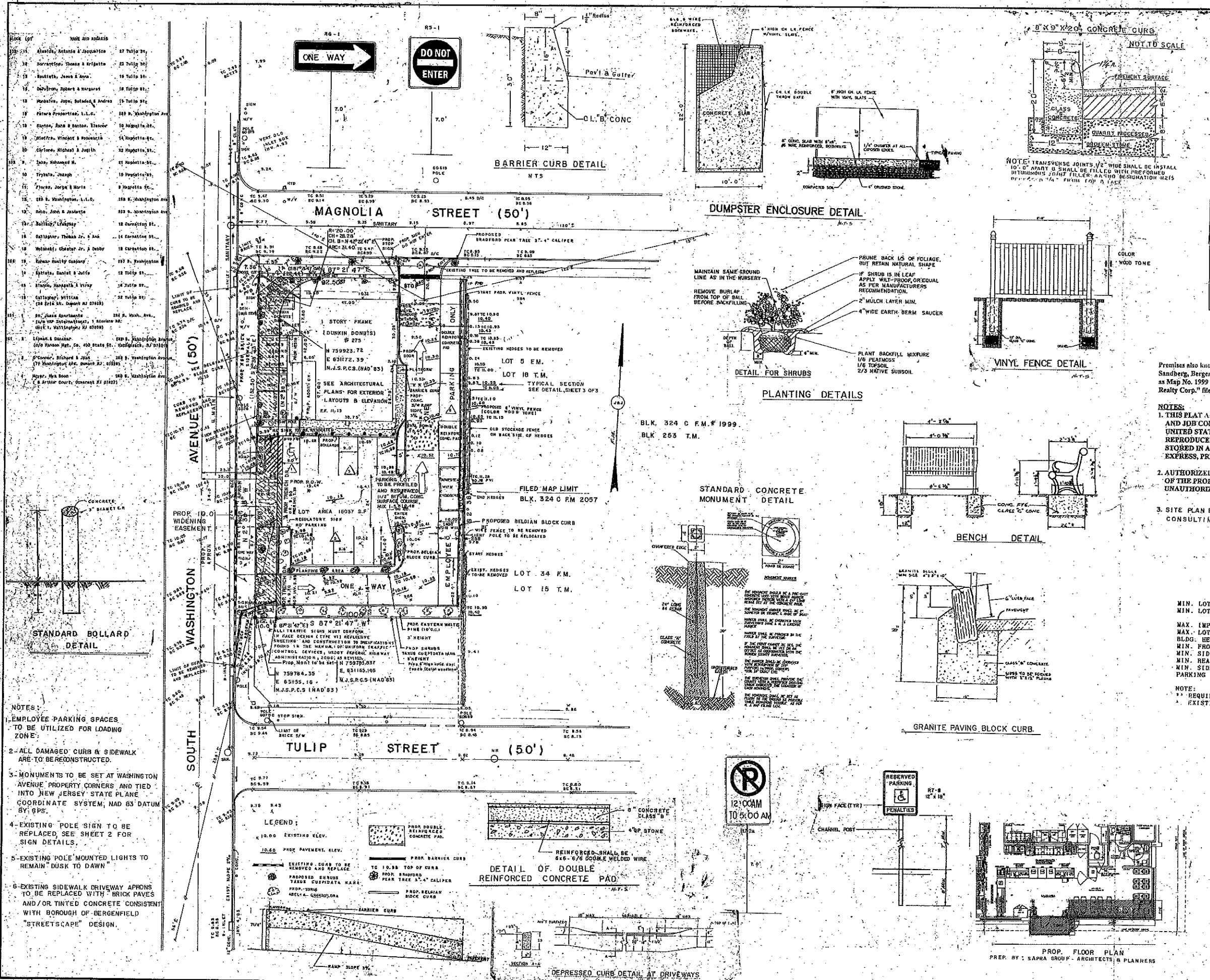
Subarea	Impervious (SF)	Pervious (SF)	Subarea
A	8,476	975	9,451
O	1,908	1,549	3,457
R	3,064	0	3,064
Total	13,448	2,524	15,972

LEGEND:  
 DRAINAGE SUBAREA



MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 29487 N.J.P.P. NO. 3220  
 9-13-21  
 DATE

NO.	REVISIONS	DATE	BY	CHKD
<b>PROPOSED DRAINAGE AREA MAP</b>				
LOT 17 'DUNKIN DONUTS' PROPOSED DRIVE-THRU BLOCK 253				
No. 275 S. WASHINGTON AVENUE				
BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY				
APPLICANT: TRIPLE J. FAMILY, INC. D/B/A DUNKIN' BASKIN ROBBINS				
275 S. WASHINGTON AVENUE				
BERGENFIELD, NJ 07621				
DRAWN BY: B.W.		CHKD BY: M.H.		
SCALE: 1"=10'		DRAWING NO. 3947-7		
HUBSCHMAN ENGINEERING, P.A.		REV. -		
ENGINEERS - PLANNERS - SURVEYORS		1 OF 1		
263A S. WASHINGTON AV. BERGENFIELD, NJ 07621		COPYRIGHT 2021 HUBSCHMAN ENGINEERING, P.A.		



Premises also known as Lots 1, 2, 3 & 4 in Block 324 C on a map entitled "Property of F.M. Sandberg, Bergenfield Gardens Section No. 1" filed in the Bergen County Clerk's Office June 1, 1925 as Map No. 1999 and Lots 29, 30 & 31 in Block 324 C on a map entitled "Map of Tract No. 1 Pet-Van Realty Corp." filed in the Bergen County Clerk's Office December 4, 1925 as Map No. 2057.

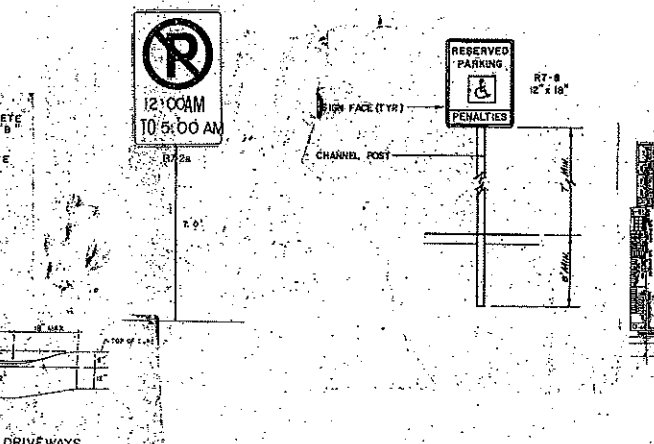
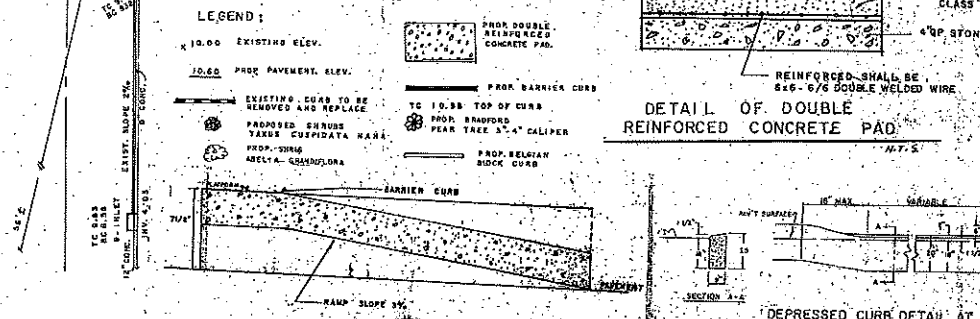
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 2. AUTHORIZED COPIES OF THIS PLAN CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL. COPIES WITHOUT THE SAME MAY CONTAIN UNAUTHORIZED ALTERATIONS AND/OR REVISIONS.  
 3. SITE PLAN BASED ON BOUNDARY SURVEY PREPARED BY JOB & JOB CONSULTING ENGINEERS, DATED 01-22-02

ZONING: B-2 BUSINESS AND PROFESSIONAL

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 sq. ft.	15,971 sq. ft.	15,971 sq. ft.
MIN. LOT WIDTH	100 ft.	152.5 ft.	152.5 ft.
MAX. IMP. LOT COV.	70%	66.69%	82.92%
MAX. LOT COVERAGE	35%	15.24%	16.70%
BLDG. HEIGHT	35 ft. / 2G	1 sty.	1 sty.
MIN. FRONT YARD	15 ft.	9.94'	
MIN. SIDE YARD	15 / 30 ft.	33' (measure)	33' (measure)
MIN. REAR YARD	25 ft.	93' (measure)	93' (measure)
MIN. SIDE YARD	30 ft.	N/A	N/A
PARKING SPACES	12 spaces	21 spaces	17 spaces

NOTE:  
 \*\* REQUIRED FOR RESTAURANT USE  
 \* EXISTING NON CONFORMITY

- NOTES:**
- EMPLOYEE PARKING SPACES TO BE UTILIZED FOR LOADING ZONE.
  - ALL DAMAGED CURB & SIDEWALK ARE TO BE RECONSTRUCTED.
  - MONUMENTS TO BE SET AT WASHINGTON AVENUE PROPERTY CORNERS AND TIED INTO NEW JERSEY STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM BY GPS.
  - EXISTING POLE SIGN TO BE REPLACED SEE SHEET 2 FOR SIGN DETAILS.
  - EXISTING POLE MOUNTED LIGHTS TO REMAIN "DUSK TO DAWN"
  - EXISTING SIDEWALK DRIVEWAY APRONS TO BE REPLACED WITH BRICK PAVES AND/OR TINTED CONCRETE CONSISTENT WITH BOROUGH OF BERGENFIELD "STREETSCAPE" DESIGN.



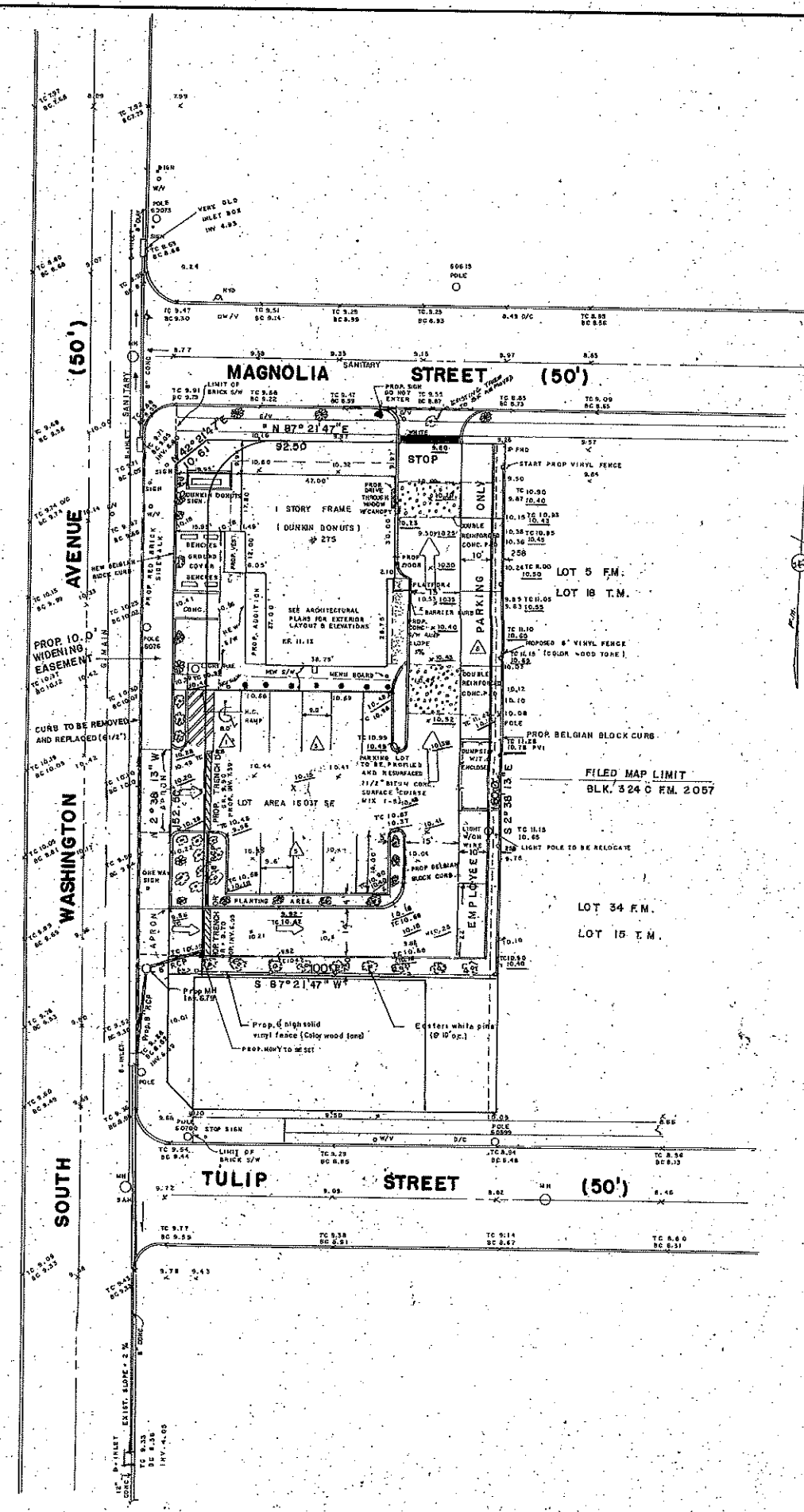
BOROUGH OF BERGENFIELD  
 BERGEN COUNTY, NEW JERSEY

SITE PLAN  
 OF LOT 17 and PART OF LOT 16  
 IN BLOCK 253 ON THE TAX MAP  
 (PROPOSED DRIVE THROUGH)

DRAWN BY: J.M. SCALF  
 CHECKED BY: J.M. SCALF  
 MAP 69-36 DATE: 02/25/02 SHEET: 01 OF 01

JOB & JOB CONSULTING ENGINEERS, P.A.  
 100 HUDSON ST. HACKENSACK, N.J. 07601  
 DATE: 2/25/02  
 N.J. LICENSE NO. 33828 PE, L.S. N.J. LICENSE NO. 2653 PE

REVISED 2/10/03  
 REVISED 11/13/02  
 REVISED 10/08/02  
 REVISED 09/16/02  
 REVISED 09/21/02  
 REVISED 07/16/02  
 REVISED 07/11/02  
 REVISED 06/19/02  
 REVISED 06/04/02  
 REVISED 03/28/02  
 REVISED 02/28/02  
 REVISED 02/14/02



BLK. 324 C FM. # 1999  
BLK. 253 T.M.

FILED MAP LIMIT  
BLK. 324 C FM. 2057

LOT 34 FM.  
LOT 15 T.M.

LEGEND:

- × 9.82 EXISTING ELEV.
- × 10.02 PROP. PAVEMENT ELEV.
- EXISTING CURB TO BE REMOVED AND REPLACED
- PROP. SHRUBS TAXUS CUSPIDATA NANA 3' HEIGHT
- ▨ DOUBLE REINFORCED CONC. PAD
- PROP. BARRIER CURB
- TC 10.60 TOP OF CURB
- ⊙ PROP. EASTERN WHITE PINE
- ⊙ PROP. BRADFORD PEAR TREE 3"-4" CALIPER
- PROP. BELGIAN BLOCK CURB

REVISED 2-10-03  
REVISED 11-13-02  
REVISED 10-08-02

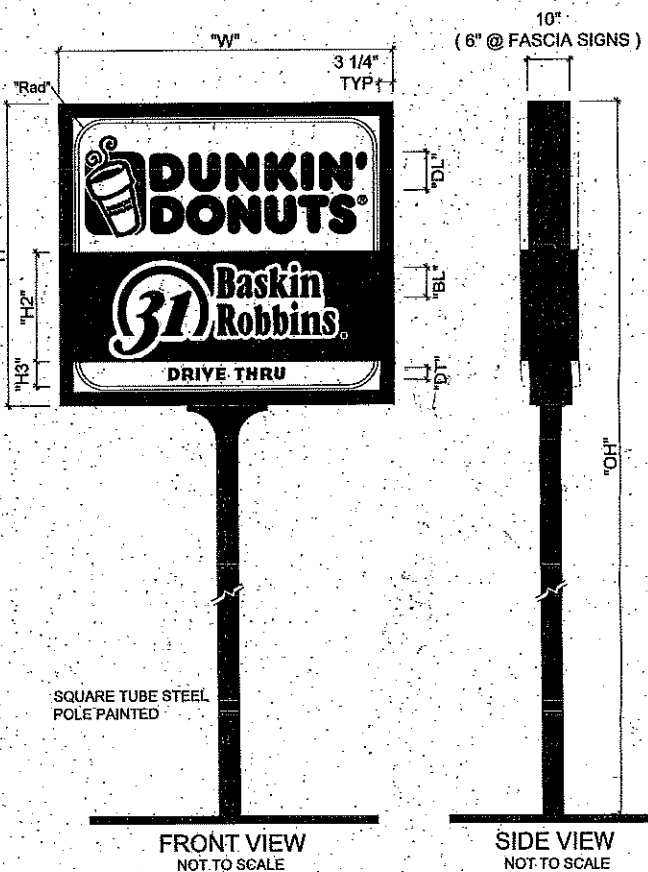
BOROUGH OF BERGENFIELD  
BERGEN COUNTY, NEW JERSEY

DRAINAGE PLAN

DRAWN BY	J.M.
CHECKED BY	K.S. / J.S.
MAP 59-36	DATE 8/29/02
<b>JOB &amp; JOB CONSULTING ENGINEERS, P.A.</b> 108 HUDSON ST. HACKENSACK, N.J. 07641 TEL: 201-261-8754	
<small>JOSEPH J. JOB PE, LS &amp; PR N.J. LICENSE NO. 30528; PE, E.S. N.J. LICENSE NO. 4023 PR</small>	

PYLON and FASCIA SIGNS DIMENSION CHART

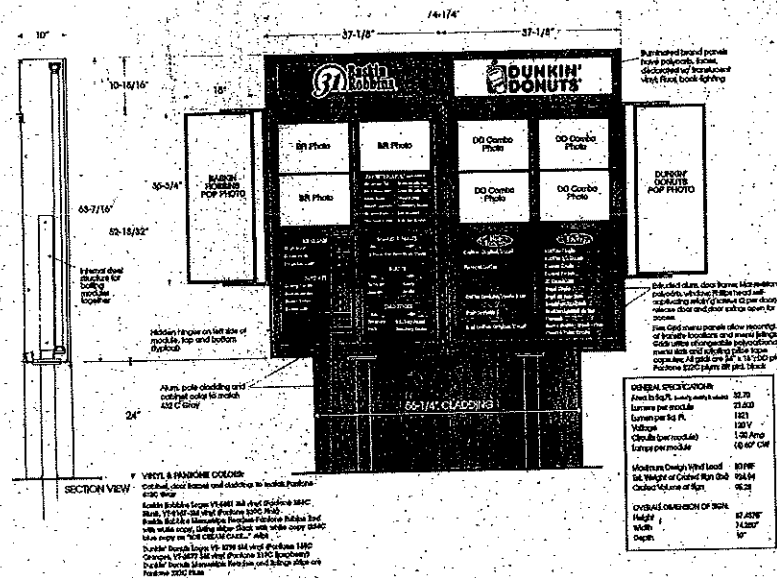
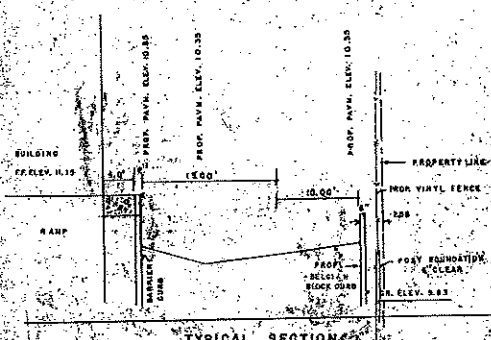
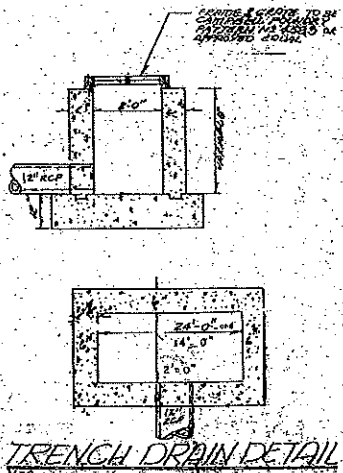
NORMAL SIZE	APPLIES TO	H	W	OH	H1	H2	H3	BL	DL	DT	Rad	Area (sq.ft.)	Lamps
4 X 5'	FASCIA and PYLON SIGNS	4' - 3"	4' - 7 1/2"	13'	19"	18"	4"	5"	5 1/2"	2 1/2"	4"	20	4XF48 T12 CW/HO
6 X 7'	FASCIA and PYLON SIGNS	6'	6' - 8"	15'	29"	26"	6"	7"	9"	3"	5"	40	6XF72 T12 CW/HO
8 X 9'	PYLON SIGNS ONLY	8' - 5"	9' - 5"	22'	43"	39"	8"	10"	12 1/2"	5"	7"	80	10XF96 T12 CW/HO



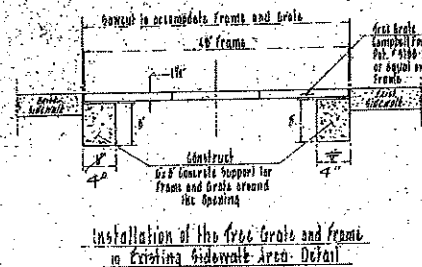
NOTE:  
USE THIS FACE DESIGN FOR:  
1. ALL FASCIA SIGNS  
2. PYLON SIGNS IF DRIVE THROUGH  
SERVICE IS NOT AVAILABLE.

COLOR NOTES:

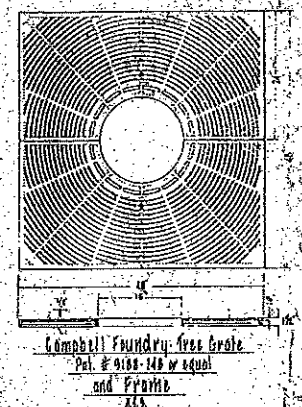
DUNKIN' DONUTS: Orange, PMS # 165, VT # 2790 3M vinyl  
Raspberry, PMS # 219, VT # 2577 3M vinyl  
BASKIN ROBBINS: Pink, PM #239, VT # 9167 3M vinyl  
Blue, PMS # 286, VT# 5821 3M vinyl  
GENERAL: DRIVE THRU and Dividers: Black  
Cans and Poles: Royal Plum, PMS # 222C  
Sign faces shall be pan-formed clear Solar Grade polycarbonate.  
All vinyl to be applied to the 2nd surface.



SIDEWALK DETAIL  
NOT TO SCALE



180° SECTIONS



REVISED 2-10-05  
REVISED 11-13-07  
REVISED 10-08-02

BOROUGH OF BERGENFIELD  
BERGEN COUNTY NEW JERSEY

SIGN / MENU BOARD  
DETAILS

DRAWN BY G.P.C. SCALE N.T.S.  
CHECKED BY K.G.J. DATE 5/11/02  
MAP NO. 59-36 SHEET 3

JOB & JOB CONSULTING ENGINEERS, P.A.  
108 HARRISON ST., HENDONSVILLE, VA 22420  
DATE 5/11/02  
PROFESSIONAL ENGINEER, LAND SURVEYOR  
R.L. LICENSE NO. 53078 P.E.L.E. - R.L. LICENSE NO. 1002, P.E.

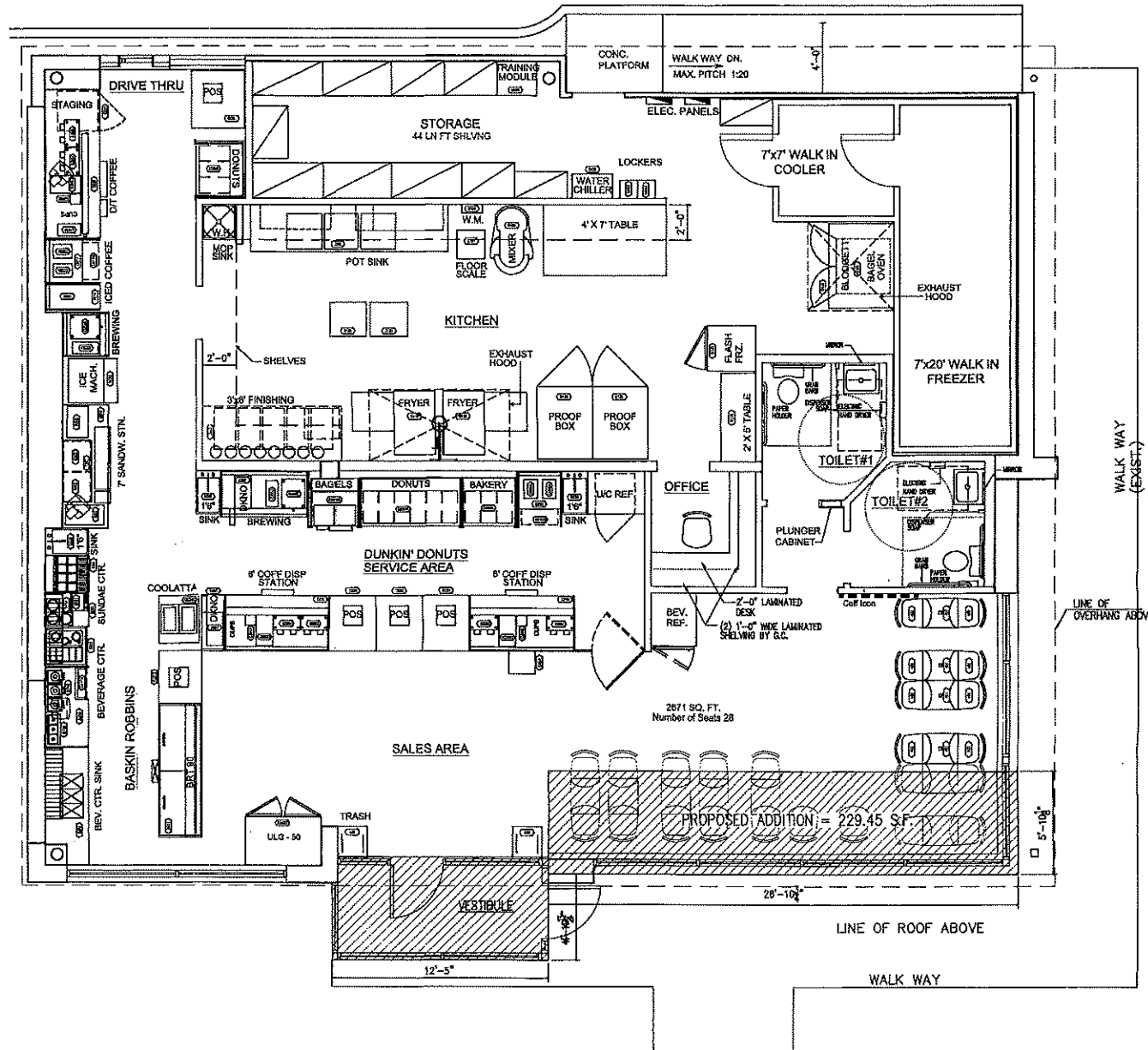
RELEASE STATUS OF DRAWING: DATE:

<input type="checkbox"/>	PREPARED	DATE:
<input type="checkbox"/>	REVISED	DATE:
<input type="checkbox"/>	APPROVED	DATE:
<input type="checkbox"/>	CONSTRUCTION DOCUMENT	DATE:
<input type="checkbox"/>	ISSUED	DATE:

**DUNKIN' DONUTS**  
BASKIN ROBBINS  
ADDITION & RENOVATIONS  
275 SOUTH WASHINGTON AVE.  
BERGENFIELD, N.J.  
PC # 300781

PROJECT NUMBER:

DATE:	08/23/01
SCALE:	1/4"=1'-0"
DRAWN:	AM/NSA
CHECKED:	SCS
DRAWING TITLE:	FLOOR PLAN

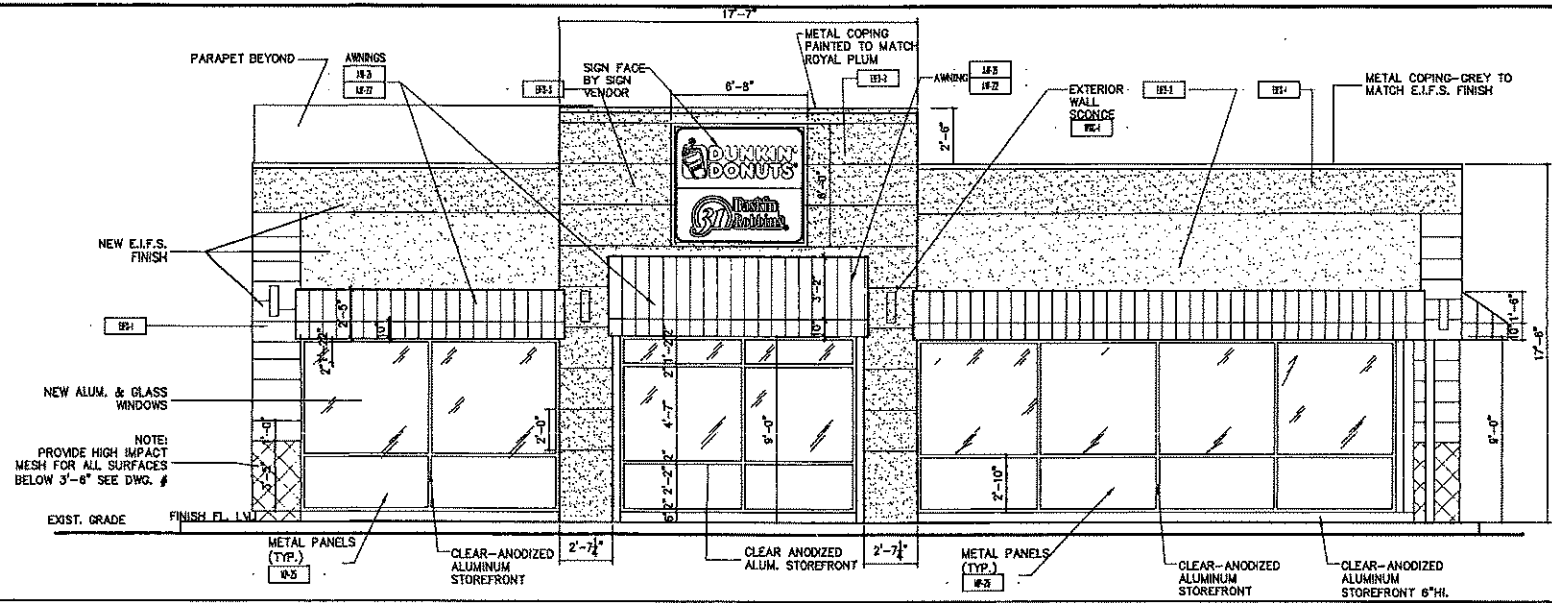


EXIST. BUILDING AREA = 2441.35 SF.  
ADDITION TO EXIST. BLDG. = 229.45 SF.  
TOTAL AREA = 2670.80 SF.

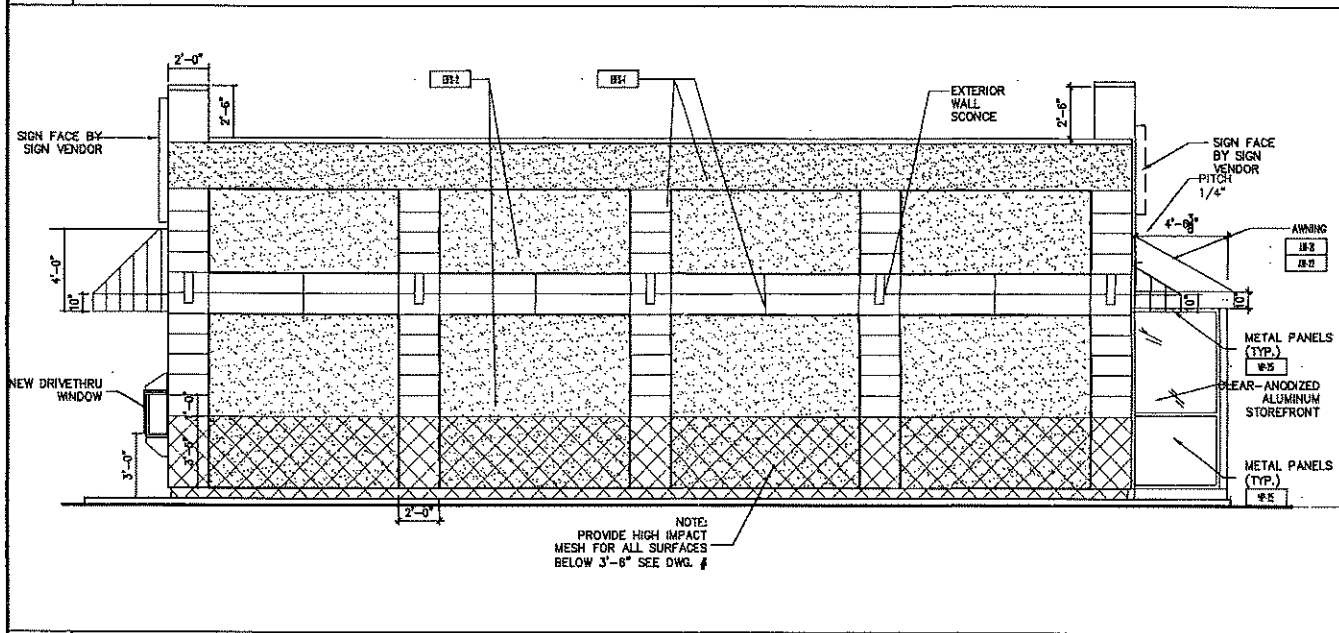
= ADDITION TO EXIST.

EXIST. # OF SEATS = 27  
PROPOSED # OF SEATS = 26  
NET REDUCTION = 1

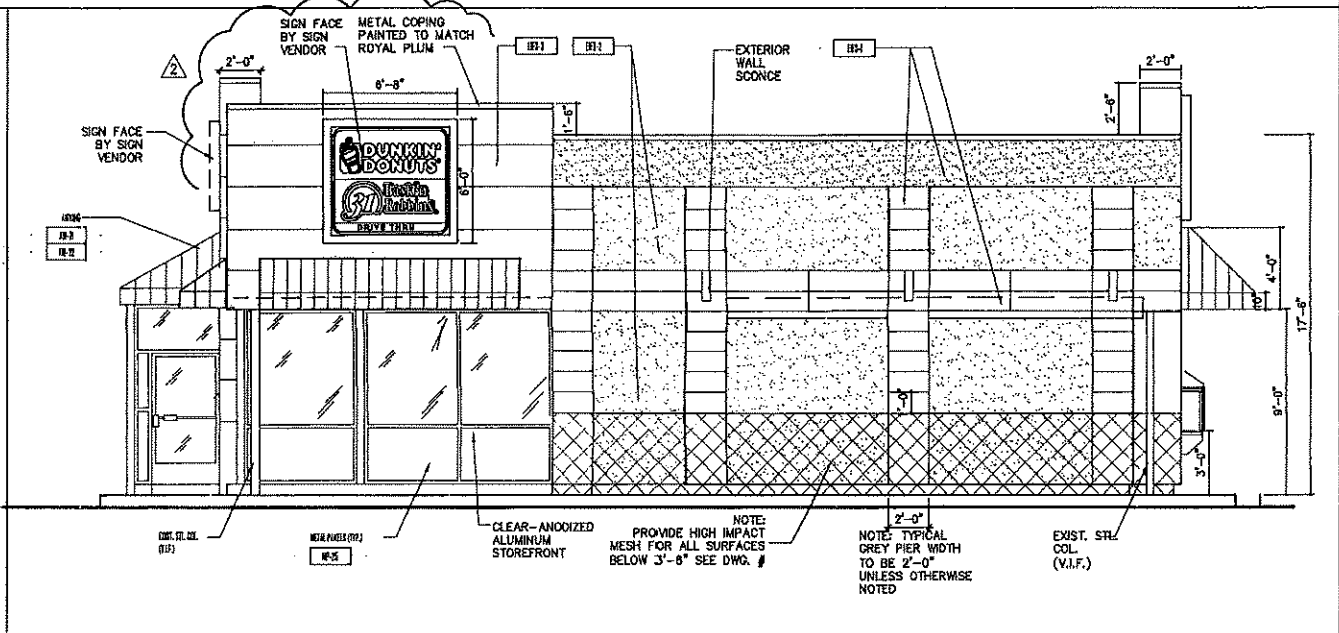
NO.	QUANTITY	DESCRIPTION	UNIT	PRICE	TOTAL
1	1	FINISH MATERIAL SCHEDULE			
2	1	FINISH MATERIAL SCHEDULE			
3	1	FINISH MATERIAL SCHEDULE			
4	1	FINISH MATERIAL SCHEDULE			
5	1	FINISH MATERIAL SCHEDULE			
6	1	FINISH MATERIAL SCHEDULE			
7	1	FINISH MATERIAL SCHEDULE			
8	1	FINISH MATERIAL SCHEDULE			
9	1	FINISH MATERIAL SCHEDULE			
10	1	FINISH MATERIAL SCHEDULE			
11	1	FINISH MATERIAL SCHEDULE			
12	1	FINISH MATERIAL SCHEDULE			
13	1	FINISH MATERIAL SCHEDULE			
14	1	FINISH MATERIAL SCHEDULE			
15	1	FINISH MATERIAL SCHEDULE			
16	1	FINISH MATERIAL SCHEDULE			
17	1	FINISH MATERIAL SCHEDULE			
18	1	FINISH MATERIAL SCHEDULE			
19	1	FINISH MATERIAL SCHEDULE			
20	1	FINISH MATERIAL SCHEDULE			



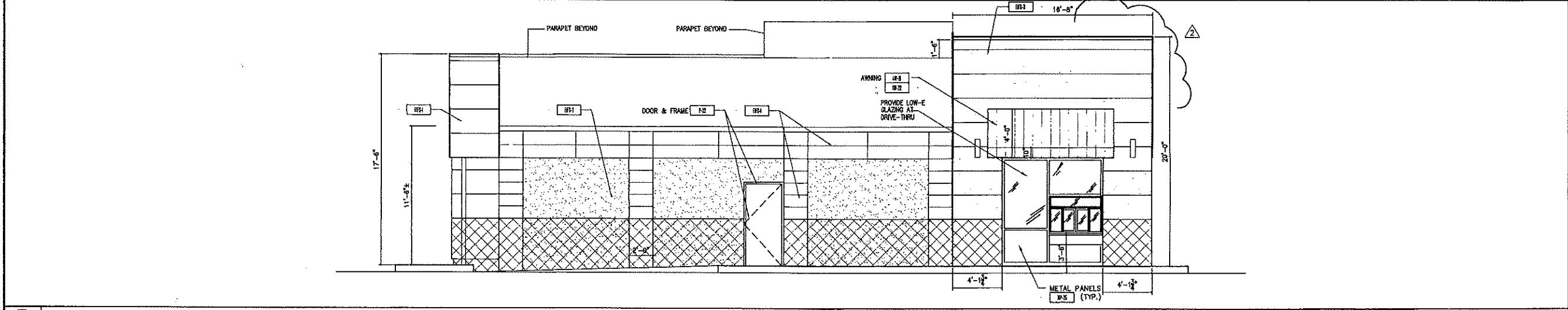
1 FRONT ELEVATIONS SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"



3 RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"



4 REAR ELEVATION SCALE: 1/4"=1'-0"

**SAPRA GROUP**

Architects & Planners  
 466 Old Hook Rd.  
 Suite 7  
 Emerson  
 New Jersey 07630  
 Tel: 201-991-6330  
 Fax: 201-991-6331

DUNKIN' DONUTS  
 ALLIED DOMIECO  
 CSR

RELEASE STATUS OF DRAWING: DATE:	
PROCESSED PRINT	
PARTIAL RELEASE	
FULL DOCUMENT	
CONSTRUCTION DOCUMENT	
REVISION	
NO. IN REVISION	DATE
1	06/15/02

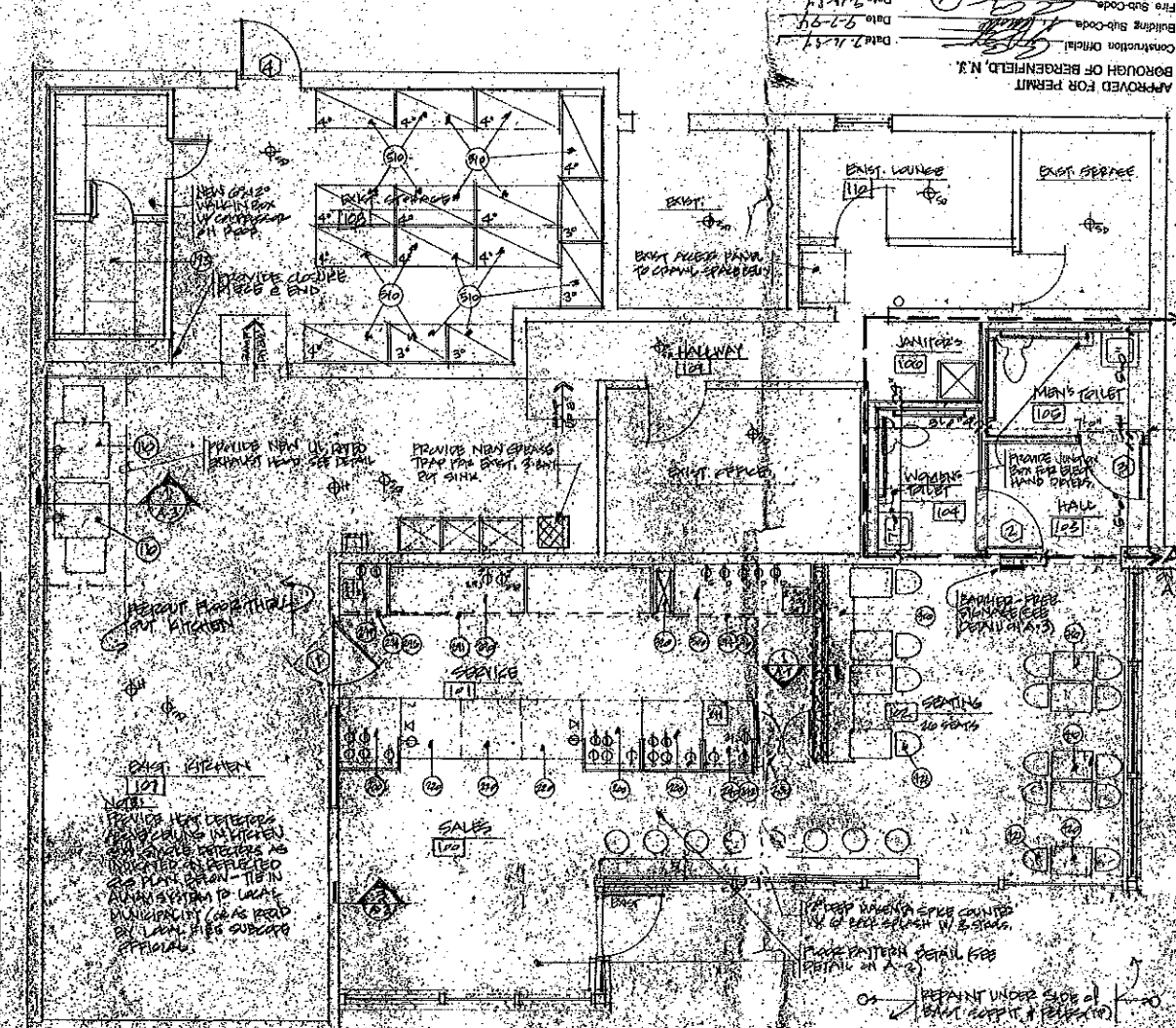
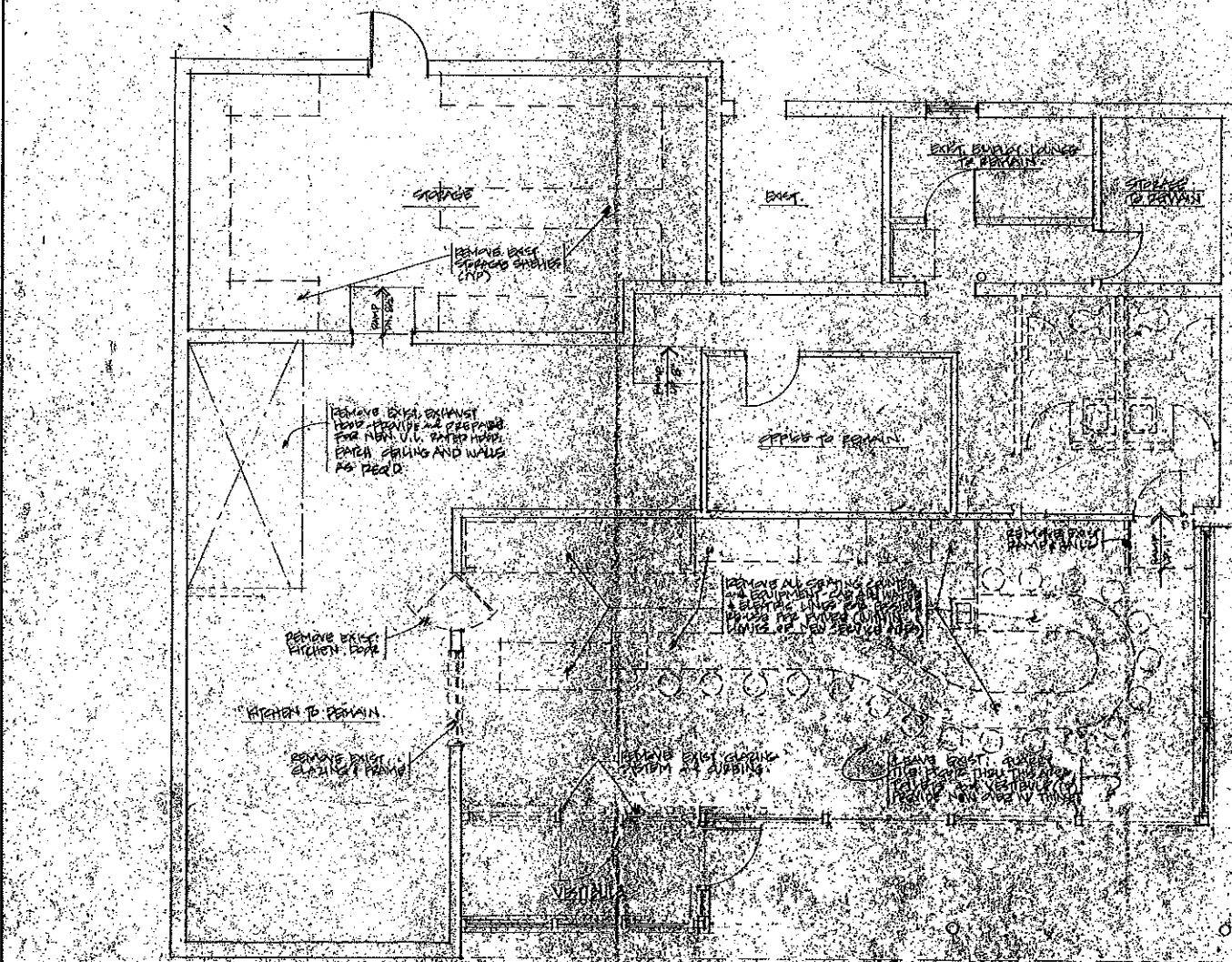
DUNKIN' DONUTS  
 ADDITION & RENOVATIONS  
 275 SOUTH WASHINGTON AVE.  
 BERGENFIELD, N.J.  
 PC # 300781

PROJECT NUMBER:	
DATE:	03-08-02
SCALE:	1/4"=1'-0"
DRAWN:	AM
CHECKED:	SCS
DRAWING TITLE:	ELEVATIONS

A-2p



Date: 02/23/11  
 Building Sub-Code: [Signature]  
 Fire Sub-Code: [Signature]  
 Electrical Sub-Code: [Signature]  
 Planning Sub-Code: [Signature]  
 Date: 02/17/11  
 APPROVED FOR PERMIT  
 BOROUGH OF BERGENFIELD, N.J.

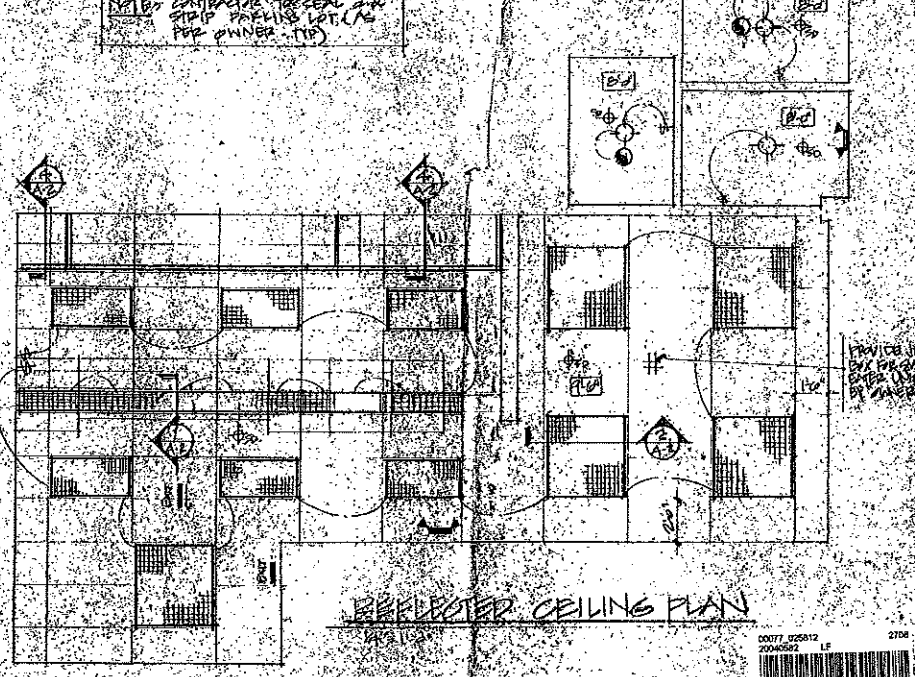


- LEGEND
- Existed wall to be removed
  - Existing wall to remain
  - New wall
  - Existing door to be removed
  - Height above finished floor
  - Dispersal location
  - Item number - see Equipment Schedule for electrical requirements and remarks
  - 1'-3" 1/2 in. above finished floor
  - 0'-1" 1/2 in. above finished floor mounted horizontally
  - 1'-3" 1/2 in. above finished floor mounted vertically at back splash (field verify location)
  - 0'-6" 1/2 in. above finished floor
  - 0'-3" 1/2 in. above finished floor
  - 0'-0" 1/2 in. above finished floor
  - 0'-0" 1/2 in. above finished floor
  - 1'-0" 1/2 in. above finished floor
  - Dispersal unit (field verify location)
  - Dedicated outlet for mixed water
  - Single pole switch
  - Three way switch
  - 30" x 30" exhaust fan - Exhaust through roof and finish at finished.
  - Telephone jack
  - Self powered full size strobe face, emergency exit sign, Projector Lighted Cat. No. P-2017 or equal
  - Emergency lighting unit, self powered, two 6 volt 5 watt sealed beam lamps, wall mounted 2 ft. x 8 in. when finished floor. Dupont Model No. 2100-1111-5 or equal
  - Two hung, two foot by four foot fluorescent grid troffer, Fluor. with white lamps with 1/2 in. by 1/2 in. white reflective lens at Sales, Service, Seating, Hall and Toilet and standard acrylic diffuser at Kitchen and Storage Area. Columbia Lighting Cat. No. 5112-C-33-2-14 or equal
  - 1 ft. by 4 ft. 1/2 in. fluorescent tube fixture similar to 2 ft. by 4 ft. fixture
  - 2 ft. by 2 ft. 1/2 in. fluorescent tube fixture similar to 2 ft. by 4 ft. fixture

**IGNITION REQUIREMENTS**  
 NOT TO SCALE

**BARRIER FREE DETAILS**  
 NOT TO SCALE

**TOILET ROOM REQUIREMENTS**  
 NOT TO SCALE

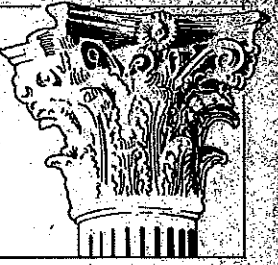


**DUNKIN' DONUTS**  
**Architectura**  
 Architectura  
 300 S. STATE ST.  
 BERGENFIELD, NJ 07001

Drawing title: FLOOR PLAN, FLOOR PLAN  
 Design project: DUNKIN' DONUTS  
 Project number: 11-01  
 Scale: 1/4" = 1'-0"  
 Date: 02/23/11







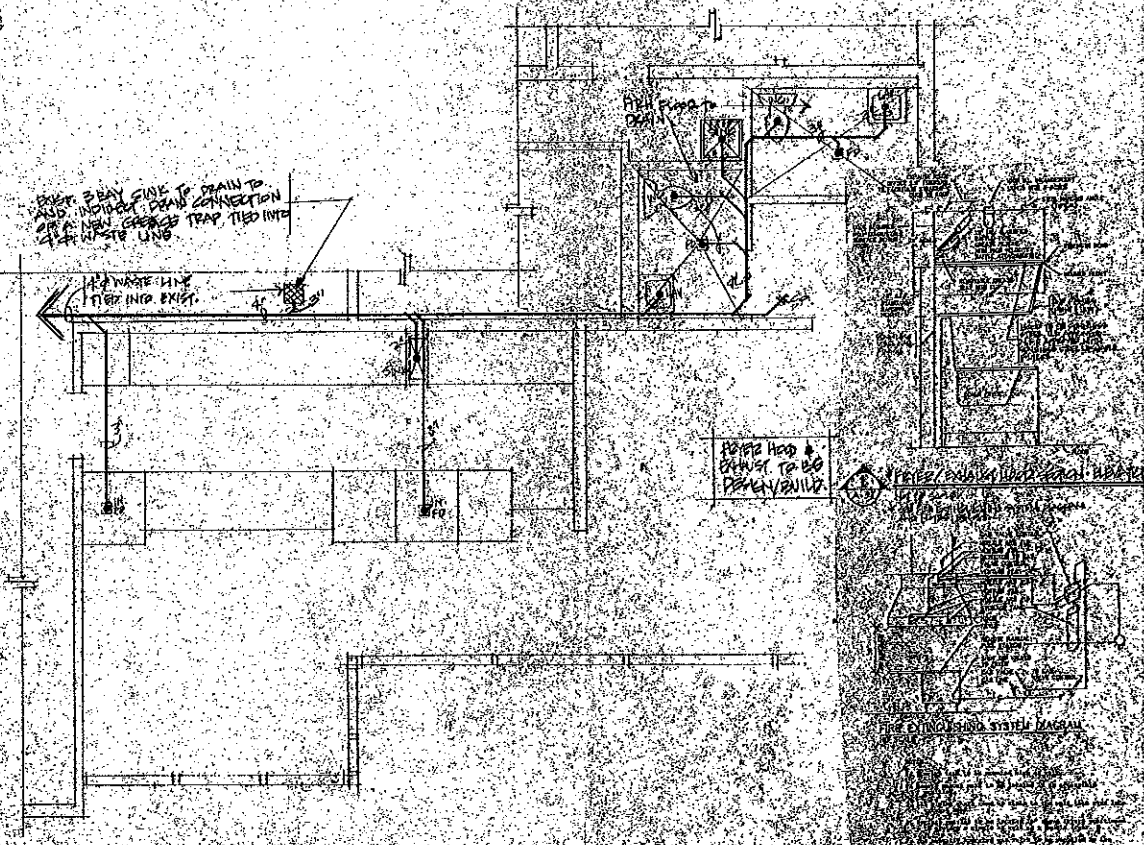
Architectural  
**DUNKIN' DONUTS**  
 Architecture & Interiors  
 200 West 10th Street  
 Seattle, WA 98101  
 Tel: 206-465-5799  
 Fax: 206-465-5798

Design Group  
**Architectura**  
 1500 1st Avenue  
 Seattle, WA 98101  
 Tel: 206-465-5799  
 Fax: 206-465-5798

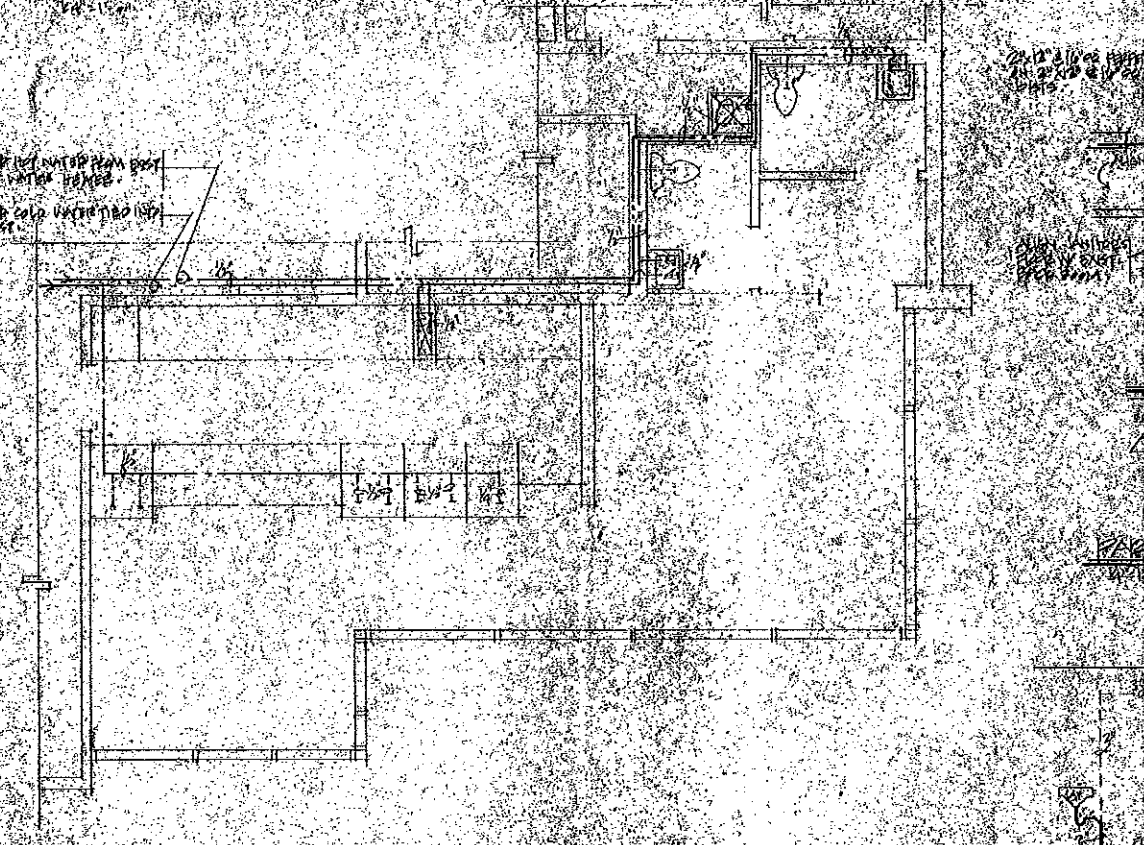
**Architectura**  
 PREPARED FOR  
**DUNKIN' DONUTS**  
 SOUTH WASHINGTON AVE  
 SEASIDE FIELD - NEW LIBRARY



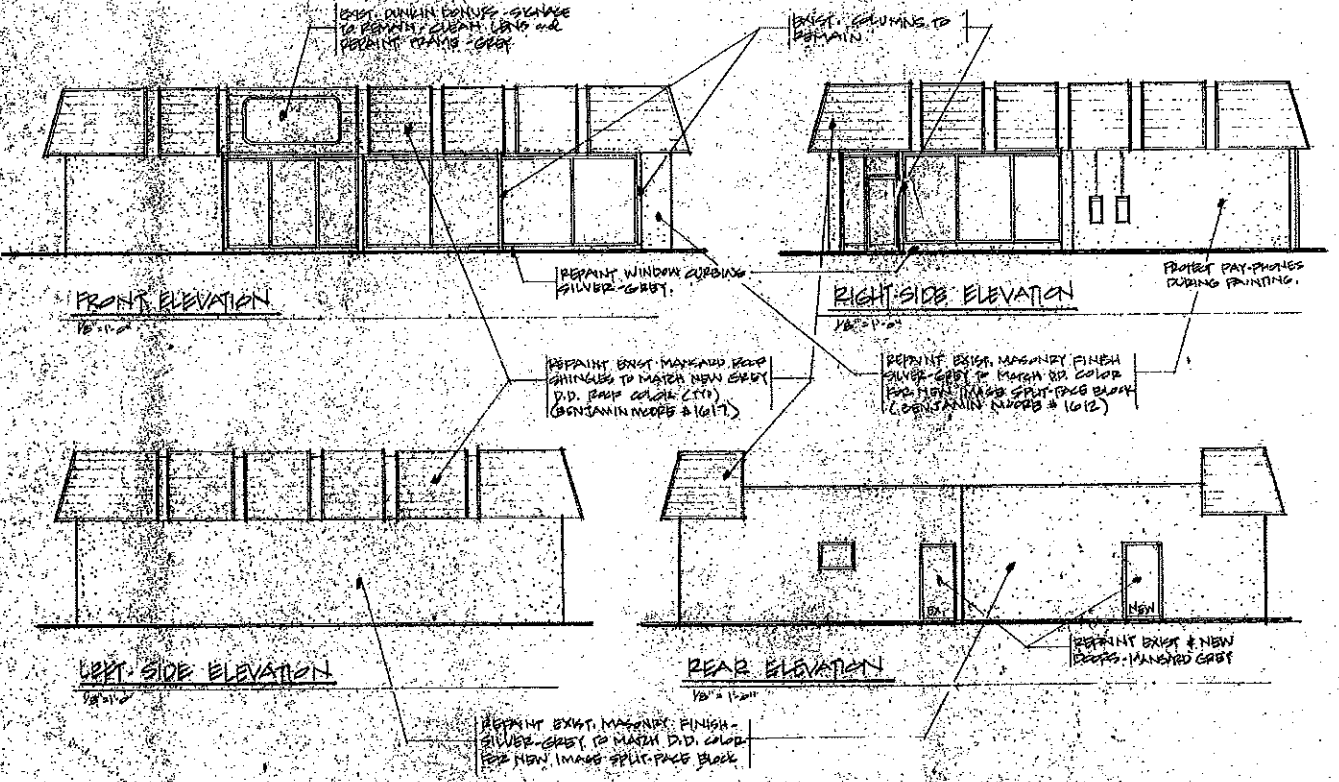
Drawing title  
**PLUMBING PLAN  
 RISE/DIAGRAM  
 MISCL. DETAILS**  
 Scale: AS NOTED  
 Date: 01/17/99  
 Project number: 9440



**PLUMBING WASTE PLAN**



**WATER SUPPLY PLAN**

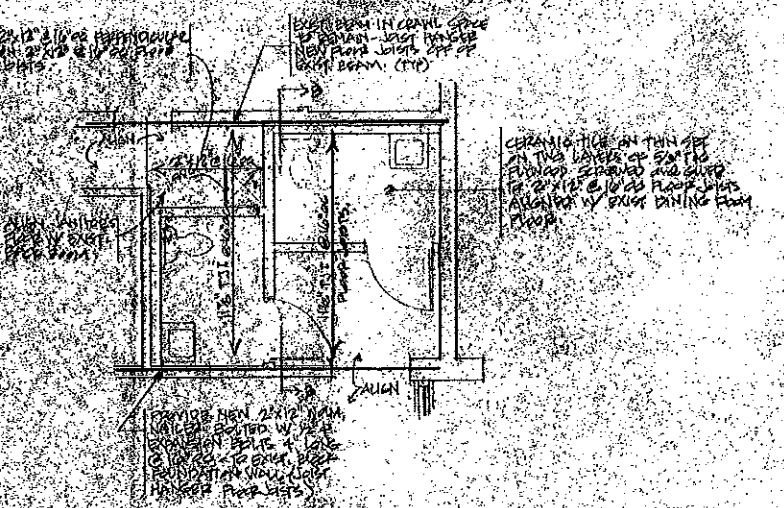


**FRONT ELEVATION**

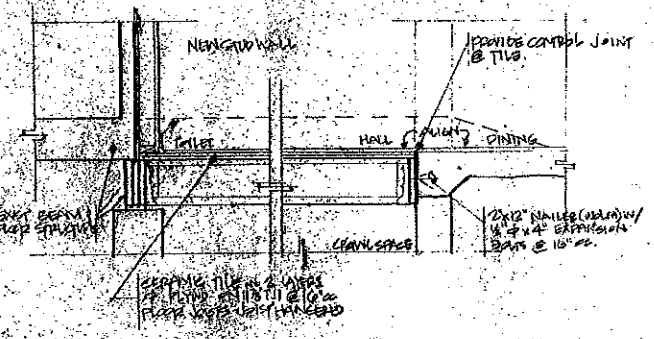
**RIGHT SIDE ELEVATION**

**LEFT SIDE ELEVATION**

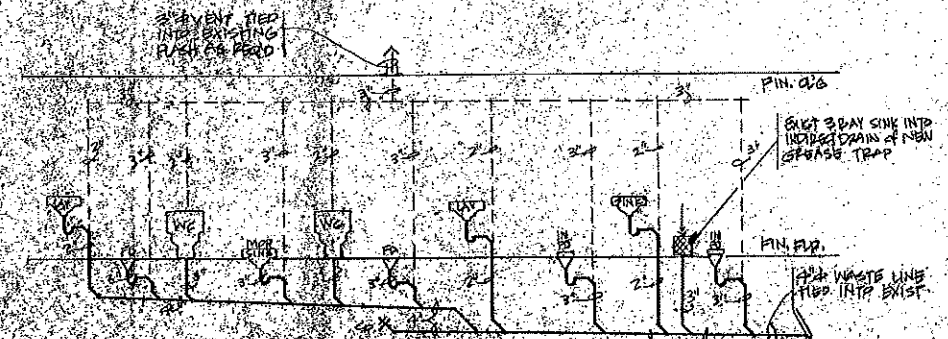
**REAR ELEVATION**



**PARTIAL PLAN - A-A**



**SECTION - B-B**



**PLUMBING RISE DIAGRAM**

**FINISH SCHEDULE**

Description	Walls	Ceils	Cold Water	Hot Water
Walls	3/8" - 1/2"	1/2"	1/2"	N/A
Floors	3/8" - 1/2"	1/2"	1/2"	1/2"
Roofs	3/8" - 1/2"	1/2"	1/2"	1/2"
Mezz. Slabs	3/8" - 1/2"	1/2"	1/2"	1/2"
2" Fin. Slabs	3/8" - 1/2"	1/2"	1/2"	1/2"
3" Fin. Slabs	3/8" - 1/2"	1/2"	1/2"	1/2"
Drains	3/8" - 1/2"	1/2"	N/A	N/A

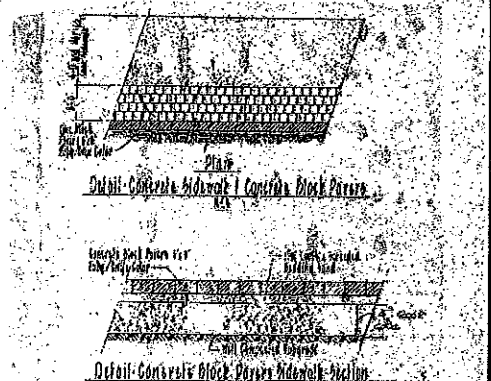
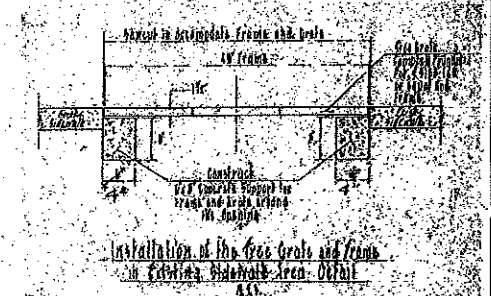
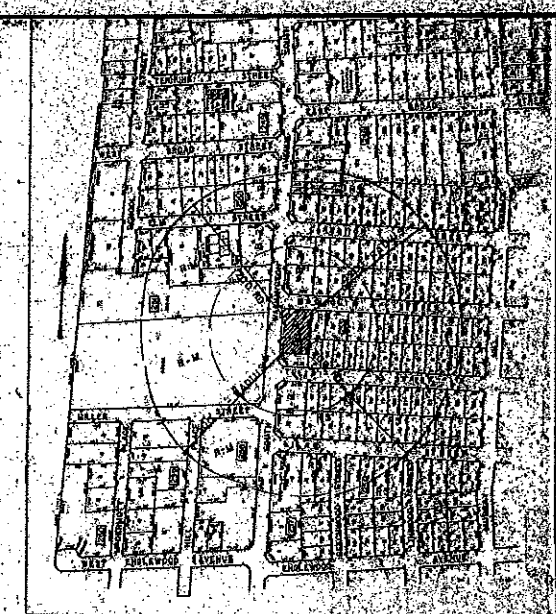
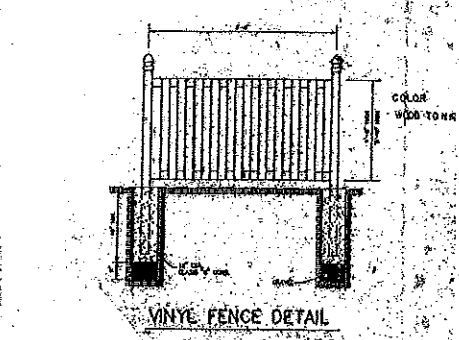
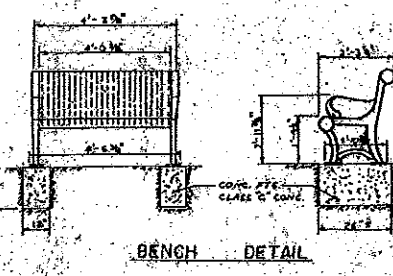
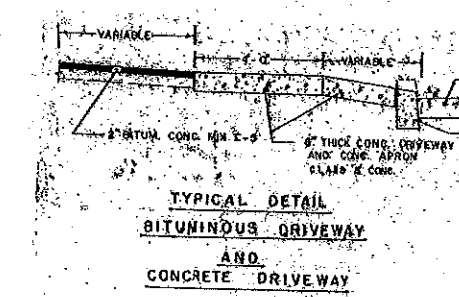
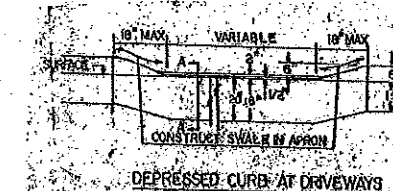
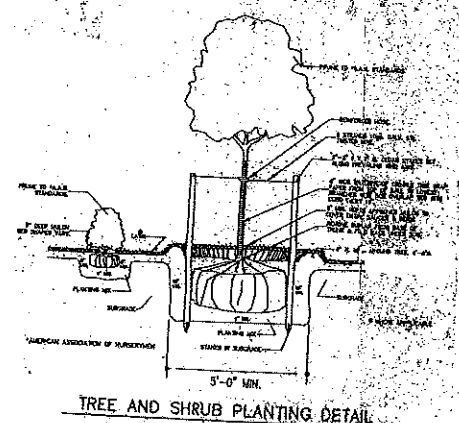
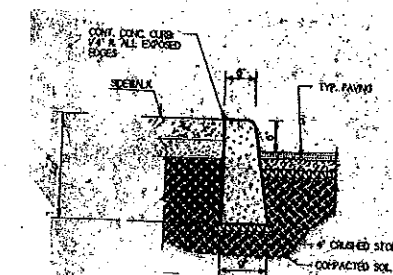
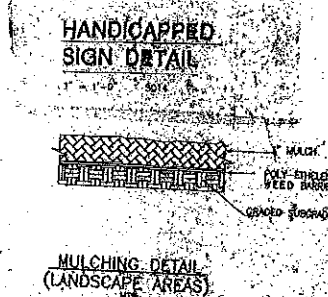
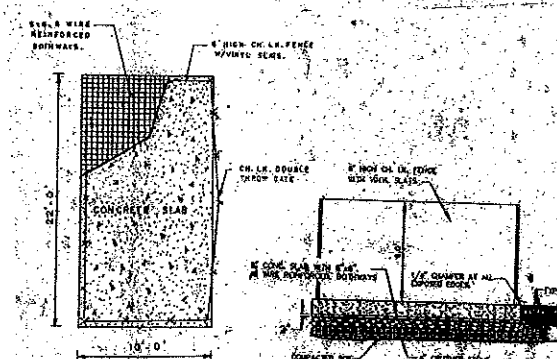
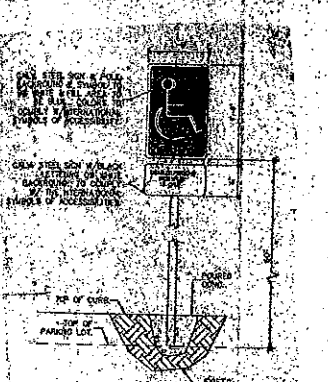
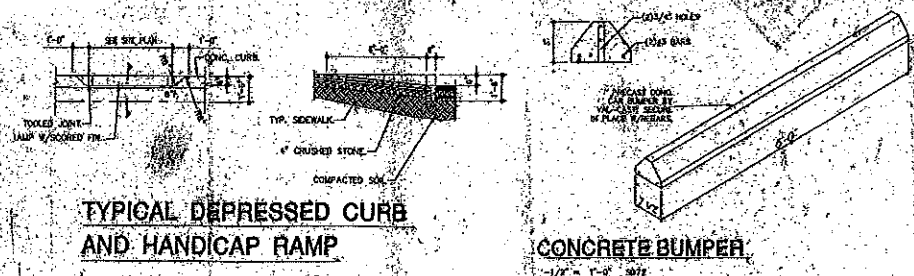
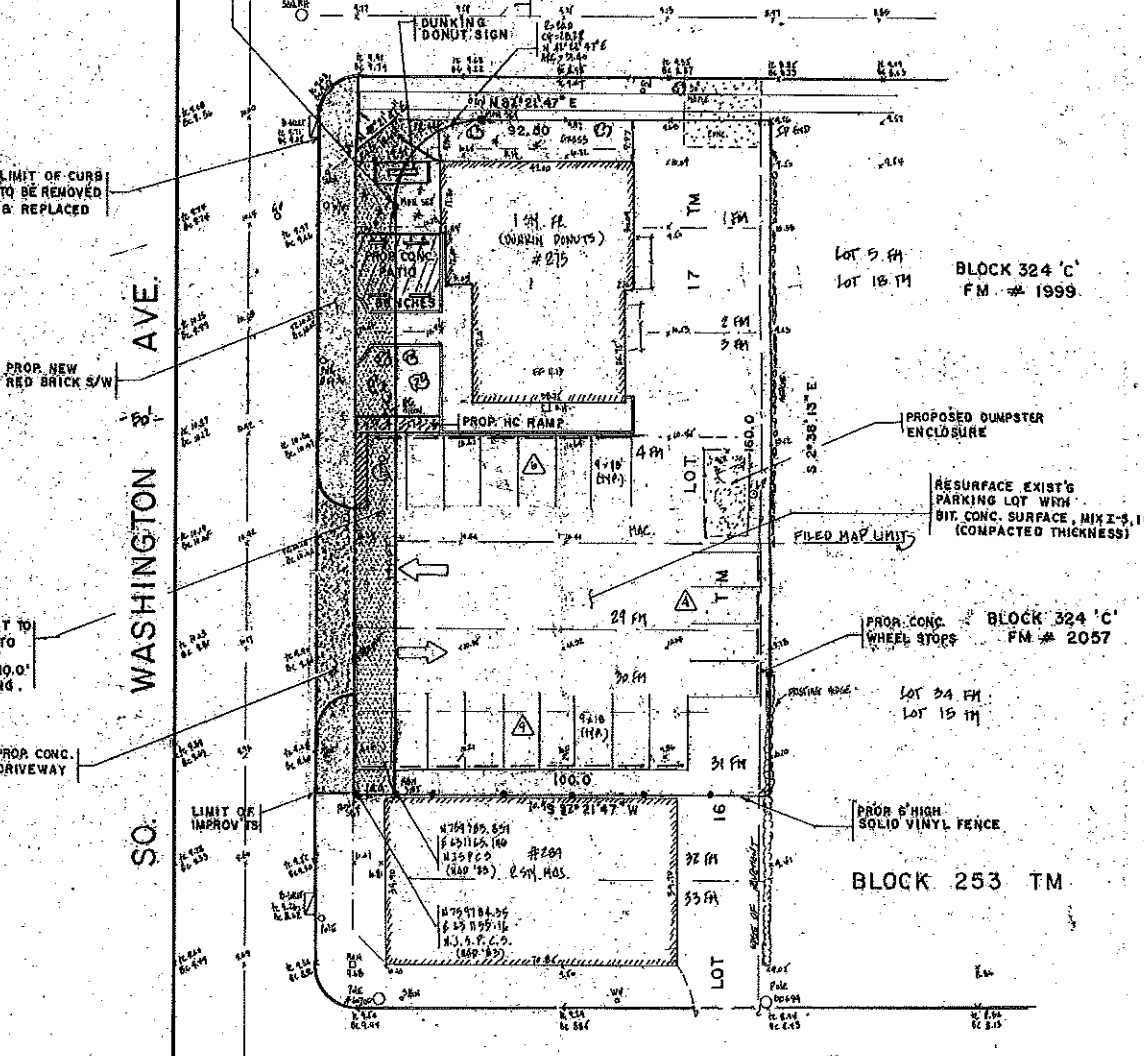
NOTE: ALL DRAINING AND PIPING WITH FEED  
 SHALL BE INTERPRET.



WASHINGTON AVE.  
SO.

MAGNOLIA ST.

TULIP ST.



ZONING: D-2 BUSINESS AND PROFESSIONAL

	REQUIRED	EXISTING
MIN. LOT AREA	10,000 sq. ft.	15,000 sq. ft.
MIN. LOT WIDTH	100 ft.	100 ft.
MAX. IMP. LOT COV.	70%	80%
MIN. LOT COVERAGE	30%	30%
MIN. FRONT YARD	10 ft.	10 ft.
MIN. SIDE YARD	5 ft.	5 ft.
MIN. REAR YARD	5 ft.	5 ft.
MIN. SIDE YARD	5 ft.	5 ft.
PARKING SPACES	12 spaces	12 spaces

NOTE: \*\* REQUIRED FOR RESTAURANT USE  
EXISTING NON-CONFORMING

BOROUGH OF BERGENFIELD  
BERGEN COUNTY NEW JERSEY

**SITE PLAN OF LOT 17 & PART OF LOT 16 IN BLOCK 253 TM**

DRAWN BY: [Signature]  
CHECKED BY: [Signature]

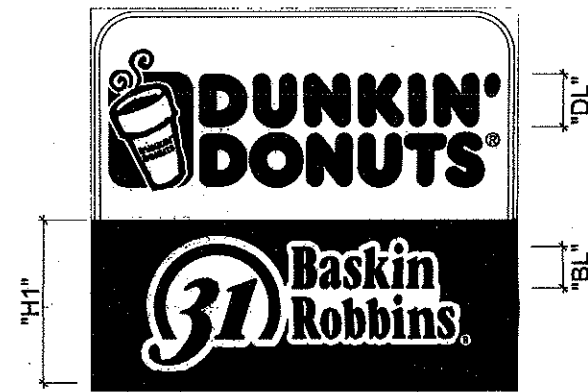
SCALE: 1" = 100'  
DATE: [Date]

**JOB & JOB CONSULTANTS**  
100 HADSON ST. HACKENSACK, NJ 07601  
[Signature]

N.J. LICENSE NO. 123456789

PYLON and FASCIA SIGNS DIMENSION CHART

NORMAL SIZE	APPLIES TO	H	W	OH	H1	H2	H3	BL	DL	DT	Rad	Area (sq.ft.)	Leads
4 X 5	FASCIA and PYLON SIGNS	4'-3"	4'-7 1/2"	13'	19"	18"	4"	5"	5 1/2"	2 1/2"	4"	20'	4XF48 T12 CWH/O
8 X 7	FASCIA and PYLON SIGNS	8'	8'-8"	19'	29"	26"	8"	7"	9"	3"	5"	40'	6XF72 T12 CWH/O
8 X 9	PYLON SIGNS ONLY	8'-5"	9'-5"	22'	43"	39"	8"	10"	12 1/2"	5"	7"	80'	10XF96 T12 CWH/O



NOTE:  
 USE THIS FACE DESIGN FOR:  
 1. ALL FASCIA SIGNS  
 2. PYLON SIGNS IF DRIVE THROUGH SERVICE IS NOT AVAILABLE

**COLOR NOTES:**  
**DUNKIN' DONUTS:** Orange, PMS # 165, VT # 2790 3M vinyl  
 Raspberry, PMS # 219, VT # 2577 3M vinyl  
**BASKIN ROBBINS:** Pink, PM #239, VT # 9167 3M vinyl  
 Blue, PMS # 286, VT# 5821 3M vinyl  
**GENERAL:** DRIVE THRU and Dividers: Black  
 Cans and Poles: Royal Plum, PMS # 222C  
 Sign faces shall be pan-formed clear Solar Grade polycarbonate.  
 All vinyl to be applied to the 2nd surface.

BOROUGH OF BERGENFIELD  
 BERGEN COUNTY NEW JERSEY

SIGN DETAILS

DRAWN BY: [Signature] SCALE: N.T.S.  
 CHECKED BY: [Signature] DATE: 10/20/09  
 MAP NO. 57-35 SHEET: 1 OF 2

JOE & JOE CONSULTING  
 100 NORTH ST. WOODBRIDGE, NJ 07095  
 TEL: 732-941-7710